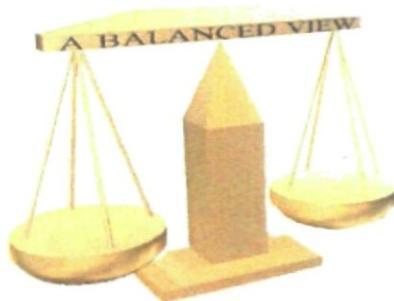




ACTIVE SPORTING RESERVES FEASIBILITY STUDY

FINAL DRAFT REPORT



**A Balanced View (ABV)
Leisure Consultancy Services**

September 2008

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EXECUTIVE SUMMARY

The City of Armadale commissioned *A Balanced View Leisure Consultancy Services (ABV)* to undertake a comprehensive Needs Assessment and Feasibility Study for the provision of active sporting reserves throughout the City. The study was jointly funded by the City, Armadale Redevelopment Authority (ARA) and the Dept of Sport and Recreation (DSR).

The Brief for the study required ABV to consider the adequacy of the City's existing sporting reserves and facilities, and identify what additional facilities would be required to cater for the significant growth in the City's population that is projected over the next 15-20 years.

The Needs Assessment study was completed in 2007 and included an extensive consultation process with existing sporting clubs. The two main findings of the Needs Assessment study were as follows:

- *The study recommends that Council develop a staged program to progressively upgrade its active sporting reserves. With improvements to the City's existing sporting reserves, and consideration of opportunities to achieve more balanced usage of all sporting reserves, the current facilities in Armadale, Kelmscott and the Hills are considered adequate to meet present and likely future demand in those areas.*
- *The provision of active sporting reserves in the new residential development areas of North Forrestdale and Wungong Urban Water is inadequate to meet the needs of those growing communities.*

The Needs Assessment report recommended that this Feasibility Study be undertaken to investigate and consider options for meeting that future need for additional active sporting reserves within the City of Armadale.

Based on current participation rates across a number of sports that use active sporting reserves, the study quantified the predicted shortfall in provision of active reserves to cater for the City's growing population.

The Feasibility study considered opportunities to meet the predicted shortfall in provision and identified three main strategies:

1. Increase capacity of existing active sporting reserves through grounds and facilities improvements e.g. upgrade lighting, install cricket pitches on certain reserves, drainage improvements etc.
2. Create new capacity on existing active sporting reserves through optimum use of available area e.g. reconfiguration of pitches.



3. Create new active sporting reserves in optimal locations and of district / regional size.

The study also considered the utilisation of Department of Education and Training (DET) reserves to potentially increase the City's overall capacity to accommodate sporting club needs. Due to the speculative nature of being able to utilise DET reserves however, the active sporting reserve current and future capacity analysis has not considered any existing or proposed DET reserves with the exception of the proposed site in Harrisdale, which has a component of public open space planned adjoining a Primary and Secondary School site.

In order to meet the predicted shortfall this study supports the provision of a new regional active sporting reserve to be developed on the land between Waterworks Road and Twelfth Road, Brookdale. It is recommended that the proposed facility be developed in stages to accommodate the progressive needs of the relevant sports within the City of Armadale as they develop. A draft concept plan for this proposed regional active sporting reserve has been developed and is featured as Appendix 2 of this report.

The concept plan depicts the area staged over 15 years at 5 year intervals to show the approximate level of development that could be expected at the various time stages.

The reserve features are based on the needs that have been identified in the study to accommodate future active sporting fields for the City, catering for the population growth that is projected for the City.

Capital Costs of Provision

The proposed development has been costed at **\$24,700,000 (exclusive of GST)**.

The project is proposed to be staged in three defined periods. Notionally these stages have been designated and costed over the following periods;

Stage 1	0-5 years	\$13,350,000
Stage 2	5-10 years	\$ 5,000,000
Stage 3	10-15 years	\$ 6,350,000
Total cost (Exclusive of GST)		\$24,700,000

It should be noted that each stage has individual costs associated with site preparation, land fill / top soil and reticulation, landscaping and grass. In reality the City may wish to prepare the entire site at the one time and have a lower level of landscaping for the



areas of Stages 2 and 3 until such time they are commissioned as per the proposed development.

There are also a number of exclusions to this Cost Report that will also add to the overall cost of the project.

Operational Cost Estimates

Based on current City of Armadale active sporting reserve maintenance costs, the estimated cost to maintain the proposed facility (fully developed) in today's dollar terms is **\$454,000 per annum**. This does not account for the ongoing maintenance and repair of any pavilions or other infrastructure such as playgrounds, park furniture, pathways etc.

Funding Options

The study identifies the following potential sources of funding for this project that are available for the City of Armadale to pursue;

- WA Department of Sport and Recreation Community Sport & Recreation Facilities Fund (CSRFF)
- State Government support (separate to CSRFF)
- Lotterywest
- Disposal of assets e.g. excess public open space
- Developer Contributions
- W.A. Football Commission (partial funding for specific facilities such as lights)

Excess Reserves

Two current active sporting reserves have been identified as being excess to need within the City i.e. Pries Park and Karragullen Oval. These active sporting reserves have primarily been identified as such due to their location and proximity to other reserves and limited population base within the immediate area.



RECOMMENDATIONS

It is recommended that:

- 1. Council receive the City of Armadale Active Sporting Reserve Feasibility report.**
- 2. Council adopt the following strategy to address the predicted shortfall in provision of active sporting reserves within the City over the next 15 year period:**
 - a) Subject to the outcomes of the recommended condition report for current active sporting reserves (refer recommendation 3 of the Needs Assessment study) and in consultation with user groups, the City develop a staged program to upgrade grounds and facilities at its existing sporting reserves. Such improvements may include upgrades to lighting, reticulation, drainage and other infrastructure, and reconfiguration of playing areas in order to increase the capacity of these venues.**
 - b) The City explore opportunities with the Department of Education and Training (DET) for community use of existing school ovals as overflow venues for junior training and games.**
 - c) Council strongly support the concept of Joint Provision and Dual Use of school ovals in the new development area of Harrisdale / Piara Waters and;**
 - i. Continue to explore every opportunity for Public Open Space to be located adjacent to school ovals in order to provide senior size ovals that can be used by local sporting clubs thus providing a cost effective strategy to overcome the shortage of active open space within this area and defray operating costs between DET and the City.**
 - ii. Commence discussions with DET and DSR at an early stage to consider opportunities and establish agreements for joint provision and dual use of school ovals and facilities in Harrisdale/Piara Waters.**
 - d) Council support in principle the proposal for staged development of a regional level active sporting reserve to be located between Waterworks Road and Twelfth Road, Brookdale and subject to any changes that may be agreed to by the City and the ARA, the**



draft concept plan that forms part of the Feasibility study report be used to guide the detailed planning for the project.

- e) Council establish a working group that includes representatives from the City, ARA and DSR to further develop the proposal and define each party's roles for a regional active sporting reserve, identify funding options, potential tenants of the proposed facility, timing of the project and ongoing management costs.
3. Council support the following specific strategies that will increase the capacity and improve management of the City's existing active sporting reserves:
 - a) The proposed upgrade of Frye Park, Kelmscott to be a high priority when developing its staged program to upgrade existing active sporting reserves.
 - b) John Dunn Memorial Park be retained as a shared use venue in the short to medium term and a Management Agreement be established between the City and the resident sporting clubs to clearly define the responsibilities of the respective parties.
 - c) Investigate options to relocate the BMX facility at John Dunn Memorial Park to an alternative site, possibly as part of the proposed regional active sporting reserve.
 - d) Install a central cricket pitch at Springdale Park and relocate cricket from Karragullen Oval to Springdale Park.
 - e) Decommission Karragullen Oval as an active sporting reserve, and maintain as a passive reserve on a reduced maintenance program.
 - f) Dispose of Lot 33 Connell Avenue and use part of the proceeds to assist with the upgrading of active sporting reserves and proposed provision of new active reserves.
 - g) Install new cricket pitches at the following venues subject to the need being demonstrated:
 - Alfred Skeet Reserve (between soccer pitches 2 & 3)
 - Creyk Park
 - Gwynne Park (junior oval at corner of Forrest and Seventh Roads)



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4. The Armadale Redevelopment Authority

- a) Receive the City of Armadale Active Sporting Reserve Feasibility report.**
 - b) Support in principle the proposal for staged development of a regional level active sporting reserve to be located between Waterworks Road and Twelfth Road, Brookdale and subject to any changes that may be agreed to by the City and the ARA, the draft concept plan that forms part of the Feasibility study report be used to guide the detailed planning for the project.**
- 5. City and ARA representatives meet with DSR Facilities Branch to make special application for increased funding over and above the current maximum CSRFF grants to reflect the regional significance of the proposed Regional Active Reserve.**



INTRODUCTION

The City of Armadale and Armadale Redevelopment Authority engaged ABV to undertake a feasibility study on the City's Active Sporting Reserves as the second stage of the Active Sporting Reserves Needs and Feasibility Study. The Needs Assessment highlighted the need for a review and staged upgrade of existing active reserves and the provision of future active reserves to cater for an increasing population. Recommendation 7 within that report stated;

"It is recommended that the City and the ARA proceed to the Feasibility Study stage of the study in order to investigate and consider options including the provision of local to regional level open space for meeting the identified long term need for additional active sporting reserves in the City".

Acknowledgement

This study has been funded by the City of Armadale, Armadale Redevelopment Authority and the Department of Sport and Recreation W.A.

The following people have provided considerable information and advice throughout the course of this project and their valuable input is acknowledged;

Mr. Pat Quinlivan, City of Armadale
Mr. Carl Askew, City of Armadale
Mr. James Robinson, City of Armadale
Mr. Paul Lanternier, City of Armadale
Ms. Kelly-Anne Charles, City of Armadale
Ms. Shelley Pike, Armadale Redevelopment Authority
Mr. Stuart Devenish, Armadale Redevelopment Authority



METHODOLOGY

The following methodology was adopted for the Feasibility Study project component.

Report Area	Key Tasks / Notes
Analysis of identified needs	<ul style="list-style-type: none">• Develop potential options to meet the identified long term needs of the City of Armadale's current and projected population.• Identify options for any underutilised reserves not required in the current or longer term (if any).• Consider and review the option of a regional active sporting reserve.• Consider the specific land requirements for field sports in any proposed redevelopment or new development of active sporting reserves.• Recommend preferred option(s) for meeting the active sporting reserve needs of the City of Armadale.
Synthetic surface options	<ul style="list-style-type: none">• Consider the need for artificial surfaces and fully cost any proposed provision considering capital outlay with site preparation and lifecycle replacement costs versus natural surface provision.
Concept Plans	<ul style="list-style-type: none">• Donovan Payne Architects to provide concept plan interpretation from the study findings inclusive of; access roads, car parks & pathways, playing dimensions and best fit on proposed sites,• Provide a plan outline of building footprint for any recommended buildings & facilities• Site planning to highlight pedestrian and motor vehicle requirements (i.e. linked pathways for cyclists and walkers), floodlighting and a children's playground optimally located in relation to the active sporting reserves.
Cost Estimates	<ul style="list-style-type: none">• RBB to provide indicative cost estimates for any prosed construction of facilities, site works etc.• Estimate annual operating costs associated with any new developments and active sporting reserve provision.
Funding & Staging Opportunities	<ul style="list-style-type: none">• Identify potential funding opportunities for the capital provision of potentially upgraded and new facilities (including clubs and SSA's etc).• Consult DSR for type of funding and likelihood of support from existing grant facilities.• Propose staged development potential for any proposed developments.
Report	<ul style="list-style-type: none">• Provide Feasibility Study Draft Report for feedback and Final Report• Provide 30 bound hard copies of the final draft report with colour plans and sketch drawings and PDF electronic copy.



