



HIGGINS PARK + PLAYFIELD RESERVE MASTER PLAN

B-SITE ANALYSIS

APRIL 2020



TOWN OF
VICTORIA PARK

PLACE
LABORATORY



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the Town of Victoria Park

PART 1

BACKGROUND

BACKGROUND INTRODUCTION

PLACE Laboratory along with sub-consultant A Balanced View (ABV) was engaged in February 2020 to prepare a Master Plan to guide the short and long term revitalisation of Higgins Park and Playfield Reserve.

The Town of Victoria Park has asked that the Master Plan process include Master Plan options that are developed through a co-design workshop process with the Design Reference Group, with the final preferred option selected by the Town's Elected Members.

The Master Plan options will explore the feasibility of the below options that have been provided by the Town of Victoria Park.

Option 1 (Shared 1): Investigation of the development of a synthetic hockey turf on the Hillview Terrace side of Higgins Park (in addition to an Australian Rules Football Oval);

Option 2 (Shared 2): Consideration of adding two grass hockey pitches on the Hillview Terrace side of Higgins Park, in addition to the synthetic pitch.

Option 3 (Football Focus): The development of a second oval for a complete football focus should the synthetic hockey turf be considered unfeasible*.

*unfeasible means that it is prohibitive spatially, financially or the impact on the community is considered unacceptable.

In addition to the above options, there are several core considerations that will be explored in each of the options. They include:

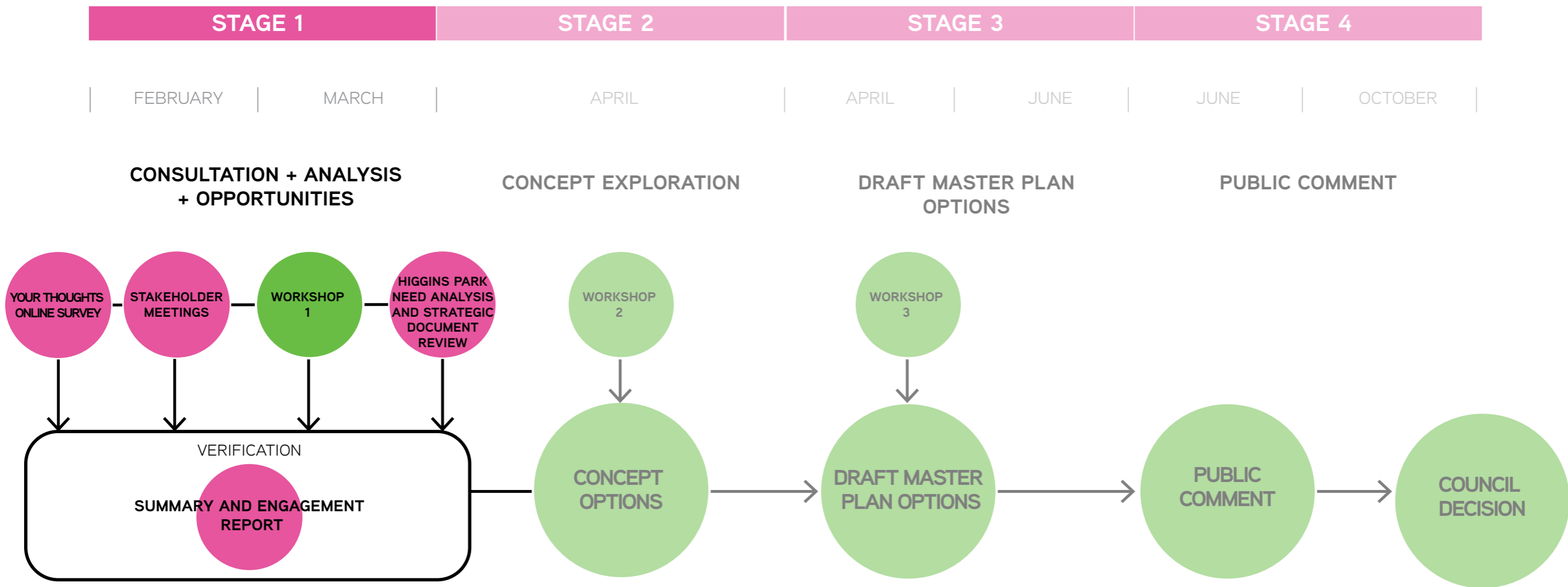
- / The addition of a play space at Playfield Reserve;
- / The refurbishment of the Returned Services League Building and investigation into the inclusion of an additional permanent tenant;
- / The creation of a multi-sport clubroom facility potentially accommodating the Higgins Park Tennis Club, Victoria Park Raiders Junior Football Club, Victoria Park Xavier Hockey Club and Victoria Park Croquet Club;
- / The preservation of space for AusKick on Higgins Park or Playfield Reserve and formalising the use of Millen Primary School oval for that purpose if considered necessary and appropriate;
- / Enhancements to oval(s) including the surface and lighting;
- / The views, aspirations and user needs of the surrounding local community;
- / The retention of mature trees, and opportunities to increase the current tree canopy;
- / A universally accessible path network within and bounding Higgins Park and Playfield Reserve that integrates with the current and planned surrounding bicycle and pedestrian network;
- / Introduction of all age's fitness equipment and/or personal training areas;
- / Consolidation of play equipment;
- / Water management initiatives (drainage and reticulation), such as a Smart Irrigation System;
- / Car parking configuration and active transport opportunities; and
- / The investigation of a possible closure of sections of Playfield Street.
- / The inclusion of infrastructure such as safe bike locks, lighting, water fountains and shelter;
- / The removal of turf from the sloped boundary areas and/or from under trees, replaced with locally native vegetation and garden beds.

"OUR TOWN IS SHAPED BY CONNECTION TO RIVER, THE NATURAL ASSETS OF BUSHLAND, WILDLIFE AND GREEN SPACES, A STRONG SENSE OF HERITAGE AND A SOCIAL, ACTIVE, DIVERSE AND ENGAGED COMMUNITY. THE PUBLIC OPEN SPACE STRATEGY WILL ENSURE THAT PUBLIC OPEN SPACES ARE DELIVERED IN A WAY THAT MAINTAINS, ENHANCES AND PRESERVES THESE IMPORTANT ATTRIBUTES OF THE TOWN FOR CURRENT AND FUTURE GENERATIONS."

- TOVP PUBLIC OPEN SPACE STRATEGY VISION

BACKGROUND PROCESS AND TIMELINE

This report marks the culmination of Stage 1 of the Master Planning process. Stage 1 enabled the design team to undertake several analysis and opportunity identification exercises with several stakeholder meetings, an online survey and the first of three community workshops.



BACKGROUND STRATEGIC CONTEXT

A number of strategic documents have been reviewed and will continue to provide guidance throughout the Master Planning process.

Town of Victoria Park Public Open Space Strategy

The Town of Victoria Park Public Open Space Strategy provides guidance to a Town wide response to managing and implementing future development of public open space within the Town. Recommendations that are made for Higgins Park (with no reference to Playfield Reserve) include;

- / Ensure ongoing use of this facility for Public Open Space for sporting use;
- / Achieve 30% tree canopy cover;
- / Remove turf from sloped boundary areas and replace with locally native garden beds
- / Install smart irrigation system
- / Inclusion of infrastructure such as safe bike locks, lighting, water fountains and shelter;
- / Implement event strategy for the park to consider event activation opportunities and associated upgrades to infrastructure and management that would be required.

Higgins Park Needs Analysis (2019)

In October 2019 the Higgins Park Needs Analysis document was prepared to provide the Town of Victoria Park with contemporary information to enable decisions on the future of the Higgins Park and Play Field Reserve.

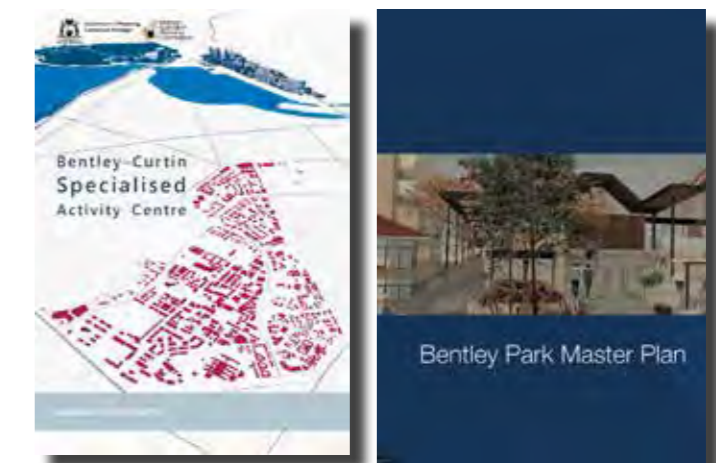
The Needs Analysis provides a detailed overview of relevant strategic documents and makes conclusions on these findings. The Needs Analysis has also provided relevant summaries of the local demographic, industry trends relating to community facility development along with a detailed analysis of the community and stakeholder engagement that was undertaken during the consultation process.



HIGGINS PARK NEEDS ANALYSIS



PUBLIC OPEN SPACE STRATEGY



BENTLEY-CURTIN SAC + BENTLEY PARK MASTERPLAN



TOWN OF VICTORIA PARK - VARIOUS DOCUMENTS

PART 2

ANALYSIS

ANALYSIS PROJECT AREA

Higgins Park and Playfield Reserve are located in the establish suburb of East Victoria Park, under 10kms South East of Perth CBD, and are bound by Hill View Terrace, Creaton Street, Playfield Street and Devenish Street. Fred Bell Parade runs though the site from Hillview Terrace to Playfield Street

The site is regarded as one of the Town's main formal sporting facilities as well as a key amenity for the local community.

