Alderbury Sports Ground Needs Analysis
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Executive Summary

This needs analysis report is part of a two-stage approach to establish the longer term requirements of existing sporting groups, users and the local community at Alderbury Sports Ground. Subject to approval by council it will inform the more detailed examination of development options to guide the future investment in and development of the sporting reserve.

An initial assessment of Alderbury Sports Ground identified the following potential issues and development opportunities associated with the current sports ground infrastructure:

- The skate park: A well-used facility which would benefit from the addition of ablutions adjacent and also the provision of additional passive infrastructure for families of younger children who need to be supervised in undertaking the activity.
- Seating, play equipment and shade can be improved significantly to enhance and facilitate greater social interaction.
- The current YMCC clubhouse/pavilion facility is small and does not provide the level of flexibility necessary to facilitate the growth of sport on the sporting reserve. The clubhouse/pavilion building has limited functional space and lacks the flexibility to be used by multiple community users at any one time.
- Other user groups either have no access to infrastructure or limited access to the adjacent changing/ablution facility. This facility is of a substandard and there are issues associated with anti-social activity which needs to be addressed. Ideally the building should be removed and incorporated within one multi-purpose building servicing community and sporting needs.
- The scouts and guides building, being a relatively newer addition, which has recently been extended does meet the requirements of its intended purpose and provides flexibility to enable a number of functional uses to be undertaken concurrently.
- The playing surfaces are recognised as being of a high quality and provide excellent and unencumbered playing and training capability. It is important to facilitate the continued and extended use of this high quality infrastructure to facilitate the growing needs of sporting groups.
- Signage within the site would benefit from a level of continuity at the Sports Ground entry points.
- There is extensive car parking across the broader Perry Lakes Reserve and surrounding road network. Effective traffic management would however need to be considered and implemented at high use times.
- Whilst there is a reasonable level of tree cover, it could be enhanced to provide greater shade in the southern portion of the site.
- Whilst there is floodlighting throughout the site for both sporting activities and social use, it is poor and are in need of replacement.

An initial targeted consultation process with sporting club, users and immediate local resident’s identified 21 development options which were to be considered in greater detail. These included:

1. More shade shelters throughout the Reserve
2. A redeveloped facility to service the needs of sporting groups currently using the reserve within the existing Hockey building footprint
3. A redeveloped facility to service the needs of sporting groups currently using the reserve in an alternative location to the current clubhouse area.
4. The removal of the existing toilet block and replaced with a modern contemporary design
5. The development of a Men’s Shed at the reserve
6. The development of a synthetic hockey turf with floodlighting

7. Provision of additional floodlighting on the reserve to potentially increase sporting use

8. Provision of additional lighting in the car parking area and adjacent to road access/footpaths to increase safety for users at night.

9. Better access to the reserve and associated infrastructure for people with disability

10. Improved and extended car parking

11. Walking and cycling paths

12. Additional small sided soccer/hockey pitches in the South-East portion of the site to service junior and school sports development.

13. Introduction of a kiosk on the reserve

14. Increased seating and social infrastructure in and around the reserve

15. Introduction of cricket nets to the reserve,

16. A multi-purpose meeting/activity spaces/club room located within a new facility to serve broader community needs

17. Increased fitness and outdoor gym facilities

18. More shade trees

19. Dedicated dog walking areas

20. More children’s play equipment

21. Removing some unused lawn areas to provide more native vegetated areas.

All of these options were tested through an extensive community consultation process. It became clear that whilst there was relative support for the majority of development options, respondents were opposed to removing unused lawn areas to provide more native vegetated areas. The replacement/redevelopment of the toilet block was strongly supported. The development of a Men’s Shed at Alderbury Sports Ground was received positively, although there is undoubtedly strong opposition locally to the development. In addition, there were diametrically opposed views in respect of 2 specific development options. These included:

- The development of a synthetic hockey turf with floodlighting

- A redeveloped facility to service the needs of sporting groups currently using the reserve in an alternative location to the current clubhouse area.

The assessment process specifically identified a need for both of the contentious development options and for the potential incorporation of a Men’s Shed. As a result, it is recommended that there be two options explored for further examination:

- Option 1: shall include all potential recommended developments, including the synthetic turf provision and associated infrastructure including a re-positioned integrated clubhouse.

- Option 2: shall include all potential recommended developments; excluding the synthetic turf provision and associated infrastructure.

Both Option 1 and 2 should explore whether it is feasible to adapt and incorporate a Men’s Shed development with the clubhouse.

Both options are to include a parking and traffic study and a phased development program aligned to emerging need, potential funding opportunities and projected use.

Although the preferred option for the redeveloped facilities (with or without a synthetic hockey facility and Men’s Shed) is on the north-west portion of the site adjacent to the skate-park, a cost/benefit exercise
should be undertaken on the redeveloped facilities being built on the existing clubroom, changeroom, toilet block footprint.
1. Background

The Town of Cambridge is undertaking a two-stage approach to identify the facility and service needs at Alderbury Sports Ground. The first stage is a Needs Analysis to establish the requirements of existing sporting groups, users and the local community. The Needs Analysis, subject to approval by council will inform the further examination of development options to guide the future investment in and development of the sporting reserve.

1.1 Alderbury Sports Ground: The Study Area

Alderbury Sports Ground is the area of land shaded in red at figure 1. The site is owned by the Town freehold and designated for Parks and Recreation under the Metropolitan Regional Scheme. The ground is currently the home to a number of sporting organisations including cricket and hockey and is used for Tee Ball, school sports events and other casual sports activities. In addition, the broader sporting reserve provides an area used by the local community for passive and active informal recreational use and dog exercising. It does not include the adjacent Perry Lakes Reserve.

Figure 1: Alderbury Sports Ground

A mixture of built facilities is located within the reserve, some of which are aged and many of which are in need of upgrade, modernisation or refurbishment to meet modern day sporting needs. These include:

- A Shared-Use Change Room Pavilion located to south of the playing fields which is functionally substandard and is recognised as not meeting current day community sport and recreation design requirements. This change room pavilion has a variety of functions including storage for the Perth Pipe Band and sporting groups; a kitchen and seating area for cricket; a public toilet and for the storage of grounds maintenance equipment (referenced as toilets/changing facility throughout the report).
- The Des And Pam Kelly Pavilion which is home to the YMCC Hockey Club and near the end of its useful life (referenced as Pavilion/Clubhouse throughout the report).
- An isolated permanent shade structure which serves principally the cricket oval.
- Perry Lakes Skate Park and Basketball Court (floodlit) which is located on the western boundary of the Alderbury Sports Ground playing fields which has recently been extended with an enclosed linked bowl, a shade shelter, connecting paths and additional landscaping.
- The Cambridge Scout/Girl Guides building located opposite the shared-use change room pavilion. A recent building extension provides additional storage to accommodate equipment associated with membership growth of both organisations.
- Floodlighting facilities which are located on the hockey playing fields and to the east of the shared-use change room pavilion.
- Passive, recreational, informal active and social infrastructure including BBQ and playground facilities, seating and picnic benches.

1.2 The Needs Analysis Process

The needs analysis process has included an assessment of the current built infrastructure and layout of the sporting reserve, including its use for informal community recreation purposes. This also includes consideration of previous site and facility development options which have been raised by sports and community organisations to establish the most appropriate development options for the site.

The needs analysis is required to identify perceived, normative and actual needs and provide a clear direction to inform the subsequent development planning process. This in turn will inform future investment decisions and phased development options at Alderbury Sports Ground. The process adopted in the needs analysis and the subsequent planning phase is identified below. Those elements identified in green represent the needs analysis whilst the phases identified in orange represents the subsequent detailed development options planning process which will be subject to Council approval to proceed. The council decision making and briefing process is identified in yellow for reference.
The current needs analysis phases can be summarised as:

- **Step 1:** The project inception to obtain background information and establish the stakeholder and community engagement process.

- **Step 2:** A situation analysis which includes desktop research of existing plans, strategies and other site related documentation; a site and facility usage analysis; identification of relevant industry trends and a demographic analysis to gain an understanding of potential future population implications on sport and recreation facility requirements.

- **Step 3:** Stakeholder and community consultation. This incorporated:
  - one to one meetings with a variety of user groups;
  - 2 workshops including 1 x workshop with local residents living in the immediate area and potential users; and 1 x workshop with sporting user groups.
  - A general community survey which focused on potential development options to gauge respondent’s strength of feeling in respect of each potential option.

- **Step 4:** The needs analysis based on feedback received through the consultation process, industry benchmarking and other influencing factors.

- **Step 5:** The identification of facility development opportunities and options which will need to be considered to test locational impact, capacity and relationship to the various functions and activities likely to be undertaken as Alderbury Sports Ground evolves in the future.

At this point, the outcomes of the needs analysis are to be reported to Council to provide direction on the preferred development option.
2. Document Review

The following section identifies the key strategic influences and relevant planning and policy documents. All documentation reviewed is provided at Appendix A.

2.1 Town of Cambridge

The Town of Cambridge under their integrated planning framework have a number of key strategic documents which set the direction for the provision of services and future investment. These are summarised below:

**Town of Cambridge Strategic Community Plan 2013 – 2023 (Updated Feb 2016)**

The plan, which was informed by broad community consultation identifies a series of objectives and goals which are to be developed on behalf of residents of the Town. These include a focus on community life and the natural environment. A balance needs to be struck between encouraging a range of activities and activation of major public open spaces with environmental imperatives. The key implications of the document for the Alderbury Sports Ground relate to:

- Assisting community and sporting organisations to remain sustainable and active through the long-term planning and investment in facilities.
- The integration of activities with existing user groups, community and adjacent sites.
- The need to ensure that any infrastructure supports a diverse range of user groups and in particular a diverse demographic composition.
- The need for integrated youth activities.
- Facility considerations at Alderbury Sports Ground should include the consideration of:
  - The integration of cycleways and footpaths both within and adjacent to the site.
  - Improved quality ovals.
  - Youth infrastructure.

**Corporate Business Plan 2014-2018 (Updated August 2015)**

The Corporate Business planning process links together the key strategies, projects and actions of the Asset Management Plan; Information, Communications and Technology Plan; the Workforce Plan; and the Financial Plan. Strategy 3.1 of the plan references a commitment through to 2017 to upgrade sporting facilities at the Alderbury Sports Ground Change Room building and investigate the establishment of a Men's Shed. Reference is also made to The Strategic Asset Management Plan 2013-2018 which is the overarching document which guides the Town’s asset management process. In this plan, the development of a Park Activity Plan specifically for Perry Lakes Reserve, incorporating Alderbury Sports Ground is referenced. The Long Term Financial Plan 2014-2024 further re-enforces the Town’s obligation to the management and maintenance of Parks and Sports Grounds.

**Perry Lakes Reserve Environmental Management Plan**

The Management Plan was undertaken by PPK and Hames Sharley in 2000 and references Alderbury Sports Ground as Alderbury Reserve. Of the features referenced the following are of relevance to the needs assessment:

- An entry landscape enhancement at the entry to Perry Lakes Drive in the northern corner of the site.
- The development of the playing field to its full potential.
- Preserve open woodland and playing fields to complement nearby woodland.
- Boundary and street planting to park edges to provide tall clear stem trees at wide spacing to maintain views.
- Limit future building to the existing building envelope to maintain the current balance of open space to built form.
- Develop new challenging and adventure style play equipment for older children and youth.
- Develop skateboarding facility with appropriate landforming and planting to reduce the impact on the area.
- Remove active sport from the southern portion of the sports ground and develop the passive recreation character of the area.
- Develop a new cycle and pedestrian pathways through trees in a central location from east to west.
- Develop the Cambridge Scout Hall.

Many of these recommendations have been implemented. However due to the age of the plan and changing local circumstances its current relevance is not clear. It is recommended that the management plan be reviewed as part of the ongoing consideration of future development at Alderbury Sports Ground.

**Council Committee Reports**

Within the past 5 years there have been a series of committee reports relating to various development considerations at Alderbury Sports ground. These are brought together in a committee report of 16th April 2016. The main considerations identified include:

- Cricket training nets. These will need to be considered as a natural progression and growth of the facility and avoid excessive wear and tear practising on the central wicket.
- Artificial (turf) hockey facility: This has become a staple piece of infrastructure servicing clubs. Whilst a number of clubs play on grass the transition to turf for competition is becoming more critical. The issue associated with this, from a club perspective, includes the need to pay for an administrator to manage turf access, security and maintenance of the asset.
- Flexibility of site infrastructure: Within the site there is a need to accommodate occasional Tee Ball, soccer and educational use. These however are secondary site considerations, albeit their activities should not be compromised by the introduction of permanent infrastructure which renders parts of the reserve unusable.
- Current buildings: An option to retain the existing built infrastructure and modify appears unrealistic due to age and limited flexibility of space.
- A combined Men’s Shed/Hockey Clubroom and pavilion: This could be considered in an alternative location if servicing costs are not excessive. This however would isolate the Scouts and Guides infrastructure which is managed and controlled under a separate agreement.

Previous Community concern raised when the Men’s Shed proposal was initially considered included:

- A lack of understanding of how a men’s shed operates and the level of ongoing presence and site security this potentially affords.
- Consideration of the retention of the existing building footprint. If new development were to suggest developing elsewhere and be larger than the current footprint, this may be met with resistance, even for purely sporting use.
- The capital cost of any redevelopment will need to be considered in a phased process with potential funding opportunities identified.
- The potential for noise and disturbance is likely to be raised with potential increased use. In addition, improvements to floodlighting will need to be addressed in the consultation process – particularly for any turf pitch considerations (use of cowls, landscaping and time restrictions will need to be identified if this is to be considered as part of any subsequent detailed assessment of development options).

- Car parking within the site and traffic to and from the site at peak times will need to be addressed to obviate any concerns.

- Site location and options will need to be identified (potentially with and without a potential men’s shed).

- All sport, recreation and community infrastructure is limited by scale and ideally no higher than the current guides/scout building. Direction will need to be provided on whether the scale of this building sets the precedence for height of infrastructure on site.

- The previous Men’s Shed space requirements require clarification as the area required has varied.

### 2.2 State and Adjacent Government

#### The Central Sub-Regional Planning Framework (April 2015- Draft)

The framework identifies Alderbury Sports Ground as falling within regions Green Network and outside of the land controlled by the Metropolitan Redevelopment Area. The framework advocates protecting the green network of high-quality natural areas such as parks, rivers, beaches and wetlands and the potential linkages between these areas. Under the 10 urban consolidation principles that have been applied in the preparation of the framework the following references the Green Network:

*Preserve and enhance the green network of parks, rivers, recreation areas, conservation and biodiversity areas, and areas with a high level of tree canopy coverage.*

The framework states that new population growth needs to be supported by a green network of public and private open spaces. The green network includes Bush Forever sites, national and regional parks, district and local parks, sports fields, school grounds, community facilities, golf courses, foreshores and beachfront areas connected by streetscapes, trails, cycle paths and pedestrian footpaths. The plan advocates the development of Green Network Strategies and policies which:

- preserve and enhance the existing environmental and landscape values of the sub-region for future generations to enjoy;

- manage the availability and use of natural resources to ensure existing and potential uses can be balanced against broader environmental outcomes;

- safeguard existing green network components from fragmentation;

- create and enhance existing green networks and identify ecological linkages to connect the green network and assist in the retention of habitat for significant fauna dispersal and migration;

- encourage or require new development to be designed to deliver on clear connections to the green network through provision of new open space or contribution to the enhancement of existing spaces; and

- provide an acceptable number of street trees to enhance the public realm in urbanised locations.

Public open space should be designed as an integral part of the urban structure and offer a variety of safe and attractive spaces that are multi-functional and easily accessible via public transport, walking and cycling.

State government has also undertaken a variety of studies in respect of Public Open Space in conjunction with Curtin University and other industry bodies. These are referenced overleaf.
Active Open Space - Playing Fields Centre for Sport and Recreation (2013)

The research concludes that there has been a reduction in the amount of open space able to accommodate organised sport. Appropriate development/redevelopment of areas such as Alderbury Sports Ground is a mechanism to partially address this issue. The subsequent classification framework for public open space (2013) identifies sports space as:

- Providing a setting for formal structured sporting activities.
- Including playing surfaces, buffer zones and supporting infrastructure such as clubrooms

Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (SD6)

The industry strategic plan identifies the following which need to be considered in the development of sporting infrastructure:

- We must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important spaces.
- Community-based sport and recreation organisations are increasingly reliant on public investment for their survival.
- The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances.
- The achievement of improved participation rates in sport and recreation may be achieved through a combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions.

In addition to the above, the Department of Sport and Recreation provide guidelines for sports clubs and organisations in undertaking work to support the development of sporting infrastructure. These include:

- Sports Dimension Guide for Playing Areas (2016) (Department of Sport and Recreation) which is to be used for the spatial layout of any infrastructure identified as being required to meet emerging community need
- Needs Assessment Guide (Department of Sport and Recreation March 2007) which requires such assessments to have regard to the changing role of sport and recreation; access and opportunity; sustainability; ageing population and demographics; effective use of resources and climate change:
- Life Cycle Cost Guidelines (Department of Sport and Recreation May 2005) which identifies the requirement to fully assess project components across the life of a project to ensure the optimum solution to any development is chosen and not just the cheapest option. The importance of an asset management strategy is emphasised.

The following additional documents are of relevance to the development of Alderbury Sports Ground

- Planning Bulletin 92: Urban Water Management and State Planning Policy 2.9: Water Resources which provides guidance on urban water management matters and assist in the management and sustainable use of water resources.
- State Planning Policy 3.6 Developer Contributions for Infrastructure which sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. It identifies sporting and recreational facilities as infrastructure where development contributions can be sought. The contributions are for the initial capital requirements only and not for ongoing maintenance and/or operating costs of the infrastructure.
- Of the Department of Water Guidelines, the following are of particular interest:
  - Guideline for water meter installation (2009) Operational Policy 1.01: Managed Aquifer Recharge in WA (2011). The department will approve MAR schemes, provided that recharge and recovery operations will not adversely affect the groundwater system, the
environment, existing groundwater users (e.g. through changes in water quality or quantity) or aquifer integrity.

- Water monitoring guidelines for better urban water management strategies/plans, WA (2011). Integrated land and water planning is based on the principle of total water cycle management as outlined in the State planning policy 2.9 and Water resources (Government of WA 2006) and Better urban water management (WAPC 2008).

**Future Requirements for Sport Space: Subiaco Sport Space (Cardno Nov 2016)**

In addition to the state level guidance the City of Subiaco have undertaken high level research on the level of open space provision within their jurisdiction and surrounding local government areas.

In accordance with the outcome of the research, current provision of Sports Space within the Town of Cambridge meets the required standard for local residents and rate payers (11.3m² per resident against a desired standard of 6.5m²). However, when assessed against the adjacent local government areas, only the City of Nedlands exceeds the minimum accepted standard for its residents/ratepayers. Other local governments are therefore deficient in sports space and with anticipated infill developments proposed within the Metropolitan Perth Western Suburbs, this situation is only likely to become worse.

Whilst it could be argued that the Town of Cambridge is not required to retain sports space to service the needs of residents living outside of it jurisdiction, the contribution such space provides to the greater benefit of the Western Suburbs, and in particular neighbouring local governments, should not be underestimated. Without such provision, the deficit of sports space across local government areas will continue to increase. Greater capacity and flexibility in the use of current sports space will further assist in off-setting the current deficit, particularly in areas such as the City of Subiaco, Claremont and Cottesloe.

### 2.3 State Sporting Associations

The State Sporting Associations are at various stages in the understanding and appreciation of facility needs and long term operational requirements. Of the sports which are located at Alderbury Sports Ground, Cricket and Hockey have previously undertaken Strategic Facility Plans. The relevance to this study can be summarised as:

- Hockey WA Strategic Facilities Plan was published in 2009 and is subject to review. The plan identifies one synthetic/turf pitch provision per 75,000 head of population. The strategy currently does not advocate a turf at Alderbury Sports Ground. It is recognised that there are current changing dynamics within the sport which has seen a gradual transfer of all levels of the sport to train and compete on artificial turf. This is a phenomenon that has occurred internationally with hockey in particular, but also with other rectangular pitch sports who are seeking to maximise capacity of playing surfaces.

- The Western Australia Cricket Association (WACA) Strategic Facilities Plan of 2006 contains recommendations based on the need for additional infrastructure and states that these ultimately should be based on the needs of the player. The strategy does not appear to have been developed beyond its initial publication by the WACA and is now considered out of date.

### 2.4 Summary Conclusions

The following summarises the main implications associated with the document review:

- The Strategic Community Plan provides a clear direction in seeking to support and maintain sporting organisations through long-term strategic planning and investment based on sound evidence.

- The development of new community sport and recreation infrastructure should be multi-functional and multi-purpose to ensure the optimum use of financial resources and to support viable
clubs/organisations into the future. Investment in sustaining inappropriate and inefficient infrastructure will not be supported.

- The management of good quality assets and future investment needs to be planned at the outset and responsibilities understood by all parties.

- Connectivity both within and through the green space network is important.

- The Perry Lakes Reserve Environmental Management Plan whilst an important document is dated and in need of review. The design principles relating to Alderbury Sports Ground do not take into account the broader approach advocated within the Town’s Integrated Planning Framework. A review of the plan should be undertaken concurrently following the outcome of the detailed site options assessment and subsequent potential phased development of the site.

- A number of development options have previously been considered at the reserve and these now need to be consolidated and tested against public opinion and the need for the said infrastructure. This includes expanded cricket infrastructure; turf pitch principally for hockey use; a Men’s Shed; replacement pavilion and replacement changing rooms/public toilets. These elements are required to be assessed against the functionality of the sports pitch and active/passive recreational and social infrastructure contained within the site.

- Previous concerns raised by residents are likely to be raised with any potential development and these are required to be tested through a public consultation and planning process. The potential loss of amenity; environmental impact and ensuring existing uses are not inadvertently disadvantaged are important considerations.

- Whilst the catchment area within close proximity of the reserve has extensive areas of public open space, much of this is protected and conserved. Alderbury Sports Ground provides an opportunity to integrate both the active sporting use with the more passive social and recreational pursuits of local residents.

- Alderbury Sports Ground provides a setting for formal structured sporting activities which should be protected and enhanced for such use to offset the current trend across Metropolitan Perth in the reduction of such infrastructure.

- The development of any infrastructure must have regard to the use of water and its effective and efficient management.

- Whilst Alderbury Sports Ground does not feature within any State Sporting Association Strategic Facilities Plan it is nevertheless recognised as a critical resource necessary for the long-term development of sport and in particular for cricket and hockey.
3. Demographic Implications

The population growth and demographic implications were obtained from Profile.id and WA Tomorrow. The main demographic considerations are identified below and expanded upon within Appendix B.

3.1 Town of Cambridge Demographic Data

In accordance with data provided through Profile.id, the 2016 population of the Town of Cambridge was estimated at 28,458. This represents an increase of 10.7% over a 5-year period.

Population projections indicate that moderate growth is expected to continue over the next ten years. Based on Band C of WA Tomorrow projections, the 2016 population is estimated at 28,670 and is expected to reach 30,440 by 2021 and 31,940 by 2026.

Significant age profile characteristics are:

- Town of Cambridge has a higher proportion of families and older adults than the Greater Perth region and WA as a whole.
- Town of Cambridge has a significantly higher proportion of persons aged over 70 years (11.8%) than WA as a whole (9.3%).
- Town of Cambridge has a larger proportion of children and teenagers aged 5-19 (21.7%) than WA as a whole (18.7%)
- Town of Cambridge has a higher proportion of people aged 40 to 54 (22.6%) than WA as a whole (20.2%)
- Town of Cambridge has markedly lower proportions of young people aged 20-39 (22.3%) compared to WA as a whole 29.7%.

Income

- 29.0% of the population in 2016 earned a high income, and 29.7% earned a low income, compared with 15.1% and 35.7% respectively for Greater Perth.
- A total of 42.9% of households in the Town of Cambridge earned a high income ($2,500 or more per week) compared to 24.8% for Greater Perth. There was a larger proportion of households earning a high income ($2,500 or more per week) and a lower proportion of households earning a low income (less than $650 per week – 11.3% for the Town compared to 15.8% for Greater Perth).

Household Composition:

- Over one third of households in the Town of Cambridge (38.5%) are couples with children. This compares with 32.3% for the Greater Perth.
- Couples without children account for 24.4% of households in the Town of Cambridge, while 21.4% are lone person households.

Ethnicity:

- In 2016, 13.9% of residents of the Town of Cambridge were from non-English speaking backgrounds, compared with 20.2% for the Greater Perth Region.

SEIFA Index of Disadvantage:

- SEIFA index of disadvantage in 2011 was 1117 compared with 1033 for the Greater Perth Region and 1021 for Western Australia as a whole, indicating that the Town of Cambridge is less disadvantaged than both the Greater Perth Region and WA as a whole.
3.2 Catchment Considerations

As part of the demographic analysis process a site catchment was undertaken based on a 2km and 5km circular boundary centred on Alderbury Sports Ground. The 2km Catchment indicated:

- Large areas of existing open space and non-residential land lie within the catchment area. The majority of residential properties located within the catchment are to the north and east of the reserve.
- The level of sport and recreation infrastructure provision within the catchment is high – mostly associated with Perry Lakes, Challenge Stadium and UWA Sports Park.
- The 2km catchment lies predominantly within the Town of Cambridge.

Figure 2: 2km Catchment of Alderbury Sports Ground

Figure 3: 2km Catchment Population by Suburb

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<thead>
<tr>
<th>2km Catchment Population by Suburb</th>
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<tbody>
<tr>
<td>Swanbourne-Mount Claremont</td>
</tr>
<tr>
<td>Wembley Downs - Churchlands</td>
</tr>
<tr>
<td>City Beach</td>
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<tr>
<td>Floreat</td>
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</table>

0 2,000 4,000 6,000 8,000 10,000

2026 2021 2016
The potential users of the reserve within the 2km catchment will be from the suburbs of Swanbourne-Mount Claremont; Wembley Downs-Churchlands; City Beach and Floreat. Overall the resident population is currently 13,450 (2016 estimate) and likely to expand to 14,700 by 2026 based on WA Tomorrow projections.

Within the 5km Catchment it indicates:

- The majority of the catchment population resides outside of the Town of Cambridge
- Alderbury Sports Ground potentially services the most highly densely populated areas of the Metropolitan area.

*Figure 4: 5km Catchment of Alderbury Sports Ground*

*Figure 5: 5km Catchment by Suburb*

The potential users of the reserve within the 5km catchment will be from the suburbs of Nedlands-Dalkeith-Crawley; Claremont; Subiaco-Shenton Park; Wembley-West Leederville-Glendalough; Innaloo-Doubling.

<table>
<thead>
<tr>
<th>Suburb</th>
<th>2016 Population</th>
<th>2021 Population</th>
<th>2026 Population</th>
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<tbody>
<tr>
<td>Nedlands - Dalkeith - Crawley</td>
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<td></td>
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</tr>
<tr>
<td>Claremont</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subiaco - Shenton Park</td>
<td></td>
<td></td>
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<tr>
<td>Wembley - West Leederville - Glendalough</td>
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<tr>
<td>Innaloo - Doubleview</td>
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<tr>
<td>Scarborough</td>
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<tr>
<td>Swanbourne-Mount Claremont</td>
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<tr>
<td>Wembley Downs - Churchlands</td>
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<tr>
<td>City Beach</td>
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<tr>
<td>Floreat</td>
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The potential users of the reserve within the 5km catchment will be from the suburbs of Nedlands-Dalkeith-Crawley; Claremont; Subiaco-Shenton Park; Wembley-West Leederville-Glendalough; Innaloo-Doubling;
Scarborough; Swanbourne-Mount Claremont; Wembley Downs-Churchlands; City Beach and Floreat. Overall the resident population is currently 108,500 (2016 estimate) and likely to expand to 120,500 by 2026 based on WA Tomorrow projections.

Figure 6: Overall Catchment Population Projections (WA Tomorrow)

3.3 Overall Demographic Implications

The following identifies the main demographic considerations which will influence the needs assessment:

- The high population level within the 5km catchment indicates that there is significant potential to grow the user base of the sporting clubs currently utilising and residing at Alderbury Sports Ground.

- The general affluence within the area generally indicates a higher propensity to take part in sporting activities and in particular club based training and competition. Even with the close proximity of a number of high level sporting facilities, this is unlikely to diminish the need for hockey and cricket infrastructure.

- The high levels of young family units and increasing numbers in the area is likely to result in greater demand for family based sport and recreational pursuits, having regard to the propensity for middle to late teenager groups to move away from organised sports.

- The high level of English speaking residents indicates that the traditional Australasian, South African and northern European sports and activities are likely to be dominant in the catchment area.

- The majority of adult users of the main sports activities on site are likely to be from surrounding local government areas given the location of the infrastructure and associated user group dynamics with Hockey and Cricket.

- The high level of ageing population in comparison to Metropolitan Perth indicates a need to plan for passive recreational opportunities within the reserve and provide more effective connections externally.
4. Site Analysis

The following provides an overview of Alderbury Sports Grounds and infrastructure contained within the site. It is based on a visual assessment of existing infrastructure and experience of current use of the site from various site visits.

4.1 Sports Ground and Built Infrastructure Assessment

<table>
<thead>
<tr>
<th>Facility/Area and Commentary</th>
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</thead>
<tbody>
<tr>
<td><strong>Skate Park</strong></td>
</tr>
<tr>
<td>- A modern and relevant facility with provision for all ages and skills. Cowl floodlighting to facilitate night time use and minimise light spill.</td>
</tr>
<tr>
<td>- Located away from residential properties such that any noise and loss of amenity impact would be minimised.</td>
</tr>
<tr>
<td>- Car parking and accessible path/cycle adjacent</td>
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<tr>
<td>- 2 x covered shade areas exist adjacent to the bowl.</td>
</tr>
<tr>
<td>- As a recently constructed and designed facility it is in a fixed position on site and is a focus for day and night-time activity.</td>
</tr>
<tr>
<td>- The facility lacks provision of adjacent ablutions/enclosed hang out area. If development outside of the current built footprint is to be considered ideally, subject to a functionality assessment, it would be located within close proximity to minimise visual impact and maximise potential to share services.</td>
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</tbody>
</table>

| YMCC Pavilion               |
| - Structurally the building appears reasonable but lacks a number of critical features necessary to support club matches; training and elite athlete development. |
- The pavilion is small and inflexible providing a small bar/kitchen, function area, trophy cabinet and storage.
- Internal infrastructure is old and tired.
- It does not relate well to the pitch infrastructure, being obscured by mature trees.
- Changing facilities and toilets are located separately within the adjacent changing block/public toilets which provide consequential safety and security concerns, particularly at night.

**Changing Block/Public Toilets**

- The clubroom lacks a separate meeting room and secure office space. The internal space provides a good open area but lacks capability to be compartmentalised for different club activities. This in turn compromises the ability of the club to generate additional income from associated functions and events.

- The changing block provides 4 changing areas/showers/toilets. Areas of the building have been re-purposed for storage due to the lack of storage capability in the main clubhouse.

- Shower areas are traditional old style tap systems without sensory capability to save water. Some were out of order.

- A part of the block provides a kitchen/food preparation area for cricket but is also used for general storage.

- The building has been added to provide additional storage for maintenance equipment.

- Whilst the building appears structurally sound, the design lacks flexibility of use. Current changing facility designs are tending to focus on unisex provision to cater for the growth in girls and women’s sport. Cubicle showers and changing
- The roof structure is exposed to the elements which has led to water inundation, excessive dust and damage to equipment.
- The design of the building provides a number of angular and protected corners which has led to issues with safety and unsocial activities. The isolated location and lack of direct surveillance further compromises their use.

areas are also being incorporated within modern designs to meet the needs of participants/users.
- Modern designs provide the ability to lock down and open up component parts of the changing room to facilitate large community events and/or carnivals whilst also providing safe and secure entry points. The lack of flexibility with the current infrastructure renders them unsuitable for such use.

<table>
<thead>
<tr>
<th>Scout and Guides Building</th>
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<tr>
<td><img src="image1" alt="Image of Scout and Guides Building" /></td>
<td><img src="image2" alt="Image of Scout and Guides Building" /></td>
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<tr>
<td><img src="image3" alt="Image of Scout and Guides Building" /></td>
<td><img src="image4" alt="Image of Scout and Guides Building" /></td>
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</table>

- The building is, in comparative terms, a relatively new addition to the reserve and provides a useable and functional internal activity space with activity rooms off the main hall.
- The recent extension has increased storage capability and the building appears to meet the needs of both user groups. The main entrance to the building provides a lobby with access to ablutions which are reasonably well maintained.

- The building provides a level of flexibility and functionality which is not present in the pavilion and changing/toilet block.
- Some internal infrastructure is dated and over time will need replacing/modernising, but it is not anticipated that the building needs replacing.
- Due to its current function and limitations set within mature tree cover and detached from the main sporting infrastructure it could not be extended and incorporated within a comprehensive community hub development.

