

EAST FREMANTLE OVAL RECREATION PRECINCT

Community Reference Group

Final report



This report has been prepared by Mills Wilson on behalf of the East Fremantle Oval Recreation Precinct Community Reference Group to formalise its key recommendations for presentation to the East Fremantle Council.

May 2014


To the Mayor and Councillors of the Town of East Fremantle,

On behalf of my fellow Community Reference Group members, I have pleasure in presenting this report to Council to assist you in the future planning and development of the East Fremantle Oval Recreation Precinct.

Over the past 11 months we have worked closely together in our various roles as community representatives, site tenants, Councillors and planning specialists – to provide a range of guiding principles and recommendations for Council's consideration.

We trust this report provides Council with a solid basis for any future development of the site and look forward to seeing the East Fremantle Oval Recreation Precinct flourish in its role as an important community asset for current and future generations.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Fiona Winfield', written in a cursive style.

Fiona Winfield
Chair

8 May 2014

TABLE OF CONTENTS

Background	4
Site and planning context	4
Community sentiment	5
Formation of the CRG	6
Role and function of the CRG	6
Outcomes and recommendations	7
Guiding Principles	7
Key recommendations	12
Concluding comments	14
Appendices	15
Appendix 1: East Fremantle Oval Recreation Precinct	
Appendix 2: CRG membership	
Appendix 3: Terms of Reference	
Appendix 4: Site tenant needs assessment	
Appendix 5: Guiding Principles	
Appendix 6: Potential funding opportunities	
Appendix 7: Revisions to Historical Land Use and Site Development	
Appendix 8: Valuations (2008 and 2014)	

BACKGROUND

Site and planning context

The East Fremantle Oval Recreation Precinct (**EFORP**) is an 8.4ha area of land bounded by Marmion, Allen, Fletcher and Moss Streets in East Fremantle (refer **Appendix 1**). The site currently includes:

- the East Fremantle Football Club (**EFFC**), including the football oval and associated pavilions, grandstands, spectator shelters and other smaller structures;
- the East Fremantle Bowling Club;
- the East Fremantle Croquet Club;
- the East Fremantle Family Play Group and East Fremantle Child Health Centre;
- Locke Park;
- the East Fremantle Council depot;
- associated car parking areas;
- open spaces; and
- five rental dwellings fronting Allen Street, which are owned by the Town of East Fremantle.

The entire site is an A Class Reserve (No 6229) for Recreation (East Fremantle Oval). Under the Metropolitan Region Scheme (**MRS**), the area is classified as an MRS Reserve for “Parks and Recreation – R (Restricted Public Access)”.

An A Class Reserve affords the greatest degree of protection, requiring approval of Parliament to amend the Reserve’s purpose or land area, or to cancel the reservation. The classification is used solely to protect areas of high community value or high conservation value, and cancellation or downgrading of an A Class Reserve is extremely rare.

However, amendments to reserve classifications to permit additional non-recreation uses, to adjust reserve boundaries or excise certain areas for alternative uses, have occurred in the past.

With this in mind – and faced with the prospect of aging infrastructure on the site – the Town of East Fremantle commenced detailed planning for redevelopment of the site in 2008. The primary driver of this planning was the condition of the EFFC buildings which, according to an engineers’ report commissioned by Council in 2004, were in very poor condition and not suitable in their current form for long-term use.

The following has been undertaken by Council:

- **development of a Master Plan in July 2008**, commissioned by the Town of East Fremantle, Western Australian Football Commission and the Department of Sport and Recreation (**DSR**). The Master Plan included the development and assessment of feasible options for the redevelopment of the area and included consultation with the local community and other stakeholders, including a community survey. Council did not endorse the Master Plan and wanted to explore broader options and opportunities not considered in the initial draft.

- **preparation of a Concept Plan.** The project was virtually dormant until concept planning commenced in mid 2012. The Plan was endorsed by Council in September 2012 and subsequently released to the public for comment via the Council's website and local media.
- **establishment of a Working Group.** Established concurrently with the release of the Concept Plan, this group's members included the Mayor and Deputy Mayor of East Fremantle, a Woodside Ward Councillor, the Town's Manager Planning Services, and representatives of the EFFC, Western Australian Football Commission, East Fremantle Croquet Club, East Fremantle Bowling Club, East Fremantle Family Playgroup, and DSR.

Community sentiment

Following the release of the Concept Plan for public comment, an estimated 136 residents and ratepayers attended the Town of East Fremantle Electors' General Meeting of 4 February 2013 to voice concerns about the content of the Concept Plan and the level of consultation undertaken in its preparation.

Of particular concern to those who attended the meeting was the potential loss of, or amendment to, the EFORP's A Class Reserve status. The community was resolute in its conviction that this zoning remain unchanged as part of any future redevelopment of the site.

At this Electors' General Meeting, the Town of East Fremantle was called upon to undertake the following:

- *not proceed with any further planning of the rezoning of the East Fremantle A class reserve which is bounded by Marmion, Fletcher, Moss and Allen Streets and it remain as an A class reserve in its entirety;*
- *leave the croquet and bowling clubs in their present locations with their current land holding; and*
- *a community group be formed that will work with the Council to ensure better public access and passive recreational development and landscaping to the East Fremantle Oval A class reserve that better address it's (sic) A class reserve status and community recreational needs.*

At its Council meeting of 19 February 2013, the following motion was subsequently put and carried:

- (1) *Council note the decision of the Electors' Meeting;*
- (2) *Council engage an appropriate consultant to undertake a detailed building condition assessment on the East Fremantle Football Club buildings and associated infrastructure;*
- (3) *no further work be undertaken on this project until Council has received and considered the report referred to above; and*
- (4) *Council facilitate the establishment of a community group to work with, and provide input to Council, in respect of any future development of the East Fremantle Oval Precinct.*

Formation of the CRG

In response to (4) above, in April 2013 the Town of East Fremantle called for nominations from the East Fremantle community for EFORP Community Reference Group (**CRG**).

The call for nominations was widely promoted and 24 nominations were received.

In May 2013, following Council review and endorsement, the 14-member CRG was formed – comprising six community representatives, four site tenant representatives, two East Fremantle Councillors and two planning representatives. (Refer **Appendix 2** for full membership details).

External consultancy, Mills Wilson was appointed as secretariat to the CRG.

The first meeting of the group was held on 12 June 2013.

Role and function of the CRG

In broad terms, the CRG was formed to provide input and feedback into the Town of East Fremantle's planning and redevelopment process for the EFORP.

More specifically, as per the Terms of Reference provided at **Appendix 3**, the functions of the CRG were to:

- facilitate a cooperative relationship between the Town of East Fremantle, local residents, local community and sporting organisations and others with an interest in the future of the site;
- provide a meaningful forum for exchange of information between the above parties;
- assist in undertaking research related to potential uses and planning for the site, including funding options;
- respond to requests from Council for a CRG report or input on specific matters, when required;
- assist in developing community understanding about progress and management of any precinct planning and/or development, in particular matters affecting the local community;
- explore opportunities for potential cooperation and collaboration on initiatives relating to the site;
- ensure the Town of East Fremantle understands the community's issues, concerns and aspirations relating to planning for the site;
- provide a forum whereby issues and concerns of the community can be raised and discussed in an open and effective manner;
- assist in resolving issues relating to the planning and any development of the site;
- provide a conduit for ongoing and productive communications between local resident/community groups and the Town of East Fremantle; and
- ensure the concerns and comments of residents are heard and understood.

OUTCOMES AND RECOMMENDATIONS

There were 11 meetings of the EFORP CRG between June 2013 and May 2014 (inclusive).

During this time, the CRG reviewed, discussed, developed and/or provided feedback on a broad range of aspects of the EFORP. These included:

- a review of the operations and needs assessment of each existing site tenant, namely the EFFC, the East Fremantle Croquet Club, the East Fremantle Bowling Club and the East Fremantle Family Playgroup (refer **Appendix 4**);
- a review of other similar redevelopment projects – including the Bassendean Oval, Claremont Oval and Victoria Park (Victoria) redevelopments – to ascertain and understand any potential similarities and opportunities of each in relation to the future redevelopment of the EFORP;
- the establishment of Guiding Principles to set the general direction for any future redevelopment of the site (refer **Appendix 5**);
- desk research into potential funding opportunities for future works (refer **Appendix 6**),
- providing feedback to the Site Analysis report (historical and other input) (refer **Appendix 7**);
- a review of 2008 valuations for some areas of the site, and the commissioning of current day (like-for-like) valuations (refer **Appendix 8**);
- undertaking a tour of the EFFC and Locke Park to ensure a first-hand perspective of the opportunities the existing built form affords and the extent of works required;
- brainstorming opportunities for community involvement and partnerships with community groups who may be keen to relocate to a redeveloped site in the future; and
- feedback relating to existing and future plantings within Locke Park.

Guiding Principles

As outlined above, one of the key outcomes of the CRG was the preparation of Guiding Principles that have been established as a basis for any future redevelopment of the EFORP.

These Guiding Principles are provided overleaf with explanatory notes, and also included as **Appendix 5**.

GUIDING PRINCIPLE	EXPLANATORY NOTES
<p>1 Change is required.</p>	<p><i>The CRG recognises that the EFORP is untenable in the long term in its current condition, and that for the EFFC to remain on the site (and therefore a part of the local East Fremantle community) that action must be taken to rectify and improve the existing facilities on site.</i></p> <p><i>The CRG also recognises that the site has the potential to provide far greater community benefit as a recreational facility than what it currently offers.</i></p>
<p>2 The EFORP can be better used to support community activities and outcomes.</p>	<p><i>The CRG recognises the potential for the site to better support local community groups and activities. This may be via improved recreational areas, open spaces, park facilities and/or new recreation areas, or through new built facilities, community partnerships and/or commercial leases.</i></p>
<p>3 Rate increases or ongoing operating costs should be minimised and sustainable in relation to potential changes to the EFORP.</p>	<p><i>The CRG does not believe the site's redevelopment should be solely the financial responsibility of Council, and that other funding opportunities should be explored to minimise the cost to residents and ratepayers.</i></p> <p><i>In addition, any future changes to the site should explore opportunities for income-generating activities.</i></p>
<p>4 Sound design guidelines for townscape, streetscape and park design will be used.</p>	<p><i>Professional and appropriate design guidelines should be applied to the site as part of any future concept planning and subsequent redevelopment.</i></p> <p><i>This includes any redevelopment or future enhancement of Locke Park.</i></p> <p><i>Appropriate professional design team/s should be engaged.</i></p>
<p>5 It is desirable that the current A Class Reserve status of the EFORP be maintained.</p>	<p><i>On the basis of community feedback, the CRG strongly supports the protection of the A Class Reserve status of the EFORP site.</i></p> <p><i>However, it is also recognised that there may be a range of perspectives in the community regarding the future use of the EFORP, and that Council may be impacted by financial constraints associated with any future redevelopment of the EFORP.</i></p> <p><i>As such, the CRG accepts that the reclassification of some parts of the site may be required in the future – but that this should only be an <u>option of last resort</u>.</i></p>

- 6 **There will be no net loss of public open space from the current EFORP, and the enhancement and development of active and passive open space areas and features within the recreation precinct is supported.**

Any future redevelopment of the EFORP should not reduce the amount of public open space that currently exists on the site; rather, where possible, the amount of public open space should be increased and made more accessible for community use.

The CRG defines public open space as all publicly accessible areas of the EFORP including Community Open Space and Active Open Space, as well as car parking areas.

Community Open Space is defined as parkland with infrastructure such as playgrounds and open play spaces, skate parks, BBQ and picnic areas, walk paths and cycle ways, and community centres.¹

Active Open Space is defined as parkland with community infrastructure and capacity to accommodate competitive sports fields with sufficient flexibility to meet seasonal demand.²

- 7 **The heritage of Locke Park should be respected, with the park to be integrated as part of future concept plan/s.**

The CRG recognises and attributes great importance to the heritage of Locke Park, including the rotunda, plantings and a number of significant trees (i.e. the existing Palm Trees) on the site.

Further, any future redevelopment of the site should include the development of an appropriate landscape plan for Locke Park, with a particular focus on the heritage of the site. This should include its adaptation into a desirable and aesthetically attractive park.

- 8 **Recreation facilities should be provided for informal active and passive community recreation.**

The CRG recognises the community's increasing need for active and passive recreation areas, particularly for families, youth and children – and believes the EFORP offers opportunities for these new and enhanced recreational facilities and/or spaces to be developed.

- 9 **East Fremantle Oval should be visually 'unlocked' as a multi-use public open space outside match and training times.**

While in real terms, East Fremantle Oval is open for the local community to use outside of football game days and training times, the current design and signage do not encourage or promote the community's use of the oval.

As such, the CRG would like any future redevelopment of the site to embrace design alternatives that promote public use of, and improved accessibility to, the oval.

¹ Parks and Leisure Australia, Position Paper, revised October 2011.

² Parks and Leisure Australia, Position Paper, revised October 2011.