The site includes the Victoria Park Returned Services League Branch. Centrally located is the tennis club and football club rooms. A large southern portion of the site consists of open turf playing fields.

There is a year round recreation program that occurs throughout the site. Recently the Council approved the relocation of Victoria Park Croquet Club to the site, to be co-located with the tennis facilities.

Key:

--- Project area



ANALYSIS HERITAGE AND CULTURE

Initial studies have been undertaken into the heritage and cultural significance of Higgins Park and Playfield Reserve and also the wider context of Victoria Park. PLACE Laboratory have made contact with Town of Victoria Park Library and will implement a collaborative approach to understanding the heritage and cultural significance of the area to further inform the master planning process.

Indigenous History



INDIGENOUS HISTORY

- / Higgins Park and Playfield Reserve are located on Whadjuk Noongar country.
- / The particular language group in the area of the Town of Victoria Park is known as Whadjuk.
- / The Whadjuk people have held a close connection to the land which the Town of Victoria Park resides, from the original mud flats along the Swan River, down the foreshore towards Ellam Street, north to Burswood, and east to the suburb of St James.
- / The area along the Swan river holds much significance to Whadjuk people. The northern part of Burswood is known as Wardoolier, which was inhabited until the 1920s by Whadjuk people.
- / Moving south along the foreshore of the Swan river towards the causeway, a stop at McCallum Park will give a view of Heirisson Island, the birthplace of prominent Whadjuk woman Fanny Balbuk. The land on which McCallum Park is on, is known as Joorolup (Place of the Jarrahs). It is known that this place was used as a campsite by Whadjuk people from the 1850s.
 - source: <https://www.victoriapark.wa.gov.au/Around-town/Community-development/Diversity/Aboriginal-Engagement>
- / Writing in the Perth Gazette in 1833 Robert Lyon described Beeloo in the following terms; "Beeloo, the district of Munday is bounded by the canning on the south, by Melville water on the west, by the Swan and Ellen's Brook on the north, the eastern boundary of this district I cannot accurately define. Several of the mountains are numbered in Munday's territories and his headquarters are at Wurerup."
- / There are reports of an aboriginal camp to the west of Berwick Street.

Establishment of the Victoria Park RSL and sub-branch 'The Gurney Club'

1918



LANDSCAPE

- / A number of Trees are listed by the Town of Victoria Park as having cultural and environmental heritage value such as the Nuytsia Floribunda (WA Christmas Tree at the corner of Hill View Terrace and Devnish Street) and the Lophostemon confertus (Queensland Box) on Creaton Street.

RETURNED AND SERVICES LEAGUE

- / Established in 1918, the club has served returning veterans who have served in conflicts including the Boer War, World Wars One and Two, Korea, Malaya Emergency, Borneo, Vietnam, Timor, Iraq, Iran, Afghanistan and other peacekeeping operations.
- / The Victoria Park Sub Branch opened in 1998 and is also known as The Gurney Club Inc, in honour of Arthur Stanley 'Stan' Gurney, VC. Stan Gurney was the recipient of a Victoria Cross for bravery in the Battle of Tel-El-Eisa, Egypt during World War Two.
- / Arthur Stanley "Stan" Gurney VC (15 December 1908 – 22 July 1942) was an Australian recipient of the Victoria Cross, the highest and most prestigious award for gallantry in the face of the enemy that can be awarded to British and Commonwealth forces.



Land west of Berwick Street opened for residential development

Post World War 2

Millen Primary School built by the Christian Brothers

1958

JJ HIGGINS

- / Higgins Park was named in honour of JJ Higgins, a resident of Victoria Park, who gave 24 years' service as a councilor to the City of Perth representing the Victoria Park district. He served on the Perth City Council from 1955 to 1987 and became a freeman of the City. Well known throughout the district, Joseph Higgins was also a founding member of the Victoria Park Senior Citizens Welfare Association which began in 1956. He served as president of the Association for 30 years. Driven by his energy, the Association built 70 units for aged people. In his honour one of the blocks of units built for the aged has been named the Joseph J Higgins complex.
- / Mr. Higgins was a popular figure at the Higgins Park Tennis club attached to Higgins Park. Mr. Higgins died at the age of 82 in 1990. In his obituary in the southern gazette newspaper May 8 1990 Dr Geoff Gallop (Victoria Park MLA) said: "Mr. Higgins was a tireless and uncompaining worker for the community, be it as a councilor, Justice of the Peace, or welfare worker. His role in the creation and development of the Victoria Park Senior Citizens Association was central. He had the vision to see that quality accommodation close to good facilities and an active social club were the key factors for senior citizens. Most of all though, Joe Higgins will be remembered for his generosity and dedication."

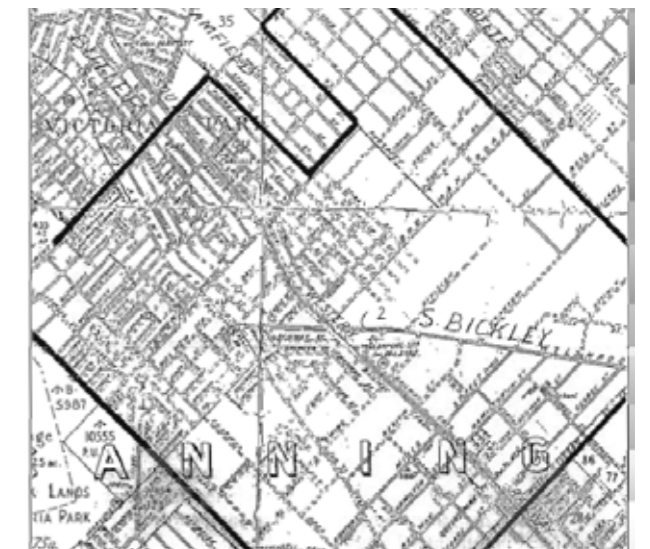
- source: Town of Victoria Park Heritage Inventory

Opening of Higgins Park JJ Higgins

1964

TOUP HERITAGE INVENTORY

- / Higgins Park and Playfield Reserve is listed as category C within the Town of Victoria Park's Heritage Inventory.
- / Millen Primary School is listed as a place to review in the future for Cultural Significance.
- / A category C listing states that: Retain and conserve if possible: endeavour to conserve the significance of the place through the provision of the town of Victoria Park Planning Scheme; a more detailed Heritage Assessment/Impact Statement* may be required prior to approval being given for any major redevelopment of demolitions; photographically record the place prior to any major redevelopment or demolition. - *A brief, Independent evaluation by and architect experienced in heritage conservation. It is not to be confused with a Conservation Plan, which is a more extensive, detailed and costly document.
 - source: Town of Victoria Park Heritage Inventory



SITE ANALYSIS

SURROUNDING LANDUSE

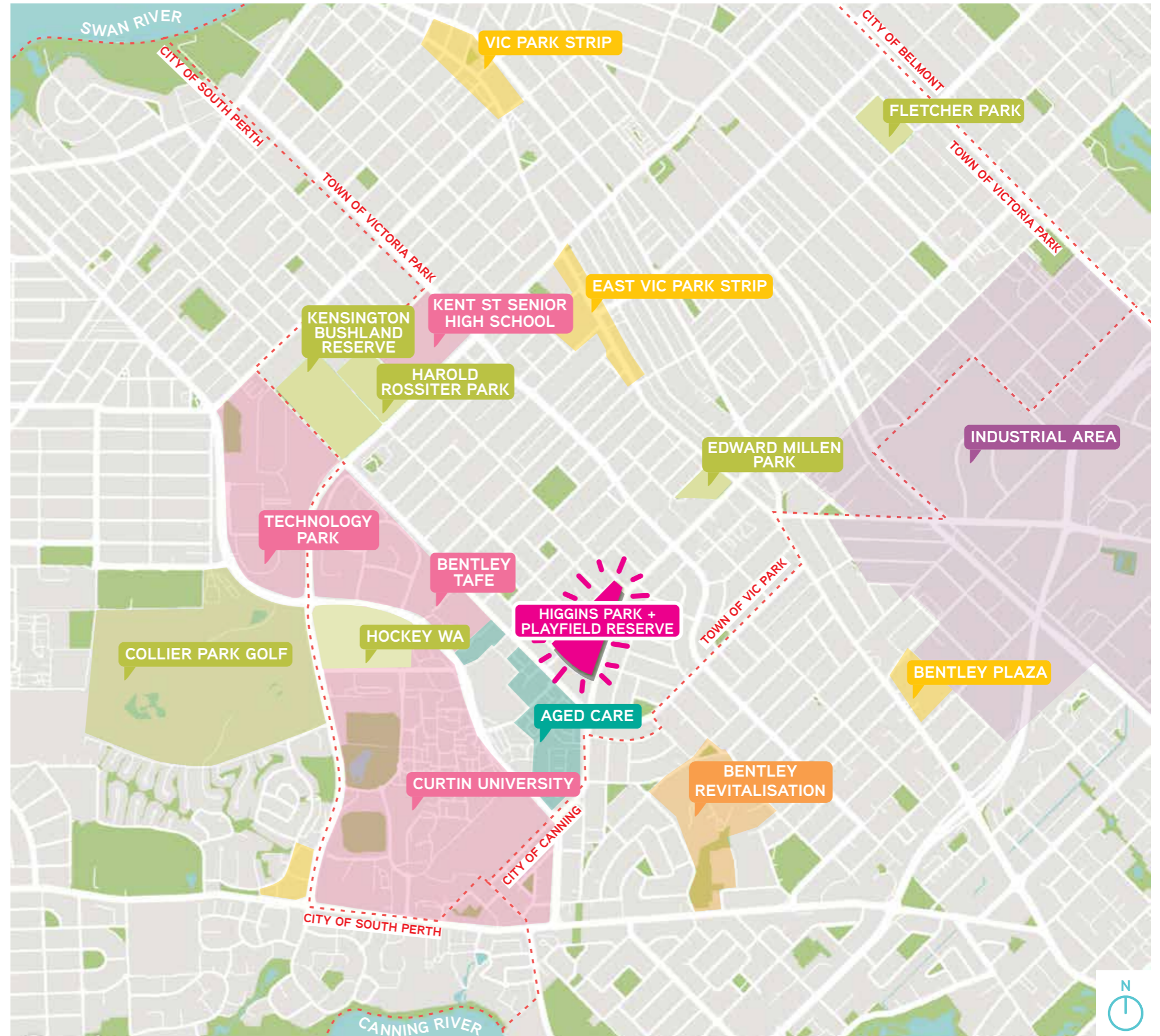
Higgins Park and Playfield Reserve are located in the Town of Victoria Park and the surrounding councils are City of South Perth, City of Canning and the City of Belmont. The land use surrounding the park is diverse and includes:

- / Industrial + commercial
- / Public open space
- / Education
- / Aged care
- / Housing
- / Commercial
- / Residential

The Town Planning Scheme defines the portion of land west of Fred Bell Parade (Higgins Park) as Parks and Recreation and the land east of Fred Bell Parade as Civic Use. Aside from the adjacent portion of land zoned Primary School (Millen Primary) the site is surrounded by residential land use and is characterised by mainly low density single dwellings.



Figure 01. Extract from Town of Victoria Park Town Planning Scheme No. 1 showing land use.



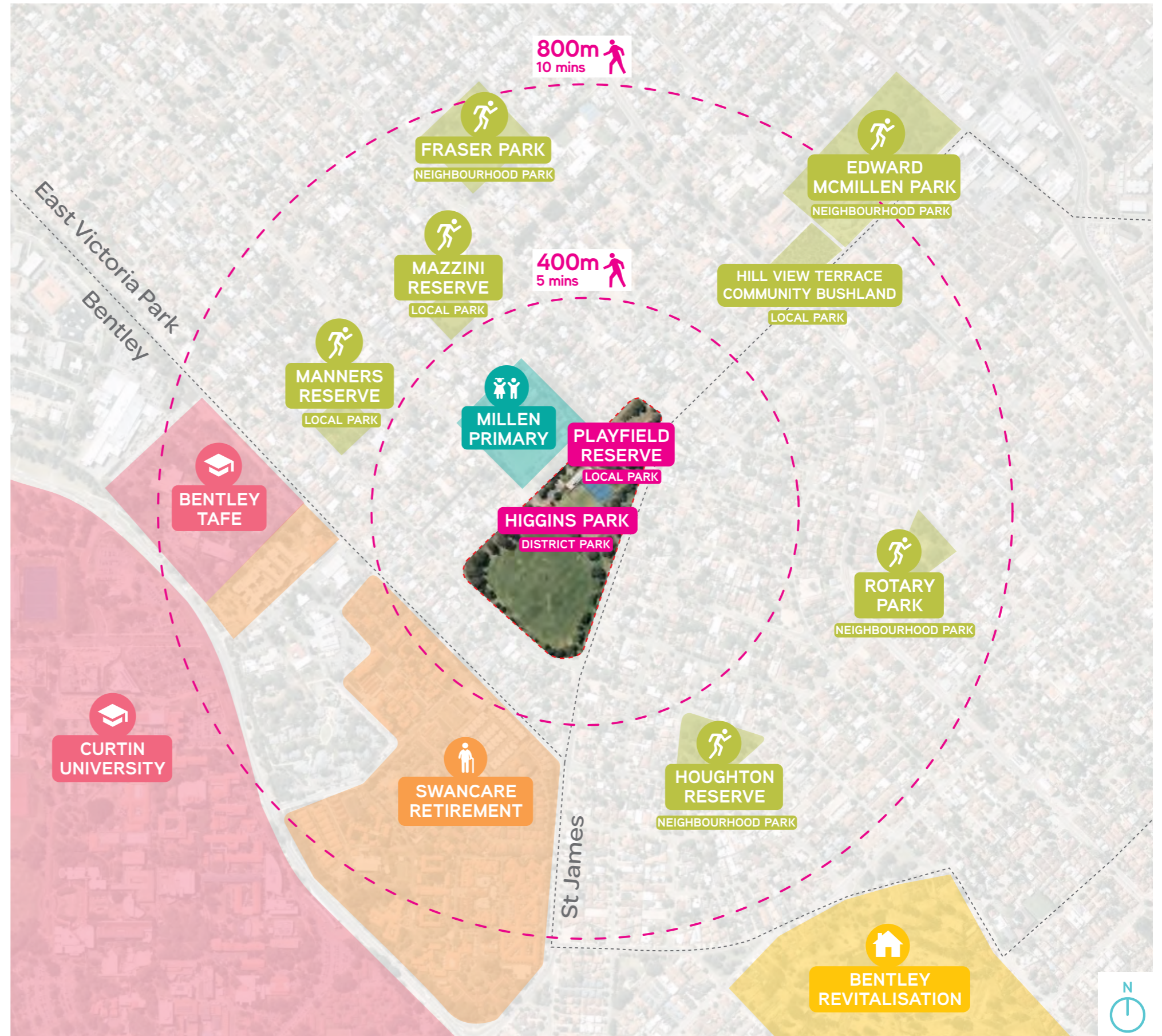
SITE ANALYSIS CATCHMENT

The park and reserve are within 5 minute walking distance radius of Millen Primary School and within 10 minute walking distance radius of Curtin University, Bentley Tafe and Swancare Retirement.

The Town of Victoria Park Public Open Space Strategy identifies and makes recommendations for the Town's public open spaces. The majority of public open space surrounding Higgins Park and Playfield Reserve are of a significantly smaller scale. Edward Millen Park (currently in Master Planning phase), Fraser Park and the Bentley Revitalisation (located in the City of Canning), are of similar scale and offering and are within close proximity to the site. Consideration will need to be given to the type of amenity these parks offer so that Higgins Park and Playfield Reserve do not 'double-up' on community attractors.



Figure 02. Extract from Edward Millen Park Master Plan



ANALYSIS SITE ANALYSIS



SITE ASSETS

Key:

- | | | | | | |
|--|-----------------|--|---------------------|--|--|
| | Car park | | Public toilets | | Cricket pitch |
| | Seat | | Playground | | Football posts |
| | BBQ | | Drink fountain | | Tennis courts
(proposed croquet courts) |
| | Bike rack | | Memorial monument | | Existing building |
| | Shade structure | | Memorial bush track | | Existing tree |



SPORT + COMMUNITY

Key:

- | | | | | | |
|--|-------------------------|--|-----------------------|--|------------------------|
| | Football club rooms | | Tennis club rooms | | RSL facility |
| | Football field | | Tennis courts | | Cricket pitch |
| | Football spectator area | | Tennis spectator area | | Cricket spectator area |

