

URBIS

COMMUNITY FACILITIES NEEDS ASSESSMENT

PREPARED FOR
TOWN OF VICTORIA PARK
OCTOBER 2019



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KEY FINDINGS

Overview

This needs analysis explores community facilities requirements for the Town of Victoria Park (the Town) over the medium and long term in an environment of unevenly distributed population growth, demographic shifts and planned new facilities near to the periphery of the Town's boundaries.

This report focuses on identifying the Town's community facilities needs to inform subsequent work around delivery and siting options, and as a vehicle for informing the Council and the Community on the Town's needs going forward.

Project Scope and Underlying Assumptions

This report focuses on the long-term needs for the community facilities types as follows:

- Library Services
- Indoor Sport and Recreation Facilities
- Aquatic Facilities

We consider demand / need out to 2036 with this period in line with published population forecast information for the Town of Victoria Park.

There are no readily apparent clear benchmarks for local government provided indoor recreation / sporting and aquatic facilities, although we note a number of needs analyses identify indicative population thresholds for different facility types. These are used as broad indicators rather than prescriptive measures for facilities planning.

Identified need is inherently indicative because it can be influenced by a variety of factors including for example:

- Changing sport and recreation patterns and behaviours
- The standard, capacity and nature of the facilities offering
- The quality and accessibility of supporting services and amenities
- The program of competitions and sporting leagues attracted to facilities across the local area / region.
- The extent to which other uses might be co-located on site which might extend the appeal of the centre to a broader demographic range.

Influencing Factors

While we are mindful of these influences, this needs analysis focuses on influencing factors that we can apply some quantitative measure to in order to provide an analytical basis to the estimation of future needs.

In developing the needs analysis we have considered two future scenarios for the Town as follows:

- Scenario 1 – Assumes the town's future demand profile in the absence of the South Perth Regional Aquatic Facility, and
- Scenario 2 – Assumes the South Perth RAF has been built and is operational prior to 2036.

The factors we have considered include:

- Population Growth Forecasts and Distribution – we note much of the projected population growth is expected to occur in the Burswood precinct, which has implications for future service provision and proximity.
- Recreational activities participation rates across the resident population
- Proximity and accessibility of existing TOVP facilities to existing and future residents
- Proximity of Town of Victoria Park residents to competing current and planned facilities outside of the Town's boundaries including the mooted South Perth Regional Aquatic Facility.

We have factored these variables into our modelling to arrive at indicative estimates of attendances for Aqualife and Leisurelife into the future.

KEY FINDINGS

Approach

Our approach to this study is structured accordingly:

- Section 1 – Town of Victoria Park Population Analysis
- Section 2 – Town of Victoria Park Facilities Assessments (including the library, Aqualife and Leisurelife)
 - Section 2.1 Library
 - Section 2.2 Aqualife
 - Section 2.3 Leisurelife
- Section 3 – Demand Assessment
- Section 4 – Needs Assessment
- Section 5 – Summary Findings and Recommendations

Our approach to the needs analysis varies between estimating need for recreation and leisure facilities based on usage patterns, population growth and usage patterns and benchmarking for library facilities.

We have based our assessments of the facilities on the NS Projects Building Condition Assessments and Strategic Asset Review reports and on the direct feedback obtained through consultation with internal Town of Victoria Park facilities managers and other key staff. This has included direct interviews and group meetings.

We have used the Town's Forecast id projections of population growth by precinct out to 2036. This provides a reasonable base for demand estimation over time.

We have cross referenced TOVP provided attendance data for Leisurelife and Aqualife with ABS data on recreation participation rates by activity type and age cohorts.

We have analysed catchment population by drive time radii to existing and planned recreation facilities in and around the Town. While transport mode shift can be expected to occur in new development over time, drive time analysis provides the most useful proxy indicator of proximity / accessibility when estimating demand.

The library needs assessment has been informed in part by information available through the Australian Library and Information Association and benchmarking models from the State Library of NSW.

We have used data described in the NS Projects Building Condition Assessments and Strategic Asset Review and cross referenced with the data derived from consultation with the facilities managers to arrive at average usage statistics.

Market Demand / Need

Overall Sport and Recreation Facilities Demand

Based on population results and ABS recreation and sport participation rates, total demand for aquatic related and indoor sport and recreation activities from Town of Victoria Park residents in 2016 is estimated at approximately 814,000 attendances, with pool orientated activity believed to comprise approximately 33% (269,000) of the attendances.

By 2036, we expect overall TOVP resident generated demand for recreation centre and pool activity to reach approximately 1,222,555 (+50% on 2016 indicative demand and on par with the projected population growth rate) attendances, assuming the same participation rate and the population growth as projected.

Assuming this growth trajectory, the estimated catchment demand for 'wet' attendances rises to approximately 404,443 per annum and the 'dry' rises to approximately 819,112 by 2036.

It is important to note that not all of this demand can or should be captured by facilities located within the Town of Victoria Park. A variety of local government provided and private facilities (including commercial gyms & fitness centres, private swim schools and college pools) will cater to this demand. This is the nature of the competitive environment in which the Town's facilities will continue to operate.

KEY FINDINGS

Aqualife and Aquatic Facilities Demand

Scenario 1 – Without South Perth RAF

- Under this scenario, we assume the supply of facilities remains the same but the population growth as projected has occurred, primarily in the Burswood precinct of the Town.
- Our modelling suggests that Aqualife attendances may reach around 564,000 attendances per year across all uses if the market shares remain the same as 2018 in the absence of new facilities. This level of attendance would make Aqualife one of the busier aquatic centres in the metropolitan area.
- This increase in attendance will take the usage to around 90% of the facility's indicative capacity, still within the indicative carrying limits of Aqualife.
- There are however considerable constraints to achieving this level of usage given significant population growth is occurring within Burswood which is more than a 9 minute drive from Aqualife.

Scenario 2 – Assumes the South Perth RAF has been built

- Under this scenario, we assume the Town's estimated population remains the same as in Scenario 1, but that the South Perth Regional Aquatic Facility has been built.
- Aqualife's market share of attendances will be lower at around 484,000 attendances in 2036 across all uses. In this scenario the market share remains higher than the total projected TOVP resident demand for aquatic facility services, but will lose some patronage the new facility.

Scenario	Projected Attendances	Change From 2018/19 Result	Indicative % of Capacity
Scenario 1 – Without South Perth RAF	564,000	+ 50%	90%
Scenario 2 – Assumes the South Perth RAF has been built	484,132	+ 28%	77%

Leisurelife and Indoor Sport & Recreation Facilities Demand

Scenario 1 – Without South Perth RAF

- The assumptions in this scenario around population growth and distribution, usage rates and existence of competing facilities are identical to that for the Aqualife Scenario 1.
- Assuming the facility remains as it is, our modelling suggests that Leisurelife attendances will grow by approximately 50% to around 409,000 attendances in 2036.
- We note that even given this capture rate, this would take Leisurelife to around 75% of its indicative current capacity.
- Again, as with Aqualife, Leisurelife attendances will be constrained by population growth in the west of the Town. The Burswood precinct is an approximate 8 minute drive from Leisurelife.

Scenario 2 – Assumes the South Perth RAF has been built

- Under this scenario, Leisurelife attendances will be lower at around 328,000 attendances across all uses by 2036. In this scenario the market share is lower having lost some patronage to the new facility South Perth facility.
- This increase in attendance will take the usage to around 60% of the facility's indicative capacity.

Scenario	Projected Attendances	Change From 2018/19 Result	Indicative % of Capacity
Scenario 1 – Without South Perth RAF	409,556	+ 47%	75%
Scenario 2 – Assumes the South Perth RAF has been built	327,645	+ 18%	60%

KEY FINDINGS

Library Services

- Attendance at library programs totalled over 6.5 million, an annual increase of 6.7%. (source: Australian Public Library Statistics 2016-2017)
- While demand for library services is expected to continue (and we note that emerging trends points to a need for increasingly flexible and adaptable space, potentially doubling or incorporating community centre / meeting space.
- We assume that by 2036, TOVP library services should be catering for between 284,500 (base line) and 344,692 (enhanced target) visits per annum based on the ALIA benchmark guidelines against the projected growth.

Indicator	2036	Gain on 2018/19 Performance
Baseline Benchmark Target	284,508	+109%
Enhanced Target (ALIA)	344,692	+153%

Facility Implications

The key findings arising from the Community Facilities Needs Analysis are as follows:

Aquatic Facilities

- The established Aqualife facility is fit for purpose and appears to have sufficient capacity to accommodate demand going forward to 2036.
- The Aqualife facility should be retained as it a functional, serviceable facility meeting the needs of the Town's current and forecast population.
- There is no identifiable need for additional aquatic facilities within the Town of Victoria Park over the outlook period. This does not, however, preclude the delivery of an additional small scale facility in or near Burswood via a community benefit mechanism of some sort.

Leisurelife

- NS Projects have identified that, while Leisurelife is nominally fit for purpose, the facility of approaching the end of its functional life. Against this backdrop, and in view of the analysis we have completed we conclude the following:
 - There is sufficient demand within the Town to accommodate a facility broadly featuring the following elements:
 - 2-4 multi use courts
 - Gymnasium / fitness space
 - Café
 - Community sport office space – although this will be influenced if South Perth proceeds
 - General community space for events like bingo
 - The above needs can be accommodated in indicative floorspace of 4,000 to 5,000 sq.m (contingent on co-location with other use/s)
 - This quantum of space could be aggregated in one place – i.e. the existing Leisurelife site or in an alternative location better suited to the servicing of the shifting population distribution over time.
 - If the South Perth facility proceeds, we would expect a facility of broadly the same use types but at the lower end of the scale

Library

- Given an inductive benchmark per sq.m floorspace provision of around 23 sq.m per resident, we would reasonably expect the optimal floorspace provision by 2036 to be in the range of 2,200 – 2,500 sq.m gross floor area with a seating capacity of approximately 260 and provision of 18-24 public access computers. A facility of this size would be approximately three times the floorspace currently provided in the existing library.
- The key point however is, area aside, a new library facility would need to be a flexible, adaptive space to accommodate the requirements of a changing demographics, library usage patterns and the potential to collocate other uses in the space.

KEY FINDINGS

Conclusions and Development Implications

- Based on the analysis outlined on this report we conclude, in summary the following:
 - Aqualife** is functional and fit for purpose as a long term viable facility and should be retained. Future uses may see the co-location of other sport and recreation facilities and services from Leisurelife. Aqualife may be complimented by the provision of a smaller aquatic facility to be located in or near the Burswood precinct.
 - There is an opportunity to encourage development of a small scale facility in Burswood to cater to the significant future growth in this locality (consideration should be given to provision through community benefit policy control arrangements).
 - Leisurelife** is approaching end of life. The Town should explore a renovated facility or replace it with a new, purpose built, tailored facility. Its functions could also be co-located with Aqualife.
 - The Library** is inadequate in its current form and needs either an expansion of its floorspace or re-establishment in a new purpose built multi-use facility. A less preferred option is to replicate the library functions in an additional facility located elsewhere in the Town, but presumably closer to where the future popaution growth will occur.

Next Steps

- As stated in the Introduction section of this study, the purpose of Part 1 of the Needs Analysis is to provide the evidence base for Part 2 of the study.
- Part 2 of the study will address three key elements:
 - Site identification and assessment
 - Concept planning

	Status Quo	Renovate / Refurbish	Redevelop / Relocate
Aqualife	✓	✓	✗
Leisurelife	✗	✓	✓
Library	✗	✓	✓

INTRODUCTION



INTRODUCTION AND CONTEXT

Introduction

In April 2019, the Town of Victoria Park received detailed Building Condition Assessment and Strategic Asset Reviews for the Aqualife, Leisurelife, Administration and Library facilities by NS Projects.

The assessments outlined short-term and long-term recommendations for the facilities based on a review of their usage, functionality, and maintenance / refurbishment requirements. In brief, the assessments concluded the following:

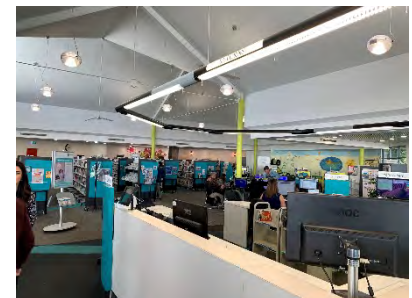
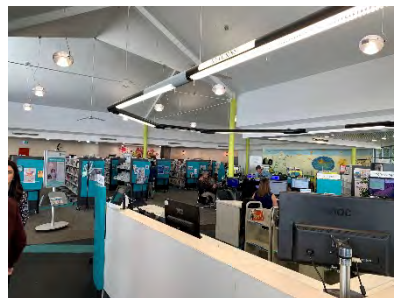
- **Aqualife** - is a viable long-term facility and should be retained, with some potential for further expansion if required.
- **Leisurelife** – is approaching physical and functional obsolescence over the next 5-10 years and will require either significant investment to extend its life or be replaced with an alternative facility.
- **Library** – is a viable long-term opportunity for asset management expenditure but is inadequate for the current and future population's needs, constrained by the existing builtform and will require an alternative siting for a second library facility.
- **Administration building** – is likely to be functionally obsolete within 10-15 years and has inadequate space provision. The building should form part of the Town's asset renewal program.

