DRAFT REPORT

MAY 2023

SHIRE OF SERPENTINE JARRAHDALE

CLEM KENTISH RESERVE MASTER PLAN

Shire of Serpentine Jarrahdale

TREDWELL

donovan payne architects

Acknowledgments

Tredwell would like to thank the following people and/or organisations for their contribution to the development of the Clem Kentish Reserve Master Plan:

- Lloyd Skinner, Strategic and Community Infrastructure Planner, Shire of Serpentine Jarrahdale
- Deon van der Linde, Manager Strategic Planning, Shire of Serpentine Jarrahdale
- Online Survey Respondents
- Key Stakeholder Interview Participants

Tredwell and the Shire of Serpentine Jarrahdale acknowledges the Noongar people as the traditional custodians of this land and acknowledges their continuing connection to land and community. We pay our respects to the people, to their culture and to their Elders, past and present.

Revision	Date	Details	Authorised
V0	Feb 2023	Draft Report	Tredwell
V1	May 2023	Updated Draft Report	Tredwell

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To be completed as part of the Final Master Plan.

01 Introduction

Project Background

Clem Kentish Reserve is an area of district open space, providing sport, recreation, and community infrastructure for the Serpentine townsite and surrounds. The development of the Master Plan is seen as a necessary detailed piece of work to specifically guide how Clem Kentish Reserve will be enhanced into the future, meeting needs of the local community, various community groups, sporting clubs and visitors.

Clem Kentish Reserve has been identified within past Shire of Serpentine Jarrahdale (the Shire) strategic documents including the *Community Infrastructure and Public Open Space Strategy* and the *Community Infrastructure Implementation Plan*. Both of these documents identify Clem Kentish Reserve as a key site for investment and improvement in the areas of tourism, access, and optimal usage.

The site is home to several seasonal sporting clubs and community groups. The site also provides significant community benefit and is popular for informal recreation purposes. A number of seasonal community events are also held at the site which attract visitors and participants from within the Shire and the wider region.

Key Objectives

The purpose of the project is to undertake a Master Plan for Clem Kentish Reserve to achieve a clear plan to inform all future capital improvements, facility renewal decisions and opportunities for funding. The objectives of the project are to:

- Complete the necessary actions and formulate the Master Plan, including site and context analysis, current condition assessment of facilities, analysis of usage and frequency of utilities, community engagement to establish a vision and priorities, and staged strategies to incrementally improve the Reserve
- Establish the opportunities and constraints and identify a future direction, layout, and design for Clem Kentish Reserve
- Formulate the Draft Master Plan, place on public display and present to Council for endorsement
- Provide options for the implementation of the proposed infrastructure in terms of possible grants and sufficient information to draft business cases and provide infrastructure

Project Methodology

The project methodology has been developed to ensure that the project incorporates relevant consultation, research and planning processes while meeting the project brief requirements.

The seven stage methodology will ensure that all of the project requirements outlined in the project brief are addressed.

The seven stage methodology is:

- Stage 1: Site and Context Analysis and Condition Assessment of Facilities
- Stage 2: Community and Stakeholder Engagement
- Stage 3: Preparation of Draft Master Plan
- Stage 4: Draft Master Plan Presented to Council to Endorse for Advertising
- Stage 5: Public Advertising
- Stage 6: Consideration of Submissions
- Stage 7: Draft Master Plan Presented to Council for Feedback

Site Overview

Clem Kentish Reserve is situated in the suburb of Serpentine, located 65km south-east of Perth's central business district (CBD). The site is approximately 4.53ha in size and is bordered by Karnup Road in the north-east, Wellard Street in the south and Lefroy Street in the west. The site is surrounded by residential housing, rural lots and the Serpentine Primary School, and is located within close proximity to public transport, food and beverage services and other amenities.

The site's existing built infrastructure is generally outdated, disconnected and in need of upgrade and improvement to cater to the growing local population. The site's key built infrastructure includes the Clem Kentish Recreation Centre, Hugh Manning Tractor Museum, playgrounds (x2), skatepark, tennis courts, multi-use courts, cricket pitch and cricket nets.

The Shire's population is expected to grow exponentially over the next decade and the site is expected to experience growth in the future. Informal recreational persuits are also significantly increasing in popularity around Australia, which will have an impact on the site in the future. The Master Plan is being developed to ensure the site meets the current and future needs of the local community, various community groups, sporting clubs and visitors.

02
Background Review

Literature Review

An important component of the Master Plan is the review of a wide range of strategic documents relevant to the development of sport, recreation and open space facilities and infrastructure of this nature.

The background review will ensure that the Master Plan is developed in line with the wider objectives across federal, state and local levels. The following strategic documents were reviewed and summarised as part of the background review.

Federal Level Document

- Sport 2030, Sport Australia

State Level Documents

- Sport and Recreation Industry Priorities (Department of Local Government, Sport and Cultural Industries (DLGSC), 2021)
- More People More Active Outdoors: A Framework for Outdoor Recreation in Western Australia (DLGSC, 2019)
- Western Australian Cultural Infrastructure Framework 2030+ (DLGSC, 2020)
- Facility Planning Guide Sport and Recreation Facilities (Department of Sport and Recreation, 2007)
- Guide to Shared Use Facilities in the Sport and Recreation Community (Department of Sport and Recreation)

Local Level Documents

- Community Infrastructure and Public Open Space Strategy (2017)
- Community Infrastructure Implementation Plan (2017)
- Local Planning Policy 2.8: Public Open Space Policy
- Strategic Community Plan 2017-2027
- Access and Inclusion Plan 2018-2022
- Economic Development Strategy 2018-2023
- Tourism Strategy 2018-2023

Federal Government Documents

Sport 2030

Vision for Australian Sport in 2030:

- "Australia is the world's most active and healthy sporting nation, known for its integrity and excellence".

Mission:

- Reduce inactivity by 15% by 2030
- International sporting success
- A fair, safe and strong sport sector
- A thriving sport and recreation industry

Strategic Priorities:

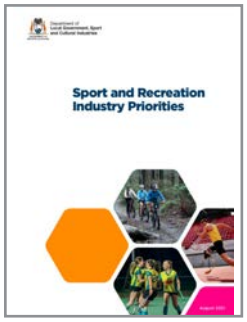
- Build a more active Australia – more Australians, more active, more often
- Achieving sporting excellence – national pride, inspiration and motivation through international sporting success
- Safeguarding the integrity of sport – a fair, safe and strong sport sector free from corruption
- Strengthening Australia's sport industry – a thriving Australian sport and recreation industry

State Government Documents

Targets:

- Improve the physical health of Australians – including reduced risk of chronic conditions
- Improve the mental health of Australians – including the improved management of mental illness and greater social connectedness
- Grow personal development – being active can help everyone endeavour to be their best self
- Strengthen our communities – through improved cohesion and reduced isolation
- Grow Australia's economy – building on the already significant contribution of sport to the Australian economy

Sport and Recreation Industry Priorities



The purpose of *Sport and Recreation Industry Priorities* (2021) is to:

- Document evidence-based industry priorities
- Provide a snapshot of what is important to the industry
- Guide resource allocation
- Inform the review and/or development of initiatives that are delivered by DLGSC to support the industry
- Inform industry and sector strategic planning process

The focus areas and priorities include the following.

- Value: the ability to understand, quantify and articulate the social, economic, health and environmental benefits derived from sport and recreation
- People: the people involved in the delivery of sport and recreation have well developed capabilities, aligned to the needs of the industry
- Structure and Systems: the structures and systems that support the sport and recreation industry are fit-for-purpose and operate efficiently and effectively
- Environment: the places and spaces in which sport and recreation occurs are accessible, safe and available into the future
- Opportunity: participants are attracted, retained and able to transition from entry level to elite

More People More Active Outdoors: A Framework for Outdoor Recreation in Western Australia

Outdoor recreation, nature-based tourism and adventure recreation make a significant contribution to the health, wealth, wellbeing and happiness of individuals and communities in Western Australia. The purpose of the framework is to guide local and regional outdoor recreation planning by government, corporate and community stakeholders. It is also intended to encourage cross agency and organisational collaboration to maximise the benefits of outdoor recreation for participants and service providers.

The five pillars which support the benefits of outdoor recreation include:

1. Personal development, challenge and enjoyment
2. Improved health and wellbeing
3. Outdoor learning
4. Connection to nature
5. Economic development

The current issues associated with outdoor recreation include:

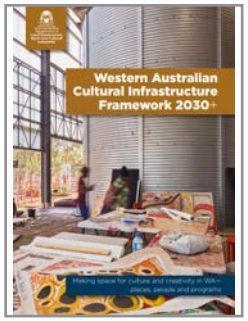
- Pathways to participation
- Access to outdoor places
- Managing risk
- Pathways to employment

Results from a previous community perceptions survey regarding sport and recreation in Western Australia found that:

- 8 in 10 people feel it is important to have local places to be active in nature and only 2 in 3 are satisfied that these spaces are available
- 8 in 10 people feel that it is important to have places for adventure sports and outdoor recreation to grow and develop and only around 2 in 3 are satisfied that these spaces are currently available

To guide action planning, it is suggested that project partners consider the four fundamental objectives of valuing, encouraging, enabling and developing outdoor recreation.

Western Australian Cultural Infrastructure Framework 2030+



The *WA Cultural Infrastructure Framework 2030+* recognises cultural infrastructure as a critical mechanism in achieving Western Australia's economic, health, education, environmental, social and regional priorities.

Cultural infrastructure attracts cultural tourism, is a catalyst for urban renewal and is a growth stimulator for the creative, knowledge and innovation economies, while providing opportunities to develop new national and international markets.

The vision of the *WA Cultural Infrastructure Framework 2030+* is for Western Australia to be the most culturally engaged state in Australia by 2030.

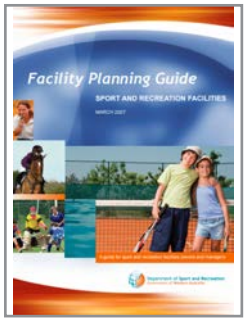
To achieve the vision, the following five focus areas need to be prioritised.

1. Maintain and celebrate Western Australia's Aboriginal art, culture and heritage
2. Optimise existing cultural assets
3. Holistic cultural infrastructure planning
4. Incentivise private investment
5. Understand and measure the public value of cultural infrastructure

Strategic investment in cultural infrastructure offers considerable opportunities for Western Australia, including:

- Creating jobs
- Increasing regional prosperity and economic diversity
- Maintaining and celebrating Aboriginal art, culture and heritage
- Supporting strong and resilient remote communities
- Strengthening our communities through our diversity
- Attracting and retaining talent and growing tourism
- Future proofing culture, creativity and the economy

Facility Planning Guide Sport and Recreation Facilities



The *Facility Planning Guide Sport and Recreation Facilities* (2007) sets out four key principles of facility provision. These principles provide a planning framework for providers of sport and recreation facilities. The key principles of facility provision include the following.

Planning:

- Ensure the proposed facility supports the organisation's strategic plan
- Ensure the proposed facility is justified
- Ensure the proposed facility is feasible
- Coordinate planning with other facility providers and government agencies
- Undertake community consultation throughout the facility planning process
- Ensure that various options have been considered for location

Management:

- Maximise access and opportunity
- Develop a management plan to reflect operational strategies and design priorities

Design:

- Develop a design brief that reflects the needs of potential users and staff
- Design the facility to be practical, flexible, adaptable, multi-functional, energy efficient and low maintenance
- Design using life-cycle cost principles

Financial:

- Obtain capital funding that is available from a variety of sources
- Assess short and long term viability against the aim of the facility, its operating philosophy and projected operating costs
- Detail facility maintenance strategies in an asset management plan
- Develop a life-cycle cost plan

The five key phases in the facility planning process for a sport and recreation facility are:

- Phase 1, Part 1 – Needs Assessment
- Phase 1, Part 2 – Decision
- Phase 2, Part 1 – Feasibility Study
- Phase 2, Part 2 – Decision
- Phase 3 – Design
- Phase 4 – Construction
- Phase 5 – Evaluation

The following are the main sources of capital funding for sport and recreation facilities:

- Lotterywest
- Department of Sport and Recreation
- Local government areas (LGA)
- Department of Education
- The private sector
- Local communities

Guide to Shared Use Facilities in the Sport and Recreation Community

The *Guide to Shared Use Facilities in the Sport and Recreation Community* states that the key benefits of shared use facilities include:

- Enabling local government to better meet the growing needs and demands of emerging and existing communities
- Allowing local governments to partner with schools to better deliver outcomes for community health and wellbeing through enhanced access to a broader range of services and facilities
- Increasing the capacity for schools to provide accessible community facilities, which can both compliment and supplement local government infrastructure that may be under pressure
- Minimising the duplication of facilities by maximising public access
- Facilitating the delivery of programs and activities where resources are limited by funding and isolation
- Maximising opportunities for cost-efficient sharing, including managing, maintenance, staffing and energy costs
- Expanding community use by maximising the return on local government investment in community infrastructure
- Delivering infrastructure earlier than anticipated by aggregating resources

The guiding principles of a shared use facility outlined in the *Guide to Shared Use Facilities in the Sport and Recreation Community* include:

- A diverse group of users who should have the ability to access a range of facilities
- The facilities should be ‘fit for purpose’
- The facilities should be open and accessible at the agreed times
- There should be access to supporting amenities such as toilets and car parking
- Facilities should be maintained to appropriate and compliant health and safety standards
- Playing fields and courts should be maintained according to location and frequency of use in compliance with health and safety standards

Local Government Documents

The *Guide to Shared Use Facilities in the Sport and Recreation Community* sets out the following key objectives:

- Providing new facilities or improving access to existing facilities for the community that maximises the conduct of cultural, social, recreational, sporting and other activities
- Managing shared facilities equitably, affordably and appropriately to maximise participation and access
- Maintaining shared facilities to the appropriate standard to maximise opportunities for bookings and to promote availability and accessibility of the assets to the community
- Deriving income from the use of shared facilities to be directed as agreed to schools and local government for funding educational programs and facility maintenance

Community Infrastructure and Public Open Space Strategy

The intent of the *Community Infrastructure and Public Open Space Strategy* (2017) is to provide a holistic assessment of the community infrastructure and public open space requirements across the Shire. The *Community Infrastructure and Public Open Space Strategy* (2017) identifies Clem Kentish Recreation Centre as a key location for youth programs.

The following sets out the Shire's general approach and philosophy in planning for community infrastructure and public open space.

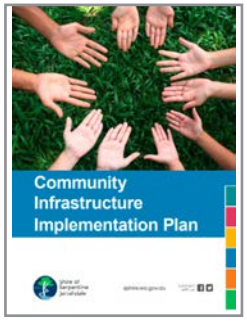
- Equitable provision of community facilities and services across the Shire with regard to the local area needs
- Connecting future facility provision to areas of population growth to ensure community facilities and services address future community needs
- Encouraging the development of community hubs that act as focal points for community activity and encourage greater integration of services and ease of access for service users
- Planning and designing community facilities to ensure flexibility and the capacity to adapt to changing community needs
- Planning community facilities in an integrated way that includes integration with public spaces, business opportunities and active transport networks
- Recognition of the importance of partnerships including the possible involvement of a range of other stakeholders such as state government and the private sector

The following principles have been extracted from previous bodies of work undertaken by the Shire that relate to the provision of community infrastructure. They have been reviewed and expanded to guide community infrastructure and sporting space provision. The principles will need to be considered in the development of the Master Plan.

- Co-ordinated network of facilities
- Central to catchment and equitable access
- Location to promote visibility and accessibility
- Integrated/co-located
- Resilient and multi-use
- Serving identified social needs
- Contribute to public domain and sense of place

- Connected to public transport, pedestrian and cycling networks
- Sufficient size and design to enable expansion and adaptation
- Financial viability and environmental sustainability
- Safety and security
- Master planned and staged strategy

Community Infrastructure Implementation Plan



There are four primary precincts with central community hubs in the Shire. These include Byford, Mundijong, Jarrahdale and Serpentine. The intent is to create vibrant communities within these places while also balancing asset management costs. Serpentine has a significant amount of community infrastructure relative to the population, including Serpentine Sports Reserve and Clem Kentish Reserve.

The *Community Infrastructure Implementation Plan* (2017) identifies that Clem Kentish Reserve has activation potential through various means such as improving accessibility of the tennis courts to achieve higher utilisation. The Plan also identifies that accessibility requires improvement at the Clem Kentish Recreation Centre and its surrounds.

The *Community Infrastructure Implementation Plan* (2017) recommends that all Shire facilities are to be appropriately managed and maintained, while also maximising the use of these facilities with appropriate user group arrangements such as bookings, leases, licenses and seasonal hire. The Plan also recommends that the redevelopment of ageing infrastructure is to be in accordance with an integrated asset renewal process and incorporate environmentally, socially and economically sound design principles to meet the contemporary needs of users.

The *Community Infrastructure Implementation Plan* (2017) identifies a connectivity gap for appropriate cycling and walking trails within each of the Shire's precincts, including a lack of accessibility to facilities and tourist attractions. In addition, current signage and waymarking is poor within each precinct, with a lack of effective connectivity between and within settlements.

Local Planning Policy 2.8: Public Open Space Policy


Local Planning Policy 2.8: Public Open Space Policy

The purpose of the *Local Planning Policy 2.8: Public Open Space Policy* is to:

- Deliver the balanced provision of public open space with appropriate location, amenity, functionality and facilities which meets the needs of all users within the community and is able to be maintained by the Shire into the future
- Provide a framework to plan for the creation of multi-functional open spaces
- Give guidance on the expectations of the Shire in the development of open space including requirements for location, sizing, functionality, facilities and ongoing management and maintenance

The minimum standards for public open space development include:

- Earthworks and retaining as required
- Soil amendment
- Natural turf
- Hydrozoned irrigation
- Security lighting
- Pedestrian/cycle paths
- Vegetation retention and revegetation

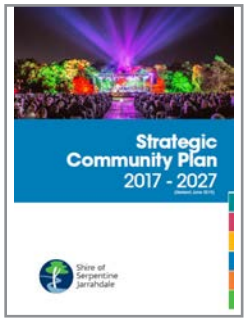
The preferred standards for public open space development include:

- Hard courts (e.g. tennis, netball)
- Basketball/netball ring and hardstand
- Bocce courts
- Toilets, drink fountain and BBQs
- Club facilities
- Irrigation storage tanks
- Rainwater capture from roofs and hardstand
- Recycling and rubbish bins
- Bollards
- Sports goals
- Cricket nets and centre cricket wicket
- Seating
- Car parking
- Playground and exercise equipment

The additional facilities for public open space development include:

- Garden beds
- Floodlighting
- Skate park
- Underground irrigation storage
- Recreation centre and clubrooms

Strategic Community Plan 2017-2027



Based on community engagement, the *Strategic Community Plan 2017-2027* sets out the vision for the Shire's future and captures the community's aspirations and values. A strategic objective has been developed for each of the four key themes from the community engagement, outlined below.

- People: A connected, thriving, active and safe community
- Place: A protected and enhanced natural, rural and built environment
- Prosperity: An innovative, commercially diverse and prosperous economy
- Progressive: A resilient organisation demonstrating unified leadership and governance

Based on the Shire's 2018 community perceptions survey, playgrounds, parks and reserves were the 4th highest community priority.

The outcomes relevant to the development of the Master Plan are listed below.

- 1.1.1: Provide well planned and maintained public open space and community infrastructure
- 1.1.2: Provide a healthy community environment
- 1.2.1: Recognise local heritage
- 1.2.2: Encourage and support public art in public areas
- 1.3.3: Enhance community safety
- 2.2.1: Develop, maintain and implement plans for the management and maintenance of Shire controlled parks, reserves, and natural assets
- 3.2.1: Actively support tourism growth within the district

Access and Inclusion Plan 2018-2022

The Shire's *Access and Inclusion Plan 2018-2022* provides a planned approach to improving physical access to services and facilities as well as incorporating inclusion at a participatory and service level.

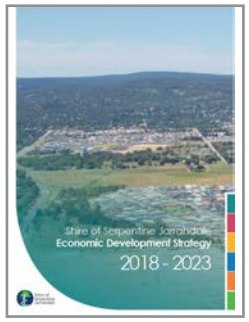
The Disability Services Commission identifies the following seven desired outcomes which provide the framework for the *Access and Inclusion Plan 2018-2022*.

1. People with disability have the same opportunities as other people to access the services of, and any events organised by the Shire
2. People with disability have the same opportunities as other people to access the buildings and other facilities of the Shire
3. People with disability receive information from the Shire in a format that will enable them to access the information as readily as other people
4. People with disability receive the same level and quality of service from the staff of the Shire as other people receive
5. People with disability have the same opportunities as other people to make complaints to the Shire
6. People with disability have the same opportunities as other people to participate in any public consultation by the Shire
7. People with disability have the same opportunities as other people to obtain and maintain employment with the Shire

The strategies relevant to the development if the Master Plan are listed below.

