



HIGGINS PARK + PLAYFIELD RESERVE MASTER PLAN

C-COLOCATED FACILITY DOCUMENT



TOWN OF
VICTORIA PARK

PLACE
LABORATORY



Prepared by:



Level 1, 289 Murray Street
Perth, WA, Australia
Tel. +61 8 9227 9313

Prepared for:

Town of Victoria Park
99 Shepperton Road,
Victoria Park
Western Australia 6100

Consultant Team:

Leisure Consultancy Services: A Balanced View (ABV)

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PART 3

COLLOCATED FACILITIES BENCHMARKS

BENCHMARKING COLLOCATED MULTI-PURPOSE FACILITIES

The following pages provide a selection of case studies that have been identified as successful built or proposed colocated multi-purpose facilities. These case studies were selected on a criteria basis that is outlined below.

WHY IS A FACILITY CONSIDERED SUCCESSFUL?

- / It meets needs of user groups
- / It meets community needs and expectations
- / It meets LGA expectations in terms of providing accessible, quality management / sustainable practices

KEY SUCCESS CRITERIA;

1. **Financially sustainable** - recommended development opportunities provide a mix of facilities that are maintainable in accordance with Asset Management Plan.
2. **Collocation, shared use, multi-purpose designs** - where possible, ensure development is designed to enable greatest use by a variety of users.
3. **Maximised utilisation** - where possible, developments should allow for the greatest utilisation possible.
4. **Contemporary Standards** - developments should meet current designs and trends to enable longevity of use.
5. **Accessibility** - Community facilities should be designed to comply with the principles of universal design by facilitating access to and use of the facility and its spaces by all individuals and groups.
6. **Sustainability** - development that meets the needs of the present without compromising the ability of future generations to meet their own needs (including ESD principles).



BENCHMARKING COLLOCATED MULTI-PURPOSE FACILITIES

CASE STUDY: JOONDALUP SPORT ASSOCIATION

Location: Illuka, City of Joondalup

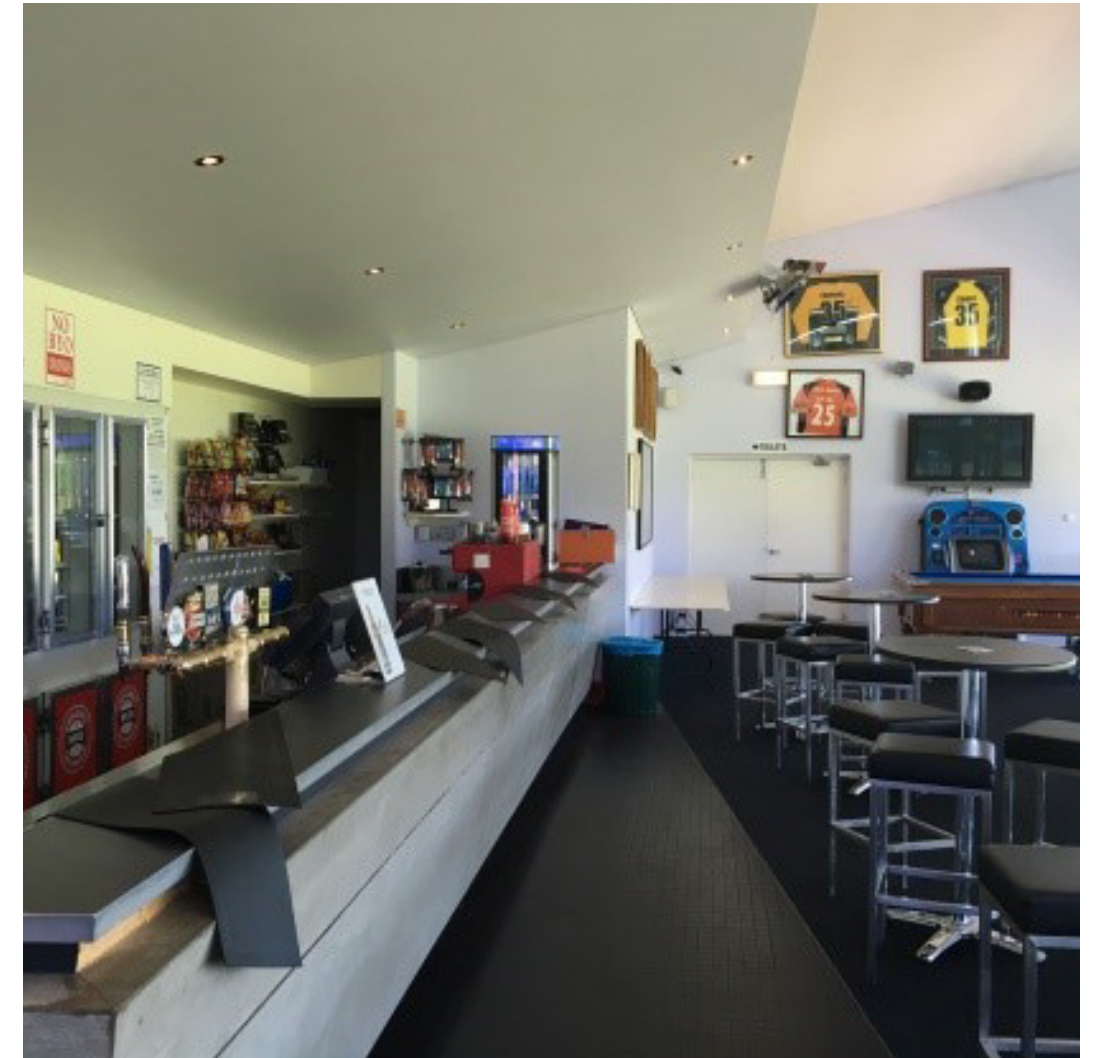
Web site: <http://www.joondalupsports.asn.au/index.php>