<table>
<thead>
<tr>
<th>Play Infrastructure</th>
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<tbody>
<tr>
<td><img src="image5" alt="Image of Play Infrastructure" /></td>
<td><img src="image6" alt="Image of Play Infrastructure" /></td>
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<tr>
<td><img src="image7" alt="Image of Play Infrastructure" /></td>
<td><img src="image8" alt="Image of Play Infrastructure" /></td>
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</table>

- Play infrastructure within and adjacent to Alderbury Sports Ground (including some infrastructure within the broader Perry
Lakes Reserve) is dated and in need of replacement.

- There is limited play equipment within Alderbury Sports Ground for young families. This could be increased adjacent to the skate park and/or a relocated pavilion where supervision can be enhanced.
- Note: there is playground equipment located in Perry Lakes Reserve.

### Pitch Infrastructure

- The playing surface in the northern portion of Alderbury Sports Ground is of exceptional quality both for the main activities of hockey and cricket.
- The playing pitches are also recognised by the user groups as being one of the best quality in Metropolitan Perth.
- The playing pitches in the southern portion of the sports ground is of a lesser quality and only used for overflow purpose during carnivals and major competitions.

### Incidental Seating and BBQ Infrastructure

- The seating around the site is old and relatively tired. Consideration needs to be given to replacing and increasing the number of seats and BBQ areas with shades to increase activation of passive recreational areas and enhance social meeting areas.
- Infrastructure has been stained by bore water which decreases their aesthetic appearance.
- Existing tree cover should be used, wherever possible to provide natural shade, rather than the proliferation of shade structure throughout.
Signage
- The site has a proliferation of signs of different styles and design.
- Much of the signage is negative in content, advising users of what they cannot do.
- The site would benefit from a consistent approach to signage and rationalisation of current signage at entry points to Alderbury Sports Ground and the wider Perry Lakes Reserve.

Car Parking
- There is a mixture of informal and formal car parking areas located adjacent to the reserve.
- At peak periods, it is recognised that vehicle owners park throughout the Perry Lakes Reserve and on road verges.
- Opportunities to increase the formal car parking spaces will need to be explored but any proposal will need to respect the open nature and impact on root systems of native trees/bush.

Tree Cover
- The site has a variety of native and non-native species throughout which are generally grouped on the perimeter.
- The Environmental Management Plan has explicitly identified areas where tree planting should be enhanced and identified that the view across the site from neighbouring residential properties should be left relatively open.

Floodlighting
- The floodlighting at Alderbury Sports Ground is varied with bore water stains giving an aged and tired appearance.
- Some lighting poles appear to be in need of replacement and do not provide sufficient light for use other than recreational training activities.

- All lighting equipment will need to be assessed against ground area coverage and current lux value. A visual assessment indicates that they barely meet training requirements.

- A reconfiguration of playing surfaces may require a repositioning of current lighting poles. If this is to be undertaken the lighting poles should be replaced and repositioned to provide optimum training and game use for rectangular pitch sport and athletics/marathon running.

**Shade Structures**

- Shade structures within Alderbury Sports Grounds are limited to overhangs on existing buildings and a stand-alone structure adjacent to the cricket oval.

- It is important to consider increasing shade structure on site in strategic locations in highly trafficked (walked) areas. Such structure should facilitate social and recreational use and be placed in areas which do not impact on the regular playing pitch infrastructure.

- Where possible mature tree canopy shade should be used and enhanced in areas which do not impact on the flexible use of playing pitch surfaces.

**Footpath Access**

- Footpath access in and around the site is good with tarmac/bound surfaces suitable for all abilities.

- There is potential conflict with vehicles at the site access and within the car parking area which can be addressed relatively easily with additional traffic management controls.

- Footpath access around the perimeter of the site to the skate park is good and does not merit any changes.

- Users of the Sports Ground appear to welcome the informal accessibility particularly within the southern portion which is used consistently for dog exercising.
4.2 Summary Conclusions

Based on the visual assessment the following issues associated with current infrastructure require addressing:

- The skate park is a well-used facility which provides access for extended periods during the day and evening to a variety of age groups. Areas of shade exist and the level of security and surveillance is good, being located adjacent to a well trafficked road. The facility would benefit from the addition of ablutions adjacent and also the provision of additional passive infrastructure for families of younger children who need to be supervised in undertaking the activity.

- Basic social infrastructure within Alderbury Sports Ground requires attention. Seating, play equipment and shade can be improved significantly to enhance and facilitate greater social interaction. This could also incorporate exercise equipment at strategic locations around the site. In general access on foot or by bike is well provided for both to and within the Sports Ground. Additional dual use paths could be considered adjacent to the main entry to the sports ground. The issue with bore water will be an ongoing concern and continue to stain equipment. Little can be done to address this other than through minimising the spray onto paths, social infrastructure and buildings.

- The current YMCC clubhouse/pavilion facility is small and does not provide the level of flexibility necessary to facilitate the growth of sport on the sporting reserve. It does not relate well to current playing surfaces and has limited viewing across the reserve area. Minimum space requirements for a pavilion would require the provision of a clubroom for small social events/meetings, function room for larger events and carnivals/match days, internal changing room and ablutions (minimum of 4), umpire/officials changing area, stores (1 x for goals and maintenance equipment, accessed externally and 1 x playing equipment, secured and accessed internally, 1 x furniture store), first aid, treatment, office, lobby/entrance, kitchen, bar, coolroom, kiosk, public toilets (including disabled toilets), merchandise area, cleaners store and a covered viewing area. The orientation of the building should also provide the optimum viewing area across the majority of playing surfaces.

- Notwithstanding the provision for hockey, a clubhouse/pavilion building should provide opportunities for all sporting and community users to access the facility. Currently access is limited to agreements with specific user groups through the hockey club. The current clubhouse/pavilion facility has limited functional space and lacks the flexibility to be used by multiple users at any one time. The opportunity to generate income to sustain sporting activities is therefore compromised. Ideally the building should be replaced with a clubhouse/pavilion which relates directly to the pitch infrastructure with the option to service more broadly the full extent of community activities on the Sports Ground.

- Other user groups either have no access to infrastructure or limited access to the adjacent changing/ablution facility. This facility is of a substandard design which would not conform to modern day sporting standards (see also benchmarking in section 5). The building lacks flexibility in potential use and does not service its intended purpose effectively due to concerns relating to design, safety and security. The lack of supervision and surveillance over the building (particularly at night) gives rise to potential personal safety issues and anti-social activity. The building should be removed and incorporated within one multi-purpose building servicing community and sporting needs.

- The scouts and guides building, being a relatively newer addition, which has recently been extended does meet the requirements of its intended purpose and provides flexibility to enable a number of functional uses to be undertaken concurrently. Effective control over users can be undertaken as the design incorporates a lobby area with activity spaces and ablutions accessed directly from this space. Whilst, ideally it would be beneficial to incorporate all sporting ground users within one multi-functional building, it would not be cost effective nor appropriate to replace
the current infrastructure. All activities can be contained within the building and adjacent open space.

- The playing surfaces are recognised as being of a high quality and provide excellent and unencumbered playing and training capability. To improve flexibility and accommodate a more extensive clubhouse/pavilion it may be necessary to consider reconfiguration of the current pitch locations. This also may impact on the high-quality cricket wicket. In addition, and to facilitate greater use of the cricket square, the provision of a synthetic wicket will need to be considered and planned for. The location of the wicket will need to ensure that the capability to rest and re-align hockey pitches is not compromised. Ideally, and to facilitate club training programs, the addition of cricket nets and practice goal areas (for hockey) should be considered.

- There is a need to ensure the signage within the site is consistent and at the main Sports Ground entry points.

- Car parking could be enhanced and improved to facilitate events and high use activities on the sporting ground. Nevertheless, the extent of parking across the broader Perry Lakes Reserve and surrounding road network indicates that parking should not be an issue if effective traffic management were implemented at high use times.

- Current tree cover responds to the Perry Lakes Environmental Management Plan through the clustering of trees in identified locations and incidental tree planting which has occurred on the eastern edge of the sporting reserve to enable local residents to benefit from an unencumbered view. Tree cover could be enhanced to provide greater shade in the southern portion of the site.

- Floodlighting throughout the site for both sporting activities and social use is poor and are in need of replacement. The floodlighting should as a minimum meet modern day recreational and training requirements of the sports.
5. Trends and Benchmarking

The following section refers to current trends in the provision of sport and recreation infrastructure. It is intentionally split into five sections relating to potential development activities at Alderbury Sports Ground:

- Trends in facility design and infrastructure (including the benchmarking of the provision of turf hockey facilities)
- Trends in the development of sport, recreation and community buildings.
- Research into Men's Shed developments (in particular, relating to provision on sporting reserves).
- Design Guidelines

Reference to benchmarking material can be found at Appendix D

5.1 Participation Trends

The following statistical information has been obtained through AusPlay 2016, a national population tracking survey funded and led by the Australian Sports Council. In January 2017, further data was provided for all of the states and territories. The information below is taken from both the national and regional data breakdowns. The report replaces the Australian Bureau of Statistics sport and recreation data reporting which ceased in 2014. The main findings identify the following:

- Australian adults tend to play sports for longer durations than non-sport related physical activities. However, they participate in non-sport related physical activities more often than sport.
- Women are more likely to participate in sport or physical activity for physical and mental health reasons and to lose or maintain weight than men.
- Men are more motivated by fun/enjoyment and social reasons than women.
- For adults up to middle-age, time pressure is by far the main barrier to participating in sport or physical activity. Poor health or injury then also becomes a main factor.
- Sport clubs are the primary avenue for children to be active (except for children aged 0–4, who are more likely to be active through other organisations).
- Sport clubs are not the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over.
- The top ten activities for adults identifies golf as the main sport which is generally due to its membership based profile and the broad age range within which it is traditionally played.
- Cricket is 3rd alongside tennis and netball all demonstrating similar participation rates amongst adults.
- When children are included in the figures participation in cricket falls to 6th with Australian Rules Football, Netball, Basketball and Tennis experiencing similar participation rates.
- Boys and Girls out of school hours’ activity is dominated by swimming.
- The second most popular Out of School Hours activity for boys is football (soccer) followed by Australian Football and cricket.
- The second most popular sport Out of School Hours activity for girls is Netball, closely followed by dancing and gymnastics.
- Within WA the household income is a key influencing factor when participating in sport. Middle income families generally participate at higher levels than those on lower income levels across all genders and ages.

*Figure 7: WA Participation Amongst Adults by Average Household Income*

- Participation amongst children in WA is also greatest where the average household income is high, particularly amongst males who demonstrate consistently higher participatory rates than females.

*Figure 8: WA Participation Amongst Children by Average Household Income*

- The most popular adult participation activities within WA is walking with females indicating a significantly higher level of participation than males. The next most popular activities are fitness/gym, athletics (running), swimming and cycling. These are all activities that can generally be undertaken outside of organised competitive structures and purpose built facilities. Of the more
structured sporting activities, football/soccer ranks 8th and cricket 14th. These also tend to be dominated by male participation, although both sports have strong emerging female game development programs.

Figure 9: Top 15 Participation Activities in WA

The most popular children’s organised participation by activity highlights the strength of swimming amongst both girls and boys. Football/soccer and Cricket ranks high for male participation whilst Netball, Dancing and Gymnastics ranks high for females.

Figure 10: Top 10 Children’s Organised Participation by Activity

- In respect of the top 15 adult organised participatory activity gym/fitness and swimming ranks highest amongst males and females. Athletics (running) ranks 11th and Hockey overall ranks 14th.
with a relatively even participatory split between genders. Cricket ranks just behind basketball at 10th.

Figure 11: Top 15 Adult’s Organised Participation by Activity

When considering venue organisation/based sports, it is to be noted that Football/soccer ranks 3rd, Basketball 5th, Cricket 7th and Hockey 8th. This emphasises the importance of venues and sports club organisations and delivering these activities. Without good access to reasonable quality infrastructure for these sports, overall participation levels would diminish.

Figure 12: Top 15 Adult’s Organisation/Venue based Sports participation
5.2 General Industry Trends

The following highlights the general trends in respect of facility provision. These trends have been identified through industry research, current publications and knowledge based on previous project work:

- There is a proliferation of ageing infrastructure in need of replacement
- Pressures facing local sporting and recreation groups in declining volunteers and increased risk management requirements
- An increased spectrum of leisure opportunities and the need for clubs to be well managed and customer focused
- The need for modern facilities that meet statutory building requirements
- An acknowledgement that centralised administration and facilities can benefit clubs whilst meeting modern needs
- There is now a more acute focus on financial viability of all sport and recreation infrastructure and rationalisation of provision. This has been referenced within Strategic Directions 6 (DSR WA) as a key issue facing the industry over the next 5 years.
- The drive by local governments on available public open space to provide a full range of sport and recreation opportunities that promote physical activity, balanced with complimentary recreational pursuits. This is consistent with the outcomes identified within Strategic Community Plans.
- The importance of fully costing out asset management plans and future proofing expenditure (including lifecycle costing) is becoming more critical.
- There is a focus on accessibility and connectedness to provide high levels of community accessibility and local integration.
- The need to provide flexible sport and recreation infrastructure is becoming increasingly important due to factors such as demographic shifts and changing sport and recreation preferences.
- The ageing demographic is necessitating greater consideration of non-contact sport and recreational activities with a higher level of casual social interaction. The trend to move away from formalised club based sports in adulthood is also a contributing factor.
- Increased expectations of people in relation to the quality of provision of open space, park furniture and association recreation infrastructure.

5.3 Clubhouses, Multi-Functional Facilities and Sports Hubs

The traditional approach to providing clubhouses/pavilions to service the needs of one sport is no longer supported by state and local governments. Wherever possible options are being sought to co-locate clubs and user groups under one multi-functional/multi-purpose facility which provides the opportunity to share resources and maximise the use of space. In many circumstances, local governments are seeking to bring together a series of ad hoc developments within one location into a service hub through a phased developmental approach. Service hubs can be for a variety of activities, including broad community outreach; family services; health and wellbeing; sport; aged care; seniors and/or a combination of all of these. In general, the programs and services provided within a hub are to be complimentary and related to the building or sites principle function and accessibility.

The rationale for the development of co-located sporting infrastructure; multi-purpose facilities and evolution of sports hubs on sport and recreational sites has emerged due to a number of factors, including:

- Ageing infrastructure in need of replacement and the need for modern facilities to meet statutory building and health and safety requirements
- The increasing demands on open space provision and it’s use/function, particularly in a more urbanised setting where space is limited.
- The need for local governments to be responsible and accountable in asset management and provision.
- Pressures facing local sporting and recreation groups with declining volunteer numbers.
- Increased competition from alternative leisure providers which may be more cost effective and efficient than that provided through the traditional local government route.
- A need for clubs to be well managed and customer focused and carry a greater risk in the management and delivery of services to the local community.
- An acknowledgement that centralised administration and facilities can benefit clubs whilst reducing costs to the public purse.
- Providing good integrated traffic and pedestrian movement both into and through a facility complex which provides safe access and clear signposting of uses/activities.
- The development of a prioritised implementation plan (i.e. phased development) so that projects are ready to proceed and funding avenues can be explored as they become available.
- Underpinning all of the above is the need to establish a realistic vision for any facility development which is clearly articulated and reinforced throughout the project to ensure its long-term viability.

A number of District Sporting Precincts across WA have been considered with a number of common design and management themes emerging. All are seeking to:

- Minimise ongoing operational costs;
- Address environmental concerns (particularly in the use of water and sustainable materials);
- Develop viable partnerships with key delivery agencies, organisations and clubs;
- Maximise the opportunity for the local community to access a variety of viable sport and recreation services;
- Establish effective club/organisational contributions to the management and maintenance of assets.

It is to be noted that there are a variety of sporting reserves within local government areas which are established as district level facilities. These sporting reserves generally cater for a number of sporting codes; containing a variety of local level infrastructure and may also include activities of a regional nature. Examples of these include:

- Percy Doyle Reserve, City of Joondalup: Provides a regional level tennis facility; district level bowling club; NPL soccer club, district library; local sports centre; local playgroup and family services and a local bridge club.
- Swan Park, City of Swan: Proving a district level sport and recreation complex; regional netball centre; district level football and tee-ball infrastructure; regional tennis centre and district level bowling club (with associated sports association complex).

The sporting reserves and facilities vary significantly in size and catchment. Their regional, district, local and neighbourhood function is generally related to the level of infrastructure provided for each sporting activity.

### 5.4 Hockey Development Trends in WA

In considering hockey developments the majority of sites upon which turf (synthetic) have been traditionally located are private schools and Universities (including the state hockey centre at Curtin University and UWA at UWA Sports Park). The only synthetic turf facility on shared use public education land is Shenton Park where YMCC Hockey Club currently have a 25% share of its management and use outside of school core.
hours. Other hockey turf developments in Metropolitan Perth where the club have a significant role with turf management have included Melville Hockey Club, Rockingham Hockey Club at Lark Hill and Mandurah Hockey Club.

More recent developments have seen a significant shift from grass pitch play to turf. This has resulted in a proliferation of bids for resourcing to develop turfs across the metropolitan Perth area. The most recent developments have occurred at:

- Warwick Hockey Centre, Whitfords which is a sporting complex located within an area of protected bushland.
- Guildford Grammar School, Guildford which is located within a private school whilst also providing limited access to Old Guildfordians Mundaring Hockey Club.

Figure 13: Example of low level fencing and tiered spectator area associated with a hockey turf

This landscape is changing significantly with the success of Melville Hockey Club and recent grant approvals for development of turf at Southern River within the City of Gosnells and South Lakes School within the City of Cockburn. The City of Cockburn development is to be located in an area which has not been traditionally serviced by the sport. Further developments are being considered at Harold Rossiter Reserve within the Town of Victoria Park and a third turf at the State Hockey Centre at Curtin University.

To develop synthetic turf infrastructure for hockey use, a minimum number of infrastructure requirements are necessary. A facility would need to incorporate:

- Floodlighting with cowls to prevent light spill.
- Low level catch fencing (to protect the surface from damage; reduces soil/dirt contamination and ensure balls are contained within the playing surface).
- Run-off areas within the fencing
- Water towers/pressured reticulation
- Tiered spectator area on one side with dug out
- Storage for equipment.
Surfaces may be multi-marked to accommodate use by other sports.

Figure 14: Example of hockey turf development with floodlighting

5.5 Pavilion Design and Development Guidelines

Within Australia two national sporting associations (AFL and Cricket) have identified minimum design requirements for pavilions/clubhouses which service different functional levels of the sport. The basic design principles identify the following key areas which should be incorporated (together with approximate space allocations):

- A main viewing area (covered and with seating/hard standing beneath – size of 50m² but dependent on orientation and whether building is single or two-storey)
- Home and Away Changing (40 to 60m² for each team changing area)
- Home and Away Toilets and Showers (20 to 30m² for each team changing area)
- Accessible Public Toilets (male 15m² female 15m² accessible 5.5m²)
- Umpires (15m²)
- Internal Storage (20-30m²)
- Utility Cleaners Store (5m²)
- External Storage (30m²)
- Social/Function Room (100 – 200m² depending on usage) with ability to use internal space flexibly.
- Ancillary Administration/Office/Meeting Room (15-25m²)
- Kitchen (15-25m²) depending on the service required plus store and cold room (10m²)
- Kiosk (adjacent to kitchen area where practical (10-15m²)
- First Aid (15m²)
- Gymnasium (could be internal within a multi-functional building, but not essential for club level activity) Alternative exercise equipment could be integrated within the Sporting Reserve furniture.
The above represents approximate space requirements for the development of a clubhouse/pavilion which would service the needs of two sports. Additional infrastructure would potentially be required to service the needs of other user groups, particularly with regard to storage and adaptable meeting room/administration space. An Indicative spatial plan is identified below for the turf and combine pavilion/Mens Shed (alternative variations showing turf in blue and massing of the pavilion/mens shed in orange). It should be noted that the preferred orientation for turf infrastructure is on a north-south axis:

*Figure 15: Alternative turf and clubhouse/Men's Shed layout options (not to scale)*

### 5.6 Men’s Shed Developments

The growth in Men’s Shed developments over the past 10 years has been significant. It is an internationally recognised movement focused on men’s physical and mental health and wellbeing. The major association for men’s sheds is The Australian Men's Shed Association (AMSA). AMSA was established in 2007 by the Australian independent community-based Men's Sheds as a Federated body to represent, support and promote the Men's Shed movement.

There are 118 Men’s Sheds which have been developed in Western Australia (WA Men’s Shed Web site May 2017). The Sheds are described as providing meeting places for retired workers to meet and socialise with each other and to get involved in projects that will assist the local community. The construction and type of Men’s Shed infrastructure varies as does the extent of project work they get involved with. To assess the merits or otherwise of developing a Men’s Shed at Alderbury Sports Ground, an assessment of similar facilities located within sporting complexes was undertaken. The following summarises the main outcomes:

- The objectives of the Men’s Shed is consistently focused on:
  - providing the opportunity for men to associate and support each other
- Providing an environment where men can be creative and productive
- Providing an environment where men’s health issues can be raised and discussed
- Giving men an opportunity to be valued in their community
- Promoting wellbeing and understanding among men
- Expanding men’s educational and social networks
- Promoting intergenerational, familial and cultural bonding.

- Based on previous Men’s Shed developments the following infrastructure would be required as a minimum:
  - Internal workshop area (100-200m²) for woodworking tools, metal working and machines.
  - Meeting rooms/quiet areas (20-40m²)
  - 240VAC single phase power, three phase power is desirable for larger equipment such as a metal lathe, welding equipment and a large dust filter.
  - Hot and cold water.
  - Telephone and Internet (optional).
  - Kitchenette.
  - Toilets.
  - Parking area.
  - Outdoor shaded seating area.

- The majority of community Men’s Sheds are of a prefabricated/corrugated structure with dust extraction installed and limited noise attenuation measures.

- The majority of Men’s Sheds through their development have received funding through LotteryWest.

- Outside storage needs to be managed and effectively controlled as does the operational times that a shed is open. Operational times vary but most commonly they undertake activities between the hours of 9:00am and 4:00pm Monday to Friday.

- Shed sizes vary from small units of 180-200m² to larger units of 700-1,000m². The Men’s Shed at Mosman Park is located on a sporting reserve and incorporates a mezzanine floor, providing a total floor area of 730m² servicing a membership of 300.

- The extent of development limits the number of members a Men’s Shed could potentially cater for. In general, terms a workshop floor area of 200m² could cater for between 200 and 300 members based on 0.75-1m² per member. Usage fluctuates and needs to be controlled and managed. Where there has been a high demand, the facilities have capped membership levels. At any one time the facilities will be controlled by agreed capacity limits placed on publicly accessible buildings.

- A high number of Men’s Sheds are located within or adjacent to residential areas and within complexes associated with sporting infrastructure. There appears to be no consistent and preferred location other than they should be located where they may be readily accessed by the local community they are intended to serve.

5.7 Summary Conclusions

- Outcomes from current ASC research indicates that whilst sports clubs provide a valuable resource for children and young people, as people age, there is less of a propensity to take part in organised
sports club activity. This however does not negate the need to provide a suitable level of infrastructure to support both club activity combined with passive and casual recreational use.

- Fitness, health and social interaction are the main considerations for adults who participate in physical activity. The opportunity to provide a combination of all three aspects should be explored on a site which as its prime function is focused on sport and recreational activities.

- The traditional organised sports will always be in demand for children as the sports expand and diversify their service offering. New development supporting sporting services should reflect the changing demands and requirements of sport and in particular projected growth in junior, girls and women’s team based sport activities.

- Shared use, co-location and multi-functional opportunities are consistent themes emerging in the development of new infrastructure and the retro-fitting of existing facilities. An inability to deliver this at the outset of a project can ultimately impact on its longer-term viability.

- Ongoing management of assets (including a full appreciation of lifecycle costs) is critical. The Town of Cambridge has a clearly defined asset management policy that assists in the area of asset management.

- The management and governance of a site and associated facilities is critical if suitable control is to be exercised and financial resources managed effectively. This also needs to be established at the outset and in consultation with the main potential users/community groups. This is relevant to both sporting use and more general community accessibility and the potential development of a Men’s shed

- The relationship with adjacent land uses is critical in ensuring that a facility is seen as an integrated resource for use by the community.

- Any facility should wherever possible provide opportunities for sporting and non-sporting events. This would require any resultant infrastructure to be adaptable for community events, whilst also be secured for the membership base of the respective sporting clubs and organisations who will use the facilities on an ongoing basis.

- Establishing effective management and control over the use of a sports ground and ancillary supporting infrastructure is critical if the amenity of neighbouring residents and general recreational users is to be protected.

- Notwithstanding the existing infrastructure located on site, if improvements are to be considered to meet current day minimum sports facility standards, it will inevitably mean that the building footprint will be extended.

- The development of a Men’s Shed as part of Alderbury Sports Ground would appear to be consistent with similar developments elsewhere in the state. Whilst it is not a sporting use, it is nevertheless a recreational facility which assists in supporting the mental health and physical wellbeing of a resident population within close proximity of the site.

- There are basic facility requirements of a Men’s Shed which are consistent with those required to service sporting infrastructure. This includes outdoor seating areas, meeting rooms, kitchenette, kiosk and toilets. There also may be considerable benefit in co-locating a Men’s Shed within a larger pavilion/clubhouse facility in providing added surveillance and security during weekday daytime use. In addition, there could be linkages with shared social enterprises to support club infrastructure through the operation of a kiosk and repair/maintenance of sporting equipment/infrastructure.

- In considering a potential turf development, the visual impact will need to be fully assessed against the backdrop of the existing skate park development. There will be a need to protect the facility from potential damage but also ensure that its appearance any visual impact on the surrounding
landscape is appropriately mitigated. High level fencing would be inappropriate and the impact of any potential floodlighting will need to be carefully positioned and designed to minimise light spill.
6. Consultation Outputs

The consultation process included a series of agreed engagement processes. These included:

- One to one meetings with nominated user groups and individuals
- 2 workshops with user groups and invited local residents located immediately adjacent to Alderbury Sports Ground.
- A community consultation based on the outputs of the initial meetings and workshops.

The outputs from these engagement processes is summarised below and provided in more details at Appendix E.

6.1 Club and User Group Outputs

It is to be noted that the users of the site vary in respect of the sporting service which is provided. Hockey and the Marathon Club generally operate at a regional level and will draw a number of participants from the broader Western Suburb boundary. Cricket, Teeball and Football (Soccer) would generally draw from a more localised and district wide catchment.

The following summarises the output from one to one user group consultations:

- Teeball is a growing club and is likely to require secure access to 4 diamond facilities:
- There is high demand for Alderbury Sports Ground to facilitate the development of junior cricket. The lack of access to suitable infrastructure is a major concern within the Town of Cambridge and Western Suburbs generally. This includes the lack of access to dedicated training areas including nets.
- The quality of current clubhouse and changing room infrastructure is recognised as being extremely poor and in need of replacement. Pitch infrastructure is generally considered to be excellent. The majority of user groups reference a strong and positive working relationship with the Town of Cambridge. All are committed to the ongoing use of the site and value it as quality grass playing surface and for its central location. Specific mention was made of:
  - The lack of suitable storage for both playing and maintenance equipment.
  - The impact of dog exercising and potential conflict with sports users.
  - The poor quality of toilets and changing facilities which is impacting on use.
  - The lack of quality floodlighting with appropriate ground coverage.
  - Poor food preparation areas.
  - The lack of security on site and in and around the current buildings.
  - Insufficient power supply.
- There is clearly a demand for pitch infrastructure for soccer due to the lack of access to suitable infrastructure within the Town of Cambridge and Western Suburbs generally. Soccer is however a concern to hockey users who do not consider sprig sports (football, soccer and lacrosse) as being compatible users.
- The Marathon Club have relatively modest requirements for grass use and provision of basic recreational lighting infrastructure.
- The Perth Highland Pipe Band have relatively modest requirements for storage and access to space for practicing which can be accommodated within a multi-functional clubhouse facility.
- The hockey club as the main user of the site has the greatest need for pitch and ancillary supporting infrastructure to support current club activities and growth.

- Current development programs for most sports focus on junior level activity. The growth in female sport is also driving a different approach to traditional facility development and a greater demand for increased pitch capacity. Storage for all activities is important. This space needs to be secure and dedicated for each user group.

- It is also clear that with increased population growth due to current development commitments and increased density within the locale, participation rates are, at a minimum, likely to increase in-line with population growth. This will demand greater access to sporting reserves and the consequential enhancement of infrastructure serving a variety of sporting uses.

- All clubs are anticipating growth, as a minimum, in line with population growth. Current infrastructure at Alderbury Sports Ground is not suitable to cater for the increased use.

- The following are identified as important facility components required at Alderbury Sports Ground:
  - Additional clay wicket infrastructure (i.e. turf wicket)
  - Synthetic training wickets (2)
  - Kitchen and function area.
  - Equipment storage
  - Safe and secure changing rooms and toilets
  - Increased security and floodlighting (as a minimum for training).
  - Increased accessibility/controlled access to facilities.
  - The provision of a turf (synthetic surface) to facilitate greater capacity for use and greater flexibility in the provision of services on offer to sport and recreational users of Alderbury Sports Ground.

- It is evident that all clubs could potentially grow their current membership base if the built infrastructure were to be replaced, enhanced or modernised. The change rooms and toilets are particularly highlighted as inhibitors to growth. In addition, greater flexibility of current buildings and the addition of extended training infrastructure (cricket nets and lighting) would attract a higher membership base for all user groups.

In addition, the State Sporting Associations for both hockey (Hockey WA) and cricket (WACA) were contacted to ascertain their support or otherwise for expanded club based activity at Alderbury Sports Ground. Hockey WA have expressed strong support for the development of a turf to offset capacity issues associated with the use of Shenton. YMCC is recognised as a well organised and viable club which could support the development and going operational cost of a turf facility. The WACA have identified Alderbury Sports Ground as a high-quality reserve supported by extremely poor changing room and clubhouse infrastructure. Any future development of the site ideally should provide improved and flexible changing room infrastructure which can readily accommodate a changeover between male and female use.

6.2 Other Potential and Existing User Group Outputs

There were three additional potential users who were contacted during the consultation process related to existing and potential alternative uses on the reserve. These included The Rotary Club of Cambridge who are advocating for a Men’s Shed; Alderbury Dog Walkers and Visual Art Teaching Facility. The outcomes from the consultation and commentary on the implications is provided overleaf.
The Rotary Club of Cambridge

The Rotary Club are committed to developing a Men’s Shed within the Town of Cambridge and have undertaken a detailed assessment of over 20 potential sites. All have proved fruitless with the only exception being the potential conversion of the toiletchanging room building. Current design drawings provided by the Rotary Club have sought to address community concerns of noise and dust control. Indicative costs for the conversion have been provided at $390k at a cost per sqm of $846. The need for the facility is also supported by the Lorikeet Centre who will provide their expertise in the establishment and provision of mental health and wellbeing services, and education to the Cambridge Community Men’s Shed members.

There are a number of implications which need to be considered in respect of the Men’s Shed proposal:

- In respect of need, it is evident that within an ageing demographic, such facilities are essential for improving the mental and physical health of both men and women. This is supported by a variety of published research.
- With regard to location it is also evident that the Rotary Club have explored a series of alternative site options and for various reasons they have either been unavailable or inappropriate.
- The cost of developing any infrastructure is a key determinant and the ongoing viability is reliant on a minimum membership and size. There is no doubt that the desired membership levels within the locale can be achieved.
- Whilst converting the toiletchanging building is an option, the cost associated with the proposed development appears artificially low. A refurbishment cost of $846m2 would need to be benchmarked against other similar facilities. Low contingencies and the absence of professional fees and FFE indicate that the overall development cost would be substantially higher.
- The development of any infrastructure on site should seek to co-locate and rationalise current building footprints to ensure as far as practicable duplication of services is avoided.
- The concerns expressed by local residents in respect of loss of amenity should be addressed. There does however, appear to be no part of the Men’s Shed activity which cannot be appropriately mitigated (i.e. control placed on times of operation, noise attenuation measures; storage control and building mass).

Alderbury Dog Walkers

The informal user group identified the need to protect and retain the current dog walking areas. The value of the area was specifically identified as having significant social and health benefits. The views expressed by the Dog Walkers in particular indicate a strong desire to maintain the southern portion of Alderbury Sports Ground for dog walking and exercise. It is also evident from visiting the site on numerous occasions that the area is well utilised and should be retained.

Visual Art Teaching Facility

Similar to the proposal for the Men’s Shed an alternative development proposal of a visual arts teaching facility option to incorporate within a redeveloped clubhouse facility was discussed. It emerged that a total floor area of up to 360m2 potentially would be required to provide for artists in residence, teaching studios and display areas. It would however need to operate on a commercial basis to ensure costs can be recovered and the initial set-up costs are returned.

