

CITY OF SOUTH PERTH

COMMUNITY RECREATION FACILITIES PLAN

2019-33



City of
South Perth





CONTENTS

STRATEGIC COMMUNITY PLAN	2
DEFINING COMMUNITY RECREATION FACILITIES	4
VALUE OF COMMUNITY RECREATION INFRASTRUCTURE	6
PURPOSE	8
DEVELOPING THE PLAN	10
OUR COMMUNITY	12
COMMUNITY FACILITY HIERARCHY AND PROVISION GUIDELINES	14
DETERMINING PRIORITISATION FOR FACILITY WORKS	16
KEY FINDINGS	18
KEY RECOMMENDATIONS	28
ACTION PLAN	32

STRATEGIC COMMUNITY PLAN

The Community Recreation Facilities Plan supports the delivery of the City's Strategic Community Plan 2017-2027 in the following areas:

A City of active places and beautiful spaces. A connected community with easily accessible, vibrant neighbourhoods and a unique, sustainable natural environment.

The Community Recreation Facilities Plan supports the delivery of the City's Strategic Community Plan 2017-2027 in the following areas:



OUTCOMES	STRATEGIES
Strategic Direction: COMMUNITY Aspiration: A diverse, connected, safe and engaged community	
Culture and community	<ul style="list-style-type: none"> Develop and facilitate services and programs to respond to changing community needs and priorities Facilitate and create opportunities for social, cultural and physical activity in the City Encourage and educate the community to embrace sustainable and healthy lifestyles Celebrate and support heritage within the City for present and future generations
Community infrastructure	<ul style="list-style-type: none"> Develop and facilitate community infrastructure to respond to changing community needs and priorities Manage the use and development of the City's properties, assets and facilities Plan for and promote the development of recreation and aquatic facilities to service community needs
Community safety and health	<ul style="list-style-type: none"> Facilitate and foster a connected and safe community
Strategic Direction: ECONOMY Aspiration: A thriving City activated by innovation, attractions and opportunities	
Local business	<ul style="list-style-type: none"> Embrace and facilitate unique events and attractions on or near foreshore areas and reserves around the City
Strategic Direction: ENVIRONMENT (BUILT AND NATURAL) Aspiration: Sustainable urban neighbourhoods	
Connected and accessible City	<ul style="list-style-type: none"> Facilitate a safe, efficient and reliable transport network Facilitate a pedestrian and cycle friendly environment Implement and maintain integrated transport and infrastructure plans
Sustainable built form	<ul style="list-style-type: none"> Develop a local planning framework to meet current and future community needs and legislative requirements Promote and facilitate contemporary sustainable buildings and land use
Enhanced environment and open spaces	<ul style="list-style-type: none"> Improve the amenity value and sustainable uses of our streetscapes, public open spaces and foreshores
Resource management and climate change	<ul style="list-style-type: none"> Promote and implement sustainable water, waste, land and energy management practices
LEADERSHIP Aspiration A visionary and influential local government	
Advocacy	<ul style="list-style-type: none"> Advocate for public infrastructure improvements including South Perth train station and ferry services

DEFINING COMMUNITY RECREATION FACILITIES

The City refers to a Community Recreation Facility as:
 “A place, amenity, or piece of equipment that offers an activity done for enjoyment to a group of people living in the same place or having a particular characteristic in common.”

The City provides a range of activities, programs and events with emphasis on sport and recreation.

COMMUNITY

A group of people living in the same place or having a particular characteristic in common.

RECREATION

An activity done for enjoyment when not working.

FACILITY

A place, amenity, or piece of equipment provided for a particular purpose.

The City has 102 community facilities comprised of:



Community Recreation Facilities included in the scope of this plan include:

SPORTS SPACES	RECREATION SPACES	SPORTS PAVILIONS	
Playing fields and ovals	Open parklands, community gardens		
<ul style="list-style-type: none"> James Miller Oval Ernest Johnson Reserve Sandgate Oval Hensman Oval George Burnett Oval Bill Grayden Oval Collier Reserve Richardson Park Comer Reserve Morris Mundy Reserve Challenger Reserve 	<ul style="list-style-type: none"> Sir James Mitchell Park South Perth Esplanade Windsor Park Neil McDougall Park McDougall Farm Community Garden Neighbourhood reserves (non-sport) Local reserves 	<ul style="list-style-type: none"> John McGrath Pavilion Manning Community Centre Clubrooms Bill Grayden Pavilion Collier Pavilion Morris Mundy Pavilion Comer Pavilion Challenger Pavilion Hensman Tennis Club 	<ul style="list-style-type: none"> South Perth Tennis Club Manning Tennis Club Manning Bowling Club Como Bowling Club South Perth Bridge Club Como Croquet Club Wesley Boatshed
LEISURE CENTRES	COMMUNITY HALLS	PUBLIC TOILETS	KINDERGARTENS/EARLY LEARNING CENTRES
<ul style="list-style-type: none"> George Burnett Leisure Centre 	<ul style="list-style-type: none"> South Perth Community Hall John McGrath Hall Collins Street Hall Moresby Hall Manning Hall 	<ul style="list-style-type: none"> Sir James Mitchell Park Richardson Park Neil McDougall Park Hurlingham Clydesdale Comer Reserve Waterford Foreshore (Auto) George Burnett Park Windsor Park Narrows Bridge Mends Street Jetty 	<ul style="list-style-type: none"> McDougall Park Kindergarten Kensington Kindergarten Manning Kindergarten Hensman Kindergarten Conon Road Kindergarten Gowrie Early Childhood Education and Care Centre Manning Community Centre Early Years
SENIOR CENTRES			
<ul style="list-style-type: none"> Manning Senior Citizens South Perth Senior Citizens Manning Men's Shed 			
HERITAGE AND ARTS	LIBRARIES	NATURE SPACES	
<ul style="list-style-type: none"> Old Mill Heritage House Hazel McDougall House Old Mill Theatre 	<ul style="list-style-type: none"> South Perth Library Manning Library 	River foreshore, bushland, coastal areas, wetlands and riparian habitats, geological and natural features	
		<ul style="list-style-type: none"> South Perth Foreshore Clontarf-Waterford -Salter Point Foreshore Bodkin Park Sandon Park Thomson Reserve 	

Facilities outside the scope and not included in the Plan:

- Civic and Operation Centre buildings
- Commercially leased buildings
- Retirement villages (Collier Park Village)
- Golf Courses (Collier Park Golf Course, Royal Perth Golf Club)
- Child Health Clinics
- Sumps, verges, road reserves and right of ways.

VALUE OF COMMUNITY RECREATION INFRASTRUCTURE

\$4.9b

health benefits
due to promoting
physical activity

NATIONAL LEVEL

In 2015 the Australian Local Government Association (ALGA) reported that local government owns and manages an estimated \$355b in non-financial assets including local roads, land, and community infrastructure such as halls, recreational facilities, parks, water and sewerage, libraries, harbours and aerodromes, health clinics and youth facilities.

The 2015 State of the Assets Report developed by JRA estimates that the gross replacement value of local govt infrastructure for all Australian Councils is \$438b and that approximately \$47 billion (11%) of these assets are in poor or very poor condition. Assets in poor condition require significant renewal or rehabilitation, and very poor assets being physically unsound or beyond rehabilitation. Australian Councils report \$30.3 billion of buildings and facilities under management, of which \$3.1 billion (10%) are in a poor to very poor state. Councils report \$7.9 billion of parks and recreation assets under management, of which \$0.7 billion (9%) are in a poor to very poor state.

A report released by Sport Australia in 2018, in partnership with KPMG states community sport infrastructure generates more than \$16.2b worth of social, health and economic benefits each year in Australia:

- \$6.3b economic benefits, including construction, maintenance and operation
- \$5.1b social benefits, including community cohesion and mental wellbeing
- \$4.9b health benefits due to promoting physical activity.

Whilst the report specifically focuses on sport infrastructure, many of the qualitative benefits also exist for general community infrastructure such as halls, senior citizens centres, men's sheds, education buildings and other recreational facilities.

Benefits of community sport and recreation infrastructure:

- Increased mental health, physical health and community wellbeing
- Employment and training opportunities
- Increased community connectedness and reduced social inclusion
- Reduction in crime and anti-social behaviour
- Reduction in drownings and falls
- Enhanced community ownership, pride, belonging and trust

Limitations to the benefits of community infrastructure include:

- Lack of universal, inclusive, accessible design principles
- Inadequate facilities (female changerooms, disabled toilets)
- Physical barriers (fences, roads, water)
- Adaption of sports programs relevant to the facility and the facility limitations.