Following these studies, the Town of Victoria Park has appointed Urbis to undertake a needs assessment study to identify demand for community facilities into the future, and to advise on the spatial and builtform implications of the needs analysis. The outcomes of the needs and demand analysis will inform future planning of precincts within the Town and address potential facility shortfalls over the long term.

The Town of Victoria Park is beginning to experience significant growth pressures, which will accelerate with the development of Burswood precinct over the coming decade or so. As a result of this growth, the Town is looking to understand and plan for the optimal provision of community facilities to service the Town's population and it is against this backdrop the needs analysis has been developed.

The demand analysis we have undertaken in this study is predicated on the demand for facilities and services based on the Town's resident activities. For sport, recreation and library services, the facilities will be used by people living outside the Town's boundaries, and while these attendances will supplement uses naturally occur in any jurisdiction, this exercise is predicated on assessing TOVP resident demand and needs only.

Over and above population growth and demographic change, demand is influenced by the intersection of a range of factors including propensity for recreational activity, the capacity, range and standard of the facilities and services (especially in the context of competing options), and proximity and accessibility for the residents.



REPORT STRUCTURE

- The Town of Victoria Park Community Facilities Needs Analysis is a two part investigation designed to provide the Town with an evidenced base analysis of the need for community facilities by 2036. Part 1 – Needs Analysis addresses the demand for facility based services under two scenarios: with and without the South Perth Regional Aquatic Facility being delivered, whereas Part 2 will explore the siting options open to the Town into the future and the concept planning of these options.
- This report deals only with Part 1 of the overall project.

Part 1 – Needs Analysis

Population and Demographic Analysis	TOVP Facilities Assessment	Recreation and Civic Demand Assessment	Needs Analysis	Findings and Facility Implications
<ul style="list-style-type: none"> • Review of TOVP demography and population projections. • Analysis of distribution of growth cohorts. 	<ul style="list-style-type: none"> • TOVP facilities profiles and performance. • SWOT analysis of facilities. 	<ul style="list-style-type: none"> • Catchment recreation and civic services participation rates and benchmarking. • Drive time analysis of catchment population distribution 2016 – 2036. • Facilities usage projections. 	<ul style="list-style-type: none"> • Analysis of facilities needs to 2036 under two scenarios: <ul style="list-style-type: none"> • Without the South Perth RAF. • Assuming the South Perth RAF has been built and is operating by 2036. 	<ul style="list-style-type: none"> • Summary of key analysis findings. • Summary of TOVP facility implications going forward. • Recommendations on second stage investigations.

Part 2 – Siting Options, Spatial and Concept Planning Implications

Site Identification and Assessment	Concept Planning
<ul style="list-style-type: none"> • Assuming short listed service delivery options (max 3), identify suitable sites for new facilities • Assess the sites against an MCA framework to arrive at the preferred site(s). 	<ul style="list-style-type: none"> • Produce high level concept plans / blocking diagrams of preferred delivery option(s) on preferred site(s). • Workshop with TOVP executive / council.

SECTION 1: POPULATION ANALYSIS

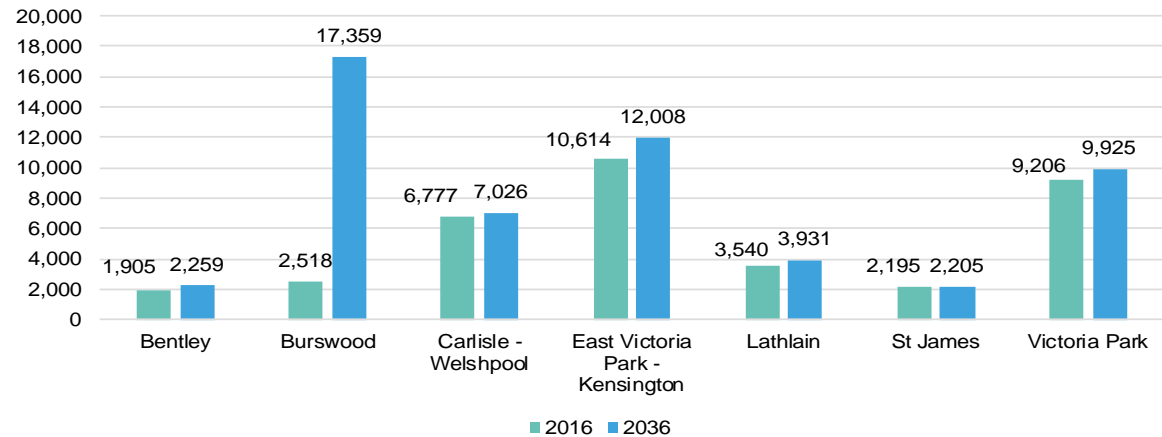


TOVP POPULATION PROJECTIONS

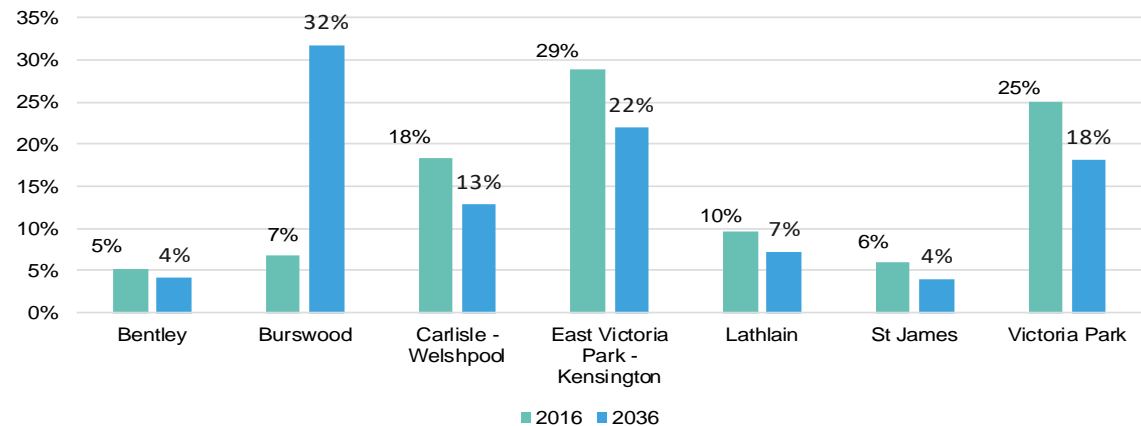
KEY OBSERVATIONS

- Forecast id population projections for the Town of Victoria Park suggest that between 2016 and 2036, the Town's population will grow around 49% to a total of approximately 54,700 residents.
- Growth across the precincts in the town is relatively modest with the notable exception of the Burswood precinct which is forecast to grow by more than 580% in the twenty years to 2036 with the precinct expected to accounted for around one third of the Town's population by 2036.
- We note the WA Tomorrow projections for the Town of Victoria Park local government area, with Band E, the highest in the forecast bands, projecting a population of 43,750 by 2031. The published Forecasts ID estimates are tracking around 14% than the WA Tomorrow projections.
- While the Forecast id numbers may be on the high side, the quantum of population growth is a useful basis for estimating demand against the most optimistic scenario.
- We have also noted that SAFi population projections for SA2s do not readily line up with Town of Victoria boundaries and in a number of cases extend into adjacent local government areas.
- Given that the focus of this study is to determine demand for facilities generated by Town of Victoria Park residents, which ultimately informs the planning of these facilities for the Town's residents, we have not used SA2 population projections.

TOWN OF VICTORIA PARK SMALL AREA POPULATION PROJECTIONS: 2016-2036



TOWN OF VICTORIA PARK SMALL AREA POPULATION DISTRIBUTION: 2016-2036



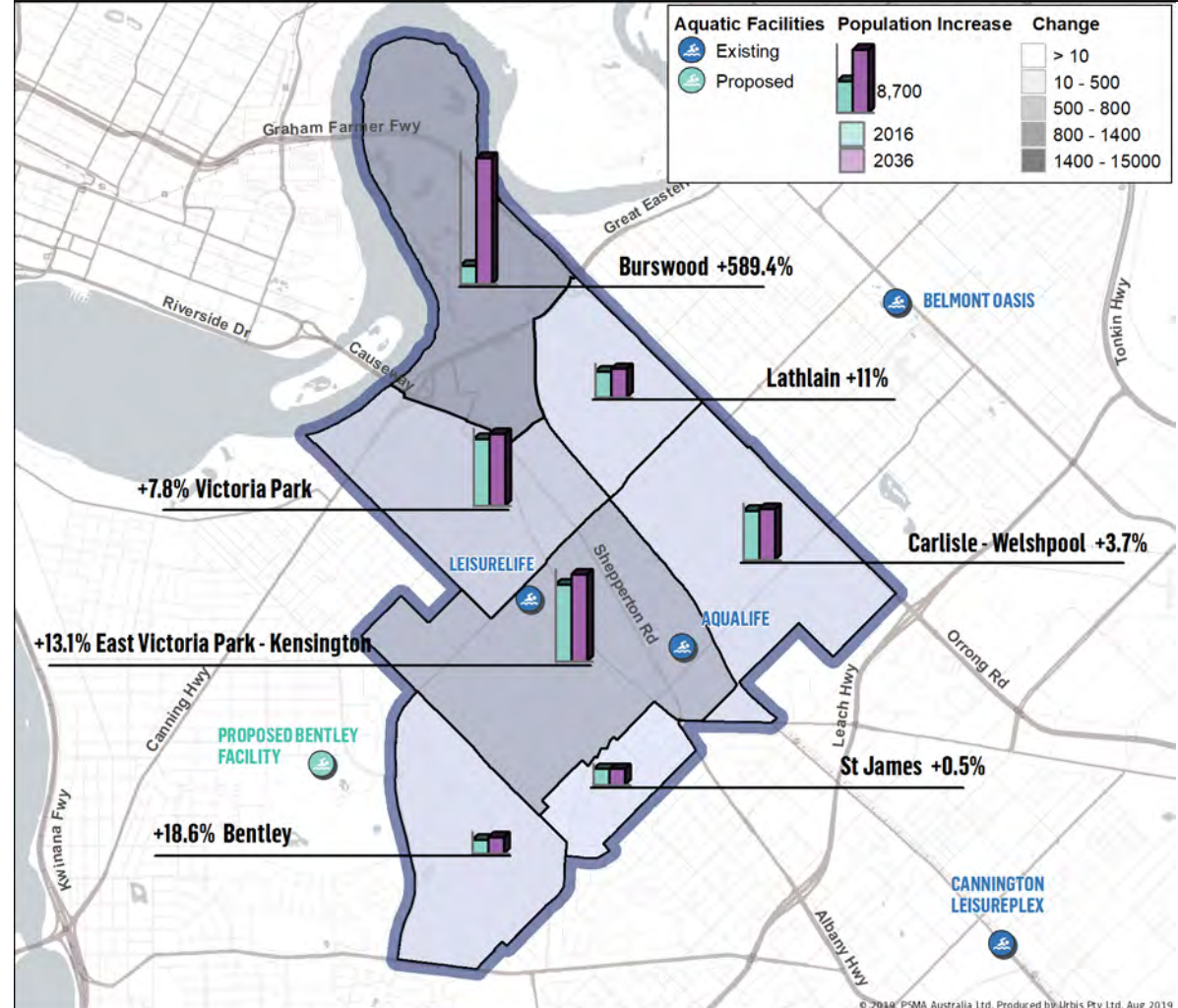
Source: Forecast ID

POPULATION CHANGE BY TOVP PRECINCT: 2016 - 2036

KEY FINDINGS

- The map to the right graphically represents the location of current and proposed aquatic facilities near to the Town of Victoria Park boundaries relative to the Town's precinct boundaries and associated population growth projections.
- The map clearly shows that the Town's population growth is clearly heavily weighted to the Burswood precinct.
- Of the net new population forecast (18,000 approx.) for the Town by 2036, 83% of this growth is projected to occur in the Burswood precinct.