A visual arts facility is a relatively unique service offers low cost opportunities to develop the cultural service offer within the Town. The extent of development is however large with a need to provide residential accommodation. In addition, its commercial imperative may not be compatible with the main functional use of the site as a sporting reserve.
6.3 Workshop Outputs

The initial focused workshops identified a series of strengths, weaknesses and issues associated with the current use of Alderbury Sports Ground and its potential future use. Opinions were divided on the extent of new development which should be considered. Some attendees sought extensive development on the reserve whilst others wanted minimal change. Some attendees suggested additional users of the reserve. The comments are detailed at Appendix F and together with the one to one meetings with various user groups identified a series of development options against which broader community views were to be sought. These included:

1. More shade shelters throughout the Reserve.
2. A redeveloped facility to service the needs of sporting groups currently using the reserve within the existing Hockey building footprint.
3. A redeveloped facility to service the needs of sporting groups currently using the reserve in an alternative location to the current clubhouse area.
4. The removal of the existing toilet block and replaced with a modern contemporary design.
5. The development of a Men’s Shed at the reserve.
6. The development of a synthetic hockey turf with floodlighting.
7. Provision of additional floodlighting on the reserve to potentially increase sporting use.
8. Provision of additional lighting in the car parking area and adjacent to road access/footpaths to increase safety for users at night.
9. Better access to the reserve and associated infrastructure for people with disability.
10. Improved and extended car parking.
11. Walking and cycling paths.
12. Additional small sided soccer/hockey pitches in the South-East portion of the site to service junior and school sports development.
13. Introduction of a café/kiosk on the reserve.
14. Increased seating and social infrastructure in and around the reserve.
15. Introduction of cricket nets to the reserve.
16. A multi-purpose meeting/activity spaces/club room located within a new facility to serve broader community needs.
17. Increased fitness and outdoor gym facilities.
18. More shade trees.
19. Dedicated dog walking areas.
21. Removing some unused lawn areas to provide more native vegetated areas one to one meetings and workshops in respect of potential future development of the site.

6.4 Community Survey Outputs

The following information is collated from the Community Survey. It should be noted that there is a significant divergence of views related to some aspects of the development. The analysis therefore highlights areas where one user group may have influenced the outcome unduly. It also highlights areas
where there are strong feelings both for and against the development options. The full extent of the analysis is provided at appendix G.

A total of 1,246 responses were received to both the online and hard copy survey with a relatively even gender split. The vast majority of respondents visited Alderbury Sports Ground on a daily or weekly basis. It was clear that these users centred around hockey, dog walking, walking and casual/social activities.

The predominant activities of respondents indicating they were users of Alderbury Sports Ground is for playing hockey, dog walking, walking and casual/social activity. Due to this high level of interest from these user groups it is important in the consideration of any future investment in the reserve that these activities are supported and opportunities to enhance the activities are, wherever possible provided for.

Of the next tier of activities identified by the respondents the skate park, group or personal fitness and as a coach/trainer were highlighted. The lower response rate in relation to the skate park use may be indicative of the relatively low numbers of children/young people responding to the survey.

The vast majority of respondents identified that they were either satisfied or very satisfied with the Sports Ground. In many circumstances this was a qualified satisfaction rating as comments received indicated a high desire to improve various aspects of the built infrastructure. Satisfaction rates highlighted the space for dog walking areas and playing surfaces as being the key infrastructure components they were satisfied with and required retention and/or enhancement. In addition, the continued maintenance of grass surfaces and improved toilet facilities were highlighted amongst those who indicated general satisfaction with the sports ground. The value of the area for social engagement and general amenity also received relatively high response. A small number of respondents did not want any change to the current sports ground.

Where respondents indicated a dissatisfaction, poor quality toilets, changing rooms, clubrooms and lighting featured high in the commentary. In addition, the lack of variety of facilities was highlighted as were inadequate seating and social infrastructure (BBQ's, Meeting areas etc.) and the lack of or inadequate car parking.

When requested to identify the potential development options a ranking assessment was promoted. This enabled the strength of feeling of various interested groups to be acknowledged. Initially the assessment looked at those developments where strong views were expressed, for example:

- The developments which are ranked highest from a number 1 perspective (strongly agree).
- The developments which were most strongly opposed (identified with a score of 6).

To support the assessment, consideration was then given to the broader range of opposition and support

- The developments which are ranked highest relative to being considered as a positive solution (i.e. ranked predominantly 1-3)
- The developments which are ranked highest relative to being considered as a negative solution (i.e. ranked predominantly 4-6).

Table 1 below identifies the Top 10 development options from a level of strong support and strong opposition and provides commentary in respect of the potential future development considerations.

<table>
<thead>
<tr>
<th>Development Option</th>
<th>SA (1) Rank</th>
<th>SO (6) Rank</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>The development of a synthetic hockey turf with floodlighting</td>
<td>1</td>
<td>1</td>
<td>The most contentious development proposed with diametrically opposed strong support (18%) and strong opposition (25%). It is important to fully...</td>
</tr>
<tr>
<td>Development Option</td>
<td>SA (1) Rank</td>
<td>SO (6) Rank</td>
<td>Commentary</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------</td>
<td>-------------</td>
<td>-------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>A redeveloped facility to service the needs of sporting groups currently using the reserve in an alternative location to the current clubhouse area.</td>
<td>12</td>
<td>2</td>
<td>The second most contentious development proposed with significant opposition (25%) and moderate support (18%). When taking into account all respondents there is broadly a 50-50 split between those in favour and those against the development. The redevelopment of the clubhouse facility is however essential to meet modern day sporting requirements of the club. It is not an option to do nothing, therefore it is important to assess sympathetically, how a new clubhouse/pavilion can be developed effectively whilst minimising visual intrusion and potential loss of amenity.</td>
</tr>
<tr>
<td>Removal of the existing toilet block and its replacement.</td>
<td>2</td>
<td>21</td>
<td>The most popular development option is the removal of the toilet block to address concerns in respect of safety and anti-social activities within close proximity of the current facility. A redeveloped facility to service the needs of sporting groups currently using the reserve in an alternative location to the current clubhouse area.</td>
</tr>
<tr>
<td>Removing some unused lawn areas to provide more native vegetated areas.</td>
<td>21</td>
<td>3</td>
<td>This development option is not a high priority in respect of support and ranks high relative to those opposed to the development. It should therefore not be pursued.</td>
</tr>
<tr>
<td>A redeveloped facility to service the needs of existing sporting groups currently using the reserve within the existing hockey building footprint.</td>
<td>3</td>
<td>11</td>
<td>This ranks highly in respect of strong support for the development (38%) and has moderate levels of strong opposition (15%). When taking into account all respondents there is overall 65% of respondents in support of the development. The available space and relationship to the pitch infrastructure will however compromise the ability to service the needs of clubs appropriately, having regard to current pavilion/clubhouse trends in design.</td>
</tr>
<tr>
<td>Additional small sided soccer/hockey pitches in the South-East portion of the site to service junior and school sports development.</td>
<td>10</td>
<td>4</td>
<td>This ranks highly in respect of opposition and has relatively moderate support. Whilst overall the general consensus is in support of the development it is not considered essential to develop the area used primarily as a dog exercise area for dedicated pitch space. This area should be used as potential pitch overflow at times when the sports ground requires additional capacity.</td>
</tr>
<tr>
<td>Provision of additional floodlighting on the</td>
<td>4</td>
<td>8</td>
<td>The provision of floodlighting ranks high and over 60% of respondents are supportive of the development. Floodlighting exists but is not of a</td>
</tr>
<tr>
<td>Development Option</td>
<td>SA (1) Rank</td>
<td>SO (6) Rank</td>
<td>Commentary</td>
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<tr>
<td>--------------------</td>
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</tr>
<tr>
<td>reserve to potentially increase sporting use.</td>
<td></td>
<td></td>
<td>suitable standard. Enhanced floodlighting to increase use and flexibility of the sporting grounds is important to consider in its future evolution.</td>
</tr>
<tr>
<td>Additional lighting in the car park and adjacent road access/footpaths</td>
<td>5</td>
<td>19</td>
<td>Increased lighting around the reserve is important to improve safety and is strongly supported by users and should be an integral part of the development.</td>
</tr>
<tr>
<td>Introduction of cricket nets to the reserve.</td>
<td>21</td>
<td>5</td>
<td>Cricket nets have not been identified as a high priority, yet rank high amongst those respondents strongly opposed to the development. Overall, when considering the relative strength of support for such infrastructure, respondents are marginally in favour of the development. Concern has been raised based in respect of intensity of use and visual intrusion. A limited number of nets (up to 3) to support the development of junior cricket would not be excessive at an existing sports ground where cricket is played.</td>
</tr>
<tr>
<td>Dedicated dog walking areas</td>
<td>6</td>
<td>9</td>
<td>Relatively strong support and moderate opposition is identified to the development of dedicated dog walking areas. Overall, over 60% of respondents are in favour of such provision and it therefore should be considered as a component part of any future development.</td>
</tr>
<tr>
<td>Introduction of a café/kiosk on the reserve.</td>
<td>7</td>
<td>6</td>
<td>Relatively strong support and strong opposition to the development of a kiosk on site. With over 58% in favour of the development, a kiosk aligned to a new clubhouse facility, operated by an existing user group to assist in the viability of sustaining club infrastructure should be considered.</td>
</tr>
<tr>
<td>The development of a Men’s Shed at the reserve.</td>
<td>15</td>
<td>7</td>
<td>With 52.5% of respondents in favour of the development consideration should be given to incorporating a Men’s Shed within a multi-functional building servicing the sporting use of the site. The relatively strong opposition raises concern over the appropriateness or otherwise of such development. This will need to be tested through the development process.</td>
</tr>
<tr>
<td>Improved and extended car parking</td>
<td>8</td>
<td>13</td>
<td>Development of the car parking on site raises both moderate support and opposition. Overall, however, respondents would wish to see enhanced car parking infrastructure to offset localised traffic issues.</td>
</tr>
<tr>
<td>Walking and cycling paths</td>
<td>9</td>
<td>17</td>
<td>Relatively moderate support and limited opposition to the development of walking and cycling paths within and around the site. Enhancement to the</td>
</tr>
</tbody>
</table>
It is evident that there are a number of areas where there is strong opposition and equally strong support for specific development options. These aspects will need to be tested through the development process. With the exception of removing some unused lawn areas to provide more native vegetated areas all other development options are either marginal (broadly 50/50) or supported (above 60% of respondents in support). The most contentious areas relate to the development of a turf facility with floodlighting and extended clubhouse facility in a new location.

### 6.5 Additional Consultation Responses

In addition to the formal consultation process, the Town received a petition signed by 886 people requesting that the council permanently maintain the south-east corner of Alderbury Sports Ground as an off-leash dog area. 878 petitioners (99%) were identified as local residents. The petition is attached at Appendix H.

In addition, a further written response was received from a local resident, Keith Butson, in relation to the needs analysis. The response is attached at Appendix I. The suggestion made is for the study to consider the broader Perry Lakes reserve due to the potential severe impact on the environment, rather than dealing in isolation with Alderbury Sports Ground. Many of the comments re-enforce those made by local residents through the community consultation process in relation to water management, traffic management and environmental impact but in relation to the broader Perry Lakes site.

### 6.6 Consultation Outcome Conclusions

It can be seen from the above response that there are two main contentious development options which have a strong weighting for and against. These are:

- The development of a synthetic hockey turf with floodlighting, and
- A redeveloped facility to service the needs of sporting groups currently using the reserve in an alternative location to the current clubhouse area.

It is evident that in both of these circumstances the opposition derives principally from local residents, whilst the support derives principally from hockey club members/sporting users of the Sports Ground. It is also clear from the extended consultation process and review of the current infrastructure on site that the option to do nothing in respect of the clubhouse would fail in servicing the requirements of the club. In respect of the synthetic surface, this will inevitable be contentious as it is introducing an artificial surface to a grass sports ground adjacent to a highly sensitive environmental protection area.

In addition, there are a number of other developments which have a strong local opposition. These include:

- Removing some unused lawn areas to provide more native vegetated areas.
- The introduction of cricket nets.
- Development of a Men’s Shed.
- Additional small sided soccer/hockey pitches in the South-East portion of the site to service junior and school sports development.

In respect of the removal of unused lawn areas the opposition is understood and it should not be progressed. The introduction of a formalised additional small sided soccer/hockey pitches in the south-east corner, the opposition is also understood and should not be progressed. The land does provide occasional overflow for hockey carnivals and should continue to be used for such purposes and occasional sporting use. The introduction of cricket nets appears to stem from opposition to a previous intensive cricket development at the sports ground which would have influenced perceptions. Cricket nets are a natural progression to service one of the principle users of the site and could be located within the grounds without creating any loss of amenity or impact on its sporting, recreational and social use.

Similarly, the opposition to the development of the Men’s Shed stems from a view that the development will introduce a quasi-industrial and semi-commercial activity to a sporting reserve which is not compatible to its current use. Whilst the introduction of the activity would be new to Alderbury Sports Ground, it is not necessarily incompatible with its main purpose of providing for a wide range of public purpose services. Indeed, there are a number of facility components which are required to both service the Men’s Shed and the sporting/recreational user groups which use the site.

In addition, the provision of additional floodlighting on the reserve to potentially increase sporting use received some local opposition. As there is existing lighting infrastructure and future development is to enhance and support increased use of the sports ground, opposition to making good what is currently failing could not be substantiated.
7. Needs Analysis, Options and Opportunities

The needs analysis has been built up from a series of layers related to current strategic planning processes, a review of current activities, a facility audit, industry benchmarking, stakeholder and community consultation. It has become evident through this process that the requirements of each user group are varied and there is concern, in particular, that any development will result in the loss of amenity both to local residents and current sports ground users. This section focuses on the specific need for two of the most contentious development options (the development of a synthetic hockey turf and Men’s Shed) and provides a series of recommendations in respect of the next phase in considering detailed development options.

7.1 The Requirement for a Synthetic Turf Pitch

The development of synthetic turf infrastructure has been a contentious issue due to the artificial nature of the surface; associated floodlighting, perimeter fencing, spectator requirements and potential loss of amenity. In addition, concern has been raised that the facility caters for users outside of the Town of Cambridge.

A number of factors need to be referenced which underpin the potential investment in a turf at Alderbury Sports Ground:

- YMCC have been operational at Alderbury Sports Ground for a number of decades and have been based in the existing pavilion since 1971. They have a strong allegiance to the site and commitment to the development of the sport within the Town of Cambridge.

- They currently have a 25% share at Shenton with two other clubs and share the use with the local school. Access is severely restricted and they cannot accommodate all of their teams for training and competition. 89 turf teams currently share Shenton turf and YMCC is allocated one night and one morning per week for turf training.

- The club have a demonstrated capability and capacity to manage turf effectively.

- The lack of a turf at Alderbury Sports Ground significantly impacts on their ability to generate income (through bar, kiosk and booking income) and impacts on annual expenditure (booking fees are not re-invested in the club).

- 2017 has seen a substantial growth in junior mixed hockey.

- 45% of current members reside within the Town of Cambridge (out of a current membership base in excess of 700).

- A standard Saturday morning sees the club operate 25-32 full field games.

- Whilst there are four turfs within a 5km radii of the site, 3 are controlled by UWA and Hale. Access to turf is therefore extremely limited.

- Hockey WA have expressed strong support for the development of a turf to offset capacity issues associated with the use of Shenton. YMCC is recognised as a well organised and viable club which could support the development and going operational cost of a turf facility.

- Current capacity of turf infrastructure within Metropolitan Perth is at capacity in all but two turfs. A turf would ordinarily sustain a minimum of 26 hours of training and competition activity weekly. Perth Hockey Stadium currently provides 42 hours of regular allocated use, whilst the adjacent turf provides 26 hours of regular allocated use.

- When not used for hockey a turf can be allocated for a variety of other user groups, including schools during the day. If provided at Alderbury Sports Ground, a turf could provide opportunities to accommodate girl’s soccer to offset the identified school requirement for the southern portion of the site.
The development of a turf would be consistent with the objectives of the Town’s Strategic Community Plan by creating and improving the places where community groups can interact and encouraging activity that meets the needs of people of all ages, cultures and abilities. In addition, it will result in improved amenities for users of Alderbury Sports Ground. The potential to share the use of turf with other sporting users of Alderbury Sports Ground (including schools, exercise groups and existing clubs) is high, particularly for training and sports developmental purpose. This could include the marathon club, soccer, cricket, personal fitness and to increase capacity for school carnivals.

The capital and operating costs associated with the development of a turf would be the responsibility of the hockey club who would need to, as a minimum, generate the business case to secure funding; establish a sinking fund for the replacement of the surface (every 10-years); establish a sinking fund for the replacement of surface and sub-surface (every 20-years) and put in place the appropriate booking and management structure to ensure the facility is financially self-sustainable. In broad terms this equates to a turf base development cost of approximately $1M-$1.4M (subject to clarification of ground conditions) and the ability to manage income and expenditure of approximately $350k annually (including the setting aside of an appropriate level of sinking fund). These figures, whilst merely indicative, would not take into account the capital and operational costs associated with the pavilion/clubhouse.

An analysis of selected clubs across Perth and their use of synthetic turf revealed in 2016, YMCC Hockey Club use of turf amounted to 21 hours. This is comparable to Fremantle Hockey Club who are currently in the process of raising funds to develop a turf on a reserve adjacent to South Lakes High School. It is also significantly higher than Southern River and Whitfords Clubs who have both recently received funding to develop turf infrastructure (Warwick Hockey Centre at Warwick Open Space, Whitfords officially opened on 2nd July 2017). The use of turf is also higher than Rockingham which have access to their own turf facility at Lark Hill.

Figure 16: Selected Turf and Grass Hockey Usage by Club (Source: Hockey WA)

In comparison to the facilities within 5km of the Alderbury Sports Ground site, UWA (2 turfs) utilise the turfs for a combined total of 38 hours (19 hours each) and Hale at 22 hours. Melville utilises its single turf for 28
hours. It is to be noted that at the time Melville developed their turf, membership levels, according to Hockey WA, were below those of YMCC Hockey Club.

Of the 12 Melville Toyota League (the elite state competition) clubs, only Fremantle, Victoria Park and WASPS do not have direct access to a turf. All three clubs are in the process of investigating the development of a turf with Fremantle and Victoria Park having secured financial commitments for their development.

In conclusion based on current usage, potential growth and likely patronage, the need for a turf to service the requirements of YMCC could be justified. The main consideration therefore is whether Alderbury Sports Ground is the optimum location for such infrastructure and how it would be funded.

7.2 The Requirement for a Men's Shed

The Men's Shed development, as with that of the synthetic turf, has been a contentious issue. Men's Shed developments have been developed across Metropolitan Perth and Regional WA at an average of 10 per year since 2007 when the Australian Men's Shed was founded. The need for such infrastructure stems from a variety of research which has been undertaken in respect of men's physical and mental health and the importance of providing a focal point for individuals post retirement. Facilities are particularly important in areas which have an ageing demographic.

Beyond Blue in an article entitled 'Strengthening Men's Health and Wellbeing Through Community Sheds' states that the men involved in Men's Sheds are retired, as highlighted in research conducted by Golding (2011) who found Men's Shed members were typically older males without a current work-based identity. They are usually in the process of one or more difficult transitions, in terms of work or retirement, relationships with partner, children or family, health issues or financial status. Golding concluded Men's Sheds engage older Australian men because sheds are familiar, attractive and culturally iconic, particularly if men have spent much of their younger years working 'hands-on'.

Based on the benchmarking research undertaken it is evident that Men's Sheds adapt the local circumstances and needs of their members. The types of activity differ from shed to shed with the most prominent being woodturning and metalwork. Such activities whilst requiring lathes and woodturning equipment are generally low in intensity and focus on delivering projects for the greater benefit of the community.

Beyond Blue identify the following benefits associated with Men's Sheds;

- Decreasing social isolation to help reduce one of the known risk factors for becoming depressed. Social isolation has been shown to predict an increase in morbidity and mortality (House, 2001), with the associated risks being comparable to cigarette smoking and other major biomedical and psychosocial risk factors (Warburton & Lui, 2007). Research by Ballinger, Talbot and Verrinder (2009) found that a well-equipped Men's Shed workshop may have been the initial engager, but the social aspects of the Shed fostered regular participation and ongoing engagement.

- Enhancing self-esteem. The opportunity for regular, social interaction and hands-on activity in groups, within organisations and the community is particularly powerful, therapeutic and likely to have broader wellbeing benefits.

Qualitative Research into Men & Men’s Sheds by Lubov Karpinchik identified that many men acknowledged the impact of long-term unemployment on their confidence levels. For many interviewees the establishment of the Men’s Shed was the difference between a meaningful, empowering existence versus psychological and moral degradation in the absence of mental and physical stimulation.

- Increasing access to health information. A vehicle for distributing health related messages and addressing ongoing health concerns. It was estimated that around one-third of the posts on the Shed Online focus on health or mental health concerns. The Australian Men’s Health Policy Strategy has identified men’s sheds as an important community health innovation, and Adult Learning Australia regards them as an important national innovation in informal learning for men.

- Mediating structure to the healthcare system. In a number of the benchmarked facilities, health and wellbeing workshops and planning sessions had been undertaken. Opportunities to address any personal issues were provided in confidence with invited guest speakers and health improvement sessions without recourse to visiting health institutions.

Given the age demographic within the immediate surrounds of Alderbury Sports Grounds it is evident that there is and will continue to be an ageing population. As there is no Men’s Shed within the immediate locality of the site and within the area generally the need identified by the Rotary Club of Cambridge in partnership with the Lorikeet Foundation has merit. It is also considered that such a development would be compatible with the principle community sport and recreational function of Alderbury Sports Ground. In summary:

- The proposal seeks to deliver programs supporting local clubs and community groups’ capacity to run their community activities in accordance with the Town of Cambridge’s Strategic Community Plan. Also in accordance with the plan, it will encourage activity that meets the needs of people of all ages, cultures and abilities.

- The proposal is for a not for profit membership based entity which has limited capacity and capability to secure land and resources within a commercial setting.

- The overall use is recreational in nature and will potentially deliver positive community benefits both for the membership base and more broader community through the project work it will be engaged with.

- The Men’s Shed facility components identified by the Rotary Club of Cambridge can potentially be co-located within one multi-functional community building where the incorporation of a kitchen, storage, ablutions, covered seating and office space may be shared. In addition, within a larger building serving the needs of the sports clubs opportunities may arise to operate low key social enterprises associated with the kiosk/function areas.

As no alternative sites to that suggested at Alderbury Sports Ground have been identified as being appropriate to date, it is important to test whether a Men’s Shed can be accommodated without adversely affecting the principle use of the reserve as a sports ground and whether the site is the optimum location for such infrastructure.
## 7.3 Development Options for Consideration

The following provides a summary conclusion of the issues and benefits of each development option and recommendations for further detailed consideration:

*Table 2: Summary of Issues and Recommendations in Respect of Identified Development Options*

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| More shade shelters throughout the Reserve | - Generally supported through the consultation process and recognised as an issue by sporting users, spectators, dog owners and casual walkers.  
- Shade should be a combination of native species and formal structures within the reserve which relate to both the sporting infrastructure and dog exercise area. | The positioning of shade (both formal and tree) planting should be considered in the planning of the sports ground in strategic positions on the perimeter of the site which have no impact on the playing surfaces. |
| A redeveloped facility to service the needs of sporting groups currently using the reserve within the existing Hockey building footprint | - Current infrastructure is poor and does not meet modern day sporting standards. Clubhouse is not functional and does not relate well to existing playing infrastructure.  
- To develop an appropriate level of infrastructure to serve the needs of cricket, hockey, T-ball and other sporting users will require, as a minimum a doubling of the current footprint.  
- The need for a modern and appropriate facility to serve the needs of the sports is proven.  
- The redevelopment of the facility on the existing footprint ranked highly with respondents to the survey. However, development on the existing footprint would compromise use and would not provide the return on investment a more appropriately sized building would achieve.  
- Concern has been expressed by local residents in relation to the Perry Lakes Reserve Environmental Management Plan which does stipulate the existing building envelope should not be extended. | The development of a clubhouse facility on the existing building envelope will not serve the immediate and long term needs of the sporting groups and should not be pursued as a constrained site would compromise functionality and potential flexibility for use by multiple users.  
The restriction of any new building being constrained by the current building footprint will need to be challenged as the rationale for its inclusion is not referenced or examined in detail within the Perry Lakes Reserve Environmental Management Plan.  
The potential impact of building outside of the existing built envelope does not appear to have any justification and such limitations if they continue to be imposed will compromise the effective and efficient use of the reserve for sporting purposes. |
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| A redeveloped facility to service the needs of sporting groups currently using the reserve in an alternative location to the current clubhouse area. | - Current infrastructure is poor and does not meet modern day sporting standards. Clubhouse is not functional and does not relate well to existing playing infrastructure.  
- To develop an appropriate level of infrastructure to serve the needs of cricket, hockey, T-ball and other sporting users will require, as a minimum a doubling of the current footprint. This can then be combined with public toilet infrastructure.  
- The need for a modern and appropriate facility to serve the needs of the sports is proven.  
- The extent of development will need to be clarified, but as a minimum it should meet district level club provision for both cricket and hockey.  
- There is likely to be continued opposition to the development as it does alter the framework for the development of the reserve as referenced in the Perry Lakes Reserve Environmental Management Plan. However, this needs to be balanced against functionality for the club and the long-term future of the reserve as a sporting ground in seeking to meet future anticipated growth in a number of sports.  
- Reference has also been made by respondents to maintaining the natural look and ambience of the reserve. Therefore, any new infrastructure should be sensitively placed on site. A location within close proximity to the skate park and basketball court would assist in combining current activities and minimise light intrusion. | The development of a multi-functional and multi-purpose pavilion is essential if the sporting use and broader community services and programs are to be enhanced. The location of the pavilion/clubhouse, if the site is to be serviced effectively, should relate to the existing skate park and ancillary infrastructure and directly overlook the pitch infrastructure. This will be required, irrespective of the development of a synthetic turf facility.  
The location of a replacement pavilion/clubhouse facility (approximate size of 700-750m²) ideally should be located in the north-west portion of the site adjacent to the skate park to provide:  
- Multi-functional ablutions which can be split and managed for club and public use with toilet infrastructure to directly service the skate park.  
- Accessible toilets for players and public  
- Umpires/Official Room  
- Medical/First aid  
- Kitchen and kiosk  
- Kitchen storeroom  
- Minimum 100m² indoor social/function area  
- Administration/Office  
- Outdoor social area with a spectator view over the playing pitches in an easterly direction  
- Internal storage  
- External Storage  
- Cleaners store  
- Utilities/Plant room  
- Maintenance/curators shed.  
- Storage and activity space for existing and potential new community user groups.  
Although the preferred option for the redeveloped facilities (with or without a synthetic hockey facility and Men’s Shed) is on the north-west portion of the |
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| The removal of the existing toilet block and replaced with a modern contemporary design | - This is a major concern for all users of the site and surrounding residents.  
- The building is not fit for modern day sporting use nor as a public convenience. Its current use for storage purpose is inappropriate as areas are exposed to potential water inundation and security concerns.  
- It ranks highest amongst the most positive solution which needs to be addressed on site | The removal or repurposing of the land upon which the toilet block is located is essential. The retrofitting of an existing dysfunctional building is likely to result in additional costs and introduce design compromises. The use of the building for a Men's Shed would be a continuation of irregular and ad hoc development on the site and impact on more effective consolidation of activities. Ideally the Men’s Shed option should be considered as part of the broader clubhouse/pavilion. |
| The development of a Men’s Shed at the reserve | - The need for a Men’s Shed within this locality is proven and is likely to grow given the ageing demographic within close proximity of the site.  
- The development of a Men’s Shed at Alderbury Sports Ground did not rank highly amongst survey respondents as an essential development on site.  
- Opposition is likely to be high if it cannot be proven that a Men’s Shed can operate under noise attenuation measures and the operations cannot be effectively controlled through condition.  
- Alternative options for the development are not readily available at an affordable cost. The development of this infrastructure is broadly consistent with the Towns Strategic Community Plan and therefore alternative options would need to be suggested if Alderbury Sports Ground was deemed unsuitable. | The repurposing of the current toilet building is not to be considered within the broader planning of the site. Whilst a Men’s Shed development is justified based on the changing demographics in the area and the need to service an ageing community, it ideally should not be a stand-alone facility located in an isolated structure. The option to consolidate activities and services within one structure with other users is likely to achieve capital cost savings and provide more viable, efficient and effective ongoing operational costs. Given the synergies between the design requirements and operations of a Men’s Shed and a sports pavilion/clubhouse, it should be located within a multi-functional and multi-purpose clubhouse/community building. The critical consideration from respondents is the noise and disturbance which may be addressed through careful design and usage restrictions. |
<p>| The development of a synthetic hockey turf with floodlighting | - The need for a synthetic turf to support the club is justified and the fact that hockey is played extensively at the reserve | Development of a Turf Facility is a proven sporting need to service the existing hockey club and should be considered in the least obtrusive location adjacent site adjacent to the skate-park, a cost/benefit exercise should be undertaken on the redeveloped facilities being built on the existing clubroom, changeroom, toilet block footprint. |</p>
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<td>indicates that the use of Alderbury Sports Ground is a viable proposition.</td>
<td>to the current skate park. The introduction of selective screen planting would assist in minimising any perceived visual intrusion. The backdrop of the facility against the bushland of Bold Park and the existing skatepark would ensure that the loss of visual amenity will be minimised.</td>
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<td>- The club currently manage and operate a facility at Shenton which would still be required should a turf be developed at Alderbury Sports Ground</td>
<td>The floodlighting to an elite standard is not supported and should the development of the turf be considered, the lighting should be no more than to support recreational playing levels.</td>
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<td>- The need for an elite (500lux minimum) floodlit standard facility is not proven as there is no overriding requirement that they need to provide for high level competition at the reserve.</td>
<td>Two options should be developed, one with the turf in situ and one without, to ascertain the impact on pitch infrastructure when combined with a new pavilion/clubhouse development.</td>
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<td>- The majority of sports users of the site have clearly articulated a need for turf infrastructure to enable the club to develop and provide opportunities which otherwise are only available at other clubs.</td>
<td>It is anticipated based on the local community feedback that there will be strong opposition to any development and therefore advice should be sought in respect of potential floodlighting glare and loss of amenity due to noise and increased operational use.</td>
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<td>- There is however strong opposition to the development of a turf which appears to have polarised community opinion.</td>
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<td>- The introduction of a turf will require backboards and side boards to contain activity within the playing areas. It will however, not require extensive high fencing. Floodlighting will be essential to maximise use. Due to the nature of the infrastructure it is likely that one grass pitch (currently 8 are provided) will be lost. This however would be compensated for with the substantial increased capacity a synthetic turf will offer.</td>
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<td>Provision of additional floodlighting on the reserve to potentially increase sporting use</td>
<td>- Current floodlighting is of poor quality and does not meet Australian Standards. This will need to be replaced.</td>
<td>The replacement and upgrading of current floodlighting infrastructure should be undertaken to meet current Australian standards and be re-positioned to meet sports training needs.</td>
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<td>- Community opposition to such development is not high (with the exception of floodlighting to a new synthetic turf surface) and therefore it is considered reasonable to increase the level of this infrastructure to support extended sporting use during the evenings.</td>
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<td>- The extension of playing time which floodlighting will permit will, however, have a limited impact on the capacity of grass</td>
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<td><strong>Pitch Infrastructure</strong></td>
<td>Increasing use will also increase wear and tear and will not necessarily enable the hockey club to expand current activities significantly.</td>
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<td>Provision of additional lighting in the car parking area and adjacent to road access/footpaths to increase safety for users at night.</td>
<td>The provision of additional lighting within and adjacent to the reserve (and particularly along the access road) is strongly supported to increase personal safety and more extensive night time use of the reserve.</td>
<td>The introduction of low level lighting adjacent to footpaths and access ways should be introduced to the sporting reserve (including the dog exercise area) to provide increased safety at night.</td>
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| Better access to the reserve and associated infrastructure for people with disability | Current access to the park for people with ambulant disability is limited to an east to west bound path running from the scout/guides facility to Alderbury Street. Alternatively, there is dual use path which runs outside the reserve boundary to the north and east. 
- The general opinion from the consultation process is to support measures which increase disabled access to infrastructure | Opportunities should be considered to introduce additional path infrastructure within the perimeter of the reserve (adjacent to the north-east boundary and through the mature tree area. In particular, this would provide additional safe and secure off-road access to the skate park and potential fitness and redeveloped toilet/pavilion infrastructure. |
| Improved and extended car parking | Mixed views have been provided in respect of car parking within the reserve, with commentary received indicating that sufficient car parking is available, whilst others indicating that it is an issue during times of high usage. 
- An assessment of the site and surrounding Perry Lakes area indicates that there are a variety of formal and informal car parking options which could accommodate high usage events. The introduction of additional car parking areas is unlikely to significantly reduce current issues/experiences. The optimum solution would be to introduce a traffic management plan for events, to be implemented by organisers and site based clubs. | There is ample informal parking available throughout the reserve. Therefore it is not recommended that substantial additional car parking be provided within the site irrespective of any additional built development proposed. 
It is recommended that further studies regarding parking and traffic management are undertaken in future stages. |
<p>| Walking and cycling paths | The introduction of walking and cycling paths within the reserve is generally supported. Such infrastructure could be aligned to the provision of additional fitness/outdoor gym equipment and to enhance/improve disabled access. | Introduce additional walking and cycling infrastructure to provide more effective connectivity to current and future club, children’s play and skate park infrastructure. |</p>
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| Additional small sided soccer/hockey pitches in the South-East portion of the site to service junior and school sports development. | - There is strong opposition to the development of this infrastructure which may compromise the dog exercise area. It is recognised that the dog walking area should be protected and retained.  
- However, the main issue and consideration in this area is the quality of the grass surface and its capability for use. Currently the hockey club use the area for junior development and it has been used recently for such purposes.  
- The area would benefit from minor levelling work and enhanced drainage to provide the opportunity for occasional use for junior sport. This could be considered in conjunction with improvements to the dog exercise area (seating, shade and water fountain) | Upgrade and improve the south-east corner of Alderbury Sports ground. In conjunction with improvements to the dog exercise area, enhance the grass area (levelling and improved drainage) to enable its use for occasional overflow sporting activity.  
The area should however continue to provide unhindered access to dog walkers.                                                                                                                                                                                                                                                                 |
| Introduction of a kiosk on the reserve                                            | - The introduction of a kiosk provided a divergence of views. It ranks high with regard to broad opposition and should not be developed in isolation.  
- If a new clubhouse facility were to be developed the provision of such infrastructure would be a natural evolution to support the financial viability of the club infrastructure. | A kiosk should only be considered as part of a replacement pavilion/clubhouse and not as an isolated commercial entity.  
Further research is required to determine the viability of a kiosk and the best management option. Ideally, if a kiosk is developed it would be managed by clubhouse user groups.                                                                                                                                               |
| Increased seating and social infrastructure in and around the reserve             | - There is a need to increase social infrastructure on the reserve to respond to the requirements identified in through the community consultation process. The value of the reserve generally and in particular the dog exercise area for social gatherings is high.  
- Current social infrastructure within the reserve is limited and where it is provided is tired and in poor order. There is a need | The strategic positioning of seating and associated social infrastructure should be considered on the perimeter of the site which have no impact on the playing surfaces.                                                                                                                                                                                                                           |
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<td><strong>Introduction of cricket nets to the reserve,</strong></td>
<td><em>- Cricket nets would support the existing cricket activity on the reserve and could be located adjacent to a redeveloped clubhouse facility.</em>&lt;br&gt;<em>- The community consultation revealed that the introduction of cricket nets was generally opposed. It is therefore likely that community opposition will be vocal to the introduction of nets on the reserve.</em>&lt;br&gt;<em>- It is unusual to provide cricket infrastructure without appropriate training facilities and whilst not all cricket reserves have net infrastructure, they are a natural evolution for club activities.</em></td>
<td><em>The function of the ground is principally to support sporting activity. The development of practice nets and synthetic wickets is a natural evolution of a cricket club.</em>&lt;br&gt;<strong>Up to three cricket nets should be considered adjacent to a redeveloped clubhouse/pavilion to ensure there is no impact on current pitch provision.</strong></td>
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<td><strong>A multi-purpose meeting / activity spaces / club room located within a new facility to serve broader community needs</strong></td>
<td><em>- Responses to the introduction of such infrastructure was relatively ambivalent. Such infrastructure should generally not however be considered as a stand-alone facility and should be incorporated within a single-purpose multi-functional clubhouse/pavilion serving the needs of all sports and activities on the reserve.</em></td>
<td><em>A multi-purpose meeting / activity spaces / club room should be located within a redeveloped pavilion and not as an isolated entity.</em></td>
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<td><strong>Increased fitness and outdoor gym facilities</strong></td>
<td><em>- The current level of fitness and outdoor gym equipment on the adjacent reserve land is tired and dated and does not appear to be based on circuit training nor does it reflect current industry practice.</em>&lt;br&gt;<em>- If pursued it would be important to develop a fitness node and training areas aligned to the main sporting and recreational uses of the reserve.</em>&lt;br&gt;<em>- This may incorporate a variety of aerobic, anaerobic, stability and flexibility based equipment aligned to existing sporting use and to facilitate club and casual/social training.</em></td>
<td><em>Outdoor fitness equipment should be considered in the development of the Plan, subject to further work to confirm scope</em></td>
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| More shade trees           | - Opportunities to provide additional tree planting exists in the south-east portion of the site and along the northern and eastern boundary. The benefit of such planting would be to shade any resultant infrastructure from the view of overlooking residential properties.  
- Objections may be raised to loss of view but this is not a right of any resident and could not be substantiated based on the intent to increase shade and re-introduction of natural species.  
- The introduction of additional semi-mature trees on the boundary and within the dog exercise area will provide additional shade without compromising the principal playing areas. | It is proposed that additional tree planting be undertaken on the northern and eastern boundary and in strategic positions within the reserve to minimise the potential impact of floodlighting on neighbouring residential properties and provide increased shade for all sporting ground users. |
| Dedicated dog walking areas| - The dedicated dog walking area was identified as a significant benefit for the local community from a social, health and wellbeing perspective.  
- The area appears well utilised and is an important local resource.  
- Suggestions have been made to fence off areas and provide a secure off-leash area. This would not be consistent with maintaining the open nature of the reserve and would inhibit casual sport and recreational activity.  
- The area responds to the full range of ages and needs of the surrounding residential community  
- There is a need to ensure dog fouling is managed effectively as this has been raised as an issue by some respondents. This however can be easily addressed through self-policing and provision of appropriate infrastructure | The dog walking and exercise area should be maintained and supplemented with additional seating areas and shade to facilitate and encourage greater opportunities for socialising.  
There are opportunities to improve a small area in the southeast corner. |
| More children’s play equipment | - There was some negative feedback in relation to constructing additional children’s play areas within the reserve.                                                                                                                                                   | The provision of all ages children’s play area/nature play should be considered in areas which do not                                                                                                                                 |