- 10 **Existing EFORP tenants (namely the EFFC, East Fremantle Bowling Club, East Fremantle Croquet Club and East Fremantle Playgroup) are important parts of the EFORP and their continued tenancy is a priority.**
- The CRG notes that, with the exception of the EFFC, the major site tenants (as outlined) are satisfied with their respective facilities and location on the EFORP. The CRG strongly believes that the continued tenancy of these organisations offers considerable value to the community and the EFORP.*
- 11 **Existing EFORP tenants (namely the EFFC, East Fremantle Bowling Club, East Fremantle Croquet Club and East Fremantle Playgroup) should remain on the site and have their facility needs accommodated within the EFORP.**
- As part of any future redevelopment of the site, the CRG recommends that co-location (including the sharing of infrastructure and resources where appropriate) to be considered for the current site tenants (either with each other, or with new tenants that may be attracted to the site). It is expected that all tenants will make reasonable contributions to the ongoing maintenance and facility enhancements of their clubs.*
- a. **The needs of existing tenants should be established and justified.**
 - b. **The sharing of infrastructure by existing tenants, where possible, should be considered.**
 - c. **The exact location of tenant facilities on the reserve should be based on optimum conditions for intended purpose, preventing the duplication of resources, consideration of financial feasibility and the overall design benefits for the EFORP.**
- 12 **The existing Council Depot may be relocated from the EFORP site, providing an appropriate alternative location can be found.**
- The CRG recognises that the existing Council Depot on the EFORP site is not a compatible site use and would welcome the opportunity to move the facility off site, to make way for additional community spaces. (It was noted by the CRG that proposed local government amalgamations might impact the Depot's operations and location.)*
- 13 **The commercial lease of part of the EFORP for the purpose of contribution towards ongoing sustainability of EFORP and its future development is acceptable.**
- The CRG agrees that any development for commercial lease is appropriate, so long as the proposed commercial services:*
- *complement the services of existing tenants on the site; and*
 - *do not decrease the amount of usable open space currently available to the community.*

<p>to be defined.</p> <p>b. The location of land available for development is to be balanced between commercial preferences and practicalities, and the needs of the clubs and communities.</p> <p>c. The feasibility and economic viability of any potential commercial developments should be tested.</p>	<p><i>It is also preferred that any commercial lease should enable better use of existing buildings and facilities.</i></p>
<p>14 Tenant hiring of built multi-purpose facilities is suitable.</p>	<p><i>Any tenant hiring would be on the basis of a fee-for-service and would therefore contribute to the sustainability of the EFORP.</i></p> <p><i>Tenant hiring is subject to suitable buildings being built or adapted, and administered.</i></p>
<p>15 Commercial development opportunities should only be considered where it has synergies with recreational and community uses or surrounding residential uses.</p>	
<p>16 Opportunities for use of the site by compatible community and/or not-for-profit organisations should be explored.</p>	<p><i>The CRG recognises that there are already existing community groups housed in Council-owned premises or privately leased premises within the Town that may be attracted to the EFORP site should the accommodation and opportunities exist.</i></p> <p><i>The relocation of not-for-profit and community groups from Council-owned properties to the EFORP may also make assets available for sale to offset the costs of development of the EFORP site.</i></p> <p><i>A range of community groups and types of community activities should be investigated.</i></p>

Key recommendations

The CRG's work over the past 11 months indicates there is very little funding available to support the planned EFFC capital works. As such, the CRG believes that for the EFFC to remain on the site, real and practical options and opportunities must be explored.

To this end, the CRG makes the following recommendations to Council for its review and consideration:

- 1. That refurbishment of EFFC buildings and other site structures be considered as an alternative to a complete new build – and that an architect/engineer be engaged to assess the potential for such works.***

The CRG understands that the Town of East Fremantle previously commissioned three engineers' reports to assess the condition of the EFFC facilities:

- Risk Solutions, July 2004;
- Advanced Design Solutions, April 2013; and
- Structerre Consulting Engineers, May 2013.

It is also understood that all three of the above reports outlined concerns relating to the structural integrity and/or long-term use of the EFFC buildings.

However, the CRG believes that Council has not yet investigated the potential restoration of these facilities (and associated costs).

The CRG's site visit in November 2013 highlighted the possibility that at least some of the EFFC buildings may be fit for longer-term use if they were to be refurbished. Some CRG members believe there is the potential for the internal structures of some of the buildings to be in good condition and, if the external skins of the building were removed and replaced, the structures may be viable for ongoing use. Significant savings could also be achieved.

As such, the CRG recommends that consideration be given to salvaging and refurbishing some of the existing built form on the site as a cost-effective alternative to a complete new build.

To this end – and notwithstanding the previous advice to Council or other technical reports commissioned by the EFFC – an architectural review of the built form on the site is recommended to determine the opportunity and scope for refurbishment.

- 2. That whole-of-site concept options be completed as a priority ahead of any construction or funding submissions.***

The CRG recommends that the planning and delivery of concept options for the whole site be completed as early as possible and in its entirety. This includes, but is not limited to, the design of the EFFC facilities, other community facilities and built form, landscaping, streetscapes, wayfinding and access.

A whole-of-site concept options would deliver a long-term plan for the EFORP ahead of local government amalgamations, and provide a solid basis for Council and the community

for the future. It would also create opportunities for funding proposals to be prepared for community facilities or smaller projects within the broader site.

3. *That a staged approach to construction and redevelopment of the EFORP be considered.*

Though considered as a whole-of-site approach, consistent with trickle funding, staged works are seen as an inevitable part of the EFORP's redevelopment.

A staged approach to construction may also allow the immediate needs of site tenants and/or community groups to be met.

In addition to the needs of the EFFC, the broader site development could also be best undertaken over a defined period as grant funding becomes available.

4. *That the landscaping of the EFORP be an integral part of the redevelopment, and designed and managed appropriately.*

Consistent with the preservation of the heritage aspects of Locke Park, the CRG believes this underused and fairly barren open space should be adapted to form a more desirable, enticing and intimate public space, in line with recognised park and public use gardens guidelines.

The CRG anticipates that any future planning for the redevelopment of Locke Park should seek to unify the Park, create strong linkages to the community and surrounds, and encourage greater use of the Park. It is critical that the Park is given due consideration within any future redevelopment to ensure it is an integral part of a redeveloped site.

5. *That there be active and ongoing engagement with the local community regarding any future redevelopment of the site.*

Comprehensive community consultation with residents and ratepayers within the Town of East Fremantle and nearby parts of the City of Fremantle is a critical part of the planning process moving forward.

As part of this consultation and communication program, the community should be educated and informed about funding models and restrictions, in particular the lack of available funding from government and the football industry for EFFC facilities.

6. *That alternative and/or additional site uses and tenancies be investigated, including a formal call expressions of interest from community-based groups.*

The CRG expects that an effective and transparent tender process, similar to that which was undertaken for 128 George Street, would be undertaken to seek expressions of interest for site tenancies from local community groups.

7. *That funding models be diverse and fully explored.*

Funding opportunities and models should be rigorously explored following completion of a whole-of-site concept options.

Funding models should also be diverse. Funding is likely to be available from Lotterywest (primarily from the Community Spaces program) for areas of the EFORP that promote community use of the site. Other areas of the EFORP that involve more significant capital works (specifically, to meet the requirements of the EFFC) should require contributions from the EFFC.

Council should also consider the opportunities for the sale of unused assets, or the relocation of community services that currently use Council premises within the precinct, to fund new facilities on the site.

8. Council investigates the viability of the five Council-owned rental dwellings fronting Allen Street.

It is understood that the five existing rental dwellings on Allen Street provide a modest revenue stream for Council; however the CRG believes that the use of the land is incompatible with the intended use of the A Class Reserve and that the space may be used for other recreational opportunities.

Concluding comments

This CRG was formed to provide input to Council in respect of any future development of the East Fremantle Oval Recreation Precinct. It arose following the release of a Concept Plan in September 2012, largely as a result of the Plan proposing to develop part of the A Class Reserve in order to help fund redevelopment of the precinct, in particular the EFFC facilities, and the strong community sentiment against the sale of any A Class Reserve land.

Following extensive discussions within the CRG, consultation with outside organisations and a site visit, the CRG has formulated some Guiding Principles as a basis for future redevelopment of the EFORP and has, in addition, made some key recommendations to Council. As examples, these recommendations include having a whole-of-site concept, a staged approach, and ongoing community engagement. A key recommendation is to consider the refurbishment of the EFFC buildings as an alternative to a new build.

While potential funding options for some components of new community-based facilities have been identified, the CRG was unable to identify any sufficient funding sources that could be utilised to assist with funding the redevelopment of the EFFC facilities, whether refurbishment or rebuild.

The CRG has put forward what is hoped to be some useful guidelines and recommendations with respect to future development of the EFORP. Unfortunately however, it has not resolved the key question with respect to funding of the EFFC component of the redevelopment.

Appendix 1

East Fremantle Oval Recreation Precinct



Appendix 2

CRG membership

EFORP CRG – MEMBERSHIP

Name	Role on CRG	Representing
Capes, Les	Site tenant	East Fremantle Lawn Bowling Club
Douglas, Jamie	Planning representative	Town of East Fremantle Manager Planning Services
Flynn, Maureen	Community representative	Woodside Ward
Kelly, Adam	Site tenant	East Fremantle Football Club
Martin, Sian (Cr)	East Fremantle Councillor	Plympton Ward Councillor
McCann, Gerard	Community representative	Woodside Ward
Monument, Darren	Community representative	Woodside Ward
Newton, John	Community representative	Richmond Ward
Rico, Maria (Cr) ¹	East Fremantle Councillor	East Fremantle Council, Woodside Ward Councillor
Sherwood, Karee	Site tenant	East Fremantle Playgroup
Smale, Paul ²	Site tenant	East Fremantle Croquet Club
Patrick Hayburn ³	Community representative	Preston Point Ward
Walker, Pam	Planning representative	Town of East Fremantle Town Planning Advisory Panel
Winfield, Fiona	CRG Chairperson Community representative	Plympton Ward

¹ Cr Maria Rico replaced former Cr Dean Nardi, who was the Woodside Ward Councillor representative on the CRG prior to Council elections in October 2013.

² Paul Smale replaced Bill Turner as the representative of the East Fremantle Croquet Club. Mr Turner was the Club's representative for meetings 1 - 4.

³ Patrick Hayburn attended only one meeting of the CRG and was subsequently unable to be contacted.

Appendix 3

Terms of Reference



East Fremantle Oval Recreation Precinct Community Reference Group TERMS OF REFERENCE

1. TITLE

The name of this reference group will be the East Fremantle Oval Recreation Precinct Community Reference Group ("**Community Reference Group**").

2. PURPOSE

The purpose of the Community Reference Group is to provide a consultative forum that can effectively provide input and feedback to the Town of East Fremantle on matters relating to planning for the East Fremantle Oval Recreation Precinct.⁴

These matters may include, but will not be limited to, potential land uses, concept planning, funding sources, local amenity, site development, and design and construction.

The Community Reference Group will provide an opportunity for an exchange of information between local residents, community groups and other local stakeholders and the Town of East Fremantle, including its officers and elected members.

3. ROLE AND FUNCTIONS

The functions of the Community Reference Group are to:

- facilitate a cooperative relationship between the Town of East Fremantle, local residents, local community and sporting organisations (including those currently based at the East Fremantle Oval Recreation Precinct) and others with an interest in the future of the site;
- provide a meaningful forum for exchange of information between the above parties;
- assist in undertaking research related to potential uses and planning for the site, including funding options;
- respond to requests from Council for a Community Reference Group report or input on specific matters, when required;
- assist in developing community understanding about progress and management of the any precinct planning and/or development, in particular matters affecting the local community;
- explore opportunities for potential cooperation and collaboration on initiatives relating to the site;
- ensure the Town of East Fremantle understands the community's issues, concerns and aspirations relating to planning for the site;
- provide a forum whereby issues and concerns of the community can be raised and discussed in an open and effective manner;
- assist in resolving issues relating to the planning and any development of the site;
- provide a conduit for ongoing and productive communications between local resident/community groups and the Town of East Fremantle; and
- ensure the concerns and comments of residents are heard and understood.

⁴ Defined as the area bounded by Fletcher, Allen, Marmion and Moss Streets in East Fremantle

Members of the Community Reference Group who are representing community or sporting organisations are responsible for formulating and delegating appropriate information⁵ regarding any outcomes of the meetings to their management committees and/or members.

4. MEMBERSHIP

The membership composition of the Community Reference Group shall be made up of representatives from sporting and community organisations that currently occupy the site, local residents, the East Fremantle Town Planning Advisory Panel, and Town of East Fremantle elected members and officers.

There shall be no more than 14 members of the Community Reference Group at any given time.

Membership will comprise:

- six (6) community members, including at least one resident from each of the Town of East Fremantle's four wards⁶ and at least one resident living adjacent to the site⁷;
- one (1) representative of the East Fremantle Football Club*;
- one (1) representative of the East Fremantle Lawn Bowling Club*;
- one (1) representative of the East Fremantle Croquet Club*;
- one (1) representative of the East Fremantle Family Playgroup*;
- one (1) representative of the Town of East Fremantle's Town Planning Advisory Panel*;
- the Town of East Fremantle's Manager Planning Services*; and
- two (2) Town of East Fremantle elected members*, including at least one from the Woodside ward.

If members of the Community Reference Group are unable to attend a scheduled meeting, delegations are not permitted, except organisational representatives.

Community members of the Community Reference Group shall be selected following an advertised nomination period. Nominees will be required to complete a nomination form.

Town of East Fremantle administration will assess community nominees against the selection criteria and make recommendations to Council regarding selection.

Details of community nominees who are not selected but are assessed as suitable are to be retained by the secretariat for use in the event of any vacancies within the following 12 months.