PRECINCT POPULATION GROWTH AND AQUATIC FACILITIES



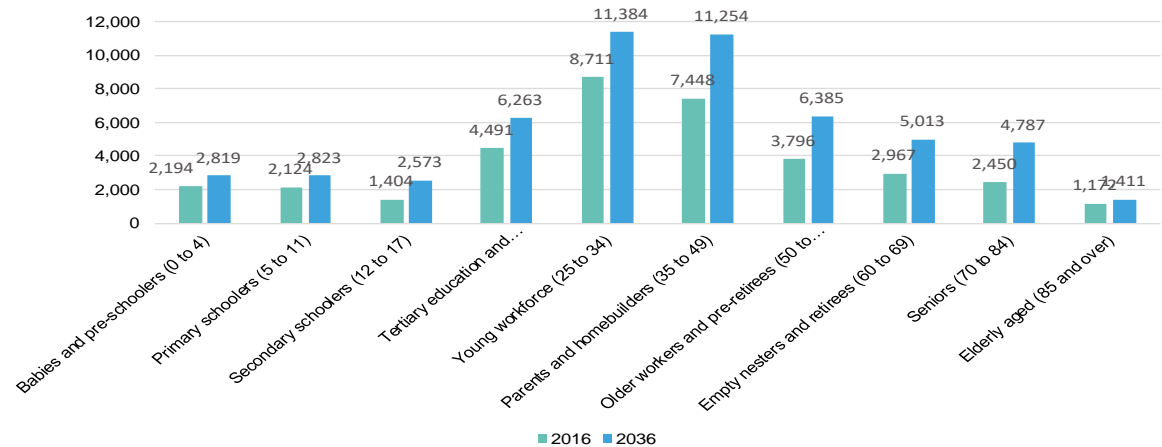
Source: Urbis and Forecast id

TOVP POPULATION PROJECTIONS - DEMOGRAPHY AND COHORT DISTRIBUTION

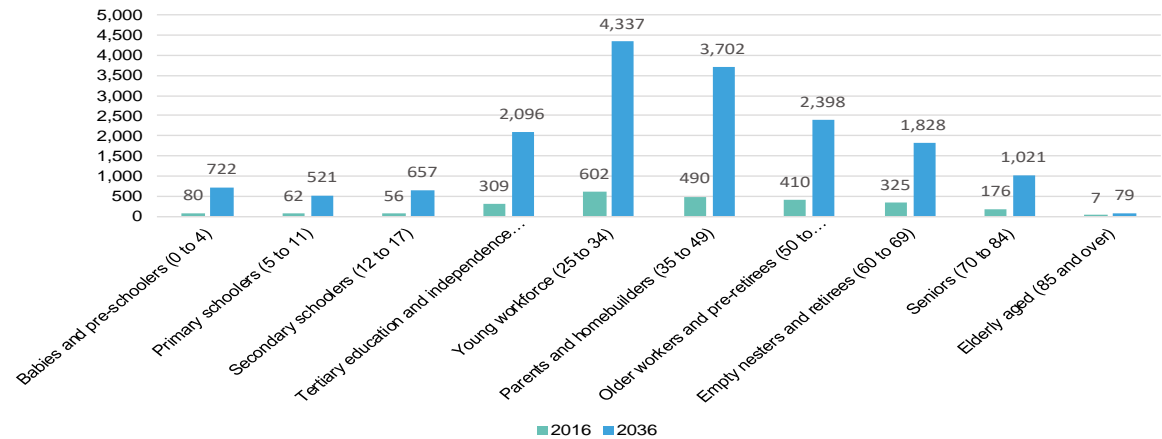
KEY OBSERVATIONS

- The key growth cohorts for the Town are in the 25 - 34 and 35 - 49 year age cohorts which are expected to grow by 21%.
- Older workers, empty nesters and retirees (50 – 69) are also expected to grow notably over this period.
- In Burswood where much of the growth is expected to occur, the growth curve rate for these cohorts is expected to outpace the Town as a whole with growth in the 25 to 34 cohort estimated at 25%.
- The change in population cohorts is significant different cohorts have varying propensities to engage with different activity types, particularly those that are centre or facility based.

TOWN OF VICTORIA PARK COHORT POPULATION PROJECTIONS: 2016-2036



BURSWOOD SMALL AREA COHORT POPULATION PROJECTIONS: 2016-2036



Source: Forecast ID

SECTION 2: FACILITIES ASSESSMENTS

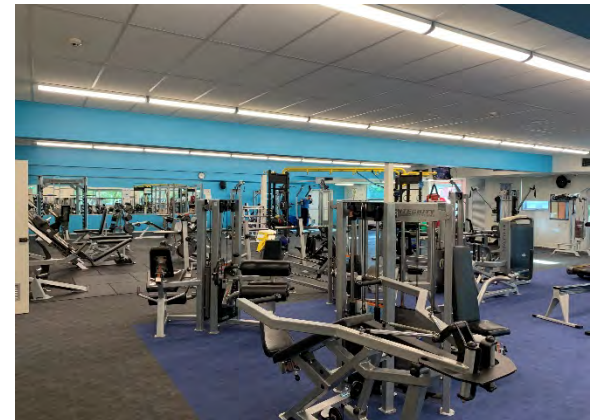
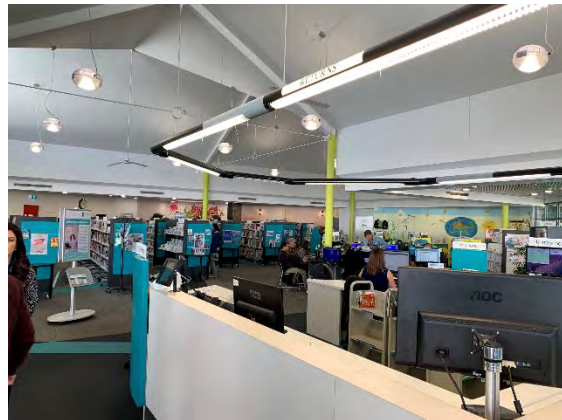


GENERAL APPROACH

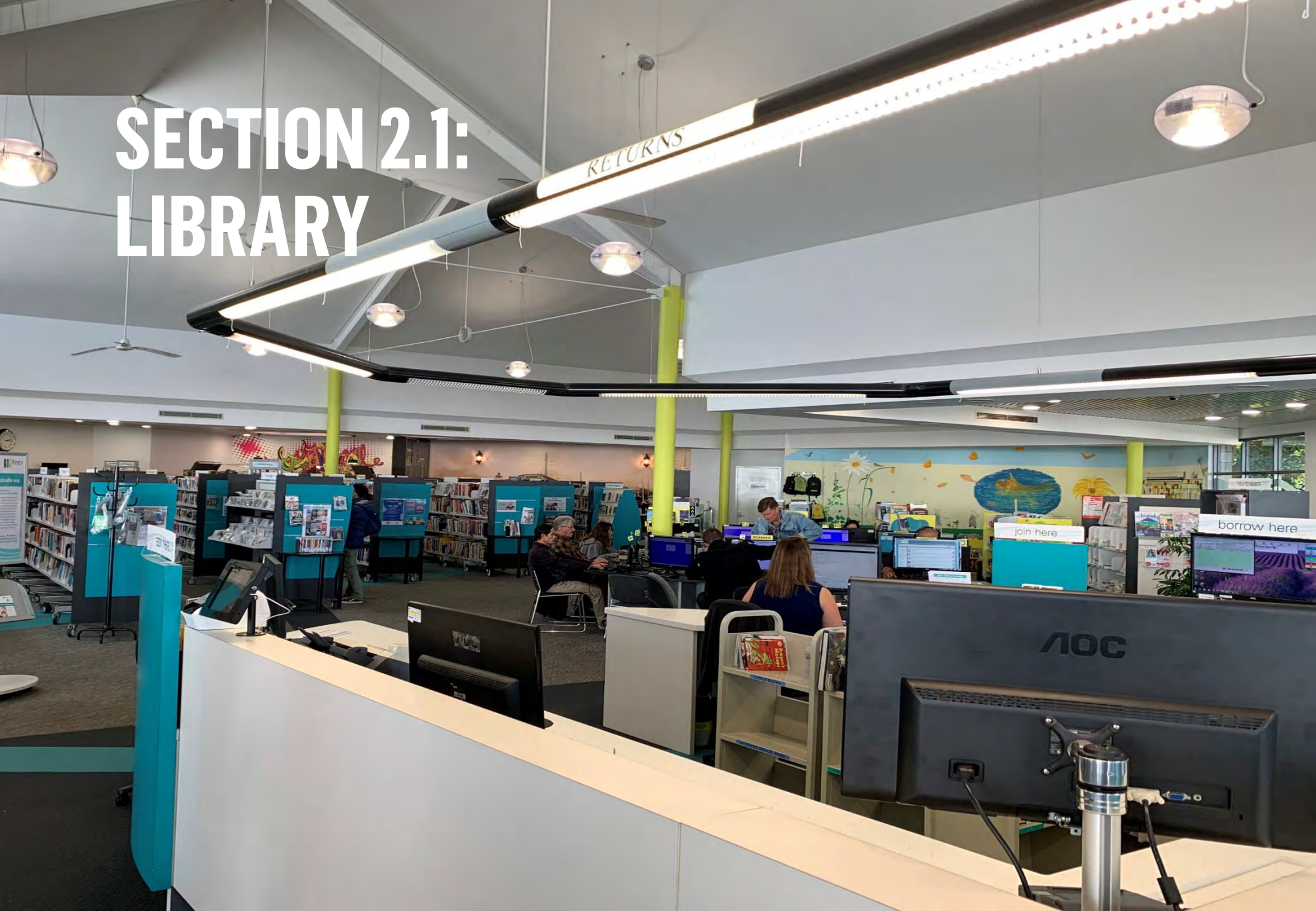
KEY OBSERVATIONS

- Our assessments of the Town of Victoria Park facilities drew on the following inputs:
 - Interviews with facilities managers
 - Facility usage data provided by the facilities managers.
 - The NS Projects Building Condition Assessment and Strategic Asset Review reports.
 - Published reports and data on broader facilities usage trends.
- We have conducted the assessments in the absence of facility user postcode data which we recommend as an important measure in understanding facility usage going forward.
- Where attendance data has been provided (e.g. Aqualife and Leisurelife), the data is for a single year only and the absence of historical attendance data means that trend analysis is not possible.

TOWN OF VICTORIA PARK FACILITIES



SECTION 2.1: LIBRARY



LIBRARY OVERVIEW

Element	Description
Profile	<ul style="list-style-type: none"> • 844 sq.m floor area (1,054 sq.m with the Law Centre) • 18 Staff & 8 casuals equivalent to 10.9 FTEs – maximum of 3 FoH staff at peak periods • Currently open 59 hours / week • Services include: book loans and E-services, programs for junior, school holiday programs, Buzz Week for adults
Issues and Challenges	<ul style="list-style-type: none"> • Floorspace provision approx 50% of benchmark requirements for current population • Poor disability access • Size and resourcing constraints means that the library is not catering well for people with disabilities, Indigenous and culturally and linguistically diverse (CALD) community members • Security and CCTV coverage • Inadequate office and back of house space
Functional Capacity & Peak Periods	<ul style="list-style-type: none"> • Peak periods include mornings for personal computers from 9 to 11am • After school from 3pm to 5:30pm • Saturdays • Currently catering for around 500 people per day with no significant variation between days and times • Borrowing and usage are equally important
Usage Trends	<ul style="list-style-type: none"> • 16,646 members (equivalent to 45% of the resident base) • 136,000 visitors (approx.) in 2018 / 2019 • 133,000 items loaned • 20,156 PC logins • 105 Literacy and learning programs for adults – 1,496 attendances • 247 Literacy and learning programs for children – 11,307 attendances • 13-24 age cohort use is increasing
Stakeholders / Users	<ul style="list-style-type: none"> • High focus on young families and early literacy • Socially isolated of all ages • Baby boomers and older age cohorts • Large increase in high school students of all ages • Functions as a defacto drop-in / hang-out space for teenagers • Crosses over as a social support mechanism
Suitability for Purpose	<ul style="list-style-type: none"> • Small size constrains space planning and programming for different uses • Serves an important community role but is constrained by capacity
Building Expenditure	<ul style="list-style-type: none"> • 15 year estimated required renewal / replacement building expenditure - \$1,195,287 (excluding projects) • 15 year average annual building costs - \$335,934 • Poor or very poor condition component costs - \$79,459

LIBRARY USAGE AND CAPACITY

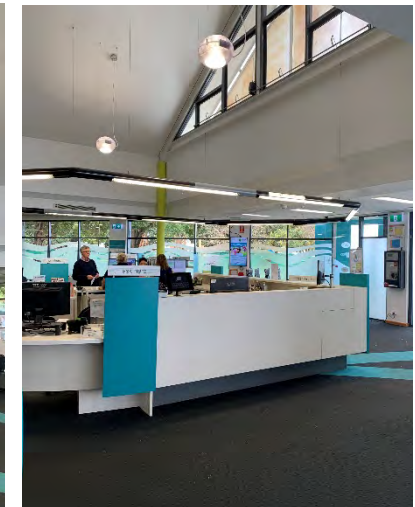
KEY FINDINGS

- The library is estimated to be performing at about 69% of the benchmark for per capita attendances per annum. (The Australian Libraries Statistical Report 2015 / 2016 points to indicative per capita visits of around 4.8 per annum. This would suggest that the library is performing closer to 75% of the benchmark, but still underpar in relative terms)
- Overall library attendances are estimated at approximately 136,000 although this is for the last financial year and no historical data was available.
- Using the Australian Library and Information Association’s Standards and Guidelines for Australian Public Libraries, we note that the TOVP’s library’s performance against baseline benchmark performance targets per capita as follows:
 - Library loans – approximately 43% of the implied benchmark (133,000 vs 308,700 benchmark target).
 - FTE staff – Consistent with baseline benchmark.
 - Public computers - Consistent with baseline benchmark.
- We expect the apparent underperformance in loans is illustrative of the constrained spatial capacity of the library.