- 2.1: Provide accessible and inclusive buildings
- 2.2: Include access improvements and standards in external environments such as parks, playgrounds and public open space areas
- 2.3: Ensure people with disability and parents with prams are able to move freely around the community so they can access facilities and be included in community life

Economic Development Strategy 2018-2023



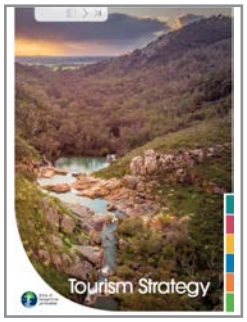
The *Shire of Serpentine Jarrahdale Economic Development Strategy 2018-2023* provides an overall direction and a tactical action plan to achieve the community's aspirations of an innovative, commercially diverse and prosperous economy.

The Shire encourages responsible and ongoing economic development and growth by maximising the capacity of existing resources, and introducing new business, community and tourism investment and infrastructure. This will assist in meeting the economic, social, cultural, and environmental needs, expectations, and aspirations of the community.

The growth in population over the last decade has fuelled considerable economic growth across the Shire, with the local economy effectively tripling since 2001. Construction is the single largest sector in the local economy, contributing $259 million and 833 jobs to the local economy.

A key relevant opportunity identified for the Shire is the development of tourism, trails and events.

Tourism Strategy 2018-2023



The key aim of the *Shire of Serpentine Jarrahdale Tourism Strategy 2018-2023* is to become a destination of first choice by surprising and delighting all visitors.

The five core objectives are to:

- Transform Serpentine Jarrahdale into a top-ranked day trip and holiday destination for residents of the greater Perth region and in bound tourists to Western Australia
- Retain the unique features of our lifestyle and environment by sharing our values with visitors
- Satisfy those who work, invest in, and enjoy our tourism industry
- Increase growth in tourist visitation by focusing on strengthening the attractiveness and diversity of tourism products through sustainable investment and improving the quality of our tourism services
- Improve the social and economic capacity of our community through the growth of tourism

The *Shire of Serpentine Jarrahdale Tourism Strategy 2018-2023* states that for towns like Serpentine, part of the solution to the future prosperity of frequently visited local landmarks lies in making the most of their potential as places for people to visit. For these towns, visitors can play a key role, for example, income from visitors creates employment, increases the viability and range of businesses and services available locally, and contributes to community activities and investment in improvements to the town.

The *Shire of Serpentine Jarrahdale Tourism Strategy 2018-2023* identifies destination branding as a strategic tourism priority. Destination branding is about combining all aspects associated with a particular place (i.e., its products and services from various industries, such as tourism, sports, arts and technology) that collaborate under one brand. Its aim is to capture the essence of the destination in a unified manner so that it can be consumed simultaneously at a symbolic and experiential level.

03

Trends & Demographic Analysis

Trends Analysis

Emerging demographic and participation trends relevant to the development of sport, recreation and open space facilities at Clem Kentish Reserve are considered in this section.

Trends are considered at a global, state, regional and local level to inform the development of the Master Plan, acknowledging the broader influences of global trends, while recognising that local sporting and recreation preferences will have a significant bearing on the specific needs of the local community and outcomes for the site.

This section also outlines the broader strategic support for the development of a community hub complex, optimising the shared use of facilities and minimising facility duplication with the intention of delivering sustainable, fit-for-purpose and accessible facilities for all members of the local community, including its sport and recreation clubs and groups.

Global Mega Trends

The CSIRO's 2022 report titled *The Future of Australian Sport* identified six global sporting megatrends that will likely influence the Australian sport sector over the next 10-30+ years.

1. Escalate the Exercise

Organised sports across Australia bring communities together and provide a platform where volunteers, players, sponsors, local businesses and organisers can form relationships on and beyond the sporting fields. This is particularly apparent in regional and rural communities where sporting competitions build deep social connections and create a meeting place for people who live across larger distances.

2. New Horizons

Australia has long been seen as a global leader in sport. Despite having a population of just over 26 million, Australia has been in the top ten on the medal tally of Summer Olympic and Paralympic Games since Sydney 2000, and in many games before then. Our global reputation in this sector can be linked to several factors including support for sport at all levels from Australian governments, and a strong high-performance system led by the Australian Institute of Sport (AIS).

3. The Next Arena

Australians consume sport across a range of markets and platforms. Many Australians love to be entertained by sport, whether this is attending a live event or listening to or watching sport through the various broadcast and online options available.

4. Mind the Gap

Sports organisations can champion positive change across society. They do this by emphasising sporting values of fair play, egalitarianism, inclusivity and teamwork. By showcasing these values and creating a meritocracy based on commitment, fitness and skills development, sports offer a source of inspiration, create shared experiences, and build pride.

5. Our Best Sporting Side

As Australia's demographic profile becomes more diverse and social values shift, organised sports in Australia will also transform and reflect these changes.

6. The Perfect Pivot

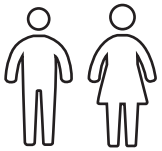
The world is entering historically uncertain times. Climate change is increasing seasonal temperatures and the frequency of extreme weather events. Heightened geopolitical tensions have given rise to more wars along with the threat of further military conflicts globally, trade sanctions, and threats and acts of terrorism. Pandemics, like the COVID-19 pandemic, have increased in likelihood, with a 47% to 57% chance of a second pandemic of the same magnitude occurring in the next 25 years.

Sporting and Recreation Trends

A wide range of sport and recreation trends will need to be considered during the development of the Master Plan. A variety of reports and studies over recent times have identified a raft of trends that are likely to influence Australian sport and recreation over the coming years including the following.

Increasing popularity of individualised sport and fitness activities (e.g. yoga, gym, aerobics and jogging) that align with time poor, increasingly busy lifestyles.

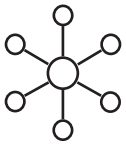
Increasing popularity of adventure, extreme and lifestyle sports, specifically among younger people.



Activities are becoming more geared towards the ageing and more culturally diverse Australian population, changing both the types of sports we play and how we play them.

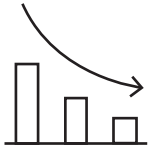
Governments are increasingly incorporating sport into various policies to tackle a range of issues from childhood obesity through to community wellbeing and female participation.

Trend towards participation in sports that receive a higher salary at the elite level, placing pressures on less financially backed sports.



Greater pressures on loosely organised community sporting clubs to become organisations with corporate structures and formal governance.

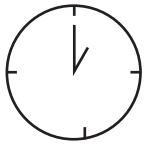
Rising cost of sport participation which is now becoming a barrier for some members of the community.



Physical education is becoming increasingly marginalised in schools, with less teaching hours and declining rates of teachers trained to deliver sports programs.

Inactivity in children is growing which is linked to a decline in school sport, less active commuting and changing recreation behaviours.

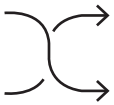
Sport and physical activity opportunities will need to be diversified and expanded to meet the needs of the growing cohort of older Australians.



Australians now have less time available for sport and recreation, and a smaller proportion of that time is spent being physically active. Traditional sport formats require a significant time commitment and may be adversely impacted by this trend.

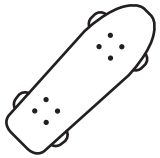
Sport is being transformed by technology. Social technologies have created online sports communities outside traditional club structures.

Sport is becoming increasingly professional and commercial. The benefits from this trend however are being shared unevenly, resulting in potentially negative impacts on ‘smaller’ sports. These impacts include declining participation rates and reduction in overall diversity.

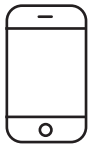


The community’s sporting and recreational preferences are continually changing over time, and this has a direct impact on how the sport, recreation and open space facility network will be utilised.

Broadly speaking, participation rates in traditional organised sports are declining, with preferences trending towards activities such as walking, cycling, mountain biking and other informal recreation activities that can be undertaken as and when the participant desires, offering them greater flexibility and control.



Modified formats of the more traditional organised sports are also increasing in popularity (e.g. T20, AFL 9s), as are other sports previously considered as extreme or niche interest activities (e.g. BMX, skateboarding).



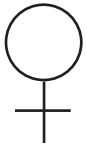
Technological advances have also introduced a wide range of fitness apps that promote participation in physical activity and provide a platform where the individual user can promote and compete against themselves or other individuals on specific challenges.

The emergence of nature-based tourism and increasing visitor numbers will place additional pressures on certain open spaces, particularly the extensive network of national parks, higher profile regional open spaces and other popular and accessible locations.

The open space network plays a critical role in the facilitation of structured and unstructured sport and recreation. Open space is becoming increasingly linked to climate change adaptation policies, with forward planning required to ensure that open spaces are resilient to the challenges arising from climate change and adaptive measures implemented wherever possible.

Potential impacts of climate change include the risk of increased summer temperatures, prolonged periods of extreme temperatures and droughts, increased rainfall intensity and flooding. All these factors will impact upon the delivery of facilities, infrastructure and programs that support structured and unstructured physical participation.

The visitor economy is now recognised at all levels of government as an intrinsic, sustainable and driving part of economic development, creating long term improvements in the liveability of cities, towns and rural life and significantly improving the prosperity of Australian communities. The open space network and sport and recreation facilities form a critical component of the infrastructure that supports the visitor economy, facilitating access to visitor destinations and experiences, offering sport and recreation participation opportunities and playing host to a wide range of community events.



The emergence of female participation in traditionally male dominated sports has exploded in recent years. This is placing pressure on facilities both from a capacity (e.g. ovals, courts, pavilions) and functionality (e.g. changeroom design, access) perspective. Ensuring that existing and newly developed facilities are universally accessible, and sporting organisations governance arrangements and cultures are inclusive and supportive of female participation is essential.

Public, private and community partnerships are essential moving forward to ensure that resources are maximised and sustainable services are provided. Examples include publicly accessible school facilities and private/public partnerships for the delivery of infrastructure such as stadiums and aquatic facilities.

Asset management is a key requirement and focus of local government who own and control vast amounts of infrastructure including sporting facilities, open spaces and recreation areas. Ensuring the application of contemporary asset management principles, and identifying lifecycle costings for proposed facilities is essential.

Participation Rates

Top Activities Western Australian Adults

In line with the global trends in sport, the 2021-2022 AusPlay participation survey found that the top five activities among Western Australian adults are primarily individual fitness pursuits which align with increasingly busy lifestyles, such as recreational walking and fitness/gym. Clem Kentish Reserve also has the potential to provide for more popular individual recreational pursuits such as fitness/gym and walking/jogging facilities.

The participation rates identify the popularity of sport and recreation activities in Western Australia, which can be used to ensure that the future development of Clem Kentish Reserve meets the needs of the community. Sport and recreation activities provided for at Clem Kentish Reserve which feature within the top 15 activities amongst Western Australian adults include recreational walking (1st), basketball (10th), tennis (12th), Australian football (13th) and netball (14th). This illustrates the importance of providing suitable sporting facilities for adults in both sporting clubs and the general community.

It is also important to ensure that sport and recreation facilities are inclusive and fit-for-purpose for all genders.

Top 15 Activities - Western Australian Adults (15+ years old) - July 2021 to June 2022

Rank	Activity	Total	Males	Females
1	Walking (Recreational)	40.4%	30.5%	50.2%
2	Fitness/Gym	37.2%	35.1%	39.3%
3	Swimming	20.1%	18.6%	21.6%
4	Athletics, track and field (includes jogging and running)	15.0%	17.4%	12.6%
5	Cycling	14.8%	16.9%	12.8%
6	Bush walking	6.8%	6.1%	7.5%
7	Yoga	6.7%	2.0%	11.4%
8	Golf	6.6%	10.8%	2.4%
9	Football/soccer	5.7%	8.9%	2.5%
10	Basketball	5.3%	8.2%	2.5%
11	Pilates	4.8%	1.1%	8.5%
12	Tennis	4.6%	5.7%	3.5%
13	Australian football	4.5%	7.7%	1.3%
14	Netball	4.0%	1.5%	6.6%
15	Virtual based physical activity	3.7%	4.4%	3.0%

Top Activities Western Australian Children

It is important to note that while adults are more likely to participate in self-organised activities, children have higher participation rates in organised sport.

A number of organised sports that are offered at Clem Kentish Reserve rank within the top 10 activities amongst Western Australian children. These include basketball (2nd), Australian football (3rd) and cricket (9th), highlighting the important role that Clem Kentish Reserve plays in providing for children's sport. There are also a number of informal sports offered at Clem Kentish Reserve which rank within the top 10 activities amongst Western Australian children. These include netball (8th) and tennis (10th).

This illustrates the need to provide suitable facilities for a number of sports and demonstrates that the site is a key community asset which provides an important space for various existing sporting clubs and user groups of all ages.

Top Activities - Western Australian Children (0-14 years old) - July 2021 to June 2022

Rank	Activity	Total	Males	Females
1	Swimming	31.8%	30.4%	33.6%
2	Basketball	11.6%	11.4%	11.8%
3	Australian football	11.1%	17.2%	3.3%
4	Dancing (recreational)	9.7%	0.0%	22.0%
5	Football/ soccer	8.4%	10.4%	5.9%
6	Gymnastics	8.2%	3.8%	13.7%
7	Athletics, track and field (includes jogging and running)	7.4%	5.5%	9.7%
8	Netball	7.0%	0.9%	14.6%
9	Cricket	5.5%	8.9%	1.2%
10	Tennis	3.6%	3.3%	3.9%

Demographic Analysis

An analysis of the Shire's demographic data (2021) was conducted to gauge trends that are relevant to the planning and provision of sport, recreation and open space facilities and services. It is important to provide sport and recreation facilities which:

- Cater to an increasing population
- Facilitate activities for all ages
- Encourage retention and participation
- Are accessible and affordable
- Sustainably cater for changing community needs into the future
- Cater to the diverse and multi-cultural make up of the community

Population

The population (2021) of the Shire is 33,346 people, which has increased by 5,768 people since 2016. The Shire's population forecast for 2023 is 36,638, and is forecast to grow to 62,056 by 2036 (69.38% increase). The Shire is the fastest growing LGA in Western Australia.

Age

The largest age demographic within the Shire are those aged between 35 and 49 (6,747 people). The age demographic within the Shire is relatively youthful compared with Greater Perth. For example, 28.7% of the Shire's population is aged between 0 and 17 compared with 22.5% in Greater Perth, and 15.0% are aged 60 years and over compared with 21.2% in Greater Perth.

Families

There are 2,734 couples with young children in the Shire comprising 25.9% of households. There is a larger proportion of couples with young children, as well as a larger proportion of couples with older children in the Shire compared with Greater Perth.

Volunteering

14.4% of the population reported doing some form of voluntary work in 2021. The number of volunteers increased by 16 people between 2016 and 2021.

Disability

1,151 people (or 3.6% of the population) in the Shire reported needing help in their day-to-day lives due to disability, which was a percentage increase from 2016.

Cultural Heritage

Aboriginal and/or Torres Strait Islander people comprise 2.9% of the population within the Shire. In addition, 25.2% of people in the Shire are born overseas.

Socioeconomic Disadvantage

The Shire has a Socio-Economic Indexes for Areas (SEIFA) disadvantage score of 1040, which is higher than the average across Western Australia (1015) and Greater Perth (1026), indicating a slightly lower level of relative socio-economic disadvantage. The SEIFA statistics are only available for 2016.

Community Sporting Hubs

Community expectations and demand for accessible, integrated and well-designed sporting facilities are increasing across Western Australia and the nation. State and Federal Governments, as well as other funding bodies, are encouraging the development of multi-use, shared and co-located facilities to achieve various policy objectives and high returns on investment. A community sporting hub is a model where progressive sports clubs cooperate to achieve best-practice outcomes for their members and the wider community.

Community sporting hubs are conveniently located public spaces valued as places which facilitate access to a wide range of community activities, programs, services and events. They can be a single building or several buildings with associated outdoor social meeting areas to deliver services and activities. Community sporting hubs can be cost effective in delivering a range of community services, sharing resources, and linking other activity areas, audiences and target groups.

Multi-use sporting hubs are a variation of community sporting hubs. Multi-use sporting hubs utilise a range of shared sporting services within one combined location under a single management arrangement. This provides a more effective and viable operation.

Typically a community sporting hub would:

- Provide for a compatible range of services and functions that are co-located
- Provide facilities used by a diverse range of community organisations, agencies and groups on both a permanent and casual basis
- Provide opportunities for the co-location of key service delivery
- Be located within or close to population centres and in close proximity to public transport
- Be economically viable and provide opportunities for community partnerships where resources are shared and efficiencies can be demonstrated
- Possibly include health and aged care, family and children's services, social and recreation, and lifelong learning

"Multi-use sporting hubs utilise a range of shared sporting services within one combined location under a single management arrangement. This provides a more effective and viable operation."

Glenunga Hub, Glenunga, South Australia

04

Site & Context Analysis

Context Plan

The site context plan considers the broader context of the site in relation to other key features throughout the Serpentine townsite. As evident in the context plan, Clem Kentish Reserve is ideally located adjacent to the Serpentine Primary School and within close proximity to other amenities such as the Serpentine Train Station, Serpentine Golf Club, Serpentine Horse and Pony Club and other parks and reserves. This makes the site an ideal location for a multi-use sport and recreation hub.

Key Site Considerations

This section considers the key existing site characteristics and features relevant to the future development of the Master Plan including:

- Surrounding land use
- Topography
- Open space and features
- Access and circulation
- Existing infrastructure

Surrounding Land Use

Clem Kentish Reserve is surrounded by lifestyle blocks to the north and east, residential properties to the south and west, and a small reserve to the north-west. The surrounding land use has been considered to ensure that the Master Plan functions effectively and compliments its immediate and broader surroundings. The Master Plan will ensure that sports lighting spill and noise do not negatively impact the surrounding residents. Crime prevention through environmental design techniques will be used to ensure the safety of the facility and surrounding areas.

The site will need to maintain and encourage strong connections to the surrounding residential areas to promote public access.

Topography

The topography of the site needs to be considered in the development of the Master Plan in order to minimise cost implications and to ensure that the oval and infrastructure are located in the most suitable locations to maximise land use.

The aerial image above shows the sites 5m contours and indicates that the topography across the site is relatively flat. The site does undulate gently and this is evident on the football/cricket oval. This should be addressed to provide a more suitable playing surface.

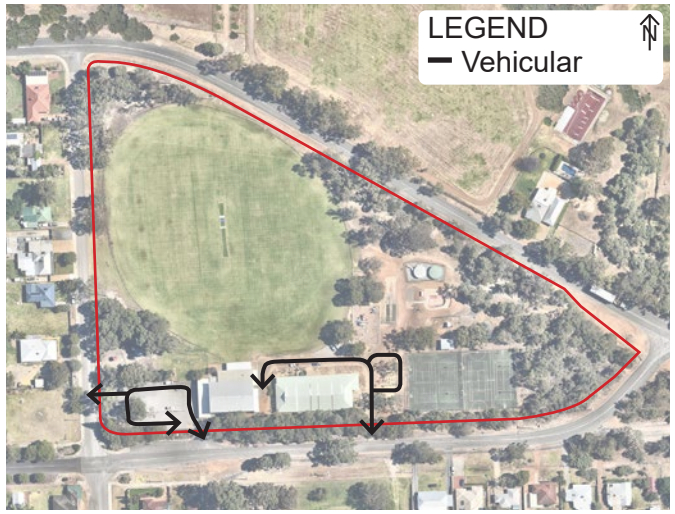
Open Spaces & Features

The site contains a substantial amount of open space which provides flexible areas that can cater to numerous sporting codes and recreational persuits. This is located mostly in the sites north-west, with smaller pockets located north of the tennis courts.

The site is substantially vegetated with shrubbery and well established trees along most boundaries. The site also features small pockets of trees located more centrally around the carparking, cricket nets and skatepark. The vegetation provides a unique and secluded feel to the site and works as an effective wind barrier, as well as providing natural shade.

The Master Plan will need to protect the existing vegetation where possible to ensure it continues to provide functional and aesthetic benefits.

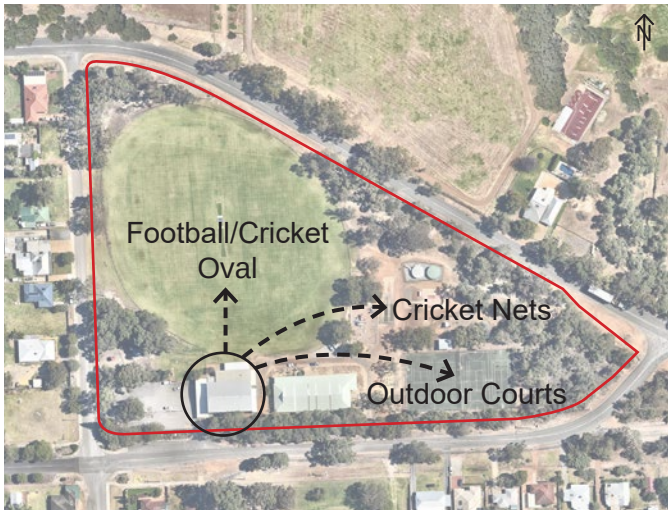
Access & Circulation



To ensure a highly connected and accessible Master Plan design, it is important to consider the pedestrian and vehicular access and circulation within the site. There are three existing vehicular entry/exit points, one situated along Lefroy Street and two situated along Wellard Street. The entry/exit point off Lefroy Street and the westernmost entry/exit point off Wellard Street lead to a formalised, sealed carpark, while the easternmost entry/exit point off Wellard Street leads to an informal, unsealed car park. Carparking and access will need to be addressed to improve traffic flow and safety within the site.