LOCAL LEVEL

The City of South Perth owns a significant number of community facilities. As at 2019 the estimated value of the City's community building assets was \$50m. These assets include sports clubs and pavilions, community halls, recreation centres, senior's facilities, single-use facilities for children (kindergartens, playgrounds) and heritage facilities (The Old Mill, Heritage House).

Of the 114 buildings within the City, their asset conditions have been rated as follows:

CONDITION 1 (EXCELLENT ASSET)

16 buildings (14%) are brand new or near new condition not needing replacement for approximately 20 years plus.

CONDITION 2 (GOOD ASSET)

7 buildings (6.1%) are in good condition that are expected to need a small amount of low cost repairs within 10-20 years.

CONDITION 3 (AVERAGE ASSET)

45 buildings (39.4%) are in adequate condition that are expected to need some minor repairs within 5-10 years.

CONDITION 4 (POOR ASSET)

No whole buildings within the City were classified as poor. However, 34 buildings (30%) include components that are poor, so are expected to need major repairs or replacement within 2-5 years.

CONDITION 5 (FAILED ASSET)

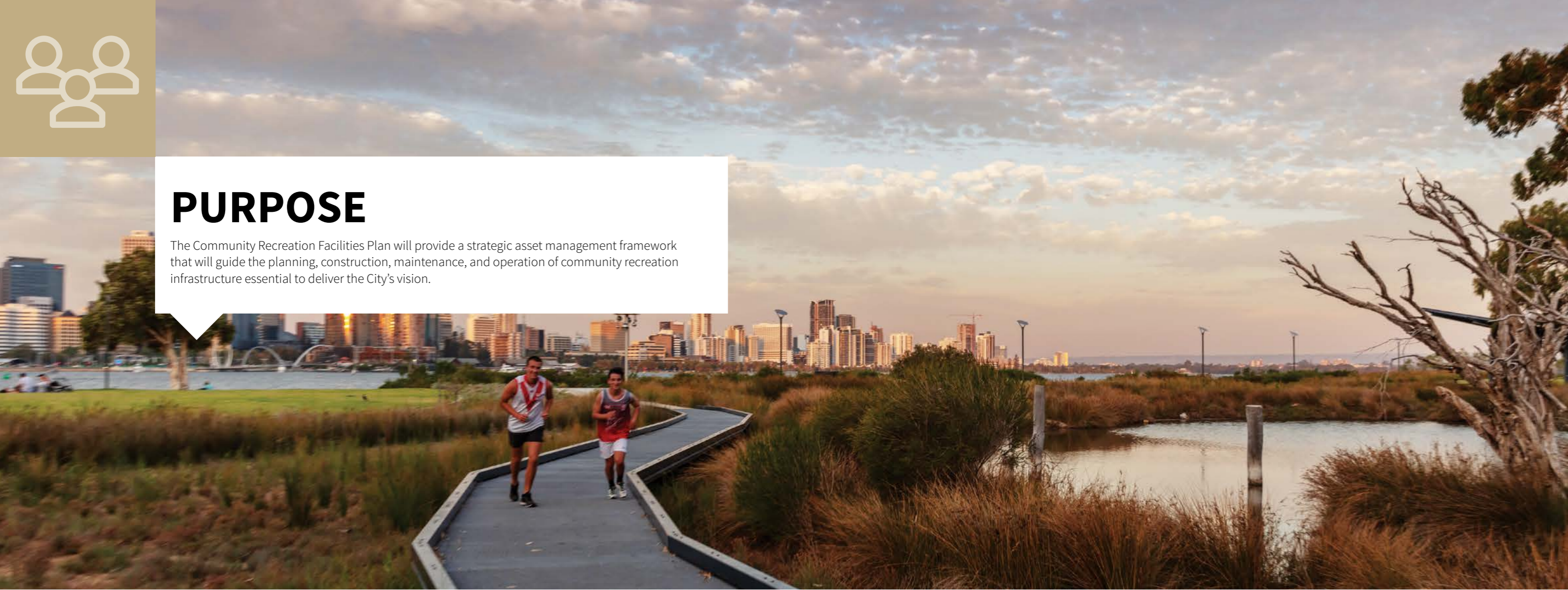
No whole buildings within the City were classified as failed. However, 12 buildings (10.5%) include components that have failed, so are expected to need major repair or replacement within 1-2 years.

See 'Facility Asset Condition Rating Process' in section 9 for more information on rating descriptions; and South Perth Building Survey 2017.



PURPOSE

The Community Recreation Facilities Plan will provide a strategic asset management framework that will guide the planning, construction, maintenance, and operation of community recreation infrastructure essential to deliver the City's vision.



This plan will promote the facilitation of a consistent, efficient and effective framework for responsible service delivery by Council. The principles of rationalisation and co-location are explored where relevant.

The Community Recreation Facilities Plan is based on a high level Strategy with seven overarching Principles.

STRATEGY

To provide a strategic framework to guide decision making for key community facility projects throughout the City over the next 15-20 years.

Based on:

- 7 key overarching principles
- Alignment to the City's Integrated Planning and Reporting Framework (Strategic Community Plan)
- Key stakeholder consultation
- Annual measuring and review of the Action Plan as part of the City's annual budget and business planning cycle.

The Action Plan should be read as a guide. It will be subject to an annual review to stay in tune with current and emerging community needs and organisational priorities. The associated timeframes will be adjusted accordingly.

PRINCIPLES

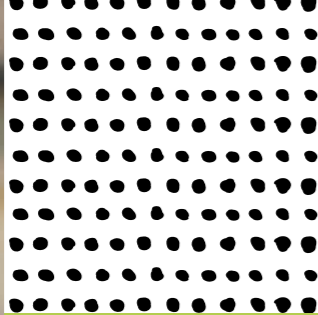
Seven overarching principles have been developed to assist in setting the strategic direction of the City's community recreation facility projects into the future:

1. **Community Wellbeing**
2. **Facility Mix**
3. **Access for All**
4. **Facility Provision Decision Making**
5. **Partnerships**
6. **Facility Cost User Contribution**
7. **Facility Funding Prioritisation**

OBJECTIVES

The objectives of the Community Recreation Facilities Plan are to:

- Review, audit and assess the City's community recreation facilities, including buildings, pavilions and other leased community facilities
- Provide a prioritised hierarchy for community recreation facilities
- Provide recommendations regarding the future use of the City's community recreation facilities
- Produce a documented implementation plan that prioritises maintenance and capital investment in its community recreation facilities.



DEVELOPING THE PLAN

BACKGROUND ANALYSIS & RESEARCH

- Connection to state, local and industry documents such as Perth & Peel @ 3.5 million, Strategic Directions 6 and other industry facilities plans that provide a benchmark for decision making process for the City of South Perth
- Community demographic profile of the City including population, income levels, age structure, cultural diversity and housing
- Facility design guidelines and hierarchy of facilities that guides the priority for spending and future development

STAKEHOLDER ENGAGEMENT

- Face to face meetings with clubs, community groups, state sporting association and other relevant stakeholders
- Review of existing community and sport recreation facility plans at a state, local and federal level
- Survey of relevant stakeholders

NEEDS ASSESSMENT

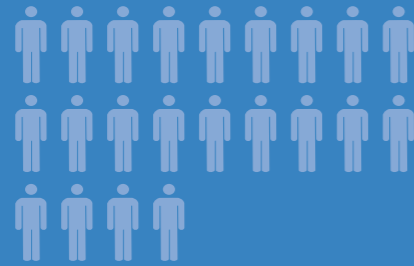
- Audit and Condition Assessment of all community recreation facilities
- Survey of needs from users and stakeholders
- Current and future needs of the City and its correlation to national and state trends, demonstrating the stakeholder consultation undertaken that feeds the Plan
- Relevant projects that are currently being undertaken throughout the City of South Perth that have impact on the City's community recreation facilities

RECOMMENDATIONS

- Key findings and recommendations of the Plan including the recommended implementation of the Community Recreation Facilities Plan over the next 15 years
- Reference to all documents and research that has been used to produce the Plan



