



TOWN OF
VICTORIA PARK



**MULTI-USE COURT FACILITY -
INVESTIGATION OF ALTERNATE LOCATIONS WITHIN THE TOWN
MARCH 2023**



**WE'RE OPEN
VIC PARK**

1. INTRODUCTION

At the Ordinary Council Meeting on 13 December 2022, the Council resolved (274/2022):

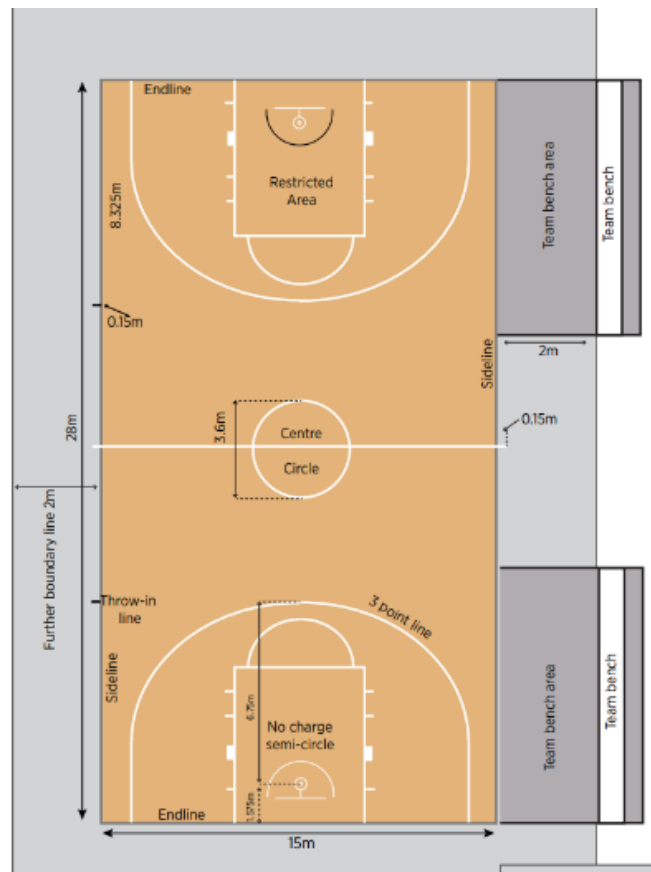
Request the CEO to carry out further investigation of Options 2, 3, 5 and 7 in the Officer's report and bring a report back to Council by April 2023.

The purpose of this report is to advise Council of the results into investigations for a new multi-use court facility within the Town, following the removal of the basketball facilities at Koolbardi Park.

1.1 Facility Specifications

The facility to be delivered:

- Reused 2 sets of basketball backboards.
- 1 new multi-use outdoor court line marked / poles for basketball and netball.
- Fencing (desirable).
- Lights for night play (desirable).
- Immediate supporting infrastructure (necessary) – bike racks, bins, seating, shade and ACROD parking bay.
- Nearby supporting infrastructure (desirable) – toilets / changerooms, car parking.



If located within an existing park, we would expect that the current amount of park-specific car parking and on-street parking in surrounding road would be sufficient to service the facility where needed. Future provision of additional bike parking might be warranted when the preferred location is chosen.

The proposed multi-use court is to be used for informal, recreational purposes only, and will not support competition.

1.2 Existing Locations of Courts within the Town

Figure 1 shows the locations of existing basketball facilities located within five parks in the Town:

- * Half courts at Houghton Reserve, Rayment Park, John MacMillan Park, Lathlain Park and John Bissett Reserve.
- * Three fenced, full courts at McCallum Park which is the only Park with full sized basketball facilities.

There are four full sized courts at Kensington PCYC however currently they are subject to a lease agreement and hence limited public access.

It is also noted that a basketball half court is proposed within the METRONET area, adjacent to the South Metropolitan TAFE Campus in Carlisle.

There are numerous courts at local schools.