There are no pedestrian pathways located within the site boundary. A pedestrian path network should be developed to provide effective connections within the site and to improve access.

Existing Infrastructure



The existing infrastructure plan considers how the sites key sporting facilities connect to the Clem Kentish Recreation Centre. As evident in the above illustration, the Clem Kentish Recreation Centre caters well to the football/cricket oval but is disconnected from both the cricket nets, tennis courts and multi-use courts.

It is important to consider the placement of existing and future potential infrastructure in the development of the Master Plan to provide better connected facilities, however it is important to note that the site is constrained by the space available to relocate existing infrastructure. It is also important to consider providing womens changerooms and unisex toilets to help improve the accessibility and usage of existing facilities.

User Group Membership Details

The following membership numbers have been included for the main existing user groups currently utilising the facilities at Clem Kentish Reserve. The membership data has been sourced from key user group representatives as part of the user group survey. The data shows the 2019, 2022 and predicted 2025 membership numbers, as well as the current number of active volunteers for the following user groups:

- Byford Basketball Association
- Hugh Manning Tractor Museum
- Serpentine Badminton Club

In total, from 2022 to 2025 membership numbers for the Byford Basketball Association and Serpentine Badminton Club are expected to increase by 39. This highlights the importance of the Master Plan in providing adaptable and multi-use facilities that can cater to the growing user groups now and into the future.

In particular, the Byford Basketball Association have a strong membership base which has grown significantly (+158) from 2019 to 2022. It is important to provide a facility which can sustain the growth in membership from the Byford Basketball Association.

It is also important to note that across all user groups there are currently a total of 34 volunteers who help to run and manage the three user groups, indicating the large amount of support from members and broader community.

User Group	No. of Volunteers	2019 Membership Numbers	2022 Membership Numbers	2025 Membership Numbers
Byford Basketball Association	15	210	330	365
Hugh Manning Tractor Museum	14	-	37	-
Serpentine Badminton Club	5	12	13	17
TOTAL	34	222	380	382

Facility Assessment

As part of the master planning process, a high level assessment of the key existing facilities at Clem Kentish Reserve was undertaken. The findings of the facility assessment are summarised over the following pages. Assessment of the facilities are broadly based on the system outlined in the Institute of Public Works Engineering Australasia's (IPWEA) Condition Assessment and Asset Performance Guidelines, as outlined below.

1. Very Good Condition: Only normal maintenance required
2. Minor Defects Only: minor maintenance required (5%)
3. Maintenance Required: significant maintenance required (10-20%)
4. Requires Renewal: significant upgrade/renewal required (20-40%)
5. Asset Unserviceable: over 50% of asset requires replacement

Vehicle Entrance/Exit Points

There are three vehicular entrance/exit points in and out of Clem Kentish Reserve. The main entrance/exit points provide access to the recreation centre and oval and are located on Lefroy Street to the west and Wellard Street to the south. These entrance/exit points enter directly into the main carparking area. Both entrance/exit points have limited signage which should be improved to aid in wayfinding and to provide an entrance statement.

Another entrance/exit point exists off Wellard Street (further east) and provides access to Hugh Manning Tractor Museum. This entrance/exit point features a small sign which promotes access to the Tractor Museum. This sign could also be improved to aid in wayfinding and to provide an entrance statement. This entrance/exit driveway leads to an informal carparking area.

Carparking

Clem Kentish Reserve's main carparking area is located in the sites south-western corner. There are approximately 43 formal carparking spaces available at Clem Kentish Reserve. The line markings on some carparking bays are faded and require upgrade. The existing carparking is ideally located adjacent to the Clem Kentish Recreation Centre and features numerous well-established trees which provide shade and a natural buffer.

Overall, the current carparking provision at is sufficient and adequately services the existing user groups. There may be scope to expand the carparking area if usage were to increase in the future.

An informal gravel carparking area is also located at the front of Hugh Manning Tractor Museum. There is an opportunity to upgrade this area to increase accessibility and provide formal carparking bays.

Recreation Centre

Clem Kentish Recreation Centre is outdated and requires upgrading. The building is a combined brick/tin structure which features male and female toilets/changerooms, kitchen, storage area, office space and basketball court. The toilets/ changerooms and kitchen require improvements to meet modern standards. There is also a desire to include air-conditioning within the facility and to upgrade the existing lighting.

The basketball court is in good condition, however can only be used for training purposes as it's not full size. There is potential to expand the recreation centre to provide a full sized court and other amenities (e.g. public unisex toilet, viewing area etc.). There are also no universally accessible facilities available.

Hugh Manning Tractor Museum

Hugh Manning Tractor Museum is located adjacent to the Clem Kentish Recreation Centre. The current location of the Tractor Museum restricts its development and expansion as well as the development and expansion of the Clem Kentish Recreation Centre and the broader reserve. The building is outdated, however plans are currently in place to upgrade and expand the Tractor Museum to better display their assets.

The Tractor Museum features an informal gravel carparking area which has the potential to become formalised. Universal accessibility is currently limited and could be improved by developing a new shared use access pathway. There is also potential to provide wayfinding signage which better promotes the Tractor Museum to increase tourism and visitation.

Tennis Pavilion

The tennis pavilion is located to the north of the tennis courts and was formerly utilised by the Serpentine Tennis Club. The pavilion is outdated and unserviceable and replacement/removal of the asset is recommended.

Outdoor Courts

The outdoor courts include two tennis courts and two multi-use courts (tennis, netball and basketball). The surface condition of all four courts is poor (e.g. potholes, surface cracking, weeds, silt build-up etc.) and requires upgrading. Three out of the four courts are missing tennis nets and two out of the four courts are missing tennis net posts.

The perimeter fencing surrounding each of the four courts is generally in good condition.

Playgrounds

There are two existing playgrounds located within Clem Kentish Reserve, one is situated at the south-west corner of the oval (to the west of Clem Kentish Recreation Centre) and one is situated at the south-east corner of the oval (adjacent to the cricket nets). The playgrounds feature different styles of play equipment which provides unique experiences for users.

The playgrounds will need to be considered in the development of the Master Plan, particularly their placement and connections to the sites facilities. There is an opportunity to develop one of the existing playgrounds into a nature playground, which will provide a point of difference and help to attract more families from nearby residential areas.

Skatepark

The skatepark is situated towards the east of the site and features a large ‘skate bowl’, two sets of stairs leading up to the skate bowl, signage and handrails/barriers. The skatepark provides an additional recreational opportunity at the site for nearby local residents and families.

The skatepark would benefit from maintenance and upgrades to enhance its overall appearance and functionality.

Cricket Nets

There are two concrete/synthetic practice cricket pitches situated to the east of the site (adjacent to the skatepark). The location of the cricket nets is not ideal and limits the potential expansion of the skatepark and playground. Both synthetic pitches are in need of an upgrade as they are showing signs of wear and tear and do not meet Cricket Australia's Community Cricket Facility Guidelines. It is recommended that the cricket pitches are relocated further north to avoid conflict with adjacent facilities.

Oval

The oval at Clem Kentish Reserve is centrally located and currently caters to Australian rules football, cricket, passive recreation (e.g. dog walking) and events. The expansive and relatively flat nature of the open green space provides little restrictions for site development.

The oval is in very good condition over the summer months, however experiences significant drainage and flooding issues during the winter months due to its clay soil base. It will be important to consider these surface issues in the development of the Master Plan.

Centre Cricket Pitch

A synthetic rubber cricket pitch is located in the centre of the oval. The cricket pitch requires maintenance as there are multiple cracks/gaps throughout, which presents potential safety and maintenance issues. Synthetic rubber pitches are known to have greater variation in pace and bounce, which is not ideal for junior cricket (i.e. limits skill development). The winged style of the cricket pitch is also not ideal as it presents potential trip hazards and can increase maintenance and capital costs.

It is important to provide an appropriate cricket pitch cover during winter months to ensure the safety of winter sports (e.g. Australian rules football) and protect the surface.

Australian Rules Football Goals

There are two sets of Australian rules football goals located on the oval. Both sets of goals are generally in good condition and there are no major signs of deterioration (only minor defects).

Lighting

There are two metal halide lights (across one tower) located at the southern extent of the oval and eight metal halide lights (across six towers) located on the tennis courts and multi-use courts.

The lighting across the site is insufficient and currently leaves large portions of the site dark in the evenings. Upgrading the existing metal halide lighting to LED floodlighting and installing new LED floodlighting throughout the site will increase the hours that clubs, user groups and the local community are able to use Clem Kentish Reserve, and will also help to improve safety and deter antisocial behaviour. The placement of new LED floodlighting towers will need to be carefully considered in the development of the Master Plan.

Public Toilets

There are two existing public toilet blocks located at the site. One is situated adjacent to the Clem Kentish Recreation Centre and the other is situated adjacent to the skatepark. The public toilet located adjacent to the Clem Kentish Recreation Centre is generally well maintained, however is outdated and requires significant upgrade and renewal. The other public toilet located adjacent to the skatepark is also outdated and unserviceable.

There is potential for both public toilets to be removed and combined/incorporated into the Clem Kentish Recreation Centre, which would consolidate the number of facilities at the site. It is important to consider universal access (e.g. unisex toilets) when considering upgrades to the public toilets.

Site Investigations Report Findings

The site investigations report was undertaken to understand the condition of the existing services and utilities at Clem Kentish Reserve. The key findings from the site investigations report are outlined below.

Clem Kentish Recreation Centre

Stormwater Drainage:

Although the stormwater management for Clem Kentish Recreation Centre would have been complaint at the time of construction, it is recommended that the existing stormwater infrastructure is assessed for compliance with the Shire's current requirements.

Sanitary Drainage:

Clem Kentish Recreation Centre and the public toilets discharge into the septic and leech drain system. Fixtures within the kitchen indicate that the facility is used for food production. It is recommended that the discharge from the kitchen fixtures reticulates into a suitably sized grease arrestor in accordance with Water Corporation's requirements. It is also recommended that the discharge pipework from the kitchen fixtures to the grease arrestor is upgraded to HDPE.

Sanitary Fixtures:

The toilets within Clem Kentish Recreation Centre contain ceramic fixtures and chrome plated brass tapware. The existing fixtures and taps appear dated and it is recommended that these are upgraded to a minimum four star Water Efficiency Labelling and Standards (WELS) rating to provide more efficient flow rate. The kitchen within the Recreation Centre contains commercial grade stainless steel fixtures and tapware. It is recommended that the floor wastes within the kitchen are upgraded to bucket trap floor wastes with downstream clean-outs in accordance with the Water Corporation's requirements.

Fire Hose Reels:

Under the National Construction Code, fire hose reels are required within 4m of an exit. As there is no evidence of a fire engineered alternative solution, fire hose reels are to be accommodated in the building redevelopment.

Hugh Manning Tractor Museum

Stormwater Drainage:

Although the stormwater management strategy for Hugh Manning Tractor Museum would have been complaint at the time of construction, it is recommended that the existing below ground stormwater infrastructure is assessed for compliance with the Shire's current requirements.

Sanitary Drainage:

No sewer connection is present onsite. As a result, the sanitary drainage from the fixtures within Hugh Manning Tractor Museum is managed onsite. As Hugh Manning Tractor Museum was constructed in the early 1990s, drainage from its fixtures are likely to have been extended to the existing septic and leach system to the west of Clem Kentish Recreation Centre.

Sanitary Fixtures:

The fixtures within Hugh Manning Tractor Museum amenities (e.g. toilets) appear dated and approaching their end of life. Leaks were observed with staining and corrosion on the flooring.

Fire Hose Reels:

Under the National Construction Code, Hugh Manning Tractor Museum is classified as a 10a structure. Fire hose reel protection is required to all 10a structures greater than 500sqm, however no fire hose reels were identified within the building.

Public Toilet (West)

Sanitary Fixtures:

The public toilets contain a mix of ceramic and stainless steel fixtures. The fixtures and taps are of commercial standard, however they appear dated and have reached their end of life as leaks were observed with severe staining and corrosion. It recommended that the existing fixtures within these public toilets are upgraded to newer stainless steel four star WELS rating fixtures.

Public Toilet (East)

Stormwater Drainage:

With the absence of downpipes and gutters, the stormwater run-off from the roof structures falls directly onto the ground below. Although the stormwater management strategy for the public toilet would have been complaint at the time of construction, it is recommended that the existing stormwater infrastructure is assessed for compliance with the Shire's current requirements.

Sanitary Drainage

No sewer connection is present onsite. As a result, the sanitary drainage is managed onsite. Discharge reticulates northwest from the amenities to an underground septic system. The leach field for the septic system could not be confirmed.

Sanitary Fixtures:

The public toilets contain a mix of ceramic and stainless steel fixtures. The fixtures and taps are of commercial standard with vandalism proof cistern covers. It recommended that the existing fixtures within these public toilets are upgraded to newer stainless steel four star WELS rating fixtures.

General

Emergency Exit Signage:

Emergency exit signage is only located within Clem Kentish Recreation Centre. No other buildings onsite contain emergency exit signage. In addition, there is no emergency lighting present in any of the buildings onsite.

Lighting:

The lighting at Clem Kentish Reserve is reasonably outdated and utilises older technology. The existing fittings are recommended to be replaced with LED lighting.

Switchboards:

The switchboards are either in good condition or serviceable. Upgrades or modifications to these would need to be determined as part of any future planned works.

Current Events

There are a range of different events which are currently held on the oval space at Clem Kentish Reserve. It has been identified that accessibility (vehicular and pedestrian), parking, oval drainage and the existing site layout can be enhanced to help improve the site for current and future events. These improvements to Clem Kentish Reserve have been considered in the development of the concept plan design options.

The events which are currently held at Clem Kentish Reserve include:

- 2-3 evening food truck events per year (up to 1,800 people at each event)
- Outdoor movies, games, kids activities and silent disco
- Food and Farm Fest (overflow parking area)
- Bushfire Brigade Family Day
- Paws in the Park (dog friendly event)
- Magical Parks (virtual games for school holiday periods). Noted that this event requires good internet connection
- ANZAC Day Ceremony and processional march to Clem Kentish Reserve

There is a desire to utilise Clem Kentish Reserve for other events and activities in the future (subject to resourcing). These include:

- Mobile health services
- Mobile library van (weekly)

Environmental Context

Clem Kentish Reserve is located within an environmentally sensitive area (threatened ecological communities). An ecological community is a naturally occurring biological assemblage that occurs in a particular type of habitat. A threatened ecological community is one that has been endorsed by Western Australia's Environment Minister as being subject to processes that threaten to destroy or significantly modify it across much of its range.

It is an offence to take or disturb a threatened species or modify an occurrence of a threatened ecological community unless authorisation is granted under the *Biodiversity Conservation Act 2016*. Substantial penalties apply for impacts to threatened species and threatened ecological communities without authorisation.

There are also three carnaby's black cockatoo confirmed roost sites which surround Clem Kentish Reserve, with the closest roost site within 200m of the site's south-east boundary. The carnaby's black cockatoo is listed as endangered in Western Australia. There may be future potential for the carnaby's black cockatoo to use the native vegetation at Clem Kentish Reserve as a roosting site. It is important to consider the protection of the native vegetation at Clem Kentish Reserve in the development of the Master Plan.

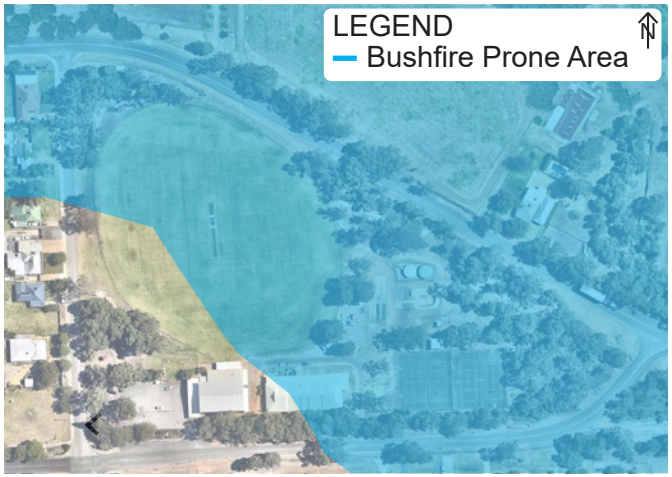
Bushfire Context


Clem Kentish Reserve Vegetation

The majority of Clem Kentish Reserve is located within a bushfire prone area, apart from the south-west corner of the site. The key site infrastructure located in the south-west corner of the site is the Clem Kentish Recreation Centre, formal carparking area, public toilet (west) and playground (west). The key site infrastructure which is located within the bushfire prone area includes Hugh Manning Tractor Museum, tennis courts, multi-use courts, tennis pavilion, public toilet (east), skatepark, cricket nets and playground (east).

Additional planning and building requirements may apply to the development of infrastructure located in bushfire prone area's, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 3.7 Planning in Bushfire Prone Areas* and the Building Code of Australia. Further assessment of bushfire risk may also be required to ensure future developments in bushfire prone areas are safer. It is important to consider these requirements in the development of the Master Plan.

It is important to note that Clem Kentish Recreation Centre has been identified as a Shire evacuation centre and a safe location for bushfire emergencies. Clem Kentish Recreation Centre is also utilised by the local emergency services.



05

Community & Stakeholder Engagement

Consultation Process

Community and stakeholder engagement is an important process to inform the development of the Master Plan. The process was guided by an Engagement Plan, which was developed in collaboration with Council and outlined the consultation approach, timeframes, engagement mechanisms and key stakeholders. The following engagement mechanisms provided an opportunity for the community and key stakeholders to contribute to the project. The key findings from each of these engagement mechanisms is summarised over the following pages.

User Group Survey

A user group survey was developed using the SurveyMonkey platform and distributed to the clubs and user groups at Clem Kentish Reserve. The user group survey was developed to gather information about the clubs and user groups at Clem Kentish Reserve and to gain an understanding of the existing facilities and infrastructure.

Community Online Survey

A community online survey was developed using the Shire's Your Say SJ platform and promoted via the Shire's website and Facebook page. The community online survey was live between 10th November and 9th December 2022 and attracted 10 responses. The community online survey was developed to gather information on the key issues and opportunities at Clem Kentish Reserve and to gain an understanding of the existing facilities and infrastructure from a community perspective.

Key Stakeholder Interviews

Interviews were undertaken with key project stakeholders including clubs, user groups, peak bodies and state government departments between 1st December and 14th December 2022.

The interviews were structured around the following discussion points:

- Club and user group details (e.g. membership numbers)
- Current and future site usage
- Existing facilities and infrastructure
- Current issues and constraints
- Future opportunities and improvements
- Accessibility and connectivity (e.g. parking, pathways)

The following key stakeholders were invited to contribute to the project via a key stakeholder interview:

- Hugh Manning Tractor Museum
- Byford Basketball Association (Serpy Fusion Basketball Club)
- Byford Bushrangers
- Serpentine Badminton Club
- Taekwondo Club
- Serpentine Jarrahdale Cricket Club
- Karnup Kings Football Club
- Serpentine Jarrahdale Rugby League and Sporting Club
- Cuddleton British Shorthairs Club
- Serpentine Jarrahdale Landcare
- Serpentine Enviro Group
- Serpentine Emergency Services
- Serpentine Jarrahdale Library
- Serpentine Primary School
- Shire of Serpentine Jarrahdale Youth Development Team
- Shire of Serpentine Jarrahdale Events and Tourism Staff
- Department of Local Government, Sport and Cultural Industries (DLGSC)
- Badminton WA
- Basketball WA
- Tennis West
- Western Australian Football Commission
- Western Australian Cricket Association
- Australian Taekwondo WA

User Group Survey Findings

The key findings identified from the user group survey are summarised below.