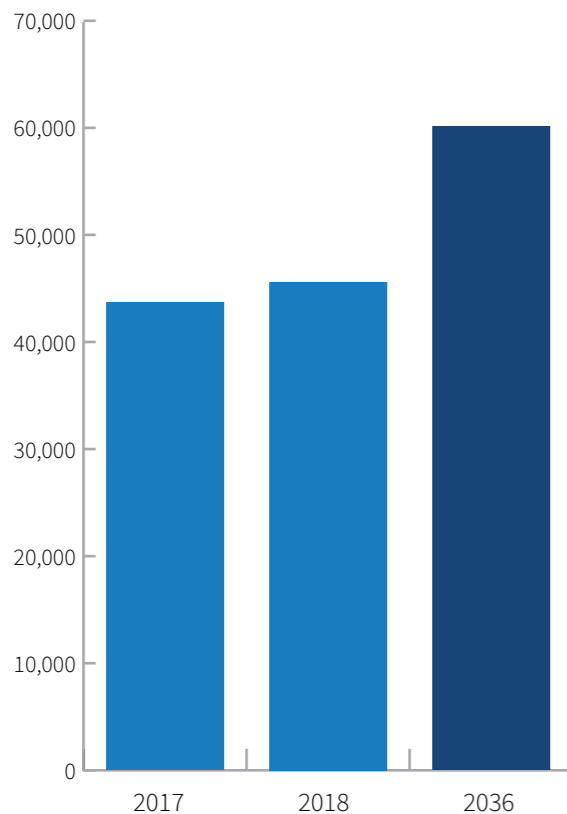
OUR COMMUNITY



Population density: 22.04 people per hectare



The City of South Perth population forecast



The City of South Perth's estimated resident population for 2017 was 43,689, with a population density of 22.04 persons per hectare. The population estimate for 2018 is 45,628 and is forecast to grow to 60,107 by 2036.

South Perth and Como will have the highest population growth by 2036.

The forecasted population age structure for the City between the years of 2016-2041 indicates that the largest growth areas will be in the age ranges of 20-29 year-olds and 35-44 year-olds. This highlights a relatively youthful population. The City should aim to include the facilitation of programs and services for these targeted populations.

WHO ARE WE?

In 2016, 1.3% of the City of South Perth's population was of Aboriginal and/or Torres Strait Islander descent compared to 1.6% in Greater Perth. While the City of South Perth had a lower proportion of Aboriginal and Torres Strait Islanders, it is important to note that this varied across the City. Proportions ranged from a low of 0.6% in South Perth to a high of 3.5% in Karawara.

South Perth and Greater Perth share the same dominant birthplace location for residents born overseas, being the United Kingdom. The City of South Perth does have a larger number of residents from Asian countries such as Malaysia, China, Indonesia, Singapore, South Korea and Iran but these numbers are relatively low in comparison. The high levels of European and Australasian residents indicates a higher propensity for involvement in traditional Australian sports of cricket, football, rugby, hockey, netball, basketball, tennis and lawn bowls.

The City is comprised of more educated people compared to the greater Perth area, which is evidenced by a larger percentage of persons with Bachelor or Higher degrees (38% compared to 22.9%); a smaller percentage of persons with vocational qualifications (11.5% compared to 19.4%); and a smaller percentage of persons with no qualifications (30.6% compared to 38.1%).

As a general guide, a more educated population is likely to experience a higher standard of physical health as there is a correlation between education and disposable income that is spent on leisure. However, some areas within the City are comprised of people with lower education and income levels, so the City should consider this when planning and delivering its programs and services to ensure they are accessible by all community members.

The City has a Socio-Economic Index for Areas (SEIFA) disadvantage score of 1,064, making it one of the most advantaged local government areas in Western Australia (12th out of 137). As a whole, weekly median incomes for the City of South Perth are reflective of a higher socio-economic area compared to the rest of the state. Some, but by no means all, residents of South Perth have capacity to pay reasonable fees for programs and services. There are a significant number of age and disability pensioners and persons of limited financial means who live in the City and who should also be able to access and make use of the City's recreational facilities despite limited financial resources.

TRENDS AND COMMUNITY BENEFITS

The main implications of the demographic profiling are:

- The anticipated future growth within the City is likely to demand greater access to public open space and community infrastructure
- Although the City overall is one of the most advantaged Local Government Areas, Karawara is considered to be a disadvantaged suburb (top 15% in Australia), and therefore important to ensure connections by foot and by bike are strong. This is essential to generate effective use from the surrounding area
- The age profiling indicates there will be a need to incorporate a flexible multi-functional level of infrastructure which caters for people of all ages
- Accessible Programs and Services - 1,574 people (3.7% of the City's population) reported needing help in their day-to-day lives due to disability. This will be addressed through this Plan and the City's Disability Access and inclusion Plan.

COMMUNITY FACILITY HIERARCHY AND PROVISION GUIDELINES

The City's community facility provision guidelines consider the key principles of accessibility and equity and must also be balanced by local social and economic conditions.

There are two main documents considered industry standard that provide guidelines for the planning of community infrastructure, namely:

1. Parks and Leisure Australia WA Branch - 'Guidelines for Community Infrastructure'; and
2. Sport and Recreation WA's - 'Classification Framework for Public Open Space'.

These documents are intended as a guide only. As such, these guidelines must be regarded as flexible subject to location and design; levels of service provision; demographic change in the community; changing community expectations; and improved models of service delivery. Refer to Appendix 2 for community infrastructure guidelines.



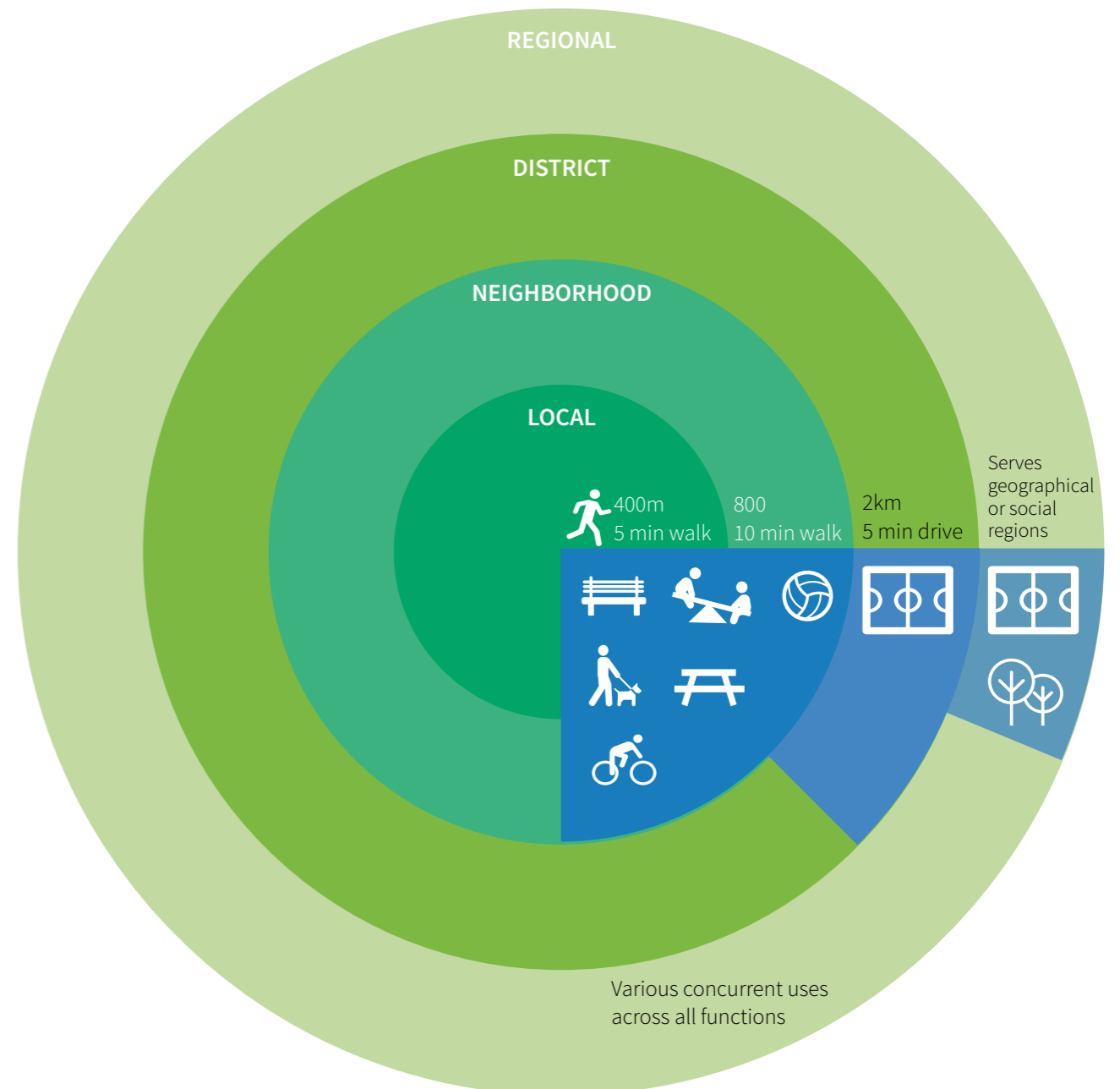
CLASSIFICATION FRAMEWORK FOR PUBLIC OPEN SPACE (SPORT AND RECREATION WA)

A classification system developed by the former Department of Sport and Recreation classifies public open space by function and catchment hierarchy.