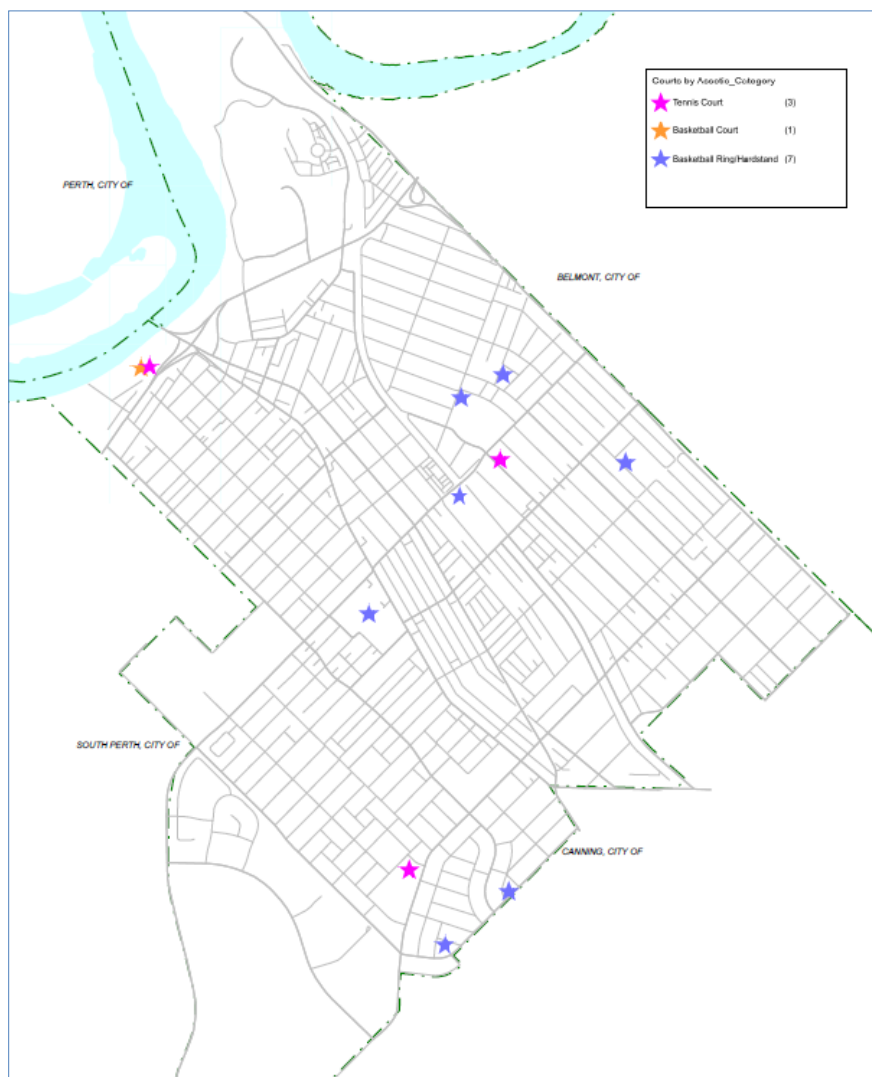


Figure 1 – Existing Town of Victoria Park Courts

Other informal active facilities in parks include:

* Skate facilities are available in two parks. McCallum Park is a key location for advanced and intermediate skaters, scooters and BMX riders with the provision of McCallum Park skate bowl and the fun box. Portable skate ramps are also located at John Bissett Reserve.

* POP outdoor ping pong tables are available at five parks in the Town, with bats and balls stocked regularly. The ping pong tables can be found at Houghton Reserve, Hawthorne Park, John MacMillan Park, Rayment Park and John Bissett Reserve.

* Disc golf is located at Taylor Reserve.