LIBRARY PERFORMANCE AGAINST BENCHMARKS

Indicative Annual Use (Attendances)			Performance against Benchmark per capita visits (2018)	Implied Target Visits to meet Benchmark (2036)
Data / Interview	NS Projects Facilities Audit	Ave.		
134,365	137,708	136,037	69%	284,508

Source: TOVP, NS Projects and Urbis



LIBRARY SWOT ANALYSIS

STRENGTHS

- Established profile in East Victoria Park in a central location.
- Adjacent to the Park Centre shopping centre, an established activity node and destination attractor.
- Opposite John MacMillan Park providing access for users to valuable green space.
- Relatively easily accessible for most town residents currently.
- Good membership base – 16,000 members equivalent to 44% of the resident population equates to a solid level of local resident 'ownership'.
- Some flexibility of space usage with shelves on wheels allowing the main floor to be made available for other uses.

WEAKNESSES

- Limited opportunities for expansion or renovation of space except perhaps into the Sussex St Law tenancy.
- Suboptimal interface with the street and the John MacMillan Park.
- Constrained office, storage / collection space.
- Disconnected from the Community Centre depriving the library of the opportunity to leverage Community Centre usage patterns.
- Disability access is limited.
- Shift in population means that population growth areas in the west of the Town are physically disconnected from the library.
- Insufficient space to cater for future / benchmark demand.

OPPORTUNITIES

- Capacity to extend the library floorspace into the Sussex Street Community Law Services space to increase library size.
- Broadening the digital literacy / digital hub options available to the community.
- Opportunity to work with culturally and linguistically diverse (CALD) and Indigenous community.
- Opportunity to introduce specialised staff to cross mover between general library functions & specialised functions for target groups like youth, literacy groups etc.
- Co-locate library functions with other functions like community centre, child health, toy libraries, café space, administration kiosk functions.
- Co-location / service extension to include MyGov services
- Early literacy.

THREATS

- Competing libraries in South Perth, Belmont and City of Perth.
- More flexible offerings in commercial spaces – cafes and bars attracting older groups with the opportunity to combine food & beverage with reading / book club activities.

NATIONAL LIBRARY USAGE TRENDS

KEY FINDINGS

- The Australian Library and Information Association in its 2014 study identified 12 emerging key trends in library use that will influence the design and operation of libraries into the future.
- These themes speak to the evolving role of libraries into the future. Changing / expanding roles will most likely impact spatial demand as a diverse range of functions may necessitate space configuration and optimisation.

KEY EMERGING LIBRARY USAGE THEMES

Theme	Description
50:50 by 2020	A challenge for public libraries and their funders will be to maintain collections of the same titles in multiple formats
Reading - A National Pastime	44% of people have literacy difficulties. Libraries have a role to play in this space
New Media	Libraries will be an important route to readers, but this will require the development of new delivery methods beyond the current ebook platforms.
Support for the Creative Economy	Authors, publishers and booksellers are under growing pressure from global internet retailers. Libraries make available new works & allow 'buy it now' through library management systems
Community Created Content	Digital publishing and print-on-demand bring content creation within the reach of individuals and communities – useful for local history groups, researchers & clubs
It's Not All About the Book	Book borrowing will remain core but libraries have a role in connecting users to information and ideas & bringing people together
Maker Spaces	3D printing and other technologies expand opportunities for learning through play
Enterprise Hubs	Libraries as locations for teleworkers, small businesses looking for web conferencing and meeting rooms
Online Learning	Partnerships with higher education institutions offering courses remotely will see more students using public libraries as local meeting and study spaces.
Everyone a Member	Connecting library membership to other uses through loyalty programs / smart cards
Local Service Through a National Network	Need to collaborate & network local libraries for cooperative uses
The Meaning of Free	Emerging pressure to charge for additional services beyond fee book loans

LIBRARY BENCHMARKING

KEY FINDINGS

- Both Queensland and New South Wales provide direction in terms of the planning and provision of public library floorspace.
- Benchmarks point to an indicative floorspace provision per capita of resident population in the range of 22 – 25 sq.m.
- Applying these benchmarks, the current provision of floorspace in the Town's Sussex Street library is considered under par when compared to other more modern facilities and library provision benchmarks.

BENCHMARK LIBRARY FLOORSPACE PROVISION PER CAPITA

Catchment Population	Ind. Required Floor Area
25,000	1,410
30,000	1,583
35,000	1,753
36,755 (2016 TOVP Pop)	1,812
40,000	1,920
45,000	2,084
50,000	2,245
54,000 (2016 TOVP Pop)	2,372
60,000	2,558

Source: State Library New South Wales and Urbis

Catchment Population	Minimum Floor Area (Sq.m)
25,000	1,073
30,000	1,287
35,000	1,502
40,000	1,716
45,000	1,832
50,000	2,035
60,000	2,376

Source: State Library of Queensland

SECTION 2.2: AQUALIFE



AQUALIFE OVERVIEW

Element	Description
Profile	<ul style="list-style-type: none"> • Main pool built 1965, main facility built 2006 • 4,918 sq.m floor area • 24 FTE staff – Mostly casual, 6 FTE present at any one time shared with Leisurelife • Internal 25 m indoor pool, 50 m outdoor pool, hydrotherapy pool, spa, sauna, gym, club room, creche & multi-purpose floor area • Swim school office and general office space
Issues and Challenges	<ul style="list-style-type: none"> • Limited meeting space for community groups • Club room usage suboptimal owing to dated usage agreements • Parking areas used by TAFE students, limiting Aqualife user access • No family water play areas • Inadequate turnstiling limits better analysis of usage including post code analysis, point of sale technology is suboptimal • Gym needs upgrading (as per NS Projects report) • Combined Leisurelife / Aqualife membership is stagnant • Swim shop not operational
Functional Capacity & Peak Periods	<ul style="list-style-type: none"> • Generally consistent usage with peak months January to March • No significant variation in use times
Usage Trends	<ul style="list-style-type: none"> • Recent annual attendances around 377,000 per annum • General rec swimming – 68% • Creche uses – 4,670 • Learn to swim – 10% • Health & fitness – 21% • No major change in usage patterns over the past • No seniors programs
Stakeholders / Users	<ul style="list-style-type: none"> • Swim Schools • Rehabilitation uses • Programmed classes • Casual swimmers • Swim training & other groups & clubs
Suitability for Purpose	<ul style="list-style-type: none"> • Long term viable facility and fit for Purpose • Will continue to serve an important community role but long term use may decline given population shifts and emerging new competition
Building Expenditure	<ul style="list-style-type: none"> • 15 year estimated required renewal / replacement building expenditure - \$5,048,290 (excluding projects) • 15 year average annual building costs - \$335,934 • Poor or very poor condition component costs - \$241,116

AQUALIFE ATTENDANCES

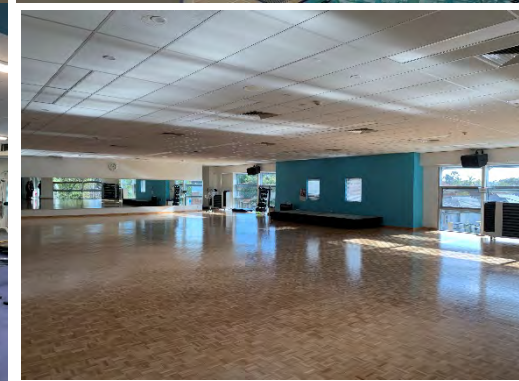
KEY FINDINGS

- The facility is currently running at approximately 60% of capacity according to facilities managers and caters for around 377,107 total attendances over the financial year, with approximately 77% comprised of pool use of some type. Indicative full capacity is in the order of 628,000 attendances per year.
- Estimated pool related attendances at Aqualife (indicatively around 258,000 per annum) are slightly lower than what we would estimate from the demand modelling (approx. 269,000). This points to Aqualife drawing from a wider base than just TOVP residents, as would be expected. Moreover, the indicative demand for overall aquatic facility demand from the TOVP residents must assume that some of the demand will be absorbed by other facilities.
- Based on 2018 – 2019 attendance data for Aqualife, we note that 'wet' (i.e. pool related attendances) activities account for 77% of the attendances whereas 'dry' (i.e. all other uses like gym, classes etc.).

AQUALIFE PERFORMANCE AND CAPACITY

Indicative Annual Use (Attendances)			Attendances as % of Indicative Capacity (Anecdotal)
Data / Interview	NS Projects Facilities Audit	Ave.	
247,725	300,000	273,863	50%

Source: TOVP, NS Projects and Urbis



AQUALIFE SWOT ANALYSIS

STRENGTHS

- Established facility with good community recognition.
- Unused capacity means that Aqualife has the capacity to absorb increased usage without major renovations / upgrades.
- One of only three aquatic facilities within the immediate region.
- Easily accessible.
- Long term viable facility.

WEAKNESSES

- Limited parking availability.
- No family water play areas.
- No senior programs to speak of.
- Café facility is currently not operating, lack of café means that patrons are staying less.
- Office and front counter access and reception public could be improved.
- Not currently capturing all patronage owing to older style, non swipe turnstiles.
- Older style facility that will lack the appeal of new integrated facilities like South Perth RAF.
- Shepparton Road is a barrier to residents to the south.

OPPORTUNITIES

- Space on site to expand other sport and recreation / community uses.
- Co-location existing Leisurelife facilities on site (with significant site expansion / capital investment).

THREATS

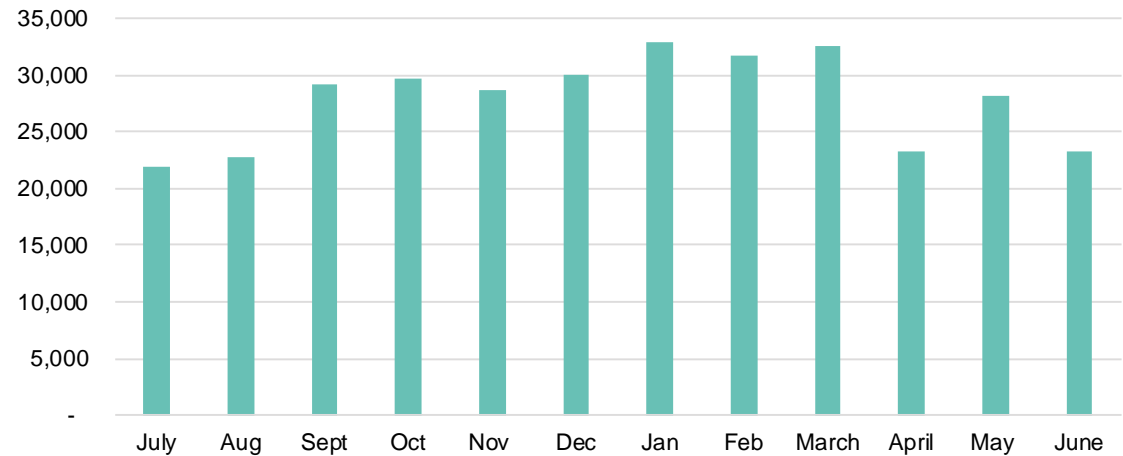
- South Perth RAF will divert patronage from areas like Bentley, Victoria Park and East Victoria Park – Kensington.
- Longer term upgrades of Belmont Oasis will similarly influence usage patterns.
- Competition from Curtin University and private schools swimming pool provision (e.g. Wesley College pool).
- Projected population growth in the Burswood precinct means an increasing percentage of the town's population will be further away from Aqualife over time.