FUNCTION		Recreation Spaces (formerly passive reserves) – provide a setting for informal play and physical activity, relaxation and social interaction - Sir James Mitchell Park
		Sport Spaces (formerly active reserves) – provide a setting for formal structured sporting activities – Ernest Johnson Reserve, George Burnett Reserve, Challenger Reserve, James Miller Reserve, Richardson Oval, Bill Grayden Oval, Comer Reserve, Morris Mundy Reserve
		Nature Spaces – provide a setting where people can enjoy nearby nature and protect local biodiversity and natural area values – McDougall Park, Bodkin Park, Goss Ave Reserve

CATCHMENT HIERARCHY

The table below summarises the framework.



DETERMINING PRIORITISATION FOR FACILITY WORKS



The City considered the following factors in determining the priority order for the community recreation facility works:

QUALITY	<ul style="list-style-type: none"> • How good is the facility? • What is the condition or quality of the facility?
FUNCTION	<ul style="list-style-type: none"> • Is the facility suitable for its intended purpose? • Is the facility functional?
CAPACITY/UTILISATION	<ul style="list-style-type: none"> • Is the facility over or under-utilised? • Does the community need more or less of these facilities/assets?
RISK	<ul style="list-style-type: none"> • What is the risk assessment of the facility?
ASSET CONDITION ASSESSMENT <i>(the process of continuous or periodic inspection, assessment, measurement and interpretation of an asset to indicate its condition, so as to determine the need for some preventative or remedial action). Refer to appendix 1.</i>	<ul style="list-style-type: none"> • What asset condition rating applies to the facility?



The estimated total valuation for community recreation buildings
\$50 million



Touch football has the largest club membership (1,500 members)

7%

junior club members (under 18)

KEY FINDINGS

The City currently spends approximately \$4.4 million annually on maintenance and operating costs of community recreation facilities (\$100/resident)

The average age of the City's community recreation buildings
38 years

THE CITY OF SOUTH PERTH 2018

Sports club membership

77%



23%



- Gridiron has the lowest club membership (40 members)
- Sports with the highest female represented membership include hockey and athletics
- Sports with the highest male represented membership include Australian rules football, baseball, cricket
- Sports with the highest junior represented membership include Little Athletics, Australian rules, cricket, rugby league, and soccer.

THE CITY OF SOUTH PERTH 2018

43 sports clubs



4,757

in club membership

GENERAL

- The City will need to spend approximately \$88m (\$65m on buildings and \$23m on sports spaces) on community recreation facilities over the next 20 years to maintain the existing amount of facilities (\$2,014/resident)
- This equates (on average) to approximately \$4.4m per year (\$100/resident)
- The City will need to spend more than approximately \$55m over the next 20 years in capital projects for community recreation facilities
- The City must optimise 'cost recovery' practices for its community recreation facilities
- The average cost recovery for community recreation facilities is 13% including:
 - Community halls 73%
 - Sports pavilions 4%
 - Sport spaces 23%
 - Heritage and Arts 11%
 - Public toilets, kindergartens, libraries, recreation spaces and nature spaces <1%
- All state and federal government policies around sports infrastructure provision warn of limited financial contributions toward community sport and recreation facilities. The PLA Guideline for Sports Infrastructure advocate that where possible opportunities to co-locate facilities and shared use facilities should be explored to develop flexible, sustainable and viable facilities
- Across all facilities there is a lack of entry signage, way finding and general consistency
- Australia wide, in 2017, the most popular type of facilities used for sport and physical recreation activities were parks or reserves (40%)
- In 2017 sport clubs were the primary avenue for children to be active (except for children aged 0-4, who are more likely to be active through other organisations)
- While sport clubs are the main avenue for both girls and boys in 2017, throughout childhood boys (50%) are more likely to be active through club sport than girls (33%).

THE MOST POPULAR RECREATION ACTIVITIES UNDERTAKEN (2017)

ADULT	
MALE	FEMALE
<ul style="list-style-type: none"> • Fitness/gym • Walking • Athletics • Cycling 	<ul style="list-style-type: none"> • Swimming • Fitness/gym • Walking • Athletics
YOUTH	
MALE	FEMALE
<ul style="list-style-type: none"> • Swimming • Soccer • Football • Basketball 	<ul style="list-style-type: none"> • Swimming • Dancing • Netball • Gymnastics

TOP THREE CLUB SPORTS IN WA (2017)

CHILDREN	ADULTS
<ul style="list-style-type: none"> • Swimming • Soccer • Australian rules football 	<ul style="list-style-type: none"> • Swimming • Golf • Basketball



9.2m²
of green space per resident



SPORTS SPACES

- Typically 6.5m² of active open space per resident is considered adequate provision within the Perth-Peel region
- The City has approximately 9.2m²/resident of green space but approximately 5m² of playable sports space
- An additional 6m²/resident of sports spaces could be accessed by local schools (public and private)
- There is a critical need to upgrade floodlights at Challenger Reserve
- There is a critical need to upgrade floodlight lux levels to meet Australian Standards across all existing floodlit reserves
- There is no playground strategy to guide the provision of playgrounds throughout the City.

Provision gaps in sports spaces

Within Western Australia (2017), netball is within the top four organised participation sports for children (top two for girls) and the top six venue participation sports for adults (top four women).

- The City does not have any indoor netball courts (recommended catchment ratio of 1:3,000-4,000)
- The City provides four outdoor half courts across four Reserves
- The minimum requirement for netball courts is 6-8 courts (indoor) and is most viable as part of a multipurpose facility.

Within Western Australia (2017), Basketball is the highest team based participation sport, sixth highest participating sport for children, eighth highest venue participation for adults, 12th highest sport and physical recreation activity.

- The City provides one indoor basketball court (recommended catchment ratio of 1:3,000-4,000)
- The City provides five outdoor half courts across five reserves
- The minimum requirement for basketball courts is six to eight courts (indoor) and is most viable as part of a multipurpose facility
- Basketball WA wants to activate recreational spaces through appropriate provision of outdoor half courts for pick up and 3x3 basketball which has an important social impact in the community.

Within Western Australia (2017), cricket is within the top nine organised participation sports for children (top four for boys) and the top 11 venue participation sports for adults (top six men).

- The City provides four synthetic cricket pitches and six synthetic training nets across 10 sites, three turf wickets across two sites – a total of nine pitches cross six sites at a ratio of 1:6,000 (recommended catchment ratio of 1:8,000)
- A further 10 cricket pitches are located (and accessible) across six schools (four public, two private).

Within Western Australia (2017) hockey is the seventh highest organisation/venue activity (adults)

- The City provides six grass hockey fields at one location at Richardson Reserve
- The nearest synthetic hockey field is located at Curtin University (two synthetic fields), where access is limited and prioritised for Hockey WA, state, and national teams.
- The City does not provide any synthetic hockey fields (recommended catchment ratio of 1:75,000).

Within Western Australia (2017) golf is the highest “type of venue” used by activity (adults), fourth highest venue activity (adults), seventh highest participation activity (adults).

- The City has one public golf course and one private golf course
- Collier Park Golf Course, under management of Clublinks Management is to deliver a masterplan within five years for the upgrade and redevelopment of the course.

Within Western Australia (2017) swimming is the highest organised participation activity for children, second highest venue activity (adults), fourth highest participation activity (adults).