ACTIVE SPORTING RESERVES PROVISION

NEED FOR PROVISION

The Needs Study identified the following:

- Usage levels of some of the City's active sporting reserves are at or close to full capacity. Some reserves have capacity for increased usage whilst others have limited use e.g. Pries Park and Karragullen Oval and should be considered for rationalisation.
- The City of Armadale is projected to have a significant population increase of approximately 49,000 people in the next 15 year period. This represents an increase of 88% of the current population. The major areas of population growth are projected to be North Forrestdale, Wungong Urban Waters and Champion Lakes.
- The projected population growth in the suburb areas of Armadale, Kelmscott and the Hills is not expected to be significant over the next 10-15 year period (approximately 5,000 or 10% increase over 15 years), and is unlikely to create any major increase in demand for active sporting reserves within those areas.
- The gradual ageing of the population in the suburb areas of Armadale, Kelmscott and the Hills over the next 15-20 years is likely to have a lessened impact on the demand for active sporting reserves and counteract any increase in demand caused by minor population growth in this area.
- Based on the feedback from the sporting clubs and initial assessment of the existing sporting reserves, there appears to be significant variation in the condition of the City's active sporting reserves and supporting infrastructure. In some instances the facilities appear to be in average to good condition and clubs are reasonably satisfied with the facilities, whilst other facilities are of a much lower standard. This study recommends that the City undertake an extensive condition report on all sporting reserves to assist with defining an overall management and improvement plan for each reserve
- Subject to the outcomes of the Management and improvement plan report, this study recommends that Council develop a staged program to progressively upgrade its active sporting reserves. With improvements to the City's existing sporting reserves, and consideration of opportunities to achieve more balanced usage of all sporting reserves, the current facilities in Armadale, Kelmscott and the Hills are considered adequate to meet present and likely future demand in those areas.



- The current provision of active sporting reserves in the new residential development areas of North Forrestdale and Wungong Urban Waters is inadequate to meet the needs of those growing communities.
- Current rates of participation for sports that utilise active sporting reserves have been used to calculate future facility need. Some sports have articulated clear target rates for future participation rates however these can be somewhat speculative and over time have often proven to be overly ambitious, therefore the calculations are performed on the most recent actual participation rates available for the sports.
- Based on current participation rates across a number of sports that use active reserves, the predicted shortfall in the provision when compared to projected population growth over the 15 year study period (2006-2021) is identified in the table below:

Table 1. Projected shortfall in active sporting reserves to 2021

SPORT	New Fields 2011	New Fields 2016	New Fields 2021	Total New Fields
Winter				
Australian Football	1.14	1.45	1.25	4
Soccer	1.78	2.25	1.97	6
Rugby Union	0.26	0.34	0.30	1
Hockey	1.00	1.26	1.11	4
Summer				
Cricket	2.14	2.69	2.37	8
Baseball	0.16	0.20	0.18	1
Softball	0.29	0.36	0.32	1
Tee Ball	1	-	-	1
Touch Football	0.59	0.17	0.65	2

* Note that Summer and Winter sports can be played on same active reserve area

It should be noted that the identified shortfall of active sporting reserves should be considered in light of the ability of summer and winter sports to share the same active sporting reserve in many instances.

- The scope of this study did not require the investigation of "indoor" sport and recreation facilities however it is recognised that the City can expect to experience a commensurate increase in demand for these facilities as with active sporting reserves with projected population increases.

There is potential that this demand could exceed the current capacity of existing indoor sport and recreation facilities within the City and it is therefore suggested that the City and ARA further investigate these issues.



If a need for additional indoor sport and recreation facilities are subsequently proven in the future it would be appropriate to consider the location of such facilities within the Regional Recreation Reserve due to the complementary nature of the activities, the link with other sporting users and the potential economies of scale associated with shared facilities.

STRATEGIES FOR PROVISION

To provide for the future needs of active sporting reserves within the City of Armadale a number of key strategies are recommended in order to facilitate the most effective and efficient provision;

1. Increase capacity of existing active sporting reserves through grounds and facilities improvements
2. Create new capacity on existing active sporting reserves through optimum use of available area.
3. Create new active sporting reserves in optimal locations and of district / regional size.

1. Increase existing capacity

As identified within the needs study report, optimum utilisation of a well drained and reticulated active sporting reserve is approximately 25 hours per week. By improving the standard of drainage and reticulation in active sporting reserves, the capacity to cater for more use will be increased.

The provision of lighting at many reserves will increase the ability of those reserves to be utilised for extended periods of time particularly in winter months (but not beyond the carrying capacity of the reserve).

The provision of pavilions with change rooms & public toilets will enable clubs to function and base teams at active sporting reserves. Benefits include; ability to focus social and fund raising activities, offering shelter and toilet facilities for parents and spectators and higher level competition games can be held.

Appendix 1 City of Armadale Active Sporting Reserves 2007 depicts the existing active sporting reserve locations as well as the proposed future regional active reserve and the closely located significant Sutherland park reserve located in the City of Gosnells.



2. Create new capacity at existing reserves

ABV has reviewed the existing active sporting reserves within the City and believe that a number could be reconfigured to increase sporting fields and in some cases, sporting use could be transferred to more suitable locations to create extra capacity within existing reserves.

The following table provides a summary of the City's existing sporting reserves and identifies and the potential ability for each reserve to increase the number of specific sporting fields;



Table 2. Potential New Capacity at Existing Reserves

Reserve	Current Fields / Sports		Potential Capacity / Sports / Tenants	Issues / Considerations
	Summer	Winter		
Alfred Skeet	S (Ltd.)	S 3	Summer Cricket pitch between pitch 2 & 3 Junior size only	<ul style="list-style-type: none"> ▪ Soccer Club wants a 4th pitch – Bush forever, purchase cost of land is probably prohibitive.
William Skeet	C 1	F 1	Armadale Soccer club could expand into this reserve if Football is relocated to the planned Nth Forestdale oval or the planned regional reserve	<ul style="list-style-type: none"> ▪ This reserve's tenancy and sporting use is dependant on whether the Armadale Soccer club remains at Alfred Skeet reserve or relocates to the planned regional reserve.
Bob Blackburn	SB 2-3	H 2	Has capacity to accommodate 4 senior size Hockey pitches (Currently only 2 are required) which will provide scope for growth of the sport for the next 15 years. (H 2).	<ul style="list-style-type: none"> ▪ Available area of 260 x 100m approx will allow 2 new hockey fields of play ▪ Recommend Bob Blackburn reserve be retained as the future reserve to accommodate Hockey in the City for next 15 years. ▪ Dependant on Softball & Tee ball growth there may be opportunity to locate cricket pitches (junior) in between hockey pitches. ▪ Hockey requires a higher level of maintenance of playing surface than other sports. Current usage levels plus the cost would not justify provision of a synthetic surface at this time but could be re-considered in 5-10 years.
Creyk Park		F 1(jr)	Currently utilised for junior football in Winter. Summer capacity available. (C1) Upgrading flood lights & drainage would increase capacity of the venue.	<ul style="list-style-type: none"> ▪ Currently only receives casual use in summer and has capacity as a summer sports venue i.e. installing a cricket pitch & potentially cricket nets (dependant on the needs of the user club). This would provide an additional cricket venue at minimal cost.
Cross Park	C 1	F 1	The oval has limited additional capacity due to site constraints and drainage.	<ul style="list-style-type: none"> ▪ Individual club rooms could be combined into one well appointed pavilion for all users benefit.



Reserve	Current Fields / Sports		Potential Capacity//Sports//Tenants	Issues / Considerations
	Summer	Winter		
Frye Park	C 1	S 2	Upgrading the playing surface, site layout and floodlighting would significantly increase the capacity of this venue and accommodate additional junior soccer pitches.	<ul style="list-style-type: none">▪ Master Plan for the reserve is being undertaken currently.▪ The playing surface, clubroom, parking and playground all require attention.
Gwynne Park	C 3	F 3	A new Cricket pitch could be installed on the Seventh & Forrest Rd oval which would provide an additional junior cricket oval (C 1)	<ul style="list-style-type: none">▪ Improved drainage, reticulation and lighting would increase capacity. (Note reserve has limited water supply)
John Dunn Memorial Park	BB 1	F 1 R2(1jr)	Winter usage (Football & Rugby Union) is at full capacity but there is scope for additional summer usage, eg Touch Rugby, Softball, Cricket (if Baseball is relocated to the proposed regional reserve).	<ul style="list-style-type: none">▪ Improved drainage is required on main oval▪ Undercroft area of pavilion and area between the hall and pavilion requires upgrading.▪ BMX facility needs either upgrading or relocation to an alternative site.▪ Shared winter usage (Football & Rugby) of facilities appears to be viable in the short to medium term. Possible relocation of ARKS Rugby to the proposed regional reserve in the medium to long term. (Consideration – length of years Football has been at ground),▪ Cricket could utilise with new pitch and baseball relocate to regional reserve.
Karragullen Oval	C 1		Excess to needs currently, average condition with limited use. Cricket could move to Springdale & decommission oval. (-C1)	<ul style="list-style-type: none">▪ Requires cricket pitch at Springdale.▪ Result in lower maintenance costs for ground with relocation of cricket.▪ Remains available for upgrade to active sporting reserve when demand increases.



Reserve	Current Fields/ Sports		Potential Capacity / Sports / Tenants	Issues / Considerations
	Summer	Winter		
Morgan Park	LA	S 3	Cricket potential for Seniors to play on Sat PM	<ul style="list-style-type: none"> ▪ Lighting upgrade would increase training capacity of the venue. ▪ Additional parking is required to resolve problems on game days
Pries Park		S 2	Surplus to need, relocate Kelmscott junior soccer to improved Frye Park.	<ul style="list-style-type: none"> ▪ Poor condition reserve, pavilion & lighting, high cost to improve, different level playing fields and low utilisation. ▪ Pony Club has low membership & could possibly be relocated.
Rushton Park	C 2	S 2	Could be used for overflow soccer games & trainings.	<ul style="list-style-type: none"> ▪ Improved ground drainage & reticulation required which will increase capacity. ▪ Requires new and extra Cricket nets (3) to support capacity.
Springdale Park		F 1	Insert Cricket pitch and relocate Cricket use from Karagullen (C 1)	<ul style="list-style-type: none"> ▪ Provide cricket pitch, cover and nets required to make use of this high standard reserve and pavilion facility.

Key:

S = Soccer

F = AFL

C = Cricket

R = Rugby

H = Hockey

B = Baseball

SB = Softball

LA = Little Athletics

Red text = proposed new sporting fields (- indicates loss of reserve)



The above table indicates that the existing active sporting reserves can cater for the following new capacity;

■ Bob Blackburn Reserve	2 Hockey fields / 2 Softball (& Tee ball) fields
■ Creyk Park	1 Cricket field
■ Gwynne Park	1 Cricket field (junior)
■ Springdale Park	1 Cricket field

Lost capacity within this table is as follows;

■ Karragullen Oval	1 cricket field
■ Pries Park	1 soccer field (overflow only)

Overall this results in a net gain of 1 senior and 1 junior Cricket field and 2 Hockey fields.

