



# HIGGINS PARK + PLAYFIELD RESERVE MASTER PLAN

A-STAKEHOLDER ENGAGEMENT

APRIL 2020



TOWN OF  
VICTORIA PARK

PLACE  
LABORATORY





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# PART 1

# ENGAGEMENT

# ENGAGEMENT STAKEHOLDER MEETINGS

Where options are referred in each interview please refer to the options stated on page 4 of this document. A series of stakeholder interviews were held throughout the community engagement process. The following provides a summary of each interview;

## INTERVIEW WITH: VICTORIA PARK RAIDERS JUNIOR FOOTBALL CLUB – WAYNE TINLIN, PRESIDENT

Confirmation of Recreation Needs Study information:  
/ Confirms that information is correct

### Utilisation of Current Facilities

- / Largest club in the District
- / Train each week night (4.30-7.30 approximately with 2 main sessions 4.30 then 6.00pm) and after dark only under areas of light poles (as not entire ground is lit)
- / Auskick is played Saturday mornings and can be located at Millen PS occasionally (3-4 times per season) for Auskick invitation events
- / Club has current alliances with other clubs that occasionally train at Higgins Park

### Facility needs

(Note the club has made submissions to support their position)

- / 2 senior sized ovals – various configurations are possible including 2 x east west ovals
- / Match lighting of 100lux with switching for 50 lux over entire playing field area
  - This will allow female fixture games to be played as they are currently Friday nights
- / Pavilion – there is opportunity for a shared facility and the club has a good relationship with the Higgins Park Tennis Club. The club is happy to share and collocate.
  - Function space – ideal is for 300 people, hireable to generate income for the clubs
- / The area can also be used for programming such as indigenous football, Nic Natanui program, Outside the Locker Room (mental health etc)

**Spectating – windows to allow outlook over field as the pavilion currently faces south west and the prevailing weather.**

### Master Plan Options Comments

Reference options detailed on page 4:

- / Option 3 is preferred
- / Option 1 - negative impacts aesthetics and fencing of area reduces available open space, for football activities and casual users, training and games are likely to have to be transferred to other venues (club wants all its activities and volunteers at the same venue).
  - negative impact on existing surface through increased load in smaller area
  - potentially increase urban heat
  - Option 2 would provide even more limitations on football program as per Option 1 negatives
  - The club is unaware of another suitable venue for its activities within the region if required to move or relocate some activity

## INTERVIEW WITH: WAFC - JOSH BOWLER, MANAGER FACILITIES & EVENTS

- / WAFC show significant growth in juniors at VPRJFC (over 70 players in last 3 seasons)
- / Support wherever possible development of a senior sized oval ideally 165m x 135m
- / Football facilities score poorly benchmarked for the Perth Football District (18th out of 19)
- / Year 10 and older require senior sized oval and facilities
- / A key focus across the industry at present is lighting and unisex facilities, which Higgins Park is in need of improvements.
- / AFL have a facility fund that can contribute up to 10% of facility improvements

## INTERVIEW WITH: VICTORIA PARK XAVIER HOCKEY CLUB – EDDIE BARTNIK, CHAIR TURF COMMITTEE, STUART LAMONT

Confirmation of Recreation Needs Study information;

- / Still applicable, home base for a synthetic is still desired in local area

### Facility Needs

Hockey as a sport is moving towards a synthetic surface only sport. The viability of a synthetic turf field is linked to a canteen

and bar (to fund turf replacement). Waterless pitches are being developed and soon will be available and implemented. (Note the club has made submissions to support their position).

The club is open to community and sporting use of the synthetic turf facility (Baseball potential, 5 a side soccer and flexibility for tennis utilisation)

- / A lit, synthetic field running north / south direction and a minimum of 2 colocated grass pitches at Higgins Park
- / Fencing around the field is required, limestone low walls (under 1m are commonplace) with mesh fencing above to 6ft.
- / 2 sets of changerooms (ie 4 individual changerooms, allows men and women fixtures)
- / Pavilion ideally overlooks playing field side on to pitch (eg new Southern River facility)
- / Spectating undercover area offering weather protection for a modest amount of spectators (Hale School field is a good example that provides cover for approximately 100 spectators)
- / Social space – current Fletcher Park facility caters for approximately 200 seated, allows for hiring out for functions and member functions to generate income
  - Colocation with Tennis is seen as ideal
- / Car parking – club to advise of approximate car bay needs at peak demand)
- / Lighting – requires 500 lux (LED modern low cost long life advantages)
- / Consideration is required for location of cricket pitches (ie not on the field of hockey play)