- The City has no public aquatic facilities or “Learn to Swim” programs
- 249 people drowned in Australia, of which 27 were in WA (2017/18), mostly in summer, male, 35-44 age group
- Learn to Swim programs are a key focus for Royal Life Saving Society WA
- International students were the fourth-largest category when it came to drownings, with people born in China, New Zealand, Britain, South Korea and India most at risk
- The City has six public primary schools, five private primary schools, one public high school, and three private high schools. All but two schools travel a minimum of 6km outside of the City of South Perth to participate in swimming lessons, school carnivals and general learn to swim programs
- 15,130 people who were living in the City of South Perth in 2016 were born overseas - 28% arrived in Australia within five years prior to 2016. People of Chinese ancestry were the second largest emerging group within the City between 2011-2016.



Based on recommended guidelines at state and federal levels, there is duplication in the provision of sports spaces:

TENNIS COURTS

- The City has three clubs (641 total membership) and a total of 49 courts (21 grass, 14 acrylic, 14 synthetic) – 28 are floodlit
- Membership in WA has declined 3% in last two years
- Tennis West priorities are to: convert natural grass courts to acrylic at South Perth; address decline in memberships and increase usage at South Perth
- In 2017, the Department of Housing funded approximately \$800,000 for an amalgamation and relocation of Canning Tennis Club to South Perth Tennis Club incorporating two new acrylic courts and four synthetic grass courts, fencing, and floodlighting
- Tennis Australia recommend a court to population ratio of 1:1500 (City's ratio is approx. 1:900).

LAWN BOWLS GREENS

- The City has three clubs (352 total membership) and a total of nine usable and two dormant greens (six grass, three synthetic) – seven are floodlit
- Lawn bowls is not considered within the top 15 participation sports in WA for children or adults but is ranked 15th highest activity use of a venue in WA and ranked 17th across Australia
- There was a 37.5% decrease in professional players in the last 20 years
- The City does not support the forced amalgamation or relocation of croquet, tennis or bowls clubs or reduction in playing greens/courts.

RECREATION SPACES

- Cost recovery of recreation spaces is approximately <1%
- There is no playgrounds strategy to guide the provision of playground throughout the City
- The estimated value of playgrounds throughout the City is approximately \$1.8m.

NATURE SPACES

- Cost recovery of recreation spaces is approximately <1%

SPORTS PAVILIONS

- Replacement or upgrade of the most critical sports pavilions is estimated at \$5m over the next 5 to 10 years and a further \$4.2m over the next 10 to 20 years
- 15 sports pavilions (80%) are single leased club for the main purpose of the needs of one specific club and/or sport. This relatively high number is based on historic provision for single sports, heavily subsidised by the City
- Four sports pavilions (20%) are shared leases with more than one club and/or sport occupying the facility
- The age of the pavilions varies from less than one year built in 2017 (John McGrath Pavilion) to 67 years of age built in 1950 (Wesley Boatshed, Como Bowling Club, Como Croquet Club and Manning Bowling Club). The average age of the sports pavilions is 34 years
- The estimated total value of the sports pavilions is approximately \$21m (APV Valuations)
- John McGrath Pavilion has the highest replacement cost of approximately \$4.6m
- Shared use buildings are in better condition which is most likely attributed to their age, which overall represents the newest facilities
- Based on the condition rating, the five most critical pavilions in need of upgrade are Wesley Boatshed, South Perth Rugby Club, Hensman Park Tennis Club, Como Croquet Club, Como Bowling Club/Manning Bowling Club (same rating) within the next 10 years. Each of these facilities are single use buildings
- The total maintenance and component replacement for sports pavilions (including club requests) is estimated at \$4.9m
- Sports pavilion cost recovery is estimated at 4%.

LEISURE CENTRE

- The existing George Burnett Leisure Centre (GBLC) is the City's single leisure centre, and is below industry benchmark standard for provision of indoor sports and recreation
- The current valuation for the existing GBLC is \$2.7m (APV Valuations)
- The City has no indoor netball courts and one non-standard indoor basketball court
- PLA WA, Sport and Recreation WA and other industry bodies do not support the development of single sport hall facilities due to their lack of viability and poor return on investment. Note: Single use facilities may be appropriate depending on the applicable circumstances
- The minimum requirement for basketball/netball courts is six to eight courts (indoor) and is most viable as part of a multipurpose facility
- Since 2003 the City has conducted six studies and delivered nine polls/surveys incorporating sport and recreation needs. Collectively more than 1,000 have responded indicating significant support for aquatic facilities, indoor sports and a gymnasium
- A generic indoor sports and recreation centre (min. three courts plus ancillary services) would suit a catchment ratio of 1:50,000-100,000
- A regional recreation facility (including aquatics) could service a catchment population of up to 250,000 people.



COMMUNITY HALLS

- Replacement or upgrade of the most critical community halls is estimated at \$75,898 within the next five years and a further total estimated cost of \$55,803 over the next 10 years
- The community halls vary in age from less than one year built in 2018 (John McGrath Hall) to 69 years of age built in 1950 (Moresby Hall). The average age of the community halls is 22 years
- The average condition rating is 2.04, suggesting the halls are in relatively good condition
- The estimated total value of the community halls is \$10,425,709
- South Perth Community Hall has the highest value of \$4,864,297
- Based on the condition rating, the halls requiring component upgrades in the next 10 years:
 - Comer Pavilion
 - Moresby Hall
 - Collins Street Hall.
- Community halls cost recovery is high at 73% - mostly attributed to it being publicly hireable with minimal maintenance expenditure
- Moresby Hall has the best cost recovery at 120% and compared to other community halls has less maintenance and expenditure
- The older halls have the best cost recovery but also have aging facilities requiring the most significant maintenance and component replacement over the next 5-10 years totalling \$148,573 (Collins, Moresby Hall and Comer Pavilion)
- Comer Pavilion has no cost recovery and although is tenanted by South Perth Playgroup, serves little purpose as a pavilion, other than public toilets.

LIBRARIES

- By their nature, libraries have limited cost recovery opportunities
- The most critical upgrade required for the South Perth Library is air conditioning replacement, carpet replacement and upgrade of toilets within the next five years
- Manning Library requires additional entry for public access within the next 10 years
- The vacant former Manning Library building is currently unoccupied and would require significant works to make it safe for use. This building is at the end of its lifecycle and is recommended for demolition.



HERITAGE AND ARTS CENTRES

- The designated Heritage and Arts centres within the City have low cost recovery but have significant cultural, historic community social value
- Based on the guidelines and provision of arts within the City there are no gaps in provision of an art centre within the next 15 years
- The average condition rating across the buildings is 2.49 suggesting essential work is required within 10 years
- The City requires further facility investment in the management of its art collection (art workroom/ storage space)
- The Talis Report maintenance program recommends all facilities to be addressed within 10-15 years addressing: Old Mill, Old Mill Theatre, Heritage House and Hazel McDougall House.

KINDERGARTEN

- The current annual operating and maintenance budget for kindergarten buildings is \$11,000
- Based on the condition ratings recommended by Talis Consultants, all kindergartens will need attention within the next two to five years
- Kensington Kindergarten is of highest priority in need of component upgrades (wall replacement, floor coverings, general painting, windows, general toilet and kitchen upgrades) over the next 5-10 years
- Manning Kindergarten is in need of component upgrades (window replacements, general painting, ceiling replacement and toilet upgrades) within the next 5-10 years
- Hensman Street Kindergarten is in need of component upgrades (gutters, cabinets, downpipes) over the next 5-10 years
- McDougall Kindergarten is in need of component upgrades (air conditioning, verandah repair including downpipe and gutter replacement and walls) within the next five years
- Minimal maintenance has been undertaken on kindergartens in previous years and a more realistic annual maintenance budget allocation is required for these buildings per year.

SENIOR CENTRES

The current annual operating costs for the senior citizens centres is \$388,000.

- The current cost recovery for the senior's centres is nil
- The average age of the senior citizens centres is 23 years
- The average condition rating is 1.94 indicating relatively good condition with some minor component repairs required over the next 10 years
- The current estimated value for senior citizens centres is \$2,445,816
- The South Perth Senior Citizens Centre requires component upgrades including hot water system, roof structure, air conditioning, and general painting within the next 10 years
- The Manning Men's Shed has the lowest condition rating of 1.22 indicating this facility is of lowest priority for upgrade
- The Manning Senior Citizens vehicle is currently housed at Manning Men's Shed. The Men's Shed has indicated its desire to relocate the vehicle into a separate housed garage to free up space within the Men's Shed facility
- Component items needing attention for the Manning Senior Citizens Centre include air conditioning, roof covering, roof structure, kitchen ceiling, toilet plumbing, kitchen wall covering and doors within the next 10 years.