There are also a number of improvements to current reserves indicated within the table that must be costed and planned for timing to ensure the best satisfaction of need and increased capacity.

Department of Education and Training

The utilisation of Department of Education and Training reserves can potentially increase the City's overall capacity to accommodate sporting club needs. This may entail the making available of school active sporting reserves for community sporting use, increasing of size to senior size reserve, the addition of ablution blocks, improving the standard of maintenance to club competition level and provision of lights for training.

As recommended within the Needs Study report the City of Armadale should begin discussions with the Department of Education and Training (DET) regarding the potential joint use agreements for the new Wungong Urban Water Development Scheme and North Forrestdale (Harissdale and Piara Waters) areas. The Structure Plans for these areas currently indicate the following new school reserves are planned;

Wungong Urban Water (Haynes & Hilbert)

- 8 - Primary School – junior sized active sporting fields (1 private Primary School)
- 2 - Senior High School active sporting fields



North Forrestdale (Harrisdale and Piara Waters)

Harrisdale

- 1 - Primary school junior sized active sporting field, no adjoining POS.
- 1 - Senior high school with joint use of senior sized active sporting field shared with POS (future planning area).

Piara Waters

- 1 - Primary school junior sized active sporting field, no adjoining POS.
- 1 - Primary school senior sized active sporting field, with shared POS as required by Development Contribution Plan.
- 1 - Primary school senior sized active sporting field, with shared POS (future planning area). May also be able to include junior sized oval or training area.

A Catholic School is proposed on Lot 334 Armadale Road which has private active sporting fields planned.

Existing active sporting reserves are located on Carey Baptist College within the Harrisdale area. Whilst these reserves are made available for community use, these school reserves are heavily used by the school and with increasing student numbers planned it is unlikely that they will be able to offer any significant community utilisation.

Generally, specific utilisation of school reserves (including normal junior sized ovals) is well suited for junior cricket and as a training venue for most junior sports.

Due to the speculative nature of being able to utilise DET reserves the active sporting reserve current and future capacity analysis has not considered any existing or future DET reserves with the exception of the proposed site in Harrisdale, which has a component of public open space planned adjoining a Primary and Secondary School site.

Notwithstanding this, and as identified within the Needs Study component of this report, the City should hold discussions with DET and investigate the potential for senior sized active sporting reserves to be provided as shared use facilities on school sites. The provision of active sporting reserves adjoining existing or planned DET active sporting reserves by the City would reduce the size and scale of any new facilities that need to be provided to meet the predicted shortfall.



3. Create new active sporting reserves

As identified within the Needs Assessment study, there exists a future need for active sporting reserves to accommodate the projected growth of sport participation within the City over the next 15 year period.

New active sporting reserves are planned for the areas of Harrisdale and Piara Waters as indicated in relevant structure plans. Assuming they are developed as indicated, the following table would notionally indicate their capacity;

Table 3. Planned New Active Sporting Reserves

Reserve	Summer	Winter	Potential capacity	Issues
Piara Waters 2 Sen. fields	C 1	F 1	Pavilion planned (South East field) Potential other	Site constricted to overlapping Primary School ovals
Harrisdale (PS+HS+POS)	C 2	S 3		Combined Primary School Secondary School POS.

Active Sporting Reserves Required

The approximate number of new active sporting reserves needed can be calculated by subtracting the planned new reserves from the identified reserves needed over the next 15 year period (as per Needs Study – see Table 4 below).

Table 4. Predicted need for active sporting reserves (15 year period)

SPORT	Total New Fields Required	New Capacity on existing	New Reserves Planned	Predicted Shortfall
Winter				
Australian Football	4		1	3
Soccer	6		3	3
Rugby Union	1			1
Hockey	4	2		2
Summer				
Cricket	8	1	3	4
Baseball	1			1
Softball	1	2		0
Tee Ball (players)	1			1
Touch Football	2			2

* Note that Summer and Winter sports can be played on same active reserve area.



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Due to the nature of some of the sports they can be played on the same reserves easily and complementary to each other. For example;

- Rugby Union and Touch Football needs could be satisfied jointly with 2 Rugby pitches (not 3 as the table above indicates).
- Tee ball can be played easily at either Softball or Baseball venues, resulting in no specific need for Tee ball to require a dedicated reserve (as indicated within this table).

In order to meet the predicted shortfall it is proposed a new regional active sporting reserve be developed on the land between Waterworks Road and Twelfth Road, Brookdale. It would be recommended that the proposed facility be developed in stages to accommodate the progressive needs of the relevant sports within the City of Armadale as they develop. A concept plan for this proposed regional active sporting reserve has been developed and is featured as Appendix 2 of this report.

The Wungong Urban Waters Master Plan depicting the proposed overall development can be viewed as Appendix 5 to this report.



EXCESS RESERVES

The study of existing and future (needed) active sporting reserves has identified 2 current active sporting reserves as being excess to need within the City. They are Pries Park and Karragullen reserve.

These active sporting reserves have primarily been identified as such due to their location and proximity to other reserves and limited population base within the immediate area.

Pries Park also presents the following list of issues in its current state;

- Two tier playing fields.
- Bank between ovals too steep and infested with love grass very difficult to manage.
- Top pitch has a mixture of grasses and there is a high weed infestation on the banks.
- Irrigation system outdated – needs total revamp, redesign. (top oval currently not working due wiring breakdown, no head to head coverage on sprinklers, water quality very poor).
- Located in an isolated area (high level of vandalism to cars).
- Unsealed car park.
- Pavilion building poor condition and deteriorating.
- Oval lighting – sub standard.

Karragullen Oval currently receives minimal use (cricket the only user group). Consideration should be given to the downgrading of the reserve to informal public open space with the reserve notionally reserved for potential reinstatement as an active sporting reserve should the need develop in the area. To effect this, a reduced maintenance plan would be followed which in turn would provide ongoing savings to the City (i.e. less mowing, higher level of grass, less repair work etc).



REGIONAL ACTIVE SPORTING RESERVE CONCEPT PLAN

A conceptual plan for the potential regional active sporting reserve area has been developed by Donovan Payne Architects (see Appendix 2 to this report).

The plan depicts the area staged over 15 years at 5 year intervals to show the approximate level of development that could be expected at various stages over the 15 year period.

The reserve features are based on the need identified to accommodate future active sporting fields for the City catering for the population planned for this region of the City;

Table 5. Potential Active Sporting Reserves within the Regional Recreation Reserve

SPORT	Regional Reserve Need
Winter	
Australian Football	3
Soccer	3
Rugby Union	1
Hockey	2
Summer	
Cricket	4
Baseball	1
Softball	0
Tee Ball (players)	1
Touch Football	2

There are many possible outcomes with the future use of the City's existing active sporting reserves. Dependant on varying scenarios each will impact differently on the specific tenants and layout of the proposed regional active sporting reserve.

Water Corporation Land

There may be further opportunity for use of the adjoining Water Corporation land for recreation use (subject to further negotiations with the Water Corporation). This land area includes two land parcels; Lot 5060 Waterworks Road and Lot 510 Armadale Road).

The benefits of utilising this land have been identified as including;

- Increased capacity for further active sporting reserves
- Increased economies of scale for provision and maintenance



- Potential flexibility in total area to provide other related sport and recreation facilities (subject to need)
- The land use as active sporting reserves is considered compatible with buffer requirements of the Water Corporation (also reducing maintenance costs for Water Corporation if utilised by public and maintained by City)
- Increased overall provision of public open space for residents within the region

This area of land is depicted on the concept plan as potential additional active sporting reserves subject to the long term need and further negotiations with the Water Corporation.

Regional Role

A further consideration is the regional role the active sporting reserves will play in terms of attracting users from outside the City of Armadale's boundaries.

The provision of a regional active reserve as is proposed will draw sporting club users from a wide area. The nature of outdoor sports competition being based on home and away fixtures ensures that participants from outside of the immediate area will be users of this reserve. Typically the level of amenity provided and higher level of competition played at a sporting reserve results in users being drawn from a larger catchment area.

The proposed regional active reserve is expected to have a wide catchment for both resident teams and competition due to the standard and scale of facility to be provided. It is highly likely that population bases from bordering City of Gosnells and City of Serpentine Jarrahdale will provide numerous users of the proposed regional active sporting reserve facility.

Staging

The regional active sporting reserve at WUW is proposed to follow a staged development. This will allow facilities to be developed as required over time as trends and needs become clearer.

The staging is notionally set for 5 year periods over the 15 year project time frame consistent with the population projections outlined within the Needs Study document and is depicted in the concept plans as Appendix 2 to this report.

The majority of the proposed development is planned for stage 1, 0 - 5 year development time frame. This will satisfy the expected demand as indicated in the needs study for that period of time and provide a quality open space for the neighbouring community to enjoy. This will enable the passive areas and parklands to add to the attraction of the area. It will also link the WUW trails and pathways to the facility maximising awareness, utilisation and access to the wetland areas. The playground and BBQ areas are also planned at this stage for the same reasons.



Sporting field development proposed for stage 1 is flexible broad acre fields to cater for approximately 9 senior sized rectangular fields or approximately 5 senior sized Football ovals. This area can be configured dependant on the need expressed and the ultimate tenants.

The main pavilion is proposed at this stage to support the sporting field users with multiple changeroom facilities and storage. It is also proposed to provide a social area for all clubs of approximately 180m² with multi-purpose component (approximately 120m²) and meeting rooms available for the general community to hire, adding to the neighbourhood amenity.

Subsequent stages 2 and 3 are notionally planned at the 5-10 year stage and the 10-15 year stage respectively. These stages propose further sporting field developments with supporting pavilions, car parking and a multi court tennis / bowls facility. These stages are planned so that they can be flexible to the need expressed prior to the time of developing and are shown to satisfy the need identified at this point in time.

Flexibility

There are many variables that can affect the need for specific sporting field types at the proposed regional reserve therefore it is critical that the sporting field options are flexible to those variables. This has been a guiding principle in the concept design and is affected through the provision of broad acre style grassed playing areas.

The concept plan highlights the flexibility by overlaying various sporting field options across playing field areas.

This point is illustrated by the likelihood that either Australian Rules Football or Soccer will become a major winter tenant at the regional reserve. This will most probably be affected with the relocation of soccer from Alfred Skeet reserve which would allow the football club ability to expand from William Skeet reserve into the Alfred Skeet reserve also, or the reverse situation.

The nature of the regional reserve with broad acre style sporting fields will enable either of these scenarios to occur and also provide ability for future change if required.

Standard of Competition

The standard of competition will have an impact on pavilion facility design and supporting facilities such as lighting and standard of grounds maintenance. Typically the higher level sporting competitions request and in some instances require higher standards of facilities as compared to standard level community sporting facilities.



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Lighting has been proposed for almost all sporting reserves at the development. It is a mixture of game and training lighting. This may be excessive to the actual needs of the sporting clubs and could be staged dependant on need and club need and contributions to such capital development.

