



TOWN OF
VICTORIA PARK



Hockey Working Group

Notes – 2 February 2023



WE'RE OPEN
VIC PARK

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1 Opening

The meeting opened at 5.30pm.


Acknowledgement of country

Ngany kaaditj Noongar moort keny kaadak nidja Wadjak Noongar boodja. Ngany kaaditj nidja Noongar birdiya – koora, ye-ye, boorda, baalapiny moorditj Noongar kaadijin, moort, wer boodja ye-ye.

I acknowledge the traditional custodians of this land and respect past, present and emerging leaders, their continuing cultural heritage, beliefs and relationship with the land, which continues to be important today.

2 Attendance

Hockey Working Group Community Members

Kristi Annear 
Stuart Lamont
Michelle Smart
Graeme Hall
Steven Critchison for Eddie Bartnik

Councillors

Cr Claire Anderson
Cr Wilfred Hendriks

ToVP Representatives

Natalie Martin Goode (Chief Community Planner)
David Doy (Manager Place Planning)
Paul Gravett (Manager Community)
Tracy McQue (Place Leader Strategic Planning)

Meeting secretary

Shelly Woods

Presenters

David Lanfear – Otium Planning Group

Observers

Apologies

Eddie Bartnik
James Savundra
Cr Jesse Hamer

3 Presentations

3.1 Australian Hockey Centre Redevelopment

Time	10 minutes
Presenter	Graeme Hall – Hockey WA
Attachments	Nil

Purpose of the item

To understand the extent of new facilities being redeveloped at the Australian Hockey Centre at Curtin University.

Discussion/Outcome

The State Government and Hockey WA's (HWA) bid to retain the Australian Hockey Centre at the Perth Hockey Stadium at Curtin University was successful and has attracted \$135 million for redevelopment.

The redevelopment will provide for:

1. International Hockey centre to attract international matches.
2. High performance training venue.
3. Community hockey facility.

Construction expected to be a 2-year build from June 2024-2026.

Two playing surfaces will be retained for use during construction.

The bid was based on an extensive schedule of accommodation, which is currently being refined, but the concept design can be viewed on Youtube.

Action 1 – Graeme Hall to send to members the Youtube link of the redevelopment, or members can access from Hockey WA website here

<https://www.hockeywa.org.au/news/perth-to-remain-australias-home-of-hockey/>

Action 2 – Graeme Hall to share the facilities concept plans with the Town.

Strategic outcomes

Nil

3.2 Business Case Progress

Time	40 minutes
Presenter	Dave Lanfear – Otium Planning Group
Attachments	Nil

Purpose of the item

To discuss the draft business case – Victoria Park Xavier Hockey Club (VPXHC) requirements, location options and management and financial models.

Outcome

1. Understanding of work to-date.
2. Final gaps to complete the work.

Discussion Points

The Business Case work at present is focusing on 3 areas:

- Income and expenditure
- Roles and responsibilities
- Management structures

Dave Lanfear highlighted the following points from his presentation:

- A thorough risk assessment has been drafted and is a critical component of any future funding bid.
- Consideration for ability to pay within the different user groups in the VPXHC's needs to be a consideration
- Access control is a significant concern of VPXHC and might be best serviced via a tripartite agreement between VPXHC, HWA and Curtin. This requires further discussion.
- Questioned how much involvement VPXHC would have in the redevelopment.
- Need to confirm neighbourhood amenity impacts before business case options are advertised to the public.
- Each site presents a unique set of factors around roles / management responsibilities, costs and ability for VPXHC to pay.
- Facility maintenance and management responsibilities comprise the highest cost for VPXHC and critical impact on club financial viability.
- Difficult to organise volunteers across 2 sites.
- PHS could provide the optimal long-term solution, the financial viability of the other sites is questionable. Further discussion is required.
- Maybe looking for Town to take responsibility for clubrooms and 2 grass turf in the park options. Brings into question how other users might occupy clubrooms in non-hockey season. Other sports/activities use of turf is highly unlikely.
- Still reviewing financial info from VPXHC. A further 4-6 weeks is required to finish the business case. A financial model will be available in 1 week.
- Requires further information from the Town regarding their level of financial commitment (as per questions below).

The Working Group commented:

- Should investigate diversity of uses, look for innovations, VPXHC has had interest from baseball WA in the past.
- Desirable to have all grades playing in 1 space to re-build the social aspects of VPXHC.
- The preferred option of the club must be financially viable, and they will not commit to any option that is not financially viable.

Graeme Hall added:

- HWA is presenting a turf strategic plan to the Board soon which identifies preferred locations for turfs to manage long-term sustainability
- The redevelopment will mean less disruption for VPXHC and increased access to turf.

Action 3 – Dave Lanfear to package up remaining tasks for Town, HWA and club to enable completion of business case (based on questions below).

Action 4 – Town to investigate park usage data.

1. Current risks and mitigation strategies to be developed.
2. Financial viability of turf and associated infrastructure – a need to determine on each site, who is responsible for what – the management model.
3. Potential commitment required from the Town:
 - a. McCallum / Taylor Reserves: Option to introduce commercial restaurant / kiosk.
 - b. Commitment to manage and maintain grass pitch infrastructure at McCallum / Taylor Reserves or Charles Paterson/GO Edwards Reserves.
 - c. Clubhouse lease or license – asset management obligations.
 - d. Turf replacement responsibilities.
4. Curtin University – now the Australian Institute of Sport (AIS) Hockey component has been resolved the detailed design is to be considered. Areas for discussion include:
 - a. Clubhouse – potential options, agreement and sharing arrangements.
 - b. Scheduling of turf to meet all training and competition obligations.
 - c. Cost sharing model – income generation to support the ongoing evolution of the club and commitment of HWA / Club to turf replacement costs.

Strategic outcomes

Civic Leadership	
Strategic outcome	Intended public value outcome or impact
CL03 - Well thought out and managed projects that are delivered successfully.	The Business Case process ensures the necessary pre-work is completed (in a fully transparent manner) to inform Council decision making.

Next steps

1. Final gaps to complete the work.
2. Timeline for completion and presentation to Town of Victoria Park Council.
3. Timeline and responsibilities for negotiations with HWA.
4. David Lanfear to talk with HWA in the next couple of weeks
5. 4 to 6 weeks away from a draft business case being finalised

KA: Single sport design, the team should look at other sport options example Baseball, Silo not the only thing that the Hockey ground can be used for.

CA: Is there no room for grass grounds at PHS

DL: Could be viable. Car park was only for 5 years but gone by the wayside

GH: To share the Strategy Facility Plan with the Town – there are 6 sites that we envisage will become turf. Design with 3 turfs and 1 half turf.

KA: If there is no secondary grass ground then can all of the be at PHG

Action

Cr Anderson would like to be on the journey with the Town, to be kept informed on what discussion and information that the Town is involved in.

4 Items for discussion

Nil

5 General business

Nil

6 Actions from previous meetings

Nil

7 Close

Meeting closed at 6.30pm