2. STRATEGIC CONSIDERATIONS

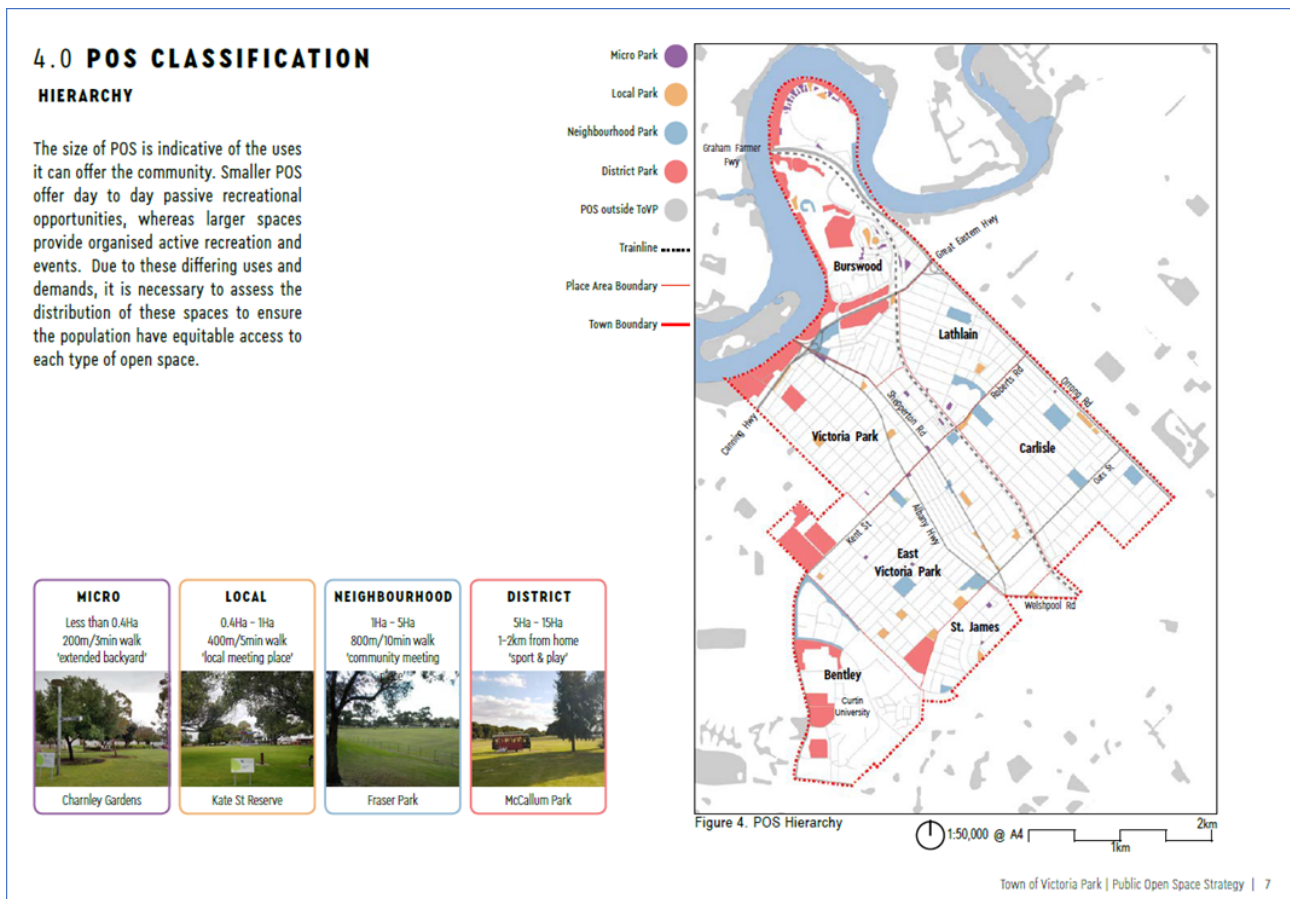
2.1 Informing Strategies

Public Open Space Strategy (2019)

The Public Open Space Strategy provides direction on the location and design of open space to ensure equitable provision and access that meets the diversity of community needs.

A core principle of the Public open Space Strategy to guide decision making is Diversity of Functions:

POS is a public asset and must be designed to provide functionality to a diverse population. Achieving this means that POS must have a diverse range of functions (natural/recreational/sporting).