Byford Basketball Association

Season:

- Summer
- Autumn
- Winter
- Spring

Facilities Used:

- Clem Kentish Recreation Centre
- Indoor Courts
- Toilets and Changerooms

Rating of Features:

Feature	Rating
Clem Kentish Recreation Centre	Good
Indoor Courts	Good
Entrance/Access Point off Lefroy Street	Good
Entrance/Access Point off Wellard Street	Good
Safety and Security	Good
Current Tenure Arrangement	Good

Positives:

1. Flooring
2. Convenience
3. Facilities

Negatives:

1. Lack of Fans (Summer)
2. Underutilised by the Community

Other Comments:

- Interested in increasing usage over the coming year

Hugh Manning Tractor Museum

Season:

- Summer
- Autumn
- Winter
- Spring

Facilities Used:

- Hugh Manning Tractor Museum

Positives:

1. Unique Country Experience
2. Outstanding Museum Collection
3. Hands on Volunteering

Negatives:

1. Lack of Space to Parade Machinery
2. Uncapitalised Potential of Museum
3. No Financial Assistance

Other Comments:

- Museum expansion project currently underway
- Require a larger circuit to parade machinery
- Build future relations with local schools and historical groups

Serpentine Badminton Club

Season:

- Summer
- Autumn
- Winter
- Spring

Facilities Used:

- Clem Kentish Recreation Centre
- Indoor Courts
- Toilets and Changerooms

Rating of Site Features:

Feature	Rating
Indoor Courts	Very Good
Parking Provision	Very Good
Entrance/Access Point off Wellard Street	Very Good
Clem Kentish Recreation Centre	Good
Safety and Security	Good
Current Tenure Arrangement	Good
Public Toilet Facilities	Fair
Toilets and Changerooms	Poor
Kitchen	Poor
Entrance/Access Point off Lefroy Street	Very Poor

Positives:

1. Indoor Courts
2. Lighting

Negatives:

1. Oven Unusable
2. Toilets Unclean
3. Kitchen Below Standard

Other Comments:

- No freezer in the kitchen
- Update the kitchen and hall

Community Online Survey Findings

The key findings identified from the community online survey are summarised over the following pages.

Locality

The majority of survey respondents reside locally in Serpentine (90%), followed by Jarrahdale (10%).

Demographics

Most of survey respondents were within the age bracket of 35-49 years (50%), followed by 25-34 years (40%) and 50-59 years (10%). In addition, the majority of survey respondents were female (70%).

Facility Use

The community online survey findings indicate that most of the survey respondents utilise the toilets and changerooms (30%) and oval (30%), followed by the outdoor tennis/basketball courts (20%), eastern playground (10%) and carpark (10%).

Frequency of Use

The community online survey findings indicate that the majority of survey respondents utilise Clem Kentish Reserve at least five days per week (70%), followed by at least monthly (20%) and at least yearly (10%).

Activities

The community online survey findings indicate that the majority of survey respondents (70%) use Clem Kentish Reserve for passive recreation (i.e. dog walking, fitness and play), compared to 30% of survey respondents who use the site for traditional sport (i.e. tennis and cricket).

Positives

The community online survey findings indicate that location/access (4) is the most valued feature at Clem Kentish Reserve, followed by the playgrounds (3) and oval (3), and the tennis courts (2) and toilets (2).

Issues and Constraints

The community online survey findings indicate that the lack of community/sporting use (4) is the most significant issue/constraint at Clem Kentish Reserve, followed by toilets (3), and lack of maintenance (2), tennis court condition (2) and lighting (2).

Upgrades and Improvements

The community online survey findings indicate that the skatepark/bike track (4) is the highest priority for upgrade and improvement, followed by the installation of a nature playground/playpark (3) and resurfacing of the tennis courts (3).

Key Comments

The below table outlines the key comments received from the community online survey respondents, and the corresponding theme which relates to each comment.

Theme	Comment
Community Use	• *"Limited activation for all age groups"* • *"Limited community sports"* • *"Don't know what it's actually used for"*
Oval	• *"Excellent oval to exercise dogs"* • *"The ground on the oval is so soggy in winter"* • *"Lack of lighting on the oval"*
Play	• *"Limited play facilities"* • *"Larger playground for kids"*
Recreation Centre	• *"We did have gymnastics at the hall which was taken away. Maybe local fitness equipment inside"*
Skate and BMX	• *"Formal BMX and improved skatepark"* • *"Bike track is rundown"* • *"Skatepark is more like a fishbowl"*
Tennis Courts	• *"Only one in use, they are not maintained, and lights are not on at night"* • *"The tennis courts aren't in great condition"* • *"Make sure the tennis court stays, as we and others get a lot of use out of them"*
Young People	• *"Just more facilities for the children, everything is rundown and old"*

Key Stakeholder Interview Findings

The key findings identified from the key stakeholder interviews are summarised over the following pages.

The stakeholders who contributed to the project via a key stakeholder interview, or provided a written submission include:

- Byford Bushrangers
- Taekwondo Club
- Hugh Manning Tractor Museum
- Cuddleton British Shorthairs Club
- Byford Basketball Association
- Shire of Serpentine Jarrahdale Youth Development Team
- DLGSC (Sport & Recreation)
- DLGSC (Culture & Arts)
- Basketball WA
- Tennis West

Byford Bushrangers

Facility Use:

- Byford Bushrangers games are played internally, therefore the club requires weekly access to a facility
- Byford Bushrangers use the facilities at Clem Kentish Recreation Centre for social events (e.g. end of year event etc.)
- The oval at Clem Kentish Reserve has previously been used by the Byford Bushrangers for training purposes

Geographic Location:

- Clem Kentish Reserve is poorly located for members due to distance and travel time from Byford
- Byford Bushrangers would support a dedicated facility but acknowledge that the location of Clem Kentish Reserve is not ideal

Issues and Improvements:

- The oval at Clem Kentish Reserve is generally too small for sports such as teeball and softball
- Byford Bushrangers have difficulties finding available ovals/reserves due to the scheduling of other sports such as cricket
- Lack of storage at Clem Kentish Reserve is an issue for the club
- The bathroom facilities in the Clem Kentish Recreation Centre are satisfactory but would benefit from refurbishment in the future
- The carparking area is unattractive and would benefit from redevelopment
- There is potential for additional shade and seating on the embankment overlooking the oval

Taekwondo Club

Issues and Improvements:

- An air conditioner is required in Clem Kentish Recreation Centre
- Repair the back exit door sign protector at Clem Kentish Recreation Centre as it's currently hanging off
- Install a cross bar lever action handle on the front door to Clem Kentish Recreation Centre to meet fire evacuation regulations

Hugh Manning Tractor Museum

Issues and Improvements:

- The road to/from Hugh Manning Tractor Museum is mostly unsealed with potholes
- Universal access does not meet current Australian Standards (e.g. no access ramps, lack of suitable pathways etc.)
- The condition and appearance of the current parking area is problematic
- The public toilets (near the playground) are in poor condition and require refurbishment
- Suggestion to increase the width of the driveway to Hugh Manning Tractor Museum
- Clem Kentish Reserve has the potential to provide a space for museum parades and events
- Potential for consistent/branded signage to be developed and placed around Clem Kentish Reserve (e.g. wayfinding and interpretive) and the wider region (e.g. promotional and directional)
- A plan is currently in place to develop/extend Hugh Manning Tractor Museum to better display their assets and to provide more opportunities for interaction with their assets

Cuddleton British Shorthairs Club

Facility Use:

- The club currently holds a minimum of one show per year at Clem Kentish Reserve and are looking to hold more shows in the future, with interest from other similar clubs
- The club believes Clem Kentish Recreation Centre is an underutilised asset and would like to see more groups use the facility

Issues and Improvements:

- The club would like to see some more equipment available onsite
- The lighting within Clem Kentish Recreation Centre requires upgrading (i.e. current lighting is dark/yellow which is not ideal for shows)
- Air conditioning is desired within Clem Kentish Recreation Centre for the warmer months
- Clem Kentish Recreation Centre requires an overall tidy up of old equipment etc.
- Some of the window fittings within Clem Kentish Recreation Centre are outdated

Positive Feedback:

- The club is satisfied with the current storage space for their tables
- The kitchen facilities are in good condition, and the layout works well for events
- The toilets within Clem Kentish Recreation Centre are generally clean, spacious, and well maintained (noting that they are outdated)
- The current outdoor area with the playground suits the demographic of the club and its associated events

Future Opportunities:

- The club see Clem Kentish Reserve as a key tourism drawcard for events etc.
- Suggestion that the office space should be made available for wider community hire/use

Byford Basketball Association

Serpy Fusion Basketball Club:

- There are 14 teams which operate under the Byford Basketball Association, including the Serpy Fusion Basketball Club, who train at Clem Kentish Recreation Centre
- Serpy Fusion Basketball Club use Clem Kentish Recreation Centre to train on Tuesday, Thursday, and Friday afternoons, during both summer and winter
- Currently run the Aussie Hoops program for 5-10 year old's

Issues and Challenges:

- Clem Kentish Recreation Centre has poor security as a multi-use facility
- The changerooms and toilets require upgrades
- The court within Clem Kentish Recreation Centre is not a full-sized basketball court
- Clem Kentish Recreation Centre is currently underutilised
- Parking space is insufficient for large functions and events

Positives:

- Clem Kentish Recreation Centre is a suitable facility for basketball training with good quality wooden floors
- Storage space is currently sufficient

Future Opportunities:

- Serpy Fusion Basketball Club are interested in using Clem Kentish Recreation Centre more in the future as their membership base increases
- Potential to reinstate the gymnasium

Youth Development Team

Facility Use:

- Youth programs and events are rarely held at Clem Kentish Reserve and generally have low attendance rates
- Byford Basketball Association use Clem Kentish Recreation Centre for overflow games
- The tennis club no longer operates; however the tennis pavilion still exists and could present opportunities in the future
- Karnup Kings Football Club use the oval and Clem Kentish Recreation Centre including the kitchen facilities. The club plans to continue using Clem Kentish Reserve and is looking to expand in the future (e.g. women's teams), however suitable facilities are required
- The PCYC formerly used Clem Kentish Recreation Centre for gymnastics

Issues and Improvements:

- Parking space is limited
- The oval experiences drainage and surface issues during winter
- Australian Rules Football standards require the cricket pitch to be removed/covered for games
- Clem Kentish Recreation Centre has limited facilities for umpires/officials and changerooms for females
- Clem Kentish Reserve requires a general improvement/refresh (e.g. outdated skatepark)
- A designated pump track and parkour equipment would attract more young people
- Potential for bicycle/scooter servicing stations
- Free Wi-Fi would be advantageous
- The tennis courts are satisfactory; however the nets require replacement

DLGSC (Sport & Recreation)

Key Considerations:

- Important to consider the development of Keirnan Park and to manage the expectations of the community and key stakeholders in relation to the development of Clem Kentish Reserve (e.g. level of investment)
- Clem Kentish Reserve should provide a point of difference to Keirnan Park (e.g. training focus rather than competitions)
- Ensure that the Master Plan aligns with the standards and guidelines of the peak bodies

DLGSC (Culture & Arts)

Funding:

- There may be funding opportunities available for art and culture activities/projects at Clem Kentish Reserve, such as the Community Participation and Inclusion Program

Opportunities and Improvements:

- Opportunity to involve professional artists to develop public art at Clem Kentish Reserve
- Opportunity to provide infrastructure which would support future programs and events such as touring shows and festivals

Basketball WA

Facility Use:

- The outdoor courts at Clem Kentish Reserve are currently used for training and junior programs such as Aussie Hoops

Issues and Improvements:

- Byford Basketball Association does not have sufficient access to Clem Kentish Recreation Centre due to unavailability/shared use with other user groups
- The growth of Byford Basketball Association is limited due to the lack of available facilities as well as the size of current facilities
- Outdoor courts used for junior basketball generally have a roof structure, which is not the case at Clem Kentish Reserve
- Upgrades required to the existing basketball courts to meet standards

Tennis West

Issues and Constraints:

- Only one tennis club currently operates in the Shire (i.e. a small club in Byford)
- A recent audit has been conducted on the tennis courts at Clem Kentish Reserve and identified several issues (e.g. surface issues, netting damage and inadequate runoff)

Opportunities and Improvements:

- Improve efficiencies by integrating new court hire and data collection technologies (e.g. book a court and igloo lock systems)
- Upgrade the court surface and netting
- Convert the existing court lighting to LED floodlighting
- Implement appropriate drainage measures to mitigate the build-up of silt
- Provision of shade and seating on the tennis courts
- Improve carparking and accessibility
- Improve diversity and inclusion (e.g. ACROD parking, unisex toilets)
- Potential for a local coach to be based at the tennis courts

Other Considerations:

- Tennis West are supportive of retaining the existing four courts
- Multi-purpose courts (e.g. tennis, netball, basketball) are preferred

06
Planning & Analysis

SWOT Analysis

The Strengths, Weaknesses, Opportunities and Threats (SWOT) associated with the development of Clem Kentish Reserve are identified in this section. These attributes are derived from the key findings from the preceding sections of this report and consider the implications associated with:

- Strategic documents (local, state and federal)
- Emerging participation trends
- Demographic analysis
- Site analysis
- Consultation outcomes

A table summarising the SWOT analysis is located over the following pages.

Strengths	Weaknesses	Opportunities	Threats
The site is multi-purpose that currently caters to numerous user groups.	The site's infrastructure and facilities are ageing (e.g. public toilets, recreation centre, lighting).	Improvements to lighting (e.g. metal halide to LED floodlighting) at the site will allow for increased usage after dark.	The high cost of upgrading the existing facilities and infrastructure.
The site is strategically located in the Serpentine townsite and is close to other key community facilities such as the Serpentine Primary School.	The expansion of existing infrastructure and facilities is difficult due to lack of available space.	Potential for existing and future user groups to share the facilities at the site.	The implications of climate change (e.g. water restrictions) will have a significant impact on the site in the future.
Population growth in the Shire will bring increased demand for sport and recreation facilities.	There is a lack of female friendly changerooms and unisex toilets at the site.	Potential for user groups to enter a shared use agreement for the overall management and utilisation of Clem Kentish Recreation Centre.	Potential for the informal BMX tracks to further expand into the native vegetation.
The site currently caters to both sporting and unstructured recreational persuits.	There is a lack of consistent signage and branding (e.g. entrance signage)at the site.	Potential to access external funding from state and federal government, private sector, and other funding sources to improve the site.	Failing to incorporate modern technology into the design of the new facility and associated infrastructure.
The grounds provide a pleasant setting with established trees and a pocket of native vegetation.	The oval becomes waterlogged during winter due to poor drainage.	Opportunity to provide shared use paths throughout the site to improve circulation and accessibility.	Lack of a well thought-out and structured management option for the new facility.
The topography of the site is relatively flat, allowing for easier expansion of facilities.	There is poor existing lighting which impacts on safety and security across the site and limits site usage.	The site would benefit from becoming more energy efficient and sustainable, utilising alternate power options such as solar.	Increased levels of usage that an upgraded site will bring may impact negatively on surrounding residents (e.g. noise, lighting etc).

Strengths	Weaknesses	Opportunities	Threats
	The existing tennis court surface and tennis pavilion are in poor condition.	Upgrade of the existing facilities and infrastructure can help to increase usage and cater for larger events.	
	There are no formalised BMX tracks and the creation of informal BMX tracks is impinging on the native vegetation.	Potential to provide more recreational infrastructure such as fitness stations, pump track and nature playground.	
	There is poor connectivity and accessibility throughout the site.	Opportunities to increase diversity by providing improved amenities for all user groups (e.g. unisex toilets).	
	The site and associated facilities are currently underutilised due to the site layout and standard of facilities.	Opportunity to increase usage of the site in the future by providing more opportunities for community recreation and ensuring the existing infrastructure adheres to modern standards.	
	The two public toilets at the site are outdated and in need of upgrade/ replacement.	Potential to provide a formal carparking area for Hugh Manning Tractor Museum.	
	Limited potential for the Byford Basketball Association to expand due to the existing facilities (e.g. the indoor court at Clem Kentish Recreation Centre is not full sized).	Potential to remove the two public toilets and develop a single modern and universally accessible public toilet.	
	The toilets and changerooms within Clem Kentish Recreation Centre are outdated and in need of an upgrade.	Potential to upgrade Clem Kentish Recreation Centre, including extension of the existing basketball court to provide a full sized court.	

Strengths	Weaknesses	Opportunities	Threats
	Inadequate number of parking bays to facilitate large events and activities.	Potential to upgrade the existing toilets and changerooms within Clem Kentish Recreation Centre to provide modern amenities.	
	The existing infrastructure and site layout is disjointed which makes it challenging to host events and activities.	Potential to provide more formalised parking bays and ACROD parking to help facilitate larger events in the future.	
	There are limited viewing opportunities (e.g. shade and shelter) around the oval.	Improve the oval surface and drainage to increase utilisation of the site.	
	The current site circulation and oval access is limited due to the existing site layout.	Improve vehicular access onto the oval for events and activities.	
		Provide more viewing opportunities (i.e. shade and shelter) across the site.	
		Potential to rationalise the infrastructure onsite (e.g. public toilets, tennis pavilion).	
		Opportunity to host more events and activities at Clem Kentish Reserve in the future.	

07
Concept Plans

Guiding Principles

When planning to meet future community infrastructure needs and developing strategies and projects for delivery, a number of common principles apply to ensure the long term viability, suitability and ease of access for the facilities and users. The general principles and approaches to the development of community facilities are outlined below and guide the design and development of Clem Kentish Reserve.

Hierarchy of Development

The key to a successful network of facilities is the organisation of facilities within a hierarchy framework.

Catering for a Defined Catchment

Ideally, facilities should be central to a catchment with equitable access.

Accessibility

Facilities should be readily accessible to people of all abilities and be compliant with the requirements of the *Disability Discrimination Act 1992* and *Australian Standards 1428*.

Equity

Facilities should be readily accessible by all members of the community irrespective of age, mobility, sexual orientation, gender, cultural background or religious belief.

Visible

Facilities are generally located to promote visibility and accessibility to maximise use and services to meet identified social needs.

Location

As a general principle, community facilities should ideally be located within 400m walking distance of a regular public transport stop.

Co-Location

Integrated/co-located facilities, programs and services to maximise opportunity, use and benefit.

Service Integration

Design community facilities to enable sharing of resources and to increase the level of service integration.

Flexibility of Use

Facilities should be designed, built and managed to maximise flexibility in use (particularly multiple uses), so they can respond and adapt as needed.

Social Connectivity

Programs, activities and services offered should respond to the needs and interests of the people who live and work nearby and should foster long term social benefits for the community.

Design

The design should be presented as a reflection of the local culture.

Adaptation

Community facilities should be of sufficient size and designed to enable expansion and adaptation. There is a need to future-proof community infrastructure to ensure it can respond to changing demographic and technical requirements.

Shire Feedback

A virtual meeting was held with relevant internal stakeholders at the Shire, including the Communities Department, to provide input and feedback into the concept plan development process. The key input and feedback received from the Shire is outlined below.

- Consider rationalisation of the site's infrastructure, including the four tennis courts and tennis pavilion provided that there is no tennis club currently operating at the site
- Identify how the site can be better utilised for events and activities, including consideration of site circulation, layout, vehicle and pedestrian access and parking
- Due to the development of the Keirnan Park Recreation and Sporting Precinct and the current usage of the site, a two storey multi-purpose facility with a gymnasium and function room is not feasible at this site
- Priorities for upgrade and improvement include accessibility, oval drainage, lighting, viewing areas and parking
- The oval is currently underutilised for cricket and Australian Rules Football and there is an opportunity to realign and remark the oval to provide for rectangular field sports such as rugby. There is an existing rugby team within the Shire who could utilise the oval for training and games

Consultation Outcomes

The information gathered throughout the consultation process was used to inform the development of the concept plan design options for Clem Kentish Reserve. The following table sets out the key feedback received during the consultation process and how this feedback has been addressed in each concept plan design option.

Feedback	Concept Plan Option One	Concept Plan Option Two
Limited opportunities for play	Provision of a new nature playground	Provision of a new nature playground
No formal BMX tracks	Provision of a pump track	Provision of a pump track
Lighting is not great at night	Provision of LED floodlighting and additional lighting towers	Provision of LED floodlighting and additional lighting towers
The tennis courts aren't in great condition	Resurfacing of the existing court surface	N/A
Parking space is insufficient for large functions and events	N/A	Removal of the two existing tennis courts to facilitate the additional parking space
There is potential for additional shade and seating	Installation of seating and shade shelters	Installation of seating and shade shelters
The changerooms and toilets require upgrade	Refurbishment of the existing changerooms and toilets	Provision of new changerooms and toilets
The public toilets (near the playground) are in poor condition and require refurbishment	Removal of the two existing public toilets and incorporation of a new universally accessible public toilet	Removal of the two existing public toilets and incorporation of a new universally accessible public toilet
The court within Clem Kentish Recreation Centre is not a full-sized basketball court	Extension of the indoor basketball court	Provision of a new recreation centre which features a full sized indoor basketball court
Clem Kentish Reserve has the potential to provide a space for museum parades and events	Provision of a new 3m wide shared use path around the oval which can be used for parades and events	Provision of a new 3m wide shared use path around the oval which can be used for parades and events
An air conditioner is required in Clem Kentish Recreation Centre	Provision of air conditioning within Clem Kentish Recreation Centre	Provision of air conditioning within Clem Kentish Recreation Centre

Feedback	Concept Plan Option One	Concept Plan Option Two
Universal access does not meet current Australian Standards	Provision of access pathways to the site's key facilities and parking areas	Provision of access pathways to the site's key facilities and parking areas
Improve the site for events and activities	N/A	Provision of an additional parking area by removing the two existing tennis courts, as well as the provision of a new vehicle entrance point off Lefroy Street
A plan is currently in place to develop/extend Hugh Manning Tractor Museum	N/A	Extension of Hugh Manning Tractor Museum as per the plans
The lighting within Clem Kentish Recreation Centre requires upgrading	Provision of new lighting within Clem Kentish Recreation Centre	Provision of new lighting within Clem Kentish Recreation Centre
Upgrade the tennis court netting	Provision of new tennis court netting	N/A
Consider rationalisation of the site's infrastructure	Removal of the two existing public toilets	Removal of the two existing public toilets, tennis pavilion and cricket nets
The road to/from Hugh Manning Tractor Museum is mostly unsealed with potholes	Formalisation of the current entrance driveway	Provision of a new entrance driveway
Clem Kentish Reserve requires a general improvement/refresh (e.g. outdated skatepark)	Provision of improvements and upgrades to the existing skatepark	Provision of improvements and upgrades to the existing skatepark
Potential for bicycle/scooter servicing stations	Provision of bicycle/scooter servicing station near the skatepark	Provision of bicycle/scooter servicing station near the skatepark

Concept Plan Options

Two draft concept plan options have been developed following consideration of the background information, current trends and demographics, site analysis information, consultation outcomes and guiding principles.

