



Community Hubs  
Master Planning Initiative  
July 2017



## Executive Summary

In February 2012, a document entitled ‘*Active Sporting Grounds and Community Hubs Study*’ was endorsed by Council. This study identified the need to develop a long term plan for the City’s ageing community facilities. As a result, a Master Planning Initiative was instigated to identify the best way to maintain and develop community infrastructure in 12 locations throughout the City’s established areas.

The Master Planning Initiative has been a significant undertaking due in part to the number and variety of facilities involved. To date, the City owns and maintains 50 community facilities that are used regularly by approximately 158 community and sporting groups. Of these, 40 are located on the 12 Master Plan sites and are used regularly by approximately 128 community and sporting clubs. Each of the sites contains a range of community buildings, sports grounds, parkland, playgrounds, hardcourts and bushland.

12 Master Plans were created in the form of overarching conceptual frameworks to guide the future development of facilities as sporting and community hubs. The aim of these Master Plans is to ensure that facilities remain relevant and adaptable over time, supported by financially sustainable management and maintenance practices.

The Master Plans were based on the following objectives:

- Identify current and future demand, and the best use for the reserves and facilities at each of the hubs
- Develop concept plans for each of the hubs with a sound rationale behind the various design elements
- Provide direction in the sustainable allocation of resources for the ongoing maintenance and development of reserves and co-located facilities
- Gather a sound evidence base for the future development of the hubs to assist in sourcing external funds.

In order to fully understand current needs and future aspirations for the facilities, extensive consultation took place with the community, user groups, key stakeholders, Councillors, and City staff. Following this, once draft concept plans were done, additional feedback was gathered to inform future development recommendations and final master plan designs.

## Outcomes

Council has endorsed Master Plans for the following sites:

Master Plan	Council endorsement date and decision number
Bob Blackburn Reserve, Seville Grove	31 May 2016 (C20/5/16)
Creyk Park, Armadale	11 July 2016 (C25/7/16)
Cross Park, Roleystone	11 March 2013 (C8/3/13)
Forrestdale Hub - Alfred and William Skeet Reserves	10 March 2014 (C9/3/14)
Frye Park, Kelmscott	11 July 2016 (C25/7/16)
Gwynne Park, Armadale	31 May 2016 (C20/5/16)
John Dunn Reserve, Kelmscott	9 September 2013 (C31/9/13)
Karragullen Oval, Karragullen	11 July 2016 (C25/7/16)
Morgan Park, Armadale	11 July 2016 (C25/7/16)
Rushton Park, Kelmscott	9 September 2013 (C31/9/13)
Springdale Park, Roleystone	11 March 2013 (C8/3/13)

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Each plan resulted in a comprehensive list of works; in total, over 130 elements were identified across the 12 plans. Elements range from minor items that have been included in the Asset Renewal and Upgrade program, to major capital projects spanning a 30 year timeframe. These are considered by Council on an annual basis for inclusion in the ongoing capital works program and Long Term Financial Plan.

Categorisation of all identified works into appropriate schedules allowed for rigorous organisation of future work programs and budgeting, while maintaining flexibility in decision-making and a mechanism for review on an annual basis.

The most significant body of work resulting from the Master Planning Initiative is a schedule of 12 major unfunded projects ranging from a short to long-term outlook. These projects were assessed and prioritised by a methodology, comprising four weighted criteria, that was endorsed by Council in October 2016 (C38/10/16):

- Need (40%)
- Multi-use (20%)
- Availability of Funding (20%)
- Fit-for-purpose (20%)

The priority of a project is not necessarily related to the timeframe but rather to how it has been assessed against the criteria and/or the condition of the facility.

In November 2016 Council endorsed the following list of assessed and prioritised projects for consideration in the Long Term Financial Plan (C38/10/16):

SITE	PROJECT NAME	Timeframe				PRIORITY RANKING
		1-5 years	6-10 years	11-15 years	beyond 15 years	
Bob Blackburn	1 Champion Centre/Seville Grove Library Upgrade		✓			4
Creyk Park	2 Creyk Park Pavilion Upgrade	✓				6
	3 Creyk Park New Pavilion				✓	9
Cross Park	4 Cross Park Cricket/Netball Pavilion	✓				1
Forrestdale Hub	5 Refurbished Forrestdale Hall		✓			7
	6 Forrestdale Hub - Potential co-location of sporting facilities		✓			1
Gwynne Park (Phase 1)	7 Gwynne Park (Phase 1) Integrated Recreation Facility			✓		8
Gwynne Park (Phase 2)	8 Gwynne Park (Phase 2) Expanded and New Facilities				✓	4
John Dunn Reserve	9 John Dunn Reserve New Community use building			✓		12
	10 John Dunn Reserve BMX Facility			✓		11
Morgan Park	11 Morgan Park Community/Sporting Facility				✓	1
Springdale Park	12 Springdale Park - New Playing Field and Community Sporting Facility				✓	10

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The indicative timeframes for these projects have been attributed on a preliminary basis and are subject to review, however, having a guide at the outset allows for:

- Detailed design
- Accessing future funding streams
- Inclusion into the City's Long Term Financial Plan (LTFP) and time to allocate funding.

Each of the projects will be subject to detailed design and feasibility work. This is an opportunity to review the assumptions behind the projects to ensure relevancy.

The full report contains detailed information as to how each Master Plan was developed, including:

- Consultation
- Concept Plan
- Description
- Key project briefs
- Funding model

All 12 Master Plans are available to view on Council's website on the Community Sport and Recreation page here: <https://www.armadale.wa.gov.au/community-infrastructure-projects>