Social Infrastructure Strategy (2022)

The Social Infrastructure Strategy provides direction for future provision of community facilities, including indoor active sporting facilities. Some relevant key principles to guide decision making are:

- Maximise the use of existing facilities owned or managed by the Town of Victoria Park.
- Provide accessible and equitable opportunities for all residents to enhance social connectivity and provide a positive social impact.
- To develop a coordinated network of multifunctional and co-located facilities.
- Provide adaptable community facilities to facilitate the diverse level of service demand.

The Strategy acknowledges the need to ensure the Town's spaces for community and recreation evolve with changing community needs. Action 7 of the Strategy recommends:

*Work with community members, groups and stakeholder organisations to monitor active recreation trends **and incorporate infrastructure for informal** and non-traditional sports (such as parkour, pickleball and street hockey) into Town reserves and facilities in response to demand.*

The proposed multi-use court is considered an informal facility.

Action 33 of the Strategy recommends:

*Conduct an audit of passive recreation areas in the Town and work with the local community and Town advisory groups to **identify sites and infrastructure suitable for local-scale informal outdoor recreation and social spaces, particularly in Burswood Peninsula and Carlisle Centre.***

A significant portion of the demand for local-scale informal outdoor recreation spaces and facilities for the Carlisle area will be addressed through the future development of open space via METRONET, and the demand for space to service the current population of Burswood Peninsula is being addressed through the Burswood Parks' Board Master Plan.

In preparing the Strategy benchmarking for provision of courts was undertaken, although the Parks and Leisure Australia (PLA) Guidelines for Community Facilities do not provide a standard per head of population for multi-use courts. Engagement on the Strategy did not reveal a local demand for multi-use turf infrastructure (at the time), although it noted there would be ongoing demand for basketball courts (the Parks and Leisure Australia (PLA) Guidelines for Community Facilities recommends the benchmark of 1 outdoor basketball court to 3,000 to 4,000 residents, so given the Town has around 38,000 residents, this would equate in theory to current demand for between 9 to 12 outdoor courts).

2.2 Locational and Suitability Considerations

The factors to consider when choosing alternative locations and assessing their suitability are:

- Opportunity to fill in gaps in provision around the Town. Desire to avoid over-provision or duplication within an area.
- Proximity to neighbourhoods with young children and young adults.
- Opportunities for co-location of courts with other informal or formal active recreation facilities, and supporting infrastructure such as lighting, benches, bin, bike racks etc.
- Proximity to supporting infrastructure, most importantly nearby toilets, possibly some public parking.
- Proximity to schools to increase use during week.
- Proximity to sensitive uses (e.g. residential, aged care etc.) and potential for noise impacts.
- Availability of space within the park and any potential impact on existing park use or future plans as per the Public Open Space / Social Infrastructure Strategies. Desirable for a multi-purpose court to be located within a District or Neighbourhood sized park.
- Proximity to sensitive fauna species.
- Orientation of courts (recommended between 20° west of north and 35° east of north).
- Cost of development – e.g. earthworks, availability of power etc.
- Alignment or conflict with any other future plans or recommendations for the park or neighbourhood.