PUBLIC TOILETS

- The current annual operating and maintenance costs for public toilets is approximately \$263,000
- The average age of public toilets within the City is 23 years
- The average condition rating is 2.34 suggesting repair/replacement of public toilet facilities within the next 10 years
- The current estimated value for public toilets is \$1,315,000
- Based on the City's categorisation of reserves, public toilet facilities are located across all regional, neighbourhood and district reserves except for the district sports reserves where clubroom facilities are located
- Historically, public toilets are located out of sight behind buildings, at the back of carparks or sport and recreation grounds with limited access for people with disabilities. Public expectation now requires public toilets to be highly visible, highly accessible, safe and clean
- John McGrath Exeloo (1), Manning Community Centre Exeloo (1) and Windsor Park Toilets (1.93) have the lowest condition rating and do not suggest any major refurbishment for the next 15-20 years
- Public toilets at Sir James Mitchell Park and Hurlingham Reserve have the highest condition rating suggesting repair or replacement within the next 5-10 years
- Public toilets located at Richardson Park, Neil McDougall Park, Clydesdale Park and Comer Reserve have condition ratings above 2.5 suggesting repair or replacement within the next 10 years
- A further four toilets located at district sports reserves (Bill Grayden, Morris Mundy, Collier, Challenger) are available to the public at limited times but when the ovals are most utilised

- Based on the catchment recommendations within the City's Public Open Space Strategy, there are gaps in the provision of public toilets as follows:
 - Central Como, east of Canning Highway. However, there are mostly local or small parks within this location which does not suit public toilet provision
 - Salter Point – small western pocket adjacent to Aquinas College. Salter Point is mostly serviced by the auto toilets located at Andrew Thomson Reserve and James Miller Oval in Manning. The area is also limited with mostly local and small reserves not conducive to public toilets
 - Waterford – small eastern pocket near Clontarf College. This area is mostly serviced by public toilets at George Burnett Park and Andrew Thomson Reserve. Waterford Plaza and Curtin University (not City owned) makes up the 800m catchment for Waterford residents having public toilet facilities available
- The data suggests the number of public toilet facilities is adequate throughout the City. However, the condition, accessibility and specific site location of existing facilities is not adequate requiring upgrade and/or replacement to better meet the current needs of the general public.



KEY RECOMMENDATIONS



GENERAL

- That the City develops a Community Recreation Facility policy to provide guidance on:
 - Prioritising funding and/or development of facilities based on shared use, co-location and multifaceted design; and
 - Providing a cost recovery model to contribute to lifecycle costing of these facilities
- That the City completes a fees and charges review for all community recreation facilities based on an adopted cost recovery model
- That the City develop a Shared Use Agreement for access to playing fields at local schools (private and public)
- That the City develops a Signage Strategy across all community recreation facilities.

SPORTS SPACES

- That the City develops a masterplan at Challenger Reserve to investigate co-location and amalgamation of facilities (not necessarily clubs) to incorporate:
 - Critical upgrade of sports floodlights at Challenger Reserve
 - Demolition of Challenger Pavilion
 - Installation of synthetic cricket pitch and associated works to enable a relocation of South Perth Junior Cricket Club from Victoria Park to Challenger Reserve
- Redevelopment of multipurpose community building to accommodate exclusive use and shared spaces for Manning Bowling Club, South Perth United Football Club, Manning Tennis Club, and South Perth Junior Cricket Club
- That the City develops a masterplan for the George Burnett Recreation Precinct to investigate co-location and amalgamation of facilities (not necessarily clubs) to incorporate:
 - Upgrade or repurpose of George Burnett Leisure Centre
 - Relocation of South Perth Bridge Club
 - Demolition of the former Manning Library building
 - Upgrade of George Burnett Pavilion to accommodate South Perth Rugby League Club, Southern Districts Touch Association and South Perth Cricket Club
 - Installation of a new synthetic cricket pitch at George Burnett Oval
 - Removal of boundary fence at George Burnett Oval to enable greater use of space at the reserve if supported by the rugby league and touch football clubs

- Upgrade of irrigation, drainage and surface replacement at George Burnett Oval
- Upgrade of Manning Skate Park
- That the City works with Basketball WA and Netball WA to incorporate outdoor netball and basketball rings (or multicourt facilities) for all neighbourhood and district reserves
- That the City works with Wesley South Perth Hockey Club, Wesley College, Hockey WA and other stakeholders for the relocation of WASPs to Collier Reserve incorporating a synthetic hockey turf, grass hockey fields and clubrooms
- That the City develop a Playground Strategy within two years
- That the City endorses the Sports Oval Floodlight Plan 2018 and progresses to consider:
 - Allocation of approx. \$400,000 per year (as per detail design) over six years to upgrade the floodlights across George Burnett Oval, Bill Grayden Oval, James Miller Oval, and Richardson Park
 - Upgrading floodlights at Challenger Reserve within two years
 - Re-lamping, cleaning and re-aiming existing lights at George Burnett Oval, Bill Grayden Oval, James Miller Oval, and Richardson Park within two years
 - Retrofitting a Halytech lighting control system to existing floodlights at George Burnett Oval, Bill Grayden Oval, James Miller Oval, and Richardson Park within five years
 - Allocation of approx \$1,500-\$3,000 per reserve (approx \$15,000) annually for maintenance of existing floodlights
 - Developing a floodlight plan across other community recreation facilities including tennis, lawn bowls and croquet.

RECREATION SPACES

- The City continues to allocate sufficient funds for annual maintenance of reserves and playgrounds
- That the City develops a Playground Strategy within two years, subject to available budget funds.

NATURE SPACES

- The City continues to allocate sufficient funds for annual maintenance of Nature Spaces as required.



SPORTS PAVILIONS

- That the City develops a cost recovery model to contribute to life cycle costing of these facilities
- That the City develops a masterplan for the Como Bowling Club to investigate co-location and amalgamation of facilities (not necessarily clubs) to incorporate:
 - Relocation of suitable user group/s
 - Redevelopment of clubhouse to improve provision of adequate toilets, kitchen, function facilities
 - Reconfiguration of outdoor playing rinks and associated lights to accommodate needs for both bowls and other compatible uses
- That the City develops a masterplan for the Como Croquet Club facility to incorporate:
 - Retaining Como Croquet Club to co-locate with South Perth Playgroup or other suitable groups
- That the City develops a masterplan for the Hensman Park Tennis Club facility to investigate co-location and amalgamation of facilities (not necessarily clubs) to incorporate:
 - Redevelopment of a building to accommodate Hensman Park Tennis Club, Hensman Kindy, and other suitable groups
- That the City considers relocation of the South Perth Bridge Club if agreed by the Club
- That the City considers demolishing Collier Pavilion, Comer Pavilion and Morris Mundy Pavilion (potential to redevelop as toilets/change rooms only)
- That the City investigates alternative building methods such as Ausco and Modus products for modular, prefabricated pavilion and change room designs.

LEISURE CENTRES

- That the City investigates provision for a Regional Recreation and Aquatic facility to include:
 - Six to eight indoor sport courts to accommodate netball, basketball, volleyball, badminton, table tennis and other relevant sports
 - Outdoor and indoor swimming pool, leisure water, spa/sauna and other necessary aquatic sports

- Education spaces, commercial spaces, entertainment spaces (function areas, golf), gymnasium, health and wellness space
- Partnerships with federal, state and regional stakeholders such as Curtin University and Town of Victoria Park and commercial operators to assist in capital and life cycle funding
- Repurposing of the existing George Burnett Leisure Centre.

COMMUNITY HALLS

- That the City prioritises Collins Street Hall for maintenance and required component replacement including roof structure replacement, new window coverings, general painting, window replacement, doors and benchtops within the next 5-10 years
- That the City prioritises Moresby Hall for asbestos removal, general painting, floor covering, ceilings and walls over the next 5-10 years
- That the City demolishes Comer Pavilion within five years (potential to redevelop as toilets/changerooms only) and relocates South Perth Playgroup to a shared facility with another user group such as Hensman Tennis Club, Como Croquet Club or other compatible users
- That the City develops a marketing strategy for promotion of community halls.