Game standard large ball sports lighting has been proposed for the following reserves; Soccer 1 and 2, Football 1 and 2, Baseball and tennis courts. The other fields depict training level lighting with the exception of Soccer 4, 5 and 6.

User Type

The types of sport utilising the sporting fields may have specific requests for support facilities such as lighting (including level and positioning), pavilion and social needs etc. Whilst flexibility in design is most desirable there will be specific requirements to be accounted for once the types and level of sporting club users are known.

Pavilions

Four pavilions have been depicted for the reserve providing support for the users of the active sporting reserves. Due to the uncertainty of user type for the pavilions it is difficult to specify exact facility needs. Pavilions tend to have a number of key elements that are consistent to most sports and to ensure flexibility of user type proposed pavilion designs can be estimated.

Australian Rules Football in WA has developed a set of standards for football facilities (WA Football Facilities Strategic Plan 2007). Football is potentially a major user of the proposed regional active sporting reserve and it caters to the greatest number of players per team of all the sports. Therefore pavilion needs have been based on those standards (Senior Teams – Core requirements) as follows;

Table 6. Pavilions Standards (Based on AFL Community “core” facilities)

Area	Preferred Minimum Sizes
Wet area (home & away teams)	▪ 4 showers, 1 urinal, 2 Toilets, clothes hooks (2* 30m2)
Change & warm up area (home & away)	▪ 2* 30m2
Umpires room	▪ 20m2, 1 toilet, 2 showers, bench seating, separate race to arena
Medical / First Aid room	▪ 15m2, hot & cold water, vehicle access
Public toilets	▪ Male and Female 10m2 each, Disabled 5m2 (25m2)
Social / Community room	▪ 110m2 minimum (10m2 bar)
Administration	▪ 20m2 area
Kitchen / canteen	▪ 25m2
Storage	▪ 20 – 30 m2
TOTAL m2	340m2



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Recommended dimensions for the proposed Armadale Regional Active Sporting Reserve Pavilions;

Pavilion 1 (Stage 1) specifications (Total Floor Space – 755m² approximately)

Based on “standard” dimensions with the following additions;

- *3 sets of change rooms / wet areas positioned to back onto each other (180m²)
- Public Toilets 25m²
- One large umpires room 35m² (divisible for male / female)
- One large medical room 30m²
- Administration areas off main social area *3 (60m²)
- One larger kitchen / canteen 40m²
- Storage *3 @ 25m² (75m²)
- Social area, one larger area of 180m² divisible into 2 separate areas serviced by individual bars
- Community space – 120m² (adjoining social area and usable if required in one configuration)

Pavilion 2 (Stage 2) specifications (Total floor space approximately 575m²)

Based on “standard” dimensions with the following variations;

- *3 sets of change rooms / wet areas positioned to back onto each other (180m²)
- Public toilets 25m²
- One large umpires room 35m² (divisible for male / female)
- One large medical room 30m²
- Administration areas off main social area *3 (60m²)
- One kitchen / canteen 40m²
- Storage *3 @ 25m² (75m²)
- Social area, one large area of 120m² (including bar area) divisible into 2 separate areas serviced by individual bars

Pavilion 3 (Stage 3) specifications (Total floor space approximately 255m²)

Based on “standard” dimensions with the following variations;

- *2 sets of change rooms wet areas positioned to back onto each other (120m²)
- Public toilets 25m²
- One umpires room 20m² (divisible for male / female)
- One medical room 15m²
- One canteen 25m²
- Storage *2 @ 25m² (50m²)
- Potentially based inside the proposed Leisure centre

Pavilion 4 (Stage 3) specifications (Total floor space approximately 145m²)

Based on “standard” dimensions with the following variations;

- 1 set of change rooms wet areas positioned to back onto each other (60m²)



- Public toilets 25m²
- One umpires room 20m²
- One medical room 15m²
- Storage *1 @ 25m²

Design features of proposed pavilions

- Hierarchical with basic needs but the larger level pavilions servicing more user groups featuring large social areas that can be booked for all users of the regional reserve.
- Positioned to service the needs of multi sporting fields adequately.
- Shelter for spectators (4 metres) from building roof line both sides of facility.
- Facility to be elevated from ground level (providing good spectator viewing over fields).
- Designed with environmental benefits such as solar and ventilation maximisation
- Designed with security inbuilt, heavy duty materials, simple in design and well lit.
- Water harvesting opportunities considered at detailed design stage.

Social and shared use of pavilions

The provision of a social area of approximately 180m² in pavilion 1 (Stage 1) is intended to be available for all sporting clubs based at the regional reserve to accommodate their major social needs.

This area will also provide an income source when hired and increase the utilisation of the facility in quiet times for sporting pavilions also contributing to a passive security for the building. Common facilities such as public toilets and playground facilities will also be shared amongst the many user groups as well as the general community.

The provision of an area of 120m² in pavilion 1 is intended to be available for the use of community groups which will be based around the area with the advent of new residential developments, in essence a community centre, suitable for use as a playgroup, martial arts and dance groups, enhancing the multi purpose nature of the area and pavilion specifically.

The Pavilion 2 is proposed to have a social area of approximately 120m² which will also allow the multiple users of the pavilion suitable space to share for social and general community needs.

Pavilion 3 (stage 3) could either be a stand alone building near the proposed tennis/lawns bowls facility (subject to the need for such facilities being confirmed), or possibly be included within an indoor leisure centre (as shown on the concept plan) should Council decide to relocate its aquatic and recreation facilities to this site. This would require some needs that have not been specified suitable for a tennis / bowls club (potentially some social type area). The overall design would need careful consideration if it were to also form part of the potential leisure centre.



Trails / Playgrounds

A dual use pathway is proposed to encircle the majority of the entire area forming a destination point and link to the WUW green pathways. The circuit itself has the potential to become a popular running / cycling track being over 2kms with interesting sections for users such as the wetlands area. It will provide a secure elevated walk way through the wetlands area both protecting the area but opening it for appreciation.

The trail is proposed to have an outdoor exercise station similar to that at the Town of Victoria Park's McClelland Park (Swan River foreshore) as well as numerous shady rest spots with bench seating available.

A significant playground is proposed at the site of Pavilion 2 (Stage 1) and a smaller playground at Pavilion 1 (Stage 1 also). The significant playground should be a stand alone attractor for the local community and complement user groups of the sporting reserves in accommodating the play needs of families with multiple children or parents when participating in sporting activities. The second playground will complement the potential playgroups utilising the venues also.

The provision of a "village green" area is also proposed that will be an open grassed area for non formal sporting activities such as family BBQ's, Frisbee and picnics.

Considerations

Adjoining Land Use

The area of land depicted as the site of the regional active sporting reserve is adjacent to land owned by the Water Corporation (Lots 510 and 5060 Armadale Road) to the west and privately owned land (Lot 31 Armadale Road and Lot 30 Twelfth Avenue) to the north-east. The area comprises a total of 62.1ha (Lots 32 (1.4ha) and 33 (6ha) owned by the City of Armadale, Lot 81 (6.4ha) owned by the Crown, and Lots 22 (21.2ha), 103 (5.6ha) and 104 (21.5ha) owned by DPI). See Appendix 3 for detail.

In terms of future provision for various forms of recreation opportunities these land parcels may offer potential that should be investigated. If available, complementary use to the proposed regional recreation reserve could be made and if possible should be considered within the master planning exercise.

The City of Armadale advise that the privately owned land (Lot 30 and 31) was originally planned to be utilized for future commercial development in association with a future golf course - as had been previously intended for the land now identified for a Regional Active Sporting Reserve. The City and the land owner entered into an agreement in the past to facilitate the compatible development of facilities. It would be advantageous that the development of the private land take account of the proposed regional recreation reserve by the provision of vehicular, cycle and pedestrian access through the site.



New Sporting Clubs

The formation of new sporting clubs is desirable for the developing areas of WUW and North Forrestdale (Harrisdale and Piara Waters). This will ensure that both adults and children are provided opportunities to participate in close proximity to the new areas and the development of more even population catchments for clubs.

The City may need to engineer the formation of new junior clubs in these areas to ensure this strategic development occurs as opposed to existing clubs having "annexed" sporting reserves across the City.

The City could seek support from Developers in assisting with the creation of new sporting clubs taking advantage of their links to residents and ability to provide sponsorship options. This could also be effected with the appropriate City of Armadale staff resources, the local schools (and parents) and the Department of Sport and Recreation (DSR).

Water Use Optimisation

Strategies for water utilisation will need to be developed and at the detailed planning stage offer opportunity to investigate and implement best practise strategies in this regard. The City currently operates within the State Government regulations and water allocation levels as well as its own policy on water abstraction management.

Groundwater levels are reported as limited within the City currently and practices such as hydrozoning have been implemented to manage this situation.

Water management and preservation will be an increasingly important component of any future active sporting reserve management as water becomes scarcer and more stringent regulations are implemented. This will also affect the irrigation planning and methods as well as the selection of grass types.

Pavilions and buildings should also be considered for opportunities for capture of water for fields and toilet use.

Synthetic Surfaces

If the estimated active sporting reserves capacity can be provided as indicated within this report, then there appears to be no need for synthetic surface fields on the grounds of capacity within the City of Armadale.

As indicated within the Needs Assessment section of this report, synthetic surface fields primarily have a role in areas where demand is greater than the existing or projected available active sporting reserve land supply. The future may see a growing need for synthetic fields if water costs increase significantly and/or population dramatically exceeds the projections for the City.



A recent article in Australasian Leisure Management (September / October 2007 by Consultant Martin Sheppard) titled *Synthetics Come of Age* (pp 26-29) discusses the viability of synthetic surfaces.

This article concludes that "*synthetic surfaces are slightly more expensive to construct / install although surface replacement is more expensive; and that synthetic surfaces are cheaper to maintain than natural turf*".

There are many variables to consider when comparing the provision of synthetic surfaces with natural grass, including; playing field area, level of competition standard, hours to be played per week, water supply to area, water needs, potential for vandalism, flexibility of use required, lifespan (latest generation of synthetics not yet proven) etc.

If the City wishes to entertain synthetic surfaces as part of its active sporting field provision, it is suggested that a detailed cost benefit analysis be undertaken to consider all the aforementioned variables in order to make an informed long term decision.

The DSR and City of Geraldton-Greenough is currently undertaking a feasibility study for synthetic surfaces to be utilised at the Eadon-Clarke Reserve with the intention that this study will become a case study for the industry. The report is expected to be completed in late 2008.

Grounds Maintenance Storage

The storage of grounds maintenance equipment has not been designated at the proposed Regional Active Reserve. The City may wish to consider locating this type of equipment at the site which would necessitate the building of storage compound / sheds to accommodate.

Other Recreation Needs Within the City of Armadale

The development of this proposed Regional Recreation Reserve may provide further opportunity for other recreation facility needs within the City of Armadale. It is planned that the current Recreation Plan for the City be reviewed in 2008/09 and this review should consider the dramatically increased population projections for the City since the last review was conducted.

It is suggested that the Regional Recreation Reserve be considered as a potential location to satisfy recreation facility needs that arise from that planned review.

Examples of such other recreation facilities needs being satisfied at this site include the notional depiction of a Leisure centre with a footprint containing indoor aquatic and sports courts facilities as has a BMX track.