The two draft concept plan options will be issued to the key stakeholders and project team for feedback and from there a preferred option will be determined, finalised and included in the Final Master Plan along with a 3D perspective. The draft concept plan options are included over the following pages.

Clem Kentish Reserve will become a flexible and multi-use sport, recreation and events hub that provides a range of modern shared and accessible amenities for existing and future user groups and the broader community.

Option One

The key focus of concept plan option one is to provide upgrades and improvements to the site's existing facilities and infrastructure to ensure they adhere to modern standards, while also providing new recreational amenities and improving site accessibility. Another focus of option one is the provision of minor upgrades and improvements to the existing Clem Kentish Recreation Centre.

Concept plan option one is located on the following page, and is reflective of the outcomes from the site analysis and consultation. A description and rationale for each of the facility and infrastructure upgrades addressed in option one is outlined below.

Playground

The provision of a children's nature playground was identified as a key desire in the community online survey. The western playground has been identified as the most feasible playground to develop due to its limited variety of existing play equipment. The western playground is also ideally located within close proximity to Clem Kentish Recreation Centre, which will allow for greater viewing opportunities.

Fitness Equipment

Individualised recreational persuits are continuing to increase in popularity. Concept plan option one recommends the installation of fitness stations at key points across the site, which will provide the local community with an opportunity to access and engage in individual fitness pursuits which align with increasingly busy lifestyles.

Pump Track

The existing informal BMX tracks were identified as a key concern as they're currently impinging on the site's environmentally sensitive native vegetation. Concept plan option one recommends the removal and rehabilitation of these informal BMX tracks, and the provision of a new pump track, which was a identified as a key desire throughout the consultation process. This will create a dedicated space for the local youth.

Skatepark

Concept plan option one recommends upgrades and improvements to the existing skatepark to improve its functionality and usability. This was identified as a key requirement in the site analysis and community survey. The installation of bicycle racks and a servicing station adjacent to the skatepark will add further value to this area.

Lighting

The existing metal halide lighting was identified within the site investigations report as reaching its end of useful life. Concept plan option one recommends upgrading the existing lighting to training standard LED floodlighting and installing additional LED floodlighting towers at key points across the site to improve safety and increase utilisation of the site at night.

Outdoor Courts

Concept plan option one recommends resurfacing the outdoor courts, providing new multi-use court line markings and new tennis nets. These upgrades were identified as key requirements in the site analysis, key stakeholder interviews and community online survey.

Tennis Pavilion

The site analysis found that the existing tennis pavilion has reached its end of useful life. Concept plan option one recommends the removal of the existing tennis pavilion and provision a new modern tennis pavilion/shed.

Oval

The existing oval surface becomes significantly waterlogged during the winter months which restricts the use of the oval for sport, recreation and events. Concept plan option one recommends improvements to the oval surface and drainage to allow for the use of the oval during winter months. In addition, it is noted that the current oval layout is retained in option one.

Cricket Nets & Centre Cricket Pitch

The site analysis identified that the existing cricket nets and centre cricket pitch require upgrades and maintenance. Concept plan option one recommends upgrades to the cricket nets (surface and netting) to meet the relevant standards and guidelines, and the provision of a new synthetic centre cricket pitch and suitable cover for the winter months.

In addition, concept plan option one also recommends the relocation of the cricket nets to facilitate the development of the dedicated youth space.

Shade & Seating

The key stakeholder interviews and site analysis identified a lack of shade and seating opportunities across the site. Concept plan option one recommends the provision of additional shade and seating at key points across the site (i.e. adjacent to the skatepark and around the oval), which will provide further rest points and viewing opportunities.

Native Vegetation

The majority of the site's environmentally sensitive native vegetation is located in the south-east corner. In order to protect this native vegetation from future development, concept plan option one recommends the provision of a low perimeter fence and the installation of interpretive signage which educates users on the significance of the vegetation.

Signage

The key stakeholder interviews and site analysis identified the need for additional signage across the site. Concept plan option one recommends the installation of wayfinding and directional signage at key points across the site (e.g. site entrance points), which will assist in promoting the site and its facilities to the local community and visitors.

Pathways

The key stakeholder interviews and site analysis identified the need for increased connectivity and accessibility across the site. The existing facilities and infrastructure are disjointed and there are a lack of connecting pathways. Concept plan option one recommends the provision of connecting pathways to/from key site facilities and infrastructure, which will provide enhanced accessibility for site users.

Concept plan option one also recommends the provision of a new 3m wide shared use pathway (with lighting) around the perimeter of the oval. The new shared use pathway will allow for greater vehicle and pedestrian access, and provide Hugh Manning Tractor Museum with a space to parade their machinery.

Parking

The key stakeholder interviews identified a need for a formalised parking area and entrance driveway at Hugh Manning Tractor Museum, which has been addressed in concept plan option one.

The site analysis identified that the surface of the main parking area requires upgrades and new line markings, which has also been addressed in concept plan option one.

Public Toilets

The existing public toilets are scattered across the site and have been identified in the site analysis, site investigations report and consultation process as reaching their end of useful life. Concept plan option one recommends the removal of the two existing public toilets and the provision of a new unisex public toilet within Clem Kentish Recreation Centre.

Clem Kentish Recreation Centre

Concept plan option one recommends minor upgrades and improvements to Clem Kentish Recreation Centre to ensure it meets modern standards and better services the existing user groups. As previously noted, a new unisex public toilet will be incorporate into the Recreation Centre. The site investigations report and site analysis found that the fixtures within the toilets and changerooms are reaching their end of useful life. Option one recommends that these fixtures are upgraded.

The key stakeholder interviews identified a need for the installation of air-conditioning and upgrades to the existing lighting, as well as the provision of new entry/exit doors to meet emergency and accessibility requirements. These elements have been addressed within concept plan option one.

Clem Kentish Recreation Centre is used regularly by the Serpy Fusion Basketball Club, however the existing basketball court does not adhere to the dimensions for a full sized indoor court. Concept plan option one recommends that the existing basketball court is extended to provide a full sized court. Other improvements addressed in option one for the Recreation Centre include extensions to the outdoor covered viewing area and provision of solar panels.

HPA TREDWELL

CLEM KENTISH RESERVE

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Option Two

Concept plan option two retains many of the key essential wider site upgrades and improvements which are outlined in the above concept plan option one. The below features which are included in the upgrades and improvements for option one are also addressed in concept plan option two. Refer to Pages 58 and 59 above for the description/rationale of these features.

- Playground
- Fitness Equipment
- Pump Track
- Skatepark
- Lighting
- Shade & Seating
- Native Vegetation
- Signage
- Pathways
- Public Toilets

The key point of difference between the concept plan options is that concept plan option two focuses on improvements to the site's vehicle access, circulation and parking to help increase site usage and better provide for events and activities. There are numerous events and activities held at Clem Kentish Reserve throughout the year, with limited parking identified as a key barrier and issue for large events and activities.

Another key difference is that concept plan option two recommends the removal of the existing Clem Kentish Recreation Centre and the development of a new modern one storey recreation centre. Other key differences include the reconfiguration of the oval space to facilitate rectangular field sports, and the removal of the cricket nets, centre cricket pitch and tennis pavilion to further rationalise site infrastructure.

Concept plan option two (including the floor plan and elevations for the new facility) is located over the following pages, and is reflective of the outcomes from the site analysis and consultation. A description and rationale for the upgrades and improvements which differ from concept plan option one are outlined below.

ANZAC Memorial

The Shire identified that the existing location and positioning of the ANZAC Memorial (plaque and flagpoles) is not ideal. Concept plan option two recommends that the ANZAC Memorial is relocated from the main parking area to a more visible/significant location.

Vehicle Access

Following consultation with the Shire's Communities Team, it was identified that the provision of a vehicle entry/exit point off Lefroy Street would be beneficial to provide vehicle access onto the oval and improve site accessibility and circulation for events and activities. This has been addressed in concept plan option two.

Parking & Tennis Courts

Following consultation with the Shire's Communities Team, it was identified that the site would benefit from additional parking bays for large events and activities. Concept plan option two recommends the removal of the existing two tennis courts to facilitate the additional parking bays. The two existing multi-use courts would be retained. Option two also recommends the provision of a new formalised entrance driveway.

Tennis Pavilion

The existing tennis pavilion is no longer in use and therefore the removal of the pavilion is recommended in concept plan option two to assist with the rationalisation of site infrastructure.

Rectangular Field

It was identified by the Shire that the oval is currently underutilised for cricket and Australian Rules Football, and given that these sports will be provided for within the Keirnan Park Recreation and Sporting Precinct, it is recommended in concept plan option two that the oval is realigned and remarked to better provide for rectangular field sports such as rugby. There is an existing rugby team within the Shire who could utilise the oval for training and games.

Cricket Nets & Centre Cricket Pitch

The site analysis identified that the existing cricket nets and centre cricket pitch require significant maintenance to meet the relevant standards and guidelines. In addition, these cricket facilities

are currently only utilised on an intermittent basis. Concept plan option two recommends the removal of the existing cricket nets and centre cricket pitch, which will improve the overall site layout and access.

Recreation Centre

Many of the internal elements within Clem Kentish Recreation Centre were identified throughout the site analysis and site investigations report to have reached their end of useful life. Concept plan option two recommends the removal of the existing Recreation Centre and the development of a new modern one storey facility which retains many of the upgrades outlined in concept plan option one, including the provision of a new unisex toilet, air-conditioning, solar panels and extensions to the outdoor covered viewing area. In addition to these upgrades, the new recreation centre would also provide:

- Sports changerooms
- Umpires room
- Kitchen/kiosk with external servery
- Additional sports storage
- Internal unisex toilet
- New multi-purpose line markings for basketball, netball, badminton and volleyball

The main existing parking area will need to be modified to facilitate the new recreation centre. The building floor plan and elevations for the new recreation centre are located below.

Hugh Manning Tractor Museum

In addition to the new formalised parking area and the new shared use pathway, concept plan option two also addresses the current extension plans for Hugh Manning Tractor Museum.

CLEM KENTISH FIELD AREA

- DEMOLISH CRICKET PITCH AND NETS.
- REMOVE 'AUSSIE RULES' AND REMAKE FOR RUGBY.
- PROVIDE TRAINING STANDARD SPORTS LIGHTING.
- PEDESTRIAN PATHWAY, FENCING AND LIGHTING TO PERIMETER.
- PROVIDE EXERCISE STATIONS & SHELTERS.
- RELOCATE ANZAC MEMORIAL TO MORE SIGNIFICANT AND USABLE SITE.
- PROVIDE MAINTENANCE ACCESS
- PROVIDE CHILDREN'S PLAYGROUND.
- RECLAIM, REMEDIATE AND REPLANT 'AUSSIE RULES' OVAL AREAS OUTSIDE OF RUGBY.

dP(A) TREDWELL

NEW PUBLIC AND OUTDOOR SPORTS AMENITIES AND INDOOR SPORTS COURT.

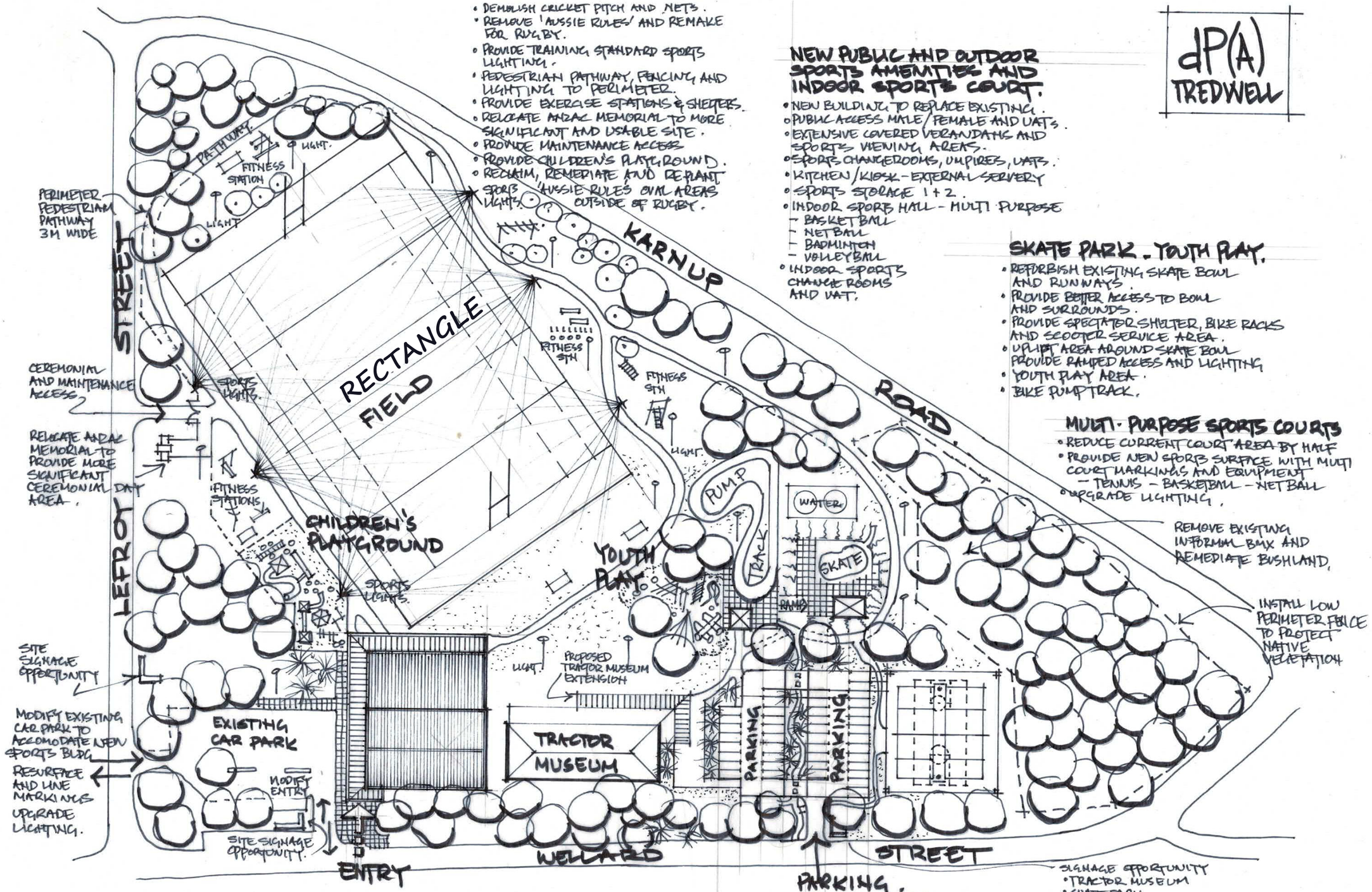
- NEW BUILDING TO REPLACE EXISTING.
- PUBLIC ACCESS MALE/FEMALE AND UAT'S.
- EXTENSIVE COVERED VERANDAHS AND SPORTS VIEWING AREAS.
- SPORTS CHANGEROOMS, UMPIRES, UAT'S.
- KITCHEN/KIOSK - EXTERNAL SERVERY
- SPORTS STORAGE 1 + 2.
- INDOOR SPORTS HALL - MULTI PURPOSE
  - BASKETBALL
  - NETBALL
  - BADMINTON
  - VOLLEYBALL
- INDOOR SPORTS CHANGE ROOMS AND UAT.

SKATE PARK - YOUTH PLAY.

- REFURBISH EXISTING SKATE BOWL AND RUNWAYS.
- PROVIDE BETTER ACCESS TO BOWL AND SURROUNDS.
- PROVIDE SPECTATOR SHELTER, BIKE RACKS AND SCOOTER SERVICE AREA.
- UPLIFT AREA AROUND SKATE BOWL PROVIDE RAMPED ACCESS AND LIGHTING
- YOUTH PLAY AREA.
- BIKE PUMPTRACK.

MULTI-PURPOSE SPORTS COURTS

- REDUCE CURRENT COURT AREA BY HALF
- PROVIDE NEW SPORTS SURFACE WITH MULTI COURT MARKINGS AND EQUIPMENT
  - TENNIS - BASKETBALL - NETBALL
- UPGRADE LIGHTING.



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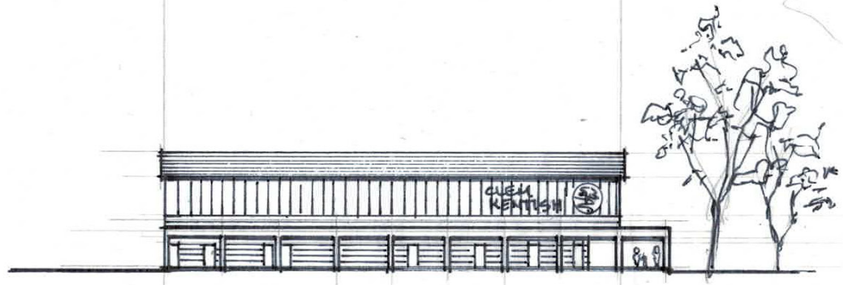
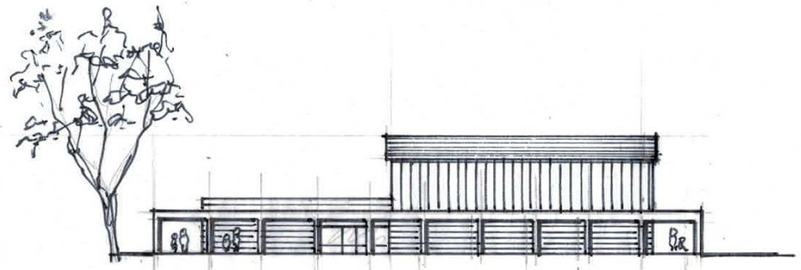
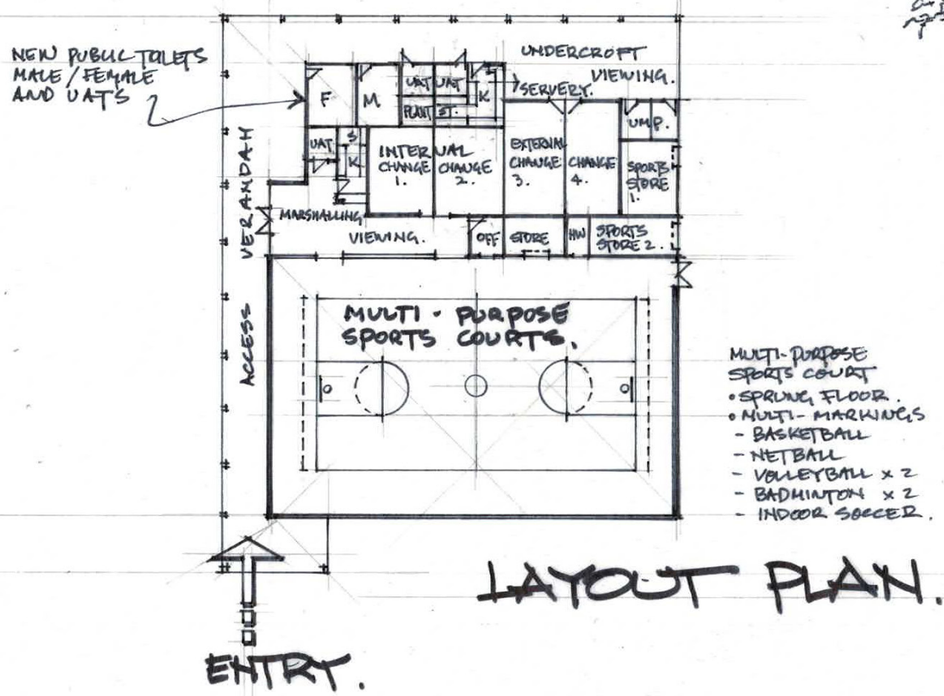


NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION.



LAYOUT PLAN.