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<td>- Opinion was however varied with other comments seeking to develop more effective nature play and the reserve lends itself to the development of play infrastructure for all ages. Such infrastructure is best located adjacent to any new buildings and within close proximity to the skate park and/or current pavilion/toilet area.</td>
<td>compromise the sports pitch infrastructure and dog exercise area.</td>
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<td>Removing some unused lawn areas to provide more native vegetated areas.</td>
<td>- Significant opposition to the loss of unused lawn areas in responding to the survey.&lt;br&gt; - It is unlikely that the introduction of small areas of native vegetation could be introduced without compromising existing activities within the reserve</td>
<td>This option is not to be pursued.</td>
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7.4 Development Principles

The following identifies the development principles which are to be adopted during the consideration of development options:

- The current YMCC pavilion/clubhouse and adjacent changing facility/toilets are to be demolished, removed from site and the land made good.

- The massing and design of any building and associated infrastructure should respond to the principle purpose of the reserve as a sports ground. The design will incorporate:
  - Multi-functional ablutions which can be split and managed for club and public use with toilet infrastructure to directly service the skate park.
  - Accessible toilets for players and public
  - Umpires/Official Room
  - Medical/First aid
  - Kitchen and kiosk
  - Kitchen storeroom
  - Minimum 100m² indoor social/function area
  - Administration/Office
  - Outdoor social area with a spectator view over the playing pitches in an easterly direction
  - Internal storage
  - External Storage
  - Cleaners store
  - Utilities/Plant room
  - Maintenance/curators shed.
  - Storage and activity space for existing and potential new community user groups.

- The focus of any new building and associated infrastructure will be adjacent to the existing skate park to minimise visual intrusion and negate noise/disturbance to local residents.

- The extent of clubhouse and changing room infrastructure will adhere to guidance published by the relevant peak bodies to ensure the standard meets current and future needs and comply with Australian Standards.

- The clubhouse/pavilion is to be multi-functional and multi-purpose in its design with a view to serving the needs of all sports ground user groups.

- No existing trees shall be removed unless they are diseased or non-native. If a tree or bush is removed off-sets are to be agreed and planted within the sports ground.

- Any fencing associated with the development of sporting infrastructure (if necessary) should be low level and should not impact on the open nature and accessibility to the sports ground.

- Cricket nets are to be located in the least obtrusive position on site within close proximity of the pavilion.

- Any extended use of the sports ground will be subject to further investigation regarding potential impact and mitigation of noise and lighting.
- Loss of amenity to neighbouring residents is to be avoided and wherever possible mitigated through the design and positioning of built infrastructure within the Sports Ground.
- Floodlighting within the sports ground will be limited to recreational and training levels.
- All floodlighting is to be of a high standard with directional cowls to minimise any potential light spill.
- The current dog walking area shall be maintained and enhanced with additional social infrastructure to support its recreational use.
- The kiosk option will only be considered as an integral part of the multi-functional clubhouse/pavilion building and subject to further investigation on viability and management options.
- A draft parking and traffic management plan is to be prepared. Opportunities to expand and more effectively distribute the site car parking without incursion on the playing surfaces and recreational areas will be explored.
- The positioning of social infrastructure and additional tree planting will respond to current high trafficked walking/dog walking and exercise areas and will not impact on current and future pitch provision.
- Potential play and fitness equipment will be located adjacent to the main activity areas and are not to impact on pitch infrastructure.
8. Recommendations

The needs assessment is presented for endorsement in order that further development options can be examined. Due to the contentious nature of some of the developments it is recommended that there be two options considered initially:

- Option 1: shall include all potential recommended developments, including the synthetic turf provision and associated infrastructure including a re-positioned integrated clubhouse.

- Option 2: shall include all potential recommended developments; excluding the synthetic hockey turf provision and associated infrastructure.

Both Option 1 and 2 should explore whether it is feasible to adapt and incorporate the full extent of the Men’s Shed development with the clubhouse.

Both options are to include a parking and traffic study and a phased development program aligned to emerging need, potential funding opportunities and projected use.

Although the preferred option for the redeveloped facilities (with or without a synthetic hockey facility and Men’s Shed) is on the north-west portion of the site adjacent to the skate-park, a cost/benefit exercise should be undertaken on the redeveloped facilities being built on the existing clubroom, changeroom, toilet block footprint (with or without a synthetic hockey facility and Men’s Shed).
## APPENDIX A: Document Review

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<tr>
<th>Document</th>
<th>Precis of Main Considerations</th>
<th>Implications</th>
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<tr>
<td><strong>Town of Cambridge</strong></td>
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<tr>
<td>Strategic Community Plan 2013 – 2023 (Town of Cambridge – Updated Feb 2016)</td>
<td>Our Community Life:</td>
<td>The key implication for the Alderbury Sports Ground relate to:</td>
</tr>
<tr>
<td></td>
<td>- Goal 1: A sense of community, pride and belonging</td>
<td>- Assisting community and sporting organisations to remain sustainable and active through the long-term planning and investment in facilities.</td>
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<td></td>
<td>o Strategy 1.1 Encourage and support a range of activities and events at which communities can gather and interact. Key actions include - Plan and coordinate more local events and support major events managed by others.</td>
<td>- The integration of activities with existing user groups, community and adjacent sites.</td>
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<td>o KPM: Participation rates at local and major events held within the Town.</td>
<td>- The need to ensure that any infrastructure supports a diverse range of user groups and in particular a diverse demographic composition.</td>
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<td>- Goal 2: Quality local parks and open spaces for the community to enjoy.</td>
<td>- The need for integrated youth activities is critical.</td>
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<td>o Strategy 2.1 Focus on activating our major public open spaces. Key actions include - Implement the Perry Lakes Management Plan.</td>
<td>- Key facility considerations must include:</td>
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<td>o Strategy 2.2 Improve the amenities of our local parks and sports grounds. Key actions include - Develop and implement park improvement plans.</td>
<td>o The integration of cycleways and footpaths both within and adjacent to the site.</td>
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<td>o Strategy 2.3 Improve the amenities of our bushland and coastal reserves. Key actions include - Develop our open space management plans.</td>
<td>o Improved quality ovals.</td>
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<td>o KPM: Percentage of the community who regularly utilise parks/open space facilities.</td>
<td>o Youth infrastructure.</td>
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<td>- Goal 3: An active, safe and inclusive community</td>
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<td>o Strategy 3.1 Create and improve the places where community groups can interact. Key Actions include - Develop plans for our aging club facilities. This includes the Wembley Sports Park Pavilion, Lake Monger Recreation Club and Leederville Recreation Club. In addition, review the functionality and service level of the Alderbury Sports Ground Change Room building.</td>
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<td>o Strategy 3.2 Deliver programs supporting local clubs and community groups' capacity to run their community activities. Key actions include - Monitor the strength of our community groups and target our programs accordingly.</td>
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<td>o Strategy 3.3 Encourage activity that meets the needs of people of all ages, cultures and abilities. Key actions include - Implement the Disability Access and Inclusion Plan; Develop concept plans for skate parks at Lake Monger, City Beach and implement construction plans at Perry Lakes and Develop and implement a Youth Service Strategy Plan.</td>
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<td>o Strategy 3.4 Create and maintain safe environments. Key actions include - Implement the Community Safety and Crime Prevention Plan.</td>
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<td>o KPM: Percentage of our community who regularly participate in recreational or cultural activities. Progress on the Disability Access and Inclusion Plan Implementation.</td>
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<td><strong>Our Natural Environment:</strong></td>
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<td>- Goal 7: Council is environmentally responsible and leads by example.</td>
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<td>o Strategy 7.1 Care for and conserve our flora and fauna. Key actions include - Develop a Rehabilitation Plan and rehabilitate the lakes at Perry Lakes Reserve.</td>
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<td>o Strategy 7.2 Optimise our use of ground water and improve the efficiency of our clean water consumption. Key actions include - Reduce water consumption throughout all of the Town’s buildings and implement a Water Management Plan.</td>
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<td>o Strategy 7.3 Improve our energy efficiency. Key actions include - Implement an energy efficiency program, including replacing aging and inefficient building plant and equipment.</td>
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<td>o KPM: Reduction in ground water utilised in parks and reserves. Reduction in energy consumption through efficiency gains.</td>
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<td>- Goal 8: A community that embraces environmentally responsible practices.</td>
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<td>o Strategy 8.1 Encourage the community to self-manage minimising energy consumption, water use and waste. Key actions include - Effective use of the Town’s resources to educate the community on the environment and promote behaviour change.</td>
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<td>o KPM: Increase community participation in environmental initiatives by 3%.</td>
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<td><strong>Priorities the community would like Council to focus on in the future included:</strong></td>
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<td>- More recreational opportunities including walking trails, cycle paths and play/activity equipment in parks. They want to visit places full of activity – where they can meet with family and friends. The Plan responds by aiming to increase local events, providing more recreational activities and creating or facilitating community hubs of activity, starting with a redeveloped City Beach precinct, revitalised West Leederville Centre and a new hospitality development at the Wembley Golf Course.</td>
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<td>- Engagement activities revealed that the community prioritises water conservation and biodiversity as the most important environmental issues. The Plan aims for proactive environmental leadership It also aims to educate and inform the local community on how to increase their participation in environmentally responsible behaviours.</td>
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| Corporate Business Plan 2014-2018 (Updated August 2015) | The Corporate Business planning process links together the key strategies, projects and actions of the Asset Management Plan; Information, Communications and Technology Plan; the Workforce Plan; and the Financial Plan. The following summarises aspects associated with Alderbury Sports Ground:  
  - The Town highlights an ongoing financial commitment under strategy 2.2 from 2015 to 2018 to develop and implement park improvement plans and specifically the playground replacement program. Similarly, under Strategy 2.1 (focusing on major public open spaces) an ongoing commitment is identified to implement the Perry Lakes Management Plan.  
  - Strategy 3.1 references a commitment through to 2017 to upgrade sporting facilities at the Alderbury Sports Ground Change Room building and investigate the establishment of a Men's Shed.  
  - Reference is also made to The Strategic Asset Management Plan 2013-2018 which is the overarching document which guides the Town's asset management process, including ancillary enabling documents such as the Asset Management Policy, individual asset improvement plans and individual asset service delivery plans. In this plan, the development of a Park Activity Plan specifically for Perry Lakes Reserve, incorporating Alderbury Sports Ground is referenced. | The corporate business plan has a strong focus on park improvement and playground replacement. This includes Alderbury Sports Ground which has the potential to offer a broader service offer for the wider community. |
| Long Term Financial Plan 2014-2024 | This plan highlights the long-term obligations of the Town to the management and maintenance of Ocean Beaches, Parks and Sports Grounds. The Town currently maintains 476Ha of open space (excluding the Wembley Golf Course) and to manage the open space, twenty-two separate programs are delivered spanning the next five years. The Town continues to focus on lake management and enhancement of the surrounding amenities around Lake Monger and Perry lakes. Capital works are funded from a combination of rates and cash reserves. The financial plan states that the Town has been successful and has used one third less than its allocation of ground water licensed by the Department of Water. | The importance of maintaining effective ground water management practices whilst enhancing parks and sports grounds. |
| Community Perceptions Survey 2006 - 2010 | The Community perceptions surveys whilst significantly dated, do indicate a general theme identified by residents:  
  - Services for the youth were identified as a concern – this will have improved with recent investment in youth activity spaces.  
  - A strong commitment to environmental management | Significant considerations for Alderbury Sports Ground are:  
  - Maintaining and enhancing existing youth space.  
  - Ensure appropriate environmental management |
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| Alderbury Sportsground Needs Assessment Committee Report 26 April 2016 (Town of Cambridge) | - The Town has received requests from several organisations for facility improvements at Alderbury Sportsground. These include cricket training facilities for the Subiaco- Floreat Cricket Club, artificial hockey field and supporting infrastructure for the YMCC Coastal Hockey Club and a Men's Shed for the Cambridge Rotary Club.  
- Sports club and user groups include:  
  - Subiaco-Floreat Cricket Club during the summer. Proposed facilities include local cricket training nets.  
  - YMCC Coastal Hockey Club during the winter. Proposed facilities include an artificial hockey field and supporting infrastructure.  
  - City Beach Tee Ball Club,  
  - Education Department (cross-country events and interschool sports carnivals) and  
  - Casual hirers including the Subiaco Junior Soccer Club.  
- The shared-use change room pavilion/ public toilet building at Alderbury Sports Ground is over 45 years old, at the end of its useful life, poorly designed and in need of upgrade or replacement.  
- A previous feasibility study (including community consultation) was undertaken in 2012/2013 – this was not progressed.  
- The Des and Pam Kelly Pavilion (previously known as the YMCC Hockey club rooms at Perry Lakes), the home facility for the YMCC Coastal Hockey Club although functional is over 45 years and also nearing the end of its useful life.  
- Cambridge Rotary Club's preferred site for a Men's Shed is still at Alderbury Sportsground, however, the current building footprint size is restrictive.  
- Perry Lakes Skate Park has been expanded and the Cambridge Scouts and City Beach Guides' building is in the process of being modified/extended. | The key implications of the report are:  
- Cricket training nets will need to be considered as a natural progression and growth of the facility and avoid excessive wear and tear practising on the central wicket.  
- Artificial (turf) hockey facility has become a staple piece of infrastructure servicing clubs. Whilst a number of clubs play on grass the transition to turf for competition is becoming more critical. The issue associated with this includes the need to pay for an administrator to manage turf access, security and maintenance of the asset.  
- Flexibility within the site will need to accommodate occasional Tee Ball, soccer and educational use. These however are secondary site considerations, albeit their activities should not be compromised by the |
### LPS Background Analysis Report (TBB – Dec 2016)

In referring to Alderbury Sportsground within the Perry Lakes precinct it makes reference to:

- The 10-hectare reserve for club sports including cricket and hockey and the Town’s skate park.
- The skate park is a well-used community asset built in 2001, after consulting with young people in the area. It includes an area for skaters and BMX riders as well as spectators.
- The suburb of Floreat also has a very high provision of open space, with a total of 212 hectares (38%) of recreation, nature and sport space provided. This is largely comprised of regional open space, including the Perry Lakes reserve, Alderbury Park, Floreat Park and the Wembley Golf Course.
- More localised open space equates to 23 hectares, or 4% of the gross developable area excluding regional open space.
- The assessment of open space functionality identifies the reserve as containing parking, skate park, floodlighting, drink fountain, public toilet and a basketball re-bound, clubroom/pavilion and dog access.

### Implications

- Introduction of permanent infrastructure which renders parts of the reserve unusable.
- An option to retain the existing built infrastructure and modify appears unrealistic due to age and limited flexibility of space.
- A combined Men’s Shed/Hockey Clubroom and pavilion could be considered in an alternative location if servicing costs are not excessive. This however would isolate the Scouts and Guides infrastructure which is managed and controlled under a separate agreement.
<table>
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<tr>
<th>YMCC Hockey Club - 1st March 2016. Initial concept planning discussion presentation</th>
<th>Precis of Main Considerations</th>
<th>Implications</th>
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</table>
| Approximate location of astroturf at Alderbury Sports Ground Floreat | Member and teams:  
- 2015: 500 members with 30 teams in HWA competition (excludes sub-junior teams)  
- 2016: will see further growth in number of junior sides  
- Owns 25% share of turf at Shenton College  
- Growth is constrained by limited turf access and dislocation of turf location from club house  
- YMCC, Suburban Lions and Wolves have ~89 turf teams sharing Shenton  
- YMCC’s 25% share in Shenton has been critical but constrains future viability. Significant benefit by having greater turf access at Alderbury Sports Ground. | The current position of YMCC hockey club indicates:  
- A successful club with strong membership within a strong hockey demand area.  
- Current use of Shenton College turf is potentially an issue if they are to develop a turf at Alderbury. Financial viability and business model at Shenton may be impacted upon. Conversely club may not be capable of expanding if limited to turf access time at Shenton. Business planning/operational planning needs to be carefully considered.  
- The increasing population density and the heritage value of the club would indicate that the introduction of a turf would increase its capability to expand and grow. This is further enhanced through the ability for local schools to be key tenants of the site for a variety of sporting uses.  
- The management and operational model will need to be carefully developed to ensure maintenance and ongoing operational costs will not undermine the future viability of the club. |

Identified community benefits include:  
- Local population: Hockey is a high-participation sport (males and females, aged 5-80)  
- Increasing population density: Create a local sporting precinct within walking distance  
- Hockey Clubs: Shared use hockey facilities  
- Local Sporting Clubs: Year-round shared use (create a sporting precinct)  
- Local Schools: Shared use: hockey, other sports, classes and carnivals  
- Town of Cambridge: Develop a facility that aligns with the strategic plans for each stakeholder
### Document

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<tr>
<td>If a hockey turf is to be considered the key implications of which will need to be considered are:</td>
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<td>- Ensuring that the infrastructure does not compromise the effective use of the extended skate park nor cricket oval.</td>
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<td>- Water run-off and management is a critical consideration adjacent to a highly sensitive conservation area.</td>
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<td>- Adjacent car parking needs to take into account the increased flow of traffic and changeover of teams.</td>
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<td>- The clubhouse facility should wherever possible have a close alignment with the turf pitch for security, management and maintenance purposes.</td>
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<td>- Consideration will need to be given to re-aligning the position of the current clubhouse and potentially combining with a shared use cricket pavilion.</td>
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<td>- The location in the western corner of the site is the least</td>
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| Perry Lakes and Alderbury Sports Ground Lighting Location | - Obtrusive from a neighbouring residential perspective.  
- Noise, disturbance and loss of visual amenity will be a consideration which needs to be satisfactorily addressed. | - The floodlighting within the reserve is of a generally low quality (based on a visual day and night assessment).  
- Re-alignment for more effective security and training requirements should be considered.  
- The adherence to Australian standards for lighting should be adhered to and ideally lighting poles should be constructed for ease of maintenance to maintain appropriate luminance levels. |
<p>| Community Facilities Asset Management | Key Points: | - As referenced above, the management and operational |</p>
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| Policy (Town of Cambridge April 2011) | - The Town shall establish plans to maintain its community facilities over the long term. Such plans to include: Long term (40 year) Building Asset Management Plans - model maintenance activities and renewal costs and maintenance plans for car parks and surrounds.  
- The Association shall establish plans to maintain its synthetic playing surfaces and court/green/oval lighting (if any).  
- Financial contributions from the Town and the Association shall be made into asset management funds (2/3rd Town, 1/3rd Association).  
- The ten-year Building Maintenance Program will be reviewed annually in conjunction with the Association.  
- Contributions shall be made into the fund by quarterly instalments or as otherwise agreed.  
- Building Asset Maintenance Fund Parameters are based on estimated building floor areas and car parking/fencing extent. | model will need to be carefully developed to ensure maintenance and ongoing operational costs will not undermine the future viability of the club. |
| Alderbury Sports Ground Change Room Building - Men's Shed Proposal – Committee Report (OCM 24th April 2012) | On 21 February 2012, the Town met with representatives from the CRC to discuss the proposal which would entail reconfiguring the internal layout of part of the existing Alderbury Sports Ground Change Room building to create the men's shed facilities. These facilities would then be leased to the CRC. The proposal would involve reconfiguring the internal layout of part of the existing building to establish one woodwork workshop and a metal working machine shop. Total space required is approximately 300m2. Change Rooms include:  
- Unit 1: Four separate change rooms and a large toilet/shower area (97 m²).  
- Unit 2: Four separate change rooms and a large toilet/shower area (97 m²).  
- Unit 3: Four separate change rooms and a large toilet/shower area (97 m²).  
- Unit 4: A kitchen with servery, two separate change rooms and a small toilet/shower area (112m²).  
The proposed men's shed would require at least two of the existing units to be reconfigured and refurbished. The remainder of the facility could be upgraded and refurbished to meet the needs of sporting clubs that use Alderbury Sports Ground. | There are a number of critical local resident concerns/issues which need to be factored into any development and consultation process. These include:  
- A lack of understanding of how a men's shed operates and the level of ongoing presence and site security this affords.  
- Consideration of the retention of the existing building footprint. If new development were to suggest developing elsewhere and be larger than the current footprint, this may be met with resistance, even for purely sporting use.  
- Capital cost of any redevelopment will need to be |
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| Committee Report (OCM 24th March 2013) | Three design options have been developed and costed:  
1. Basic internal reconfiguration of the existing building and the construction of a separate public toilet facility to prevent/mitigate anti-social behaviour. Cost: $1.19M. Feedback indicated that the space was inadequate.  
2. Internal reconfiguration of the existing building plus extensions to accommodate the Men's Shed requirements. The option met all identified needs of both the CRC and other user groups by reconfiguring and extending the existing facility. Cost $1.575M. This was the preferred option.  
3. Basic refurbishment to the existing building to provide improved change rooms/ sporting facilities for sport and recreation user groups. It also includes a separate public toilet facility to prevent/mitigate antisocial behaviours, along with a new stand-alone Men's Shed within the vicinity (specific location yet to be determined). Cost $1.75M. Option 2 was endorsed for further public consultation and consideration. | considered in a phased process with potential funding opportunities identified.  
- Potential for noise and disturbance is likely to be raised with potential increased use. In addition, improvements to floodlighting will need to be addressed in the consultation process – particularly for any turf pitch considerations (use of cowls, landscaping and time restrictions will need to be identified).  
- Car parking within the site and traffic to and from the site at peak times will need to be addressed to obviate any concerns.  
- Site location and options will need to be identified (potentially with and without a potential men's shed).  
- All sport, recreation and community infrastructure is limited by scale and ideally should be no higher than the current guides scout building. Direction needs to be provided on whether the scale |
| Alderbury Sports Ground Change Room/Men's Shed – Community Consultation Results (OCM 23rd July 2013) | Residents confirmed their support for the concept and development of a men's shed but not on Alderbury Sportsground. The Town received a petition with 123 signatures, 13 of which were from non-residents of the Town. The petition stated:  
"We highly value the environmental, sporting and social aspects of the Perry Lakes and Alderbury Sports Ground. We do not support any redevelopment of the change rooms that exceeds the existing footprint."  
Concerns included:  
- Capital Cost  
- Environmental Impact of the men's shed on Perry Lakes Reserve.  
- Potential for Noise and Dust to be Generated by the Men's Shed.  
- The impact of the men's shed on Parking Capacity and Vehicle Traffic  
- The size and design of the men's shed.  
- The location of the men's shed.  
Concern has been expressed that the men's shed footprint of 450m2 is too big and the need to keep the total redevelopment of the change room, toilets and men's shed within the current footprint of the existing facility. The Council decided that concept plan Option 2 be replaced with a smaller plan based on a 'squaring off' of the existing change rooms footprint. |  
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<td>Alderbury Sports Ground Change Room Facility – Proposed Rotary Club of Cambridge Men’s Shed (OCM 28th April 2015)</td>
<td>The Rotary Club of Cambridge (RCC) has considered the opportunity to develop a Men's Shed within the existing footprint of the Alderbury Sports Ground Change Room building and have concluded that the space limitations render the project unviable. RCC have also pursued a number of other site/location options without success and recognise that finding land for the purpose of a Men's Shed is difficult. They are still interested in the Alderbury Sports Ground site; however, they would need access to the entire change room building or alternatively, the option to consider a second floor. This is not supported by the Town for a number of reasons, specifically: &lt;ul&gt;&lt;li&gt;Change room facilities required by sporting clubs&lt;/li&gt;&lt;li&gt;Public Toilets required by general community; and&lt;/li&gt;&lt;li&gt;Second story would be costly and have a large physical presence in this reserve.&lt;/li&gt;&lt;/ul&gt;</td>
<td>of this building sets the precedence for height of infrastructure on site. &lt;ul&gt;&lt;li&gt;The Men's Shed space requirements have varied and requires clarification to justify the potential footprint and establish need.&lt;/li&gt;&lt;/ul&gt;</td>
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<td>Standard Lease agreement</td>
<td>References the maintenance fund payment as a key component which includes: &lt;ul&gt;&lt;li&gt;(a) Building Asset Management Fund;&lt;/li&gt;&lt;li&gt;(b) Synthetic Playing Surfaces and Lighting Renewal Fund; and&lt;/li&gt;&lt;li&gt;(c) Car Parks, Fences and Surrounds Maintenance Pooled Fund&lt;/li&gt;&lt;/ul&gt; Terms identified as 20 years commencing on the Commencement Date. Nominal rent of $1. Association Maintenance Obligations and Town Maintenance Obligations are clearly identified at Schedule 2. Building structural components rest with the Town as do general ceiling and roof repairs and some fittings/services. The Associations/Club responsibilities rest with general cleaning, repairing of damage and maintenance of internal club/association fixtures and fittings. Schedule 3 identifies the 33.3% maintenance fund and attached to the document is the Asset Management Policy.</td>
<td>The approach advocated by the Town of Cambridge is relatively unique in local government. The maintenance fund and obligations of lessee's is significant in comparison to other local government areas. The advantage of such an approach is to ensure that clubs, associations and community groups are educated and bought in to the need to set money aside to manage, maintain and replace assets. This also ensures that budgeting processes are more effectively monitored and ad hoc expenditure which may not meet identified needs is reduced.</td>
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<td>Fees and Charges 2015/16</td>
<td>Fees and charges in respect of Alderbury Sports Ground indicate: &lt;ul&gt;&lt;li&gt;Storage: $74 per month&lt;/li&gt;&lt;li&gt;Seasonal Hire Charges: $63 per season (senior) and $17 (junior)&lt;/li&gt;&lt;li&gt;Town managed change room facilities per player: $34 (senior), $9 (junior)&lt;/li&gt;&lt;li&gt;Light Commercial reserve hire: $893 per day and $285 for first two hours.&lt;/li&gt;&lt;li&gt;Heavy Commercial reserve hire: $1,782 per day and $508 for first two hours&lt;/li&gt;&lt;/ul&gt;</td>
<td>It will be important in any subsequent development to provide opportunities to raise revenue both for clubs and for the Town to ensure the optimum return on investment is secured having regard to the social benefits of sport</td>
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<td>Synthetic Playing Surfaces and Lighting Renewal Fund (Town of Cambridge)</td>
<td>The policy indicates that the town will manage and maintain a Synthetic Playing Surfaces and Lighting Renewal Fund for each community building. Funds are not pooled and are exclusive to each relevant club for the purpose of renewing its synthetic playing surface or lighting. The Town and Associations shall contribute annually to the fund on a 2/3rds 1/3rd basis.</td>
<td>This is an important consideration if a turf facility is to be considered for Alderbury Sports Ground. It will be important to ensure user groups understand their obligations in respect of a sinking fund for turf and lighting replacement.</td>
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<tr>
<td>General Building Maintenance Fund (Town of Cambridge)</td>
<td>The policy states that the town will manage and maintain a Building Asset Management Fund for each community building. The funds are to be pooled into one reserve for an annual Building Maintenance Program for community buildings. Contributions are based on a 2/3rds 1/3rd basis.</td>
<td>Important considerations in the development of any new building and associated car parking and fenced area. Appropriate sinking funds will need to be set aside by user groups for ongoing management and maintenance of built infrastructure.</td>
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<tr>
<td>Car Park, Fence and Surrounds Maintenance Funds (Town of Cambridge)</td>
<td>The policy states that the town will manage and maintain a Car Park, Fence and Surrounds Maintenance Fund for each community building. The funds are to be pooled into one fund for Car Park, Fence and Surrounds contribution. Contributions are based on a 2/3rds 1/3rd basis.</td>
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<td>Community Facilities Asset Management and Leasing Policy Report (Town of Cambridge) 19th April 2011 and Subsequent Adopted Policy (Town of Cambridge)</td>
<td>The Town of Cambridge has twenty community buildings leased to community organisations, eighteen of which are the subject of this policy. Whilst the Town’s building stock is generally in a satisfactory condition, the report suggested that the Town increase its current maintenance provision to ensure the gap between 'required' and 'actual' maintenance/renewal does not increase to an intolerable level.</td>
<td>- A theme which is common with many local governments is the need to consolidate clubs and built infrastructure. Alderbury Sports Ground has a series of ad hoc developments which have been developed over time. If new clubhouse development is to be considered an opportunity should be taken to consolidate as many facilities and complementary uses in one area which provides multi-functional sporting and recreational use.</td>
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Key points of the policy statement and guidelines are:
- Asset plans for buildings and surrounds are developed by the Town, whilst plans for synthetic surface and lighting renewal are developed by the Associations.
- The requirement to have only one incorporated body responsible for the lease.
- Incentives to facilitating acceptable urban development or consolidating clubs and club facilities.
- The Town is responsible for coordinating annual services to ensure the safety of the building premises, with respect to fire protection services, asbestos inspections and emergency lighting.
- Capacity is built in for Associations to respond quickly to urgent/emergency maintenance.
- 'Minor works' enable Associations to deal with minor building issues without reference to the Town. This has been limited at $1,500p.a.
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<td>- The Association may take on planned works, but must do so in accordance with the Town's procurement policy (with the Town seeking alternate quotes or calling tenders where appropriate). This was an important inclusion, as a number of clubs have utilised volunteer labour to maintain their facility (clauses 3.4, 6.2 &amp; 8.3).</td>
<td>- Based on the general approach of the Town of Cambridge, commercial use of any infrastructure should not be a key driver. However, there will be an imperative for clubs and community organisations to be able to raise money through associated retail, food, beverage and function hire. This will enable clubs to meet their ongoing asset maintenance and replacement obligations.</td>
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<td>- Commercial/Development opportunities are outlined with specific reference to room hire, food and beverage sales and sponsorship signs. Gambling is specifically prohibited.</td>
<td>- The YMCC hockey pavilion is one site identified as being unable to meet their maintenance obligations due to having to recover from a legacy deficit position. It is important moving forward that the asset obligations are planned and budgeted from the outset of any development proposed.</td>
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<td>- Subleasing to commercial operators is generally deemed not acceptable.</td>
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<td>- The balances, deposits and withdrawals of the individual building and synthetic courts funds will be reported annually in the Town's annual report.</td>
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<td>- The ownership of funds, and the application of funds following a termination (of the lease) event is outlined. The guidelines categorically state that the Town has full control of the funds; and</td>
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<td>- The policy is reviewed in part, every two years, and as a whole every five years. Associations expressed concern regarding the openness of the review. In response, the Committee decide to lock-in the two-thirds/one-third split between the Town and the Association to offer some level of comfort.</td>
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<td>Under the policy, Associations now contribute $157,000p.a. (0.69% of replacement value) towards building maintenance and renewal. A further $13,000p.a. is contributed for car parks and $59,000p.a. is contributed for synthetic courts, greens and lighting renewal. The modelling shows that the ten-year maintenance programs can be funded from the pooled contributions, however, at an individual building level some facilities do not recover from a deficit position due to the backlog maintenance and the smaller membership base. Typical of these is the YMCC Hockey Pavilion. To overcome this problem, the Committee is suggesting an initial injection into the specific building fund of $90,000. The Asset Management Policy came into operation on 1 July 2011.</td>
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Report on Community Facilities Asset Management & Leasing March 2011. (Town of Cambridge)

In responding to the policy change the YMCC stated the significant increase in yearly leasing costs being proposed would be palatable if the ToC invest in works to bring YMCC’s clubhouse, playing-field lights and storeroom up to a standard such that only routine maintenance would be required until a “standard” interval had passed before renewal was required. In response, the Town of Cambridge stated that one of the main objectives of the policy approach is to bring older buildings up to a standard. The Hockey Pavilion has significant backlog maintenance and the Town will be injecting funds initially to undertake urgent maintenance.
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<td>Perry Lakes Skate Park - Proposed Expansion - Results of Community Consultation 17/12/2017 (Town of Cambridge)</td>
<td>(consistent with advice to ToC provided above. Overall the YMCC supported the more rigorous approach to asset management being taken by the ToC.</td>
<td>- The skate park, whilst not receiving unanimous support from the community has proven to be a success with the youth. Recent extensions have increase capacity use and flexibility. The alignment of high use activities which provide complimentary infrastructure and services to support the continued safe use of the skate park by a variety of ages should be considered.</td>
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<td>Design and Construction Services for The Expansion of Perry Lakes Skate Park and Outdoor Basketball Court - Tender Award 24/02/2017 (Town of Cambridge) and subsequent design</td>
<td>A total of 16 written submissions and 587 on-line survey responses were received. It is evident that not only is there support to expand the skate park, the proposed plans are also strongly supported as catering better for both beginners and advanced skaters.</td>
<td>- Any new infrastructure located adjacent to the skate park should be designed to enhance and support use and not compromise any activity.</td>
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The second stage is designed to cater for more experienced skaters with a higher level of skating ability. Stage 1 (completed mid-2015), catered for less experienced skaters.