Other individuals and representatives from relevant organisations may be invited to attend meetings at the request of the Chairperson, on behalf of the Community Reference Group, to provide advice and assistance where necessary. These people and organisations may include, among others:

- the Mayor and other elected members of the Town of East Fremantle;

* Denotes organisational representatives

⁵ Within the confidentiality requirements set out in section 9 of this document

⁶ Plympton, Woodside, Richmond and Preston Point ward areas, as defined by the Town of East Fremantle

⁷ A resident of the sections of Marmion, Fletcher, Moss or Allen Streets which are immediately adjacent to the East Fremantle Oval Recreation Precinct.

- other administrative and/or technical officers from the Town of East Fremantle;
- heritage groups, local historians and/or experts;
- specialist consultants, e.g. environment, landscape, engineering, etc;
- town planning advisors;
- community organisations, including those from other suburbs;
- relevant State Government and non-government agencies, including the Department for Planning and Infrastructure, Department for Communities, Department of Sport and Recreation, Department of Transport, Main Roads Western Australia and others;
- sporting organisations, including the Western Australian Football Commission;
- environment groups;
- local schools; and
- businesses, including sporting clubs and recreational centres.

These persons have no executive rights and may be requested by the Chairperson to leave the meeting at any time.

5. VACANT POSITIONS

Vacant positions will be filled as soon as is practicable.

If a community member position becomes vacant within the first 12 months of the Community Reference Group's first meeting, this vacancy shall be filled, if possible, following an assessment of any suitable nominations from the initial advertising process. The assessment of potential new members shall ensure that the Community Reference Group retains a mix of experience, input and community perspectives.

Community member positions that become vacant after the first 12 months must be advertised. Unsuccessful but suitable nominees may then be used to fill any vacant positions during the next 12 months.

6. MEMBERSHIP DISSOLUTION

Representatives will cease to be a member of the Community Reference Group if:

- they resign their position on the Community Reference Group;
- they resign or are terminated from their employment or position with the organisation/group they represent on the Community Reference Group;
- they fail to attend three consecutive meetings without the prior leave of the Group;
or
- Council withdraws their appointment due to a breach of confidentiality or other inappropriate behaviour.

7. QUORUM

A quorum of seven (7) members, including at least one (1) member of the Town of East Fremantle and at least two (2) community members, must be present before a meeting can proceed.

If apologies received prior to a scheduled meeting indicate that quorum will not be reached, the meeting will be cancelled and rescheduled to the next available date/time.

8. DECISION-MAKING

Decisions of the group will be made by way of two-thirds majority.

9. CONFIDENTIALITY

Community Reference Group members may, on occasion, be provided with confidential material which will be clearly identified and/or marked. Members shall not disclose this material to anyone outside the Community Reference Group and shall treat this material with the utmost care and confidentiality. Failure to do so may result in a member's appointment being withdrawn.

The criteria for determining whether documents are marked confidential shall be based on the same provisions of the *Local Government Act* to which Council complies.

10. CHAIRPERSON

The Chairperson will be elected at the first meeting of the Community Reference Group (after all members have been selected).

The Chairperson's responsibilities include:

- ensuring meetings are scheduled and that Community Reference Group members are notified;
- inviting specialists to attend meetings when required by the Community Reference Group;
- guiding the meeting according to the agenda and time available;
- when required, ensuring all discussion items end with a decision, action or outcome; and
- reviewing and approving the draft minutes before distribution.

11. SECRETARIAT

The Community Reference Group shall be provided with secretariat support.

The role of the secretariat is to:

- prepare agenda and other materials as required for the meetings;
- ensure all necessary documents requiring discussion or comment are attached to the agenda;
- distribute the agenda no later than five (5) working days prior to the meeting to all members;
- take notes of proceedings and prepare minutes of meeting;
- ensure the Chairperson has checked and accepted the draft minutes as a true and accurate record of the meeting; and
- distribute the minutes to all members within five (5) working days after the meeting.

12. FORMAT

Meetings shall be held on the fourth Monday of each month. The duration of meetings will be a period of two hours, from 6.00pm to 8.00pm.

Special or extraordinary meetings, or subgroup meetings, may be called by the Chairperson or upon consensus of the members.

Meetings will be held at the Town of East Fremantle offices.

The Town of East Fremantle will provide a light meal and non-alcoholic beverages at each meeting.

All agenda items shall be emailed to the secretariat no later than seven (7) working days prior to the meeting.

All meetings shall take the following format:

- i. Welcome, introductions and apologies (Chairperson)
- ii. Project update (Manager Planning Services)
- iii. Items for discussion and resolution as per agenda (all members)
- iv. Other business (all members)
- v. Close (Chairperson)

Agenda, minutes of meetings, contact information and other documentation relating to the Community Reference Group will be managed and archived by the secretariat.

Communication outside of the meetings may be by email, telephone or face-to-face.

13. DECISION AUTHORITY

The Community Reference Group does not have any formal authority with respect to the decisions or actions of the Town of East Fremantle in relation to the East Fremantle Oval Recreation Precinct.

14. AUTHORITY TO SPEAK TO MEDIA

Only the Chairperson of the Community Reference Group is permitted to speak to the media on behalf of the Community Reference Group. All comments made to the media by the Chairperson must be representative of the agreed (two-thirds majority) position of the broader Community Reference Group.

Any requests from the media for comment on behalf of the Community Reference Group are to be forwarded immediately by phone and email to the Chairperson.

15. REMUNERATION AND COSTS

The Town of East Fremantle will not remunerate members of the Community Reference Group for their participation, nor will any expenses incurred by members through their participation in the Community Reference Group be payable by the Town of East Fremantle.

16. LIABILITY

Community Reference Group members shall be subject to Council's Public Liability Policy which provides cover for accidental injury while on the premises. Council cannot indemnify members of the Group from civil or criminal actions (for example) arising from the possibility of financial conflict or being sued for Liable/Slander.

Should Council execute any recommendations of the CRG (or use any other content derived from the CRG), it does so at its own risk. CRG members will not be held liable for the outcome/s of Council's actions.

17. CIRCULATION OF MINUTES

Minutes will be circulated by the secretariat to:

- Members of the Community Reference Group;
- Chief Executive Officer, Town of East Fremantle;

- Elected members, Town of East Fremantle; and
- Town Planning Advisory Panel members, Town of East Fremantle.

Endorsed minutes will also be posted on the Town of East Fremantle website.

18. AMENDMENTS TO THE TERMS OF REFERENCE

The Terms of Reference for this Community Reference Group shall be reviewed from time to time and may be altered by the Council to meet the current needs of the Community Reference Group or the East Fremantle Oval Redevelopment Project.

19. EXPIRY

This Community Reference Group will continue until such time that a decision is made by the Town of East Fremantle to disband it.

Appendix 4

Site tenant needs assessment

East Fremantle Football Club

East Fremantle Football Club – Facility Requirements
(Area Schedule)

June 2013

Facilities	WAFL Minimum Guidelines	East Fremantle Football Club - Current	East Fremantle Football Club - Preferred	Bendigo Bank Stadium - Peel Football Club	Draft Design by Cox Howlett & Bailey Woodland
Changing Areas (home/visitors)	35m ² <i>Carpeted; 40 clothes hooks or lockers; bench seating in front of lockers</i>	70m ² (home) 44m ² (visitors)	90m ² (home); 40m ² (colts) 30m ² (visitors)	150m ² (home) <i>Change & warm-up</i> 80m ² (visitors) <i>Change & warm-up</i> 84m ² (3 rd Change)	82m ² (home) 82m ² (visitors)
Warm-Up Area (home/visitors)	60m ² <i>Lights with impact covers; carpeted</i>	160m ² (home) 60m ² (visitors)	350m ² (home) 50m ² (visitors)	See above	190m ² (combined area)
Coaches Room (home/visitors)	Seating for 30 <i>Separate room desirable</i>	70m ² (home) Visitors Nil	100m ² (home only) <i>Seating for 100</i>	40m ² (home) Visitors Nil	70m ² (home) Visitors Nil
Property Area (home/visitors)	6m ² <i>Power; lockable; vehicle access</i>	16m ² (home) Visitors Nil	60m ² (home) 8m ² (visitors)	18m ² (home) 12m ² (visitors)	8m ² (home) 8m ² (visitors)
Trainers Room (home/visitors)	16m ² <i>4 strapping tables; power</i>	78m ² (home) Visitors Nil	60m ² (home) 20m ² (visitors)	22m ² (home) Visitors Nil	56m ² <i>2 separate rooms</i>
Medical/First Aid Room (home/visitors)	15m ² <i>1 examination table; hot & cold water; bin; power; phone; towel dispenser; vehicle access; lockable</i>	19m ² (home) Visitors Nil	12m ² (home) 8m ² (visitors)	20m ²	22m ²
Wet Areas - Male (home/visitors)	4 showers; anti-skid tiles; 2 toilets; 6 clothes hooks	20m ² (home) 20m ² (visitors)	30m ² (home); 20m ² toilets (separate room) 16m ² (visitors); 12m ² toilets	30m ² (home) 25m ² (visitors)	28m ² (home) 28m ² (visitors)
Wet Areas - Female (home/visitors)	4 showers; anti-skid tiles; 2 toilets; 6 clothes hooks <i>Required if women's matches played at same fixture</i>	Nil	Nil <i>Above wet area showers to have screens for privacy to allow female use</i>	Nil	Nil
Drug Testing Room	Separate room with toilet	Nil	10m ²	12m ²	15m ²

East Fremantle Football Club – Facility Requirements
(Area Schedule)

June 2013

Facilities	WAFL Minimum Guidelines	East Fremantle Football Club - Current	East Fremantle Football Club - Preferred	Bendigo Bank Stadium - Peel Football Club	Draft Design by Cox Howlett & Bailey Woodland
Umpires Rooms	30m ² 12 clothes hooks; bench seating; 1 toilet; 2 showers (lockable doors/curtains); 1 massage table	Change - 12m ² Wet Area - 6m ²	Change - 12m ² (male); 8m ² (female) Wet Area - 10m ² (male); 6m ² (female)	28m ² (male) 9m ² (female)	22m ² (male) 15m ² (female)
Coaches Boxes (home/visitors)	Sound proof boxes with seating for 4 Elevated position on centre wing; direct access to the oval; phone to bench; phone and computer connection to statisticians; power	11m ² (home) 11m ² (visitors)	15m ² (home) 15m ² (visitors)	12m ² (home) 12m ² (visitors)	Nil
Umpires Observers Room	15m ² Enclosed & private area for 3; elevated position with clear view of entire oval; bench with power	9m ²	12m ²	12m ²	Nil
Statisticians Room (home/visitors)	Enclosed area for 6 Unobstructed view; bench; cabling connection to coaches box; phone connection to coaches box	9m ² (home) 9m ² (visitors)	12m ² (home) 12m ² (visitors)	12m ² (home) 12m ² (visitors)	Nil
Timekeepers Room	Elevated area for 2 Unobstructed view; bench; access to siren	4m ²	6m ²	12m ²	Nil
Gymnasium/Fitness Room	35m ² + Recommended minimum	Included in warm-up area	80m ²	340m ²	190m ²
Clubroom (Social/Community Room)	200m ² Recommended minimum	400m ² (Main Hall) 240m ² (Corporate) 166m ² (Past Players)	400m ² (Main Hall) 180m ² (Corporate)	450m ² (Main Hall) 125m ² (Public)	350m ² (Main Hall)
Office Space (Admin)	50m ² Recommended minimum	100m ² Total of 8 offices	140m ² Total of 11 offices	~180m ² Total of 16 offices	60m ²

East Fremantle Football Club – Facility Requirements
(Area Schedule)

June 2013

Facilities	WAFL Minimum Guidelines	East Fremantle Football Club - Current	East Fremantle Football Club - Preferred	Bendigo Bank Stadium - Peel Football Club	Draft Design by Cox Howlett & Bailey Woodland
Kitchen/Canteen	40m ² <i>Recommended minimum</i>	38m ²	100m ² <i>Commercial kitchen for functions</i> 16m ² <i>Match day public canteen</i> 16m ² <i>Players kitchen for food and drink preparation</i>	65m ²	110m ² <i>Includes bar</i>
Bar Area	25m ² <i>Recommended minimum</i>	55m ²	79m ² <i>Includes cool room</i>	65m ² <i>2 bars, includes cool room</i>	See above
Storage	50m ² <i>Recommended minimum</i>	20m ² <i>Property storage</i>	100m ² <i>Furniture storage – functions</i> 12m ² <i>Stationery/office storage</i> <i>*Property storage incorporated into new Property Area</i>	176m ² <i>9 storage areas in total</i>	100m ² <i>4 storage areas in total</i>
Public Toilets	Male 20m ² ; Female 20m ² ; Disabled 5m ²	43m ² <i>Merv Cowan Stand</i> 41m ² <i>Function Room</i> 19m ² <i>Other Public</i>	50m ² <i>Function Room</i> 32m ² <i>Corporate Area</i> 60m ² <i>Other Public</i>	Male 25m ² ; Female 25m ² ; Disabled 5m ²	100m ² <i>Function Room</i> 42m ² <i>Other Public</i>
Undercover spectator seating	500 seats	1870 seats	1800 seats	894 seats	500 seats
Members Facilities	Match viewing for 200 (100 for each club); social facilities for seating 250; wheelchair access	240m ²	240m ²	100m ²	Nil <i>Incorporated into Main Hall</i>
Interchange Benches (home/visitors)	2 covered benches for 10 people (6m long)	8m long each	15m ² each <i>Seating for 20 – 2 tiers</i>	8m long each	Nil

East Fremantle Football Club – Facility Requirements
(Area Schedule)