CLEM KENTISH RESERVE

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08
Funding Opportunities

Funding Opportunities

Ideally, enhancements to sport, recreation and community facilities can be funded through revenue streams from various levels of government and other sources. A number of external funding programs and grants are available for the development of facilities such as those found at Clem Kentish Reserve. These programs change regularly, and it is important to contact the funding agency/organisation to obtain up to date details on guidelines and project eligibility.

This section provides examples of the current funding sources which may be applicable to the implementation of the Master Plan.

Federal Government

Sport Australia

Sport Australia provides opportunities for individuals and organisations to receive funding through the Australian Government.

Refer: https://www.sportaus.gov.au/grants_and_funding

Capability Building Grant Program

Sport Australia has developed the Capability Building Grant Program to provide investment opportunities for small and medium sports to help build their capability or support participation planning. The program aims to support sports with a small or medium club membership to:

- Improve their governance maturity
- Develop strategies to recruit and retain volunteers
- Create resources and online content to support learning and educational opportunities
- Undertake research to inform participation, planning, product design and engagement

Refer: https://www.sportaus.gov.au/grants_and_funding/capability-building-grant-program

Growing Regions Program

The Growing Regions Program will help drive regional economic prosperity by providing access to funding for capital works for community and economic infrastructure across rural and regional areas.

The program will be open and competitive with grants awarded on a merit basis. Administered funding for the program will be provided over three years. The program will be open to local government entities and not-for-profit organisations.

Information on the program's guidelines, eligibility criteria and application process will be provided in due course.

Refer: https://www.infrastructure.gov.au/territories-regions-cities/regional-australia/growing-regions-program

State Government

Community Sporting and Recreation Facilities Fund (CSRFF)

The CSRFF exemplifies the WA Government's commitment to the development of sustainable infrastructure for sport and recreation across the State. The purpose of the program is to provide WA Government financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation.

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

Through the CSRFF, the State Government will invest annually in the development of high-quality physical environments in which people can enjoy sport and recreation. There is $12.5 million available for allocation in the 2022/23 funding round.

Eligibility criteria includes:

- Local governments
- Not-for-profit sport, recreation, or community organisations (must be incorporated)

Refer: https://www.dlgsc.wa.gov.au/funding/sportand-recreation-funding/community-sporting-andrecreation-facilities-fund

Every Club Grant Scheme

The Every Club Grant Scheme provides funding that enables organisations to support sport and recreation clubs to build their organisational capacity and capability with a focus on governance, planning and management practices. The grant scheme is part of the broader Every Club Program aimed at providing a holistic, accessible and sustainable model of support to sport and recreation clubs across WA.

Refer: https://www.dlgsc.wa.gov.au/funding/sportand-recreation-funding/every-club-grant-scheme

Club Night Lights Program

The Club Night Lights Program exemplifies the State Government's commitment to the development of sustainable floodlighting infrastructure for sport across the State. The purpose of the program is to provide financial assistance to community groups and local governments to develop sports floodlighting infrastructure. The program aims to maintain or increase participation in sport and recreation with an emphasis on physical activity, through rational development of good quality, well-designed and well-utilised facilities.

Through the Club Night Lights Program, an amount of $10 million will be allocated from 2021-22 through to the 2024-25 financial year towards floodlighting infrastructure. The maximum grant offered for standard grant applications is one third of the total estimated project cost (excluding GST) up to a maximum grant of $1 million. Some applications will be eligible for up to one half of the project cost. This eligibility will be measured against key development principles.

Examples of projects which will be considered for funding include:

- Providing floodlighting to community training and/or local match play standard where existing facilities do not meet training standard
- Meeting strategic objectives for state sporting associations by providing facilities for competition play at formally identified locations
- Replacing aging metal-halide floodlighting with energy efficient LED floodlighting to community training and/or community match play standard
- Power upgrades directly linked to the development of lighting

Refer: https://www.dlgsc.wa.gov.au/funding/sportand-recreation-funding/club-night-lights-program/club-night-lights-program-guidelines

Innovation Challenge Program

The Innovation Challenge Program, administered by DLGSC in partnership with Healthway, is a grant program for organisations, providing investment for innovative projects that increase physical activity participation in the community. The program is designed to encourage business innovation and the use of technology to drive and grow sport and recreation. Projects will be supported based on community need, innovation, sustainability of outcomes and consideration of return on investment.

Eligibility criteria includes:

- Incorporated sport, recreation and community organisations and associations
- Local governments, tertiary institutions or community-based organisations who partner with a sport and active recreation organisation (Healthway only)

Refer: https://www.dlgsc.wa.gov.au/funding/sportand-recreation-funding/innovation-challengeprogram

Local Government

As the largest provider of sport and recreation facilities, local governments make significant investments into facilities, programs, and services. Where funding objectives align with Council's objectives, funding is often distributed to community organisations to support the development of successful sport, recreation, and community facilities in their local area. This may be through a capital works program, grant or loan (sometimes low interest). There is also a provision within the *Local Government Act* to raise a levy to fund specific projects.

Other Funding Bodies

Australian Sports Foundation

The Australian Sports Foundation has been helping athletes, sporting clubs and organisations fundraise for more than 30 years. The money raised by the Australian Sports Foundation is granted to fund programs designed to increase healthy activity levels and grow participation in sport. The Australian Sports Foundation focuses on helping kids get active, breaking down the barriers of entry for women, and on bringing more diversity to sport and access for all.

Refer: www.asf.org.au

Trusts and Foundations

There are many trusts and foundations established in Australia with a number providing funding for sport and recreation projects. Often, they are established by large corporations.

Refer: www.philanthropy.org.au

Commercial and Private Sector Funding

Commercial and private sector funding is often used by sporting and community organisations to assist with facility developments and ongoing operations. Opportunities such as facility naming rights and in-kind donations are available for new facility developments and upgrades.

Associations, Clubs and Peak Bodies

Association and club contributions toward facility development and other initiatives is common. This may include funds generated through fundraising, loans and savings.

Peak bodies may also have funding available which could be contributed towards sport and recreation projects. Examples of funding opportunities for sport and recreation facilities through associations and peak bodies are listed below.

- The Australian Cricket Infrastructure Fund (ACIF) provides funding for community cricket facility projects, with a focus on growing participation and promoting accessibility and inclusivity. The ACIF will contribute up to $4.65 million in 2022/23 for community facility projects. Refer: https://www.wacricket.com.au/support/facilities-and-infrastructure
- The National Court Rebate (NCR) is Tennis Australia's facility funding program assisting affiliated venues, local councils and schools. Projects supported by the program range from developing new courts, upgrading existing facilities, building or line marking Tennis Hot Shots courts, integrated gate access technology and strategy and planning. Refer: https://www.tennis.com.au/clubs/funding-andfacilities/national-court-rebate-scheme

09
Management

Management Options

In relation to the governance and management models of sport and recreation facilities, there are three common management structures, including direct management, indirect management and independent management.

There are a number of options for Council to consider in the future management of the facility, including:

- The new facility can be directly managed by Council Staff
- The new facility may be placed at 'arms length' under a management agreement arrangement with an organisation (e.g. a specialist management group)
- The new facility may be leased to an organisation such as a sports club or similar

In terms of their ability to satisfy the objectives of most Councils, each of the three options have both advantages and disadvantages. In general terms, facilities operated directly by Councils tend to be hampered in their operating performance by regulations and inappropriate financial, staffing and reporting systems. Facilities leased to private operators or independent community groups are often not properly maintained. The financial objectives of the operator are often in conflict with Council aims for access, equity and stewardship. Whereas an indirect management structure tends to allow all Council objectives to be achieved.

The following information presents an overview of the options available to Council and the associated benefits and constraints.

Direct Management (In House)

Direct management is where the local government retains total control and accountability for the operation of its facility through directly employed staff. Direct management options include:

- Managed and operated directly by Council employees
- Managed by a Committee under the *Local Government Act* using employees
- Managed by a Committee under the *Local Government Act* using contract labour and support services

Indirect Management (Arm's Length)

Indirect management is where the operation of the facility is placed at 'arms lengths' from the local government, while retaining effective control through the terms of its membership of a 'body corporate' formed to manage the facility. The 'body corporate' generally consists of representatives from each of the clubs and user groups. Indirect management options include:

- Managed by an incorporated association (or a company limited by guarantee) comprising representatives of Council and user groups
- Managed in partnership with Council via an incorporated association (or a company limited by guarantee) comprising representatives of Council and a specialist management agency
- Managed by a specialist management agency which has a management services agreement with Council

Independent Management (Outside)

Independent management is where the local government leases the facility to a private operator or independent organisation (usually with conditions for access, user charges etc.). Independent management options include:

- Managed by private (commercial) individual or organisation through a lease
- Managed by single or composite user group (sporting or community organisation) though a lease
- Managed by a specialist management agency through a lease

OPTION	BENEFITS	CONSTRAINTS
Direct Management	• The facility owner has complete control over centre operations • Most suitable option if there is a need to provide social services/ programs that may need financial support	• Recreation administrators and program staff often work evenings and weekends. Overtime and penalty rates set by awards can result in higher staffing costs. These increases may be avoidable where alternative management structures are used • Where only a few staff are employed at the facility, the owner may need to provide administrative support for the centre manager (e.g. banking, financial reports, assistance with taking bookings and key collection, secretarial, IT and mail services)
Indirect Management	• The owner has less administrative responsibility • Management 'freed up' to operate independently of the owner organisation. This may present opportunities to improve operational efficiency and adopt a more commercial approach • The contract can be structured to increase the reliability of the centre's operating budget • Where financial performance falls short of budget projections the contractor would normally be liable for the loss. Where an operational surplus is realised, the contractor normally retains the excess, or it may be reserved for capital purchases or improvements • Financial incentives are often built into the contract to encourage the operator to succeed	• Owner has minimal control over day to day operations • Potential for reduced social benefit as the contractor may only offer profitable programs and competitions and may disregard the social needs of the broader community • Facility owner is usually required to pay a management fee to the contractor
Independent Management	• The owner has no day to day administrative responsibility • The owner has minimal financial risk • The lessee may invest funds in the facility if they have sufficient tenure to generate an acceptable return on their investment	• Difficult to lease a centre that projects an operating deficit • The degree of control that the facility owner has over centre operations is limited by the way the lease agreement is structured • Broader community benefits sought by the facility owner must be specified in the lease agreement • The lessee retains operational profits • Difficult for either party to withdraw from or change the terms of the lease without the consent of both parties

COUNCIL OBJECTIVE	DIRECT MANAGEMENT	INDIRECT MANAGEMENT	INDEPENDENT MANAGEMENT
Reduce or eliminate deficit funding	DIFFICULT • Limited sense of competition and accountability • Slow to exploit opportunities • Politically vulnerable • Inflexible industrial arrangements	ACHIEVABLE • Body corporate is independently accountable • Flexible industrial arrangements • Staff encouraged to become entrepreneurial • Management can provide specialist experience	EASIER • Lessee operators able to make economies on labour, goods and services • Limited political considerations when setting fees and timetables
Maintain a significant degree of control	EASIER • Management by Council Staff • Regular reports to Council • Elected Members have opportunities for ongoing input	ACHIEVABLE • Lease to body corporate gives Council control • Council is a significant partner • Regular reports to Council (e.g. usage, fees etc.)	DIFFICULT • Usually mid to long term lease with no provision for change in circumstances • Usually no opportunity for Council to participate in management
Keep assets in good repair (building and equipment)	EASIER • Maintained by Council Staff to standards and budget provisions • Prompt response and care by Council's maintenance staff	ACHIEVABLE • Formal commitment built into a management agreement for maintenance and refurbishment • Monitored by Council through its partnership in the body corporate	DIFFICULT • Financial objective (e.g. profit or providing funds for other ventures) often causes conflict in decision making related to maintenance of buildings and equipment
Gain optimum use and flexibility (multi-use)	ACHIEVABLE • Vocal minority groups may be allowed to dominate peak times • Most use is by hire only (i.e. little promotion of regular activities)	ACHIEVABLE • No one sport favoured • Direct promotion of regular activities • Incentive to replace failing programs • Management agency can apply specialist experience	DIFFICULT • One sport often favoured • Usually focus on 'cash cow' activities • Membership restrictions often apply

10 Next Steps

Next Steps

The next steps for the Master Plan are detailed below.

Stage 4: Draft Master Plan Presented to Council to Endorse for Advertising

Council officers will report the Draft Master Plan to Council to endorse for advertising. The consulting team will make agreed changes to the Draft Master Plan following Council consideration.

Stage 5: Public Advertising

The Draft Master Plan and technical appendices will be publicly advertised in accordance with Council resolution.

Stage 6: Consideration of Submissions

All submissions received during the advertising of the Draft Master Plan will be compiled within a schedule of submissions. Responses will be provided to all submissions received during the advertising of the Draft Master Plan within the schedule of submissions. A schedule of modifications will be prepared to outline any modifications recommended to be undertaken to the Draft Master Plan and technical appendices. The consulting team will make agreed changes to the Master Plan.

Stage 7: Draft Master Plan Presented to Council for Recommendation

The feedback will be reviewed and agreed changes made to the Master Plan. The Master Plan will then be finalised into the Final Master Plan and submitted to the Project Manager for sign-off.

Appendices

Appendix 1 - Site Investigations Report

The following site investigations report for Clem Kentish Reserve was developed by Alphazeta and has been considered in the development of the Master Plan.

Site Investigations Report

Clem Kentish Reserve

24 Wellard St, Serpentine, Western Australia, 6125

Project Number: AZ220199
Prepared for Donovan Payne
10 March 2023

ALPHAZETA

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Document Information

Prepared for	Donovan Payne
Project Name	Clem Kentish Reserve
File Reference	Site Investigations Report
Project Number	AZ220199
Date	10/03/2023

Document Control

Revision	Date	Description	Prepared by	Reviewed by
0	09/03/2023	Draft Issue for Comment	TdS/RK	JM
1	10/03/2023	Final Report	TdS/RK	JM

Executive Summary

Electrical Services

The site has two main lead-in points. The first feeds a site main switchboard which then feeds the Clem Kentish Hall and Tractor Museum. The second serves the Tennis Court and Club room.

The actual feed in capacity to the Clem Kentish point of supply could not be determined due to the metering arrangement. We recommend the billing be clarified as to whether each building receives its own power bills or combined bills.

The power supply to the Clem Kentish building is limited by a 40A 3 phase breaker at the site main switchboard.

The site main switchboard also serves the Pump DB. This is limited to a 32A 3 phase supply.

The Switchboards are either in good condition or in the very least, are serviceable. Upgrades or modifications to these would need to be determined as part of any future planned works.

All lighting on site is reasonably old utilising older technology. Depending on the planned works, these fittings could be retained and replaced with LEDs once they fail or alternatively all replaced at once.

Emergency exit signage is only located in the Clem Kentish Hall. Emergency lighting could not be found in any building. An emergency lighting test switch is present in the Clem Kentish Hall DB.

It is not clear how the sites communications infrastructure reticulates to each building. We recommend an electrical contractor be engaged to trace out the cabling on site and determine where each connection point originates from.

Fire & Hydraulic Services

- **Water Corporation of Western Australia (WCWA) Assets**

The existing Water Corporation of Western Australia (WCWA) infrastructure that surrounds the site comprises of the following:

  - DN150 cast iron water main reticulating along Wellard Street
  - DN100 cast iron water main reticulating along Lefroy Street.
  - DN100 cast iron water main reticulating along Karnup Road. This service terminates at approx. 100m down Karnup Road from the Wellard Street intersection.

No Authority sewer main reticulates around the vicinity of the site.

- **Atco Gas Assets**

No Authority gas main reticulates around the vicinity of the site.

- **Recreation Centre**

  - Domestic Water Supply

Water supply to the building is fed from a Ø20mm metered connection off the Ø150mm watermain along Wellard Street. The water supply is mains pressured and reticulates downstream of the meter assembly to supply the fixtures within the building. Given the size of the street main, the incoming site metred connection can be upgraded as required to suit the redevelopment. Water distribution to the fixtures can be designed to mitigate the effects of water hammer.

  - Sanitary Drainage

The Recreation Centre and public toilets discharge into the septic and leech drain system. Fixtures within the kitchen of the Recreation Centre indicate the facility is used for food production. Therefore, it is recommended that the discharge form the kitchen fixtures reticulates into a suitably sized grease arrestor in accordance with Water Corporation's requirements. The provision of a grease arrestor also mitigates the opportunity for greasy solids entering the septic system and blocking the leech drains.

It is also recommended to upgrade the discharge pipework from the kitchen fixtures to the grease arrestor to HDPE in lieu of u-PVC.

- Stormwater Drainage

Although the stormwater management strategy for the Recreation Centre would have been complaint at the time of construction, it is recommended to assess the existing stormwater infrastructure for compliance with the current Shire requirements.

Under the Stormwater Requirements for the Shire of Serpentine Jarrahdale, stormwater discharge must be confined within the property boundaries. The Shire guidelines identify the method of calculating the required minimum stormwater retention volume as Roof Area (m^2) x 0.015.

- Sanitary Fixtures

It is recommended the existing fixtures within the Recreation Centre's amenities are upgraded to newer Watermark fixtures with a minimum 4-star WELS rating. Floor wastes within the kitchen are to be upgraded to Bucket Trap floor wastes with downstream clean-outs in accordance with Water Corporation's requirements.

As the public toilets are open throughout the day, it is recommended to upgrade the existing fixtures within the toilets to newer stainless steel 4-star WELS rating fixtures to mitigate the damages from vandalism.

Toilet seats and flushing cisterns should be regularly inspected and serviced.

- Fire Hydrants

Detailed site plan drawings and Architectural drawings of the Recreation Centre are required to assess if compliant hydrant coverage can be achieved from the street Hydrant on Wellard Street. A flow & pressure test of the street main is also recommended to determine its suitability.

If compliant hydrant coverage cannot be achieved, a new fire service connection can be tapped-off the street main into the property provided the street main can maintain the required flow and pressure.

- Fire Hose Reels

Under the NCC, fire hose reels are required within 4m of an exit. As there is no evidence of a Fire Engineered alternate solution, fire hose reels are to be accommodated in the redevelopment.

- Tractor Museum
  - Domestic Water Supply

Water supply to the building is fed from a Ø20mm metered connection off the Ø150mm street main along Wellard Street. The water supply is mains pressured and reticulates downstream of the meter assembly to supply the fixtures within the building.

- Sanitary Drainage

As no Authority sewer connection is present around the site, the sanitary drainage from the fixtures within the Tractor Museum, is managed on-site. As the Tractor Museum was constructed in the early 1990s, drainage from its fixture likely to have been extended to the existing septic and leech system to the west of the Recreation Centre.

As no information regarding the drainage is available, an Environmental Health Document Search can be requested from the Shire which would incur a fee of $28.00.

- Stormwater Drainage

Although the stormwater management strategy for the Tractor Museum building would have been complaint at the time of construction, it is recommended to assess the existing below ground stormwater infrastructure for compliance with the current Shire requirements.

- Sanitary Fixtures

The fixtures within the amenities appear and dated and approaching end of life as leaks were observed with staining and corrosion on the amenity's floors.

- Fire Hydrants

Detailed site plan drawings and Architectural drawings of the Tractor Museum structure are required to assess if compliant hydrant coverage can be achieved from the street Hydrant on Wellard Street. A flow & pressure test of the street main is also recommended to determine its suitability.

If compliant hydrant coverage cannot be achieved, a new fire service connection can be tapped-off the street main into the property provided the street main can maintain the required flow and pressure.

- Fire Hose Reels

Under the NCC the Tractor Museum building is classified as a 10a structure. Fire hose reel protection is required to all 10a structures with a floor area greater than 500sqm. No fire hose reels were identified within the building.

- Tennis Courts
  - Domestic Water Supply

Water supply to the amenities surrounding the Tennis Courts is fed from a Ø20mm metered connection off the Ø150mm street main along Wellard Street. The water supply is mains pressured and reticulates downstream of the meter assembly to supply the fixtures within the amenities.

- Sanitary Drainage

As no Authority sewer connection is present around the site, the sanitary drainage from the fixtures within the amenities, is managed on-site. Discharge reticulates northwest from the amenities to an in-ground septic system. The leech field for the septic system could not be confirmed on-site.

As no information regarding the drainage is available, an Environmental Health Document Search can be requested from the Shire which would incur a fee of $28.00.

- Stormwater Drainage

With the absence of downpipes and gutters, the stormwater run-off from the roof structures falls directly onto the ground below.

Although the stormwater management strategy for the Tennis Courts amenities building would have been complaint at the time of construction, it is recommended to assess the existing stormwater infrastructure for compliance with the current Shire requirements.

- Sanitary Fixtures

The amenities contain a mix of ceramic and stainless-steel fixtures. The fixtures and taps are of commercial standard with vandal-proof cistern covers.

Contents

1. Introduction

1.1 General

Alphazeta Group have been engaged to undertake a condition assessment of the facilities at the Clem Kentish Reserve facility located at 24 Wellard St, Serpentine, Western Australia, 6125.

The purpose of the report is to provide advice on the current electrical, water and drainage systems related to the existing Clem Kentish Reserve.