CAPITAL COSTS OF PROVISION

The capital cost of establishing the proposed regional active sporting reserve at WUW has been estimated by RBB Quantity Surveyors. The complete cost estimate including corresponding staging to the concept plans can be seen as Appendix 4.

The proposed development has been costed at \$24,700,000 (exclusive of GST).

Project Staging

The project is proposed to be staged in three defined periods. Notionally these stages have been designated and costed over the following periods;

Stage 1	0-5 years	\$13,350,000
Stage 2	5-10 years	\$ 5,000,000
Stage 3	10-15 years	\$ 6,350,000
Total cost (Exclusive of GST)		\$24,700,000

It should be noted that each stage has individual costs associated with site preparation, land fill / top soil and reticulation, landscaping and grass. In reality the City may wish to prepare the entire site at the one time and have a lower level of landscaping for the areas of Stages 2 and 3 until such time they are commissioned as per the proposed development.

Considerations

Exclusions to Cost Report

The cost report by RBB indicates the following exclusions;

- Site clearance
- Gas service
- Abnormal subsoil conditions
- Subsoil drainage
- Work in Waterworks road
- Improvements to “wetlands” area
- Maintenance costs during the “grow in” period
- Fit out to pavilions & kiosks (kitchen equipment, loose furniture) and air conditioning
- Fencing to site boundaries
- Specific council requirements
- Consultants fees
- Contingencies
- Cost escalation



The above exclusions to the cost report will significantly add to the overall cost of the project and will need to be considered at the detailed design stage.

Cost Escalation

A consideration for this project is the cost escalation. Forecast increases lend support to the development of the majority of the proposed reserve within the initial stage of the project to minimise the effect of escalation.

Once detailed project design has been determined, it would prove beneficial to perform a financial analysis on various development scenarios involving benefits of early development compared with the costs of delayed staging sensitivity.

RRB have provided official WA State Government cost escalation forecasts;

Table 7. Cost Escalation Forecasts

Year	% Escalation
1	11.4
2	9.1
3	6.1
4	5.1
5	5.1

It should be noted that there is a degree of difficulty in projecting future year results for cost escalations and in future years these estimates may prove conservative.

Water availability to site

Advice from the City's Parks staff indicates that irrigating the new reserve is most likely to be by ground water through the construction of a bore, pump / motor and irrigation equipment. Following preliminary drilling to determine the amount of ground water available for abstraction, a design can be developed indicating the size of the bore hole, pump / motor size, pump station / controller and irrigation network to be constructed.

If low yielding bores are only available a tank and pump system may be required to ensure the correct volume of water for the irrigation system. The City must conform to the State Government regulations for the abstraction of ground water, (allocation of 7500kL /Ha/Annum) and its own recently developed Water Draw Operating Strategy.

GHD engineers (working on the WUW entire site) advise that a Geo technical report has been conducted on the site and indicates that water is not far from the surface near the south western end of the reserve indicating that an accessible water supply is likely to be available.



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GHD also advise that hydrogeology tests would be required to determine how much water is present and how best to obtain it prior to detailed planning. The Water Corporation would also need to be consulted for various approvals required to extract water from this source.



OPERATIONAL COST ESTIMATES

From consultation with the City of Armadale's Parks Operations staff, the average maintenance cost per hectare for all passive irrigated reserves is \$10,000 per annum. This figure is based on the following breakdown for key activities;

- 17 mowing services
- 41 Irrigation services
- 1 fertilising application
- 1 herbicide application
- 4 playground services
- Furniture and Fixture maintenance as required
- Graffiti removal as required

A further breakdown of costs from the City's Parks budget for 2006/07 shows the following;

- Active Oval Mowing costs - \$3,500 per ha
- Active Oval Fertilising - \$ 622 per ha
- Active Oval Vertimowing - \$ 360 per ha
- Active Oval Irrigation costs - \$1,530 per ha

(It is noted that these figures are considered to be lower than general industry standards, as advised by the City's Parks staff).

Based on the estimate of \$10,000 per hectare per annum for these expenses, the proposed 40ha site would incur an annual operational budget of \$400,000.

This cost per hectare could well be lower than this estimate (dependant on final sporting field configuration) due to the fact it is a large regional reserve with broad acre style playing fields configuration proposed, providing economies for mowing, and repair works and efficiencies for reticulation and drainage.

A further operational cost to consider is the power expended with the bore and pumps required for irrigation. Estimates provided by City staff and based on the maximum ground water extraction of 7,500 kl per hectare per annum indicate the cost to operate a 15kw pump motor at \$0.18 cents per kl over a 40ha site this is estimated at \$54,000 pa.



Table 8. Total Estimated Operating Costs Per Annum

Item	\$ Cost per ha / kl	Proposed Area	Cost estimate pa
Sporting reserve maintenance	\$10,000 ha	40ha	\$400,000
Power for water supply (15kw pump)	\$0.18 kl 7,500 kl max.	40ha	\$54,000
Total operating costs pa	\$454,000		

The above table indicates in today's dollar terms that the fully developed Armadale Regional Active Reserve at WUW will require approximately \$454,000 per annum in operating costs.

This does not account for the ongoing maintenance and repair of any pavilions that will be built or other infrastructure such as playgrounds, park furniture, pathways etc.



FUNDING CONSIDERATIONS

Department of Sport and Recreation Community Sport & Recreation Facilities Fund (CSRFF)

Comment was sought from the Department of Sport and Recreation WA in relation to the likelihood of support for this type of development. Broad support for the concept master plan was indicated by the following comments;

The Department of Sport and Recreation WA (DSR) is supportive of large scale active sporting reserves capable of accommodating a variety of sports and utilising common infrastructure.

DSR is limited by the maximum grant of \$1.8million available through CSRFF and priorities would lie with the aspects of the project that support physical activity and participation such as the oval construction, floodlighting and change rooms facilities.

Specific pavilion development detail can not be provided until detailed design stage; however DSR indicate that support for facilities such as; change rooms, storage, a club house for social interaction, meeting space, kiosk etc (all dependant on the number and size of the sporting bodies utilising such a facility as multiuse is supported).

Future staged reserve and pavilion developments would need to be presented at the appropriate time for funding consideration and to be successful would be based on demonstrated need.

State Government Support

It is generally acknowledged that regional level active sporting reserves offer the greatest benefits to the sporting needs of communities in the most cost effective model maximising opportunities for facility sharing and lessening the need for more and lesser quality localised reserves.

Unfortunately, whilst this model is espoused by the leisure and sporting industry in general and DSR it is not reflected in the funding support available for such responsible planning. It would appear that separate funding support for regional developments of this scale should exist and be made available to ensure the continued development of such. DSR has recognised this and has been seeking to have Government fund such a program.

It is suggested that the City of Armadale and the Armadale Redevelopment Authority meet with DSR Facilities branch to define each party's roles and make special application for increased funding over and above that of the current maximum CSRFF grants.



Lotterywest

Lotterywest does not generally support the provision of facilities but has been supportive of facility fit outs that promote access and opportunity for all. Examples within sporting reserves include disabled toilets, tables and chairs for meeting rooms etc. This organisation also finds non sporting social aspects of developments.

Disposal of assets

Excess Public Open Space

Existing blocks of land with low value to the City could be sold and some portion of the realised value be allocated to the improvement of public open space in the precinct in which the land was located.

This would result in the overall improvement of public open space quality within the relevant precinct.

With regards to the City's Public Open Space Strategy the City of Armadale's Manager of Planning Services advises;

"In July 1999, Council resolved to take a strategic approach to public open space (POS) rationalisation. In 2000, a comprehensive review of POS was undertaken to identify reserves that should be disposed of and reserves that the City should accept vesting and management. The City was divided into Precincts and then consideration of the reserves for disposal and acceptance of management was progressed in seven (7) stages as part of the City's POS Strategy. The City has rezoned and obtained approval for the seven stages and commenced the disposal of several former reserves. Over 30 reserves are proposed for disposal, which will generate significant funds that will be available for improvements to Parks in each Precinct.

At its July 2006 meeting, the Council resolved to write to the Minister for Planning & Infrastructure and Lands seeking her support for the adoption of a strategic approach to the use of funds derived from cash-in-lieu and from the sale of POS land to enable up to one third of the funds to be allocated to strategic recreation facilities. The City recently received a response in the affirmative to this request".

Pries Park (Lot 33 Connell Avenue)

This reserve has limited current utilisation and is located in a precinct that is already well catered for with active sporting reserves (as identified within the Needs Study).



The reserve is in poor condition to serve as an acceptable active sporting reserve and would require significant upgrade and maintenance to return to quality standards. This is also highlighted by a recent City of Armadale Active Playing reserves condition report which highlighted poor drainage, a total redesign of irrigation system was required and floodlighting was in need of addressing urgently (to remain as a utilised active sporting reserve).

This reserve would have considerable value in its current location for residential utilisation. This action would require Ministerial approval to be rezoned from Rural to residential.

Developer Contributions

The City of Armadale's Manager of Planning Services advises that "the City's adopted North Forrestdale Development Contribution Plan includes a contribution towards district playing fields and contributions towards the construction of a sporting pavilion, clubrooms and sporting fields. Future extensions to the North Forrestdale Development Contribution Plan (Piara Waters south) are likely to include another clubroom/community centre and senior sized active sporting field. The City has requested that the ARA include a contribution per lot/dwelling in the Wungong developer contribution arrangements for regional recreation playing fields. This contribution is appropriate, given the limited number of playing fields proposed in the Wungong Master Plan".

W.A. Football Commission (WAFC)

Dependant on the nature of the final development and the utilisation of the reserve for Australian Rules Football, the WAFC and AFL may consider partial funding support for specific facilities such as lighting via their community facilities fund program.

The Noranda Sporting complex in the City of Bayswater (regional level active sporting reserve) was recently supported with some funding by the WAFC and AFL as an example.

The WAFC have been made aware of the Armadale Regional Active Sporting Reserve development and it is suggested that they be kept informed and involved at the detailed design stage of the reserve development.

Geoff Glass, WAFC Director Facilities Planning has provided the following comments on this project;



"The West Australian Football Commission considers the staged development of a major new regional scale recreation and sporting facility as part of the Wungong Urban Water as a critical part of building a truly sustainable development. The unique physiography of the locality and the special consideration of water management in determining the form of the development is acknowledged. The planning response developed by the State Government through the Armadale Redevelopment Authority is a significant achievement in building an environmentally sustainable urban community. It is the view of the WAFC that the adequacy and quality of active playing fields also significantly contributes to the development of a healthy and fulfilled community. Sport, particularly team sport, provides excellent opportunities to develop individuals and communities. It can act as a developer of community as well as be an attractive physical asset of the locality.

Given the projected scale of the development the WAFC would encourage the greatest allocation of land possible for public purposes in the first instance. Future demand for playing fields is obviously an uncertain science. But it is virtually impossible to retrofit such uses once the land has been otherwise utilized. Demand for organized recreation activity is growing as a range of programs and initiatives take hold. In Australian Rules Football for example in metropolitan Perth since 2003 the growth of participation in the Auskick age group (5-8) has been 87%.

Specifically with the proposed development it is suggested that a hierarchy of facilities be developed. For instance it should be possible at a regional facility to host an event, whether it be sporting or entertainment, capable of accommodating several thousand spectators. Mounding for spectators should be allowed and a pavilion and changeroom facility capable of allowing an inter or intra regional competition to be held.