LIBRARIES

- That the City demolishes the vacant former Manning Library building in 2019/20
- That the City improves additional entry for public access to Manning Library within the next 10-15 years
- That the City upgrade South Perth Library within the next 5-10 years to address:
 - Air conditioning replacement within the next five years
 - Carpet replacement of all public and staff areas, including Function Room
 - Upgrade to lower staff toilet amenities
 - Modification to junior reader room/area
 - Upgrade to public toilets in South Perth Community Hall/Library.

HERITAGE AND ART CENTRES

- That the City progresses the maintenance program for the Heritage and Arts Centre buildings over five years to address critical maintenance projects
- That the City considers the allocation of funds (approx \$50,000) for the development of an art workshop/storage space.

KINDERGARTEN

- That the City prioritises Kensington, Manning, Hensman Street and McDougall Kindergarten buildings for essential repair, upgrade and replacement as required within five years
- That the City allocates sufficient funds per facility/year in annual maintenance
- Cost recovery models should be reviewed to retain single lease facilities.

SENIOR CENTRES

- That the City develops new facility agreements (Lease Agreements) that include cost recovery from the South Perth and Manning Senior Citizens Centre Associations.
- That the City as a priority replaces air conditioning at Manning Senior Citizens Centre within five years
- That the City replaces the roof structure and roof covering at Manning Senior Citizens Centre within five years
- That the City replaces the roof structure at South Perth Senior Citizens Centre within five years
- That the City provides support to the Manning Senior Citizens Centre Association to source funding to construct a new garage for the community bus to free up space for the Manning Men's Shed (e.g. Royal Perth Golf Club funding program).

PUBLIC TOILETS

- That the City develops a Public Toilet Plan within two years that:
 - Ensures public toilets are available, where possible, in a catchment of 800m or 10 minutes walking distance
 - Only provides public toilets on neighbourhood, district or regional open space reserves

- Considers Crime Prevention through Design principles for all upgrade and replacements including removal of privacy walls
- Ensures disability access and general accessibility from paths/carparks
- Ensures a central location and placement of open facing facilities that are highly visible
- Ensures sustainable design aligned ESD principles
- Investigates provision of auto-locks to replace security patrol and manual locking of public toilet facilities
- Publicly advertises opening and closing times of the public toilet facilities
- Investigates conversion of club managed toilets at existing district sports reserves to public toilets. This will only be achievable if access to the toilets is not through or connected to change rooms managed by a club.
- That the City demolishes existing facilities and builds new toilets as follows:
 - Year 1 – Neil McDougall Park
 - Year 2 – Clydesdale (SJMP), Comer Reserve, Coode St (SJMP), Mends St (SJMP)
 - Year 3 – Richardson Park, SJMP West (Scented Gardens)
 - Year 4 – Como Beach, Hurlingham (SJMP)
 - Year 8 – Narrows Bridge, Waterford Foreshore
 - Year 10 – George Burnett (External), Windsor Park.
- That the City considers the allocation of \$300,000 over the next five years to roll out a public toilet maintenance program for the existing public toilet facilities
- That the City investigates alternative building methods such as Ausco and Modus products for modular, prefabricated pavilion and changerooms designs (where appropriate).



ACTION PLAN



PRIORITY	●	HIGH
	●	MEDIUM
	●	LOW

YEAR ONE 2019/20	CATEGORY	ACTION
● Policy - Cost Recovery Model (including other LGA fees & charges review)	General	Review
● RAF Feasibility	Leisure Centre	Business Case
● Sports Oval Floodlight Plan – Stage 2	Sports Spaces	Re-lamp & clean
● All Playgrounds	Recreation Spaces	Strategy
● Facility Signage	General	Guidelines
● Challenger Reserve	Sports Spaces	Masterplan
● George Burnett Recreation Precinct	Sports Space	Masterplan
● Hensman Oval	Sports Space	Floodlights
● Sandgate Oval	Sports Space	Floodlights
● Collin Street Hall	Community Hall	Repair or replace poor/failed component
● Old Manning Library (unoccupied)	Library	Demolish
● Old Mill	Heritage	Masterplan
● Hazel McDougall House	Heritage	Repair or replace poor/failed component
● McDougall Kindergarten	Kindergarten	Upgrade poor/failed components
● Kensington Kindergarten	Kindergarten	Repair or replace poor/failed component
● Neil McDougall Toilets	Public Toilet	Upgrade poor/failed components
● South Perth Senior Citizens Centre	Seniors	Repair or replace poor/failed components
● Manning Senior Citizens Centre	Seniors	Repair or replace poor/failed components
● Manning Community Centre (Clubroom Terrace)	Sports Pavilion	Design work to construct new component (awning)
● Manning Bowling Club	Sports Pavilion	Design work to upgrade component (universal access toilet)
● Como Bowling Club	Sports Pavilion	Design work to upgrade component (kitchen and toilet)
● Como Croquet Club	Sports Pavilion	Verandah/roof restoration

PRIORITY	● HIGH
	● MEDIUM
	● LOW

YEAR TWO TIMEFRAME 2020/21		CATEGORY	ACTION
●	Manning Bowling Club	Sports Pavilion	Masterplan
●	Challenger Reserve	Sports Spaces	Floodlights
●	Wesley Boat Shed	Sports Pavilion	Repair or replace poor/failed component
●	Hensman Park Tennis Club	Sports Pavilion	Masterplan
●	Hensman Kindergarten (with tennis Club)	Kindergarten	Masterplan
●	Moresby Hall	Community Hall	Upgrade
●	Bill Grayden Oval	Sports Space	Masterplan & Floodlights
●	George Burnett Oval	Sports Spaces	Floodlights
●	SJMP Clydesdale	Public Toilets	Upgrade poor/failed components
●	Comer Reserve auto toilets	Public Toilets	Upgrade poor/failed components
●	SJMP Boatshed	Public Toilets	Upgrade poor/failed components
●	SJMP Mends St Jetty	Public Toilets	Upgrade poor/failed components
YEAR THREE 2021/22		CATEGORY	ACTION
●	Como Bowling Club	Sports Pavilion	Masterplan
●	Como Croquet Club	Sports Pavilion	Masterplan/relocate
●	SJMP Scented Gardens	Public Toilets	Upgrade poor/failed components
●	Richardson Reserve toilets	Public Toilets	Upgrade poor/failed components
●	Manning Kindergarten	Kindergarten	Repair or replace poor/failed component
●	South Perth Library	Library	Repair or replace poor/failed component
●	Manning Library	Library	Repair or replace poor/failed component
●	Morris Mundy Reserve	Sports Space	Masterplan & Floodlights
●	South Perth Bridge Club	Sports Pavilion	Relocation
YEAR FOUR 2022/23		CATEGORY	ACTION
●	George Burnett Pavilion (Rugby Club)	Sports Pavilion	Masterplan
●	Comer Pavilion	Community Hall	Demolish
●	Morris Mundy Pavilion	Sports Pavilion	Demolish
●	Collier Pavilion	Sports Pavilion	Demolish
●	Old Mill Theatre	Heritage	Repair or replace poor/failed component
●	Heritage House	Heritage	Repair or replace poor/failed component
●	Como Beach	Public Toilets	Upgrade poor/failed components
●	SJMP Hurlingham	Public Toilets	Upgrade poor/failed components
●	Challenger Pavilion/ Manning Bowling Club	Sports Pavilion	Implement Masterplan

YEAR FIVE 2023/24		CATEGORY	ACTION
●	Richardson Reserve	Sports Space	Floodlights
●	Como Bowling Club	Sports Pavilion	Implement Masterplan
●	Como Croquet Club	Sports Pavilion	Implement Masterplan
YEAR SIX 2024/25		CATEGORY	ACTION
●	Curtin Boatshed	Sports Pavilion	Masterplan
●	1st Salter Point Sea Scouts (with Boatshed)	Sports Pavilion	Masterplan
●	James Miller Oval	Sports Space	Floodlights
YEAR SEVEN 2025/26		CATEGORY	ACTION
●	George Burnett Pavilion (Rugby Club)	Sports Pavilion	Implement Masterplan
●	South Perth Community Hall	Community Hall	Repair or replace poor/failed component
●	South Perth Tennis Club	Sports Pavilion	Masterplan
●	Collier Reserve	Sports Space	Floodlights
YEAR EIGHT 2026/27		CATEGORY	ACTION
●	Narrows Bridge auto toilets	Public Toilets	Upgrade poor/failed components
●	Waterford Foreshore auto toilets	Public Toilets	Upgrade poor/failed components
YEAR NINE 2027/28		CATEGORY	ACTION
●	Comer Reserve	Sports Space	Floodlights
●	Hensman Park Tennis Club/Hensman Kindy	Sports Pavilion	Implement Masterplan
YEAR TEN 2028/29		CATEGORY	ACTION
●	George Burnett Park toilets	Public Toilets	Upgrade poor/failed components
●	Windsor Park toilets	Public Toilets	Upgrade poor/failed components
●	South Perth Tennis Club	Sports Pavilion	Implement Masterplan