1.2 Scope

The items under review for the purposes of this report including the following:

- Electrical Services
- Hydraulic Services
- Fire Protection Services

1.3 Location

Clem Kentish Reserve is located at 24 Wellard St, Serpentine, Western Australia, 6125.

1.4 Nature of Buildings

Clem Kentish Reserve consists of the following buildings:

- Recreation Centre – Class 9b building with an indoor basketball court, conference rooms, Kitchen, amenities, small offices and stores.
- Tractor Museum – Class 10a building consisting of display shed and amenities.
- Public Toilets
- Tennis courts

1.5 Limitations

The inspection was visual in nature and only where safely accessible. The following works are not included in the inspection:

- Testing of existing equipment.
- Obtrusive inspections.
- Inground inspections of pipework and conduits, lifting of pit lids where possible excluded.
- Roof access.

2. Recreation Centre

2.1 Electrical Services

It should be noted that no as-constructed drawings for the existing electrical services were available fur the inspection. This report is based on observations on site at the time of inspection.

2.1.1 Main Electrical Infrastructure

The main incoming power supply is via an overhead Low Voltage cable from Wellard Street.

The supply feeds into a pole mounted meter box which contains two separate Western Power direct connect meters.

The meter box then feeds into a site main switchboard mounted on the other side of the pole.

This switchboard is split in two section with the left section feeding the following:

- Pump DB
- Clem Kentish Hall

And the right section feeding the Tractor Museum

It could not be determined at the time of inspection if the meters serve separate buildings or if one meter is an off peak meter. We will need confirmation from the clients billing to determine this.

The Hall section of the switchboard has a 100A isolator.

The Clem Kentish Hall is protected by a 40A 3 phase circuit breaker.

The Pump DB is protected by a 32A 3 phase circuit breaker.

The tractor museum has a 100A 3 phase isolator and 50A 3 phase circuit breaker protecting the building.

The feeds to each building from the Site Main Switchboard is via overhead cables.

An electrical pit is located on the edge of the sports field. Based on its location, it might indicate the cable reticulation path of the Pump DB submain cable from the site main switchboard.

Pole Mouted Meter Box

Site Main Switcboard

2.1.2 Switchboards

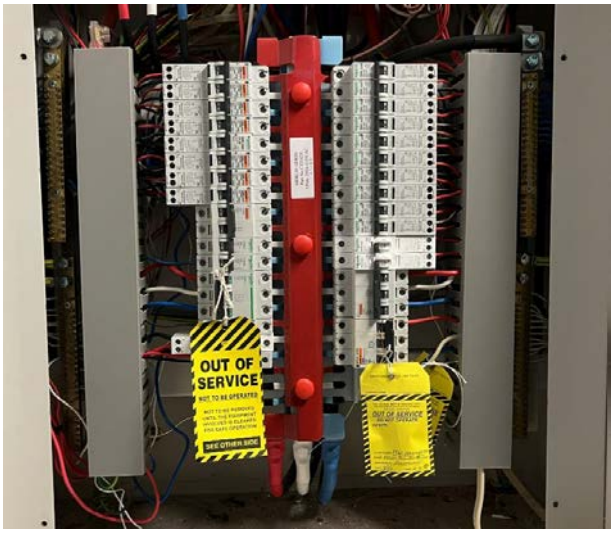
The Clem Kentish hall has relatively new distribution board. This board is mounted just inside the main entry to the hall and is in very good condition.

The board ntains an external generator connection with manual transfer switch.

The board also contains an isolator in preparation of a future connection to a Photo Voltaic array.

The building switchboard also provides feeds out to the electric barbeques located in the recreation areas of the park and the amenities to the west of the Hall.

Clem Kentish Hall Disitrbution Board



Clem Kentish Hall DB without escutcheon

2.1.3 Lighting

The building is furnished with mostly surface mounted battens with wrap around diffusers.

The hall utilises high bay luminaires. The lamp types could not be determined.

The outside of the building has surface mounted bulkhead lights to provide night time security lighting.

The site has limited carpark lighting with only 2 luminaires spaced at opposite ends.

A single flood light faces onto the sports oval.

Amenity Lighting

Hall Lighting

External Lighting

Amenity Lighting

External Carpark Lighting

Sports Field Flood Light

2.1.4 Emergency and Exit Lighting

The building contains exit signage above the main egress doors. These utilise the current running man symbol and appear to be compliant.

The distribution board contains an emergency lighting test switch.

Separate dedicated emergency lighting was not sighted during the visit.

Exit Signage

Emergency Lighting Test Switch

2.1.5 Communications

Only a single telephone outlet could be found in the site within the existing hall.

A small wall mounted communication cabinet is located in the building extension. This contains a 110 Krone frame and some standard Communications cabling.

The location of the incoming infrastructure could not be determined during the site inspection.

Depending on the works proposed to be completed on site, we recommend a contractor be engaged to trace out the cabling and determine the lead in point.

Telephone outlet

Comms cabinet

2.2 Hydraulic Services

Limited as-constructed hydraulic services drawings or O&M Manuals were available at the time of our review and inspection. The reviewed documents include:

- Water Corporation's drawings
- 1979 & 1980s Architectural plans
- 1980 Septic & Leech Drain diagram

2.2.1 Domestic Water Supply

Water supply to the building is fed from a Ø20mm metered connection off the Ø150mm watermain along Wellard Street. A high-hazard backflow prevention device (RPZD) is installed downstream of the water meter and is located within the landscape adjacent to the car park.

The water supply is mains pressured and reticulates downstream of the RPZD to supply the fixtures within the Recreation Centre and the adjacent public toilets.

Authority Water Meter

RPZD Downstream of Water Meter

2.2.2 Sanitary Drainage

Sanitary drainage from the Recreation Centre fixtures is collected by a 100mm drain that reticulates under the lean-to structure at the north of the building. Inspection openings (I.O) covers are visible on the slab level confirming the location of the drain. As no Authority sewer connection is present around the site, the sanitary drain reticulates west and discharges into the septic system adjacent to the public toilets.

Sanitary drainage from the public toilets is also collected and discharged into the septic system to its north.

Review of the 1980 Septic & Leech Drain diagram indicates the septic system discharges into a 20m long leech drain located northwest of the Recreation Centre. Evidence of the location of the leech drain can be confirmed by the expedited turf growth at its location.

Drainage I.O's Visible on Slab

In-ground Septic System

Location of In-ground Leech Drain

2.2.3 Stormwater Drainage

Stormwater run-off from the roof is collected by a mix of box gutters and eaves gutters with downpipes transferring the run-off to ground level.

Downpipes from the main roof of the Recreation Centre drop along the southern elevation of the building and run below ground and connect into the in-ground site stormwater infrastructure. Two downpipes from the entry canopy along the northern elevation also drop below ground.

Downpipes from the lean-to roof and the store room roofs drop along the north and east elevation and terminate above ground level and discharge onto the surface below.

A stormwater overflow pipe was also identified reticulating under the lean to structure slab and terminating above the floor level. The pipe appears to be asbestos cement with visible deterioration at its termination.

Strip drains located along the southeast of the building appear severely blocked be debris with the surrounding floor showing signs of water ponding.

South Elevation Downpipe Connecting In-ground

Storeroom Roof Downpipe Discharging on Ground Level

Lean-to Roof Downpipe Discharging on Ground Level

Blocked Strip Drain

Blocked Strip Drain and Stained Floor

Stormwater Overflow Pipe Under Lean-to Structure

2.2.4 Gas Service

As no Authority gas main is present around the site, the site uses storage gas cylinders. An external naturally ventilated gas service compound is located along the north elevation of the building. The compound has the capacity to store two 45kg gas cylinders however, only one is currently installed.

The gas service serves the six-burner stove within the kitchen. This appliance has a gas consumption of 172 MJ/hr.

Storage Gas Compound

2.2.5 Sanitary Fixtures

The public toilets contain a mix of ceramic and stainless-steel fixtures. The fixtures and taps are of commercial standard however, they appear dated and have approached end of life as leaks were observed with severe staining and corrosion.

Female Public Toilet Pan

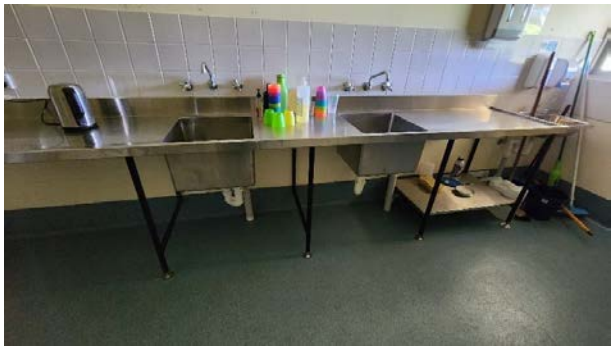
Male Public Toilet Urinal

The Recreation Centre toilets contain ceramic fixtures and chrome plated brass tapware. The male toilets urinal is stainless steel. The fixtures and taps appear dated and can be replaced with newer fixtures providing efficient flowrate.

Male Toilet Urinal & Basin

Femail Toilet Basins

The kitchen within the Recreation Centre toilets contains commercial grade stainless steel fixtures and commercial grade tapware. The floor wastes within the kitchen do not contain bucket traps or clean-outs in accordance with Water Corporation requirements.



Kitchen Sinks & Basin

Kitchen Floor Waste

2.2.6 Recommended Site Upgrades

2.2.6.1 Domestic Water Supply

As a Ø150mm street main reticulates along Wellard Street, the incoming site metred connection can be upgraded as required to suit the redevelopment. Water distribution to the fixtures can be designed to mitigate the effects of water hammer by addressing the following issues:

- Appropriate design of water service pipework to maintain water velocities to a maximum of 1.5 m/s.
- Appropriate use and spacing of pipe support and fixings.
- Avoiding quick closing tapware such as ceramic disc, quarter and half turn tapware.

2.2.6.2 Sanitary Drainage

As the Recreation Centre and public toilets discharge into the septic and leech drain system, regular servicing and maintenance of the system is recommended.

Fixtures within the kitchen of the Recreation Centre indicate the facility is used for food production. Therefore, it is recommended that the discharge form the kitchen fixtures reticulates into a suitably sized grease arrestor in accordance with Water Corporation's requirements. The provision of a grease arrestor also mitigates the opportunity for greasy solids entering the septic system and blocking the leech drains.

It is also recommended to upgrade the discharge pipework from the kitchen fixtures to the grease arrestor to HDPE in lieu of u-PVC.

2.2.6.3 Stormwater Drainage

Under the Stormwater Requirements for the Shire of Serpentine Jarrahdale, stormwater discharge must be confined within the property boundaries. The Shire guidelines identify the method of calculating the required minimum stormwater retention volume as Roof Area (m^2) x 0.015.

Although the stormwater management strategy for the Recreation Centre would have been complaint at the time of construction, it is recommended to assess the existing stormwater infrastructure for compliance with the current Shire requirements.

2.2.6.4 Sanitary Fixtures

It is recommended the existing fixtures within the Recreation Centre's amenities are upgraded to newer Watermark fixtures with a minimum 4-star WELS rating. Floor wastes within the kitchen are to be upgraded to Bucket Trap floor wastes with downstream clean-outs in accordance with Water Corporation's requirements.

As the public toilets are open throughout the day, it is recommended to upgrade the existing fixtures within the toilets to newer stainless steel 4-star WELS rating fixtures to mitigate the damages from vandalism.

Toilet seats and flushing cisterns should be regularly inspected and serviced and or replaced where parts are not available.

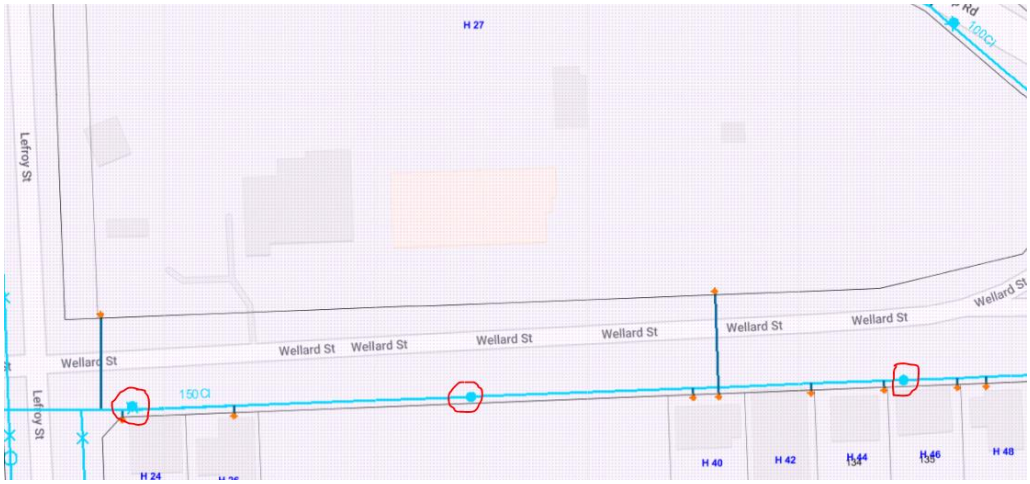
2.3 Fire Protection Services

Water Corporation's infrastructure drawings were available and reviewed to understand the current fire services infrastructure serving the building (note – no as-constructed fire services drawings or O&M Manuals were available at the time of our review and inspection).

2.3.1 Fire Hydrant

Under the NCC 2019, all buildings over 500 sqm in effective area are to contain fire hydrant protection. As the existing Recreation Centre building appears over 500 sqm, hydrant protection to the development may not be complaint with the current code requirements.

With the absence of on-site hydrants, fire hydrant protection can only be achieved from the street hydrants on Wellard Street. As the Authority main is located on the opposite side of the Wellard Street, adequate hydrant hose coverage may not be achieved to all parts of the building.



Street Hydrants (Identified with Red Circles)

2.3.2 Fire Hose Reels and Extinguishers

Under the NCC the Recreation Centre building is classified as a 9b structure. Fire hose reel protection is required to all 9b structure with a floor area greater than 500sqm. No fire hose reels were identified within the building.

Fire extinguishers are installed in-lieu of fire hose reels, however this forms part of a Fire Engineering alternate solution that is to be approved by DFES. No documentation of a Fire Engineering report was provided.

Block Plan Showing Locations of Fire Extinguishers

2.3.3 Recommended Site Upgrades

2.3.3.1 Fire Hydrants

Detailed site plan drawings and Architectural drawings of the Recreation Centre are required to assess if compliant hydrant coverage can be achieved from the street Hydrant on Wellard Street. A flow & pressure test of the street main is also recommended to determine its suitability.

If compliant hydrant coverage cannot be achieved, a new fire service connection can be tapped-off the street main into the property provided the street main can maintain the required flow and pressure. The new fire service tapping can be extended into the car park with an external feed hydrant providing the required coverage.

2.3.3.2 Fire Hose Reels

As there is no evidence of a Fire Engineered alternate solution, the proposed fire service connection from the street main, feeding the proposed on-site hydrant, can be extended further to provide adequate hose reel coverage to the building.

Under the NCC, fire hose reels are required within 4m of an exit. This is to be accommodated in the redevelopment.

3. Tractor Museum

3.1 Electrical Services

3.1.1 Electrical Infrastructure

The Tractor Museum infrastructure is fed from the same location as the Clem Kentish Hall. Refer to section 2.1.1 for further information.

3.1.2 Switchboards

The Tractor Museum switchboard existing Pedal and Flipper switchboard is in reasonable condition given its age. The meter is located directly adjacent to the switchboard.

The power and lighting circuits all utilise RCD protection.

Tractor Museum Distribution Board

3.1.3 Lighting

The building is furnished with mainly surface mounted fluorescent batten luminaires with wrap around prismatic diffusers.

Tractor Museum Lighting

3.1.4 Emergency and Exit Lighting

The building does not contain any emergency lighting or exit signage.

3.1.5 Communications

Similar to the Clem Kentish Hall, limited communications infrastructure was found on site. A single telephone was observed.

We recommend a contractor be engaged to trace out the cabling paths and create a line diagram showing how the infrastructure is currently installed throughout the site.

3.2 Hydraulic Services

Water Corporation's infrastructure drawings were available and reviewed to understand the current hydraulic services infrastructure serving the building (note – no as-constructed hydraulic services drawings or O&M Manuals were available at the time of our review and inspection).

3.2.1 Domestic Water Supply

Water supply to the building is fed from a Ø20mm metered connection off the Ø150mm watermain along Wellard Street. No backflow prevention device has been installed downstream of the meter.

The water supply is mains pressured and reticulates downstream of the meter assembly to supply the fixtures within the Tractor Museum.

Authority Water Meter Assembly

3.2.2 Sanitary Drainage

As no Authority sewer connection is present around the site, the sanitary drainage from the fixtures within the Tractor Museum, is managed on-site however, evidence of an independent septic and leech drain system could not be confirmed on site.

As the Tractor Museum was constructed in the early 1990s, drainage from its fixture likely to have been extended to the existing septic and leech system to the west of the Recreation Centre.

As no information regarding the drainage is available, an Environmental Health Document Search can be requested from the Shire which would incur a fee of $28.00.

If no new information is obtained from the Shire's document search, in-ground scanning of the sanitary drainage from the building is recommend to determine its route.

3.2.3 Stormwater Drainage

Stormwater run-off from the roof is collected by eaves gutters with downpipes transferring the run-off below the ground level.

Although the stormwater management strategy for the Tractor Museum building would have been complaint at the time of construction, it is recommended to assess the existing below ground stormwater infrastructure for compliance with the current Shire requirements.

Downpipes Connecting In-ground

3.2.4 Sanitary Fixtures

The existing fixtures with the building are of commercial grade ceramic and a stainless-steel kitchenette sink.

The fixtures within the amenities appear and dated and approaching end of life as leaks were observed with staining and corrosion on the amenity's floors.

Male Toilet Hand Basin

Toilet Pan

Kitchenette Sink

3.3 Fire Protection Services

Water Corporation's infrastructure drawings were available and reviewed to understand the current fire services infrastructure serving the building (note – no as-constructed fire services drawings or O&M Manuals were available at the time of our review and inspection).

3.3.1 Fire Hydrant

Under the NCC 2019, all buildings over 500 sqm in effective area are to contain fire hydrant protection. As the existing Tractor Museum building appears over 500 sqm, hydrant protection to the development may not be complaint with the current code requirements.

With the absence of on-site hydrants, fire hydrant protection can only be achieved from the street hydrants on Wellard Street. However, as the Authority main is located on the opposite side of the Wellard Street, adequate hydrant hose coverage may not be achieved to all parts of the building.

If compliant hydrant coverage cannot be achieved, a new fire service connection can be tapped-off the street main into the property provided the street main can maintain the required flow and pressure.

3.3.2 Fire Hose Reels

Under the NCC the Tractor Museum building is classified as a 10a structure. Fire hose reel protection is required to all 10a structures with a floor area greater than 500sqm. No fire hose reels were identified within the building.

4. Tennis Courts

4.1 Electrical Services

4.1.1 Electrical Infrastructure

The main incoming power supply is via an overhead Low Voltage cable from Wellard Street.

This connection is separate to the tractor museum and the Clem Kentish Hall supply.

The supply feeds into a pole mounted meter box which contains a direct connect Western Power meter, am 80A 3 phase Mainswitch isolator and a 32A 3 phase circuit breaker feeding to the Tennis Court DB..

The outgoing feed to the Tennis Court DB appears to reticulate into the ground via conduit. The direct of cable reticulation from this point is not known.

Tennis Pavilion Meter

Overhead Power Supply from Wellard Street

4.1.2 Switchboards

The Tennis court building contains two small plastic switchboards. The labelling on the boards is only partly complete, therefore we could not ascertain what all the supplies are serving.

The boards do supply the Tennis Club building, the external toilets and the tennis court lighting.

Tennis Court DB

Tennis Club and Toilet DB

4.1.3 Lighting

The tennis club building contains surface mounted batten fluorescents with wrap around prismatic diffusers.

The toilets contain surface mounted bulkhead style luminaires with surface mounted exposed wiring.

Tennis Club Building Lighting

Tennis Club Toilet Lighting

Tennis Court Lighting

4.1.4 Emergency and Exit Lighting

The buildings do not contain an emergency lighting or exit signage.

4.1.5 Communications

The Tennis club contains a small 12RU wall mounted communications cabinet.

The building also as a directional communications transmitter/receiver.

The exact setup of this communications or where it connected back to could not be determined during the inspection.

Communications Cabinet

Wireless Transmitter/Receiver

4.2 Hydraulic Services

Water Corporation's infrastructure drawings were available and reviewed to understand the current hydraulic services infrastructure serving the building (note – no as-constructed hydraulic services drawings or O&M Manuals were available at the time of our review and inspection).

4.2.1 Domestic Water Supply

Water supply to the amenities surrounding the Tennis Courts is fed from a Ø20mm metered connection off the Ø150mm watermain along Wellard Street. No backflow prevention device has been installed downstream of the meter.

The water supply is mains pressured and reticulates downstream of the meter assembly to supply the fixtures within the amenities.