AQUALIFE 2018/19 PERFORMANCE

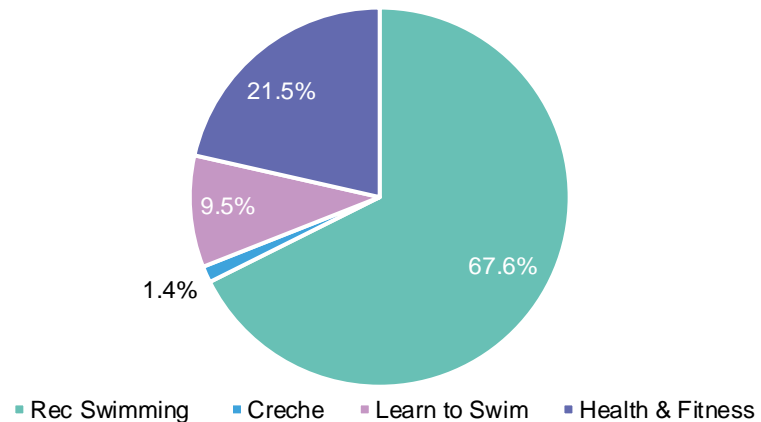
KEY FINDINGS

- Average around 27,800 attendances monthly.
- January peak 50% higher than July trough.
- Overall attendances approximately 5% above budget:
 - Gym / Fitness attendances slightly below budget
 - Rec swimming and Learn to Swim 7% and 10% ahead of budget respectively – together they account for 77% of attendances

AQUALIFE 2018-19 TOTAL ATTENDANCES (ALL USES)



AQUALIFE 2018-19 DISTRIBUTION OF ATTENDANCES BY TYPE



SECTION 2.3: LEISURE LIFE



THANK YOU to our WAFL TEAMS SPONSORS

NOVA	BELLCOURT	U14-4 Girls	U16-2 Boys	U18-4 Boys	U18-2 Men
U16-2 Boys	U16-2 Boys	U16-2 Boys	U16-2 Boys	U18-4 Boys	U18-2 Men
U16-2 Boys	U16-2 Boys	U16-2 Boys	U16-2 Boys	U18-4 Boys	U18-2 Men
U16-2 Boys	U16-2 Boys	U16-2 Boys	U16-2 Boys	U18-4 Boys	U18-2 Men
U16-2 Boys	U16-2 Boys	U16-2 Boys	U16-2 Boys	U18-4 Boys	U18-2 Men
U16-2 Boys	U16-2 Boys	U16-2 Boys	U16-2 Boys	U18-4 Boys	U18-2 Men
U16-2 Boys	U16-2 Boys	U16-2 Boys	U16-2 Boys	U18-4 Boys	U18-2 Men
U16-2 Boys	U16-2 Boys	U16-2 Boys	U16-2 Boys	U18-4 Boys	U18-2 Men
U16-2 Boys	U16-2 Boys	U16-2 Boys	U16-2 Boys	U18-4 Boys	U18-2 Men
U16-2 Boys	U16-2 Boys	U16-2 Boys	U16-2 Boys	U18-4 Boys	U18-2 Men

PERTH REDBACKS
NSACTABLE

LEISURELIFE OVERVIEW

Element	Description
Profile	<ul style="list-style-type: none"> Built 1983 5,813 sq.m floor area 24 FTE staff – Mostly casual, 6 FTE present at any one time shared with Aqualife 3 multiuse courts, 4 squash courts, gym, meeting spaces, local sporting club offices, café / kiosk, front desk reception and back of house offices, community centre
Issues and Challenges	<ul style="list-style-type: none"> Poor accessibility No tiered seating limits the seating and event visibility capacity - disincentive to key sporting bodies for competitions Poor creche / playgroup access and noncompliant with childcare standards Security issues and John MacMillan Park aspect is suboptimal Combined Lesiurelife / Aqualife membership is stagnant Inadequate fitness areas Poor visibility of meeting rooms / community space Ageing facility nearing end of life over the next 10 years Less appealing for general users and sporting groups & corporate teams compared to more modern, better designed and appointed public and private facilities No outdoor areas for short court indoor soccer Homelessness issues
Functional Capacity & Peak Periods	<ul style="list-style-type: none"> Peak monthly use July – August, drops away in Summer Peak periods are evenings and weekends with basketball and netball usage Court areas used for bingo Gym use peak period 5:30 – 7:30am & evenings Seniors programs twice per day
Usage Trends	<ul style="list-style-type: none"> Recent annual attendances around 274,000 per annum, mostly local patrons and team sports Sports & programs – 37% Creche uses – 1,403 Room bookings– 13% Health & fitness – 21% No major change in usage patterns over the past No significant school usage, not appealing to teen markets Vacation care program in decline du to increased compliance costs Bingo in decline
Stakeholders / Users	<ul style="list-style-type: none"> WA Disabled Sports Association, Perth Basketball Association, Agility Rehabilitation
Suitability for Purpose	<ul style="list-style-type: none"> Nominally suitable for purpose but approaching end of life. Decline will be exacerbated by population shifts and emerging new competition
Building Expenditure	<ul style="list-style-type: none"> 15 year estimated required renewal / replacement building expenditure - \$2,906,818 15 year average annual building costs - \$193,788 Poor or very poor condition component costs - \$996,716

COMMUNITY CENTRE OVERVIEW

Element	Description
Profile	<ul style="list-style-type: none">• Part of Leisurelife complex• Staffed 2 days per week, 1 FTE split between 3 people
Issues and Challenges	<ul style="list-style-type: none">• Poor accessibility• Poor physical visibility and community awareness• Poor creche / playgroup access and noncompliant with childcare standards• Security issues and John MacMillan Park aspect is suboptimal• Poor visibility of meeting rooms / community space• Ageing facility nearing end of life over the next 10 years• Homelessness issues• No real seating capacity so nowhere for people to come and relax• Ageing facility with poor lighting and air-conditioning• Inadequate storage• Small food & beverage area• Outside space needs renovation / improvement
Usage Trends	<ul style="list-style-type: none">• Anecdotally thought to be at about 35-40% capacity• Space for hire for community groups• Booked 5 nights / week for uses like yoga, community groups, local orchestra group usually for around 2-3 hours / night• Space for children's birthday parties• Regular books are stable• Some trend towards daycare and private sector classes
Stakeholders / Users	<ul style="list-style-type: none">• Part time and casual usage by groups various community groups• Underserved groups / communities include: millennials, under 55s, social isolated, migrant population / ethnic groups• Market need for skills building in social environments for younger demographics
Suitability for Purpose	<ul style="list-style-type: none">• Space in significant need of refurbishment / renovation• Inadequate as community centre and disconnected from the rest of the centre• There is an apparent need for this community centre services in the Town but this facility has significant constraints

LEISURELIFE ATTENDANCES

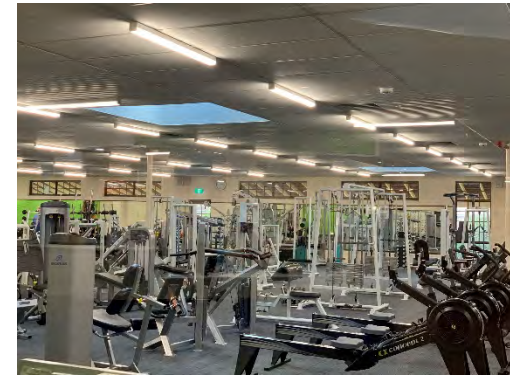
KEY FINDINGS

- The facility is currently running at around 50% of capacity according to facilities managers and caters for around 274,000 total attendances over the financial year. Indicative full capacity is in the order of 548,000 attendances per year.

LEISURELIFE PERFORMANCE AND CAPACITY

Indicative Annual Use (Attendances)			Attendances as % of Indicative Capacity (Anecdotal)
Data / Interview	NS Projects Facilities Audit	Ave.	
247,725	300,000	273,863	50%

Source: TOVP, NS Projects and Urbis



LEISURELIFE SWOT ANALYSIS

STRENGTHS

- Centrally located for much of the Town's current population

WEAKNESSES

- Ageing facility effectively past its use by date – doesn't compare well with modern facilities
- Front door access is poor
- Shepparton Road may be a barrier to residents to the north and west
- No outdoor sports space for sports like soccer or volleyball
- No grandstand seating
- No significant schools usage
- Not catering to teen sports markets
- Does not leverage the John MacMillan Park space
- Under utilised during the day

OPPORTUNITIES

- Core services not expected to change significantly over the next 3-5 years
- Most activity occurs in the evenings and on the weekends with basketball, netball & other uses

THREATS

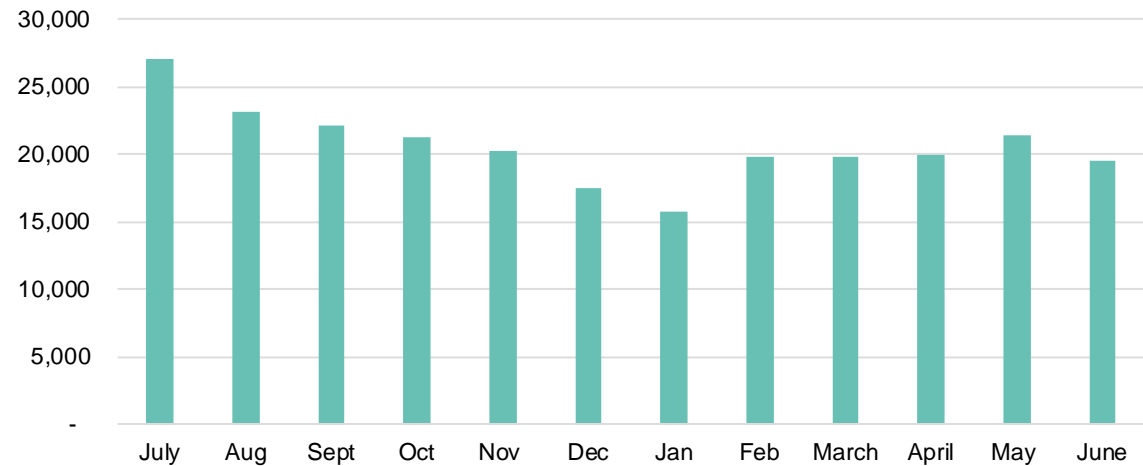
- South Perth RAF
- Competing private gyms and fitness centres, PCYC
- Bingo usage is in decline
- Projected population growth in the Burswood precinct means an increasing percentage of the town's population will be further away from Leisurelife over time.