The WAFC in association with the AFL would be keen to work with the relevant agencies in further detailed planning of any sporting facility and assisting in ensuring it is successfully launched and utilized as a community resource.."

Sporting Club Contributions

It is unlikely that any existing sporting clubs within the City would be in a position to contribute to the capital costs of establishing a regional active sporting reserve. Sporting clubs are more likely to contribute towards facilities that are specific to their need.

As the future tenants of this proposed complex are unknown the City is unlikely to be able to assess this potential contribution source for some time.



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It may be feasible for the City to call for expressions of interest from existing clubs within the City and interested people within the area to expedite the potential tenants of the facility. Once this is notionally established consultation on any specific design needs for pavilions and supporting facilities can be undertaken and the likelihood of financial contribution investigated.

Traditionally sporting clubs contribute a percentage share via cash, in-kind services or combinations (in line with CSRFF funding requirements) and generally for the non – core type components of facilities such as social / bar areas and gyms etc.



RECOMMENDATIONS

It is recommended that:

1. Council receive the City of Armadale Active Sporting Reserve Feasibility report.
2. Council adopt the following strategy to address the predicted shortfall in provision of active sporting reserves within the City over the next 15 year period:
 - a) Subject to the outcomes of the recommended condition report for current active sporting reserves (refer recommendation 3 of the Needs Assessment study) and in consultation with user groups, the City develop a staged program to upgrade grounds and facilities at its existing sporting reserves. Such improvements may include upgrades to lighting, reticulation, drainage and other infrastructure, and reconfiguration of playing areas in order to increase the capacity of these venues.
 - b) The City explore opportunities with the Department of Education and Training (DET) for community use of existing school ovals as overflow venues for junior training and games.
 - c) Council strongly support the concept of Joint Provision and Dual Use of school ovals in the new development area of Harrisdale / Piara Waters and;
 - i. Continue to explore every opportunity for Public Open Space to be located adjacent to school ovals in order to provide senior size ovals that can be used by local sporting clubs thus providing a cost effective strategy to overcome the shortage of active open space within this area and defray operating costs between DET and the City.
 - ii. Commence discussions with DET/DSR at an early stage to consider opportunities and establish agreements for joint provision and dual use of school ovals and facilities in Harrisdale/Piara Waters.
 - d) Council support in principle the proposal for staged development of a regional level active sporting reserve to be located between Waterworks Road and Twelfth Road, Brookdale and subject to any changes that may be agreed to by the City and the ARA, the draft concept plan that forms part of the Feasibility study report be used to guide the detailed planning for the project.



- e) Council establish a working group that includes representatives from the City, ARA and DSR to further develop the proposal and define each party's roles for a regional active sporting reserve, identify funding options, potential tenants of the proposed facility, timing of the project and ongoing management costs.
3. Council support the following specific strategies that will increase the capacity and improve management of the City's existing active sporting reserves:
 - a) The proposed upgrade of Frye Park, Kelmscott to be a high priority when developing its staged program to upgrade existing active sporting reserves.
 - b) John Dunn Memorial Park be retained as a shared use venue in the short to medium term and a Management Agreement be established between the City and the resident sporting clubs to clearly define the responsibilities of the respective parties.
 - c) Investigate options to relocate the BMX facility at John Dunn Memorial Park to an alternative site, possibly as part of the proposed regional active sporting reserve.
 - d) Install a central cricket pitch at Springdale Park and relocate cricket from Karragullen Oval to Springdale Park.
 - e) Decommission Karragullen Oval as an active sporting reserve, and maintain as a passive reserve on a reduced maintenance program.
 - f) Dispose of Lot 33 Connell Avenue and use part of the proceeds to assist with the upgrading of active sporting reserves and proposed provision of new active reserves.
 - g) Install new cricket pitches at the following venues subject to the need being demonstrated:
 - Alfred Skeet Reserve (between soccer pitches 2 & 3)
 - Creyk Park
 - Gwynne Park (junior oval at corner of Forrest and Seventh Roads)



- 4. The Armadale Redevelopment Authority;**
 - a) Receive the City of Armadale Active Sporting Reserve Feasibility report.**
 - b) Support in principle the proposal for staged development of a regional level active sporting reserve to be located between Waterworks Road and Twelfth Road, Brookdale and subject to any changes that may be agreed to by the City and the ARA, the draft concept plan that forms part of the Feasibility study report be used to guide the detailed planning for the project.**
- 5. City and ARA representatives meet with DSR Facilities Branch to make special application for increased funding over and above the current maximum CSRFF grants to reflect the regional significance of the proposed Regional Active Reserve.**



A Balanced View (ABV) Leisure Consultancy Services

APPENDICES

Appendix 1. - City of Armadale Existing Active Sporting Reserves Map

Appendix 2. - Regional Active Reserve Concept Plan (Stages 1, 2 &3)

Appendix 3. - Regional Active Reserve Adjoining Land Map

Appendix 4. - Armadale Regional Active Sporting Reserve Cost Estimates

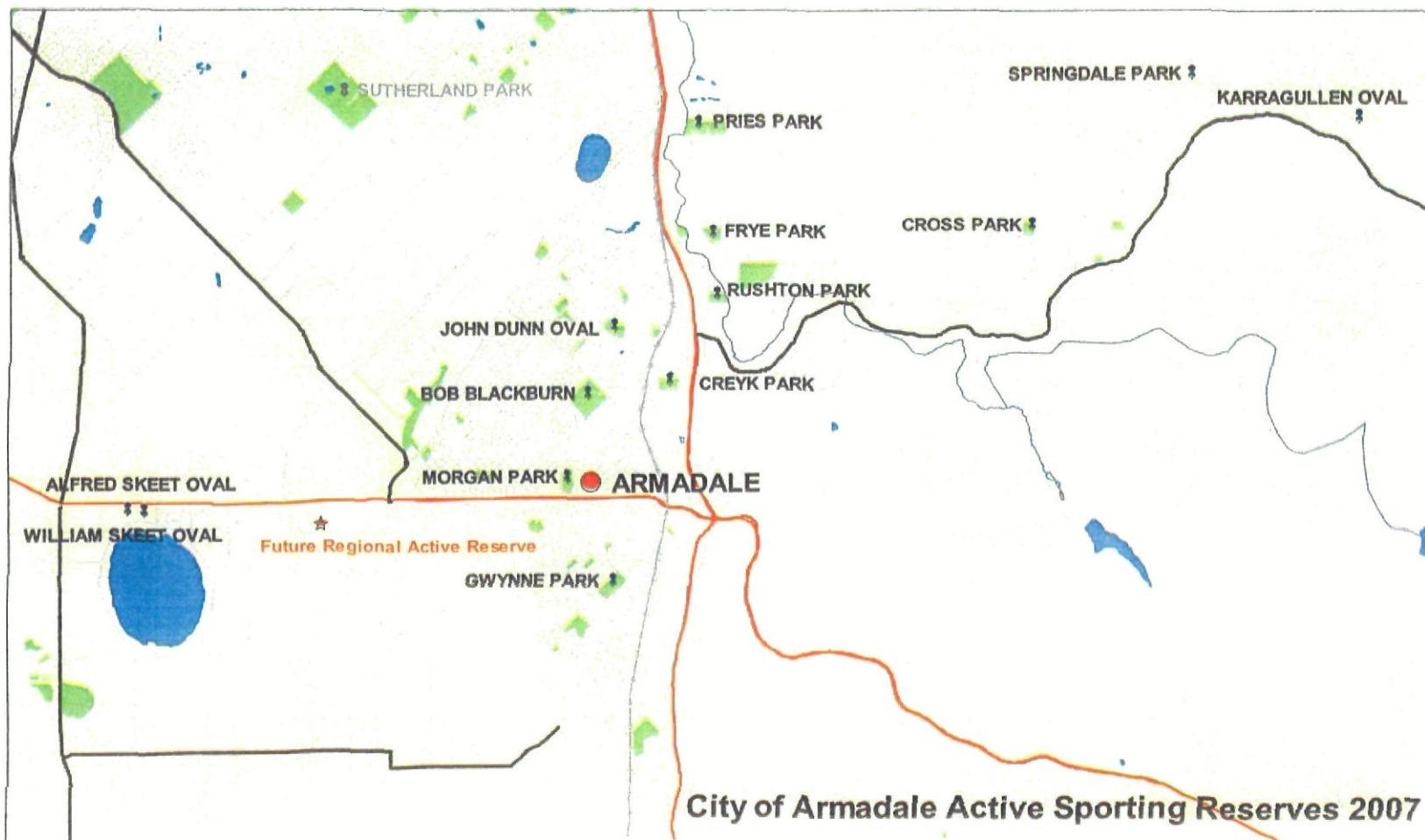
Appendix 5. – Wungong Urban Waters Master Plan - November 2007



**A Balanced View (ABV)
Leisure Consultancy Services**

Appendix 1. – City of Armadale Existing Active Sporting Reserves Map

(Separate electronic attachment)



0 50 100 200 300 400
SCALE

SKETCH
01

Stage 1 - 0 to 5 years

August 2008

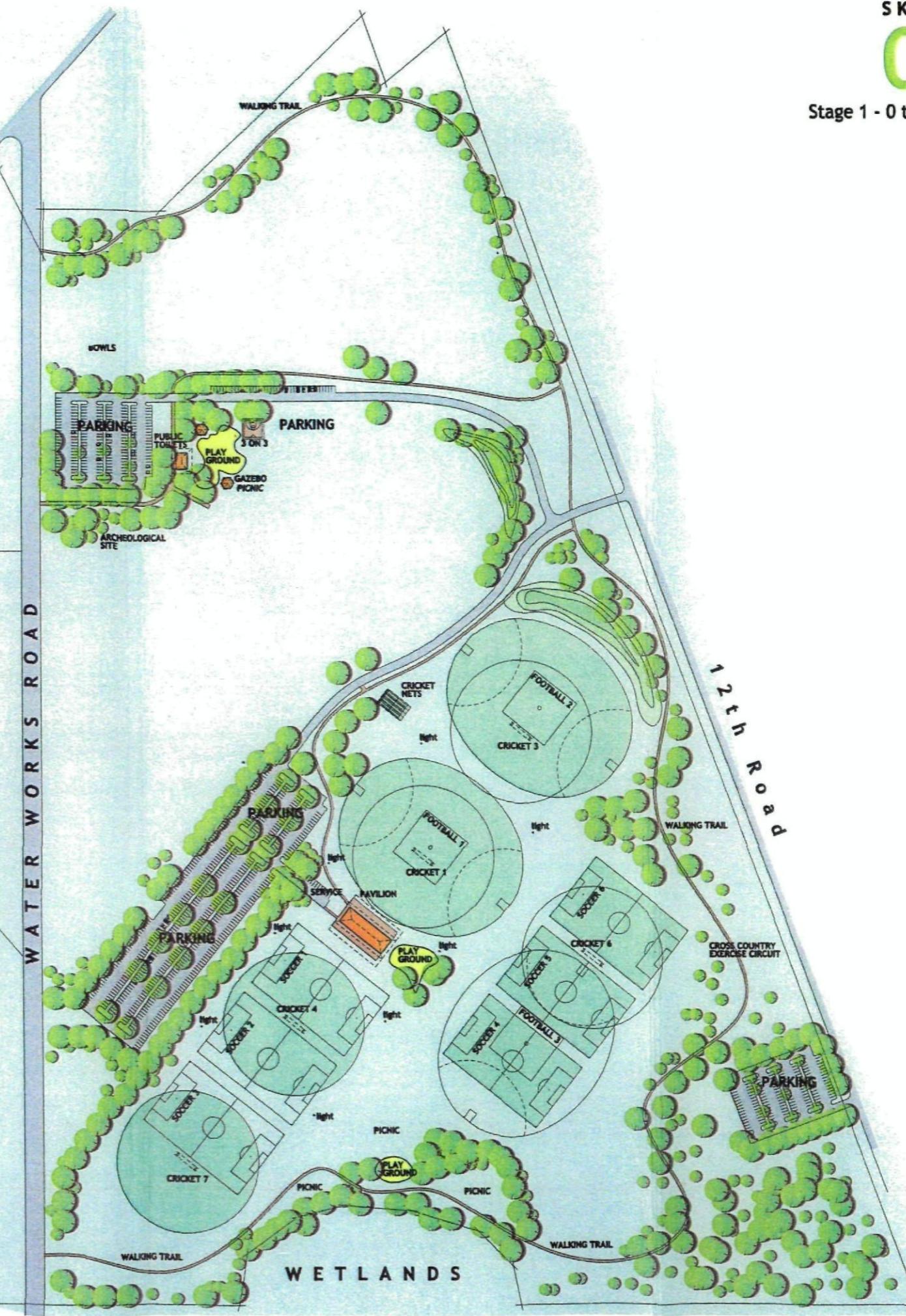
Armadale Regional Sporting Reserve WUANGONGURBAN WATER