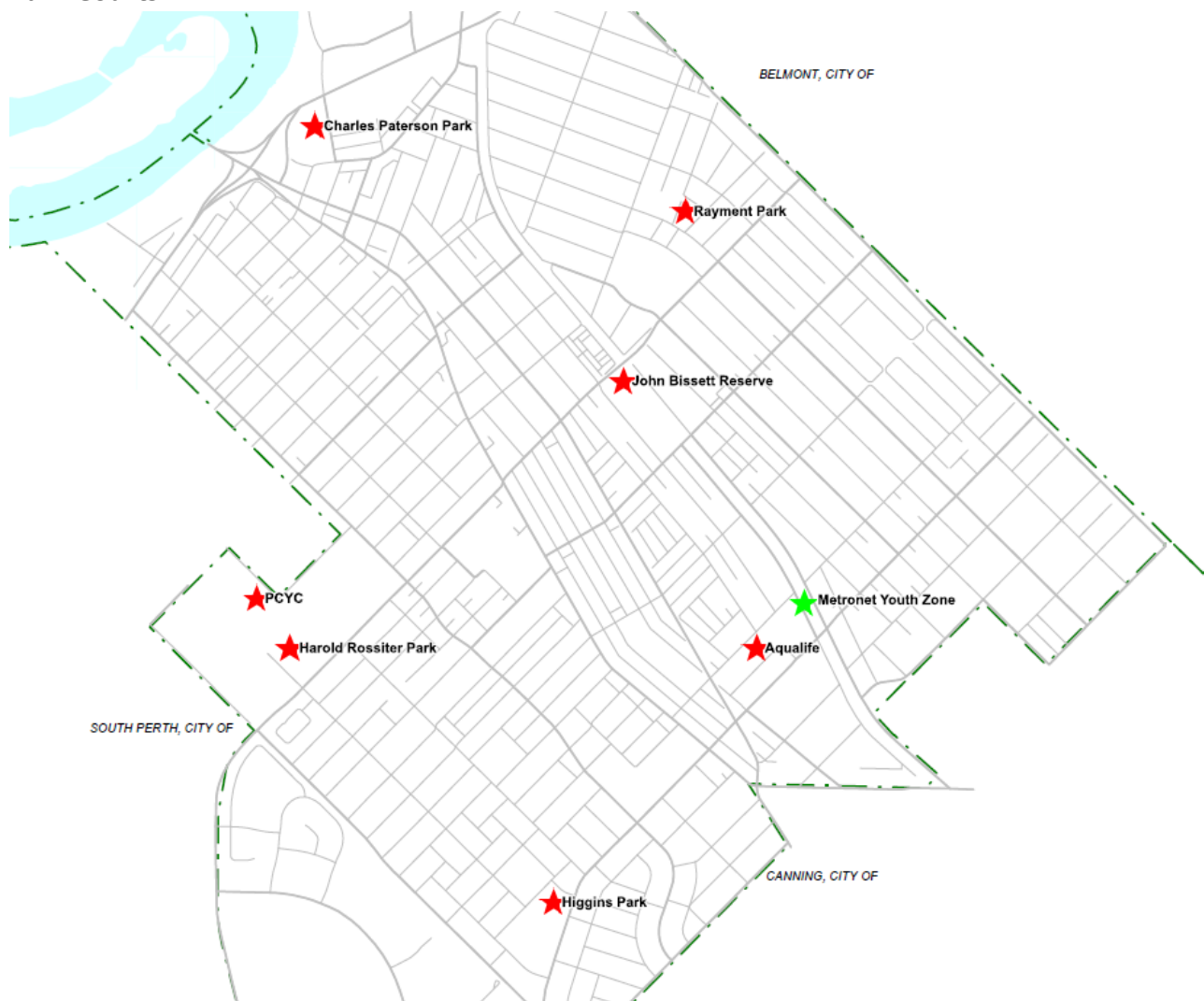
Regarding potential noise impacts, the current Environmental Protection (Noise) Regulations 1997 are used to determine adherence to noise requirements. It should be noted that the recent Department of Water & Environmental Regulation (DWER) Draft Noise Guidelines attempted to set separation distances for courts away from sensitive land uses (residents etc.). However, the Guidelines were very restrictive and received criticism from WALGA, local authorities and WA Parks & Leisure and have since been withdrawn and are being further revised. If the proposed separation distances in the initial draft Guidance has been applied to the Town's 79 parks and reserves, then only 4 would have been able to accommodate basketball facilities. At this stage, it is unknown when the revised guidelines will be made available for comment.

3. ALTERNATIVE LOCATIONS AND ASSESSMENT

Figure 2 shows the alternative locations under investigation for the new multi-use court facility.

All alternative locations are under the control of the Town, except for PCYC, where the land is subject to a lease between the Town and PCYC.