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| Perry Lakes Reserve Environmental Management Plan | Selected environmental issues identified at Perry Lakes and Alderbury Street Reserves included:  
- The quality of water in Perry Lakes with regard to inputs of nutrients and contaminants, and the possible high bacteria levels associated with the large waterbird population on the lakes.  
- The current irrigation system is not considered to be the best option and should be converted to an automatic system, which can achieve significant reductions in water consumption.  
- Appropriate tree management is required to maintain the high priority of public safety.                                                                                                                                                                                                                                                                                                                                 | The Management Plan was undertaken by Hames Sharley in 1999 and references Alderbury Sports Ground as Alderbury Sports Ground. The document itself focusses in the main on Perry Lakes and the appeal of the broader reserve to a wide range of users                                                                                   |
Precis of Main Considerations

- Many facilities at the Reserves are in poor condition and some present a potential danger to the public.
- Rationalisation of the roads and car parking facilities to reduce the amount of traffic throughout the Reserves.
- The general safety and security of the users of the Reserves.

The use of bore water for turf irrigation across the Perry Lakes and Alderbury Street Reserves and the proliferation of uncontrolled private bore usage, particularly in dry years, are considered to be having a significant impact on the groundwater levels and lake levels within the Reserves. The current irrigation system at Perry Lakes and Alderbury Street Reserves is via a ring main system which allows irrigation water to be distributed around the reserves. This existing system, for many reasons, is not considered to be the best option. Consequently, the installation of an automatic irrigation system is recommended as a high priority management need. Such a system will significantly reduce water consumption as well as cutting labour costs. It is also recommended that the Town of Cambridge investigate the possibility of utilising treated wastewater from the Subiaco Waste Water Plant for irrigation purposes, and that preliminary discussions with the Water Corporation on wastewater re-use be given a high priority.

Recreational and Sporting Activities:
- The major recreational attraction of Perry Lakes Reserve is the lakes. The flora and fauna, combined with its location in an established residential area makes the Reserve particularly appealing to a wide variety of patrons. However, the presence of humans can have a significant impact on the ecology of the lakes. The following recommendations are provided:
  - Minimise the disturbance to the lakes’ edge and possibly the spread of weeds by installing a boardwalk and viewing platform over the lakes;
  - Discourage the artificial feeding of birds to assist in controlling the nutrient levels of the lakes system;
  - Control the input of nutrients in the lake by maintaining the current fertilisation application rates for both the active and passive recreation areas, which are presently well below the industry standards; and
  - Progress with the schedule for conversion to an automatic irrigation system, which will achieve savings in water consumption of up to 60% and therefore reduce the groundwater abstraction requirements in the lakes’ vicinity.

Of the features referenced the following are of relevance to the needs assessment:
- An entry landscape enhancement at the entry to Perry Lakes Drive in the northern corner of the site.
- The development of the playing field to its full potential
- Preserve open woodland and playing fields to complement nearby woodland
- Boundary and street planting to park edges to appropriate clear stem trees at wide spacing to maintain views.
- Limit future building to the existing building envelope to maintain the current balance of open space to built form.
- Develop new challenging and adventure style play equipment for older children and youth.
- Develop skateboarding facility with appropriate landforming and planting to reduce the impact on the area.
- Remove active sport from the southern portion of the sports ground and develop the passive recreation character of the area.
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|          | An accompanying plan does reference the need to retain the building envelope on the reserve but this is not referenced in the main body of the document. | - Develop a new cycle and pedestrian pathways through trees in a central location from east to west.  
- Develop the Cambridge Scout Hall  
Due to the age of the plan and changing local circumstances its current relevance is not clear. It is recommended that the management plan be reviewed as part of the ongoing consideration of future development at Alderbury Sports Ground. |

**Sporting Club Assessments**

Subiaco Floreat Cricket Club Inc  
Financial Report for the year ended 30th April, 2016

| The financial statement provides comparative information for 2013 to 2016. Key points are:  
- Year on year bar sales are gradually diminishing  
- Fund raising is low and diminishing, whilst sponsorship is oscillating year on year.  
- Grants through the WACA have assisted in offsetting expenditure costs with an almost doubling of the general WACA grant and additional grants for women’s cricket. However, the coaching grant halved from the previous year.  
- Match fees in the last year have significantly increased due in the main to match fees from the women’s game.  
- Membership fees have shown a gradual increase over the past 4 years with the exception of this year which has seen a decrease in senior’s membership, women’s and student women’s membership. This has been partially offset by the introduction of social membership.  
- Expense show coaching cost to be increasing, whilst grounds maintenance has remained relatively static  
- The net surplus year on year has moved up and down between $4,000 and $10,000 surplus. | One of the main considerations in developing sporting infrastructure to service the needs of the local community is the viability of the organisations who are likely to use the facilities. This is important for a number of reasons:  
- Good governance is essential to ensure the use is open and equitable and no person who wishes to take part is unduly disadvantaged.  
- Financially the clubs need to be solvent and a viable sporting entity who are able |
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| YMCC Coastal City Hockey Club – E Club Checklist 2017 | - Indicates total playing numbers or 682 (Junior Male: 228, Junior Female 194, Senior Male 157 and Senior Female 131). 35% are Cambridge Residents.  
- There is no succession plan currently in place for the replacement of the club’s committee.  
- There are no major concerns with the club’s operations as currently managed. | to re-invest in infrastructure on an ongoing basis.  
- The club structure and succession planning is sound and provides surety that they are likely to continue to grow and not regress/fold.  
- The constitution meets current requirements and is supported by the relevant State Sporting Association or equivalent state/national representative body.  
All clubs which operate at Alderbury Sports Ground and for which a club health checklist has been completed indicates that they are viable entities with sound governance structures. Where clubs are based purely on junior membership the ability to generate significant reserves is compromised. In these circumstances, it is anticipated that they would operate on a break-even basis year on year. Where adult membership is a key component it would be expected that these clubs would be solvent and have the ability to generate additional income (particularly where they have access to a bar/function room/kiosk). |
| YMCC Financial Report Oct 2015 – Sept 2016 | Key points are:  
- Year on year fees received have increased substantially (almost 45%).  
- Liquor sales remain static whilst hall hire has increased from nearly $4k to $8.5k.  
- Additional income was raised through a silent auction and sponsorship. All other income remained relatively stable with the exception of ground hire which dropped.  
- Expense show turf costs increasing substantially indicating a higher level of use of turf pitches off-site. Junior expense has almost doubled and WAHA nominations have seen a 10% increase.  
- The net surplus for the last financial year is a healthy $24k. |  |
| Subiaco-Floreat Cricket Club – E Club Checklist 2017 | - Indicates total playing numbers or 99 (Junior Male: 33, Junior Female 0, Senior Male 44 and Senior Female 22).  
- There appears to be no major concerns with the club’s operations as currently managed, although the lack of movement in player numbers year on year indicates they do not have the capacity or willingness to grow. |  |
| Wembley Districts Junior Cricket Club – E Club Checklist 2017 | - Indicates total playing numbers or 527 (Junior Male: 485, Junior Female 42). 65% are Cambridge Residents and numbers are increasing year on year.  
- The operating balance sheet indicates that the club is a viable operation with the club achieving a surplus over budget target. |  |
| City Beach Teeball Club Inc – E Club Checklist | - Indicates total playing numbers or 99 (Junior Male: 68, Junior Female 34 -102 in 2016/17 from 90 in 2015/16). 66% are Cambridge residents.  
- Concerns with the club’s operations include the lack of adherence to SSA policies and not reviewing the club’s performance against their short-term plan.  
- The club use the reserve on Tuesday and Thursday from 3:30pm until 6:00pm for training and between 8:00am and 12:00pm on Saturday for competition.  
- The 2016 financial accounts indicate the club is solvent although operating a barely just above break-even. |  |
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| Outer Metropolitan Perth and Peel Sub-Regional Strategy | Theme: Accessible: All people should be able to easily meet their education, employment, recreation, service and consumer needs within a reasonable distance of their home. Strategies include:  
- Connect communities with jobs and services.  
- Improve the efficiency and effectiveness of public transport. | The Outer Metropolitan Perth and Peel Sub-Regional Strategy states that all people should be able to easily meet their education, employment, recreation, service and consumer needs within a reasonable distance of their home. This must make effective use of public transport. |
| Active Open Space - Playing Fields Centre for Sport and Recreation – Curtin and Department of Sport and Recreation) 2013 | The research found:  
- In delivering significant environmental and social benefits, the unintended consequence of implementing Bush Forever, Water Sensitive Urban Design and Liveable Neighbourhoods planning policies has been a reduction in the amount of open space able to accommodate organised sport.  
- The new suburbs in each of the fringe growth subregions of Perth already have a shortage of active playing fields.  
The research concluded:  
- If the provision of the support facilities is taken into account, the total shortfall of open space required for active sport by 2031 is around 495 hectares across Perth and Peel.  
- Without a change to the relevant planning policies and without the State Government stepping in to provide additional active open space, this shortage can only get worse. | The Active Open Space - Playing Fields Centre for Sport and Recreation produced by DSR in conjunction with Curtin University identifies that there has been a reduction in the amount of open space able to accommodate organised sport. |
| Classification framework for public open space (Department of Sport and Recreation) 2013 | Within the Classification Framework for Public Open Space, different types of POS infrastructure are categorised by primary function: recreation, sport and nature space; and by expected catchment: local, neighbourhood, district or regional open space.  
**Descriptions of primary function comprise:**  
**Recreation space**  
- Provides a setting for informal play and physical activity, relaxation and social interaction.  
- Includes open parkland and gardens, community gardens, corridor links, amenity spaces, community use facilities, civic commons or squares.  
**Sport space**  
- Provides a setting for formal structured sporting activities.  
- Includes playing surfaces, buffer zones and supporting infrastructure such as clubrooms.  
**Nature space**  
- Provides a setting where people can enjoy nearby nature. | The classification framework for public open space identifies sports space as:  
- Providing a setting for formal structured sporting activities.  
- Including playing surfaces, buffer zones and supporting infrastructure such as clubrooms.  
Size will be variable and dependent on function. |
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<td>- Includes sites managed to encourage recreational access while protecting local ecological and biodiversity values. Catchment category descriptions are based on expected purpose, typical size and how far a user might travel from their home to visit parkland, and include: Local Open Space - Usually small parklands that service the recreation needs of nearby residents. - 0.4ha to 1ha in size and within 400 metres or a 5-minute walk. Neighbourhood Open Space - Usually provide a variety of features and facilities with opportunities to socialise. - 1ha to 5ha in size and within 800 metres or a 10-minute walk. District Open Space - Usually designed to provide for organised formal sport and inclusion of substantial recreation and nature space - 5ha to 15ha in size and within 2 kilometres or a 5-minute drive. Larger areas of Regional Open Space are expected to serve one or more geographical or social regions and attract visitors from outside any one local government (LG) area. Size will be variable and dependent on function. When sport space is identified as a necessary regional function, land allocations for playing fields and sports facilities are expected to be upwards of 20 hectares in area.</td>
<td>This guide is to be used for the spatial layout of any infrastructure identified as being required to meet emerging community need within the regional area.</td>
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<td>Sports Dimension Guide for Playing Areas (2016) (Department of Sport and Recreation)</td>
<td>The guide provides advice on: - Sports surfaces from a playing perspective. - Line court marking which advocates shared use of court infrastructure due to the cost and space factors. - The optimum orientation of outdoor playing areas - For Hockey provision lighting guidance is 500lux for top grade matches and 250lux for training, lower grade competition and juniors.</td>
<td>Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 identifies the following which need to be considered in the development of sporting infrastructure: - In order to deliver public open space which meets the needs of communities into the future we must be efficient with</td>
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<td>Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation)</td>
<td>The document provides vision and direction for Western Australia’s Sport and Recreation Industry. The following key challenges relevant to the development of Public Open Space over the next five years are: PUBLIC OPEN SPACE AND URBAN FORM: Urban parklands and green spaces for sport and active recreation are integral components of urban infrastructure and make a significant contribution to community health and wellbeing. In order to deliver public open space which meets the needs of communities into the future we must be efficient with</td>
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Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 identifies the following which need to be considered in the development of sporting infrastructure:
- In order to deliver public open space which meets the needs
resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces.

- COMMERCIALISATION: A small number of high profile sports with significant participation bases and integrated competition structures now have robust commercially oriented business models, while community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue.

- FINANCIAL [UN]CERTAINTY: The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances. Sport and recreation stakeholders must be strong advocates for the many benefits that are enabled by continued investment.

- LIFE COURSE AND LIFE STAGE PARTICIPATION: The achievement of improved participation rates in sport and recreation, and more broadly active lifestyles, will require innovative responses to the life course and life stage circumstances of Western Australians. A combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community.

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| Needs Assessment Guide (Department of Sport and Recreation March 2007) | Identifies the importance of a Needs Assessment in providing a comprehensive information gathering process to identify and analyse whether a new facility is required or whether the need can be satisfied in some other way. Issues to consider include:  
  - The changing role of Sport and Recreation  
  - Access and Opportunity  
  - Sustainability  
  - Ageing population and Demographics  
  - Effective use of resources  
  - Climate Change | Issues to consider in any needs assessment include:  
  - The changing role of Sport and Recreation  
  - Access and Opportunity  
  - Sustainability  
  - Ageing population and Demographics  
  - Effective use of resources  
  - Climate Change |
| Life Cycle Cost Guidelines (Department of Sport and Recreation May 2005) | Identifies the four primary principles to consider when assessing life cycle costs.  
  - A recognition that a facility development project begins at the concept and preplanning stage and is complete when the asset is sold or the site returned to its original condition.  
  - Examine the full cost of each project component across the life of a project rather than choose the cheapest option. This may mean a higher initial outlay but lead to reduced ongoing operational, maintenance and disposal costs and a net lower total ownership cost.  
  - Consider all of the economic and financial costs associated with constructing, procuring and operating a facility at a level for which it was originally planned.  
  - Developing a life cycle cost analysis is an intrinsic part of the overall asset management strategy. | In assessing lifecycle costs the main issues to be addressed include:  
  - Facility development project begins at the concept and preplanning stage.  
  - Project components should be assessed across the life of a project to ensure the optimum solution is chosen and not just the cheapest option.  
  - It should be incorporated as part of the sites asset management strategy. |
| Future Requirements for Sport Space: Subiaco Sport Space (Cardno Nov 2016) | A high-level investigation into the current and future demand for Sport Space within the City. The study uses the guideline of 6.5m² Sport Space per resident in urban infill and higher density areas, as recommended by the 2013 study by Curtin University for the Department of Sport and Recreation (Active Open Space (playing fields) in a growing Perth-Peel1), it is possible to estimate the adequacy of current Sport Space provision within the City of Subiaco to serve the existing and forecast future populations. The current level of public Sport Space in the City of Subiaco is | The current provision of Sports Space within the Town of Cambridge meets the required standard for local residents and rate payers. However, when assessed against the adjacent local government areas, only the City of Nedlands exceeds the minimum |

The current level of public Sport Space in the City of Subiaco is...
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<td>approximately 7.81ha, which is equivalent to only 4.5m² per resident (77,962.5m² or 7.7ha) based on the estimated 2016 population. Because Subiaco Oval is leased by the State to the Western Australian Football Commission, this means that it is not included in the estimate of current supply. Even if it were included there would be a significant shortfall in sports space (&gt; 2016 – 5.6m²; &gt; 2025 – 4.9m² and &gt; 2035 – 4.3m². The recommended sports space for Subiaco would be 11.26m²)</td>
<td>accepted standard of 6.5m² for its residents/ratepayers. Other local governments are therefore deficient in sports space and with anticipated infill developments proposed within the Metropolitan Perth Western Suburbs, this situation is only likely to become worse. Whilst it could be argued that the Town of Cambridge is not required to retain sports space to service the needs of local residents, its contribution to the greater benefit of the Western Suburbs and in particular neighbouring local governments should not be underestimated. Without such provision, the deficit of sports space will continue to increase. Greater capacity and flexibility in the use of current sports space will further assist in off-setting the current deficit, particularly in areas such as the City of Subiaco, Claremont and Cottesloe.</td>
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<td>Retention of the current playing surface of Subiaco Oval, or equivalent, at a minimum for use as public Sport Space is required to bring the supply of Sport Space closer to what is required to meet current and future needs, although it would still be less than recommended. To provide greater future flexibility, the inclusion of additional space would achieve a greater degree of flexibility to meet changing needs. The document references the sports space per resident in neighbouring local government areas as 29.37 for the Town of Cambridge (11.3m² per resident); City of Nedlands (10.17m² per resident); Town of Claremont 2.09m² per resident) and Town of Cottesloe/Shire of Peppermint Grove as 5.0m² per resident). This was taken from the Curtin University on Sport Space in the Perth and Peel regions (Middle, Tye and Middle 2013). At that time the guideline for existing older suburbs undergoing redevelopment with increased density was around 7m² of Sport Space per resident. This was considered likely to meet demand and after further analysis was reduced to 6.5m². This is all based on the actual playing surface. The recommendations contained within the report focused on the requirement to retain Subiaco Oval to offset future demand for sports space. This however is not guaranteed due to the future direction for the oval being unknown.</td>
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<th><strong>State Sporting Facilities Plans</strong></th>
<th>Hockey WA Strategic Facilities Plan</th>
<th>WACA Strategic Facilities Plan</th>
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<td>Contains a series of recommendations relating to the provision of synthetic turf and grass pitch infrastructure. In consideration of State Sporting Strategic Facilities Plan, the Hockey WA Board is to review its existing policy titled “Additional Synthetic Turf” to determine the level of and the conditions under which funding may be available for turf provision. 12 specific sites are identified for synthetic turf pitch provision with associated grass pitch provision.</td>
<td>Hockey WA Strategic Facilities Plan identifies one synthetic/turf pitch provision per 75,000 head of population. The strategy currently does not advocate a turf at Alderbury Sports Ground.</td>
<td>WACA Strategic Facilities Plan contains recommendations based on a clear focus for all stakeholders when planning for cricket facility provision should be on the needs of the player. Achieved through recognition and use of the “facilities planning triangle” outlined</td>
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Under the WA Cricket Philosophy, the strategy does not appear to have been developed beyond its initial publication by the WACA. Many of the recommendations would have required significant involvement of Regional Development Managers working with clubs to implement the recommendations. It is not evident however that this has occurred.

The need for additional infrastructure and states that these ultimately should be based on the needs of the player. The strategy does not appear to have been developed beyond its initial publication by the WACA and is now considered out of date.

### National Participation Data

**AusPlay: Participation data for the sport sector: Summary of key national findings October 2015 to September 2016 data (Australian Sports Commission)**

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<th>The national data output identified:</th>
<th>Key Conclusions highlight:</th>
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<td>- Over 17 million Australians aged 15 or over (87%) participated in a sport or physical activity in the last 12 months.</td>
<td>- Australian adults tend to play sports for longer durations than non-sport related physical activities. However, they participate in non-sport related physical activities more often than sport.</td>
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<td>- Nearly 3.2 million children (69%) participated in some form of organised sport or physical activity outside of school hours.</td>
<td>- Women are more likely to participate in sport or physical activity for physical and mental health reasons and to lose or maintain weight than men.</td>
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<td>- Adult men and women participate at similar levels across the life stages.</td>
<td>- Men are more motivated by fun/enjoyment and social reasons than women</td>
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<td>- However, girls 9-11 years old are slightly more likely to participate in sport or physical activity (at least once a year) compared to boys of the same age.</td>
<td>- For adults, up to middle-age, time pressure is by far the main barrier to participating in sport or physical activity. Poor health or injury then also becomes a main factor.</td>
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<td>- 11.6 million Australians (59%) aged 15 or over are participating in sport or non-sport related physical activity three or more times per week.</td>
<td>- Sport clubs are the primary avenue for children to be active (except for children aged 0–4, who are more likely to be active through other organisations).</td>
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<td>- 2.5 million Australian children (54%) aged 0 to 14 are active at least once a week through organised sport/physical activity outside of school hours. Only 19% or 0.9 million children are active at least three times per week.</td>
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<td>- Australian adults tend to play sports for longer durations than non-sport related physical activities. However, they participate in non-sport related physical activities more often than sport.</td>
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<tr>
<td>- Women are more likely to participate in sport or physical activity for physical and mental health reasons and to lose or maintain weight than men.</td>
<td></td>
</tr>
<tr>
<td>- Men are more motivated by fun/enjoyment and social reasons than women.</td>
<td></td>
</tr>
<tr>
<td>- For adults, up to middle-age, time pressure is by far the main barrier to participating in sport or physical activity. Poor health or injury then also becomes a main factor.</td>
<td></td>
</tr>
<tr>
<td>- The main barrier to young children’s participation in organised out of school hours sport or physical activity is their parents’ perception that they are too young to start playing.</td>
<td></td>
</tr>
<tr>
<td>- Sport clubs are the primary avenue for children to be active (except for children aged 0–4, who are more likely to be active through other organisations).</td>
<td></td>
</tr>
<tr>
<td>Document</td>
<td>Precis of Main Considerations</td>
</tr>
<tr>
<td>----------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>- Sport clubs are not the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over.</td>
<td>active (except for children aged 0–4, who are more likely to be active through other organisations).</td>
</tr>
<tr>
<td>- While sport clubs are the main avenue for both girls and boys, throughout childhood boys (50%) are more likely to be active through club sport than girls (33%).</td>
<td>- Sport clubs are not the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over.</td>
</tr>
<tr>
<td>- The use of technology for sport or physical activity is popular with 39% of the Australian adult ‘playing’ population. Its popularity is highest amongst younger adults, particularly younger women.</td>
<td></td>
</tr>
<tr>
<td>- Recreational walking is the most popular physical activity for Australians overall followed by fitness/gym activities.</td>
<td></td>
</tr>
<tr>
<td>- Swimming is the activity of choice for a large proportion of Australian children, ahead of football in second.</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX B: Demographic Analysis

Population & Growth

The 2016 population of the Town of Cambridge was estimated at 28,485\(^5\). This represents an increase of 3,478 since 2006 as illustrated at Figure 17.

*Figure 17: Population Growth for the Town of Cambridge 2005 to 2016 (Source: Profile ID)*

**Estimated Resident Population (ERP)**

Population projections indicate that moderate growth is expected to continue over the next ten years\(^6\). Based on Band C of WA Tomorrow projections, the 2016 population is estimated at 28,670 and is expected to reach 30,440 by 2021 and 31,940 by 2026 as illustrated in Figure 18.

---

\(^5\) Town of Cambridge Community Profile, 2016. ProfileID (http://profile.id.com.au)

Age

Based on 2011 ABS data, the median age of the Town of Cambridge population was 39, which is slightly higher than the Greater Perth Region (36) and Western Australia as a whole (36).

The age profile of the Town of Cambridge compared to that of Western Australia as a whole is detailed at Table 3 and Figure 19 below. Significant age profile characteristics are:

- Town of Cambridge has a higher proportion of families and older adults than the Greater Perth region and WA as a whole.
- Town of Cambridge has a significantly higher proportion of persons aged over 70 years (11.8%) than WA as a whole (9.3%).
- Town of Cambridge has a larger proportion of children and teenagers aged 5-19 (21.7%) than WA as a whole (20.8%)
- Town of Cambridge has a higher proportion of people aged 40 to 54 (22.6%) than WA as a whole (20.6%)
- Town of Cambridge has markedly lower proportions of young people aged 20-39 (22.3%) compared to WA as a whole (28.9%).
Table 3: Age breakdown of town of Cambridge Population 2016

<table>
<thead>
<tr>
<th>Age Cohort</th>
<th>Number</th>
<th>Town of Cambridge %</th>
<th>Greater Perth %</th>
<th>WA %</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 4</td>
<td>1,515</td>
<td>5.7</td>
<td>6.5</td>
<td>6.5</td>
</tr>
<tr>
<td>5 to 9</td>
<td>2,120</td>
<td>7.9</td>
<td>6.5</td>
<td>6.6</td>
</tr>
<tr>
<td>10 to 14</td>
<td>2,011</td>
<td>7.5</td>
<td>6.0</td>
<td>6.1</td>
</tr>
<tr>
<td>15 to 19</td>
<td>1,691</td>
<td>6.3</td>
<td>6.2</td>
<td>6.1</td>
</tr>
<tr>
<td>20 to 24</td>
<td>1,528</td>
<td>5.7</td>
<td>6.9</td>
<td>6.5</td>
</tr>
<tr>
<td>25 to 29</td>
<td>1,431</td>
<td>5.3</td>
<td>7.7</td>
<td>7.5</td>
</tr>
<tr>
<td>30 to 34</td>
<td>1,426</td>
<td>5.3</td>
<td>8.0</td>
<td>7.9</td>
</tr>
<tr>
<td>35 to 39</td>
<td>1,614</td>
<td>6.0</td>
<td>7.1</td>
<td>7.0</td>
</tr>
<tr>
<td>40 to 44</td>
<td>2,010</td>
<td>7.5</td>
<td>6.9</td>
<td>7.0</td>
</tr>
<tr>
<td>45 to 49</td>
<td>2,185</td>
<td>8.2</td>
<td>6.9</td>
<td>7.0</td>
</tr>
<tr>
<td>50 to 54</td>
<td>1,853</td>
<td>6.9</td>
<td>6.4</td>
<td>6.6</td>
</tr>
<tr>
<td>55 to 59</td>
<td>1,737</td>
<td>6.5</td>
<td>5.8</td>
<td>6.1</td>
</tr>
<tr>
<td>60 to 64</td>
<td>1,409</td>
<td>5.3</td>
<td>5.1</td>
<td>5.3</td>
</tr>
<tr>
<td>65 to 69</td>
<td>1,095</td>
<td>4.1</td>
<td>4.6</td>
<td>4.7</td>
</tr>
<tr>
<td>70 to 74</td>
<td>884</td>
<td>3.3</td>
<td>3.3</td>
<td>3.4</td>
</tr>
<tr>
<td>75 to 79</td>
<td>772</td>
<td>2.9</td>
<td>2.5</td>
<td>2.5</td>
</tr>
<tr>
<td>80 to 84</td>
<td>672</td>
<td>2.5</td>
<td>1.7</td>
<td>1.7</td>
</tr>
<tr>
<td>85 and over</td>
<td>831</td>
<td>3.1</td>
<td>1.8</td>
<td>1.7</td>
</tr>
</tbody>
</table>

Figure 19: Comparison between town of Cambridge and Greater Perth Profiles

Age structure - five year age groups, 2016

Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data)
Compiled and presented in profile is by .id, the population experts.
Income

Median weekly household income (est. 2011) was $1,638, which is significantly higher than the greater Perth region ($1,206) and Western Australia as a whole ($1,155).

A total of 23.4% of households in the Town of Cambridge earned a high income ($2,500 or more per week). As shown by Figure 20, compared to the Greater Perth Region, there was a larger proportion of households earning a high income ($2,500 or more per week) and a lower proportion of households earning a low income (less than $1,000 per week). This profile is repeated when compared to Western Australia which highlights a similar profile to Greater Perth.

Figure 20: Comparison between Town of Cambridge and Greater Perth Household Income Profile (Source: Profile ID)

Household Composition

Over one third of households in the Town of Cambridge (38.5%) are couples with children. This compares with 32.3% for the Greater Perth Region and 30.9% for WA as a whole.

Couples without children account for 24.4% of households in the Town of Cambridge, while 21.4% are lone person households.

Ethnicity

In 2011, 13% of residents of the Town of Cambridge were from non-English speaking backgrounds, compared with 17% and 14% for the Greater Perth Region and Western Australia respectively.

SEIFA Index of Disadvantage

SEIFA index of disadvantage in 2011 was 1117 compared with 1033 for the Greater Perth Region and 1021 for Western Australia as a whole, indicating that the Town of Cambridge is less disadvantaged than both the Greater Perth Region and WA as a whole.
Catchment Population: 2Km

As part of the demographic analysis process a site catchment was undertaken based on a 2km and 5km circular boundary centred on Alderbury Sports Reserve. The 2km Catchment indicated:

- Large areas of existing open space and non-residential land lie within the catchment area. The majority of residential properties located within the catchment are to the north and east of the reserve.
- The level of sport and recreation infrastructure provision within the catchment is high – mostly associated with Perry Lakes, Challenge Stadium and UWA Sports Park.
- The 2km catchment lies predominantly within the Town of Cambridge.