June 2013

Facilities	WAFL Minimum Guidelines	East Fremantle Football Club - Current	East Fremantle Football Club - Preferred	Bendigo Bank Stadium - Peel Football Club	Draft Design by Cox Howlett & Bailey Woodland
Officials Interchange Bench	1 covered bench for officials (3.6m long)	No current covered officials bench	6m ² <i>Sheltered for 4</i>	5m long	Nil
Other:					
Sealed Parking Bays	200 bays	293 bays (marked and unmarked)	400 bays	TBC	TBC
Recovery Room (home only)	Nil	Nil	16m ²	Incorporated into home wet area	Nil
Meeting Rooms	Nil	40m ² <i>Coaches Meeting Room</i> 12m ² <i>Physio Consult Room</i> 10m ² <i>Strength & conditioning office</i> 10m ² <i>Functions Office</i> 55m ² <i>Board Room</i>	30m ² <i>2 x Coaches Meeting Rooms</i> 10m ² <i>Match Day Admin Office</i> 12m ² <i>Physio Consult Room</i> 10m ² <i>Coaches Interview Room</i> 10m ² <i>Strength & conditioning office</i> 16m ² <i>Players' Vision Room</i> 10m ² <i>Functions Office</i> 50m ² <i>Board Room</i> 28m ² <i>Staff Meeting Room</i>	20m ² <i>Players' Vision Room</i> 30m ² <i>Staff Meeting Room</i>	30m ² <i>2 x Coaches Meeting Rooms</i> 60m ² <i>Community Meeting Room</i>
Rubbish compound	Nil	Nil	80m ²	35m ²	Nil
Delivery/Service Yard	Nil	Nil	40m ²	Incorporated above	Nil

East Fremantle Football Club – Facility Requirements
(Area Schedule)

June 2013

Facilities	WAFL Minimum Guidelines	East Fremantle Football Club - Current	East Fremantle Football Club - Preferred	Bendigo Bank Stadium - Peel Football Club	Draft Design by Cox Howlett & Bailey Woodland
Reception/Hall of Fame Foyer	Nil	Nil	70m ²	90m ²	125m ²
Merchandise Store	Nil	20m ²	20m ²	Nil	Nil
Admin Staff toilet and Wet Area	Nil	Nil	14m ² <i>Shower; toilet; basin; change area</i>	Incorporated into public toilets	Incorporated into public toilets
Print Room/Archive Room	Nil	Nil	16m ²	Nil	Nil
TV Broadcast Box	Enclosed, soundproof area with views of ground for 3	9m ²	12m ²	12m ²	Nil
Radio Commentary Box	Enclosed, soundproof area with views of ground for 3	Nil	10m ²	12m ²	Nil
TV Camera Position	Multiple positions required at various points of the ground	9m ²	6m ²	TBC	Nil
Press Boxes for Newspaper	Enclosed, soundproof area with views of ground for 4	Nil	6m ² <i>2 boxes required</i>	6m ² <i>2 boxes</i>	Nil
Ground Announcer	Enclosed, soundproof area with views of ground	4m ²	6m ²	12m ²	Nil
Support Staff Change rooms	Nil	Nil	40m ² (male); 20m ² (female)	Nil	Nil
Support Staff Wet Areas	Nil	Nil	16m ² (male); 18m ² (female)	Nil	Nil
Approximate Total Area	1,173m ²	2,175m ²	3,161m ²	2,402m ²	1,823m ²

East Fremantle Family Playgroup²

² From *East Fremantle Oval Recreation Precinct – Site Analysis*, Town of East Fremantle, 23 January 2013

East Fremantle Oval Precinct Redevelopment Project

East Fremantle Family Playgroup

Playgroup is a low cost family outing run on a volunteer basis by parents and carers, and provides an opportunity for parents and below school age children (0-5 years) to meet regularly in a secure, happy and relaxed environment.

The aim of playgroup is to provide a place for children to play with friends, become more confident with adults and other children and have lots of fun learning and practicing new skills. It is also for parents meet other parents or carers and exchange ideas, make friends and form social and support networks within the local community.

Families join one two-hour playgroup session a week. We currently run nine sessions per week, each with a maximum of 20 families. Children are accompanied by their parent or guardian at all times.

We have a range of indoor and outdoor toys and craft activities for the children to play with. Each session is run slightly differently, but generally the children will share fruit for morning or afternoon tea, and a craft activity or similar is often organised by the parents. Other activities, such as farm animals, or visiting librarian are also organised from time to time throughout the year.

East Fremantle Family Playgroup Inc is a member of Playgroup WA, which supports and promotes playgroups in the community, and provides insurance cover and a range of other benefits.

- **Membership**

Current membership is approximately 110 families (150 children). Historically, membership has varied between 100 – 150 families.

East Fremantle residents make up around 25% of the membership; another 25% are from Fremantle, Palmyra & Bicton. The remainder are from other surrounding areas, including South Fremantle, Beaconsfield, White Gum Valley.

Many members are picked up following contact with Child Health Nurse.

- **Use of the Facility**

There are currently nine sessions running. Morning sessions (9.30 – 11.30am) are run every week day, as well as midday sessions (12-2pm) and afternoon sessions (3-5pm) on Monday and Friday. Playgroup times follow the school terms. Additional sessions could be filled if the facilities were available, but the Child Health Nurse currently uses the building on the other days.

Other users of the building:

- (i) Child Health Nurse
- (ii) Program run over Christmas school holidays for disabled kids (organised by Council)

- (iii) Members of the community who hire the building for functions and parties. (Playgroup does not have anything to do with hire of the building, and playgroup toys and facilities are not for hire).

- **EFFPG Management**

Playgroup is run by a committee of parent volunteers; committee consists of President, Treasurer, Secretary and up to eight other committee members.

The only source of income is membership fees; in 2012, approx \$8,500 was received in membership fees. We are a not-for-profit organisation, and fees are spent on running the playgroup, including buying craft supplies & consumables, new toys and equipment as required, and on session activities for the members.

- **Building capacity and adequacy**

The facilities are adequate, but the building is not in great condition. We like the heritage and character of the existing building; it contributes to a sense of local identity. It could possibly be upgraded/refurbished to meet our requirements, but is in need of significant maintenance. A new purpose-built facility would be great.

The fenced playground is great, but the equipment is also in a poor state of repair. We are planning to revamp and/or replace some of the equipment, funded by playgroup.

Other comments:

- Sharing with Child Health Nurse is a good match of activities, as it introduces new mothers to playgroup, familiar environment. Can visit health nurse in a safe, child-friendly environment.
- Sharing with a commercial Child Care facility is NOT a good match. Sharing of playground, building and other facilities is not feasible. Could not share facilities (they would be in use at the same times; could not have the two groups sharing concurrently). Can't see any benefit in combining the two uses, as two complete sets of facilities would be needed.
- A Toy Library may be an appropriate use to share a new building; reinforces the community use for young families. (I believe Point Walter Toy Library was looking to relocate a couple of years ago; it is currently operating out of Attadale Playgroup building near Point Walter)
- East Fremantle Family Playgroup has been located on the site since the 1970s (exact date uncertain), and is believed to be one of the earliest playgroups in WA. It caters for a sector of the community that other users on the site do not (ie. young families).

East Fremantle Bowling Club¹

¹*East Fremantle Oval Recreation Precinct – Site Analysis*, Town of East Fremantle, 23 January 2013

5.2.2 East Fremantle Bowling Club

- **Existing Facilities**

The East Fremantle Bowling Club was established more than 100 years ago, in 1906.

The club building is a brick and tile two storey building dating to the 1960's and is maintained in very good condition. It comprises one large lounge bar/function room, ladies lounge, commercial kitchen, office, billiard room, change rooms, cool store, locker rooms, store and toilets. Equal access provisions allow for wheel chair entry to the main club room area. The facilities are air-conditioned.

The premises are fully licensed, and the bar licence allows for up to 160 patrons at any one time. It is assessed that a maximum of 200 persons could be comfortably accommodated in the function room/lounge bar at any time. These facilities are spacious for the current membership needs and no doubt reflect the former 'golden era' of the Club some 25 years ago when membership was closed at 600 persons with a waiting list for new members.

The facilities are vested in the Town of Fremantle, but all maintenance and green keeping is undertaken by the club. There are 4 turf greens of which three are active and one is used for turf 'farming' purposes. Only two are used at a time. The greens are rotated in terms of their usage, to keep the quality consistent. One of the greens has lighting.



Figure 10 East Fremantle Bowling Club

Vehicle and pedestrian access is provided from Fletcher Street and there is formalised car parking in right angled bays on either side of the access way. Additional parking and service vehicle access is provided to the rear of the clubrooms. A 'dump waiter' allows for service deliveries to the first floor level. There is ample off street car parking in the vicinity of the clubhouse for normal club usage. This parking is however shared with patrons of Locke Park and the Child Health Centre /Play Group building.

- Activities and Membership

The East Fremantle Bowling Club is a licensed sporting club and accordingly attracts both playing and social members. Currently the split is approximately 75% playing members and 25% social members. Total membership has been reasonably static in the period since 2006 as the following numbers show. The Club does not predict substantial future growth in playing membership in the coming years given the overall declining participation rate in the sport, however the club considers some increase in social membership may eventuate.

East Fremantle Bowling Club Membership

Year	Total Membership
2006	163
2007	161
2008	147
2009	148
2010	152
2011	157
2012	159

The club advises its membership is drawn from a wide catchment with a few local members (reside in East Fremantle Town). The membership catchment includes the following suburbs;

East Fremantle, Bicton, Palmyra, Melville, Attadale, Fremantle, South Fremantle, Spearwood, Samson, Kardinya, Winthrop, South Lakes, Booragoon.

The principal activity is the playing of pennant and social bowls throughout the year and the operation of the licensed bar and social club facility during the following opening hours.

Day	Club house/Greens	Licensed Bar facilities
Monday	Closed	Closed
Tuesday	9 am – 7 pm	4pm-6pm
Wednesday	9am -6.30pm	4pm-6pm
Thursday	9am -6.30pm	Noon-8pm
Friday	9am-10.30 pm.	3.30pm-9.30pm
Saturday	9am-10.30pm.	Noon-10.30pm
Sunday	Noon-6pm	Closed- flexible depending on bookings

In addition to Bowling Club activities the venue is hired out for functions, parties wedding receptions and Pilates groups.

The following Map identifies the suburbs in which members of the Bowls Club reside. As can be seen the catchment area for the Club is considerably larger than the Town of Fremantle. Accordingly it is reasonable to consider financial support for the Club on the basis of its regional hierarchy.

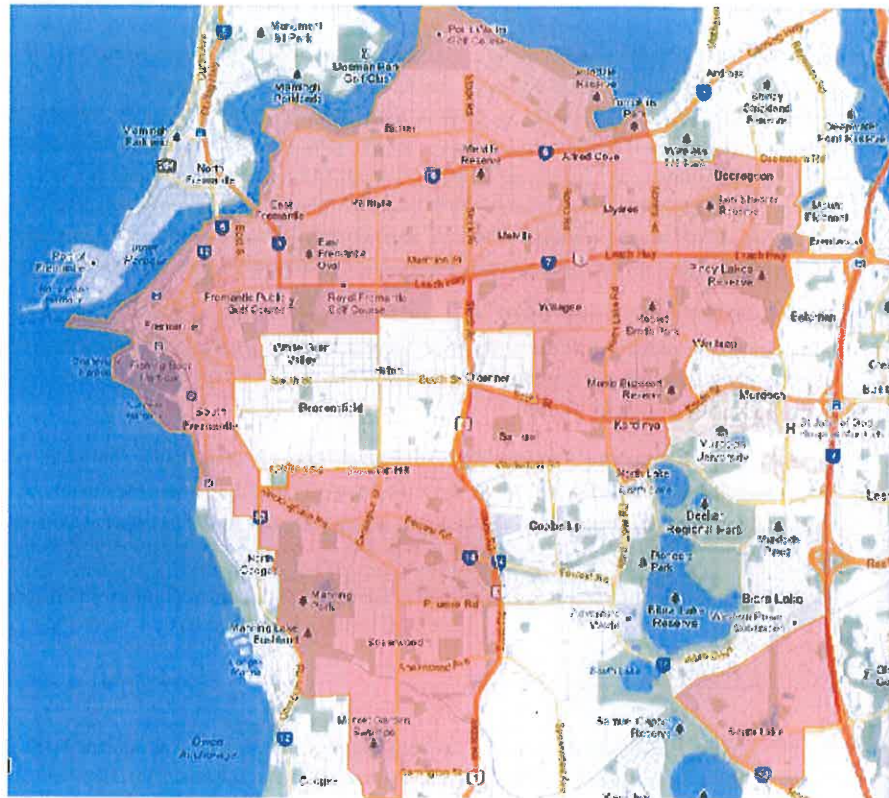


Figure 11 Bowling Club Membership Catchment

- **Staff**

The Club employs a contract full time green keeper and a part time assistant for 20 hours a week during the summer season October to April. There are 3 part time casual bar staff who are available for functions. Other staffing requirements are met by volunteer club members.

- **Financial details**

Current annual membership fees are \$250 per playing member and \$25 for a social member. Based on the current membership numbers and split between playing and social members income generation from membership approximates \$30,750. The Club also derives income from the operation of its bar and the hiring of its facilities and from sponsorship.

- **Sustainability**

The Department of Sport and Recreation released the 'Bowls WA – Strategic Facilities Plan' in September 2010. The Plan acknowledges that the number of participating club bowlers has decreased from more than 35,000 in 1983 to approximately 20,000 (when the report was released in 2010). This is particularly concerning for the sport given the declining participation is occurring within the context of an increasing population and an increasing proportion of older persons who would traditionally be attracted to the sport. The report cites increased competition from other sports which have instituted high level seniors and veterans competitions and a general move away from organised sporting activities as the cause of the decline in participation.