Figure 2 – Alternative Locations Under Investigation for Existing Town of Victoria Park Courts



Park/Reserve	Noise Issues	Advantages	Disadvantages	Strategy Comments – Public Open Space Strategy (POSS) / Social Infrastructure Strategy (SIS)
Rayment Park	Potentially if court size is increased from half to full. Closest residential property is 60m.	<ul style="list-style-type: none"> Existing half court could be upgraded to full sized court. Located close to a school and high proportion of younger people in area. In close proximity to Koolbardi Park so existing court users can still walk to facility. 	<ul style="list-style-type: none"> Too close to residential properties. Park already highly used, full court will reduce grassed area and likely to impede existing users and could be unpopular with community. 	<p>POSS - Notes recent upgrades. No further upgrades are recommended at this time.</p> <p>SIS - No commentary.</p>
Aqualife	Unlikely given non-residential surrounding land uses and distance to nearest residents. Closest residential property is 35m	<ul style="list-style-type: none"> Co-location with existing recreational facility (toilets, drinking water, bike parking, car parking) and TAFE. Parking available onsite. Less nearby residents. 	<ul style="list-style-type: none"> One residential property that could be affected with noise issues; property owned by the Town. Site subject to a future Master Plan which may utilise the space for extension of facility. Will reduce overspill parking availability. Potential duplication of courts in the area with the proposed Metronet halfcourt. 	<p>POSS - No commentary.</p> <p>SIS - Action 43 recommends 'Prepare an Aqualife Master Plan to guide redevelopment of the site into a neighbourhood hub, potentially incorporating ...(b) (indoor) playing courts ...'</p>
Charles Paterson Park	Unlikely given non-residential surrounding	<ul style="list-style-type: none"> Large park 2.8 ha, unlikely to affect existing park users. 	<ul style="list-style-type: none"> Unlikely to generate noise issues at site. Close to existing McCallum Park courts 	<p>POSS – identifies potential use of Reserve for active sports and recommends preparation of a Masterplan. Recommends</p>

Park/Reserve	Noise Issues	Advantages	Disadvantages	Strategy Comments – Public Open Space Strategy (POSS) / Social Infrastructure Strategy (SIS)
	<p>land uses, although area will redevelop with apartment and more residents over coming decade. Around 150m from future development of 43-47 Burswood Rd (apartments). Currently only commercial properties in close proximity (100+m).</p>	<ul style="list-style-type: none"> • Sited away from existing residential properties. Currently surrounded by roads and parks, some commercial. • SIS and POSS identify the site as potential location for active sports and informal active facilities. • Could service growing population in Burswood Peninsula and Burswood South. 	<p>and potential duplication of facilities.</p> <ul style="list-style-type: none"> • Site is being considered for future hockey playing fields through the Hockey Business Case. 	<p>installing adult recreational facilities, such as table tennis or outdoor gym to support use of space by workers of adjoining commercial area.</p> <p>SIS Action 56 – Prepare a concept plan for Charles Paterson Park to guide provision of sporting fields to service Burswood South and adjacent place planning area, including Burswood Peninsula. SIS contemplates this site for active recreation to service growth area of Burswood Peninsula and Burswood South.</p>
Harold Rossiter Park	<p>Unlikely given wide distance to residents. Closest residential property is 200m</p>	<ul style="list-style-type: none"> • Home to cricket and soccer. • Potential to utilise existing toilets/changerooms, on-site parking. • Distance from residents, surrounded on all sides by non-residential. • Potentially fills a gap in provision in this area of the Town, although if disused courts at PCYC were renovated, then duplicates provision. 	<ul style="list-style-type: none"> • Tree removal would be required. • Without removal of trees will encroach onto existing playing fields. • With focus on birdlife in this area, may get community push back on proposal. • Somewhat disconnected from surrounding residential neighbourhoods. 	<p>POSS states - Ensure ongoing use of this facility for Public Open Space for sporting use, investigating options for use in Winter. Undertake a masterplan for this Public Open Space that considers the needs of the local community.</p> <p>SIS Action 60 recommends “Review the use of Harold Rossiter Reserve and the centrally located pavilion to seek to maximise use and opportunities for residents.” This SIS envisages greater active</p>