Figure 21: Alderbury Sports Ground 2km Catchment

The potential users of the reserve within the 2km catchment will be from the suburbs of Swanbourne-Mount Claremont; Wembley Downs-Churchlands; City Beach and Floreat. Overall the resident population is
currently 13,450 (2016 estimate) and likely to expand to 14,700 by 2026 based on WA Tomorrow projections.

**Catchment Population: 5Km**

Within the 5km Catchment it indicates:

- The majority of the catchment population resides outside of the Town of Cambridge
- Alderbury Sports Ground potentially services the most highly densely populated areas of the Metropolitan area.

*Figure 23: Alderbury Sports Ground 5km Catchment*

The potential users of the reserve within the 5km catchment will be from the suburbs of Nedlands-Dalkeith-Crawley; Claremont; Subiaco-Shenton Park; Wembley-West Leederville- Glendalough; Innaloo-Doubleview; Scarborough; Swanbourne-Mount Claremont; Wembley Downs-Churchlands; City Beach and Floreat. Overall the resident population is currently 108,500 (2016 estimate) and likely to expand to 120,500 by 2026 based on WA Tomorrow projections.

*Figure 24: Alderbury Sports Ground 5km catchment population projections*
**APPENDIX C: Mapping of Existing Infrastructure**

The following pages identify the current Public Open Space infrastructure within the City of Cambridge, its functionality and extent of sporting reserves (together with principle associated sports). The information is collated from the University of Western Australia’s Public Open Space Database (POSDAT) and reveals that the extent of publicly accessible POS within the Town is amongst the highest in WA. The majority of the POS is however non-sporting in functionality.

<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
<th>No.</th>
<th>Name</th>
<th>No.</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Alyth Park</td>
<td>21</td>
<td>Grantham Park</td>
<td>41</td>
<td>Ocean Village Park</td>
</tr>
<tr>
<td>2</td>
<td>Beecroft Park</td>
<td>22</td>
<td>Harbome Playground</td>
<td>42</td>
<td>Ocean Village Park</td>
</tr>
<tr>
<td>3</td>
<td>Bent Park</td>
<td>23</td>
<td>Helston Park</td>
<td>43</td>
<td>Pat Goodridge Park</td>
</tr>
<tr>
<td>4</td>
<td>Berkeley Park</td>
<td>24</td>
<td>Henderson Park</td>
<td>44</td>
<td>Perry Lakes</td>
</tr>
<tr>
<td>5</td>
<td>Birkdale Park</td>
<td>25</td>
<td>Holyrood Park</td>
<td>45</td>
<td>Pocket Park</td>
</tr>
<tr>
<td>6</td>
<td>Bournville Park</td>
<td>26</td>
<td>Jubilee Park</td>
<td>46</td>
<td>Rose Garden</td>
</tr>
<tr>
<td>7</td>
<td>Brighton Park</td>
<td>27</td>
<td>Kilkenny Park</td>
<td>47</td>
<td>Rose Garden</td>
</tr>
<tr>
<td>8</td>
<td>Brookdale Park</td>
<td>28</td>
<td>Kingsland Playground</td>
<td>48</td>
<td>Ruislip Park</td>
</tr>
<tr>
<td>9</td>
<td>Challenger Park</td>
<td>29</td>
<td>Lake Monger Reserve</td>
<td>49</td>
<td>Rutter Park</td>
</tr>
<tr>
<td>10</td>
<td>City Beach Ovals</td>
<td>30</td>
<td>Lake Monger Reserve</td>
<td>50</td>
<td>Tara Vista Park</td>
</tr>
<tr>
<td>11</td>
<td>City Beach Park</td>
<td>31</td>
<td>Lake Monger Reserve</td>
<td>51</td>
<td>Taworni Park</td>
</tr>
<tr>
<td>12</td>
<td>Cobb/Drabble Park</td>
<td>32</td>
<td>Lothian Park</td>
<td>52</td>
<td>Templetonia Park</td>
</tr>
<tr>
<td>13</td>
<td>Cowden Park</td>
<td>33</td>
<td>Lothian Park</td>
<td>53</td>
<td>Tilton Park</td>
</tr>
<tr>
<td>14</td>
<td>Crosby Park</td>
<td>34</td>
<td>Maloney Park</td>
<td>54</td>
<td>Untitled Reserve</td>
</tr>
<tr>
<td>15</td>
<td>Donegal Park</td>
<td>35</td>
<td>McClean Park</td>
<td>55</td>
<td>WA Athletics Stadium</td>
</tr>
<tr>
<td>16</td>
<td>Floreat Beach Park</td>
<td>36</td>
<td>McCourt Park</td>
<td>56</td>
<td>Wembley Community Centre Grounds</td>
</tr>
<tr>
<td>17</td>
<td>Floreat Oval</td>
<td>37</td>
<td>Merley Park</td>
<td>57</td>
<td>Winmarley Park</td>
</tr>
<tr>
<td>18</td>
<td>Fortview Park</td>
<td>38</td>
<td>Moray Park</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Fred Burton Park</td>
<td>39</td>
<td>Ocean Mia Parks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Gifford Gardens</td>
<td>40</td>
<td>Ocean Mia Parks</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**APPENDIX D: Benchmarking**

**Hockey Infrastructure:**

<table>
<thead>
<tr>
<th>Facility</th>
<th>Details</th>
</tr>
</thead>
</table>
| Warwick Hockey Centre, Whitfords             | New facilities with large function room and bar, separate club room and bar, club and caterer’s kitchen, four separate change rooms and storage  
New artificial turf with light towers and water cannons  
Two new resurfaced grass grounds with light towers  
New car parks  
Design complete – Nov 2015  
Construction start – Apr 2016  
Clubrooms lockup – Oct 2016  
Turf laid – Jan 2017  
Construction end (practical completion) – Mar/Apr 2017  
Handover to Club – 4 weeks after practical completion with a total Budget – $7.1m. It is to provide for 14 turf teams with no premier teams currently identified. |
| Guildford and Kalamunda Districts Hockey Club, | Based on a private school and provides the turf base of the Old Guildfordians Mundaring Hockey Club (The home base is at Lilac Hill). The turf was developed in 2016 through school funds. Access is managed and controlled by the school. It supports one premier league team.  
The current Guildford Turf Training Schedule identifies 10 teams utilising the surface for 6 hours on Tuesdays and Thursday weekly. |
| UWA Sports Park                               | Consists of 2 turfs facilitating 2 premier teams and 44 teams in total (22 per turf).  
The site lies within the 5km catchment of Alderbury Sports Ground. Significant traffic and car parking problems associated with the usage of the surrounding HBF complex and UWA Sports Park. The area has been the subject of a recent master planning process which is awaiting endorsement.  
Also within the 5km catchment of Alderbury Sports Ground is Hale School which provides one turf catering for one premier team and 28 turf teams. |
<table>
<thead>
<tr>
<th>Location</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Melville Hockey Club</td>
<td>Currently 1 turf with aspirations to develop a second. The turf provides for 1 premier team and 32 turf teams.</td>
</tr>
<tr>
<td>Shenton</td>
<td>Currently operated in agreement with YMCC, Subiaco Lions and Westfield Wolves under agreement with the Department of education. YMCC have 25% usage of the turf which provides for 6 premier teams and 89 turf teams. It is the most heavily utilised turf, with the exception of the State Hockey Centre, Curtin within Metropolitan Perth.</td>
</tr>
<tr>
<td>Aquinas</td>
<td>Based on a private school site and incorporating Aquinas Willetton. The turf provides for 2 premier teams and 26 turf teams.</td>
</tr>
<tr>
<td>Proposed – South Lakes High School</td>
<td>The City of Cockburn and Fremantle Hockey Club (FHC) have worked work with Hockey WA and the Department of Education to assist in securing finance for the development of a synthetic turf at South Lakes High School. Currently located at Stevens Reserve in Fremantle the hockey club investigated over a dozen sites to develop a turf to enable the club to grow and improve its financial viability. Current club membership of between 450 and 500 play on grass, whilst their senior team pays for access to turf at the State Hockey Centre and other grounds.</td>
</tr>
</tbody>
</table>
The Southern River Hockey Club, who is based at Sutherlands Park, has to spend $25,000 a year hiring synthetic turfs (including the hire of the State Hockey Centre turf).

The total cost of the project in Huntingdale is more than $2.6 million. The City have sought and received approval for a financial commitment through the NSRF and State government. The club have to contribute more than $650,000. The City will match the clubs contribution.

The synthetic turf at Sutherlands Park includes floodlights, fencing and irrigation and a power upgrade.

Proposed - Southern River Hockey Club

Pavilion Designs and Specifications

Within Australia two national sporting associations (AFL and Cricket) have identified minimum design requirements for pavilions/clubhouses which service different functional levels of the sport. The basic design principles identify the following key areas:

- Home Changing
- Away Changing
- Umpires and Storage
- Public Toilets and Utility
- Social Room
- Ancillary Administration
- Kitchen and First Aid
- Gymnasium

The designs and spatial components generally reflect the requirements of the sport, extent of pitch infrastructure and user groups. As a minimum, the following spatial components will be required:

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The sizes quoted below are based on requirements for a single oval facility catering for one ‘home’ and one ‘away’ team at any given time.</td>
<td>The following spatial guidelines refer to a local level facility</td>
</tr>
<tr>
<td>- Pavilions (and main viewing areas) should be positioned to allow viewing of the entire field of play and to avoid looking into the sun and are therefore positioned on the Western side of the playing field.</td>
<td>- Changing rooms /area: 2 change rooms per playing field – 40 – 60m² x 2</td>
</tr>
<tr>
<td>- Amenities (Player toilet/showers) - 25m² x 2</td>
<td>- Amenities (player toilet/showers): 2 amenities per playing field – 40 – 50m² x 2</td>
</tr>
<tr>
<td>- Change Rooms - 45m²-55m² x 2</td>
<td>- Accessible toilets: male 15m² female 15m² accessible 5.5m²</td>
</tr>
<tr>
<td>- External covered viewing area - 50m²</td>
<td>- Umpires room (including shower &amp; toilet): 15m² (optional)</td>
</tr>
<tr>
<td>- Kitchen &amp; Kiosk - 20m²</td>
<td>- Medical/first aid room: 10m² (optional)</td>
</tr>
</tbody>
</table>
- First Aid/Medical Room (Public Access) - 15m²
- Office/Administration/Meeting - 15m²
- Public Toilets - Male 10m², Female 10m², Disabled 5m²
- Storage (internal and external) - 20m²
- Social/Community Room - 100m²
- Timekeeping/Scorers Box - 10m²
- Umpires Rooms (including toilet and showers) - 20m²-25m²
- Utility/Cleaners Room - 5m²+
- Kitchen and kiosk: 15 – 25m² provision dependent on level of venue capacity, use and activity
- Kitchen storeroom: 8m² (built into overall kitchen/kiosk area) (desirable)
- Social/ BBQ area (outdoors) as needed
- Internal building storage: 30m²
- Cleaner's store: 5m²
- External storage: 30m²
- Utilities/ plant room – as required
- Curator's store/shed – 60m²

**Men Shed Infrastructure**

The table below identifies the current extent of Men’s Shed developments across WA. In the subsequent table a number of current Men’s Shed developments are identified which are located within or close to sporting infrastructure and reserves. There are a number of general conclusions which may be reached based on current operational characteristics of each Men’s Shed development referenced:

**Table 4: Current Men’s Shed Developments – Operational (Source: Mens Shed WA)**

<table>
<thead>
<tr>
<th>Local Government</th>
<th>Name</th>
<th>Address</th>
<th>Suburb/Town</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albany</td>
<td>Albany Community Care Men's Shed</td>
<td>73 Hardie Rd</td>
<td>Spencer Park</td>
</tr>
<tr>
<td>Albany</td>
<td>Albany MenShed</td>
<td>Rear 77 Sandford Road</td>
<td>Albany</td>
</tr>
<tr>
<td>Armadale</td>
<td>Armadale Community Men’s Shed</td>
<td>2 Tudor Street</td>
<td>Armadale</td>
</tr>
<tr>
<td>Armadale</td>
<td>Armadale Home Help &quot;Men in Sheds&quot;</td>
<td>4 Talus Drive</td>
<td>Mt Richon</td>
</tr>
<tr>
<td>Augusta</td>
<td>Augusta Men's Shed</td>
<td>Lot 489 Hillview Rd</td>
<td>Augusta</td>
</tr>
<tr>
<td>Australind</td>
<td>Leschenault Men's Shed</td>
<td>Lot 42 Leisure Drive</td>
<td>Australind</td>
</tr>
<tr>
<td>Balcatta</td>
<td>Stirling Community Men’s Shed</td>
<td>8 Vasto Place</td>
<td>Balcatta</td>
</tr>
<tr>
<td>Beacon</td>
<td>Beacon Men's Shed</td>
<td>Cnr Shipway Drive &amp; Lucas St</td>
<td>Beacon</td>
</tr>
<tr>
<td>Beverley</td>
<td>Beverley Men's Shed</td>
<td>146 Vincent St</td>
<td>Beverley</td>
</tr>
<tr>
<td>Bicton</td>
<td>Bicton Men's Shed</td>
<td>1 Carrington St</td>
<td>Palmyra</td>
</tr>
<tr>
<td>Bindoon</td>
<td>Bindoon Men's Shed</td>
<td>3 Tea Tree Road</td>
<td>Bindoon</td>
</tr>
<tr>
<td>Boddington</td>
<td>Boddington Men's Shed</td>
<td>45 Hotham Ave</td>
<td>Boddington</td>
</tr>
<tr>
<td>Boddington</td>
<td>Boddington CRC - Community Shed</td>
<td>20 Bannister Rd</td>
<td>Boddington</td>
</tr>
<tr>
<td>Boulder</td>
<td>Nindee Men Inc</td>
<td>60 Johnson St</td>
<td>Boulder</td>
</tr>
<tr>
<td>Boyanup</td>
<td>Capel Men's Shed</td>
<td>2 Turner St</td>
<td>Boyanup</td>
</tr>
<tr>
<td>Boyup Brook</td>
<td>Boyup Brook Men's Shed</td>
<td>Flax Mill</td>
<td>Boyup Brook</td>
</tr>
<tr>
<td>Location</td>
<td>Men's Shed Name</td>
<td>Address</td>
<td>Town</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------------------------</td>
<td>----------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>Bridgetown</td>
<td>Bridgetown Grumpy Old Men's Shed</td>
<td>Lot 22 Pioneer St</td>
<td>Bridgetown</td>
</tr>
<tr>
<td>Bruce Rock</td>
<td>Bruce Rock Men's Shed</td>
<td>LOT 427 Johnson St</td>
<td>Bruce Rock</td>
</tr>
<tr>
<td>Bunbury</td>
<td>Bunbury Men's Shed</td>
<td>1 Parade Road</td>
<td>Bunbury</td>
</tr>
<tr>
<td>Busselton</td>
<td>Busselton Men's Shed</td>
<td>555 Roe Terrace</td>
<td>Busselton</td>
</tr>
<tr>
<td>Canning Vale</td>
<td>Canning Vale Men's Shed</td>
<td>Unit 8/110 Bannister Road</td>
<td>Canning Vale</td>
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<td>Lot 2 Muirillup Road</td>
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<td>Nungarin</td>
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<td>45 Dellamarta Road</td>
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<td>Wanneroo</td>
<td>Regents Garden Menshed</td>
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<td>Williams</td>
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<td>Wongan Hills</td>
<td>Wongan - Ballidu &amp; District Men's Shed</td>
<td>Cnr Ninan St &amp; Depot Rd</td>
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**Men’s Shed Case Studies**

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<th>Men’s Shed</th>
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<tr>
<td><strong>Merredin Community Men’s Shed Inc</strong></td>
<td>The Merredin Community Men's Shed Inc has been operational since 2010, previously in the Geier contractors back shed, formerly the Inland Sales and Service west sheds on Railway Avenue and now in a new purpose built facility (since 2014). The new facility is located within close proximity to a sporting reserve in the Racecourse Oval Showground Complex. Normal Times of operation: Tuesday: 10:00-16:00</td>
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Mosman Park Community Men's Shed

The Mosman Park Men’s Community Shed is a purpose built facility. It includes a mezzanine floor making the total floor space 730 square metres. A stairway and a personnel lift service the mezzanine floor.

There are separate woodworking, metal working and general purpose areas as well as a 200 square metre hard standing yard and a paved front patio. The Shed includes an extensive kitchen, an IT / meeting room, bathrooms and a manager’s office.

It was made possible by a Lotterywest grant of over $700,000 which supported shed construction. The Shed, supported by the Rotary Club of Mosman Park provides support and resources to encourage men to take an interest in their own health and wellbeing by making a valuable contribution to their community.

The Rotary Club of Mosman Park established the Mosman Park Community Mens Shed in December 2012 after Three years Planning and fund raising. The project cost $960,000 of which the club contributed $92,000 in cash plus $30,000 in kind. The shed has around 300 members and reports to have produced many community and private benefits.

Waroona Men’s Shed

Alcoa contribution to Waroona Men’s Shed Inc was $90,000 towards the construction of a purpose built men’s shed. It was originally operated under a steering committee and they have undertaken a number of major projects, including an outdoor musical instrument play equipment at the Waroona Playgroup.

Typical work undertaken includes:
- Creating furniture
- Fixing bicycles for a local school,
- Fixing lawn mowers or
- Making a kids cubby house for Camp Quality to raffle.
- Imparting skills to younger men working with the older men. The facility includes a kitchen and an area for sitting and talking. Cooking and Computer skills are also taught within the shed.

**Kalamunda Men’s Shed**

Located adjacent to Kalamunda Tennis Club within a small complex of buildings. It is a single storey prefabricated building with a large open workshop accessed through a sliding door. The current financial membership is over 120. It has been active in a number of local projects including the Kalamunda History Village School Holiday Program. The objectives of the Kalamunda Men’s Shed is to:

- provide the opportunity for men to associate and support each other
- provide an environment where men can be creative and productive
- provide an environment where men’s health issues can be raised and discussed
- give men an opportunity to be valued in their community
- promote wellbeing and understanding among men
- expand men’s educational and social networks
- promote intergenerational, familial and cultural bonding

It was originally located in a small prefabricated shed and funding was secured to develop a new shed which was opened on 23rd November 2012.

**The City of Subiaco**

The City of Subiaco established Australia’s first inner-city Men’s Shed run by a local government authority in 2010. The Subiaco Community Men’s Shed became incorporated in 2012, to allow it more autonomy in the management of its affairs. It does however continue to receive strong support from the city.

It is located at the rear of the Tom Dadour Community Centre, 363 Bagot Road, Subiaco. The groups meets on Monday, Tuesdays and Thursdays from 9am to 3pm. It lies adjacent to public open space and residential areas.

The Subiaco Community Men’s Shed provides men with a space to work with their peers on either projects of their choice or to assist with community project. It promotes the fact that no
<table>
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<tr>
<th>Location</th>
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<tr>
<td><strong>Bunbury Men’s Shed</strong></td>
<td>The Bunbury Men’s Shed is an initiative of the Rotary Club of South Bunbury. It is designed to provide a place for social interaction and a place where members feel comfortable about talking about the matters of common interest. It is located at 1 Parade Road in the Community Service complex next door to St John Ambulance. It is open five days a week from 8.30 to around 4.30. It is closed at weekends. It is located adjacent to the Bussell Highway, to the west of Bunbury Trotting Club. Regular meetings are held at which guest speakers are invited to present topics of relevance to men. The Shed facilitates members to complete their own projects in woodworking, metalworking or computers. There is a well-equipped woodworking shop, metalworking shop, welding shed, spray-paint booth, computer facilities for training and a meeting room. They are currently establishing a garden, memorial area and vege garden. The Shed is run by a committee of management drawn from members.</td>
</tr>
<tr>
<td><strong>City of Stirling’s Community Men’s Shed</strong></td>
<td>Located at 8 Vasto Place in Balcatta, the Shed is a newly-built facility funded by Lotterywest, Home and Community Care (HACC) and the Department of Veterans’ Affairs (DVA). It lies adjacent to Vasto Club Casa Dabruzzo and the Rickman Delawney Reserve which caters for Football (soccer), tennis and cricket. It also contains large areas of passive recreational use. The mens shed complex is a single storey building constructed adjacent to a backdrop of mature trees. To the north is a BMX circuit. The facility consists of a number of woodworking machines, a training room and a lunchroom. Outside the shed is a small garden, barbeque and meeting area, and there is also a dedicated small car park. The Shed provides a focal point for raising awareness of men’s health issues. Membership has been capped at just over 140 registered members. This was temporarily suspended for a few months due to limitations on the capability of the workshop to safely cater for a limited number of people.</td>
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</table>

Experience in woodwork is necessary as the centre provides a variety of social interaction opportunities.
At the time of developing the Armadale Community Men’s Shed there were 11 active members on the Steering Committee, three of whom were members of the Armadale Rotary Club. The Committee meets fortnightly and continue to be involved in fundraising activities. The start-up funding was to assist with the purchase of items such as caps and shirts to promote the Armadale image.

The Club became incorporated, prepared a constitution and negotiated with the City of Armadale Council and other Government organisations for suitable premises.

With the assistance of Rotary, Armadale Men’s Shed re-purposed a derelict site at 2 Tudor Rd, Armadale into a full operational area. Negotiations were undertaken with the Metropolitan Redevelopment Authority and a permanent “Agreement to Occupy” has been put in place. The building is a small single storey property in a residential area adjacent to public open space. It is also located within close proximity to the rail line.

Armadale Community Men's Shed describes itself as a place where men of all ages can meet regularly for friendship, recreation and participation in projects that improve the health and well-being of their prospective members.

Wanneroo Community Menshed

Wanneroo Community Menshed is located in Daisy House, 6 Wade Court in Girrahween. It is a single storey property

Members refurbish computers into fully operational units including keyboard, mouse with modern software installed. Purchasers of the equipment must be either eligible for CentreLink payments or pensioners. The Shed was recognised in the 2013 Australia Day awards for its contributon to the community.

Wanneroo CMS has been given the status of a certified Microsoft Refurbisher.

WCMS also has a small woodworking section which is used to support community projects.

An extension of the lease on Daisy House has recently been granted and they are seeking to develop a new Men’s Shed on an area of land within Wanneroo Townsite where the City have given them an ‘in principle’ lease. The long term plan is to build a community focused building, large enough to accommodate
the "shed", as well as providing meeting and activity rooms for other groups

| Vincent Men's Shed, North Perth | The Vincent Men's Shed is a City of Vincent initiative. The Shed was opened in 2014 and is next door to the North Perth Community Garden and adjacent to North Perth Bowling Club, North Perth Tennis Club and Multi-Cultural wellbeing Centre. The area is predominantly residential and recreational in nature, with Woodville Reserve occupying land to the east of the bowling club.

It is promoted as a community-based, non-profit, non-commercial organisation that is accessible to all men and whose primary activity is the provision of a safe, friendly and welcoming environment where men are able to work on meaningful projects at their own pace in their own time in the company of other men. They predominantly work with timber, have a small welding area and have a metal lathe.

A major objective is to advance the health and well-being of their male members and to encourage social inclusion. |

| Rockingham Men's Shed | Located within the centre of a sporting reserve at Anniversary Park. A community-based organisation that is accessible to all men and whose primary activity is the provision of a safe environment for men to gather. It principally provides a communal workshop for men to do woodworking including:

- wood turning
- carving
- furniture building and repairs
- community projects

The facility was founded in 2010 and is a single storey prefabricated building located between two sporting pavilions which service the sports of Football and Cricket.

It is located in a predominantly residential and recreational area. |
## APPENDIX E: Club and User Group Consultation Outputs

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
<th>Implications</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Provide an overview of what your association/club does</strong></td>
<td><strong>CITY BEACH TEEBALL:</strong> We use Alderbury Sports Ground for training; games on Saturday morning from October until March; our AGM and Fun Day and as a year-round storeroom. We are based at City Beach Oval where we have our club rooms. We train and play games at both grounds. These 2 grounds are coping with current demands. Our catchment is Fremantle to Woodlands, with 65-70% from the ToC area. We have 3 divisions, under 9s, under 11 boys and girls and a girls under 13s (not this season). There are 14 teams: 9 off&lt;9s, 5 off &lt;11s and 1 team of under 13s next season. Club members number 156 which is growing from a decline three years ago. We have 4 games in 2 session from 8:30 and at 10:30. The older games are held at City Beach because the grounds are bigger and will allow for bigger hitters. <strong>WEMBLEY DISTRICT JUNIOR CRICKET CLUB:</strong> We are based in the Town of Cambridge with our major home ground at Pat Goodridge Reserve in Jolimont. Our training grounds are at City Beach Park, Lucatina, McLean, Grantham, Selby Reserve and Henderson Park. We also have training agreements with Jolimont Primary School, Shenton College, Subiaco Primary School and Floreat Oval. We have 300 junior cricketers and more than 300 in the T20 Blast and In2cricket = 650 all up. T20 and In2cricket play on the synthetic wicket at Pat Goodridge. In 7 years we have grown from 7 to 31 sides, particularly in the 10 to &lt;17s. Biggest growth has been in girls community cricket and we now have 3off&lt;13s, 2off&lt;15 and 1off&lt;18 sides. In the last 4-5 years in particular we have increased numbers with 4 in every 10 being girls. Currently we have a serious lack of grounds for training and matches – Alderbury is strategically located to meet this need.</td>
<td>The main implications for Alderbury Sports Ground is: - Teeball is a growing club and is likely to require secure access to 4 diamond facilities: - There is high demand for Alderbury Sports Ground to facilitate the development of junior cricket. The lack of access to suitable infrastructure is a major concern within the Town of Cambridge and Western Suburbs generally. This includes the lack of access to dedicated training areas including nets. - The quality of current clubhouse and changing room infrastructure is recognised as being extremely poor and in need of replacement. - There is clearly a demand for pitch infrastructure for football due to the lack of access to suitable infrastructure within the Town of Cambridge and Western Suburbs generally.</td>
</tr>
</tbody>
</table>
training and playing grounds are located in the City of Nedlands, Charles Court Reserve, College Park and Mount Claremont Oval. We have over 1,700 members and we provide a life-long football community for players from ages 5 to 65. The club’s catchment is the western suburbs. We are currently at capacity, limited by playing fields.

**Western Suburbs generally. Football is however a concern to hockey users who do not consider sprig sports (football, soccer and lacrosse) as being compatible users.**

**WA MARATHON CLUB**: Have used Alderbury Park for previous 18 years for running intervals training for 80-100 people (8-80 years old) 5:30-6:30 Tuesday nights throughout the whole year. The infrastructure required is ambient lighting across the park for safe perimeter running. This was previously installed at the club’s cost, but was removed by the ToC within 6 months or so, given it was not up to standard.

**SUBIACO MARIST CRICKET CLUB**: Currently based at Newman College (2 grounds); Grantham Selby (Juniors and Sat only); Teakwood (not on Sat); McLean (Sat/Sun). 5 x senior sides and 16 x junior sides.

**PERTH HIGHLAND PIPE BAND**: Band practice, storage and meeting area – Agreement with YMCC Hockey Club which works exceptionally well.

**YMCC HOCKEY CLUB**: Facilitate the development of men’s, women’s, senior and junior hockey. In 2016: 550 members with 35 teams in HWA competition (this excludes 10 sub-junior teams); 2017 will see further growth in number of junior sides. The club owns 25% share of turf at Shenton College. The YMCC’s 25% share in Shenton has been critical but operating across split facilities challenges viability and constrains growth. YMCC is the biggest user of Alderbury Sports Ground and Alderbury is a critical hub for HWA fixtures and finals events. Approximately 45% of members are from the Town of Cambridge. Current grass field usage is:

<table>
<thead>
<tr>
<th></th>
<th>When</th>
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</thead>
<tbody>
<tr>
<td><strong>Carnivals</strong></td>
<td></td>
</tr>
<tr>
<td>YMCC Junior Carnival (running +50 years)</td>
<td>One Sunday in April</td>
</tr>
<tr>
<td>School carnivals</td>
<td>May, June and August (per fortnight on weekday)</td>
</tr>
<tr>
<td><strong>HWA Fixtures &amp; YMCC Junior Program</strong></td>
<td></td>
</tr>
<tr>
<td>Games</td>
<td>May – September: Saturday 07:30 - 17:30</td>
</tr>
<tr>
<td>Games</td>
<td>May – September: Sunday 07:30 - 12:00</td>
</tr>
<tr>
<td>Training</td>
<td>April - September: Monday - Thursday 16:00 - 19:30</td>
</tr>
<tr>
<td><strong>School Hockey</strong></td>
<td></td>
</tr>
<tr>
<td>Local interschool games</td>
<td>May - July: 2 or 3 afternoons per week</td>
</tr>
<tr>
<td><strong>YMCC Affiliated Over 65 Competition</strong></td>
<td></td>
</tr>
<tr>
<td>Games</td>
<td>All year, Saturday afternoon</td>
</tr>
</tbody>
</table>

Training is under lights (currently 4 light poles). A “standard” Saturday mornings sees 25-32 full field games. This includes: J1/2 (8); J3/4 (16) and J5/6 and above (18-25)
### 2. What current development programs do you run/operate and what is emerging?

<table>
<thead>
<tr>
<th>Club</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY BEACH TEEBALL</td>
<td>In the short term we will hold the &lt;11 numbers and have an &lt;13 team; grow the &lt;9s (109 boys, 15 girls), increasing membership to 200 in 2 years.</td>
</tr>
<tr>
<td>WEMBLEY DISTRICT JUNIOR CRICKET CLUB</td>
<td>Girls - cricket development is facilitated through programmed specialist coaching (L2 accredited coach) Boys - specialist coaching session (Ken Lillee) per season are provided. The amount of caching and training is limited by the availability of training nets.</td>
</tr>
<tr>
<td>SUBIACO FLOREAT CRICKET CLUB</td>
<td>The club has in place a number of community development programs. The current growth is in women’s cricket. The club currently has 7 A grade league players, in the Big Bash and touring England as professional players. To accommodate this WADC growth there is a need to provide development pathways for junior, women’s and colt cricketers. There is capacity for this development in the club and community, but not in the current facilities.</td>
</tr>
<tr>
<td>W.A. NEDLANDS FOOTBALL CLUB</td>
<td>Joeys has been tremendously successful and community facilities are required to address this need. Without the addition of a ground like Alderbury the club will turn away 5 junior teams in the next season. There is a limitation in supply of good community facilities for football.</td>
</tr>
<tr>
<td>WA MARATHON CLUB</td>
<td>The club run coaching programs and events to encourage all people of any ability and age to engage in this physical activity.</td>
</tr>
<tr>
<td>SUBIACO MARIST CRICKET CLUB</td>
<td>A focus on junior development, operating all Cricket Australia programs with the assistance of the WACA. There is currently no female cricket as they moved to Subi-Floreat. The club is intending to develop girls cricket.</td>
</tr>
<tr>
<td>PERTH HIGHLAND PIPE BAND</td>
<td>Band practice for members (25 – 2 female, 23 male)</td>
</tr>
<tr>
<td>YMCC HOCKEY CLUB</td>
<td>All Hockey WA development programs – Masters, Seniors and Junior Training and competition. Higher level mens and womens team play at Shenton. There has been increased use of Alderbury Sports Ground for junior hockey and there is potential for senior growth as players flow through. J3/4 comp has increased by 10 teams this year - 5 additional games. J 1/2 comp has grown from 0 to 10 games just 2 years. HWA has allocated YMCC to host the J5/6 grading carnival for 60+ teams. A “standard” Saturday mornings sees 25-32 full field games. Growth in competition and teams is highlighted in the following table.</td>
</tr>
</tbody>
</table>
What is the future growth aspiration for the Club/Association within the Town of Cambridge/catchment of the site?

<table>
<thead>
<tr>
<th>Club</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY BEACH TEEBALL</td>
<td>The club has recently registered for GST. Next year we are focussing on sponsorship – the current IGA support is working well and could be further developed.</td>
</tr>
<tr>
<td>WEMBLEY DISTRICT JUNIOR CRICKET CLUB</td>
<td>We are now limited by the lack of facilities for training and matches. Many training facilities are below standard and unsuitable for use. There is a need for training and match facilities at Alderbury Park, as the club facilities are adequate at Pat Goodridge – not necessarily club use, but must include suitable toilet facilities.</td>
</tr>
</tbody>
</table>
| SUBIACCO FLOREAT CRICKET CLUB             | In the SF district there are currently 100 girls registered in community cricket. They require facilities for Junior and Colts cricket development pathways. However:  
- Alderbury building and training facilities are inadequate for current use.  
- The SFDCC are seeking to have a 3rd (clay) wicket match ground in the next 3-5 years to accommodate growth |
| UWA NEDLANDS FOOTBALL CLUB                | UWA has a master plan to be implemented in coming years. Currently the UWA facilities are barely adequate with very poor lighting. Implementation of the master plan has faltered and frustrated the UWANFC.                                  |

All clubs are anticipating growth, as a minimum, in line with population growth. Current infrastructure at Alderbury Sports Ground is not suitable to cater for the increased use.
Professional men’s play on grass. Women’s sides are using artificial grass for training as they work towards all girls sides. There is a need for synthetic surface fields for playing all year round a split pitch for flexible layouts for different games and to allow renting out.