development layout proposal



TONKIN HIGHWAY

apod



SKETCH
02

Stage 2 - 5 to 10 years

Armadale Regional Sporting Reserve
WUNGONG URBAN WATER

August 2008

development layout proposal

0 50 100 200 300 400
SCALE



apod

TONKIN HIGHWAY



0 50 100 200 300 400
S C A L E

S KETCH
03

Stage 3 - 10 to 15 years
Total Development

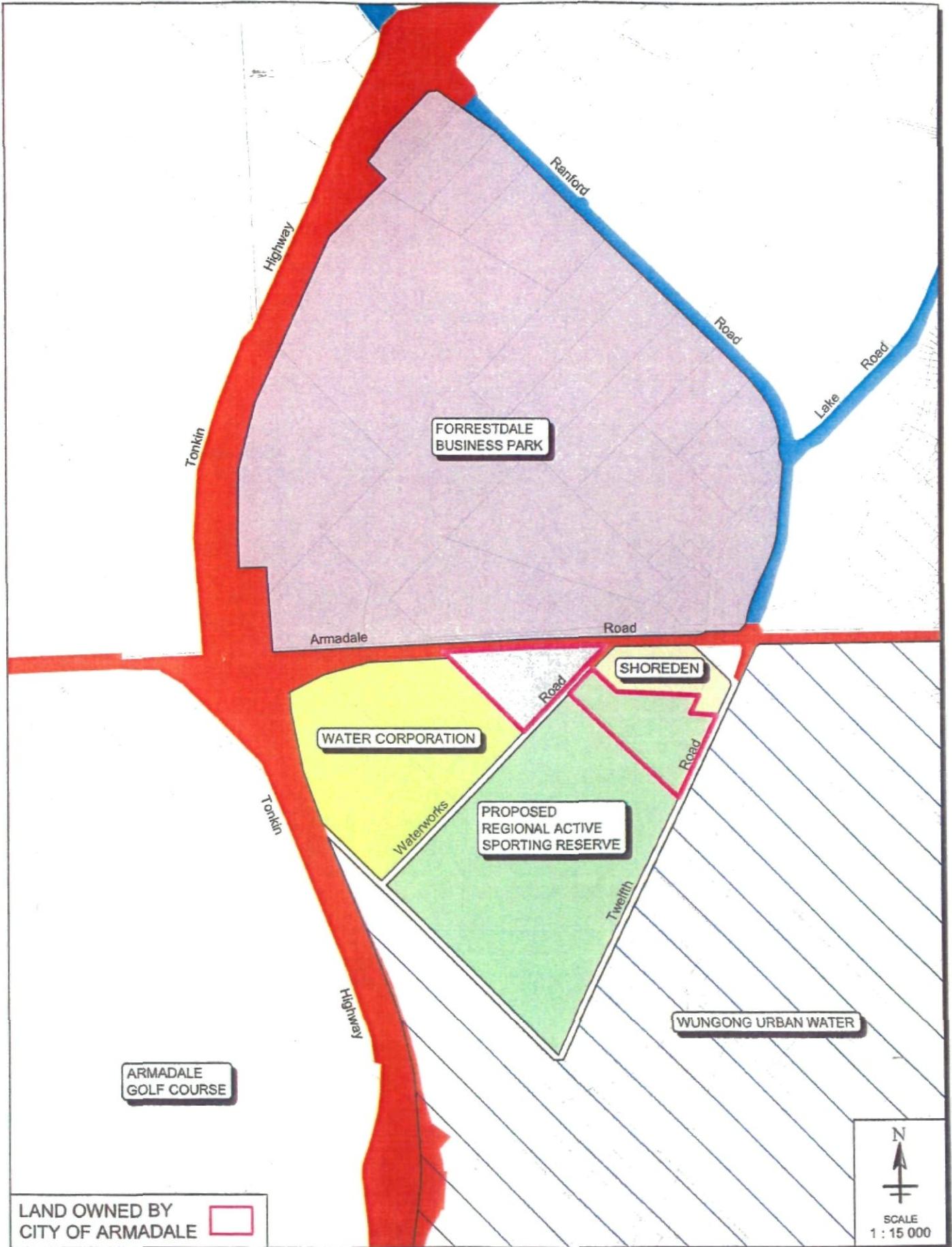
A u g u s t 2 0 0 8

Armadale Regional Sporting Reserve WUNGONG URBAN WATER

development layout proposal



apod



LOCATION OF REGIONAL ACTIVE SPORTING RESERVE



19 October 2007

ABV Consultants
22 Hamilton Street
EAST FREMANTLE WA 6158

Attention: Mr Darren Monument

Dear Sir

ARMADALE ACTIVE SPORT RESERVE

Please find attached our current estimates of construction cost for the above facilities totalling:

Stage 1	\$14,685,000	Inclusive of GST
Stage 2	\$5,500,000	Inclusive of GST
Stage 3	\$6.985.000	Inclusive of GST

Please note that these are current costs.

No input has been received from any other consultants in compiling the above estimates.

We have included allowances to extend the water, fire, sewer and electrical service to the site for a length of 400 metres along Water Works Roads.

We have included for 600mm deep filling over the whole of the site and 1500mm under the pavilions.

“Match standard” lighting has been included for one football oval and three hockey fields.

As stated above, cost escalation is excluded.

The State Government cost escalation forecast is:

1 year	11.4%
2 years	9.1%
3 years	6.1%
4 years	5.1%
5 years	5.1%

Ralph Beattie Bosworth Pty Ltd
ABN 58 260 502 981
Construction Cost Consultants

G. Comesp Sec 2007/8901-8900 8805L-mbc.doc

12 Kings Park Road West Perth Western Australia 6005
PO Box 456 West Perth Western Australia 6872
Telephone 08 9321 2777 Facsimile 08 9481 1783
Email info@rbb.com.au www.rbb.com.au

Please note the exclusions.

Yours faithfully
Ralph Beattie Bosworth



Martin Collins
Director



SUMMARYStage 1

Building work and siteworks	\$13,350,000
GST	1,335,000
Total Estimated Current Cost inclusive of GST	\$14,685,000

Stage 2

Building work and siteworks	\$5,000,000
GST	500,000
Total Estimated Current Cost inclusive of GST	\$5,500,000

Stage 3

Building work and siteworks	\$6,350,000
GST	635,000
Total Estimated Current Cost inclusive of GST	\$6,985,000

EXCLUSIONS

The following are excluded from the estimates:

- Consultants' fees
- Site clearance
- Fitout to the pavilions and kiosks including kitchen equipment and loose furniture
- Air conditioning
- Gas service
- Abnormal subsoil conditions
- Subsoil drainage
- Work in Water Works Road
- Improvements to "Wetlands" area
- Fencing to site boundaries
- Specific council requirements
- Maintenance costs during the "grow in period"
- Running costs of the centre
- Contingencies
- Cost Escalation



13226-EST ARMADALE ACTIVE SPORTS

EST EST-1 ESTIMATE 19/10/07
 STAGE S1 STAGE 1
 TRADES GE GENERAL

Building Works

1	Pavilion including toilets	m2	840	3,550.00	1,302,000.00
2	Undercover viewing area (no seating)	m2	360	350.00	126,000.00
3	Extra for solar power and water harvesting	Item			26,000.00
4	Freestanding public toilets	m2	25	2,500.00	62,500.00
5	Bin storage area	Item			7,500.00
6	Additional filling beneath building improvements	m3	1350	14.00	18,900.00
				Building Works	1,536,900.00

Siteworks

7	Filling 600 deep to total area of site improvements including topsoil to ovals	m2	238000	14.00	3,332,000.00
8	Landscaping and reticulation - general areas	Item			300,000.00
9	Grassing and reticulation - ovals and surrounds	m2	156000	5.00	780,000.00
10	Bore including pump, electrics and iron filter	No.	2	200,000.00	400,000.00
11	Major childrens playground including all equipment, matting and sunshading	No.	2	300,000.00	600,000.00
12	Minor childrens playground including all equipment, matting and sunshading	No.	1	150,000.00	150,000.00
13	Facilities to No. 2 picnic areas including gazebos, seating and shelters	Item			75,000.00
14	External seating and bins	Item			20,000.00
15	External signage and site sign	Item			20,000.00
16	Car bollards	m	1915	100.00	191,500.00
17	Bollards, miscellaneous metalwork	Item			15,000.00
18	Carparking including drainage and lighting	m2	16000	65.00	1,040,000.00

13228-EST-Armidale ACTIVE SPORTS

19	Pedestrian paving	m2	1600	50.00	75,000.00	
20	2100 wide walking/running circuit - on grade	m	2100	100.00	210,000.00	
31	2100 wide walking/running circuit - raised walkway adjacent wetlands including balustrade each side	m	150	500.00	75,000.00	
22	Set of No. 3 cricket practice nets including fencing and synthetic surface	Item			25,000.00	
23	Centre wicket cricket pitch including synthetic surface	No.	5	8,000.00	40,000.00	
24	Set of soccer goalposts	No.	6	6,000.00	36,000.00	
25	Set of football goal and point posts	No.	3	10,000.00	30,000.00	
26	"Three on Three" basketball facility including goalpost	Item			22,000.00	
				Siteworks	7,465,500.00	
	<u>External Services</u>					
27	On site water service	m	440	45.00	19,800.00	
28	Water extension external to the site	m	500	100.00	50,000.00	
29	Gas service - excluded	Item			0.00	
30	On site sewers	m	440	120.00	52,800.00	
31	Sewer extension external to the site	m	500	250.00	125,000.00	
32	Sewer pumps	Item			200,000.00	
33	On site fire service	m	440	55.00	24,200.00	
34	Building stormwater disposal	Item			20,000.00	
35	Floodlighting to "training standard" to ovals including submains	m2	88900	9.00	800,100.00	
36	Floodlighting to "match standard" to ovals including submains	m2	67100	13.00	872,300.00	
37	Pedestrian lighting	Item			25,000.00	
38	Electrical services connection and submains	Item			75,000.00	
39	Western Power headworks	Item			300,000.00	