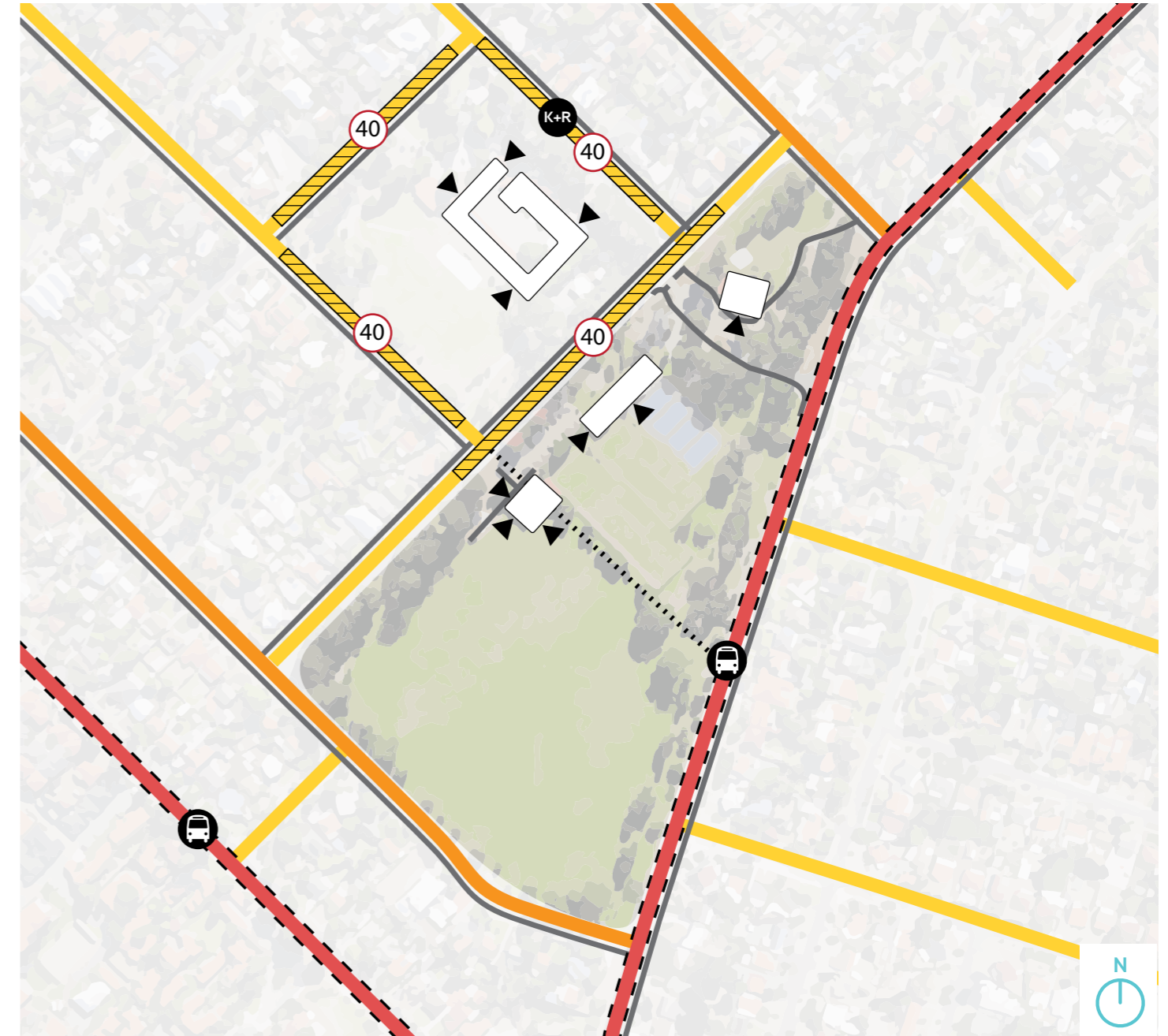
ANALYSIS SITE ANALYSIS



PARKING

Key:

- Off street parking
- Verge or on-street parking



ACCESSIBILITY

Key:

- | | | |
|---|--|--|
| Noisy busy road | Footpath | Building access |
| Fairly busy road | Pedestrian short cut | K+R Kiss + ride |
| Quiet local road | Bicycle lane | 40 School zone |
| 🚌 Bus stop | | |



ANALYSIS

SITE ANALYSIS - VISUAL CHARACTER

VISUAL CHARACTER

The visual character of the site varies throughout. Some spaces feel more intimate and private whilst others feel vast and open. There are also view points on site that allow for clear views into different visual character areas despite the site's varying topography.

Diagram key:

-  Clear viewline
-  Power lines (high voltage)

ENCLOSED



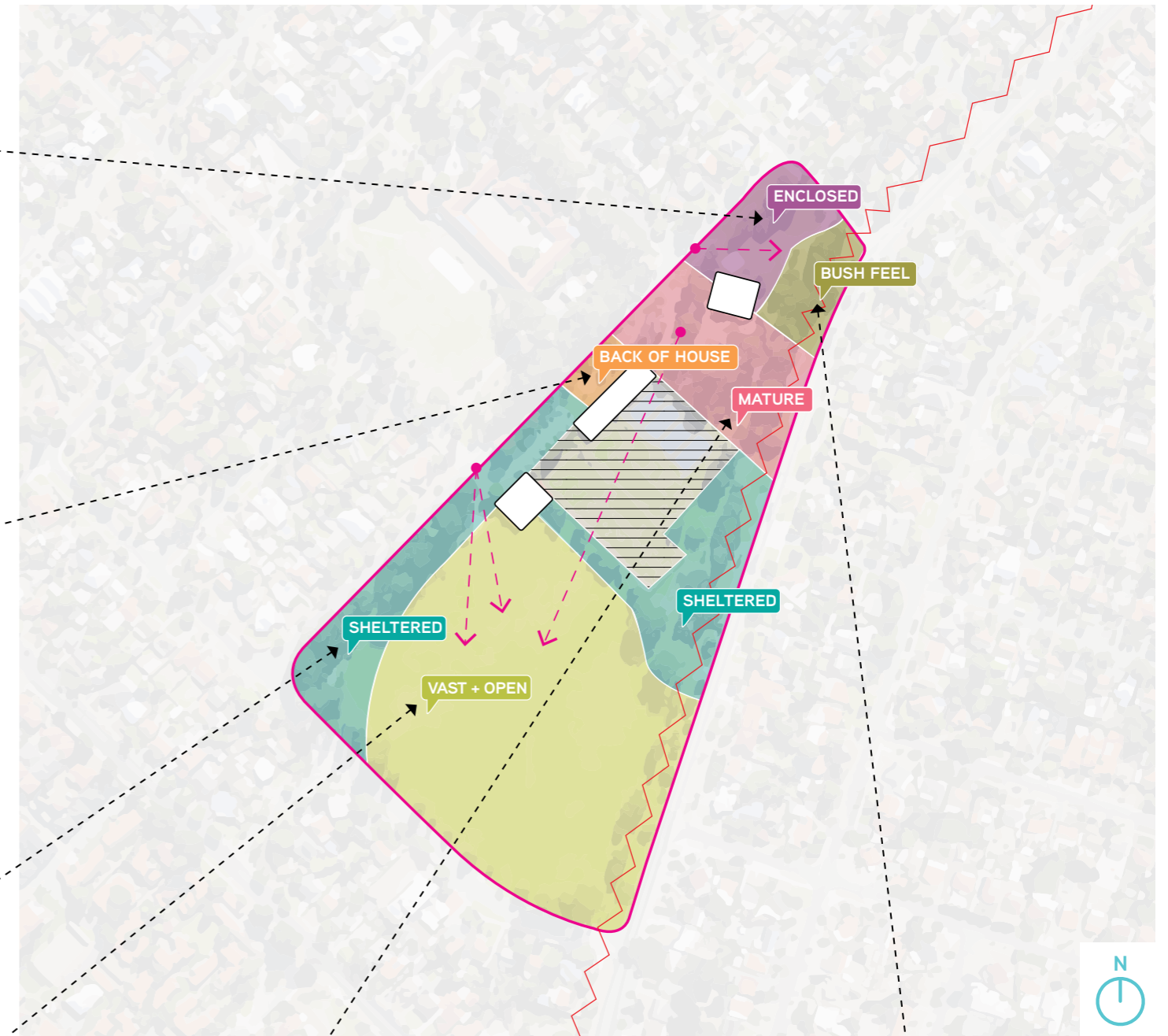
BACK OF HOUSE



SHELTERED



VAST + OPEN



MATURE



BUSH FEEL

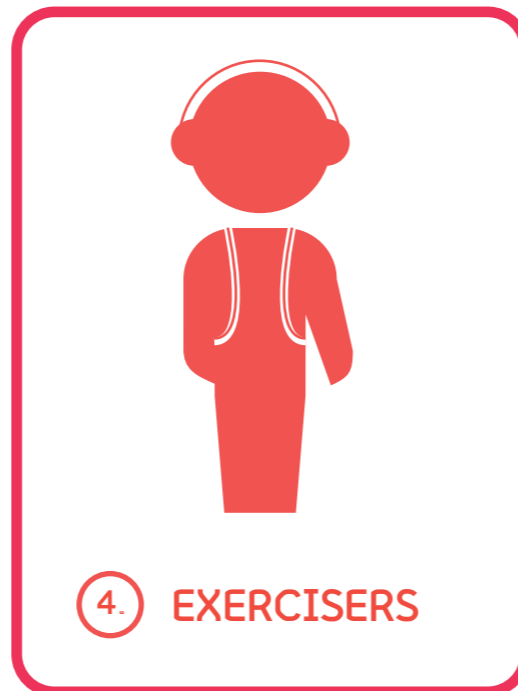
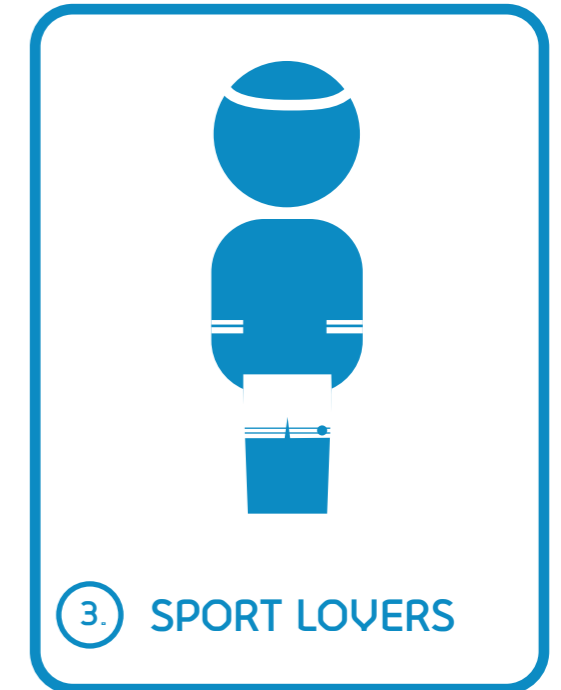
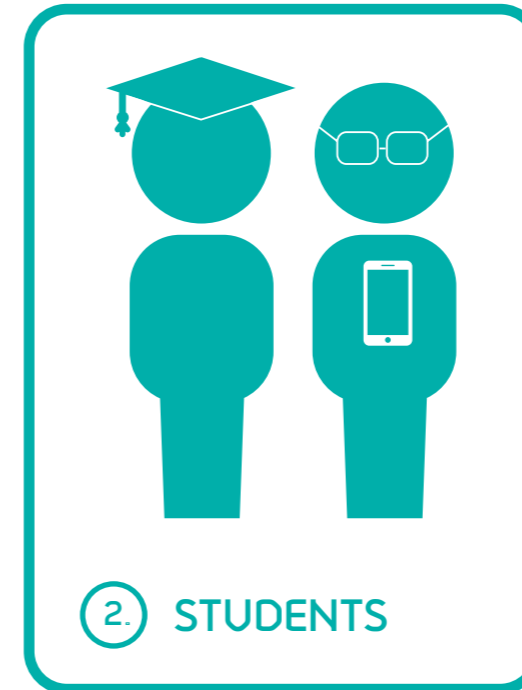
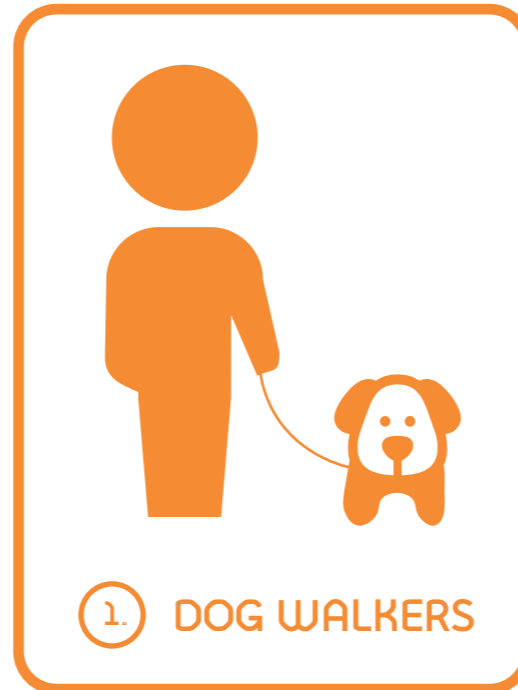