LEISURELIFE 2018/19 PERFORMANCE

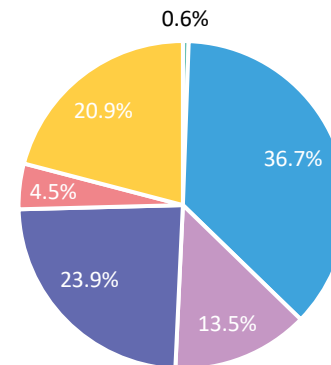
KEY FINDINGS

- Average around 20,600 attendances monthly
- July peak 72% higher than January trough
- Overall attendances approximately 7% below budget
 - Bingo attendances 22% below budget
 - Sports & Programs and Court Bookings 8% and 9% below budget respectively. Together they account for 61% of the total attendances

LEISURELIFE 2018-19 TOTAL ATTENDANCES (ALL USES)



LEISURELIFE 2018-19 DISTRIBUTION OF ATTENDANCES BY TYPE



■ LLC Creche ■ Sports and Programs ■ Room Bookings ■ Court Bookings ■ Bingo ■ LLC H & F

SECTION 3: DEMAND ASSESSMENT

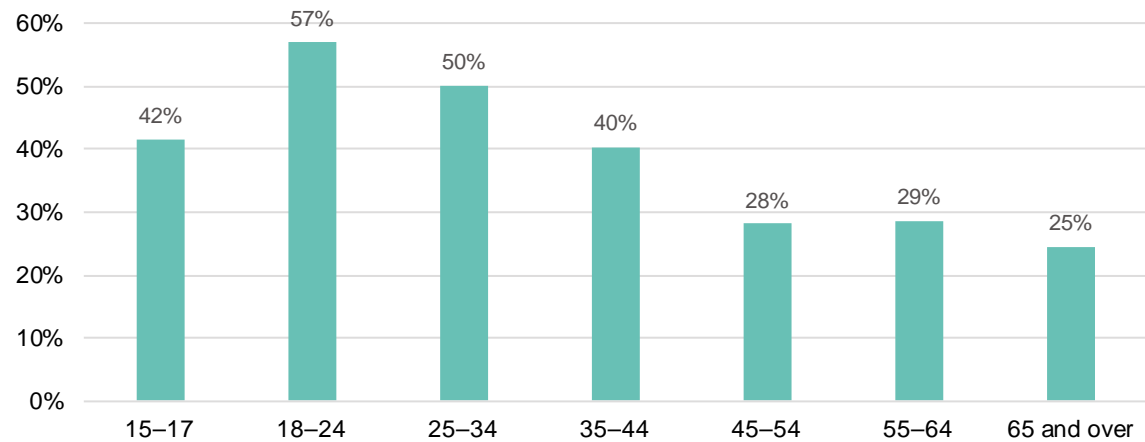


NATIONAL TRENDS ACTIVITY ENGAGEMENT LEVELS

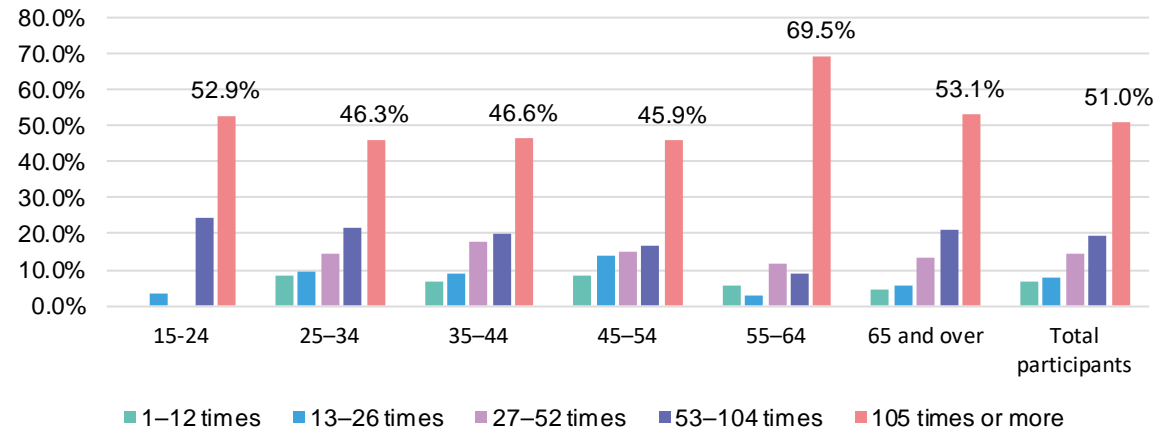
KEY FINDINGS

- Population growth and distribution is one aspect of indicative demand for facilities over time. Equally important is the participation rate of the population in various activities.
- We have used the ABS Participation in Sport and Physical Recreation 2013-2014 data for Western Australia (ABS 4177.0) as the basis for assessing Town residents participation in centre base sport and recreation activities over time.
- ABS data on national trends in attendance at indoor sports and fitness centres (including aquatic facilities) show that peak participation rates occur in the 18-24 years and 25-34 year cohorts – (57% and 50% respectively).
- Thereafter, participation rates drop away averaging just over 27% for 44 year plus cohorts.
- A notable point is that over all age cohorts, on average more than 52% those people using sport and recreation facilities do so at least 105 times per annum or approximately once every 2 days.

INDOOR SPORTS & FITNESS CENTRE PARTICIPATION BY AGE COHORT (AUSTRALIA WIDE)



PER CAPITA ANNUAL INCIDENCE OF EXERCISE BY AGE COHORT (AUSTRALIA WIDE)



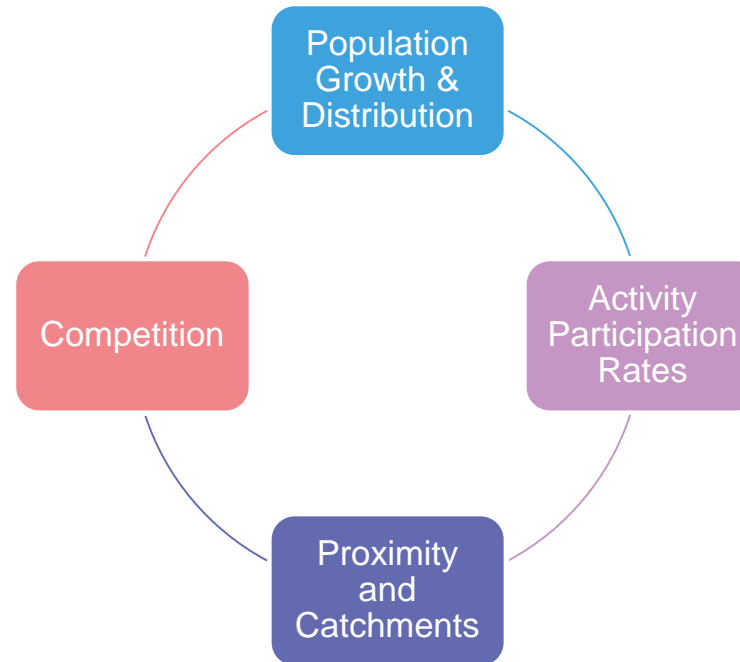
Source: ABS and Urbis

DEMAND / NEEDS INFLUENCING FACTORS

KEY FINDINGS

- While conventional facilities needs analysis tend to focus on the ratio of facilities provision to catchment population, this is a legitimate, but somewhat coarse measure.
- There is no apparent, widely accepted benchmark for community service provision with different local governments and State government agencies suggesting varying ratios.
- In our estimation, planning for future facilities demand needs to consider four key variables as follows:
 - **Population growth and distribution** - while the quantum of population of population change is important, so too is where the majority of population growth is expected to occur. TOVP population projections show a disproportionate concentration of future growth occurring in the Burswood precinct rather than being evenly distributed throughout the Town.
 - **Activity Participation Rates** – not all residents use facilities provided by the Town. High level estimates of participation in different activities provides a reasonable indication of resident generated demand.
 - **Proximity and Catchment** – Usage of specific facilities is influenced by how readily accessible the facility is to surrounding catchment / precinct populations. Hence, our use of drive time analysis as a reliable proxy indicator for precinct population catchment size.
 - **Competition** – the availability, quality and range of services and proximity of competing facilities for catchment populations will influence specific facility usage propensity.

COMMUNITY FACILITIES USAGE INFLUENCING FACTORS



Source: Urbis

INCIDENTS OF INDOOR SPORTS OR FITNESS CENTRE USE – TOVP PRECINCTS

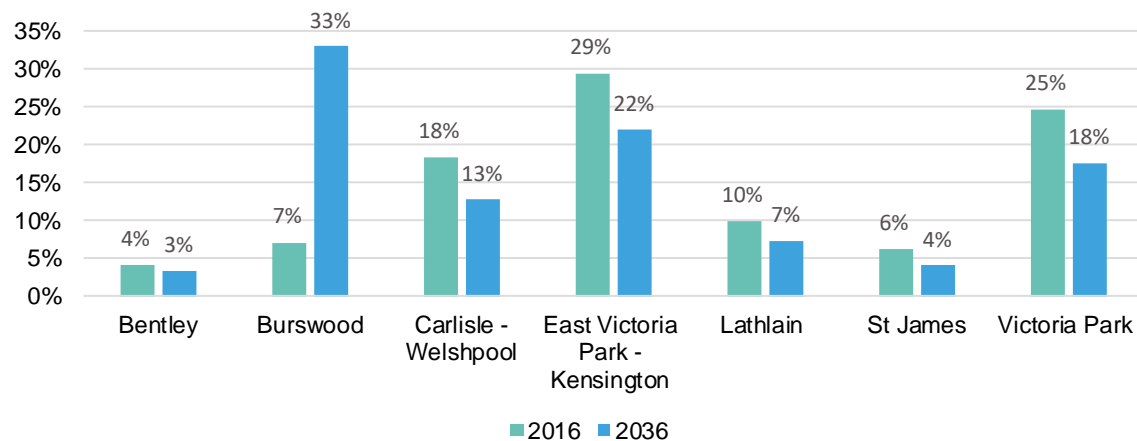
KEY FINDINGS

- Of the estimated overall incidents of use or attendances generated by the Town of Victoria Park residents in 2016, 54% came from the Victoria Park and East Victoria Park – Kensington precincts.
- Burswood resident generated demand is estimated to rise from 7% of the total demand to 33% by 2036 as a result of the forecast population growth over the next 20 years.
- By 2036, Burswood generated demand reaches approximately 84% of the Victoria Park and East Victoria Park – Kensington precinct demand, well up from just 13% in 2016.

PROJECTED INCIDENTS OF INDOOR SPORTS / FITNESS CENTRE USAGE BY PRECINCT

Precinct	2016		2036	
	No. of Usage Events	% of TOVP activity	No. of Incidents	% of TOVP activity
Bentley	33,825	4%	40,094	3%
Burswood	57,962	7%	404,361	33%
Carlisle - Welshpool	149,434	18%	155,853	13%
East Victoria Park - Kensington	239,489	29%	268,674	22%
Lathlain	81,050	10%	89,488	7%
St James	51,122	6%	49,566	4%
Victoria Park	201,305	25%	214,519	18%
Total	814,185	100%	1,222,555	100%

CHANGE IN INCIDENTS OF INDOOR SPORTS / FITNESS CENTRE USAGE BY PRECINCT



PRECINCT POPULATIONS BY DRIVETIME – 2016 AND 2036

KEY FINDINGS

- We have analysed catchment population by drive time radii to existing and planned recreation facilities in and around the Town. While transport mode shift can be expected to occur in new development over time, drive time analysis provides the most useful proxy indicator of proximity / accessibility when estimating demand.
- The table to the right outlines 2016 and projected 2036 populations by Town of Victoria Park precincts and cross tabulates these projections against drive time radii.
- The drive time radii describe the quantum of population within 3, 5 and 7 minute drivetimes of key facilities, notably Aqualife, Leisurelife, Belmont Oasis and Cannington Leisureplex.
- In addition we have assessed catchment drive time population assuming that the South Perth Regional Aquatic Facility has been built by 2036.
- The populations are taken from the Precinct centroids.
- The key point is that the introduction of the South Perth significantly increases the percentage of TOVP residents within a five minute drivetime of a facility, which in turn highlights the appeal of a new competing facility for the TOVP residents to access.

PRECINCT POPULATION BY DRIVE TIME

Precinct Name	Total TOVP Resident Population		DriveTime Radius from Facilities (Mins)	TOVP Residents Within Drive Time Radii				2036 Population within Radii if South Perth RAF Proceeds	
	2016	2036		2016		2036			
Bentley	1,905	2,259	3	-	0%	-	0%	1,212	54%
			5	385	20%	457	20%	1,047	46%
			7	1,051	55%	1,246	55%	-	0%
			more	469	25%	556	25%	-	0%
Burswood	2,518	17,359	5	352	14%	2,428	14%	2,473	14%
			7	788	31%	5,435	31%	5,722	33%
			more	1,377	55%	9,496	55%	9,163	53%
Carlisle - Welshpool	6,777	7,026	3	3,127	46%	3,242	46%	3,242	46%
			5	3,650	54%	3,784	54%	3,784	54%
East Victoria Park - Kensington	10,614	12,008	3	5,770	54%	6,528	54%	7,826	65%
			5	3,530	33%	3,993	33%	4,182	35%
			7	1,314	12%	1,487	12%	-	0%
Lathlain	3,540	3,931	3	51	1%	56	1%	56	1%
			5	2,150	61%	2,388	61%	2,382	61%
			7	1,339	38%	1,487	38%	1,493	38%
St James	2,195	2,205	3	1,532	70%	1,539	70%	1,539	70%
			5	663	30%	666	30%	666	30%
Victoria Park	9,206	9,925	3	1,129	12%	1,217	12%	1,314	13%
			5	4,892	53%	5,274	53%	7,611	77%
			7	2,872	31%	3,096	31%	802	8%
			more	313	3%	338	3%	198	2%

Source: Forecast ID, ABS and Urbis

DRIVETIME ANALYSIS OF CATCHMENT POPULATIONS

KEY FINDINGS

- In summary, the quantum of TOVP population within 5 minutes of a recreation facility, falls from 68% in 2016 to 53% by 2036. This is a result of the Town's uneven distribution of population growth and the emerging profile of the Burswood precinct.
- Assuming the development of the South Perth Regional Aquatic Facility, however, the percentage of residents within a 5 minute drive time of a facility increases to 64% as Bentley, Victoria Park and Eats Victoria Park- Kensington residents benefit from improved proximity.