13228-EST ARMADALE ACTIVE SPORTS

40 Telstra headworks	Item	10,000.00
41 WAWA headworks	Item	35,000.00
42 Rock excavation external to the site	Item	30,000.00
	External Services	2,639,200.00
<u>Preliminaries</u>		
43 Preliminaries and builders margin on all works	Item	1,728,400.00
	Preliminaries	1,728,400.00
	Total for GENERAL	13,350,000.00
	Total for STAGE 1	13,350,000.00
	Total for ESTIMATE 19/10/07	13,350,000.00
	TOTAL \$	13,350,000.00

*** END OF REPORT ***

13238-EST ARMADALE ACTIVE SPORTS

EST EST-1 ESTIMATE 19/10/07
 STAGE S2 STAGE 2
 TRADES GE GENERAL

Building Works

44	Pavilion including toilets	m2	630	1,600.00	1,008,000.00
45	Undercover viewing area (no seating)	m2	280	350.00	98,000.00
46	Extra for solar power and water harvesting	Item			20,000.00
47	Freestanding public toilets	m2	25	2,500.00	62,500.00
48	Additional filling beneath building improvements	m3	1000	14.00	14,000.00
				Building Works	1,202,500.00

Siteworks

49	Filling 600 deep to total area of site improvements including topsoil to ovals	m2	106000	14.00	1,484,000.00
50	Landscaping and reticulation - general areas	Item			100,000.00
51	Grassing and reticulation - ovals and surrounds	m2	105200	5.00	526,000.00
52	External seating and bins	Item			15,000.00
53	External signage and site sign	Item			10,000.00
54	Car bollards	m	190	100.00	19,000.00
55	Bollards, miscellaneous metalwork	Item			15,000.00
56	Carparking including drainage and lighting	m2	5800	65.60	384,000.00
57	Pedestrian paving	m2	400	50.00	20,000.00
58	Centre wicket cricket pitch including synthetic surface	No.	1	8,000.00	8,000.00
59	Set of rugby goalposts	No.	2	8,000.00	16,000.00
60	Set of football goal and point posts	No.	1	11,000.00	11,000.00
61	Archeological site allowance	Item			50,000.00
				Siteworks	2,638,000.00

13228 EST ARMADALE ACTIVE SPORTS

External Services

62	On site water service	m	215	45.00	9,675.00
63	Gas service - excluded	Item			0.00
64	On site sewers	m	215	120.00	25,800.00
65	On site fire service	m	215	55.00	11,825.00
66	Building stormwater disposal	Item			15,000.00
67	Floodlighting to "training standard" to ovals including submains	m2	39000	9.00	351,000.00
68	Pedestrian lighting	Item			10,000.00
69	Electrical submains	Item			30,000.00
70	Telstra headworks	Item			7,500.00
71	WAWA headworks	Item			35,000.00

External Services 495,800.00

Preliminaries

72	Preliminaries and builders margin on all works	Item		563,700.00
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Preliminaries 563,700.00

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Total for GENERAL 5,000,000.00

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Total for STAGE 2 5,000,000.00

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Total for ESTIMATE 19/10/07 5,000,000.00

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TOTAL \$ 5,000,600.00

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*** END OF REPORT ***

13228-EST ARMADALE ACTIVE SPORTS

EST EST-1 ESTIMATE 19/10/07
 STAGE S3 STAGE 3
 TRADES GE GENERAL

Building Works

73	Pavilion including toilets	m2	445	1,700.00	756,500.00
74	Undercover viewing area (no seating)	m2	245	350.00	86,300.00
75	Extra for solar power and water harvesting	Item			15,000.00
76	Bin storage area	Item			7,500.00
77	Additional filling beneath building improvements	m3	792	14.00	11,088.00
				Building Works	876,888.00

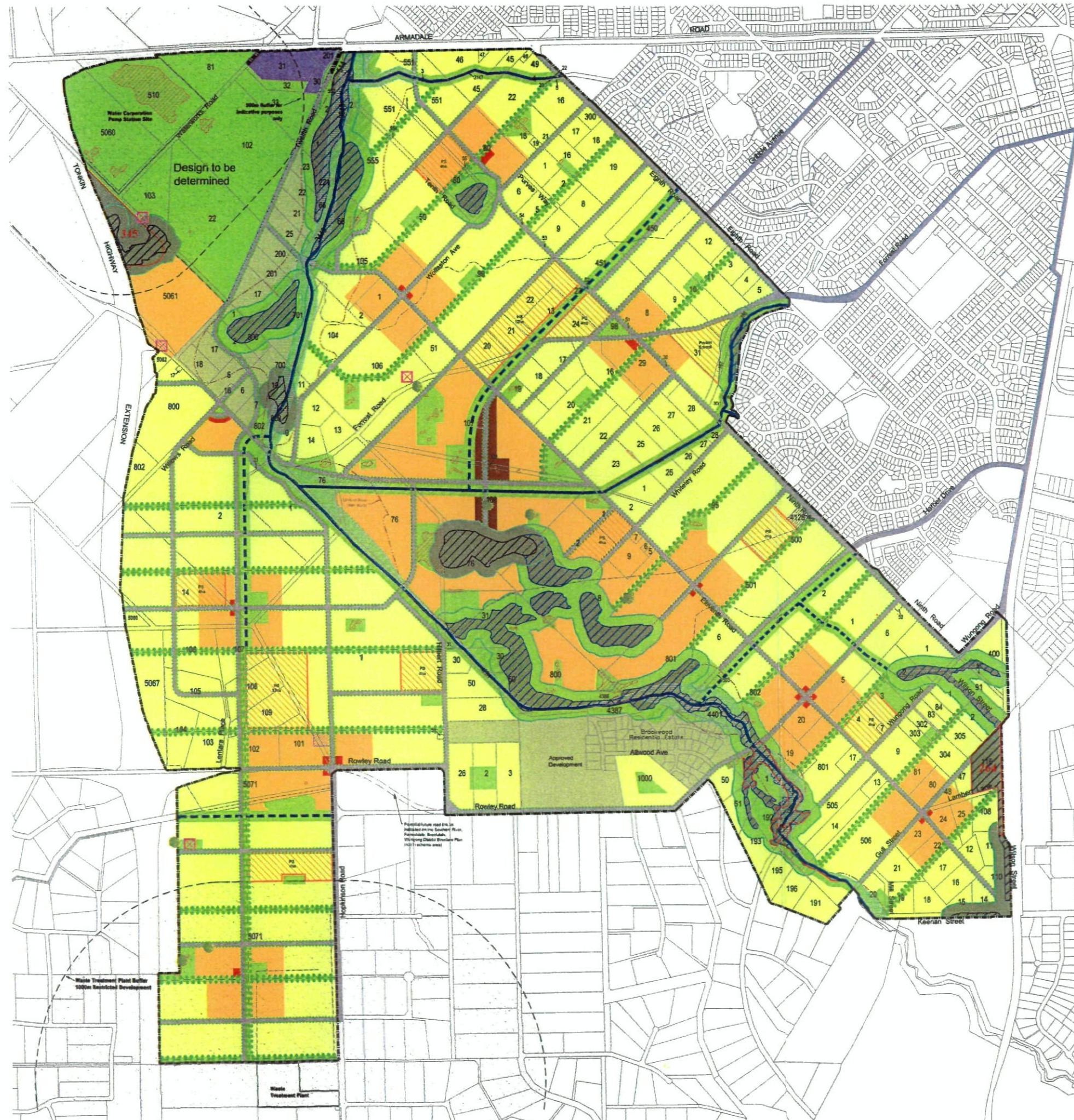
Siteworks

78	Filling 600 deep to total area of site improvements including topscil to ovals	m2	113600	14.00	1,618,400.00
79	Landscaping and reticulation - general areas	Item			100,000.00
80	Grassing and reticulation - ovals and surrounds	m2	95600	5.00	478,000.00
81	External seating and bins	Item			15,000.00
82	External signage and site sign	Item			10,000.00
83	Car bollards	m	1060	100.00	106,000.00
84	Bollards, miscellaneous metalwork	Item			15,000.00
85	Carparking including drainage and lighting	m2	11550	65.00	750,750.00
86	Pedestrian paving	m2	1200	50.00	60,000.00
87	Centre wicket cricket pitch including synthetic surface	No.	1	8,000.00	8,000.00
88	Set of Rugby goalposts	No.	3	6,000.00	24,000.00
89	Hardcourt tennis courts including fencing	m2	4550	100.00	455,000.00

13226 EST ARMADALE ACTIVE SPORTS

90	Baseball field including mounds and part fencing	No.	2	75,000.00	150,000.00
				Sizeworks	3,750,150.00
<u>External Services</u>					
91	On site water service	m	370	45.00	16,650.00
92	Gas service - excluded	item			0.00
93	On site sewers	m	370	120.00	44,400.00
94	On site fire service	m	370	55.00	20,250.00
95	Building and tennis courts stormwater disposal	item			45,000.00
96	Floodlighting to "training standard" to ovals including submains	m2	28500	9.00	256,500.00
97	Floodlighting to tennis courts (19500 m2)	No.	10	12,500.00	125,000.00
98	Floodlighting to baseball field	No.	2	100,000.00	200,000.00
99	Pedestrian lighting	item			25,000.00
100	Electrical services submains	item			50,000.00
101	Telstra headworks	item			10,000.00
102	WAWA headworks	item			65,000.00
				External Services	857,900.00
<u>Preliminaries</u>					
103	Preliminaries and builders margin on all works	item			825,062.00
				Preliminaries	825,062.00
				Total for GENERAL	6,350,000.00
				Total for STAGE 3	6,350,000.00
				Total for ESTIMATE 19/10/07	6,350,000.00
				TOTAL \$	6,350,000.00

*** END OF REPORT ***



LEGEND

Scheme & Master Plan Area

PLACE CODES

- Town Activity Centre
- Neighbourhood Activity Centre
- Commercial
- Urban
- Suburban
- Rural Residential
- Active Open Space
- Passive Open Space

MASTER PLAN ELEMENTS

- Road Avenue (Road with avenues of trees)
- Park Avenue (Linear parkland with avenue of trees)
- Conservation Category Wetland
- Edge of Buffer Area
- River or Brook
- Living Stream
- Floodway
- Community Centre
- 264 Bush Forever site
- Scarred Tree (To be assessed for potential aboriginal heritage value)
- Registered Aboriginal Heritage Sites (Buffer set by Department of Indigenous Affairs)

NOTE:

- Where an archeological site is not included in an Open Space area, the intent for a section 18 application to be made to remove the site with material salvaged.
- Threatened ecological communities and EPP Lakes exist in some designated protection areas. Refer to environmental report.
- Wungong River and Neerigen Brooks are registered Aboriginal sites (Department of Indigenous Affairs site 3512 and 3714 respectively). The reported boundaries of these sites have been omitted from the Master Plan for purposes of clarity.

Wungong Urban Water Master Plan - Lot Numbers

August 2007