ANALYSIS PUBLIC LIFE STUDY

Observing and sorting the different types of users into different user groups provides a well rounded understanding of the audience profiles of the park and reserve.

Defining and analysing these audience profiles allows us to anticipate needs or desires that could be met in the future masterplan. The typical user profiles are derived from the observations made during the Public Life study which was undertaken on three different visits:

- / Afternoon visit (3:00pm-5:00pm)
26-02-2020
- / Morning visit (6:30am - 9:30am)
27-02-2020
- / Weekend visit (11:30am - 1:30pm)
07-03-2020



ANALYSIS PUBLIC LIFE STUDY




Dog Walkers

Noted as a main weekday user group for the site. This audience group was quite active both in the morning and afternoon and they kept the site animated with furry friends and happy owners.

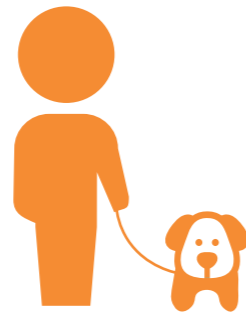
Students

A very transient user group who were particularly active on site very early morning just before class. Many use Creaton Street for parking, with the exception of a few students cutting through the park on their way to university.

Diagram key:

-  User specific amenity
-  Common route
-  Points of activity

1. DOG WALKERS



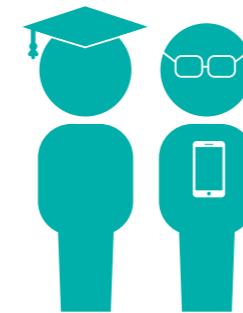
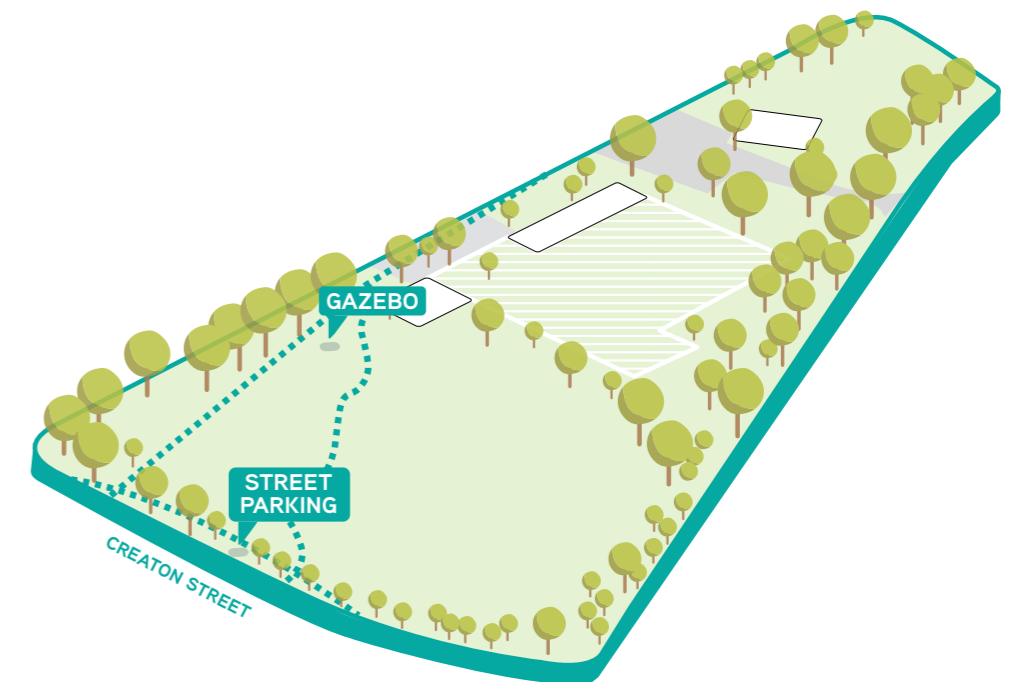
Who are they?

- Pram Walkers
- Elderly
- Singles + couples

Key observations:

- Dog walkers typically walked around the perimeter of the site in a loop like manner.
- They would stop occasionally to play fetch.
- Some people drove to the park, sat down / relaxed and let the dogs play.

2. STUDENTS



Who are they?

- Students & graduates
- 18-35 year olds
- Tech savvy (social media)

Key observations:

- Students typically parked along Creaton Street.
- Students who came from residential areas cut through the park on their way to university.

Sport Lovers

Football Club (afternoon training)

Most colts players would hang around the club rooms before training. Simply chatting and warming up together. Some teens would ride their bikes to training.

Cricket Club (Saturday game)

Spectators sat near their cars with picnic chairs and umbrellas. They arrived and departed swiftly following the game. They had low engagement/usage of the park, occasionally crossing the field to use the toilet.




Tennis Club (Saturday game)

Low usage of the park itself, they mostly stayed inside the boundary fence. Some spectators took plastic chairs and sat under some trees outside of the boundary fence.

Exercisers

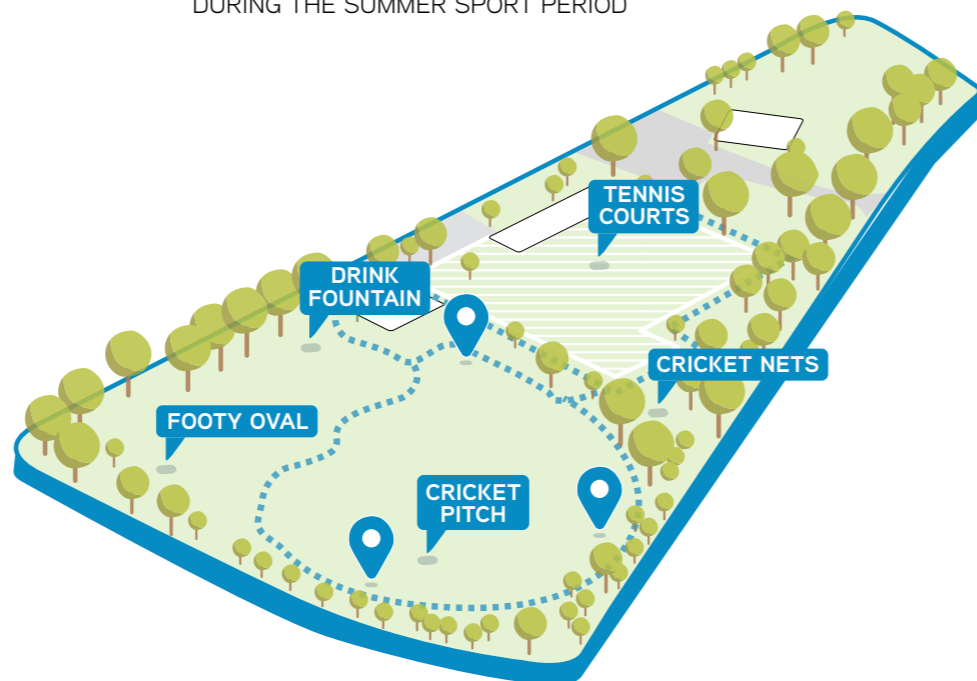
Were active morning, afternoon and on the weekend. Most ran a loop of the park and used the drink fountain. There were joggers running along adjacent streets and also using the oval of Millen Primary School to exercise.

Diagram key:

-  User specific amenity
-  Common route
-  Points of activity

3. SPORT LOVERS

* NOTE: OBSERVATIONS WERE CONDUCTED DURING THE SUMMER SPORT PERIOD



Who are they?

- Children + Teenagers
- Adults
- Spectators (families + partners)

Key observations:

- Footy: Players hung around the club room before training started and warm up
- Cricket: Spectators sat along the perimeter of the park close to their cars and they would cut across the park to use the toilets
- Tennis: Spectators sat under trees outside of the club perimeter with plastic chairs

4. EXERCISERS



Who are they?