DRIVETIME TO FACILITIES FROM TOVP PRECINCT CENTROIDS

Drivetime Catchments Population						
Drivetime Radius	Within Radii from Established Facilities Exc. South Perth RAF				Within Radii of South Perth Regional Aquatic Facility in 2036	
	2016		2036			
Under 3 Minutes	11,559	31%	12,527	23%	15,132	28%
Under 5 Minutes	25,081	68%	29,184	53%	34,952	64%
Under 7 Minutes	33,256	90%	42,836	78%	43,858	80%
More than 7 Minutes	3,499	10%	11,877	22%	10,855	20%
	36,755	100%	54,713	100%	54,713	100%

Source: Forecast ID, ABS and Urbis

RESIDENT DEMAND - INCIDENTS OF USE (ATTENDANCES)

KEY FINDINGS

- Based on the drivetime population distribution, and using ABS data on sport and physical recreation participation rates, we have estimated the demand for centre based recreational activities in the table below.
- Based on population results and ABS recreation and sport participation rates, total demand for aquatic related and indoor sport and recreation activities from Town of Victoria Park residents in 2016 is estimated at approximately 814,000 incidents of use (attendances), with pool orientated activity believed to comprise approximately 33% (269,000) of the attendances.
- By 2036, we expect overall TOVP resident generated demand for recreation centre and pool activity to reach approximately 1,222,555 (+50% on 2016 indicative demand) attendances, assuming the same participation rate and the population growth as projected.
- Mirroring the population distribution outlined previously, we note that TOVP residents are expected to generate around 766,000 attendances by 2036 within 5 minutes drive time of a facility, assuming the South Perth facility is built.

ESTIMATED TOVP RESIDENT GENERATED DEMAND FOR FACILITIES BASED SPORT AND RECREATION SERVICES

Drive Time Radius	2016		2036		SPRAF 2036	
	Projected Demand (Incidents of Use)	% Distribution	Projected Demand (Incidents of Use)	% Distribution	Projected Demand (Incidents of Use)	% Distribution
Within 0 - 3 Minutes	259,529	32%	278,892	23%	331,515	27%
Within 3 - 5 Minutes	298,624	36.7%	368,177	30%	434,461	36%
Within 5 - 7 Minutes	178,488	22%	303,260	25%	204,848	17%
Beyond 7 Minutes	77,545	10%	272,226	22%	251,731	21%
Total Incidents of Use (Attendances)	814,185	100%	1,222,555	100%	1,222,555	100%

Source: Forecast ID, ABS and Urbis

SECTION 4: NEEDS ASSESSMENT



AQUALIFE 2036 PROJECTED ATTENDANCES SCENARIOS

KEY FINDINGS

Scenario 1 – Without South Perth RAF

- Under this scenario, we assume the supply of facilities remains the same but the population growth as projected has occurred, primarily in the Burswood precinct of the Town.
- Under this scenario, the percentage of the Town’s increased population living with access to facilities within 5 minutes of a facility falls to 53% owing to the concentration of Burswood residents.
- Our modelling suggests that Aqualife attendances will reach around 564,000 attendances per year across all uses if the market shares remain the same as 2018 in the absence of new facilities.
- While the projected attendance is higher than the projected TOVP resident demand for aquatic facility services, again we reiterate the facility will draw patronage from users living outside the Town boundaries.
- This increase in attendance will take the usage to around 90% of the facility’s indicative capacity, still within the indicative carrying limits of Aqualife.

Scenario 2 – Assumes the South Perth RAF has been built

- Under this scenario, we assume the Town’s estimated population remains the same as in Scenario 1, but that the South Perth Regional Aquatic Facility has been built.
- Under this scenario, there are more people living closer to facilities than in 2018, but the proportion of TOVP residents living less than 5 minutes or less away from a facility reverts to about 63% of the Town’s total population.
- Our modelling suggests that Aqualife’s market share of attendances will be lower at around 484,000 attendances in 2036 across all uses. In this scenario the market share remains higher than the total projected TOVP resident demand for aquatic facility services, but will lose some patronage the new facility.
- This increase in attendance will take the usage to around 77% of the facility’s indicative capacity.

AQUALIFE PROJECT ATTENDANCES – SCENARIOS

Scenario	Projected Attendances	Change From 2018/19 Result	Indicative % of Capacity
Scenario 1 – Without South Perth RAF	564,000	+ 50%	90%
Scenario 2 – Assumes the South Perth RAF has been built	484,132	+ 28%	77%

Key Conclusions

- There is no identifiable need for additional aquatic facilities within the Town of Victoria Park over the outlook period.
- The established Aqualife facility is fit for purpose and appears to have sufficient capacity to accommodate demand going forward to 2036
- The Aqualife facility should be retained as it a functional, serviceable facility meeting the needs of the Town’s current and forecast population.

LEISURELIFE 2036 PROJECTED ATTENDANCES SCENARIOS

KEY FINDINGS

Scenario 1 – Without South Perth RAF

- The assumptions in this scenario around population growth and distribution, usage rates and existence of competing facilities are identical to that for the Aqualife Scenario 1
- Assuming the facility remains as it is, our modelling suggests that Leisurelife attendances will grow by approximately 50% to around 409,000 attendances in 2036. Again, Leisurelife, like Aqualife will draw patronage from outside of the Towns' borders.
- We note that even given this capture rate, this would take Leisurelife to around 75% of its indicative current capacity. It is therefore difficult to envisage a scenario where Leisurelife comes close to operating at its full capacity.

Scenario 2 – Assumes the South Perth RAF has been built

- Our modelling suggests that Leisurelife attendances will be lower at around 328,000 attendances across all uses by 2036. In this scenario the market share is lower having lost some patronage the new facility South Perth facility.
- This increase in attendance will take the usage to around 60% of the facility's indicative capacity.
- The existence of the South Perth Regional Aquatic Facility not only provides a further option for Burswood residents, but 100% of Bentley residents under this scenario are now within 5 minutes of the South Perth facility.

LEISURELIFE PROJECT ATTENDANCES – SCENARIOS

Scenario	Projected Attendances	Change From 2018/19 Result	Indicative % of Capacity
Scenario 1 – Without South Perth RAF	409,556	+ 47%	75%
Scenario 2 – Assumes the South Perth RAF has been built	327,645	+ 18%	60%

Key Conclusions

- There is sufficient demand within the Town to accommodate a facility broadly featuring the following elements:
 - 2-4 multi use courts
 - Gymnasium / fitness space
 - Café
 - Community sport office space – although this will be influenced if South Perth proceeds
 - General community space for events like bingo
 - Broadly indicative floorspace of 4,000 to 5,000 sq.m (contingent on co-location with other use)
- This quantum of space could be aggregated in one place – I.e. the existing Leisurelife site or in an alternative location better suited to the servicing of the shifting population distribution over time.
- If the South Perth facility proceeds, we would expect a facility of broadly the same use types but at the lower end of the scale.

LIBRARY 2036 PROJECTED BENCHMARK PERFORMANCE

KEY FINDINGS

- While demand for library services is expected to continue, emerging trends points to a need for increasingly flexible and adaptable space, potentially doubling or incorporating community centre / meeting space.
- The current provision of floorspace in the Town's Sussex Street library is considered under par when compared to other more modern facilities and library provision benchmarks.
- If current usage rate were to continue, by 2036, the library's performance would fall to 48% of the benchmark.
- We assume that by 2036, TOVP library services should be catering for between 284,500 (base line) and 344,692 (enhanced target) visits per annum based on the ALIA benchmark guidelines against the projected growth.

LIBRARY 2036 PROJECTED USAGE

Indicator	2036	Gain on 2018/19 Performance
Baseline Benchmark Target	284,508	+109%
Enhanced Target (ALIA)	344,692	+153%

Key Conclusions

- Given an indicative benchmark per sq.m floorspace provision of around 23 sq.m per resident, we would reasonably expect the optimal floorspace provision by 2036 to be in the range of 2,200 – 2,500 sq.m gross floor area with a seating capacity of approximately 260 and provision of 18-24 public access computers.
- The key point however is, area aside, a new library facility would need to be a flexible, adaptive space to accommodate the requirements of changing demographics, library usage patterns and the potential to collocate other uses in the space.

COMPARABLE STUDIES FACILITIES PROVISION BENCHMARKING

KEY FINDINGS

- There are no readily apparent clear benchmarks for local government provided community facilities, although we note a number of needs analyses identify indicative population thresholds for different facility types. These are used as broad indicators rather than prescriptive measures for facilities planning.
- Moreover, the floorspace implications depend on the range of the facility offering and the extent to which other uses are collocated on site.
- In the table below, we have cited four local government studies that provide direction on the indicative population thresholds for community facilities of different types
- District level sport and recreation facilities generally seem to cater for population ranges of 30,000 to 40,000 (approx.), whereas in relative terms, Aqualife could be viewed as overcatering for the size of the population.

POPULATION / FACILITIES RATIOS

Facility Type	Indicative Description	Footprint (Builtform Sq.m)	Population Thresholds			
			City of Fremantle	City of Wanneroo	City of Swan	City of Cockburn
Library (District)				35,000		45,000
Library (Regional)				60,000		100,000
Indoor Sport and Rec Centre (District)	3-6 Courts		30,000 - 40,000	30,000		
Indoor Sport and Rec Centre (Regional)	1-2 Courts			75,000		75,000
Aquatic Facility / Swimming Pool (Regional)			90,000 - 140,000	120,000		150,000
Community Centre (District)			30,000 - 40,000	35,000		15,000
Community Centre (Regional)			90,000 to 140,000	100,000		25,000

SECTION 5: SUMMARY FINDINGS AND RECOMMENDATIONS



CONCLUSIONS AND DEVELOPMENT OPTIONS ASSESSMENT

KEY FINDINGS

- Based on the analysis outlined on this report we conclude, in summary the following:
 - **Aqualife** is functional and fit for purpose as a long term viable facility and should be retained. Future uses may see the co-location of other sport and recreation facilities and services form Leisurelife.
 - **Leisurelife** is approaching end of life. The facility should be replaced with a new, purpose built, tailored facility. Its functions could also be co-located with Aqualife.
 - **The Library** is inadequate in its current form and needs either an expansion of its floorspace or re-establishment in a new purpose built multi-use facility. A less preferred option is to replicate the library functions in an additional facility located elsewhere in the Town, but presumably closer to where the future population growth will occur.
- The pros and cons of the development options for each facility are further explored in the following pages.

DEVELOPMENT OPTIONS SNAPSHOT ASSESSMENTS

	Status Quo	Renovate / Refurbish	Redevelop / Relocate
Aqualife	✓	✓	✗
Leisurelife	✗	✓	✓
Library	✗	✓	✓

DEVELOPMENT OPTIONS SNAPSHOT ASSESSMENT

KEY FINDINGS

- The Aqualife facility is fit for purpose, and serves a need within the community. It can continue to function as it is over the long term without any need to alter its capacity, even in the event of the South Perth Regional Aquatic Facility proceeding.
- Major renovation of the site is only a consideration if the Town considers colocation of other uses like Leisurelife with the Aqualife, although to do so is not recommended owing to the population growth trends for the Burswood precinct into the future.
- There is an opportunity to encourage development of a small scale facility in Burswood to cater to the significant future growth in this locality (consideration should be given to provision through community benefit policy control arrangements).

AQUALIFE DEVELOPMENT OPTIONS SNAPSHOT ASSESSMENT

Aqualife	Status Quo	Renovate / Refurbish	Redevelop / Relocate
Snapshot Assessment	✓	✓	✗
Pros	<ul style="list-style-type: none"> • Fit for purpose functional facility • Long term viability • Current and projected unused capacity 	<ul style="list-style-type: none"> • Will extend facility life • In line with Asset Review • Extends service Offering 	<ul style="list-style-type: none"> • Centralised facility improves accessibility for future residents • Opportunity for new multi-use facility
Cons	<ul style="list-style-type: none"> • No significant cons 	<ul style="list-style-type: none"> • May overdo the service offering relative to newer competing facilities • Future population distribution and demand may not justify investment 	<ul style="list-style-type: none"> • Demand projections don't justify • Very expensive • Dependant on co-location options

DEVELOPMENT OPTIONS SNAPSHOT ASSESSMENT

KEY FINDINGS

- Leisurelife in its current form, and given activity levels, is probably in excess of what the Town needs of such a facility now and into the future.
- While renovation / refurbishment of Leisurelife maybe an option to extend its life in the medium term, this will likely involve significant cost (depending on the extend of the works) and may not adequately address community needs over the long term.
- A new facility of modernised, reduced offering is preferred.