Park/Reserve	Noise Issues	Advantages	Disadvantages	Strategy Comments – Public Open Space Strategy (POSS) / Social Infrastructure Strategy (SIS)
				use of this reserve.
Higgins Park	<p>Unlikely given surrounded by non-residential and distance to nearest residential.</p> <p>Closest residential property is 70m.</p>	<ul style="list-style-type: none"> • Home to cricket, tennis, AFL, tennis and croquet sports. • Basketball court identified in adopted Master Plan in Youth Zone but subject to resolution of Tennis Clubrooms (see diagram below). • Would service a larger area of the Town’s southern area of East Vic Park and St James. • Court could be constructed near existing football clubrooms, however further investigations required into placement to ensure court does not intrude into sporting fields. 	<ul style="list-style-type: none"> • Tree removal would potentially be required if located near oval. • May be conflict with existing sports. • If constructed near clubrooms, noise issues will not be a concern. 	<p>POSS states - Ensure ongoing use of this facility for Public Open Space for sporting use, as the site is currently very well utilised.</p> <p>Endorsed Masterplan includes a ‘Youth Zone’ that includes potential location for basketball court (subject to removal of Tennis Clubrooms).</p> <p>SIS - No commentary.</p>
John Bissett	<p>Unlikely given surrounded by non-residential, and closest residential property is 80m.</p>	<ul style="list-style-type: none"> • Relatively large park, new court unlikely to restrict existing park users, especially when expanded with adjoining land at Millers Crossing (total 6,080m²). • Centrally located within the Town, hence maximising access to youth in Lathlain, Carlisle and East Vic Park. • Three sides of facility would adjoin 	<ul style="list-style-type: none"> • No noise issues anticipated. • Small park will reduce grassed area. • Half site currently used for Metronet works. • Small park will reduce grassed area. 	<p>POSS states - Encourage ongoing use as dog park given less clashes with Public Open Space for sporting use.</p> <p>SIS - No commentary.</p>

Park/Reserve	Noise Issues	Advantages	Disadvantages	Strategy Comments – Public Open Space Strategy (POSS) / Social Infrastructure Strategy (SIS)
		<p>non-residential land uses (railway, school, parkland).</p> <ul style="list-style-type: none"> • Good public transport accessibility. 		
PCYC Kensington	<p>Yes, may affect a small number of residents in adjoining City of South Perth.</p> <p>Closest residential property is 35m.</p>	<ul style="list-style-type: none"> • Four existing courts (disused) that could be refurbished and would significantly complement the existing youth activities on-site / youth hub. • Fills a gap in multi-use court provision in that area of the Town. • Action 63 of the SIS recommends investigating the future of these courts. • Potential for less impact from night lighting, potential for use of adjoining facilities e.g. toilets. • Three sides of facility adjoin non-residential land uses (bushland, ovals, community facilities). • On street parking available. Potential for removal of 2 courts nearest residents for other activities or parking. 	<ul style="list-style-type: none"> • Nearest residential property is less than 40m, may be noise issues. • Disconnected from nearby residential population of the Town, although close to South Perth LGA. 	<p>POSS no commentary.</p> <p>SIS - Action 63 recommends <i>“Work with the proposed Youth Changemakers Group, Kensington PCYC and other occupants of 51 Anketell Road to prepare a Master Plan for 51 Anketell Road considering ... (b) future of the basketball courts....”</i>. The SIS contemplates re-use of the existing courts which complements the youth activities on site.</p>
METRONET Works at Oats	Unlikely given distance to	<ul style="list-style-type: none"> • Construction of a facility by Metronet negates the need for the Town to 	<ul style="list-style-type: none"> • Identifies a Youth Zone under the railway line, includes a basketball 	POSS no commentary.