- Joggers
- Dog & Pram Walkers
- Gym go-ers
- Boot campers

Key observations:

- Exercisers typically ran a loop along the perimeter of the park.
- Some joggers used the nearby oval to exercise

ANALYSIS PUBLIC LIFE STUDY




Children

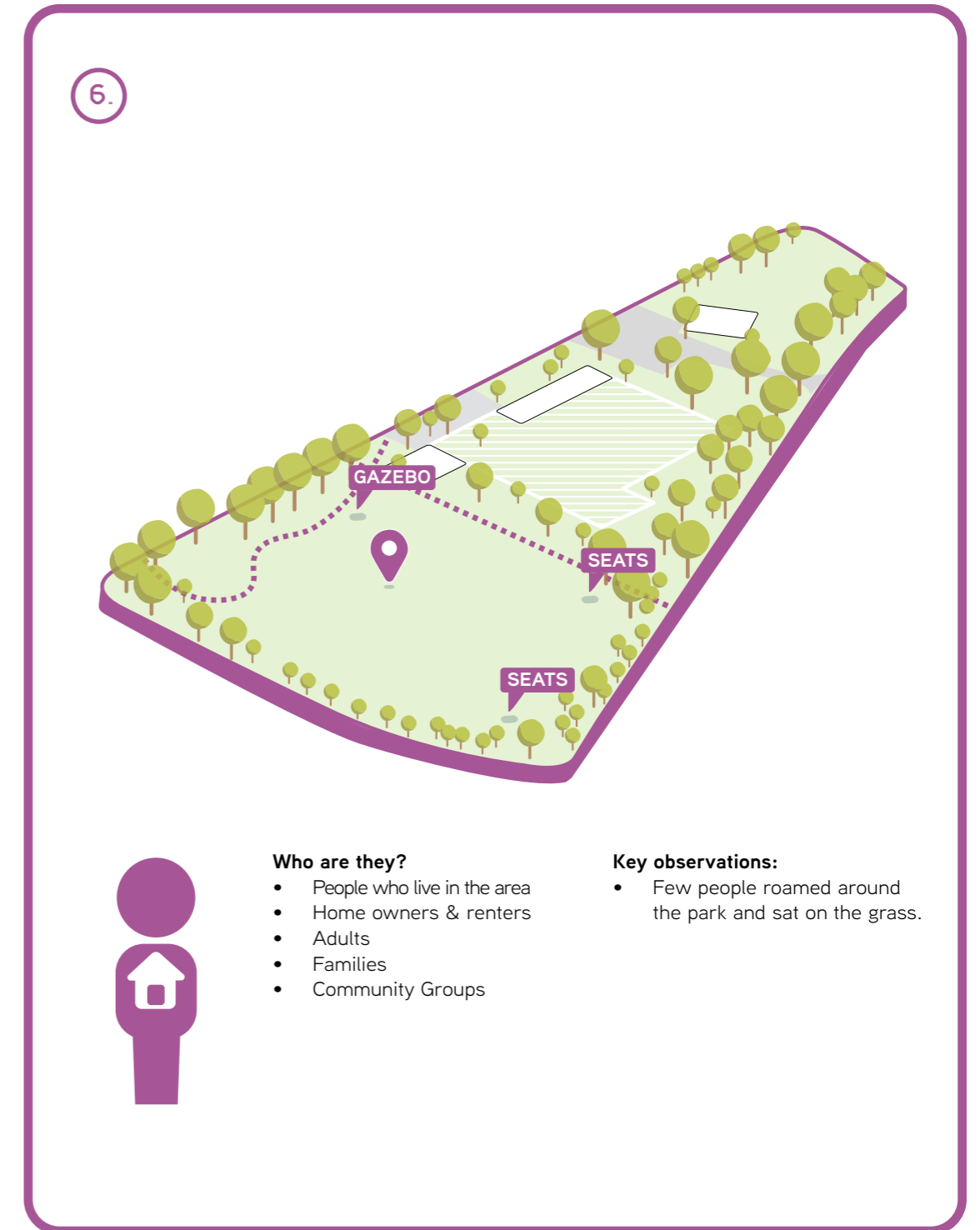
Noted as a minor user group of the site, a few children were spotted on the playground at Higgins Park and playing under the trees on the weekend. During the afternoon most school children played on their school oval and playground.

Relaxers

Noted as a minor user group of the site. A few were spotted enjoying a picnic on the grass and roaming around the park.

Diagram key:

-  User specific amenity
-  Common route
-  Points of activity



PART 3

ENGAGEMENT

ENGAGEMENT YOUR THOUGHTS ONLINE SURVEY

The online "Your Thoughts" Community Survey response evaluation was conducted over a three month period. The survey was designed to get a good sense of who uses the park, when and how they use it. Along with more specific questions about community groups, usage and aspirations for the future.

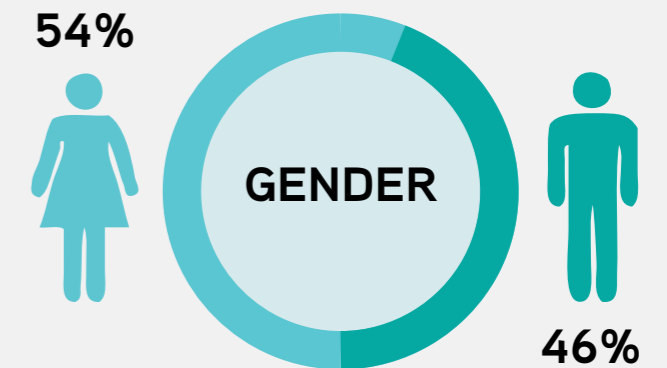
**THERE WERE OVER 500
CONTRIBUTORS TO THE SURVEY**

who

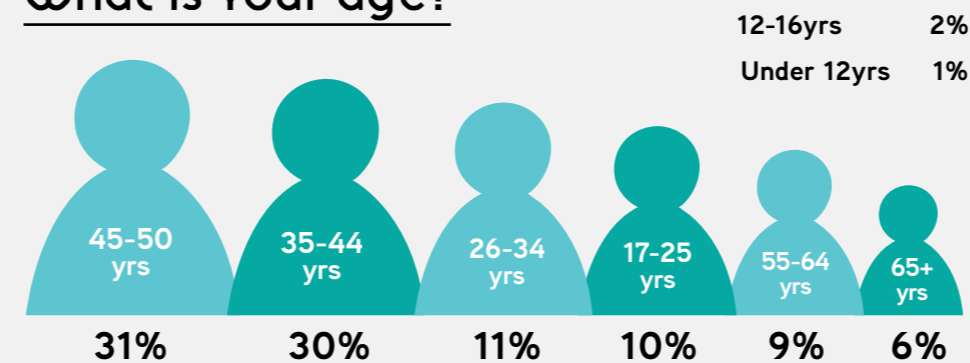
What suburb do you live in?

East Victoria Park 31%	Other 24%	Victoria Park 11%
Carlisle 10%	St James 10%	Lathlain 6%
Kensington 3%	Burswood <1%	Welshpool <1%

What do you identify as?



What is your age?



What is your relationship to the area?

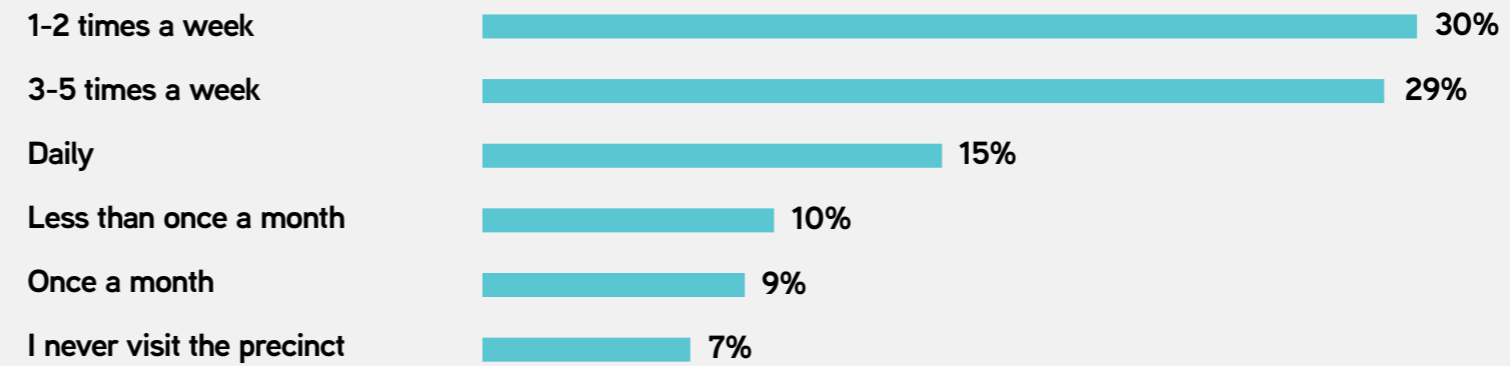


What sporting club/community group are you a member of?