### Master Plan Options Comments

- / Option 2 is ideal
- / Option 1 - necessitates the club runs 2 home clubrooms (Fletcher Park would need to be retained as well as new Higgins Park) therefore not ideal as operations would be split over multiple venues. Interview with: Victoria Park Croquet Club – Bethwyn Johnson, Club Contact

Confirmation of Recreation Needs Study information as being correct and that to survive as a flourishing club the partnering with

the Higgins Park Tennis club is paramount.

Facilities required;

- / 4 courts
- / Office area with lockable cupboards
- / Equipment room – players equipment, lockable, approximately 5mx3m
- / Changerooms with showers / toilets & (nb only 3 croquet clubs have showers)
- / Social area – 20 regularly - 50 people max at events (a few times pa)
  - > Afternoon / morning tea refreshments purpose
  - > Wall space for memorabilia
- / Sheltered spectator area
  - > Form of minibus shed type facilities for sun / . Rain

## INTERVIEW WITH: CARLISLE – WINDSOR CRICKET CLUB – DARRELL NELSON, CLUB REPRESENTATIVE & SOUTH PERTH JUNIOR CRICKET CLUB – SIMON MEAD, VICE PRESIDENT

The 2 cricket clubs were interviewed together noting that most of their needs were consistent between clubs. (It is noted where clubs differ in needs or comments)

The SPJCC is one of the largest clubs in Perth Metropolitan area (638 players including 80 girls). They play over a number of venues with Higgins Park being central to their membership and one of 2 main reserves (Harold Rossiter their “home base” the other).

CWCC utilise Higgins Park as their secondary playing field and on average utilise it every second week, however expect weekly use in future seasons.

Both clubs utilise Higgins Park by transporting all the supporting equipment to the venue.

Facility Needs

- / Female friendly changerooms / toilets
- / Potential for SPJCC to utilise as a home base if facilities were upgraded to suitable level
- / Storage – both clubs combined require an approximate 20m2 lockable storage area for gear ideally located close to vehicle access and have direct playing field access
- / Training nets – 2 are adequate with 4 being ideal

# ENGAGEMENT

## STAKEHOLDER MEETINGS

- / A second cricket wicket – ideally with 1 wicket closer to the pavilion facilities (toilets, afternoon tea, storage etc). There is potential for 2 junior fields (ie 2 wickets with up to 45m boundaries to be implemented with 1 pitch (closest to the pavilion) to be utilised as the main senior field (ie up to 60m boundary as per Cricket Australia guidelines). The 2 junior pitches with 45m boundaries should not overlap.
- / Pitch orientations should remain north south up to 15 degrees maximum variation as per Cricket Australia guidelines.
- / Covered Seating - The CWCC has made a submission / application to the Town of Victoria Park for a covered seating facility to be located on Creaton street side of the reserve. This request is relevant only of the cricket pitch for senior use remains to the western end of the reserve.
  - > Due to the positioning of the sun in mornings, the SPJCC generally set up for spectators on the Hill View Terrace side of the reserve and this area is also without permanent shade / seating fixtures.
- / Parking – the Hill View Terrace is used by spectators and families of junior cricketers. It presents a problem, backing out onto the relatively busy Hill View Terrace from the gutters. An opportunity for traffic / parking measures may exist to make this safer.
  - > It is estimated that up to 40 vehicles park at once for junior cricket. (This would require review if 2 games were able to

### INTERVIEW WITH: HIGGINS PARK TENNIS CLUB – TOM LEEMING, PRESIDENT

Confirmation of Recreation Needs Study information

- / HPTC unhappy with focus of report being on ratios of court to members, feel that measure does not adequately reflect the facility utilisation of a heavily activated membership/ participants
- / 4-500 current active participants
- / Planning of courts and arrangements with Croquet is fine

#### Tennis Facility Needs

- / Storage – same as current is adequate – require adjacent to courts with visibility (nets / equipment)