LEISURELIFE DEVELOPMENT OPTIONS SNAPSHOT ASSESSMENT

Leisurelife	Status Quo	Renovate / Refurbish	Redevelop / Relocate
Snapshot Assessment	✘	✔	✔
Pros	<ul style="list-style-type: none"> • Nominally fit for purpose • Centrally located • Known to the community 	<ul style="list-style-type: none"> • Cheaper than redevelop / newbuild • Extends the life of the facility • Improves service offering • Improves accessibility and functionality • Enables better integration of other uses (e.g. library , community centre) 	<ul style="list-style-type: none"> • New, better designed, multipurpose facility • Better fit for purpose against future demand • More efficient use of resources • May facilitate value release and site optimisation
Cons	<ul style="list-style-type: none"> • Nearing end of life • Suffers by comparison to more modern facilities • Expensive to maintain as is • Suboptimal functionality • Accessibility / proximity issues for future population 	<ul style="list-style-type: none"> • Extensive renovations required • Proximity / accessibility issues for future population not resolved • Renovation cost maybe difficult to justify relative to new build cost • Relevance to future demand profile unclear 	<ul style="list-style-type: none"> • Expensive option (but may be partially offset by site value optimisation) • Siting trades off functionality against future demand / needs

DEVELOPMENT OPTIONS SNAPSHOT ASSESSMENT

KEY FINDINGS

- Library services need to be extended to cater for the demand the benchmarking points to. Renovation of the existing space is most likely a stop gap measure and an expanded facility would benefit from co-location of other uses, including community centre space in a modern flexible, adaptable building.
- As with Leisurelife, renovation / refurbishment of maybe an option to extend the library's life in the medium term, this will likely involve significant cost (depending on the extend of the works) and may not adequately address community needs over the long term.
- If the library were to remain in the same location, the space would need to be extended into the adaptive reuse of adjoining space in the same building. This however may only function as an interim measure instead of a major renovation / rebuild of the Leisurelife / Library complex.

LIBRARY DEVELOPMENT OPTIONS SNAPSHOT ASSESSMENT

Library	Status Quo	Renovate / Refurbish	Redevelop / Relocate
Snapshot Assessment	✗	✓	✓
Pros	<ul style="list-style-type: none"> • Least short term cost • Centrally located close to destination attractors • Known to the community 	<ul style="list-style-type: none"> • Potential to increase floorspace • Improves accessibility, capacity & functionality • Enables better / extended service offering 	<ul style="list-style-type: none"> • Can be incorporated into modern multipurpose facility • Better fit for purpose against future demand • More efficient use of resources • May facilitate value release and site optimisation
Cons	<ul style="list-style-type: none"> • Accessibility / proximity issues for future population • Remains undersized and under resourced for current community needs • Does not address functionality / capacity issues 	<ul style="list-style-type: none"> • Benchmark floorspace hard to achieve without major complex renovation • Proximity / accessibility issues for future population not resolved • Renovation cost maybe difficult to justify relative to new build cost • Doesn't necessarily address the need for second facility 	<ul style="list-style-type: none"> • Expensive option (but may be partially offset by site value optimisation) • Single library facility likely to disadvantage some residents regardless of location

NEXT STEPS – PART 2: SITING OPTIONS, SPATIAL AND CONCEPT PLANNING

KEY OBSERVATIONS

- As stated in the Introduction section of this study, the purpose of Part 1 of the Needs Analysis is to provide the evidence base for Part 2 of the study.
- Part 2 of the study will address two key elements:
 - Site identification and assessment
 - Concept planning
- We expect that Part 2 will unfold following the Council election outcomes and the Town's community consultation processes.

PART 2 INVESTIGATIONS

Stage 1 – Site Identification and Assessment

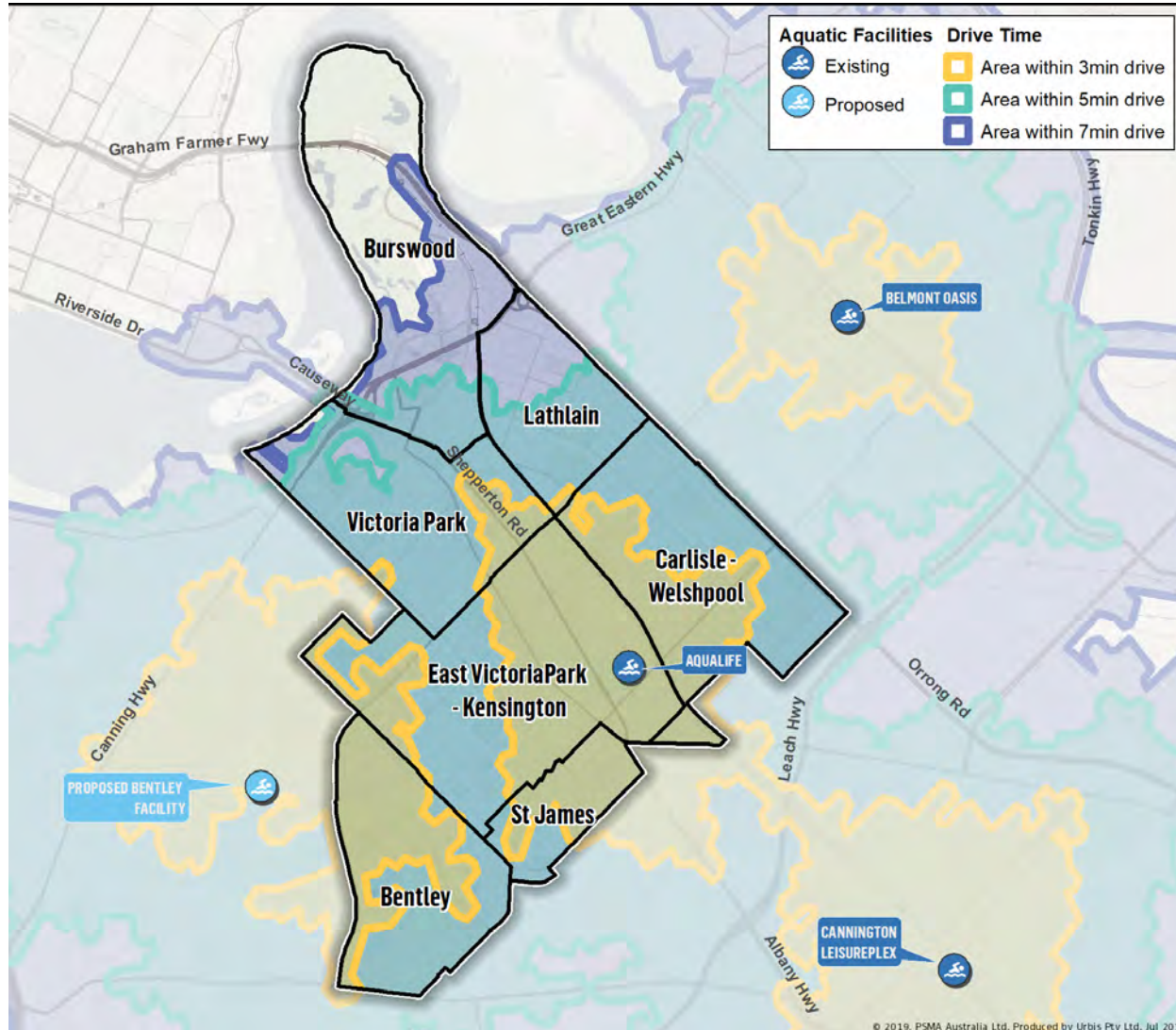
- Assuming short listed service delivery options (max 3), identify suitable sites for
- Assess the sites against an MCA framework to arrive at the preferred site(s)

Stage 2 – Concept Planning

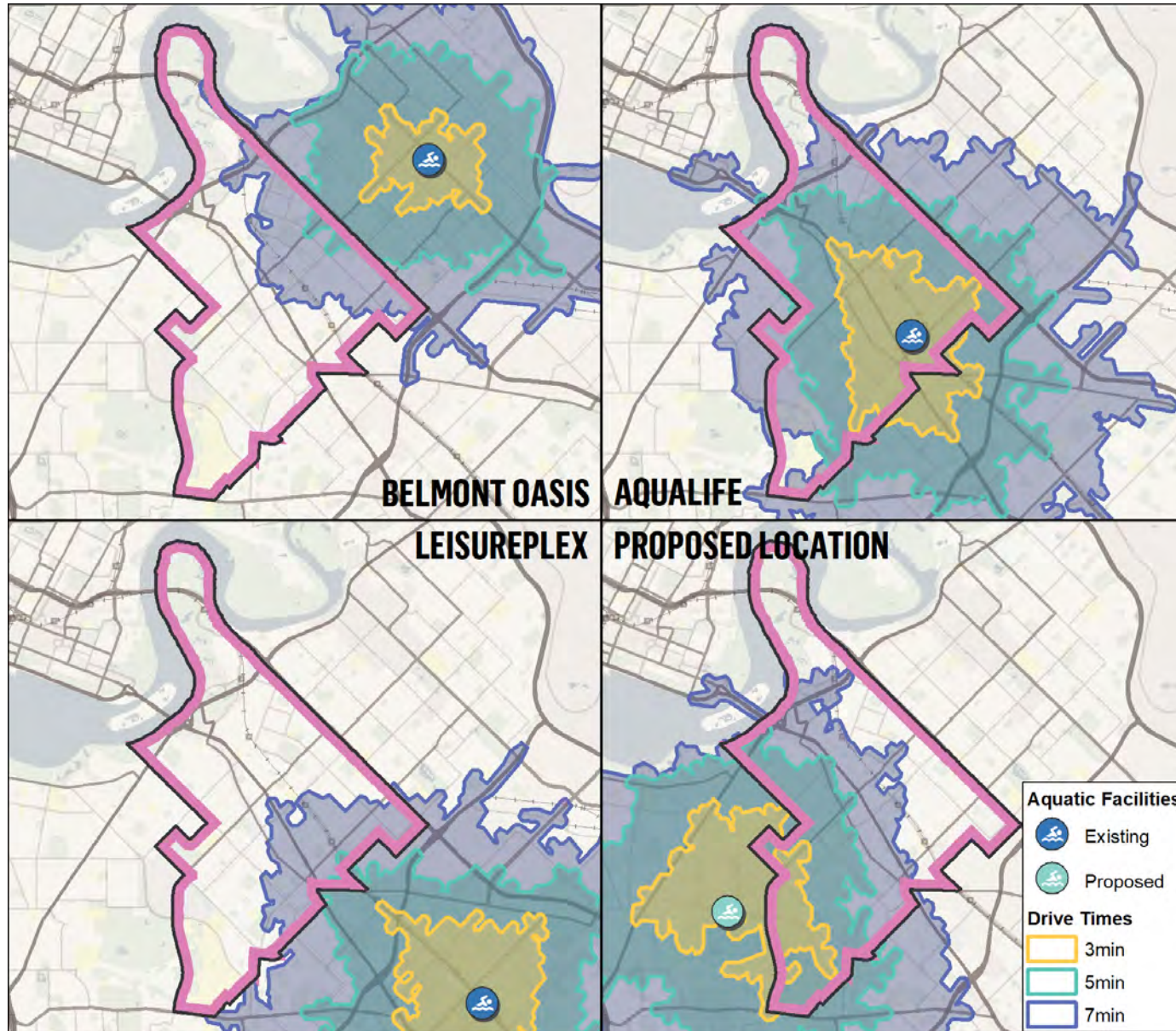
- Produce high level concept plans / blocking diagrams of preferred delivery option(s) on preferred site(s)
- Workshop with TOVP executive / council

APPENDICES

APPENDIX A - EXISTING AND PROPOSED AQUATIC FACILITIES AND DRIVETIME CATCHMENTS



APPENDIX B - COMPARISON OF DRIVETIME CATCHMENTS BY AQUATIC FACILITIES



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Urbis staff responsible for this report were:

Director	Tim Connoley
Associate Director	Michael Knight
Consultant	Dermott Carr, Yashwini Halai

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BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

GOLD COAST

45 Nerang Street,
Southport QLD 4215
Australia
T +61 7 5600 4900

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Tower 2, Level 23, Darling Park
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900

CISTRI – SINGAPORE

An Urbis Australia company
12 Marina View, Asia Square
Tower 2, #21– 01
Singapore 018961
T +65 6653 3424
W cistri.com