Authority Water Meter Assembly (Identified with a Red Circle) within Landscape

4.2.2 Sanitary Drainage

As no Authority sewer connection is present around the site, the sanitary drainage from the fixtures within the amenities, is managed on-site. Discharge reticulates northwest from the amenities to an in-ground septic system. The leech field for the septic system could not be confirmed on-site.

As no information regarding the drainage is available, an Environmental Health Document Search can be requested from the Shire which would incur a fee of $28.00.

Tennis Court Amenities & In-ground Septic System

4.2.3 Stormwater Drainage

With the absence of downpipes and gutters, the stormwater run-off from the roof structures falls directly onto the ground below.

Although the stormwater management strategy for the amenities would have been complaint at the time of construction, it is recommended to assess the existing stormwater infrastructure for compliance with the current Shire requirements.

4.2.4 Sanitary Fixtures

The amenities contain a mix of ceramic and stainless-steel fixtures. The fixtures and taps are of commercial standard with vandal-proof cistern covers.

Stainless-steel Hand Basin

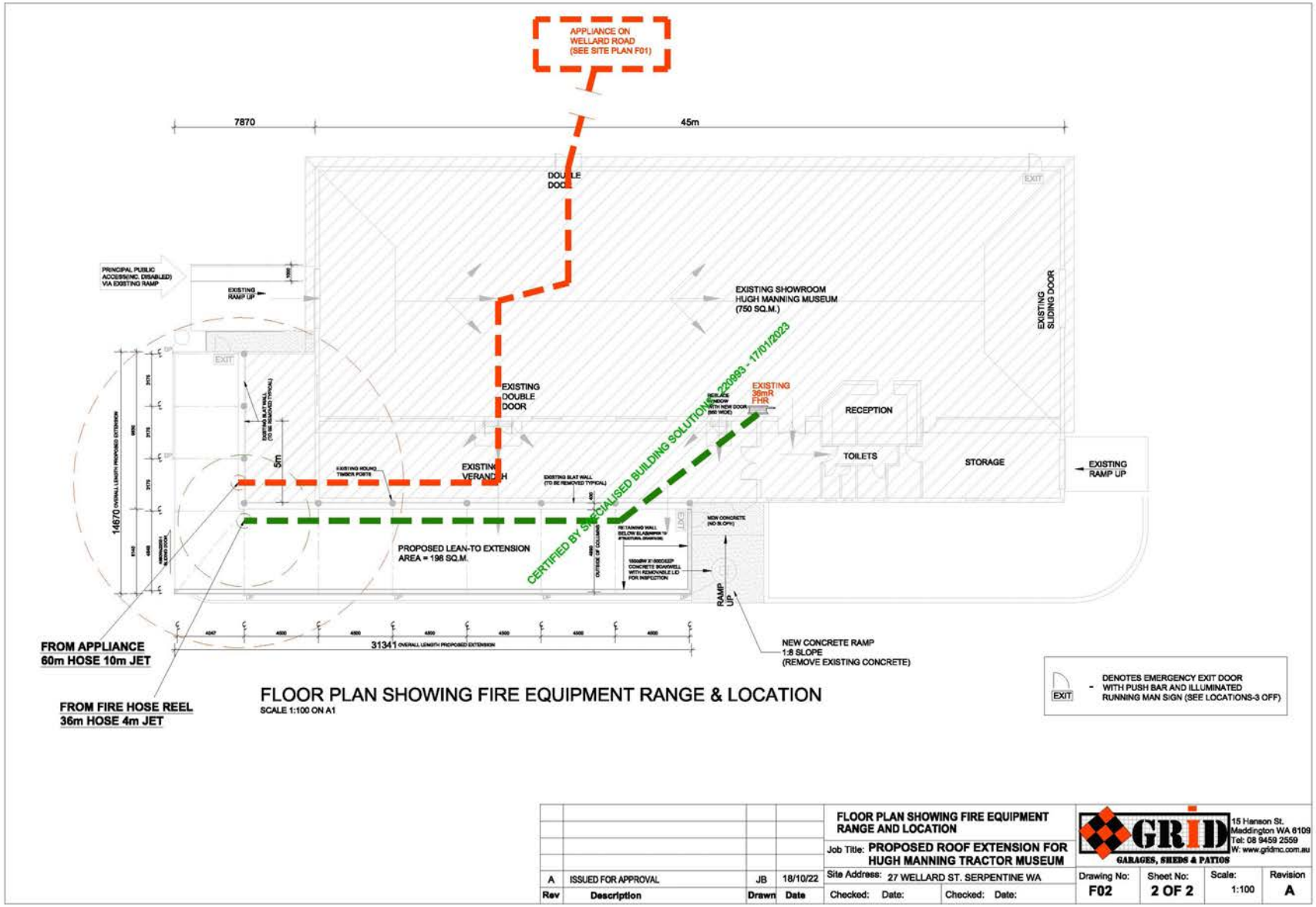
Ceramic Pan with Cistern Cover

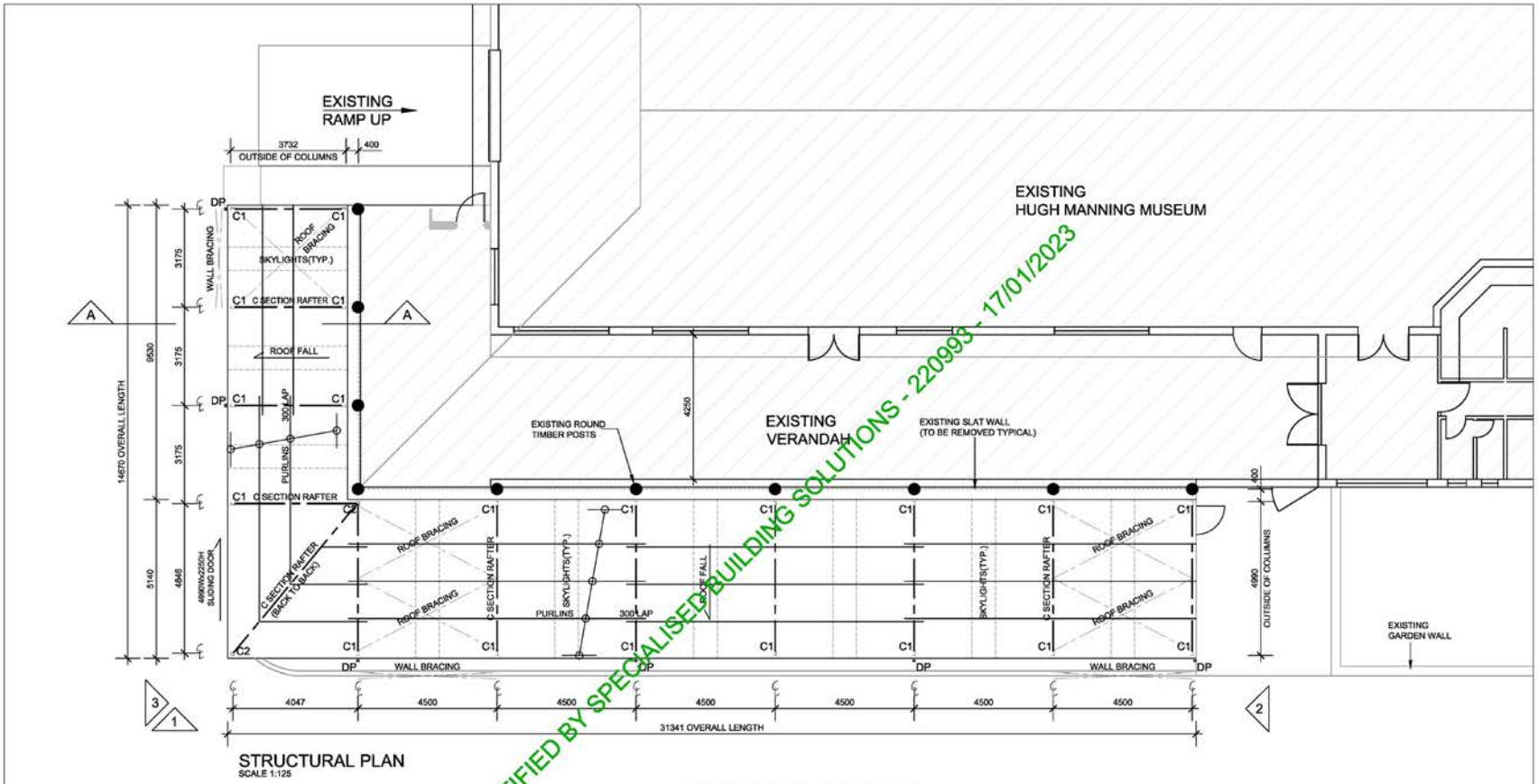
4.3 Fire Protection Services

As the Tennis Court amenities structure is under 500 sqm, hydrant protection is not required under the NCC.

Appendix 2 - Hugh Manning Tractor Museum Extension

The following plans for the extension of Hugh Manning Tractor Museum were developed by Grid Construction and have been considered in the development of the concept plan design options.


APPLIANCE ON WELLARD ROAD (SEE SITE PLAN F01)
7870
45m
PRINCIPAL PUBLIC ACCESS(INC. DISABLED) VIA EXISTING RAMP
EXISTING RAMP UP
EXISTING SHOWROOM HUGH MANNING MUSEUM (750 SQ.M.)
EXISTING SLIDING DOOR
EXISTING DOUBLE DOOR
EXISTING 36mR FHR
RECEPTION
TOILETS
STORAGE
EXISTING RAMP UP
5m
PROPOSED LEAN-TO EXTENSION AREA = 196 SQ.M.
CERTIFIED BY SPECIALISED BUILDING SOLUTIONS 220993 - 17/01/2023
RAMP UP
NEW CONCRETE RAMP 1:8 SLOPE (REMOVE EXISTING CONCRETE)
FROM APPLIANCE 60m HOSE 10m JET
FROM FIRE HOSE REEL 36m HOSE 4m JET
31341 OVERALL LENGTH PROPOSED EXTENSION
14670 OVERALL LENGTH PROPOSED EXTENSION
EXIT - DENOTES EMERGENCY EXIT DOOR WITH PUSH BAR AND ILLUMINATED RUNNING MAN SIGN (SEE LOCATIONS-3 OFF)
FLOOR PLAN SHOWING FIRE EQUIPMENT RANGE & LOCATION
SCALE 1:100 ON A1
A ISSUED FOR APPROVAL JB 18/10/22
Rev Description Drawn Date
FLOOR PLAN SHOWING FIRE EQUIPMENT RANGE AND LOCATION
Job Title: PROPOSED ROOF EXTENSION FOR HUGH MANNING TRACTOR MUSEUM
Site Address: 27 WELLARD ST. SERPENTINE WA
Checked: Date: Checked: Date:
GRID GARAGES, SHEDS & PATIOS
15 Hanson St. Maddington WA 6109 Tel: 08 9459 2559 W: www.gridmc.com.au
Drawing No: F02
Sheet No: 2 OF 2
Scale: 1:100
Revision A



STRUCTURAL PLAN
SCALE 1:125

SPECIFICATIONS	
SPANS	4000 UP TO 6000
HEIGHT (H)	2.465m (EAVE) - UP TO 2.68m (APEX)
RAFTERS	C15024
COLUMNS	C1 - C15024
	C2 - 100x3.0 SHS(2 OFF)
PURLINS	100Z 12 @ 1200 EQUAL SPACING
GIRTS	TS6410 @ 1400 CTRS MAX
DOOR BEAM	C15024
BRACING	6mm ø ROD
WALL CLADDING	0.42 BMT TRIMDEK
ROOF CLADDING	0.42 BMT TRIMDEK
FLASHINGS	0.55 BMT
ROOF PITCH	2.5°

DESIGN
* WIND REGION A, TERRAIN CATEGORY 2 - 4.
* WIND LOAD DESIGN TO AS1170
* EARTHQUAKE ACCELERATION CO-EFFICIENT 0.15
* SITE IDENTIFICATION: FOR SITE CLASSIFICATION A, S & M AS CONFIRMED BY INSPECTION TO AS2870.1
* BUILDING CLASSIFICATION(CLASS 9b) WITH AN IMPORTANCE LEVEL OF 3.
* ALL WORKMANSHIP AND MATERIALS USED IN FABRICATION AND ERECTION SHALL COMPLY WITH ALL RELEVANT AUST. STANDARDS

THI IS TO CERTIFY THAT THE BUILDING HERIN ADDRESSED WILL BE STRUCTURALLY SOUND WHERE CONSTRUCTED IN COMPLIANCE WITH THE APPROVED STRUCTURAL DRAWINGS AND THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

NAME & SIGNATURE: XIDONG ZHU

QUALIFICATION AND AFFILIATIONS: CIVIL & STRUCTURAL ENGINEER
MIEAust (4152335)
DATE: 16/09/2022

THERMAL BRANE 4
INSULATION TO
ROOF ONLY

Rev	Description	Drawn	Date
E	EXIT DOORS ADDED	JB	15/09/22
D	IMPORTANCE LEVEL NOTE ADDED	JB	14/07/22
C	RETAINING WALL FOR CONCRETE SLAB ADDED	JJB	31/05/22
B	CLIENT REVISIONS	JJB	26/05/22
A	ISSUED FOR APPROVAL	JJB	19/04/22

Rev	Description	Drawn	Date
G	REVISED FLOOR LEVELS AND ACCESS	JJB	18/11/22
F	NOTES AND FLOOR LEVELS UPDATED	JJB	19/10/22

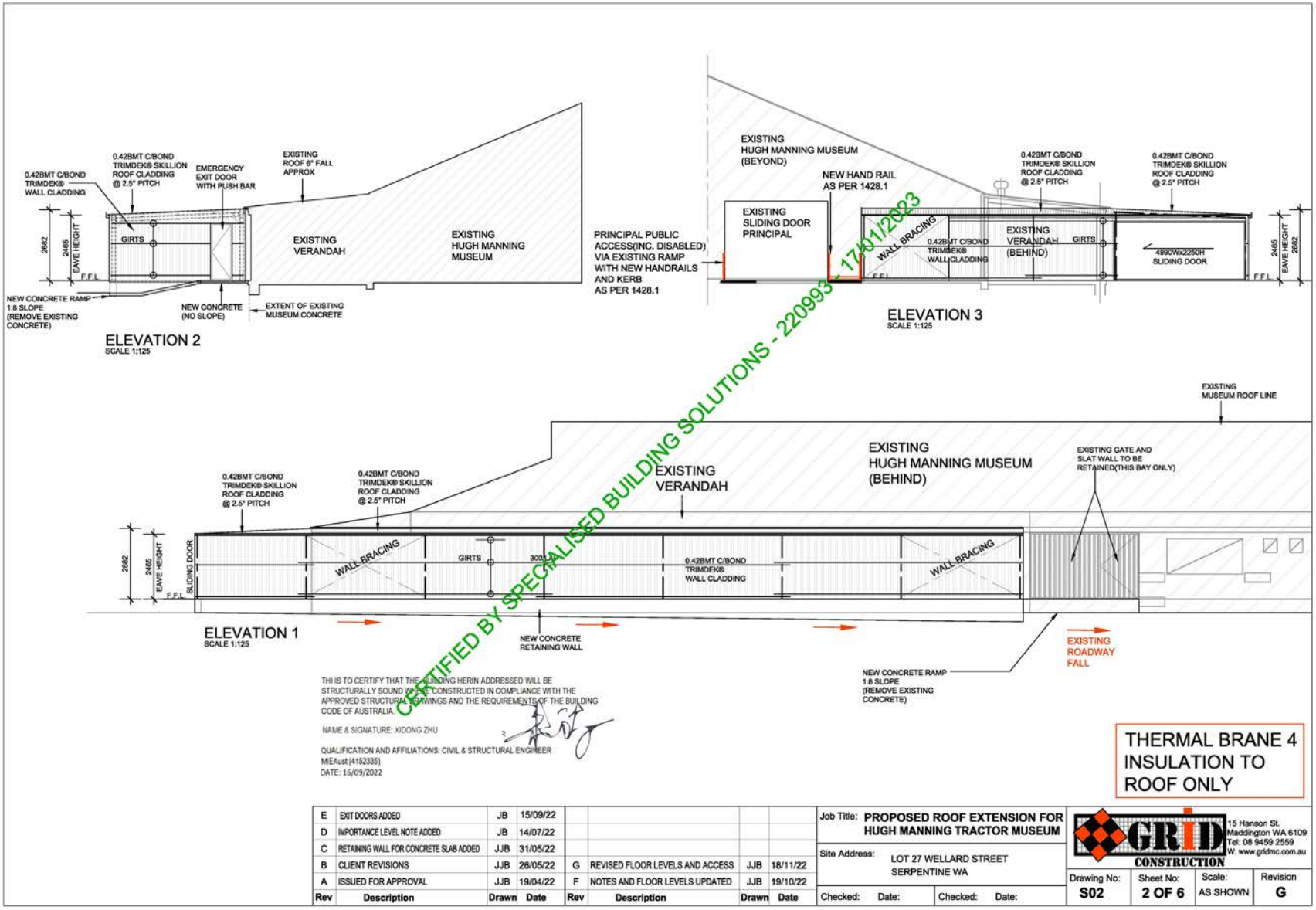
Job Title: **PROPOSED ROOF EXTENSION FOR HUGH MANNING TRACTOR MUSEUM**

Site Address: LOT 27 WELLARD STREET SERPENTINE WA

Checked: Date: Checked: Date:

GRID CONSTRUCTION
15 Hanson St.
Maddington WA 6109
Tel: 08 9459 2559
W: www.gridmc.com.au

Drawing No:	Sheet No:	Scale:	Revision
S01	1 OF 6	AS SHOWN	G


0.42BMT C/BOND TRIMDEK® SKILLION ROOF CLADDING @ 2.5° PITCH
0.42BMT C/BOND TRIMDEK® WALL CLADDING
EMERGENCY EXIT DOOR WITH PUSH BAR
EXISTING ROOF 6° FALL APPROX
GIRTS
EXISTING VERANDAH
EXISTING HUGH MANNING MUSEUM
2682
2465
EAVE HEIGHT
F.F.L.
NEW CONCRETE RAMP 1:8 SLOPE (REMOVE EXISTING CONCRETE)
NEW CONCRETE (NO SLOPE)
EXTENT OF EXISTING MUSEUM CONCRETE
ELEVATION 2
SCALE 1:125
EXISTING HUGH MANNING MUSEUM (BEYOND)
NEW HAND RAIL AS PER 1428.1
PRINCIPAL PUBLIC ACCESS(INC. DISABLED) VIA EXISTING RAMP WITH NEW HANDRAILS AND KERB AS PER 1428.1
EXISTING SLIDING DOOR PRINCIPAL
WALL BRACING
0.42BMT C/BOND TRIMDEK® WALL CLADDING
EXISTING VERANDAH (BEHIND)
4990Wx2250H SLIDING DOOR
ELEVATION 3
SCALE 1:125
EXISTING MUSEUM ROOF LINE
EXISTING HUGH MANNING MUSEUM (BEHIND)
EXISTING GATE AND SLAT WALL TO BE RETAINED(THIS BAY ONLY)
SLIDING DOOR
300
NEW CONCRETE RETAINING WALL
NEW CONCRETE RAMP 1:8 SLOPE (REMOVE EXISTING CONCRETE)
EXISTING ROADWAY FALL
ELEVATION 1
SCALE 1:125
CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 220993 17/01/2023
THI IS TO CERTIFY THAT THE BUILDING HERIN ADDRESSED WILL BE STRUCTURALLY SOUND WHEN CONSTRUCTED IN COMPLIANCE WITH THE APPROVED STRUCTURAL DRAWINGS AND THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
NAME & SIGNATURE: XIDONG ZHU
QUALIFICATION AND AFFILIATIONS: CIVIL & STRUCTURAL ENGINEER MIEAust (4152335)
DATE: 16/09/2022
THERMAL BRANE 4 INSULATION TO ROOF ONLY
E EXIT DOORS ADDED JB 15/09/22
D IMPORTANCE LEVEL NOTE ADDED JB 14/07/22
C RETAINING WALL FOR CONCRETE SLAB ADDED JJB 31/05/22
B CLIENT REVISIONS JJB 26/05/22
A ISSUED FOR APPROVAL JJB 19/04/22
G REVISED FLOOR LEVELS AND ACCESS JJB 18/11/22
F NOTES AND FLOOR LEVELS UPDATED JJB 19/10/22
Rev Description Drawn Date Rev Description Drawn Date
Job Title: PROPOSED ROOF EXTENSION FOR HUGH MANNING TRACTOR MUSEUM
Site Address: LOT 27 WELLARD STREET SERPENTINE WA
Checked: Date: Checked: Date:
GRID CONSTRUCTION
15 Hanson St. Maddington WA 6109
Tel: 08 9459 2559
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Drawing No: S02
Sheet No: 2 OF 6
Scale: AS SHOWN
Revision G

Appendix 3 - Cost Estimates

Insert cost estimates following confirmation of the preferred concept plan option.

Tredwell Management Services

T: (08) 82346387

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