Park/Reserve	Noise Issues	Advantages	Disadvantages	Strategy Comments – Public Open Space Strategy (POSS) / Social Infrastructure Strategy (SIS)
Street station	nearest residents.	construct	halfcourt <ul style="list-style-type: none"> • Located away from residential properties and positioned closer to TAFE to locate noise activity node away from residents 	SIS no commentary.

Location Maps

Potential locations for two multi-use courts.

Rayment Park:



Aqua Life:



Charles Patterson Park:



Harold Rossiter Park:



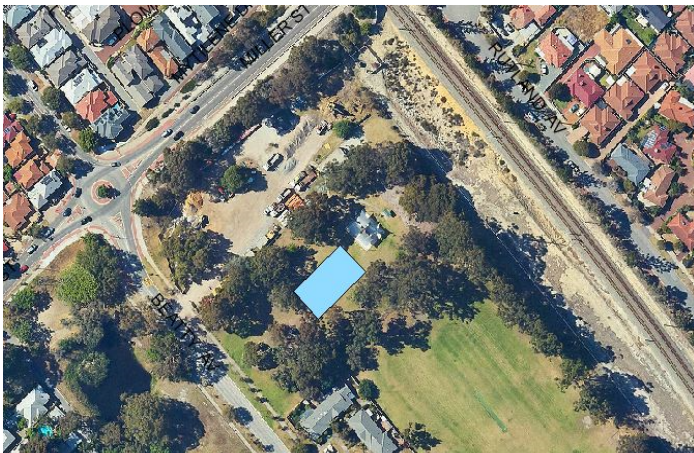
Higgins Park:

Proposed Youth Zone:

No. 8 shows a proposed basketball court (subject to Tennis Club removal).



John Bissett Park:



PCYC Kensington:



Metronet Youth Zone Proposal:



4. ESTIMATED PROJECT COSTS

The table outlines estimated project costs which are indicative only at this stage. Full investigations on preferred site will need to be undertaken on site constraints, power supply and materials available for lighting infrastructure.

	Infrastructure Item / Tasks	Estimated Cost (\$)	Comments
1	Concept plan/design and site investigations for proposed location	\$60k	
2	Community engagement materials	\$500	
4	Ground works and construction of new court	\$200-250k	Site constraints to be investigated
5	Construction of supporting infrastructure – lights, bins, seats, shade etc.	\$250k	Will be dependent on power availability
6	Fencing	\$50k	
	TOTAL ESTIMATED PROJECT COSTS	\$ 610k	

5. CONCLUSION

There are several benefits in waiting for Metronet to construct a basketball half court as part of the Oats Street upgrade rather than Council allocating funds on a new multipurpose court facility elsewhere.

Cost savings: By waiting for Metronet to construct the basketball half court as part of the Oats Street upgrade, Council can save money that would have been spent on building a new multipurpose court facility elsewhere.

Utilization of existing infrastructure: Constructing the basketball half courts as part of the Oats Street upgrade will utilize existing infrastructure and facilities, reducing the need to build new facilities.

Community engagement: The Armadale Line Upgrade Alliance (ULUA) engaged with the local community through a range of workshops tailored to accommodate different demographics and needs of each participating group. This will lead to a sense of ownership and community involvement in the project, with participants supporting:

- a chill out zone to create gender neutral activation;
- A skate park rather than a BMX pump track;
- A proposed basketball half court, which has been moved away from residential edge and positioned closer to the TAFE, to locate noise from activity nodes away from residents.

Improved accessibility: The Oats Street upgrade will provide better accessibility to the basketball half courts, as they will be located in a central location that is easily available to the community, which can increase the utilisation of the facility.

Sustainability: The Oats Street upgrade is part of Metronet's wider plan to improve public transport and promote sustainable transport options. By constructing the basketball half courts as part of this upgrade, the Council can contribute to the sustainability goals of Metronet.

Overall, waiting for Metronet to construct basketball half courts as part of the Oats Street upgrade can provide cost savings, better utilization of existing infrastructure, community engagement, improved accessibility, and contribute to sustainability goals.

6. NEXT STEPS

- Fully engage with Metronet to achieve outcomes at the Oats Street station Youth Zone