The Plan establishes a number of factors to assist Clubs achieve sustainability for the future. These include; diversification of membership to become broad based community organisations, restructuring the format of competitions and vitally, that clubs 'provide only for the needs of their members and not their wants'.

The Plan contains a matrix – 'Metropolitan Club Spatial requirements Matrix – Indicative size' which establishes the following spatial requirements for a club, the size of East Fremantle.

Classification	Greens (m ²) 7 rinks per green	Car park capacity (cars/m ²)	Clubhouse Size (m ²)	Approx. required area (m ²)
Small facility: 2-3 greens, 0-200 registered players	3, 4500m ²	120+/3600m ²	300m ²	12600m ²

The Plan establishes the criteria necessary for the sustainability of a small club such as East Fremantle the following table includes these criteria and comments regarding how these are met.

	Sustainable Small Club	Comment
No. Greens*	2-3 greens	Has 3 greens plus 1 unused
Natural turf/ synthetic	Mainly natural turf, more synthetic's being built	All greens are natural turf
Competitive bowlers	60-100	The club indicates it has a total of 120 playing members this is at the lowest end of the benchmark range of 120-200 bowlers
Social bowlers	60-100	
Social members	30-100	The club indicates it has a total of 40 social members
Player to rink ratio (range)	15:1 to 25:1	6:1 . Green usage is less than halve the lowest end of the benchmark range
Standard of greens	medium	The club considers its Greens to be of excellent competition standard - high
Primary income sources	Bar, event hire, community bowls, sponsorship	The club has a diverse income stream which includes all of the indicated income opportunities. It also relies upon Council support.
Stand alone/ Primary club/shared**	Stand alone, primary club	The club currently falls into the stand alone category
Size & standard of facilities	Small to medium circa 1960-1980 requiring capital refurbishment	Clubs facilities exceed current needs - capacity levels and are generally in good condition. Council has budgeted for electrical upgrades, no other necessary refurbishment identified at this time.
location	Established suburbs within 20kms of the CBD	complies
demographic	60 plus (competition bowlers) Mixed (community)	Membership demographic unknown.

*Assumes green with 7 links

****Stand Alone** -- No other sporting clubs involved with facility. **Primary Club** -- Some sporting club sub-tenants (e.g. darts, pool, croquet etc.), bowling club is facility manager. **Shared** -- Management of the facility is done through a committee which is divided between the sporting clubs which use the facility. The bowling club is not the majority committee member.

- **Conclusions**

The Bowls Club has a high level of facilities which could support a much larger membership. One of the bowling greens is now unused. Generally the facilities are in good repair as a result of the strong level of volunteer labour supplied by the membership. There is one major outstanding capital item – electrical switchboard which Council has budgeted for its replacement. No additional facility requirements are identified.

The term of the former lease has expired however the conditions of that lease continue to apply on a month to month basis under a “roll over clause”. The nominal annual ‘green fee’ does not approach cost recovery for Council. Should Council decide to require the Club to enter into a lease which generated at or near cost recovery the Club would be required to consider some or all of the following options – increase membership fees, increase and diversify membership, amalgamate with other sporting clubs, promote other income streams such as function hire, state / other local government funding etc.

It should be acknowledged that there is general community benefit in such a Club which keeps seniors active and engaged socially. Council may accordingly adopt a strategic policy decision to provide a level of support for the Bowling Club. However ratepayers of the Town may well regard that, given the broad regional catchment for club membership, some assistance to operating costs should flow from neighbouring Local Governments and or the State Government.

East Fremantle Croquet Club

What is Croquet

- An International sport
- Mentally demanding (like chess)
- About 3 km walk in a game
- Men and women singles and doubles
- About 30 clubs in WA most affiliated with CroquetWest

DSR Position statement on mature-aged sport and recreation

- The Department of Sport and Recreation (DSR) supports access and opportunities for mature-aged participation in sport and recreation and physical activity because of the physical, social and emotional benefits it offers.

WA Health Dept.

- Being active in your older years can have great health benefits.
- It helps to maintain friendships and means you're an active part of the community.

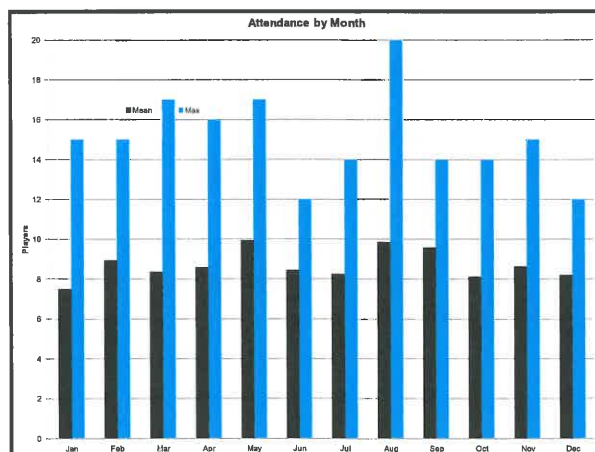
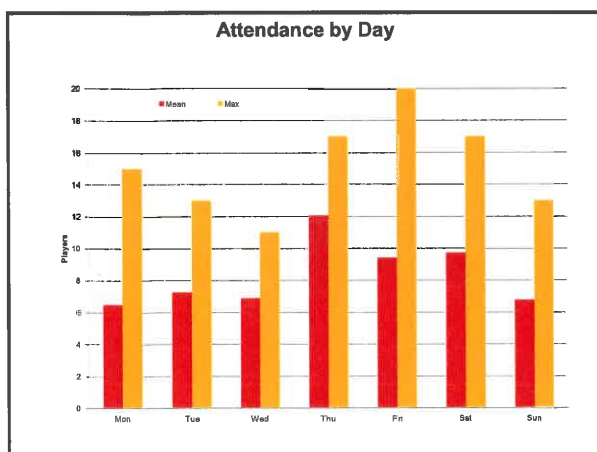


Good Current Facilities

- 3 greens; 2 regulation size (32x25m)
- Hoops balls mallets etc.
- Club building with kitchen; unisex toilet; combined equip store and ladies room.
- Shed erected by club with council help
- Lights for 2 courts, Club \$24000, Council \$18000, DSR \$18000
- Gardens including fruit trees.

Use of facilities

- Golf croquet club meet twice a week
- Association croquet 3 times a week
- All members have access any time and can play from daybreak to 10PM.
- Gardening important to many members
- Bridge group once a week
- Fremantle fishing club monthly



Plans

- Increase membership (now 51)
- Increase member participation
- Attract workers to evening play
- Expand social membership and activities.
- Very happy with current facilities

Current Objective

- Continued use of our current facilities
- Removal of the Concept Plan from council web site or
- At least correction of the wrong information about club membership and requirements for croquet greens.

Appendix 5

Guiding Principles

EFORP GUIDING PRINCIPLES

GENERAL ASSERTIONS

1. Change is required.
2. The EFORP can be better used to support community activities and outcomes.
3. Rate increases or ongoing operating costs should be minimised and sustainable in relation to potential changes to the EFORP.
4. Sound design guidelines for townscape, streetscape and park design will be used.
5. It is desirable that the current A Class Reserve status of the EFORP be maintained.

PUBLIC OPEN SPACE (POS) AND RECREATION

6. There will be no net loss of POS from the current EFORP, and the enhancement and development of active and passive open space areas and features within the recreation precinct is supported.
7. The heritage of Locke Park should be respected, with the park to be integrated as part of future concept plan/s.
8. Recreation facilities should be provided for informal active and passive community recreation.
9. East Fremantle Oval should be visually 'unlocked' as a multi-use public open space outside match and training times.

SITE USES

10. Existing EFORP tenants (namely the East Fremantle Football Club, East Fremantle Bowls Club, East Fremantle Croquet Club and East Fremantle Playgroup) are important parts of the EFORP and their continued tenancy is a priority.
11. Existing EFORP tenants (namely the East Fremantle Football Club, East Fremantle Bowls Club, East Fremantle Croquet Club and East Fremantle Playgroup) should remain on the site and have their facility needs accommodated within the EFORP.
 - a. The needs of existing tenants should be established and justified.
 - b. The sharing of infrastructure by existing tenants, where possible, should be considered.
 - c. The exact location of tenant facilities on the reserve should be based on optimum conditions for intended purpose, preventing the duplication of resources, consideration of financial feasibility and the overall design benefits for the EFORP.

12. The existing Council Depot may be relocated from the EFORP site, providing an appropriate alternative location can be found.
13. The commercial lease of part of the EFORP for the purpose of contribution towards ongoing sustainability of EFORP and its future development is acceptable.
 - a. The amount of land available for purpose is to be defined.
 - b. The location of land available for development is to be balanced between commercial preferences and practicalities, and the needs of the clubs and communities.
 - c. The feasibility and economic viability of any potential commercial developments should be tested.
14. Tenant hiring of built multi-purpose facilities is suitable.
15. Commercial development opportunities should only be considered where it has synergies with recreational and community uses or surrounding residential uses.
16. Opportunities for use of the site by compatible community and/or not-for-profit organisations should be explored.

Appendix 6

Potential funding opportunities

POTENTIAL FUNDING OPPORTUNITIES

Community Sporting and Recreation Facilities Fund (CSRFF)

The purpose of the program is to provide Western Australian Government financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation.

The program aims to increase participation in sport and recreation, with an emphasis on physical activity, through rational development of sustainable, good quality, well-designed and well-utilised facilities.

Through CSRFF, the State Government invests \$20 million annually towards the development of high-quality physical environments in which people can enjoy sport and recreation.

The maximum standard CSRFF grant approved will be no greater than one-third of the total estimated cost (excluding GST) of the applicant's project. The State Government's contribution must be at least matched by the applicant's own cash contribution, with the balance of funds required being sourced by the applicant.

If the applicant is registered for GST, the grant is grossed up with the GST amount. The CSRFF program operates on a reimbursement system. Grantees are required to demonstrate that they have expended the funds equivalent to the full cost of project before CSRFF grants can be paid in full. CSRFF grants are paid to the grantee only. Applicants will need to ensure they are able to carry the full cost of the project for the period between project completion and CSRFF grant payment.

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. Applicants must be either a local government authority, not for profit sport, recreation or community organisation and incorporated under the WA Associations Incorporation Act 1987. Clubs must demonstrate equitable access to the public on a short-term and casual basis.

The type of projects which will be considered for funding include:

- Upgrade and additions to existing facilities where they will lead to an increase in physical activity or more rational use of facilities.
- Construction of new facilities to meet sport and recreation needs.
- New or replacement (not resurfacing) of synthetic surfaces. Where an application is made for a new or synthetic surface, evidence of long-term planning for all nearby facilities is required.
- Floodlighting projects – where an application is made for floodlighting projects, evidence must be provided that demonstrates if a transformer upgrade is required.

Funds will not be available for:

- Projects that commence before approvals are announced.
- Development of privately-owned facilities.
- Arts, music and craft facilities.
- Facilities considered to be a full State Government responsibility, proposed by either government departments, schools or parents and citizen associations.
- Recurring maintenance or operating costs of existing facilities.

- Purchase of land, landscaping, car parks, access roads and other infrastructure costs.
- Stand-alone playgrounds.
- Bikeways or pathways acting as transport routes.
- Non land-based facilities, e.g., boat launching ramps, ocean pools and marinas.
- Non-fixed equipment.
- Facilities or fixtures for the express purpose of serving alcohol.
- Projects that do not meet Australian design standards.
- Projects that have already received a CSRFF grant and are seeking an additional grant to meet cost increases.
- Applicants/projects that have received a CSRFF grant in the past and have not satisfactorily acquitted that grant. In some cases this may apply to localities where other significant projects have not been progressed. An assessment will be made in November and if no physical progress has occurred, new applications may not be recommended.

Forward Planning Grants

\$166,667 up to \$4,000,000 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 Grant 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; and
- large ablution block/change rooms.

Applicants must discuss their project with the nearest DSR office, their Local Government Authority and the relevant State Sporting Association where appropriate/relevant. All applications must be lodged with their LGA irrespective of whether the LGA is contributing to the project. The CSRFF Application form must be completed, ensuring that all the questions are answered and supporting documents provided as required.

Assessments are based on the following criteria:

- Project justification
- Planned approach
- Community consultation
- Management planning
- Access and opportunity
- Design
- Financial viability
- Co-ordination
- Potential to increase physical activity levels

The Western Australian Government through the CSRFF program, administered by the Department of Sport and Recreation (DSR), is committed to providing funds for the ongoing development of sustainable facilities for sport and recreation.

Throughout the planning process you must liaise with DSR to ensure that you adequately address the assessment criteria and that information in your application can be clearly understood. The emphasis of the assessment factors is on a planned approach to facility provision and will require the applicant to demonstrate need and to consider planning, design, and management issues to substantiate the need for the proposed project. Joint provision and shared use of facilities is a priority consideration for CSRFF support. It is not a scheme to ensure separate facilities of equal standard for all clubs. It is not designed to provide facilities to meet a club's ambitions to compete in a higher grade.

All projects should be considered in the context of their local and regional sport and recreation facilities plans to ensure the project meets the needs of the community.

Projects must also demonstrate that they can be delivered within the funding period. Projects will be assessed against the scope, time and budget being proposed. You must demonstrate that your project will be completed within the nominated timeframe.