**WA MARATHON CLUB**: The trend is for fitness being the new wealth and running provides the quickest hit for minimal skill and equipment. It is also a very social physical activity, people can chat while they are running, and they can join in training and events anywhere else in the world.

**SUBIACO MARIST CRICKET CLUB**: The need for new grounds to service the growth in junior development and training. Continue to evolve and develop senior and junior cricket and expand to include girls teams. This will require greater access to facilities.

**PERTH HIGHLAND PIPE BAND**: Continue to use the facility and/or replacement facility as the ground is ideal for their activities.

**YMCC HOCKEY CLUB**: To facilitate growth in number of teams and attractiveness of the club to all age groups. This can only be achieved with the provision of a turf. The ability for the club to grow is compromised by the lack of such infrastructure and this in turn will impact on its financial viability as it will continue to be at a competitive disadvantage with other clubs.

YMCC would use the turf extensively in winter and would endeavour to maximise usage in summer months:

- A turf would secure club viability and enable growth
- YMCC has the experience / capability to take on a full-year lease
- A potential usage model could be:

<table>
<thead>
<tr>
<th>Winter (April - September)</th>
<th>Summer (October - March)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mon</td>
<td>Tue</td>
</tr>
<tr>
<td>7:00</td>
<td>Hockey</td>
</tr>
<tr>
<td>8:00</td>
<td>8:00</td>
</tr>
<tr>
<td>9:00</td>
<td>11:00</td>
</tr>
<tr>
<td>10:00</td>
<td>School</td>
</tr>
<tr>
<td>11:00</td>
<td></td>
</tr>
<tr>
<td>12:00</td>
<td></td>
</tr>
<tr>
<td>13:00</td>
<td></td>
</tr>
</tbody>
</table>
4. Is there anything that is currently inhibiting growth or the level of provision for the sport/your club?

<table>
<thead>
<tr>
<th>Club</th>
<th>Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY BEACH TEEBALL</td>
<td>Succession planning has been a focus of the previous year, with particular regard to enlisting volunteers.</td>
</tr>
<tr>
<td>WEMBLEY DISTRICT JUNIOR CRICKET CLUB</td>
<td>Lack of available cricket match and training facilities.</td>
</tr>
<tr>
<td>SUBIACO FLOREAT CRICKET CLUB</td>
<td>The Alderbury facilities are very poor and do not meet their current needs. The short-term requirements are for:  - A 6th clay wicket at the centre block;  - 2 synthetic training wickets;  - Substantially improved change rooms (too small and inadequate for either/and hockey and cricket);  - Adequate kitchen and indoor dining rooms for serving morning and afternoon teas as required by the WADCC)  - Compliant and adequate wicket maintenance equipment (roller, mowers, groomer, line marking machine), fuel and chemical storage facilities.  - Building security and safety – particularly with regard to accessing the toilets.</td>
</tr>
<tr>
<td>CITY BEACH TEEBALL</td>
<td>Bookings through the ToC have been good. On training, there have been a couple of issues with timing. We have the grounds booked until 6pm. However, some of the fitness/running groups</td>
</tr>
</tbody>
</table>

Current infrastructure at Alderbury Sports Ground is not suitable to cater for the requirements of all clubs and is inhibiting club viability and potential growth. In particular, the following are identified as important facility components:  - Additional clay wicket infrastructure  - Synthetic training wickets (2)  - Kitchen and function area.  - Equipment storage  - Safe and secure changing rooms and toilets  - Increased security and floodlighting.  - Increased accessibility/controlled access to facilities.  - The provision of a turf (synthetic surface) to facilitate greater capacity for use and greater flexibility in the provision of services on offer to sport and recreational users of Alderbury Sports Ground. |

5. What facilities do you need?

<table>
<thead>
<tr>
<th>Club</th>
<th>Needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY BEACH TEEBALL</td>
<td>Bookings through the ToC have been good. On training, there have been a couple of issues with timing. We have the grounds booked until 6pm. However, some of the fitness/running groups</td>
</tr>
</tbody>
</table>

Lighting at UWA Sports Park and progression of the master plan would aid current use and growth. Paid support for coaching Joeys. The club has 15 volunteers (4-5 core people). Frustrated by Football West. |

WA MARATHON CLUB | Lighting for Alderbury perimeter runs during winter to operate around half an hour.  Since the lighting was removed early in 2017, there has been some overlap with the Hockey grounds use. We will need to utilise temporary lighting to be put up and taken down each night. |

SUBIACO MARIST CRICKET CLUB | Access to grounds when required – all current grounds have limitations on use due to the demands of other users. |

PERTH HIGHLAND PIPE BAND | The band can't play inside due to space limitations and the inability to compartmentalise the main function area of the clubroom. The storage in the adjacent building is poor and due to areas being open to the elements, has resulted in damage to equipment. Security has also been an issue. |

YMCC HOCKEY CLUB | Access to turf facilities (synthetic). Hockey relies heavily on turf availability with ~11 turfs in metro area. 4 turfs in 5km radius, but 3 are Hale or UWA controlled. UWA have 22 turf teams per turf and Hale have 28 turf teams per turf. YMCC, Suburban Lions and Wolves have 89 turf teams sharing Shenton turf. YMCC is allocated one night and one morning per week at Shenton Turf for turf training which inhibits the clubs capability in the following way:  - With the top grade senior teams training twice per week the single slot is insufficient.  - All junior sides are training in confined spaces due to lack of space / time slots.  - Some junior sides are limited to training on turf only every second week.  - Many of YMCC’s lower teams play a limited number of games at Shenton.  - Some YMCC teams play at distant venues against local sides (e.g. Joondalup) |

Current infrastructure at Alderbury Sports Ground is not suitable to cater for the requirements of all clubs and is inhibiting club viability and potential growth. In particular, the following are identified as important facility components:  - Additional clay wicket infrastructure  - Synthetic training wickets (2)  - Kitchen and function area.  - Equipment storage  - Safe and secure changing rooms and toilets  - Increased security and floodlighting.  - Increased accessibility/controlled access to facilities.  - The provision of a turf (synthetic surface) to facilitate greater capacity for use and greater flexibility in the provision of services on offer to sport and recreational users of Alderbury Sports Ground. |
**Currently operate from and are the facilities adequate?**

who have the grounds booked from 6pm turn up early to warm up. This can present problems when we are playing a game.

In relation to the storerooms, the storerooms are not well lit and don’t have any electricity points. We have a line-marking machine that requires charging which means that this has to be done off-site. There is also nowhere to appropriately clean or drain the machine. It would be very useful if these could be done on site.

The playing surface at the 2 main diamonds is excellent – probably the best surface of any diamonds played on in our district. The relocated diamond has a good playing surface and the remaining diamond on the dog park has the issues highlighted above.

The club use City Beach grounds more given the facilities at Alderbury are less attractive: parking is adequate, toilets are poor, access and lighting is suitable, security is minimal.

We have traditionally had 4 diamonds at Alderbury. 2 on the dog park and 2 east of the scout hall/YMCC club rooms. In consultation with the ToC one of the diamonds to west of the YMCC club rooms because of our concerns of the diamond on the south of the dog park. This worked well and we have received very positive feedback from our club and the visiting clubs. We still have a concern about the remaining diamond on the dog park. The primary constraint is that it needs to be relatively close to the storeroom to enable set up of equipment to occur before the game.

Buildings are tired but meet their current purposes for our club.

**WEMBLEY DISTRICT JUNIOR CRICKET CLUB:** All club facilities required are provided at the new facilities at Pat Goodridge. Lighting is not required at Alderbury for the junior cricket in summer. Parking is sufficient at the moment, and could even cope with the addition of 2 junior and 2 extra junior district teams. The issue of parking space is more problematic for the hockey who will have 190-200 parents each game day.

**SUBLIACO FLOREAT CRICKET CLUB:** Alderbury is not used for the SFCC use because they are sub-standard – of limited capacity and provide for poor health and safety.

The club rooms are primarily required for preparing and serving teas - currently served outside in any weather. The kitchen is very limited and “unhygienic” for this purpose.

Storage space for wicket covers, machinery, fuels and chemicals that meets basic safety requirements is the most urgent need for the club.

The changerooms and parked cars are often broken into.

Car parking has been adequate, other than congestion with concurrent Scout Hall use and is likely to worsen with the skate facilities completion.

**UWA NEDLANDS FOOTBALL CLUB:** Adequate but in need of upgrading and grounds lighting.

**WA MARATHON CLUB:** The clubroom/administrative base is at Burswood on Swan, which accommodates the part time Volunteer Engagement Officer and 1 paid Administrative Officer. The Marathon club has 1000-1600 members/year and run 30 – 40 events/year, held all over the metropolitan area. Various grounds and facilities are booked where required.

**SUBLIACO MARIST CRICKET CLUB:** Main site is Newman College and extremely limited by the capacity and accessibility on other sites.

**PERTH HIGHLAND PIPE BAND:** The hockey clubhouse. It is loved by members with the location being away from houses. The outdoor area provides a good facility to play and practice.

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**The inadequacy of facilities within Alderbury Sports Ground highlight the following issues:**

- Lack of suitable storage for both playing and maintenance equipment.
- The impact of dog exercising and potential conflict with sports users.
- The poor quality of toilets and changing facilities which is impacting on use.
- The lack of quality floodlighting with appropriate ground coverage.
- Poor food preparation areas.
- Security on site and in and around the current buildings.
- Sufficient power supply
YMCC HOCKEY CLUB: The Pavilion supports all hockey activities being:
- As a base for before and after games / training
- For provision of canteen, kitchen and licensed bar services (critical revenue stream)
- Storage of equipment
- Display of club honour boards and other important memorabilia
- For meetings and significant events like players teas, fundraisings and club wind-ups.

Being constructed in 1971 with minimal investment since that time, it is now considered to be substandard. In addition the adjacent changing rooms and toilets create security issues and have limitations for use. The quality of playing surfaces is excellent but licent capacity to serve the ongoing needs of the club.

6. What are the future growth aspirations?

CITY BEACH TEEBALL: We are looking into sharing a line marker with another grounds user. There is not a large amount of growth in TeeBall.

WEMBLEY DISTRICT JUNIOR CRICKET CLUB: To train and play matches at Alderbury. It is strategically located and there are no other available grounds. There is an urgent need for match and training wickets to accommodate current and future growth. The private schools arrangements can end at any time.

SUBIACO FLOREAT CRICKET CLUB: Upgrading the Alderbury Park building and training facilities will allow the club to:
- Manage the Alderbury wickets appropriately,
- Provide a basic level of club services
- From the buildings and
- Meet the growth of an expanding women’s side.

UWA NEDLANDS FOOTBALL CLUB: Growth is at capacity in terms of facilities and in particular those with lighting. We have no grounds and facilities suitable for the NPL level.

WA MARATHON CLUB: We are working to attract international participants for training inclusion, club membership and events.

SUBIACO MARIST CRICKET CLUB: Expanded juniors and girls cricket subject to gaining access to appropriate facilities and supporting infrastructure.

PERTH HIGHLAND PIPE BAND: To continue to operate from Alderbury Sports Ground and provide opportunities for those with a passion for pipe band music.

YMCC HOCKEY CLUB:
- To continue the emphasis on family in the YMCC club
- Reassert, grow and sustain the capacity of the club
- To achieve a unified club where members and families develop a strong sense of affiliation
- Foster a pathway that develops both hockey and social skills to enable members to achieve their potential
- To be a successful and sustainable first division club

7. What type of access to

CITY BEACH TEEBALL: Toilets – currently poor but clean. Would use a canteen, if it is made available. Could make better use of the grounds if they were larger/better configured.

Accessibility issues highlight:

The growth aspirations of clubs indicate a need for:
- Upgraded changing, toilets and function areas serving the requirements of all sport and recreational users.
- Expanded junior use of the ground for a variety of sports.
| facilities would you require and when? | WEMBLEY DISTRICT JUNIOR CRICKET CLUB: At Alderbury, the provision of 2 x synthetic centre wickets, 4-6 training nets and decent toilets for parents and juniors. Saturday and Sunday mornings toilet use (minimal 22-26 parents each morning). A kiosk is not required as parents bring morning tea. Tree shade around the perimeter is important for wind and sun protection of the spectators. The club bring pop up shelters for the team and scorers. | - The need to secure access for all user groups irrespective of size, times of use and capacity. | - The importance of access to ancillary infrastructure to support club activities i.e. kitchen, function and toilets/changing areas. | - The limited capacity of current grass pitch infrastructure which necessitates the provision of a full size turf. |
| SUBIACO FLOREAT CRICKET CLUB: | - Quality kitchen facilities adjacent to a function room for serving a range of foods and drinks  
- Function room with tables and chairs of around 8x20m for presentations and serving teas.  
- 2 changerooms 10 x 5m with 8-10 showers each (Hockey require an additional set of changerooms given they have 10 teams)  
- Storage for wicket maintenance equipment and chemicals  
- Secure storage/office for club materials, drinks, trophies etc. | UWA NEDLANDS FOOTBALL CLUB: We can always expand and Alderbury is strategically located for juniors - people will not want to drive to Claremont. An additional 500 juniors could be accommodated at Alderbury and coaches hired for them. The building facilities would be adequate and far exceed the quality of our UWA facilities. We would need Access to toilets and storage for portable goals and balls for 10 pitches. External mobile providers for coffee etc. would come onto the grounds. | Shared facilities with Hockey is compatible |
| SUBIACO MARIST CRICKET CLUB: | - There is a need for nets (with lighting); synthetic turf wicket (providing 22yds x 3yds with a 65m boundary). Nets could be multi-purpose. A kitchenette area and access to a fridge and oven is beneficial. Lighting would be required for outdoor use. | WA MARATHON CLUB: At Alderbury we require access to toilets, changerooms, lights and car parking for around 50 cars. Lighting is particularly important for the perimeter training intervals areas, but also around the outside of building and across the grass for safe access and as security of the car parking and building areas. | - The importance of providing a minimum standard of floodlighting for training, competition and security. |
| PERTH HIGHLAND PIPE BAND: An indoor play area which can be split to enable drums to practice separately to the pipers. Exclusive access at times they desire (subject to negotiation with main operators - including weekends). Access to toilets (male and female). Secure and dry storage area of approximately 12m². | YMCC HOCKEY CLUB: A turf with the following specifications:  
- 6410m², Field dimensions 91.4m x 55m wide  
- Run offs 3m at ends and 2m on sides (minimum)  
- Preference 5m at ends and 3m on sides  
- Flood lighting at 500 lux average  
- Spectator seating along one side  
- Car Parking 50-60 bays  
- Water Requirements for Turf - Borehole 5400l per hour capacity and Water Treatment, Storage tank 50,000 litre. | - The need to secure access for all user groups irrespective of size, times of use and capacity. | - The importance of access to ancillary infrastructure to support club activities i.e. kitchen, function and toilets/changing areas. | - The limited capacity of current grass pitch infrastructure which necessitates the provision of a full size turf. |
- Facility Orientation – as close to north south as possible not more than 15 degree variation
- A clearly visible time clock and siren; team Benches – 2 x separate sheltered coach/reserve players bench’s (one either side of technical bench); Technical Bench – opposite centre line field, unobstructed view of field, protected from watering system and seating for at least two suspended players in front of bench; provision of goals 3.66m (inner edges) wide x 2.14m (ground to inside of crossbar) high x 1.22m deep at ground level (min 0.9m at Crossbar); Access to Ground and a continuous path travel from car parks to facility including wheelchair circulation space.

At least 7 grass fields will be required (2 of these requiring lights for training with 100 lux capability).

Exclusive access from Feb – Oct to a clubroom “facility” that can support its future hockey activities. Access on the shoulders of the season is required for pre-season training, meetings and wind-ups. The facility will ideally be positioned with a clear view of the turf and an adjacent grass field and as a minimum should provide:

- Space for meetings and functions (200 people) and a kitchen suitable for food preparation with cold and dry stores
- A canteen to support the turf but one that also allows easy access for grass users
- A bar that “connects” to the turf with indoor and outdoor licensed area
- Outside BBQ area with seating
- Change rooms for two teams, showers and toilets
- Suitable audio-visual equipment

Space for storage of club records, equipment, uniforms and merchandise; space for display of club honour boards and other important memorabilia and space on external walls for YMCC branding

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### 8. What could you deliver if additional facilities were made available in addition to what you currently provide?

**CITY BEACH TEEBALL:** It is possible that if the club continues to expand its numbers, it will be in discussions with the Town of Cambridge as to whether there is any additional space for another 1-2 diamonds. If these could be located at Alderbury, this would increase use both during the week (as more diamonds would be used for training each night) and on Saturday morning.

**WEMBLEY DISTRICT JUNIOR CRICKET CLUB:** With 2 synthetic match wickets and the use of a clay wicket, we could increase by 4 community teams/wicket each day = 8 teams per weekend. The Alderbury clay wicket contractor supports the addition of a fifth clay wicket to the block. This could be utilised by the WDJCC community 16s and 17s who require development on a clay wicket – not available to them elsewhere.

**SUBLIACO FLOREAT CRICKET CLUB:** Function facilities at Alderbury would assist with income generation (fund raising events etc) and a broadening of club and sport development programs. Fit for purpose facilities will assist with club development and the attraction of community through to elite players.

**UWA NEDLANDS FOOTBALL CLUB:** Meet existing demand for junior soccer: At Alderbury approximately 20x12 junior Joeys for 500 children playing 1-3pm Saturday afternoon.

**WA MARATHON CLUB:** Could run events from Alderbury Park with more and better changeroom and toilet facilities. All other events facilities are outdoor and hired in.

**SUBLIACO MARIST CRICKET CLUB:** Extended junior development (increase in number of teams and greater flexibility for club activities). Effective training base for weekday use.

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It is evident that all clubs could potentially grow their current membership base if the built infrastructure were to be replaced, enhanced or modernised. The change rooms and toilets are particularly highlighted as inhibitors to growth. In addition greater flexibility of current buildings and the addition of extended training infrastructure (cricket nets and lighting) would attract a higher membership base for all user groups.
9. **What are you able to provide in support of your operations?**

<table>
<thead>
<tr>
<th>Club</th>
<th>Support Provided</th>
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<tbody>
<tr>
<td><strong>PERTH HIGHLAND PIPE BAND:</strong></td>
<td>Continuation of club activities but more effective practice areas.</td>
</tr>
<tr>
<td><strong>YMCC HOCKEY CLUB:</strong></td>
<td>Expanded junior and senior training and competition activities.</td>
</tr>
<tr>
<td><strong>CITY BEACH TEEBALL:</strong></td>
<td>We have limited financial capacity.</td>
</tr>
<tr>
<td><strong>WEMBLEY DISTRICT JUNIOR CRICKET CLUB:</strong></td>
<td>The club have in place a strategic plan and are working to improve processes and club security, roles and recruitment. With incorporation, the club will be able to exercise their voting rights (currently they gain funding through the incorporated Wembley Athletics Club). Adequate facilities will allow the WDJCC to address growth and sustaining current numbers – particularly for girls and proper training and development for juniors moving into the senior/professional sides.</td>
</tr>
<tr>
<td><strong>SUBIACO FLOREAT CRICKET CLUB:</strong></td>
<td>The SFCC contribute to all aspects of life and community through their emotional, social and financial club member current programs. This acts as a community outreach capacity building program. They have engagement and development programs through mentoring, training and skills development with all other levels cricket and other affiliated sports programs. There is a pressing need to ensure that the SFCC has facilities to support the social and sport aspects of their whole of life programs; developing cricketers from junior club level through to the highest level. For example the SFCC Fury women players coach and mentor the Wembley woman’s cricket club side.</td>
</tr>
<tr>
<td><strong>UWA NEDLANDS FOOTBALL CLUB:</strong></td>
<td>There is ongoing growth in soccer and this is to be facilitated through competition.</td>
</tr>
<tr>
<td><strong>WA MARATHON CLUB:</strong></td>
<td>Volunteers are sourced from the membership – they are required to assist with running 2 events/year.</td>
</tr>
<tr>
<td><strong>SUBIACO MARIST CRICKET CLUB:</strong></td>
<td>Expanded volunteer base to train and develop juniors.</td>
</tr>
<tr>
<td><strong>PERTH HIGHLAND PIPE BAND:</strong></td>
<td>Member and band commitment to hire and use facilities</td>
</tr>
<tr>
<td><strong>YMCC HOCKEY CLUB:</strong></td>
<td>Significant ability to fundraise amongst members and a strong volunteer support network of coaches, officials, trainers and administrators.</td>
</tr>
</tbody>
</table>

10. **Any other comments?**

<table>
<thead>
<tr>
<th>Club</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CITY BEACH TEEBALL:</strong></td>
<td>The Town of Cambridge have been brilliant in resolving issues – very helpful. City Beach Oval has been structured for shared use and from October to March we have club house use. The biggest challenge is equipment storage off season.</td>
</tr>
<tr>
<td><strong>WEMBLEY DISTRICT JUNIOR CRICKET CLUB:</strong></td>
<td>A positive relationship with the ToC having utilised the grounds for many years. Limited funding for development of grounds. Grounds kept in beautiful condition, but drainage is an issue at Alderbury. Adding value to the community will be gained by actioning the lower hanging fruit. The WDJCC separated for the senior club (2 teams at Alderbury) some 4-5 years ago as a result of financial issues. This relationship has now improved and shared use of grounds is feasible again.</td>
</tr>
<tr>
<td><strong>SUBIACO FLOREAT CRICKET CLUB:</strong></td>
<td>Better and fit for purpose facilities will have a financial benefit to the SFCC financial operations and future development. Hockey is a good fit for shared use of the facilities and they have a good relationship with them. Lighting is not a priority for training, and there are good lights at Floreat. However, security and building perimeter lighting is essential. Priorities are:</td>
</tr>
<tr>
<td><strong>UWA NEDLANDS FOOTBALL CLUB:</strong></td>
<td>The majority of user groups reference a strong and positive working relationship with the Town of Cambridge. All are committed to the ongoing use of the site and value it as quality grass playing surface and for its central location.</td>
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</tr>
<tr>
<td>1.</td>
<td>Develop adjoining practice facilities</td>
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<tr>
<td>2.</td>
<td>Proper kitchen and club accommodation/change room facilities</td>
</tr>
<tr>
<td>3.</td>
<td>Storage of operational equipment</td>
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</tbody>
</table>

**UWA NEDLANDS FOOTBALL CLUB:** Dealings with the Town of Cambridge have been good. We aspire to be a feeder club to an elite club. However, the public schools competition takes up the under 18s from the UWANFC. Currently we feed into Athena. The sport is diversifying and there has been a lot of commercial interest in paid use of synthetic 5 a side facilities – such as at a disused bowling green.

**WA MARATHON CLUB:** Alderbury Park is a great place and perfect for the club's needs. We have a good relationship and positive interaction with the Town of Cambridge. Putting up our own light was hard work, but resulted in a good outcome. We understand the need to take it down.

**SUBLIACO MARIST CRICKET CLUB:** Without additional access to oval and training facilities the club is inhibited in its potential growth.

**PERTH HIGHLAND PIPE BAND:** The site is central to the Western Suburbs and many members live within 15 minutes of the site. The relationship with junior hockey is a good one. The dual use of the outside area may be problematic due to space limitations. The use of a synthetic surface would be highly beneficial if time could be secured.

**YMCC HOCKEY CLUB:** All club activities can be contained within the northern portion of the Alderbury Sports Ground if a turf were to be developed. This would also secure the long term viability of the club (if supported by an adjacent clubhouse with income generating capability.
Additional Consultation Responses

<table>
<thead>
<tr>
<th>Group/Individual</th>
<th>Response</th>
<th>Implications</th>
</tr>
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<tbody>
<tr>
<td>The Rotary Club of Cambridge</td>
<td>- Currently in discussions with Westfield to secure temporary premises for the start-up of a Shed pending the development of a permanent solution.</td>
<td>There are a number of implications which need to be considered in respect of the Men’s shed proposal:</td>
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<tr>
<td></td>
<td>- A previous proposal to develop a Men’s Shed at Alderbury Sports Ground was not pursued due to:</td>
<td>- In respect of need, it is evident that within an ageing demographic, such facilities are essential for improving the mental and physical health of both men and women. This is supported by a variety of published research.</td>
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<td></td>
<td>- Council Option presented would have been too expensive to build at approx $1.3M. Rotary had to fund their component and there was no council offer to provide capital funds at the time.</td>
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<tr>
<td></td>
<td>- The size of the facility offered made it financially unviable and unsustainable.</td>
<td>- With regard to location it is also evident that the Rotary Club have explored a series of alternative site options and for various reasons they have either been unavailable or inappropriate.</td>
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<td></td>
<td>- After ruling out Alderbury Sports Ground, the Rotary Club entered negotiations with Dreamfit to secure a joint venture workshop on sites of 850m² to 1,000m². Of over 20 sites investigated, they included:</td>
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<td>- Northern end of Lake Monger</td>
<td>- The cost of developing any infrastructure is a key determinant and the ongoing viability is reliant on a minimum membership and size. There is no doubt that the membership levels within the locale can be achieved.</td>
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<td>- The old Brockway rubbish tip</td>
<td>- Whilst converting the toilet/changing building is an option, the cost associated with the proposed development appears artificially low. A refurbishment cost of $846m² would need to be benchmarked against other similar facilities. Low contingencies and the absence of professional fees and FFE indicate that the overall</td>
</tr>
<tr>
<td></td>
<td>- Sunset Hospital site</td>
<td></td>
</tr>
</tbody>
</table>
- The RCC will also provide an extensive range of technical support skills from other Rotary Clubs where required.
- The Lorikeet Centre will provide their expertise in the establishment and provision of mental health and wellbeing services, and education to the CCMS members. The establishment of the CCMS will also provide opportunities for interested persons from their existing 650 members.
- The project will also have the support of the Australian and Western Australian Men’s Shed Associations, and the technical and operational support of several other operational Men’s sheds, in particular Mosman Park men’s shed.
- The value/benefits of the Men’s Shed is identified as:
  - Providing a unique environment for the learning, communicating and developing a sense of belonging for men, with positive effects on their own health and well-being, as well as positive effects on their partners, families and communities.
  - Undertaking a range of voluntary services in many of the communities in which they operate. Increasingly the preventative health benefits of Men’s Sheds are being recognised as more research on this subject is completed.
  - Having had a positive impact on communities around Australia.
  - Providing an excellent facility for the involvement of retirees within an ageing demographic, giving them an interest and purpose following their working careers.
- A full strategic plan and operating philosophy has also been provided adding significant support for the principle of developing a Men’s Shed within the locality of the Town of Cambridge.
- A minimum of 200 members is required to secure its financial viability.
- All machinery (hand tools, wood turning, machine cutting) activity would be centrally located within the building to reduce/negate any noise concerns.

### Alderbury Dog Walkers (Informal Meeting)

- The area in the SE corner of the reserve is one of the biggest off-leash areas in the Town
- It is within close proximity to the houses and streets surrounding the site.
- It is essential to provide for off-leash dog areas to meet the needs of the existing and growing urban population.
- Up to 50 dogs use the park each evening – many are down twice a day to exercise their dogs.
- The users would be totally opposed for the are to be designated for youth/junior sport.
- Parking is a big issue and an intensification of use would exacerbate this further.
- The dog use is low impact and a fundamental requirement of the area.
- Safety and contact with the streetscape is important.

- The views expressed by the Dog Walkers indicate a strong desire to maintain the southern portion of Alderbury Sports Ground for dog walking and exercise.
- It is also evident from visiting the site on numerous occasions that the area is well utilised and should be retained.
### Visual Art Teaching Facility

During the consultation process the emergence of a visual arts teaching facility option to incorporate within a redeveloped clubhouse facility was considered. The following is a summary of the approach:

**Vision and goals:**
- Provide a vibrant art learning platform and hub for everyone.
- Offer term classes, annual programs and workshops for all levels.
- Cultural enrichment and an exciting exhibition calendar.
- Provide local, national and international tutors and art educators.
- 4 studio spaces for hire to 4 professional visual artists.
- Provide a residency space for guest national/international educators.
- Offer art-practice development workshops, mentoring and talks.
- Build strong relationships with key industry bodies, sponsors and supporters.

**Multi-purpose use:**
- Offer the project space / exhibition space for multi-purpose use.
- Offer space to art clubs and affiliated associations for their monthly/annual meetings.
- Share the café/kiosk facility.
- Offer the meeting room as an office/incubator for meetings.

**Outcome:**
- Be a valuable asset to the community.
- Build social capital, enrich and enliven the space.
- Be a prestigious and well-run, self-determining and sustainable platform, working in partnership with others to achieve common goals.

During discussions it emerged that a total floor area of up to 360m² potentially would be required to provide for artists in residence, teaching studios and display areas. It would however need to operate on a commercial basis to ensure costs can be recovered and the initial set-up costs are returned.

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### Hockey WA

Hockey WA highlight the following matters in the consideration of developing a turf pitch to facilitate the growth of hockey clubs:
- In general terms, the metropolitan area of Perth now requires 15 pitches (to Rockingham) and there could be more required for the transition from grass to turf.
- Shenton – Wolves/YMCC/Northern Corridor have been identified for turf development
- 14 applications for turf were received last year. The product is now much better and new systems are more cost effective and reduce water use. Cricket and hockey share most infrastructure.
- Synthetic surfaces require retaining walls and some low level fencing.
- Preferred Management model: Clubs need to be engaged and the council needs to be working with the club. Hockey WA can provide the strategic advice and design guidance. The need to facilitate turf management is important and there also needs to be a stronger link between that and funding. Hockey WA has the stick/carrot as they ultimately control fixturing.
- At every club they must accommodate juniors through to seniors.

Hockey WA have expressed strong support for the development of a turf to offset capacity issues associated with the use of Shenton. YMCC is recognised as a well organised and viable club which could support the development and going operational cost of a turf facility.
- Growth over past 3 years has been 8%, 9% and 12% - this has been largely driven by growth in masters women. Women outnumber men overall.
- Clubs in WA are the biggest in the southern hemisphere by a long way with some over 2,000 members.

| Western Australian Cricket association (WACA) | The WACA are currently undertaking a facility audit and recognise the pitch infrastructure at Alderbury Sports Ground as being a high quality facility. The associated infrastructure is however recognised as being extremely poor. In respect of critical issues facing the sport the following were referenced:
- Turf management can be worked through. In any shared/collocated facility it is important that competition can be undertaken to the maximum and the integrity of each sport is maintained i.e. compartmentalise sites to run competitions for different sports concurrently. The less traffic through the pitch the better.
- Female participation is the major growth consideration with growth in age competitions at U13, U15, U18. Change rooms must accommodate female cricket. They are currently finalising the long-term female strategy.
- New junior playing formats include smaller sides, smaller pitches -- currently being piloted in the eastern states.
- Seniors – working more with seniors cricket (U60’s and U70’s) – Veterans cricket is to be developed.
- There is a recognised need to look at Lifestyle Cricket and Social Cricket -- the reasons for the recent dip in participation is not down to facilities.
- Management model – a mixture of models are recognised and are dependent on the LGA.
- Turf wickets come into play at all levels. Cricket however needs to look at how turf can be managed in the future -- continuation of current practices are not sustainable with particular reference to water restrictions and maintenance issues. |
| --- | --- |

The WACA have identified Alderbury Sports Ground as a high quality reserve supported by extremely poor changing room and clubhouse infrastructure. Any future development of the site ideally should provide improved and flexible changing room infrastructure which can readily accommodate a changeover between male and female use.
APPENDIX F: Workshop Outputs

The Town commenced community consultation in February this year with a series of one to one meetings with selected current and potential user groups followed by 2 workshops with invited representative of sporting groups and residents immediately adjacent to the reserve. This was then supplemented through a general community survey which was open from Friday 5th May 2017 until Monday 22nd May 2017.

The community survey prompted respondents to comment on key focus areas which emerged from the initial workshop and one to one consultation process with user groups.

The outputs of the workshops are provided below:

**User Group Consultation Workshop: 13/03/17 at 6:00 to 7:30 Town of Cambridge Offices**

**Positives: Alderbury Sports Ground:**

- A lot of space in winter to run carnivals and space to run activities concurrently – In respect of quality it ranks in the top 10% of Metro grounds.
- Over 65’s hockey – increasing use on Saturday afternoon – Council do a terrific job for an activity that runs throughout the year. Only drawback is the desperate need for a water service and improved kitchen facilities.
- From a running perspective, the reserve is well used and is highly valued. Generally, runners have a long way to go to get access to such high-quality space.
- Access to the reserve is good as there is no single point of access unlike other reserves.
- It is a beautiful area and any development will need to maintain the visual amenity.
- Trees provide for valuable shade.
- IGSSA – It is central for member schools and is a valuable resource for cross country.
- Subi-Floreat – Well maintained and good access.
- Wembley – No current formal use for adults but ground is well used for under 10’s – Council have been extremely helpful.
- Caters well for T-Ball
- Good venue servicing the Dog Walkers Club.