PRIORITY	● HIGH
	● MEDIUM
	● LOW

YEAR ELEVEN 2029/30		CATEGORY	ACTION
●	WCG Thomas Pavilion	Sports Pavilion	Repair or replace poor/failed component
●	Manning Tennis Club	Sports Pavilion	Repair or replace poor/failed component
YEAR TWELVE 2030/31		CATEGORY	ACTION
●	Morris Mundy Reserve	Sports Space	Implement Masterplan
●	Curtin Boatshed/Scouts	Sports Pavilion	Implement Masterplan
YEAR THIRTEEN 2031/32		CATEGORY	ACTION
●	South Perth Bowling Club	Sports Pavilion	Repair or replace poor/failed component
●	Bill Grayden Pavilion	Sports Pavilion	Repair or replace poor/failed component
YEAR FOURTEEN 2032/33		CATEGORY	ACTION
●	Manning Community Centre Clubrooms	Sports Pavilion	Repair or replace poor/failed component
●	Manning Community Centre Hall	Community Hall	Repair or replace poor/failed component
●	Manning Community Centre – Early Years	Community Hall	Repair or replace poor/failed component
●	Manning Community Centre auto toilet	Public Toilet	Upgrade poor/failed components
YEAR FIFTEEN 2033/34		CATEGORY	ACTION
●	John McGrath Pavilion	Sports Pavilion	Repair or replace poor/failed component
●	John McGrath Hall	Community Hall	Repair or replace poor/failed component
●	Manning Men's Shed	Seniors	Repair or replace poor/failed components
●	Ernest Johnson Reserve	Sports Space	Repair or replace poor/failed component
●	John McGrath auto toilet	Public Toilet	Upgrade poor/failed components

APPENDIX 1

FACILITY ASSET CONDITION RATING PROCESS

The table below outlines the condition rating process used by the City.

Condition Rating	Description	Action	Residual Life (i.e. estimated % Asset Design Life Remaining)
Excellent	Asset has no defect Asset is as new	No additional maintenance required	55%-100%
Good	Asset is functional and displays superficial defects only minor signs of deterioration to surface finishes; but does not require major maintenance; no major defects exist	Minor maintenance intervention required. No component replacement required	35%-55%
Average	Asset is functional but shows signs of moderate wear and tear; deteriorated surfaces require attention; services are functional, but require attention; backlog maintenance work exists	Minor maintenance intervention and/or minor component replacement required	25%-35%
Poor	Asset functionality is reduced. Asset has significant defects affecting major components deteriorated surfaces require significant attention; services are functional but failing often; significant backlog maintenance work exists	Significant ongoing maintenance intervention or major component or asset replacement required	10%-25%
Failed	Asset is not functional. Asset has deteriorated badly; serious structural problems; general appearance is poor with eroded protective coatings; elements are broken, services are not performing; significant number of major defects exist	Asset requires decommissioning and/or replacement	0 to 10%

Source: Institute of Public Works Engineering Australasia – 'Building Condition Assessment and Asset Performance Guidelines'.

APPENDIX 2

GUIDELINES FOR COMMUNITY INFRASTRUCTURE

FACILITY TYPE	RATIO	CITY OF SOUTH PERTH FACILITIES
State (catchment >150,000)		
Museum	1:250,000	Old Mill Buildings
Regional Sports Facility (include aquatics)	1:250,000	Nil
Regional (catchment 75,000 -150,000)		
Performing Arts Centre	1:50-150,000	Old Mill Theatre
Arts & Culture Centre	1:50-150,000	Nil
Indoor Sport & Rec Centre (min 3 court)	1:50,000-150,000	Nil
Local Govt Aquatic Centre (25m-50m pool)	1:75,000	Nil
District (catchment 25,000 -75,000)		
Child Health Centre	1:30,000-50,000	Manning Child Health South Perth Child Health
Youth Centre/Space	1:20,000-30,000	NA
Aged Day Care (HAAC)	1:30,000-40,000	NA
Senior Centre	1:20,000-30,000	Manning Senior Citizens Centre South Perth Senior Citizens Centre
Skate Park	1:25,000-50,000	Manning Skate Park
Lawn Bowls Facility	1:25,000-50,000	Manning Bowling Club South Perth Bowling Club Como Bowling Club
Tennis	1:15,000 (8 courts) 1:30,000-60,000 (16 courts)	Manning Tennis Club Hensman Park Tennis Club South Perth Tennis Club
Golf Course	1:30,000	Collier Park Golf Course Royal Perth Golf Course

APPENDIX 2

FACILITY TYPE	RATIO	CITY OF SOUTH PERTH FACILITIES
Neighbourhood (catchment 10,000 - 25,000)		
Occasional Care	1:12,000-15,000	NA
Branch Library	1:15,000-30,000	Manning Library South Perth Library
Multi-Function Community Centre ~ 900m ²	1:15,000-25,000	George Burnett Leisure Centre Manning Community Centre
BMX dirt Track	1:10,000-30,000	Nil
Local (catchment < 10,000)		
Playgroup	1:4000-6000	NA
After School Care	1:4000-6000	NA
Child Care Centre	1:4000-6000	McDougall Park Pre-School Kensington Pre-school Manning Pre-school
Community Centre ~ 300m ²	1:5,000	Manning Library Building (vacant former library building) Mill Point Scout Hall Salter Point Scout Hall John McGrath Pavilion/Hall Bill Grayden Pavilion Challenger Pavilion Como Croquet Club Hazel McDougall House Heritage House Manning Senior Citizens Moresby Street Hall Morris Mundy Pavilion South Perth Lawn tennis Club South Perth Learning Centre South Perth Rugby Club (George Burnett) Collier Pavilion Collins Street Community Centre Comer Reserve Pavilion South Perth Bridge Club Manning Men's Shed WCG Thomas Pavilion
Netball Courts Indoor/outdoor hard flat surface - rectangle	1:3,000-4,000 outdoor 16 outdoor court min. for Association	Nil
	1:3,000-4,000 outdoor 4-6 court indoor	George Burnett Leisure Centre



RESOURCING

The timing for implementation of the Action Plan will be subject to being able to source the required funds through the City's annual budget process and external funding.

ACKNOWLEDGEMENTS

KPMG and Australian Sports Commission (2018), The Value of Community Sport Infrastructure www.clearinghouseforsport.gov.au

.id the population experts (2018), City of South Perth Economic Profile www.economy.id.com.au/south-perth

IPWEA Building Condition & Performance Assessment Guidelines

City of South Perth (2013), Public Open Space Strategy

Australian Sports Commission (2018), AusPlay Survey

www.clearinghouseforsport.gov.au

Parks and Leisure Australia a WA (2012), Guidelines for Community Infrastructure

APV Valuers & Asset Management (2018), Land and Building Desktop Valuation

Centre for Sport and Recreation Research Curtin University, Department of Urban and Regional Planning (2013), Active Open Space(playing fields) in a growing Perth-Peel

Department of Sport & Recreation (2012), Classification framework for public open space

Civic Centre**9474 0777**

📍 Cnr Sandgate St and South Tce,
South Perth WA 6151

Fax 9474 2425

www.southperth.wa.gov.au**Recycling Centre****9474 0970**

📍 Hayman Rd and Thelma St, Como

Animal Care Facility**9474 0777**

📍 199 Thelma St, Como

George Burnett Leisure Centre**9474 0855**

📍 Manning Rd, Karawara

South Perth Library**9474 0800**

📍 Cnr Sandgate St and South Tce, South Perth

Manning Library**9474 0822**

📍 2 Conochie Cres, Manning

Old Mill**9367 5788**

📍 Melville Pl, South Perth

South Perth Senior Citizens**9367 9880**

📍 53 Coode St, South Perth

Manning Senior Citizens**9450 6273**

📍 3 Downey Dr (off Ley St), Manning

Graffiti Hotline 1800 007 774**Collier Park Golf Course****9484 1666**

📍 Hayman Rd, Como

Collier Park Village**9313 0200**

📍 16 Morrison St, Como



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