Applicants are encouraged to liaise with their local governments regarding planning and building approvals pertinent to their project. Your local government has an opportunity to assess all relevant applications and to rank applications in priority order for the municipality. Applicants should also liaise with their State Sporting Association to discuss the project. State Sporting Associations are involved in the assessment of applications and may be able to provide valuable information when planning your project, particularly on information related to technical design issues.

Lotterywest

Representatives of the Community Reference Group met with Lotterywest Grants Officer, Ms Joni Sercombe, to investigate possible funding options for the redevelopment of the East Fremantle Oval Recreation Precinct (the Precinct). Ms Sercombe advised Lotterywest is a potential funder for any areas of the Precinct that are not directly related to competitive sporting activities, that is; East Fremantle Football Club; East Fremantle Bowling Club and East Fremantle Croquet Club.

Ms Sercombe indicated under Lotterywest guidelines it could fund the development of a range of areas within the Precinct, over a period of time. She recommended a plan be developed that could be implemented over a period of time, for example 10 years. Grant funding could be sought in a staged approach. Ms Sercombe strongly recommended further discussion should occur with Lotterywest in the early stages of the development of any future plans for the oval to identify the most relevant potential funding.

Ms Sercombe advised the most relevant Lotterywest program for the majority of the community areas of the Precinct is "Community Spaces". Community Spaces grants support both indoor areas, such as a community or interpretive centre, and outdoor facilities, including skate parks, playgrounds, memorials, and community gardens. Lotterywest Grants look to support spaces that encourage people to enjoy community life.

The grants can cover the construction, purchase, renovation and fit out of a building, earthworks, play equipment, shade facilities and more. Generally grants do not provide for the ongoing operation or core maintenance of community spaces.

Examples of Lotterywest Community Spaces grants include:

- Creation of a skate park for young people
- Development of a playground for children

- Construction of a meeting space for a local community
- Fit out of an interpretive centre to promote understanding about our heritage
- Renovation of a family and neighbourhood centre where early learning for children is promoted
- Memorials marking our culture, heritage, and community sentiment
- Design of a community garden to promote sustainable living
- Set up of a crèche inside a recreation centre so parents and carers can attend wellness programs.

Ms Morcombe advised that as the land is vested for Recreation purposes, the Town of East Fremantle may need to get the vestment amended to Recreation and Community Services. She indicated this is not hard to do.

Other potential Lotterywest grant programs are:

- Conservation of Natural Heritage
 - Planting of local species of trees and vegetation to establish a biodiversity area
- Conservation of Cultural Heritage
 - Recording of local history relating to the site, including the Pearse Brothers donation of a portion of the land; use of the oval by USA armed forces and the Fremantle Battalion Home Guard during World War II; history of Locke Park
- Interpretation of Cultural Heritage
 - Creation and installation of signage, for example to provide information about the history of the site
- Furniture and Equipment
 - Meeting room furniture for a community centre
 - Crèche furniture for a recreation centre so that parents and carers can take part in health and well-being programs

There is scope for the Town of East Fremantle to access considerable grant funding through Lotterywest for the redevelopment of the Precinct. The table overleaf summarises the Lotterywest grant funding provided to Local Government Authorities since 2011.

2013

City of Busselton – Eagle Bay Volunteer Bushfire Brigade	\$1,450	Shire of Moora – Moora Performing Arts Centre	\$44,755
City of Vincent	\$5,560	Town of Cambridge	\$44,956
Shire of Kulin – Pingaring Volunteer Fire Brigade	\$5,700	Shire of Esperance – Esperance Civic Centre	\$46,800
Shire of Merredin	\$6,930	Shire of Bruce Rock	\$49,848
Shire of Dumbleyung	\$7,458	Shire of Katanning	\$50,000
Shire of Kalamunda	\$9,772	Shire of Dardanup	\$50,500
City of Busselton – Meelup Regional Park Management Committee	\$10,000	City of Rockingham	\$50,778
City of Stirling – Stirling Womens Centre	\$10,000	City of Subiaco	\$55,000
Town of Bassendean	\$10,000	Shire of Coolgardie	\$56,936
City of Melville	\$11,057	Shire of Mundaring – Swan View Youth Centre	\$58,470
Shire of Moora – Koojan Bush Fire Brigade	\$11,093	Shire of Lake Grace	\$64,000
Shire of Pingelly	\$11,642	City of Armadale	\$65,882
City of Fremantle – Fremantle Community Legal Centre	\$12,500	City of Greater Geraldton – Queens Park Theatre	\$66,500
Shire of Perenjori	\$12,500	Shire of Esperance	\$67,000
Shire of Murray – Old Cooper's Mill	\$12,727	Shire of Victoria Plains	\$70,715
Shire of Northam	\$13,700	Shire of Three Springs	\$75,500
City of Melville Citizens Relief Fund	\$14,900	City of Canning	\$77,000
Shire of Jerramungup	\$15,000	Shire of Bridgetown – Greenbushes	\$78,100
Shire of Wyndham–East Kimberley	\$15,000	Shire of Toodyay	\$83,250
Shire of Nannup	\$15,624	City of Kalgoorlie–Boulder	\$86,103
Shire of Westonia	\$17,702	Shire of Ravensthorpe	\$86,887
Shire of Yilgarn	\$18,201	Shire of Coolgardie – Railway Station Museum & Ben Priors Park	\$88,000
Shire of Northampton – Kalbarri Volunteer State Emergency Services Unit	\$19,277	Shire of Serpentine – Jarrahdale	\$92,215
Town of East Fremantle	\$19,802	City of Nedlands	\$93,326
Shire of York – Residency Museum York	\$19,813	Shire of Denmark	\$100,000
City of Belmont	\$20,000	Shire of Wiluna	\$104,050
City of Swan	\$20,000	Shire of Leonora	\$137,500
Town of Claremont	\$20,000	City of Busselton	\$138,830
Town of Victoria Park	\$20,000	Shire of Wyalkatchem	\$158,766
Shire of Northampton	\$20,032	City of Albany	\$165,550
Shire of Peppermint Grove	\$20,245	City of Bunbury	\$180,838
Shire of Meekatharra	\$21,370	Shire of Morawa	\$199,867
City of Gosnells	\$21,476	Shire of Carnarvon	\$200,000
Shire of Trayning	\$21,660	Shire of Perenjori – Perenjori Parenting & Early Childhood Centre	\$270,000
Shire of Ashburton	\$23,500	Shire of Brookton	\$292,000
Shire of Carnarvon – Carnarvon Civic Centre	\$24,695	Shire of Manjimup	\$314,867
Shire of Kulin	\$24,772	Shire of Plantagenet	\$336,646
Shire of Chapman Valley	\$24,890	Shire of West Arthur	\$357,654
Shire of Kellerberrin	\$25,000	City of Wanneroo	\$376,749
Shire of Merredin – Cummins Theatre	\$25,000	City of South Perth	\$410,000
City of Mandurah	\$25,073	City of Swan – Aveley Community Building	\$450,000
Shire of Upper Gascoyne	\$25,380	City of Swan – Ellenbrook District Open Space North	\$450,000
Shire of York	\$25,913	Shire of Boddington – Boddington Youth & Community Centre	\$484,402
Shire of Williams	\$28,014	City of Gosnells – Leisure World	\$500,000
Shire of Tammin – Kadjininy Kep	\$28,500	Shire of Derby – West Kimberley	\$539,258
Shire of Augusta – Margaret River	\$30,000	City of Belmont – Centenary Park Community & Recreation Centre	\$546,025
Town of Claremont – Claremont Museum	\$30,000	Shire of Narembeen	\$571,766
Shire of Collie	\$31,285	Town of Port Hedland	\$682,063
City of Greater Geraldton	\$32,288	City of Melville – Wireless Hill Telecommunications Museum	\$691,000
Shire of Mount Magnet	\$33,750	Shire of Shark Bay	\$798,679
City of Stirling	\$34,000	City of Fremantle	\$840,133
Town of Mosman Park	\$39,949	City of Joondalup	\$846,918
City of Cockburn	\$40,000	City of Perth Surf Life Saving Club Inc	\$950,000
Shire of Dandaragan	\$40,000	City of Perth	\$956,165
Shire of Capel	\$41,981	Shire of Roebourne	\$1,340,000
Shire of Murray	\$41,981	City of Swan – Swan City Youth Service & Headspace	\$1,625,000
Shire of Irwin	\$42,220	Shire of Mundaring	\$1,750,000

2012

City of Rockingham	\$1,000	Shire of Coorow	\$26,399
Shire of Murchison	\$1,782	City of Greater Geraldton	\$26,500
City of Cockburn Returned and Services League Sub Branch Social Club Inc	\$1,911	City of Albany	\$27,754
City of Canning	\$2,500	Shire of Tammin – Kadjininy Kep	\$28,500
Shire of Corrigin	\$2,617	City of Gosnells	\$28,880
Shire of Trayning	\$2,625	Shire of Coolgardie	\$28,933
Shire of Serpentine-Jarrahdale	\$2,939	Town of Port Hedland	\$29,370
Shire of Merredin	\$3,000	City of Rockingham – Rockingham City Community Garden	\$29,397
City of Wanneroo	\$3,400	City of Perth	\$30,000
Shire of Mt Marshall	\$3,558	City of South Perth	\$30,000
Shire of Katanning	\$3,735	Shire of Three Springs	\$30,000
Town of Kwinana	\$5,300	Shire of Lake Grace	\$30,620
Shire of Manjimup	\$5,716	City of Cockburn	\$32,482
Shire of Kojonup	\$6,000	City of Armadale	\$33,740
Shire of Manjimup	\$6,000	Shire of Carnarvon	\$33,803
Shire of Ashburton	\$6,925	Shire of Northampton	\$34,442
Shire of Murray – Edenvale Heritage Precinct	\$7,250	City of Greater Geraldton	\$35,000
Shire of Serpentine-Jarrahdale	\$7,448	Town of Port Hedland	\$35,000
City of Albany – Kalgan Bushfire Brigade	\$7,735	Shire of Perenjori	\$35,520
Shire of Mundaring – Wooroloo Volunteer Bushfire Brigade	\$8,000	Shire of Augusta-Margaret River	\$35,680
Shire of Harvey	\$8,080	City of Bayswater	\$40,000
Shire of Merredin	\$9,000	City of Fremantle – Fremantle Festival	\$40,000
City of Fremantle – Warrawee Women's Refuge	\$9,091	City of Joondalup	\$40,000
Shire of Dumbleyung	\$9,435	Shire of Mundaring	\$40,000
Shire of Boyup Brook	\$9,545	Shire of Roebourne	\$40,000
City of Cockburn Pipe Band Inc	\$10,000	Shire of Katanning	\$42,429
City of Stirling – Stirling Womens Centre	\$10,000	City of Joondalup	\$42,500
Shire of Laverton	\$10,000	Shire of Esperance – Esperance Civic Centre	\$42,500
Shire of Trayning	\$10,700	Shire of Moora – Moora Performing Arts Centre	\$42,648
Shire of Moora	\$10,735	Town of Claremont – Claremont Museum	\$43,084
Shire of Merredin	\$11,000	Shire of Denmark – Tingle Dale Hall	\$43,167
Shire of Serpentine-Jarrahdale	\$11,018	Shire of Carnarvon – Carnarvon Civic Centre	\$44,000
Shire of Toodyay	\$11,310	Shire of Merredin	\$44,307
Shire of Lake Grace	\$11,645	Shire of Lake Grace	\$45,210
City of Stirling	\$12,000	City of Nedlands	\$47,644
Town of Mosman Park	\$12,088	City of Rockingham	\$48,126
Shire of Northam	\$13,015	Shire of Northampton	\$48,181
Shire of Broome	\$13,364	City of Bunbury	\$48,490
Shire of Katanning	\$13,451	Shire of Northam	\$48,978
Shire of Carnarvon	\$13,536	City of Fremantle	\$50,000
Shire of Murray	\$14,000	Shire of Roebourne	\$50,000
Shire of Williams	\$14,678	Shire of Lake Grace – Lake Grace Childcare Centre	\$52,971
City of Melville Citizens Relief Fund	\$14,900	Shire of Wiluna	\$54,400
Shire of Bridgetown-Greenbushes	\$14,910	Shire of Boddington	\$55,180
City of Melville Bridge Club	\$15,000	City of Albany	\$55,600
City of Subiaco – Subiaco Museum	\$15,000	City of Kalgoorlie-Boulder	\$57,500
Shire of Capel	\$15,000	City of Swan	\$58,700
Shire of Esperance – Pink Lake Urban Rural Bush Fire Brigade	\$15,000	Shire of Victoria Plains	\$59,200
Shire of Pingelly	\$15,000	City of Greater Geraldton – Queens Park Theatre	\$60,000
Town of Bassendean – Pensioner Guard Cottage Museum	\$15,000	City of Joondalup	\$60,000
Shire of Meekatharra	\$15,170	Shire of Dandaragan – Canover Volunteer Bushfire	\$60,000
Shire of Leonora	\$15,750	Shire of Murray	\$60,000
Shire of Wickepin	\$17,501	Shire of Yilgam	\$60,198
Shire of Manjimup	\$17,503	Shire of Augusta-Margaret River	\$64,200
Shire of Kalamunda	\$17,505	Shire of Mingenew	\$64,700
Town of Claremont	\$17,587	Shire of Ashburton – Onslow Youth Program	\$68,041
Shire of Serpentine-Jarrahdale	\$18,000	Shire of Coorow	\$68,440
Shire of Manjimup	\$18,057	Shire of Kulin	\$68,650
Town of East Fremantle	\$18,620	Shire of Chapman Valley	\$70,753