**Negatives: Alderbury Sports Ground:**

- Car parking is generally spread all over the place with some in bushland under the trees.
- Changing accommodation, kitchen and toilets – for all users is extremely poor.
- Water supply – not consistent throughout the site (issues with inadequate pressure in some areas).
- Hockey – currently play at Perry Lakes and Shenton. There is a need to be located under one roof to maintain and develop club playing and social activities.
- There is an absence of an elite playing field (synthetic - turf).
- Can’t get enough time to train on turf and the issue is becoming more critical.
- Positioning of lights and cricket pitch, drain covers (concrete) impacts on the ability to move hockey pitches to provide an adequate district level layout for competition/carnivals.
- Security is an issue across the area – break-ins both of buildings, cars and theft from changing areas.
- Lighting for the car park
- Social issues with toilets – even during the day and from 4:30 onwards on all days.
- Design of the place – inefficient and dysfunctional.
- Club rooms don’t suit cricket and hockey well - doesn’t integrate well with the grounds.
- The standard of the south-east side grass area is poor. It is no longer suitable for cricket and hockey.
- There is poor interaction with the skate park.
- Soccer fields – girl’s schools have limited access to infrastructure as they don’t have their own fields and generally cannot gain access on a temporary basis to others. Changing facilities are not an issue but access to toilets would be required. (use from 4:00 to 5:15 weekdays desired).
- Use of fields and facilities is limiting growth of all sports using the reserve.

**Facility Needs: Alderbury Sports Ground**

- Skate boarders – access to water and toilets
- Hockey – Astro-turf with lights suitable for A-Grade fixtures.
- Maximise the number of grass pitches available – in part to adhere to Hockey WA demands of the facility to provide for junior comps/carnivals.
- SE corner (also referred to as Alderbury East)– develop area for 2 junior pitches. Can provide for additional junior hockey, junior cricket and soccer to service the girl’s schools need.
- Cricket – the growth in the clubs has tripled in the past 9 years. Would like to see hard wickets between hockey pitches to increase capacity (Pat Goodrich Reserve referenced as an excellent pavilion and changing space – to support district level use). Concern was raised by Hockey Club that this may impact on wear and tear of pitches due to reducing flexibility to move playing areas during the season.
- Cricket nets – for the club, not WACA.
- Grass pitch lighting for hockey (2 pitches only).
- Runners need lighting – not obtrusive and not high level. One placed at either ends of the grass running area (400m oval track). Can be located anywhere on site (used to be located on the western side but now to the northeast of the changing block). Club is prepared to invest and there are a number of other running groups who would utilise the area. They accept there is a need to manage wear and tear.
- Cricket: Whilst changing facilities are not required for the younger age, access for older ages is essential. Toilets a must for all.
- There is a need for a canteen and bar for grass users
- BBQ’s are a regular occurrence and need to be placed in shaded locations.

**Priority for Immediate action:**

- Toilets, changing and lighting for all users
- For the hockey club without a turf facility the club cannot progress beyond status quo.
- All investment (short or long) must have regard to security and broadening public access. The more people accessing the reserve the greater the overall benefit
Community Workshop 27th March 2017 at 6:00 to 7:30 Town of Cambridge Offices

Key points – Challenges, Requirements and Concerns:

- The community do not want to see any WACA style development (previous proposal)
- The most important consideration is maintaining the culture of the reserve (resident):
  a. Maintain facilities for archery, dog walking, runners and junior sport
  b. Resolve parking issues and don’t exacerbate them
  c. No increase in noise at night (a turf would operate until 10:00 – 10:30) – nocturnal noise is a concern as is whistles from games
- If a synthetic turf were to be provided it would be for others (outside of the locale)
- It must increase amenity for the residential area.
- Need to determine who pays for it all.
- It is green quiet and natural – that must be kept.
- Keep buildings within the current envelope
- Vistas to and through the park should be maintained.
- Lots of people playing sport – that is what attracted me to the area (User of the park):
  d. A recreational area which is accessible to all people
  e. Would support the provision of turf
  f. Current buildings are inadequate (hockey)
  g. Car parking is not a significant issue
  h. Maintain use for dog walking
  i. I have used all the facilities throughout life
  j. Variety of activity is good – runners/walkathons/school
- Culture is changing (Men’s shed representative):
  a. We should be planning for the future
  b. 1/3rd of residents in the locality are over 60.
  c. What are the needs of mature people – we should be providing them with their version of sporting fields.
  d. Men’s shed could be located in the old public utilities building.
  e. A Men’s shed is a recreational facility and consistent with the use of the reserve.
- Men’s shed is not a sporting activity (resident)
- The project should pay regard to the Perry lakes Management Plan and recommend a review of the document should be undertaken (resident). The Town need to ensure that the principle values of the document are preserved. The Town have never given an answer as to the current status of the document.
- This group will not give a true representation of people’s views on the park – further consultation at the park entry/community should be undertaken (over 450 surveys were returned when the management plan was developed).
- Men’s Shed representatives were asked about the previous proposal:
  a. 430m² – was not financially viable at the time due to assumed building costs. Building is structurally sound and could be repurposed.
  b. The visual aspect would replicate the scouts shed
  c. The cost would be 1/3rd of the original cost

- Residents have bought properties in the knowledge that they have invested significantly in the area due to its attractive and unspoilt nature. The vista must be an important consideration for the council. It is a transition zone between the residential area and Bold Park.

- Risk (resident) – the issues with the public toilets is a concern and impacts on safety for young children. Current building issues need to be addressed.

- Car Parking/Use is problematic – particularly when gaining access and exiting properties during key activity times.

- The hockey club is growing exceptionally fast and is one of only a couple of major parks with sufficient green space to accommodate this (reference was also made to Yokine).

- The sport of hockey has changed – there are a limited number of hockey games on Saturday afternoon.

- Any new facility should provide opportunities for older residents to take part in yoga, exercise classes. We must be able to utilise the facilities that are there.

- How is lighting going to affect residents – Currently car lights are used to light up the skate park. What are likely to be the curtailment times.

- Resident opposition to the development including a commercial kitchen and venue hire.
  a. Opposed to bar functions
  b. Should not hold nocturnal functions/activities
  c. Use for Jamboree previously was a great event – limiting to that type of use is not a concern.
  d. The new clubroom and change room must be developed on the existing footprint.
  e. The massing (size) of the building will be an issue.
  f. The building should be unobtrusive
  g. The sports should also be flexible in their approach and recognise their potential impact on the local environment.

- We are not worried about the juniors (that is what the reserve is there for), but are in relation to senior’s activity.

- The Men’s shed representatives were asked to explain what a Men’s Shed was:
  a. A community Shed
  b. Principally to provide opportunities for the community to address self-esteem and mental health issues.
  c. A partnership with the Rotary and Parakeet Foundation
  d. For any age above 18
  e. It is a service to the community
  f. 220 members – involved in making furniture, repurposing waste, toys etc.
g. Working within the existing building they can address all noise concerns (through enclosure and noise attenuation).

h. It will be used during the day only. 9:00 to 4:30 Mon – Fri.

i. Dust extraction will be required and installed as will air compressors.

Concerns raised by residents;

a. Issues with roller doors and noise from equipment

b. The use of the park should focus on open air quiet enjoyment

c. Co-users would be impacted upon by the Men’s Shed activities (referenced Mosman Park, Stirling, Subiaco)

d. It will clash with the park atmosphere.

Response from Men’s Shed representatives;

a. Alternative locations would be considered if any could be identified – they currently believe they have explored all options.

b. To address residents' concerns it needs to be set up on a professional basis which is what they have sought to do.

- Bag Pipes – no. Some residents did not mind the music/noise.

What would you like to see on the Reserve?

- More trees planted. In substantial areas and not individual
- Against more formalised path entry – sufficient already exists.
- Potentially a cycleway for kids accessing the reserve running parallel to the access road and skate park. Many children try to gain access on bikes to the reserve and skate park and it is becoming more difficult.
- The SE corner – this is well used for dog walking – could install a dog drinking fountain. Do not touch it. More fields for sport on the Alderbury side of the reserve may cause more problems/bigger issue
- Seating at the top end of the park
- No fencing

Most important developments for the park as agreed by attendees:

- A toilet block (replacement of existing with greater security and accessibility)
- Trees/revegetation
APPENDIX G: Overview of the Community Survey Results

A total of 1,246 responses were received to the online and hard copy survey. The respondent profile is provided below (out of 1,096 who responded to this question).

Table 5: Age and Gender of Respondents

<table>
<thead>
<tr>
<th>Age</th>
<th>%</th>
<th>#</th>
<th>Gender</th>
<th>%</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 20</td>
<td>6.20%</td>
<td>68</td>
<td>Male</td>
<td>48.26%</td>
<td>528</td>
</tr>
<tr>
<td>20-29</td>
<td>11.77%</td>
<td>129</td>
<td>Female</td>
<td>51.55%</td>
<td>564</td>
</tr>
<tr>
<td>30-39</td>
<td>12.14%</td>
<td>133</td>
<td></td>
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<tr>
<td>40-49</td>
<td>35.04%</td>
<td>384</td>
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<tr>
<td>50-59</td>
<td>20.35%</td>
<td>223</td>
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<td></td>
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<tr>
<td>60 and over</td>
<td>14.51%</td>
<td>159</td>
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Whilst there was a relatively low level of responses from children/young people there was a relatively strong response across all age ranges and a good gender balance.

Aldebury Sports Ground Use

The vast majority of respondents (total respondents 1,245) had visited accessed or used Alderbury Sports Grounds in the past 12 months indicating that they would understand, from a personal perspective the function and services provided within the reserve. They would also have an understanding of the values and general ambience of the reserve and range of activities which it supports.

Figure 25: Number of Respondents having visited Alderbury Sports Ground

Have you, or a member of your household, visited, accessed or used Alderbury Sports Ground in the last 12 months?

- Yes: 95.66%
- No: 4.34%
Of those respondents who responded to the question in relation to how often they visit or access Alderbury Sports Ground (1,189) over half indicated that they visited on a weekly basis and a quarter on a daily basis. This would also indicate a high level of understanding of the reserve and the seasonality of activities undertaken within the reserve. The comments made by respondents would therefore be based on an intimate knowledge of the strengths, weaknesses and potential future opportunities which would service their needs.

*Figure 26: Average visitations*

The predominant activities of respondents indicating they were users of Alderbury Sports Ground is for playing hockey, dog walking, walking and casual/social activity. Due to this high level of interest from these user groups it is important in the consideration of any future investment in the reserve that these activities are supported and opportunities to enhance the activities are, wherever possible provided for.

Of the next tier of activities identified by the respondents the skate park, group or personal fitness and as a coach/trainer were highlighted. The lower response rate in relation to the skate park use may be indicative of the relatively low numbers of children/young people responding to the survey.

81 comments were received in relation to this question which focused predominantly on the value of the reserve for off-lead dog walking/socialising with dog owners (18); general exercise and running (13); cycling (12); spectator of hockey/hockey player (8); basketball (6) and football/soccer (6).
Alderbury Sports Ground Satisfaction

The overwhelming response in relation to satisfaction or otherwise with Alderbury Sports Ground is positive with 86.65% being either somewhat or very satisfied. The critical aspect to understand here however is to ascertain what aspects do users enjoy in relation to Alderbury Sports Ground and where areas of improvement may be required.

Figure 28: Satisfaction with Alderbury Sports Ground

When visiting, accessing or using Alderbury Sports Ground, what is the main activity(ies) that you, or members of your household undertake?

- Walking: 40.67%
- Dog Walking: 45.98%
- Organised Running (Marathon Club): 11.82%
- Playing Cricket: 0.00%
- Playing T-ball: 0.00%
- Skate Park activities: 0.00%
- Group or Personal Fitness: 0.00%
- School Carnivals and Cross Country events: 0.00%
- Organised annual event (non-school): 0.00%
- As an official: 1.54%
- As a coach/trainer: 0.00%
- Scouts and Girl Guide activities: 0.00%
- Pipe Band sessions: 0.00%
- Casual Play/Social activity: 0.00%
- Group or Personal Fitness: 0.00%
- Organised annual event (non-school): 0.00%
- School Carnivals and Cross Country events: 0.00%
- Organised annual event (non-school): 0.00%
- As a coach/trainer: 0.00%
- Scouts and Girl Guide activities: 0.00%
- Pipe Band sessions: 0.00%
- Casual Play/Social activity: 0.00%
- Organised annual event (non-school): 0.00%
- School Carnivals and Cross Country events: 0.00%
- Organised annual event (non-school): 0.00%
- As a coach/trainer: 0.00%
- Scouts and Girl Guide activities: 0.00%
- Pipe Band sessions: 0.00%
- Casual Play/Social activity: 0.00%
- Organised annual event (non-school): 0.00%
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- Organised annual event (non-school): 0.00%
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- Scouts and Girl Guide activities: 0.00%
- Pipe Band sessions: 0.00%
- Casual Play/Social activity: 0.00%
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- School Carnivals and Cross Country events: 0.00%
- Organised annual event (non-school): 0.00%
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- Scouts and Girl Guide activities: 0.00%
- Pipe Band sessions: 0.00%
- Casual Play/Social activity: 0.00%
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- School Carnivals and Cross Country events: 0.00%
- Organised annual event (non-school): 0.00%
- As a coach/trainer: 0.00%
- Scouts and Girl Guide activities: 0.00%
- Pipe Band sessions: 0.00%
- Casual Play/Social activity: 0.00%
When asked to respond to why people were very satisfied or somewhat satisfied an open question revealed the following:

Table 6: Commentary in relation to satisfaction with Alderbury Sports Ground

<table>
<thead>
<tr>
<th>General Theme</th>
<th>Respondent Number</th>
<th>Selected comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Space for dogs/off leash dog walking area</td>
<td>189</td>
<td>Happy with the way that the sports are separated from the dog park, and that dogs can be let of the lead. Off leash area for dog walking isn’t always available due to sports. I love the dog off lead area. Such a lovely place to catch up with friends whilst the dog plays. It has a real community spirit. The area that is given for dog walking without leads is very small compared to the size of the hockey fields. Especially in the off season.</td>
</tr>
<tr>
<td>Synthetic Turf</td>
<td>143</td>
<td>The development of the skate park is fantastic and the council should be congratulated on this, however hockey has been using this as a ‘home’ for YMCC and venue for fixtures for well over 60 years. During this time, there has been little improvement. It is important that a synthetic surface is installed to ensure the area has a first class playing facility in line with other surfaces provided across the metro area to support the large clubs.</td>
</tr>
<tr>
<td>Well maintained grounds/grass sports pitches</td>
<td>93</td>
<td>The Alderbury Sports Ground and the wider Perry Lakes is a fantastic asset and the Town should be congratulated in providing a safe portion of the Sports Ground away from roads and the main sport areas for off-the-leash dog walking. It is always well kept, neat and tidy. It has a real ’community’ feel.</td>
</tr>
<tr>
<td>Improved Toilet Facilities</td>
<td>46</td>
<td>Ladies toilets very average; very hard to get and/or find a park on busy days; dangerous for bikes being overtaken by cars on Perry Lakes Drive.</td>
</tr>
<tr>
<td>Social values</td>
<td>43</td>
<td>Open spaces, mature trees, range of facilities, parking, good mix of leisure, fitness, sporting and social activities for all ages.</td>
</tr>
<tr>
<td>Walking (Excl Dog Walkers)</td>
<td>39</td>
<td>I walk there on occasions with friends. We prefer to walk in Bold Park as it is more challenging walking but if we are with friends who don’t want the challenge we walk in Perry Lakes and around Alderbury. It is very conveniently located.</td>
</tr>
<tr>
<td>Good skatepark</td>
<td>37</td>
<td>It is close by and has the great skate park.</td>
</tr>
<tr>
<td>Good Facilities/Good area feel safe</td>
<td>36</td>
<td>It serves a number of purposes (dedicated play area for local Dogs, hockey grounds, children's play areas, sporting facilities). No change needed - locals need to be the first priority of council and we need to retain dog exercise area as is.</td>
</tr>
<tr>
<td>good area but due for improvement</td>
<td>34</td>
<td>We are fortunate to have a local Sports Ground in a beautiful natural setting. In particular, as members of the YM hockey club we appreciate that the clubrooms and surrounding grounds have been central to the development of a family club with a deep history. That said, some of the Alderbury buildings are tired, and there is a pressing need for adequate and safe parking, especially given the large number of users of the various clubs based in and around the Sports Ground.</td>
</tr>
<tr>
<td>Mature trees, birds and animals</td>
<td>30</td>
<td></td>
</tr>
</tbody>
</table>
A great facility for our family/the community | 28 | The YMCC club house could do with a bit of work. Great balance of recreational, social and formal and informal sporting use.

Hockey Facilities are good | 26 |  

Good Parking | 25 | Not overused, parking not an issue to residents, people walking dogs and skate park give a sense of community.

Not Enough Parking | 23 | Has everything we need. Sometimes, parking is an issue around the scout’s hall when hockey training on at the same time.

Better lighting required | 12 |  

Cricket facilities are basic | 10 | The playing field and shade area are fantastic. The club rooms however are run down which detracts from the facility.

There were a few comments related to residents not wanting any changes to the reserve (5) These focused on:

- It serves a number of purposes (dedicated play area for local Dogs, hockey grounds, children's play areas, sporting facilities). No change needed - locals need to be the first priority of council and we need to retain dog exercise area as is. I fundamentally like it the way it is (and wouldn't want it to change for the worse) but it could do with some minor improvements.

- This area was used by the local wildlife who are now being excluded by the high use of this area.

- Overall, it's very much fit for purpose. It doesn't need more buildings or development.

Figure 29: Respondents Lack of Satisfaction with Alderbury Sports Ground
In response to the question in relation to being very unsatisfied or somewhat unsatisfied the question targeted a number of existing facility components. 435 responses were received. The responses indicated that the critical facility components in order of concern were:

- Poor quality toilets
- Poor quality changing rooms
- Poor quality clubrooms
- Lack of variety of facilities
- Lack of suitable lighting at night
- Inadequate seating and social infrastructure (BBQ's, Meeting areas etc.)
- Lack of or inadequate car parking

It should also be noted that if not enough shade and inadequate tree cover were combined that this would rank above 20% in terms of dissatisfaction.

Potential Development Options

Question 7 of the survey asked respondents to rank a number of potential developments (as referenced under the background to this report). The following summarises the conclusions which can be reached from this process:

- The developments which are ranked highest relative to being considered as a positive solution (i.e. ranked predominantly 1-3) are:
  - Rank 1: Removal of the existing toilet block and its replacement.
  - Rank 2: Additional lighting in the car park and adjacent road access/footpaths.
  - Rank 3: Better access to the reserve and associated infrastructure for people with a disability.
  - Rank 4: A redeveloped facility to service the needs of existing sporting groups currently using the reserve within the existing hockey building footprint.
  - Rank 5: Provision of additional floodlighting on the reserve to potentially increase sporting use.
  - Rank 6: Walking and cycling paths.
  - Rank 7: More shade shelters throughout the reserve.
  - Rank 8: Improved and extended car parking
  - Rank 9: More Shade Trees
  - Rank 10: Dedicated dog walking areas

- The developments which are ranked highest from a number 1 (strongly agree) perspective are:
  - Rank 1: The development of a synthetic hockey turf with floodlighting. This conversely has the highest number of detractors who scored the option 6 (strongly disagree).
  - Rank 2: Removal of the existing toilet block and its replacements.
  - Rank 3: A redeveloped facility to service the needs of existing sporting groups currently using the reserve within the existing hockey building footprint.
  - Rank 4: Provision of additional floodlighting on the reserve to potentially increase sporting use.
Rank 5: Dedicated dog walking areas
Rank 6: Introduction of a café/kiosk on the reserve.
Rank 7: Improved and extended car parking
Rank 8: Walking and cycling paths
Rank 9: Additional small sided soccer pitch in the South-East portion of the site.

- The developments which are ranked highest relative to being considered as a negative solution (i.e. ranked predominantly 4-6) are:
  - Rank 1: Removing some unused lawn areas to provide more native vegetated areas.
  - Rank 2: A redeveloped facility to service the needs of sporting groups currently using the reserve in an alternative location to the current clubhouse area.
  - Rank 3: The introduction of cricket nets to the reserve.
  - Rank 4: Development of a Men’s Shed on the reserve.
  - Rank 5: Increased fitness and outdoor gym facilities.
  - Rank 6: More children’s play equipment
  - Rank 7: Additional small sided soccer/hockey pitches in the South-East portion of the site to service junior and school sports development.
  - Rank 8: Introduction of a café / kiosk on the reserve.
  - Rank 9: The development of a synthetic hockey turf with floodlighting.
  - Rank 10: Increased seating and social infrastructure in and around the reserve.

- The developments which were most strongly opposed (identified with a score of 6) by the respondents include:
  - Rank 1: The development of a synthetic hockey turf with floodlighting.
  - Rank 2: A redeveloped facility to service the needs of sporting groups currently using the reserve in an alternative location to the current clubhouse area.
  - Rank 3: Removing some unused lawn areas to provide more native vegetated areas.
  - Rank 4: Additional small sided soccer/hockey pitches in the South-East portion of the site to service junior and school sports development.
  - Rank 5: Introduction of cricket nets to the reserve.
  - Rank 6: Introduction of a café / kiosk on the reserve.
  - Rank 7: The development of a Men’s Shed at the reserve.
  - Rank 8: Provision of additional floodlighting on the reserve to potentially increase sporting use.
  - Rank 9: Dedicated dog walking areas
  - Rank 10: A multi-purpose meeting / activity spaces / club room located within a new facility to serve broader community needs.
Figure 30: Development Options Suggested and Respondents Support or Otherwise for Each Option

On a scale of 1-6 (with 1 being strongly agree and 6 being strongly disagree), how would you rank the following potential developments at Alderbury Sports Ground?

- Removing some unused lawn areas to provide more native vegetated areas.
- More children’s play equipment
- Dedicated dog walking areas
- More shade trees
- Increased fitness and outdoor gym facilities
- A multi-purpose meeting / activity spaces / club room located within a new...
- Introduction of cricket nets to the reserve,
- Increased seating and social infrastructure in and around the reserve
- Introduction of a café / kiosk on the reserve
- Additional small sided soccer/hockey pitches in the South-East portion of the...
- Walking and cycling paths
- Improved and extended car parking
- Better access to the reserve and associated infrastructure for people with...
- Provision of additional lighting in the car parking area and adjacent to road...
- Provision of additional floodlighting on the reserve to potentially increase...
- The development of a synthetic hockey turf with floodlighting
- The development of a Men’s Shed at the reserve
- The removal of the existing toilet block and replaced with a modern...
- A redeveloped facility to service the needs of sporting groups currently using...
- A redeveloped facility to service the needs of sporting groups currently using...
- More shade shelters throughout the Reserve
Community Commentary on Potential Development Options

Question 13 asked if there were any other comments respondents wished to make in respect of the future for Alderbury Sports Ground

Predominantly the focus of the comments related to 4 significant areas:

1. The development of a synthetic turf pitch to service the needs of hockey.
2. Maintain and expand the existing dog walking area.
3. Maintaining the natural beauty and ambience of the reserve and minimise any impact of development.
4. Upgrading/Replacing current infrastructure either within the current building footprint or in the area adjacent to the skate park.

The following comments are a selection of the responses that have been made by respondents and need to be considered as part of the needs analysis and the potential implication on the further consideration of development options.

Table 7: Selected Respondents Comments by Subject Area

<table>
<thead>
<tr>
<th>Subject Area</th>
<th>Relevant Respondent Comments (selected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed changes</td>
<td>It is paramount to always consider whether they will improve the lives of those in the Town of Cambridge. Any future development needs to reflect the changing nature of the demographics in Cambridge.</td>
</tr>
<tr>
<td>Hockey Facilities (general)</td>
<td>The sporting ground has predominantly been a hockey ground for many years, when looking at the facilities compared to other sporting organisations it is desperately needing an upgrade.</td>
</tr>
<tr>
<td>Development of a Turf Facility</td>
<td>The YMCC hockey club definitely needs a synthetic hockey turf to service our continuing growing club. We give fantastic service to the local community and our junior numbers have massively increased over the last 5 years with the inclusion of a new school based competition with local schools in the community.</td>
</tr>
<tr>
<td>Toilet Facilities</td>
<td>The whole clubroom really needs a revamp too, incorporating inside toilets as the current toilets are absolutely disgusting and too far away. They are also not very safe, being far away for children from our clubrooms. More and better toilets definitely required.</td>
</tr>
<tr>
<td>Existing Users and Ambience</td>
<td>Preserve the natural surroundings and avoid overdevelopment which would disrupt current usage e.g. walking, dog exercise and sport.</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>Alderbury is a wonderful asset and we are extremely lucky to have it. It would be nice if Perry Lakes was able to have water all year round. The natural look of Alderbury must be maintained, this is part of the charm but modernisation of facilities is necessary. Currently much of the space is wasted. Love it and want to live closer. Please do not remove any trees. Plant more trees. Block cars from parking at the entrance to the parking slip road.</td>
</tr>
</tbody>
</table>
Attention should be given to maintaining the natural environment for the benefit of everyone rather than focusing on providing buildings which will have relatively inefficient usage. Removing unused grassed areas and improving water efficiency should be considered, but also provide smaller manicured areas for social gatherings.

Keep it simple. It is a good semi natural open space area. Promote wetland recycled water project Don't introduce activities that require large floodlights for night time use.

<table>
<thead>
<tr>
<th>Impact on Neighbouring Nature Reserve</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improvements need to be compatible and in sympathy with the adjacent Nature Reserve (Perry Lakes). Development options such as a Men's Shed are therefore ill-suited to the Alderbury sports ground site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No Change Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>It's perfect just the way it is. If more sport is added there - then the parking becomes more of an issue. It doesn't need to be changed.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No Change Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>It is fine as is maybe add a bicycle skills zone and kiosk but it serves its purpose. This is a lake set park not a full-on sporting complex. If people want more sporting facility's they can go an extra km to HBF stadium or other locations.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No Change Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apart from the toilet block renovation, our strong presence is to leave it alone. Whilst the skate park is good for children, I really don't think we should have flood-lights - children should finish at sun-down. I would definitely like to be advised if there is any change proposed, as for last time, there will be a massive protest.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Retention/Expand the Dog Exercise Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>The dog exercise area should remain untouched as it provides a place where dogs can roam freely and not interfere with birds and other people using the park. The dog exercise area also provides a place where members of the community meet daily and socialise.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Retention/Expand the Dog Exercise Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>The dogs off leash zone is a treasured and highly utilised part of our community and one of the reasons we moved to Floreat. There is no need for me to elaborate on the profound physical and emotional benefits of dogs and humans interacting in a &quot;free play&quot; space. The benefits are well accepted and thoroughly documented in scientific literature.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Dog Exercise Area Supporting Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>More bins and doggie waste bag stations (at present only 2) - for convenience but also this would reduce dog waste being left around the grounds (both in bags and unbagged) which is a big problem in and around the dog exercise area.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Retain the Existing Building Footprint and Minimise Loss of Amenity Due to Floodlights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any improvements to buildings should be within the present footprint. No more high powered lighting should be installed to the detriment of local home owners. The skate park lighting is a concern to local home owners and should be modified to reduce the impact to them. Under no circumstances should more hard stand parking provided as this is a nature area primarily and it should be protected as such. At no point has it been indicated as to who is to pay for all these alterations.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Retain the Existing Building Footprint and Minimise Loss of Amenity Due to Floodlights</th>
</tr>
</thead>
<tbody>
<tr>
<td>The floodlighting on the skate park needs to be looked at. The lights need to be directed to the ground and shades need to extended to stop the light leaking out in all directions. It's a major problem, that should be easily fixed.</td>
</tr>
<tr>
<td>The Importance of the Reserve for Youth Health and Wellbeing</td>
</tr>
<tr>
<td>-------------------------------------------------------------</td>
</tr>
<tr>
<td>The Town of Cambridge has a duty of care towards the youth within its community in providing them with as much opportunity as possible to lead healthy lives outdoors and indoors. Our children need the best of facilities if we are to encourage a healthy lifestyle into the future. Sporting pursuits are the best way to encourage a &quot;team spirit&quot; that will ultimately translate into a committed &quot;community spirit&quot; and a healthier, socially conscious city.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Provide Additional Youth Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>A small BMX/pump track near skate park. A BMX track to go along with the skate park for all ages, but particularly 5-15-year old’s, similar to ones in Lesmurdie &amp; Duncraig. There has been a huge increase in bike riding but few off road recreational zones in our area to accommodate it. The skate park area could be doubled in size to cater for the kids that use it, it is a great facility but is so busy on weekends with people aging from toddlers to young men all trying to find space.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Social Interaction and the Role of the Reserve for the Elderly</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preserve exactly as it is for it enables a community to come together in a variety of ways. It would be extremely unfair to remove the dog park and replace it with even more sporting facilities as I am sure many rate payers in our council have dogs and use it regularly…especially the elderly….which incidentally would remove a major source of community interaction for them.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development of a Men’s Shed</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Men’s Shed movement has expanded hugely right across the nation and the benefits that it has brought to a broad section of the community are well documented. The sporting facilities are terrific and there will always be a demand for them, I just suggest that us of more &quot;mature&quot; years have a need for facilities in this wonderful area that cater for the types of activities that we now seek. While I believe, the men’s shed is a great idea I don’t believe this is the right area for it. the area near the council chambers is much better suited. also, if you want cricket nets go the cricket park less than 500mtrs away. I don’t see any reason to mix an adult men’s shed with primarily children’s or family zones.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Increase Access by Public Transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>It would be bad planning to create an incredible sporting facility and not have enough parking available. Increasing public transport for peak use periods on the day could help to encourage better use of public transport. Having a bus every hour or two is not indicative of making good use of public transport. I look forward to a dog friendly state of the art sporting facility that will bring community together 7 days a week, not just weekends. We must make more use of these facilities every day.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Retention of Trees and other options</th>
</tr>
</thead>
<tbody>
<tr>
<td>Keeping trees; planting more trees along Alderbury, mulching underneath (new trees growing as older ones need more pruning). Community garden development would be good.</td>
</tr>
<tr>
<td>Additional Facilities for children's play</td>
</tr>
<tr>
<td>Cricket Facility Developments</td>
</tr>
<tr>
<td>Pipe Band Retention of Use of Facilities</td>
</tr>
<tr>
<td>Commercial Activities / Café / Kiosk</td>
</tr>
<tr>
<td>Previous Limitations on Development through the Perry Lakes Reserve Environmental Management Plan</td>
</tr>
</tbody>
</table>

**Access to Alderbury Sports Ground**

As part of the survey, respondents were requested to identify where they resided and how they gained access to Alderbury Sports Ground. It is evident that almost two thirds of respondents travel to the reserve by private car whilst almost one third reside locally and access the reserve by foot. Cycling and public transport are minor access modes of transport. 73.23% of respondents reside within 5km of the reserve with 43.87% of respondents residing within 2km. The split recognises the functionality and broad catchment reach of the reserve as a popular destination point for a variety of activities.
Figure 31: Means of Getting to Alderbury Sports Ground

What is your primary means of getting to Alderbury Sports Ground?

- Walk: 62.92%
- Cycle: 32.85%
- Public Transport: 3.87%
- Private Vehicle: 0.36%

Figure 32: Distance of Respondents from Alderbury Sports Ground

How far away do you live from Alderbury Sports Ground?

- Less than 500 metres: 19.07%
- 500 metres to 2 km: 11.26%
- 2 km to 5 km: 24.80%
- 5 km to 10 km: 29.43%
- Further than 10 km: 15.44%
A petition containing 886 signatures has been submitted by Heather Eaton, 334 Salvado Road, Floreat requesting the Council "permanently maintains the south-east corner of Alderbury Reserve as an off-leash dog area. We overwhelmingly oppose the proposal that this space be utilized as a permanent junior or senior sporting facility at any time". This petition was received by Council at their 27 June meeting.

Note: Petitioners may contact the Town on 9347 6000 if they wish to withdraw from this petition or change their comment.

Please write clearly to enable elector details to be verified. Only Town of Cambridge Electors will be included in the official signature count.

All petitions tabled at Committee and Council Meetings are public documents, which may be inspected by members of the public at any time. This is provided for under Section 5.94 (P)(i) of the Local Government Act 1995.
APPENDIX I: Individual Response: Keith Butson

Aldershot Reserve - Needs Analysis -

1. Cannot/should not separate Aldershot from Long Lake, impact can be severe.

2. Facilities have not been planned - they're just evolving currently. Needs a holistic view/re-planning.

3. Location of roads/parking in the combined reserve needs urgent/careful planning to avoid increasing back impacts.

4. Perhaps investment in the medium term should be to restrict/minimize further development in the central areas of hockey clubs.

5. Be serious about lake/water level issues both for the flora/fauna and the people.

6. Boatworks around the lake and roads to be used for walking/cycling, encouraging pedestrian/cycling, discouraging cars.

7. Longer term for a facilities area which is in conjunction with the Botanic Gardens & in keeping with the area's theme/color.

8. Could be along Scenic Drive (maybe near W lake)

9. Ideally a shared facility, for athletics, for meetings/lectures for all clubs.

10. Plenty of parking (perhaps several levels).

11. Proprietary demolished hockey rooms, 6) rehabilitation & more secure storage elsewhere.

6. Stop Scenic Drive becoming a rat-run. Maybe it could become entry to the new shared facilities, terminating at the facility. No still access in from Oceanic & Underwood but terminates in the middle.

7. Move dog exercise elsewhere - doesn't fit here.
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