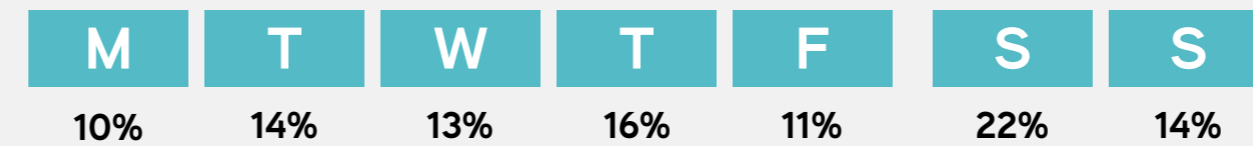
From 187 responses a majority indicated having an affiliation with the **Vic Park Raiders Football club** (104). Other popular responses included **Vic Park Panthers Hockey Club** (63) and **Higgins Park Tennis Club** (18).

access + timing

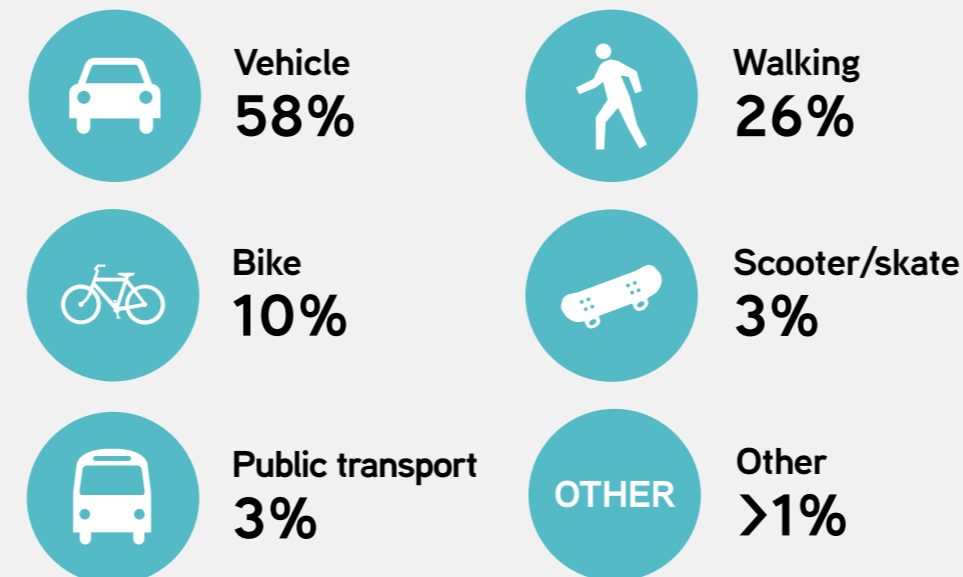
How often do you or your family visit the Precinct?



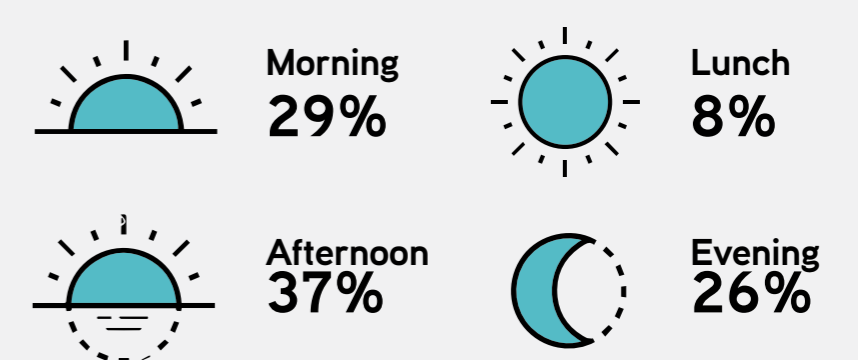
What days of the week do you visit the Precinct?



How do you get to the area?



What time of day do you visit?



usage

What is your favourite part of the precinct?

Majority of respondents said the **Large Oval/Open Space** was their favourite part. Other popular answers included Football Use, Trees and Sense of Community Feel.

How do you use the precinct today? List up to five activities.

The highest ranked answer was **Walking** closely followed by **Australian Rules Football**. Play and Dog Walking were also popular activities. Other moderately popular activities were Tennis and Cricket.

When you think about the precinct in it's current form, what one word comes to mind?

Popular answers fell into 3 categories:

COMMUNITY
FAMILY
GREAT
GREEN
OPEN
PEACEFUL
PERFECT
POTENTIAL
SPACE/SPACIOUS

OLD
OUTDATED
RUN DOWN
TIRED
UNDERUSED
UNDERUTILISED

SPORTS
FOOTBALL

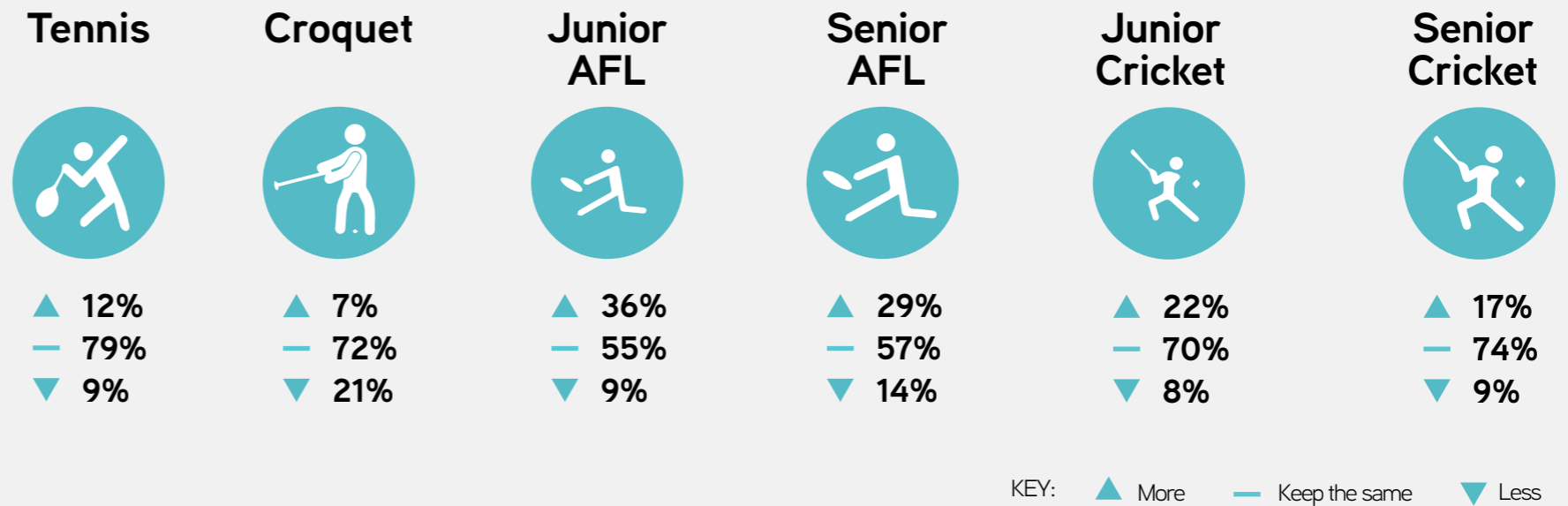
So that we can identify the main users of the precinct, who do you feel are the main users?

Of 466 responses a vast majority said **Australian Rules Football** (228). Followed by **Locals/Families/Kids** (167) and **Sporting Uses** (116).

Other moderately popular answers included **Dog Walkers** (99), **Exercising** (99), **Tennis** (96) and **Cricket** (73).

usage

There are a number of sporting clubs within the precinct.
Do you feel the below sporting clubs could be increased or decreased?



Below is a list of additional sports.
Do you think the precinct could potentially cater for them?



Hockey Grass Field

Yes 52%
I'm not too sure 13%
No 35%



Hockey Synthetic Field

Yes 51%
I'm not too sure 6%
No 43%

aspirations

Do you have a favourite park in Perth? If so, what do you love about it?

Of the 18 parks identified **Kings Park** was the highest ranked followed by **Higgins Park** and **Fletcher Park**. Other popular answers included Burswood Park, Harold Rossiter Park Lathlain Park, Tomato Lake and Hyde Park. Popular responses for why include:

- / relaxed feel for walks
- / established trees
- / sports facilities
- / kids play areas
- / community spirit
- / variety of uses
- / native flora
- / easy access

If you could make any changes to the precinct that would encourage you or your family to visit more often, what three things would you change?

The highest ranked answers by respondents were **Existing Facility Upgrade**, **Add Hockey**, **Play Facilities** and **Park Amenities**.

Do you know of any other sports that could be located in the precinct? If so, what are they?

Of 264 responses a vast majority of respondents said **No More Sports** (67). Others popular answers included Hockey and Soccer.

In your opinion, what is the biggest opportunity for the future of the precinct?

Of the 373 responses, a third answered **Include Hockey**.

Other popular answers included Sports Precinct/Support Local Sports, Shared Community Space (not just sports), Retain Green/Open Space, Improve Australian Rules Football Amenity and Multi-use Sports Facility.

Do you think the existing community buildings are fit for purpose? Please share your suggestion for future improvements.

Most respondents believed the existing buildings were not fit for purpose. Highest ranked suggestion was **Multi-Purpose Space** followed by Community Events and Hockey.

Is there something in the precinct that you feel needs to be protected? If so, what is it and why?

Most answers included Hockey, Sports Precinct/Support Local Sports, Shared Community Space (not just sports), Retain Green/Open Space, Improve Australian Rules Football and Amenity.