City of Armadale – History House Museum	\$18,640	City of Belmont	\$71,503
Shire of Jerramungup	\$18,683	Shire of Gnowangerup	\$72,786
Shire of Coorow	\$18,700	Shire of Wyndham-East Kimberley	\$75,000
Shire of Mount Magnet	\$19,100	Shire of Kalamunda	\$80,000
Shire of Northampton	\$19,190	Shire of Murray	\$80,000
City of Rockingham	\$19,245	City of Vincent – Vincent Men's Shed	\$85,000
City of Canning	\$19,450	City of Wanneroo	\$85,000
City of Albany	\$20,000	Shire of Morawa	\$90,959
City of Bunbury	\$20,000	Shire of Coorow	\$91,414
City of Gosnells	\$20,000	Shire of Capel	\$95,000
City of Greater Geraldton	\$20,000	Shire of Ashburton	\$100,000
City of Kalgoorlie-Boulder	\$20,000	City of Bunbury	\$100,500
City of Mandurah	\$20,000	City of Mandurah	\$111,100
City of Nedlands	\$20,000	City of Bunbury	\$111,583
City of Stirling	\$20,000	City of Fremantle – Warrawee Women's Refuge	\$120,705
City of Vincent	\$20,000	Shire of Augusta-Margaret River	\$140,485
Shire of Bruce Rock	\$20,000	Shire of Jerramungup	\$142,648
Shire of Coolgardie	\$20,000	Shire of Katanning	\$145,000
Shire of Dardanup	\$20,000	Shire of Manjimup	\$145,000
Shire of Leonora	\$20,000	Shire of Ravensthorpe – Jerdacuttup Community Association	\$152,000
Shire of Manjimup	\$20,000	Town of Claremont	\$198,795
Shire of Mundaring	\$20,000	Town of Cottesloe	\$200,000
Town of Bassendean	\$20,000	City of Stirling	\$235,083
Town of Victoria Park	\$20,000	Shire of Bridgetown-Greenbushes	\$250,000
Shire of Laverton	\$20,415	Shire of Northam – Killara Adult Day Care And Respite Centre	\$250,000
Town of Cambridge	\$20,803	Shire of Broome	\$258,864
Shire of Dumbleyung	\$20,900	Shire of Mt Marshall	\$260,000
Shire of Bridgetown-Greenbushes Bushfire Brigade	\$21,000	City of Belmont – Harman Street Activity Centre	\$297,396
Shire of Plantagenet	\$21,250	Shire of Ashburton	\$300,000
Shire of West Arthur	\$21,340	City of Kalgoorlie-Boulder	\$320,000
Shire of Mingenew	\$21,549	City of Armadale – Bakers House	\$339,879
City of Melville	\$21,586	City of South Perth	\$350,000
Shire of Halls Creek	\$23,000	City of Perth	\$500,000
Shire of Bridgetown-Greenbushes	\$23,739	City of Fremantle – Hilton Community Centre	\$585,500
City of Busselton	\$24,000	Shire of Halls Creek	\$623,178
Shire of Dumbleyung	\$24,037	Shire of Denmark	\$670,000
Town of Bassendean – Bassendean Youth Service	\$24,200	Shire of Cunderdin	\$800,000
Shire of Merredin – Cummins Theatre	\$25,000	Town of Kwinana – Bertram Community Centre	\$850,000
Shire of Mundaring – Darlington Vol. Bushfire Brigade Inc	\$25,125	City of Rockingham – Baldivis District Library and Community Centre	\$1,300,000
Shire of Irwin – Irwin Volunteer Bush Fire Brigade	\$25,737	City of Busselton – Community Resource Centre	\$2,377,335

2011

Shire of Cuballing	\$1,850	Shire of Dundas – Norseman Historical Museum	\$40,590
Shire of Capel	\$1,875	Shire of Mukinbudin	\$41,560
Shire of Toodyay – Toodyay Central Volunteer Bush Fire Brigade	\$2,213	Shire of Esperance – Esperance Civic Centre	\$42,500
Shire of Chittering – Muchea Volunteer Bushfire Brigade	\$2,502	Shire of Woodanilling	\$42,841
Shire of Coorow – Green Head Volunteer Bush Fire Brigade	\$2,999	Shire of Busselton	\$44,000
Shire of Tammin – Tammin Arts Prize Committee	\$3,322	Shire of Gnowangerup	\$44,289
City of Stirling – Stirling Womens Centre	\$5,000	Shire of Wickepin	\$44,895
City of Fremantle – Samson Recreation Centre	\$5,614	City of Subiaco – Wandana	\$46,689
Shire of Bridgetown–Greenbushes	\$6,120	Shire of Mingenew	\$49,453
Shire of Augusta-Margaret River – Alexandra Bridge Bush Fire Brigade	\$7,600	City of Cockburn	\$50,000
Shire of West Arthur	\$7,920	Shire of Derby-West Kimberley	\$50,000
Shire of Wongan-Ballidu – Wongan Hills Telecentre	\$8,000	City of Kalgoorlie-Boulder	\$51,850
City of Subiaco	\$8,908	Town of Victoria Park	\$53,536
Shire of Moora	\$9,588	Shire of York – York Town Hall	\$54,812
Shire of Murray – North Dandalup Volunteer Bush Fire Brigade	\$9,634	Shire of Mundaring	\$57,398
Shire of Wyndham-East Kimberley	\$10,000	Shire of Esperance	\$58,426
Shire of Broome – Regional Volunteer Bush Fire Brigade	\$10,147	City of Bayswater Child Care Centre Association Inc	\$59,232
Shire of Wyalkatchem	\$10,245	Town of Kwinana	\$59,800
Shire of Shark Bay – Denham Community Centre	\$10,565	City of Albany	\$60,000
Shire of Toodyay	\$11,330	Shire of Dardanup	\$60,911
Shire of Mundaring – Stoneville Volunteer Bush Fire Brigade	\$11,818	City of Geraldton – Greenough – Queens Park Theatre	\$64,000
Shire of Morawa	\$11,827	Shire of Kondinin	\$64,209
City of Albany Band Inc	\$13,171	City of Bunbury – King Cottage Museum	\$64,464
Shire of Merredin	\$14,000	City of Bunbury	\$64,524
Shire of Trayning	\$14,437	Shire of Plantagenet – Mt Barker Community Centre	\$65,000
City of Melville Citizens Relief Fund	\$14,500	Shire of Waroona	\$65,280
Shire of Lake Grace	\$14,750	Shire of Wandering	\$66,287
Shire of Nannup	\$14,970	City of Fremantle	\$66,450
Shire of Naremben	\$15,000	Town of Claremont – Claremont Museum	\$66,800
City of Nedlands	\$15,296	Shire of Wagin	\$67,600
Shire of Laverton – Laverton Telecentre	\$16,715	Shire of Murray	\$68,896
Shire of Kulin	\$17,305	Shire of Carnarvon	\$70,000
Shire of Donnybrook-Balingup	\$17,500	Shire of Northampton	\$75,214
Shire of Dowerin	\$18,251	Shire of Colie	\$83,737
Shire of Augusta-Margaret River	\$19,000	City of Gosnells	\$83,981
Town of Mosman Park	\$19,163	Shire of Halls Creek	\$84,725
City of Rockingham	\$19,298	Town of Vincent	\$95,000
City of Melville	\$19,948	Shire of Northam	\$97,370
Town of Bassendean	\$19,987	Shire of Katanning	\$104,956
City of Swan	\$20,000	Shire of Manjimup	\$106,922
Shire of Leonora	\$20,000	City of Wanneroo	\$109,628
Shire of Mundaring – Sawyers Valley Volunteer Bushfire Brigade Inc	\$20,000	City of Armadale	\$109,667
Town of Cambridge	\$20,000	Shire of Plantagenet	\$112,508
Shire of Cue	\$22,000	Shire of Chittering – Chittering Day Centre	\$118,930
Shire of Kellerberrin	\$22,403	Shire of Dandaragan – Community Resource Centre	\$120,000
Shire of Bruce Rock	\$22,889	Shire of Wanneroo Aged Persons Homes Trust Inc	\$140,000
Shire of Dumbleyung	\$22,992	Shire of Nannup – Frogs Early Learning Centre	\$150,000
Shire of Broomehill–Tambellup	\$23,884	City of Joondalup	\$151,775
Shire of Meekatharra	\$24,900	City of Mandurah	\$152,910
Shire of Menzies	\$25,000	City of Mandurah – Ac-cent Mandurah	\$184,910
Shire of Tammin – Kadjininy Kep	\$26,000	Shire of Dandaragan	\$191,515
Shire of Serpentine–Jarrahdale	\$26,051	Shire of Murray – Edenvale Heritage Precinct	\$192,094
Town of Claremont	\$26,400	City of Nedlands – John Leckie Pavilion	\$200,000
Shire of Nungarin	\$26,649	Town of Cottesloe	\$261,542
Shire of Mullewa	\$30,000	Shire of Kalamunda	\$278,422
Town of Port Hedland – Matt Dann Cultural Centre	\$30,000	City of Rockingham – Kent Street Community Arts Centre	\$285,000
Shire of Irwin	\$30,890	City of Geraldton – Greenough	\$287,390
City of Albany – Albany Entertainment Centre	\$31,000	Shire of Williams	\$308,038
Shire of Three Springs	\$31,565	Shire of Jerramungup	\$311,704

Shire of Carnarvon – Carnarvon Civic Centre	\$33,000	City of Stirling	\$398,517
City of Belmont	\$33,878	City of South Perth	\$416,000
Shire of Chittering – Upper Chittering Volunteer Bushfire Brigade	\$35,000	City of Perth	\$500,000
Town of East Fremantle	\$35,240	Shire of Dowerin – Dowerin Community Club	\$502,580
Shire of Roebourne – Walkington Theatre	\$36,500	Shire of Wongan-Ballidu	\$750,000
Shire of Moora – Moora Performing Arts Centre	\$37,025	Shire of Busselton – Community Resource Centre	\$2,500,000
City of Albany – Albany Public Library	\$38,500	City of Bayswater – Maylands Multipurpose Centre	\$7,110,272
City of Fremantle – Fremantle Festival	\$40,000		

Appendix 7

Revisions to *Historical Land Use and Site Development*³

³ Originally from *East Fremantle Oval Recreation Precinct – Site Analysis*, Town of East Fremantle, 23 January 2013, revised March 2014

5 – Site Analysis

1.1 Historic Land Use and Site Development

In June 1878, W.D. Moore began to purchase land in what is now East Fremantle and his holdings became known as the 'Woodside Estate'. By March 1885, his estate stretched south to Marmion Street, north to Fremantle Road (Canning Highway), east to Petra Street and west to the lot boundary, west of Allen Street. In total, Moore's property comprised approximately 55 hectares.

Possibly in an attempt to recapture his rural childhood, Moore planted the land extensively with vines as his father had done at Oakover. In addition, there were also orchards, a farmyard, gardens, stables, cottages and pigsties. Moore must have spent a considerable amount on the property, for in 1890 he wrote to his wife complaining that 'Woodside was crippling him financially and making him ill with worry'. Moore died in 1910 and his East Fremantle holdings passed to SJF Moore, WD Moore, and GF Moore in the same year. In the ensuing years numerous lots were created and sold in the period up to and including the World War I.

The Western Australian Football Association was formed in 1885, and then the East Fremantle Football Club was founded in 1898, and played its games at Fremantle Oval until 1953. The club was successful almost immediately and has enjoyed a long period of success in the history of the League.

In 1900, brothers W.S. and G Pearse, sold 10 acres of land for £2000 to the Government of Western Australia, and subsequently donated another five acres, for a recreation reserve. In March 1901, the Government approved a Crown Grant of the land to the Mayor and Counsellors of East Fremantle for recreation purposes¹.

The football ground, bowling club, and pavilion were completed in 1906 and opened by Sir Frederick Bedford GCB, GCVO on 2 June 1906, who was state governor from 1903 until 1909. It was reported in the Western Mail that '*The ground has been laid out in good taste, and with a view to the requirements of the public.*' The ground was also home to the East Fremantle Lacrosse Club.

¹ Minute paper for the Executive Council, 8 March 1901, State Records Office

Richmond Raceway opened on the land to the west in 1928 and remained in operation until 1991. Only one of the gateways survives as a reminder that the raceway once existed.

In 1938 it would appear that a tennis club pavilion was constructed and in 1958 a new pavilion was built on the Allen Street frontage.

During World War II American servicemen made use of the tennis courts, and played baseball at the oval.

A plan published in the West Australian in August 1946 shows the oval in its present location, croquet lawns just north of the centre of Allen Street, a caretaker's residence next to the croquet lawns, the tennis courts for the remainder of the Allen Street frontage and down to the middle of the Fletcher Street frontage, the bowling green is indicated as one green tucked in behind the tennis courts, with a proposed extension where the Sumpton Green Community Centre is now located. Existing and extensions to the tennis courts are indicated along Moss Street with the existing courts adjacent to Locke Park and the extension to the south. A pavilion is indicated to the south of the bowling greens and toilet blocks associated with the tennis courts. Turnstiles for the oval are noted on Moss Street, with a grand stand in the south-west corner, a score board on the Allen Street side perimeter cyclone fences and ti-tree hedges around the fences.