- / Curator storage (grass court maintenance – shared for Croquet also)
- / Change areas – year round needs showers / wet areas and change areas
- / Administration – tennis lockable space (rare need for office for club activities)
  - Coach with program staff requires office area adjacent to courts with storage
  - Gym equipment room for elite training program is desirable
- / Bar & entertainment area;
  - overlooking tennis courts
  - require shaded outdoor area – tournaments / after competition events (sat afternoons primarily)
  - liquor license for area of building / alfresco
  - peak capacity for tennis playing day is approximately 70-80 people (events in excess of 100)
- / Bar requires adequate management / split process for shared groups
- / Hall for hire – they currently earn income from group bookings of areas and for large club events (note Hall hire is less than 5% of income generation)
- / Location of shared pavilion – requires multiple fronts, facing each of the sports, access to bar and changerooms without interruption to other activities
- / Parking – peak Saturday afternoons; 16 courts x 4 players per court is base load, tournaments would have greater numbers waiting to play etc
  - Week day evenings 40 people utilise 4 hard courts currently, so with additional 4 courts, this would possibly double
  - Currently utilise RSL area – issue of car lights at night shining into players eyes, (landscape treatments could prevent this)
  - Lighting – note that current hard courts are lit utilising old technology, that is less efficient and has greater light spill than LED proposed for new courts
  - Playground – the more accessible it is will result in club utilisation, prefer it to be as close to club as possible
- / Tom will provide examples of tennis facilities he believes are good examples of tennis colocated facilities

### INTERVIEW WITH: RSL VICTORIA PARK BRANCH – RON - REPRESENTATIVE

Confirmation of Recreation Needs Study information as being correct with changes to;

- / Membership has increased from approximately 60 to 76
- / Discussions with RSL South Perth Branch about potential colocation at Victoria Park branch location

#### Facilities utilisation

- / Potential colocation with South Perth branch would not be expected to affect current hirers, however, some of their current hirers may well relocate to Victoria Park and would possibly increase capacity to manage and promote more effectively with increased volunteers.
- / Potential new hirer is the Girl Guides Association, discussions on-going
- / Facilities continue to be available for all types of functions (other than 18-21st birthday parties).
- / Hall is approximately 175m<sup>2</sup> (19.8 x 8.9m), adequate seating for 150 and it can be divided into 2 sections with kitchen classified as domestic level
- / There is adequate parking available for hall hirers and their events

#### Options discussion

##### Option 1 – Do Nothing

- / Currently the ToVP advertises RSL facility available for hire on web site, Libraries and community facilities. The RSL also advertises via web site and flyers etc at the venue.
- / A local history project on local Victoria Park veterans is being complied by the RSL VP with ToVP assistance.
- / Operations would continue along the same lines as present.

##### Option 2 - Relocate to a new multi purpose building colocated with the sporting groups at Higgins Park

- / Adequate space would need to be provided for the following to occur; meeting spaces, income generation potential diminishing of the RSL outcomes / impact, memorabilia and interactivity could be difficult to reproduce

- / If current building was demolished, the group would be separated from the memorial wall which would have a detrimental effect on operations, trails down hillside etc and would be challenging to make those connections from Higgins Park reserve facility.

##### Option 3 - Refurbish the existing building

- / Appears to be a more palatable option.
- / Concerns for interruptions on operations whilst construction is undertaken and the impact on income generation (loss of hall hire).
- / Detailed design input would be appreciated and accessibility for many of the users and members would be an issue to consider in such design.
- / Hall maximising potential user flexibility could be dealt with as part of design process
  - > Focus for RSL is on making museum more visible and to build upon existing, secure cabinetry would assist this.
  - > Best examples of this are east coast

##### Option 4 - Option 4 – Relocate to elsewhere in the Town

- / This option is dependent on the attractiveness of the option
- / A major issue is the separation from the Memorial wall in current location
- / The location must have synergies (McMillan precinct mentioned as example where library, Recreation Centre etc are also located) The new cultural centre was also mentioned as a high profile location central to the Town)
- / Ron advised that research is currently ongoing into the WW2 100th year memorial development

#### Issues / Comments

- / The Memorial Wall is considered to be an integral part of the RSL Victoria Park Branch's identity
  - > All major services in the Victoria Park area occur at the Memorial Wall
- / Options would need to be presented to members for consideration and feedback.