PART 4

OPPORTUNITIES + DIRECTIONS

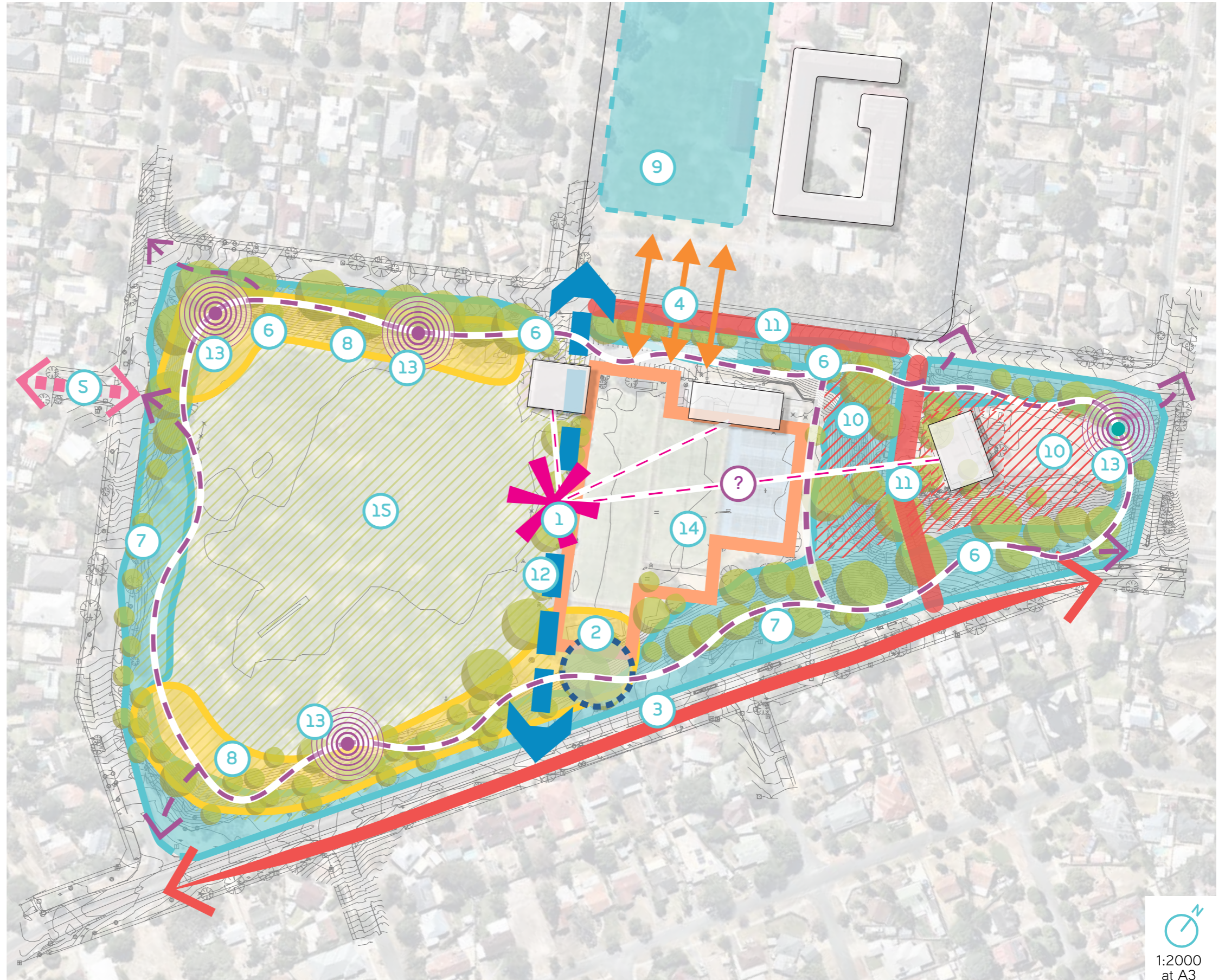
OPPORTUNITIES + DIRECTIONS

OPPORTUNITIES PLAN

The following plan captures opportunities identified during stage 1 analysis and preliminary engagement processes. These will be explored further in stage 2.

Legend:

- ① Ideally a centrally located community hub to cater for each of the community and sporting groups on site, plus additional complimentary user groups.
- ② Retain cricket net provision but provide closer to parking
- ③ Traffic calming measures to Hill View Terrace to ensure a safer environment for park users
- ④ Improve connectivity and safer access to Millen Primary School
- ⑤ Strengthen the pedestrian connection to the nearby aged care
- ⑥ Potential pedestrian circuits which ensure accessibility throughout the site and connect to surrounding areas
- ⑦ Potential increased tree and selective shrub planting
- ⑧ Potential expansion zones for sports
- ⑨ Millen Primary School oval could be used for junior football. (Size dependant on extent of adjacent facilities to be retained).
- ⑩ Potential zone for activation
- ⑪ Explore closure of Fred Bell Parade and section of Playfield Street
- ⑫ Strengthen the connection from Millen Primary School and area to north of the park to the bus stop on Hill View Terrace
- ⑬ Potential for multiple activity nodes
- ⑭ Approved tennis / croquet court footprint
- ⑮ Refer to following pages for more detailed opportunities and considerations associated with the sporting/community groups.



OPPORTUNITIES + DIRECTIONS SPORTING/COMMUNITY

Club / Area	Opportunity	Considerations
Victoria Park Raiders Junior Football Club (VPRJFC)	2 Senior sized ovals	<ul style="list-style-type: none"> East west configuration will require relocation of 1 – 2 tennis courts to the north eastern side of existing courts Best practice is for sporting fields to run within 15 degrees of north south (Australian Rules Football is less so than small ball sports and examples of high level playing fields exist i.e. Optus Stadium) The need for 2 senior AFL fields is not paramount for a junior football club as only Year 10 and above require a full sized field. The provision of 1 full sized field and supporting playing field space is considered adequate.
	Lighting of entire playing area to 100 lux game level	<ul style="list-style-type: none"> Lighting is supported by Department of Local Government, Sport and Cultural Industries (DLGSC) for the impact it has on allowing physical activity. The support for a District level club is typically for training purposes i.e. 50 lux. If match day lighting is to be provided then a detailed reserve lighting plan should be developed to support match level lighting for a single senior playing field area whilst the rest of the playing field areas be supported with training level lighting.
	Shared pavilion with female friendly facilities Pavilion overlooking playing fields with windows and treatments for weather protection	<ul style="list-style-type: none"> Supported by (DLGSC) for female participation support. Appropriate community level facilities should be specified and it is noted that AFL specifications supersede most other sports due to the need for 22 players per team, therefore all other sports use should be able to be accommodated within AFL standard community level facilities. A pavilion that provides these features may require being elevated from ground level to accommodate internal field viewing. If facility is shared, then viewing for all fields will need to be considered.
Victoria Park Xavier Hockey Club (VPXHC)	Synthetic field & 2 grassed playing fields	<ul style="list-style-type: none"> This option will limit the VPRJFC use to 1 playing field and minimal extra space (as well as possible use of Millen PS field). This would force the football club to shrink its operations / relocate and result in possible overuse of its playing field in terms of hours per week and numbers on the field area. Increased parking demand from more intense use of playing field areas over week ends and week nights until 10pm (synthetic field use) Careful consideration for 2 cricket wickets as they can not be located on a grass hockey field Fenced playing field consideration for general public use of reserve (opposition to fencing of areas).

Club / Area	Opportunity	Considerations
	1 Synthetic field	<ul style="list-style-type: none"> Club would need to operate 2 club houses with split operations between Higgins Park and Fletcher Park. Increased parking demand from more intense use of playing field areas over week ends and week nights until 10pm (synthetic field use) Fenced playing field consideration for general public use of reserve (opposition to fencing of areas). Location of synthetic field for proximity to supporting pavilion / change facilities with tennis and football, may not be ideal for all users
South Perth Junior Cricket Club (SPJCC)	2 cricket wickets / playing fields	<ul style="list-style-type: none"> Supported as best use of existing playing fields, however consideration for distance between pitches to allow for 2 fields of 45m boundaries without overlap
	Adequate storage (30m2)	<ul style="list-style-type: none"> Supported to enable the club to leave match day and training equipment at pavilion, consideration for location and size which would be determined at detailed design stage
	Hill View Street Parking	<ul style="list-style-type: none"> Treatments to make parking on verge safer. Supported in principle however, this road is considered an arterial (check if defined by Town) and is busy with resultant travel speed faster than other domestic roads. Club parking suggestions may differ if 2 playing fields and storage is included at main pavilion – ie parking preference maybe closer to pavilion. Parking preference appears due to shade offered by trees at that time of day. Pavilion design may offer close proximity to a playing field with suitable shade options.
Carlisle Windsor Cricket Club (CWCC)	Shaded permanent spectator seating	<ul style="list-style-type: none"> Proposal for permanent shaded spectator seating for 22 people at Creaton Street playing field perimeter. Due to layout of current playing field configuration i.e. pitch at western end of reserve, the players and spectators position themselves under tree shade with own chairs and table for scorers etc. This need may change if a playing field was created at the eastern side, closer to the pavilion. The proposal is for 22 seated people. Typically suburban recreational level cricket games have minimal if any spectators and one of the teams is always on the field with 2 of the batting team also on the field at any one time. Therefore seating for 22 is excessive to need. Consideration in pavilion design for adequate shade should be made for spectators and players looking into the afternoon western sun.

Club / Area	Opportunity	Considerations
	2 Adequate storage (30m2) (As per SPJCC)	<ul style="list-style-type: none"> Supported to enable the club to leave match day and training equipment at pavilion, consideration for location and size which would be determined at detailed design stage.
Higgins Park Tennis Club (HPTC)	Pavilion elements	<ul style="list-style-type: none"> Facility requirements appear to be flexible and moderate and will need specific consideration at detailed design stage for location proximity issues for relationship to existing tennis courts.
ALL Groups	Hall hire income	<ul style="list-style-type: none"> All groups have mentioned the need / desire to continue to have a facility that is available to hire out to generate income from. This will require consideration from the Town as to philosophical position on provision of a facility for income generation, how and what basis clubs will split such income and share responsibilities for maintenance and upkeep, replacement of shared facility areas. It is likely in a larger, shared co-located facility that existing facilities will be utilised more often than single club facilities. This will potentially less available times to hire such facilities for community / commercial use, reducing potential income from this source. The impact on resultant sustainability of clubs would need to be planned and a suitable business case constructed based on the Town's philosophy on such provision for purpose and clubs operating performance based on income generation and expenditure responsibilities with any new facility.