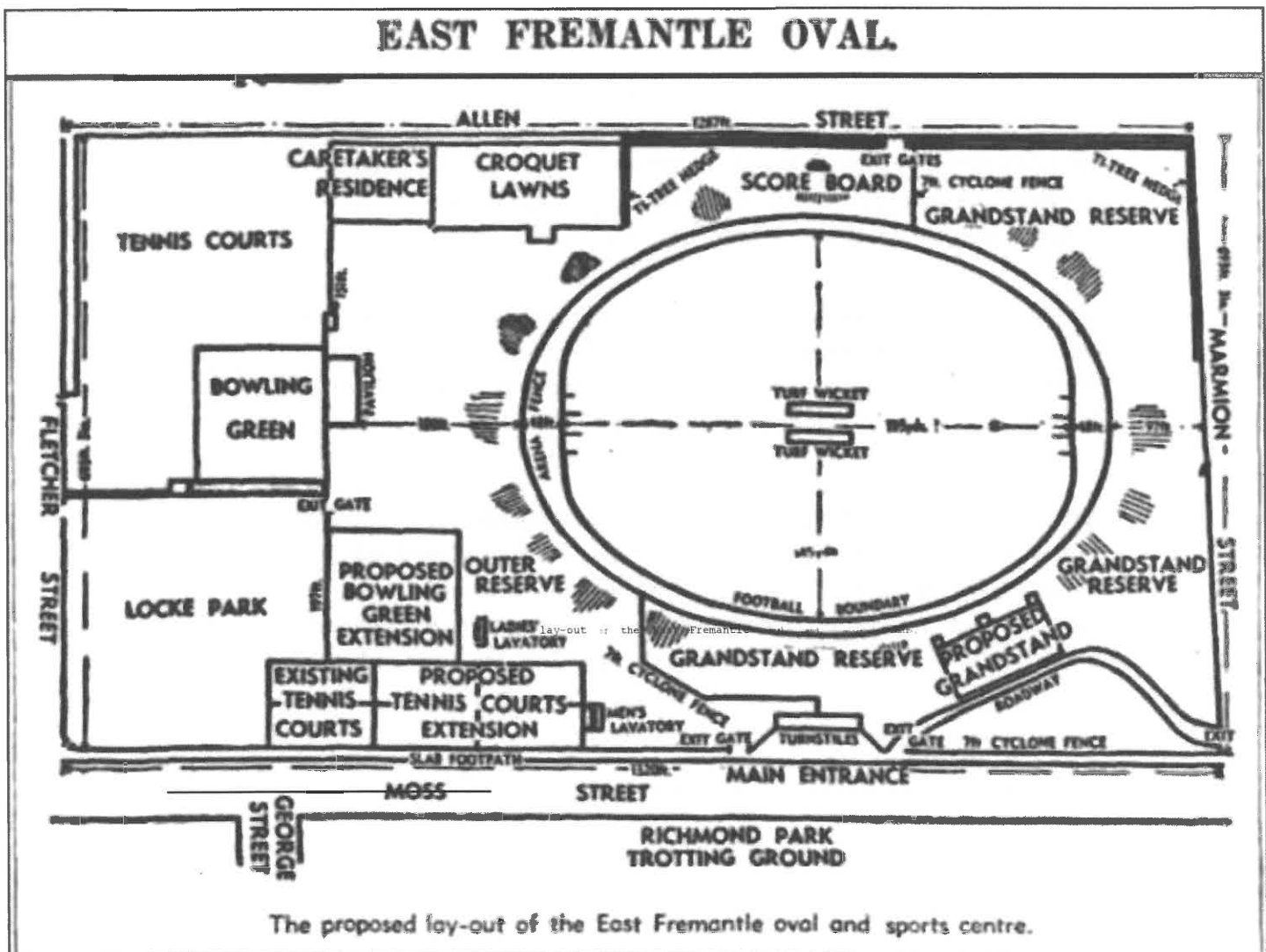


Figure 5 – Historic Site Plan (The West Australian Thursday 8 August 1946 p3

In 1939 East Fremantle Gardens were re-named Locke Park after Mayor H.J. Locke and in 1947 Locke Park was noted as a memorial to those who died in War and was surrounded by a Victorian Ti Tree hedge, rose bushes and a bed on the corner with the words Lest We Forget in trimmed rosemary. The four palms were mature by then.



Figure 6 Locke Park. (West Australian, Thursday 13 March 1947, p16.) The map of Australia has paths dividing the continent into states and territories.

In 1949 plans were announced for major improvements to the Oval and work extended from 1949-1953, when Mayor William Wauhop opened the completed project in April of that year. East Fremantle Football Club relocated from Fremantle Oval in the same year. Works included fencing, new gates and club facilities.

In 1957, the Mayor and Counsellors of East Fremantle surrendered 20 lotsⁱ on the western side of Allen Street, between Fletcher and Marmion Streets, to the Crown. This land and the

existing 15 acre Reserve were consolidated into one A Class Reserve, containing 20 acres, 3 roads, 16 perches for the purposes of "Recreation"³.

In 1960 it was decided to relocate the tennis club to Preston Point Road and in 1963 the work was complete. At this time the East Fremantle Bowling Club established Sumpton Green to the south of Locke Park.

A new public stand was completed at the oval in 1971, giving some wind protection from the south-westerly breezes various football facilities were added throughout the seventies and eighties in a largely ad-hoc manner.

In 1991 Richmond Raceway closed, and the raceway land redeveloped for residential use. In 1993 the administration building was moved from Richmond Raceway and re-stored and re-opened in 1998 at Sumpton Green.⁴

¹ Schedule 5735/50, State Records Office

³ Proclamation, 17 April 1957, State Records Office

⁴ Historical research of European development undertaken by Griffiths Architects, November 2012

Appendix 8

Valuations (2008³ and 2014)

³ Extract from *Final Report – Master Plan East Fremantle Oval Precinct, CCS Strategic Management, July 2008*



7.1 Funding options

Assuming that the Council will approve the redevelopment of the East Fremantle Oval Precinct in accordance with the recommended Master Plan, the financial challenge is to source some \$7.5 million (excluding GST) for capital expenses.

It had been a project imperative to find a viable and sustainable solution for the precinct with an ambition for any future works able to be funded without drawing on ratepayers, i.e. the redevelopment should be self-funding.

The key viability strategy underpinning the Master Plan was to use funds generated by the sale (or lease) of land on the Marmion Street frontage to pay for the developments on site.

An assessment of the value of the land in question was requested from the Valuer General's Office via the Department for Planning and Infrastructure.

The following response was received.

All valuations are inclusive of GST.

The first valuation requested relates to the land fronting Allen Street, previously owned by the Town of East Fremantle and handed back to the crown. This land is currently occupied by the croquet club, the access road to the Depot, the Council flats and the eastern section of the oval enclosure. It measures 2.3677 hectares as an englobo parcel. The VG has valued it at \$15,000,000.00

The land identified for redevelopment along Marmion Street was promoted to the VG as two alternative spaces. Both options were to run continuous from Allen Street through to Moss Street, however, option 1 was for a parcel measuring 50m deep and option 2 was for a parcel extending 70m into the reserve.

The Valuer General's office advises that for option 1 a 1.0568 hectare (50 metre depth) englobo parcel is valued at \$7,500,000.00

For option 2, the 1.4796 hectare (70 metre depth) englobo parcel is valued at \$10,500,000.00.

These options provided for outright sale of the land which had been rezoned and classified as mixed use with an equivalent R-coding of R60.

Further investigation was taken into the land value by inviting a local real estate company to advise on potential redevelopment value for this land. The following response was received from the Principals of Acton Fremantle.

East Fremantle Oval Proposal

We have been asked to provide some initial feedback on figures and market demand for the East Fremantle Council to carry out further investigations regarding land surrounding the East Fremantle Football Club Oval. By CEO: Stuart Wearne, Town Planner: Chris Warrener and External Consultant: Mark Casserly.

The area in particular that has been identified is the Southern end of the Oval approximately 10,000sqm being 50 meters deep and 200 meters in length running down Marmion Street and bound by Allen to the East and Moss Street to the West.



After general discussions on site we have been asked to provide end selling figures that would be realistically possible if the land was available today. The zoning provided to us to work from was a mixture of R40, R60 and mixed use to create the highest and best use to generate maximum revenue from the parcel of land.

We have anticipated that the 10,000sqm will require road/lane access to the lots. We have used a generic 5m wide strip the runs from East to West through the centre of the lot granting access to land facing Marmion St and another strip of land facing the Oval. This is estimated to be 1,000sqm in size making the useable land area 9,000sqm.

The R40 zoning 9,000sqm divided by the average of 220sqm per lot allowing 40 lots of 10m frontage and 22.5m deep.

- 20 Marmion St facing lots between \$280 - \$300,000 per lot
- 20 Oval side lots between \$330 - \$350,000 per lot
- Total value of \$12.2M - \$13M

The R60 zoning 9,000sqm divided by the average of 180sqm per lot allowing 50 lots of an 8m Frontage and 22.5m deep.

- 25 Marmion St lots between \$240 - \$260,000 per lot
- 25 Oval side lots between \$290 - \$310,000 per lot
- Total value of \$13.25M - \$14.25M

Working backwards from these total figures to arrive at an estimated selling price for the englobo land i.e.:

- Stamp Duty
- Interest on holding cost
- \$40 - \$60,000 per lot development costs
- Selling fees
- Minimum 20% margin/profit

i.e.;

- \$8,000,000 Purchase Price
- \$425,700 Stamp Duty
- $\$8,425,700 \times 8\% = \$674,056$
- $\$40,000 \times 50 \text{ lots} = \$2,000,000$
- Selling Fees 2.2% of 50 lots = \$308,000
- $\$11,407,756 \times 20\% \text{ margin} = \$2,281,431$
- Total value \$13,689,307

We did give an indication that apartments or a high quality apartment development would be in market demand. The highest apartment demand for this location would vary in size of 80-150sqm of internal size plus 1-2 car bays per lot. This would be recommended as a lifestyle type development that could possible tie with the surrounding facility of the A class reserve and have gym/pool and café facilities.

- Estimated value of individual apartments \$450 - \$850,000 depending on outlook/view and size
- Equates to \$5,500/sqm - \$6,500/sqm

General points for consideration:

- The above information is very generic and a far more creative design would be required to maximise market interest. A straight 200M long central road is not very attractive.
- To maximise the view potential of all land into the A class reserve.
- Create an ease of access to the A class reserve.
- Council to pre set zoning and potential development guidelines to maximise saleability of englobo parcel.
- Construction costs for housing is approximately \$2000/sqm - \$3000/sqm



- Apartment construction is approximately \$6000+/sqm, therefore economy of scale in building smaller developments is not so attractive.

Thank you for consulting Acton Fremantle regarding the above proposal. I look forward to discussing your future plans in greater detail with you soon.

Nathan Hewitt

Todd Grierson

In general terms it would appear either as an outright sale or as developed land that there is sufficient value in the Marmion Street land to fund the implementation of the Master Plan. This will naturally require further and detailed analysis by the Council and its advisors as the most suitable approach is determined. Funds for the development should also be sought from State and Federal Government sources as well as the East Fremantle Football Club, the Western Australian Football Commission and the Australian Football League.

5 May 2014

Mr Jamie Douglas
Town of East Fremantle
135 Canning Hwy
East Fremantle WA 6158

Jamie

Master Plan – East Fremantle Oval Precinct

Thank you for the opportunity to provide requested information – updated development analysis we originally supplied in 2008.

We have provided estimates for the two (2) options considered previously as requested.

R40 Zoning - 9000 sqm divided by the average of 220 sqm per lot allowing 40 lots of 10m frontage and 22.5m depth

- 20 Marmion St facing lots selling at an average of \$340,000 per lot
- 20 Oval facing lots selling in the range \$380,000 per lot.
- Total value in the vicinity of \$14,000,000

R60 Zoning - 9000 sqm divided by the average of 180 sqm per lot allowing 50 lots of 8m frontage and 22.5m depth.

- 25 Marmion St facing lots selling at an average of \$290,000 per lot
- 25 Oval facing lots selling at an average of \$330,000
- Total value in the vicinity of \$15,000,000

Below is a simplified development analysis a potential buyer/developer may use when considering value for the site utilising a 40 lot subdivision:

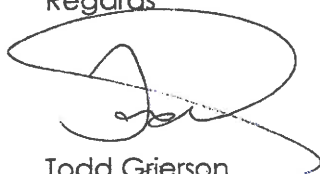
Realisable sales value	\$14,000,000
Development costs @ \$80k per site	-\$3,200,000
Finance holding costs @ 7%/2 years	-\$1,330,000
Selling fees @ 2.2% of sale price	-\$308,000
Marketing	- 50,000
Stamp duty on purchase	-\$300,000
Development margin @ 22%	-\$2,300,000
Englobo site value estimate	\$6,512,000

- Estimates for a 50 site development produce the same end value financial result as the R40 option.
- If selling land only, it is likely a developer will consider the R40 option as land buyers will find it easier to build on larger sites.
- Note the financing estimate includes full purchase price, development costs and stamp duty (are therefore over-estimated).
- Estimates have been unable to consider unforeseen development which may arise – special water/power/sewer connection and engineered site works/retaining.
- Rather than selling land only, some developers may consider developing some or part of the site with completed homes
- Completed 3 bed/2 bathroom townhouses are expected to sell in the range of \$600-\$750,000.

Market conditions are considered to be more favourable than our assessment in 2008. Availability of land continues to be low although demand for land and newly built homes remains high. Favourable conditions are expected to continue into the medium term.

Thanks again for contacting Yard Property for updated feedback on the Master Plan. We welcome your feedback and look forward to assisting in any way possible in the future.

Regards



Todd Grierson
Director



Nathan Hewitt
Director