KEY DATA:

- / Joondalup Sports Association (JSA) 3 member clubs – Bowls, Cricket (WACA), Football (soccer). It has long been considered a successful sporting association in LGAs. The facilities are well utilised and 3 clubs are collocated there (formerly Hockey was also a member operating on grass fields only).
- / 1,100 members – clubs and social
- / Facilities include two ovals with turf wickets, four natural turf bowling greens and a large pavilion with function centre facilities. The pavilion features include:
 - Large function room available for hire - can accommodate 350 people and has a dance floor and an inbuilt sound system.
 - Smaller function room that can accommodate 100 people.
 - Two general purpose meeting rooms also available for hire.
 - Licenced bar.
 - Kitchen.
- / The JSA is open for 90 hours per week and is staffed with 1 full time manager, 2 part time staff and 8 casual staff. It operates as a successful function venue covering all operational expenses for the facility and returning profits to the member clubs.

KEY TAKEAWAYS:

- / Long term successful sporting association management model of multi sports
- / A well-positioned pavilion in terms of proximity and relationships with major sporting fields
- / A well designed function facility that has assisted clubs return an operating surplus for many years



BENCHMARKING COLLOCATED MULTI-PURPOSE FACILITIES

CASE STUDY: CHARLES RILEY MEMORIAL RESERVE

Location: North Beach, City of Stirling

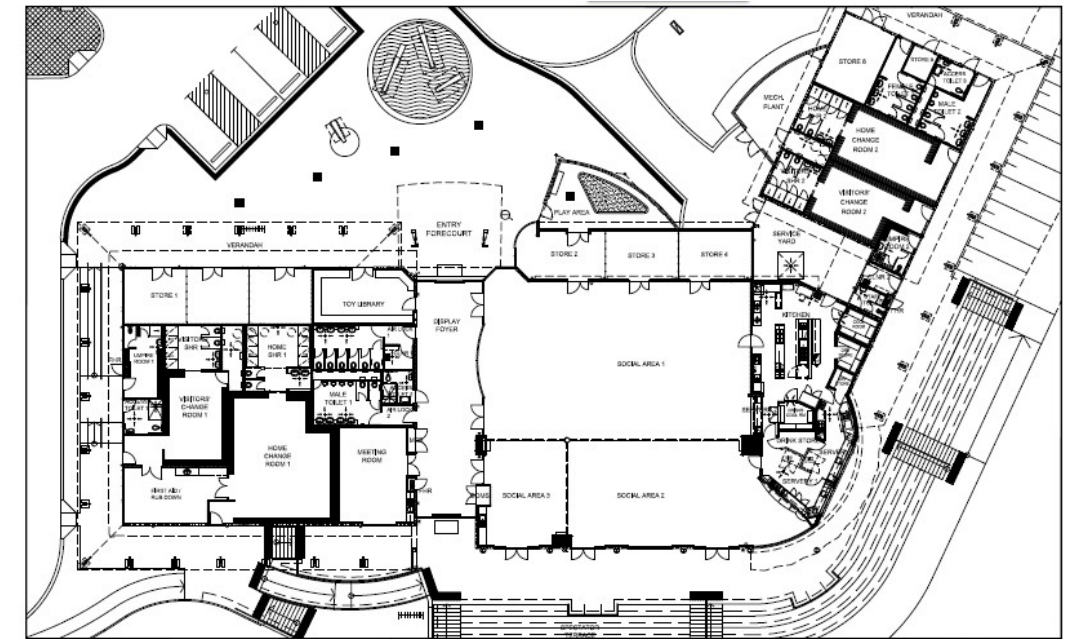
Web site: <https://www.stirling.wa.gov.au/leisure-and-culture/venues-and-facilities/reserves/charles-riley-memorial-reserve>

KEY DATA:

- / Opened in 2014 - \$6.2m build project (total including building)
- / Replaced two aged buildings with new pavilion facility (see arrow above), catering for Football (AFL) and Cricket clubs as well as a community centre
- / Other sports at the reserve include; Lawn Bowling, Tennis, Rugby League Club and Hockey
- / Charles Riley RSL War Memorial and Stirling Community Centres also located at the reserve
- / Reserve amenities include public bathrooms, picnic shelters, sail-shaded playground, BBQ facilities and picnic shelters, a pedestrian path network around natural areas and an enclosed dog exercise area

KEY TAKEAWAYS:

- / Elevated pavilion providing good spectator amenity
- / Multiple social areas can combine into larger configuration
- / Combined with community centre facilities for daytime activation



BENCHMARKING COLLOCATED MULTI-PURPOSE FACILITIES

CASE STUDY: WEMBLEY SPORTS COMPLEX

Location: Pat Goodridge Reserve, Town of Cambridge
Web site: <https://www.cambridge.wa.gov.au/Discover-the-Town/Get-Active/Beaches-Parks/Wembley-Oval>

KEY DATA:

- / Completed 2017 - \$3.5m redevelopment of the existing Pat Goodridge Reserve Pavilion to incorporate the following:
- / 6 new change rooms, physical assessment room, storage
- / Function room for 200 visitors
- / Kitchen, bar, kiosk
- / The building provides a modern community facility and clubroom for the Wembley Athletic Club overlooking the football, cricket and baseball fields.

KEY TAKEAWAYS:

- / Multi club facility, central to sporting facilities and car park
- / Efficient footprint taking advantage of topography with change-rooms/storage on ground level



BENCHMARKING COLLOCATED MULTI-PURPOSE FACILITIES

CASE STUDY: MAIDA VALE RESERVE

Location: Maida Vale, City of Kalamunda

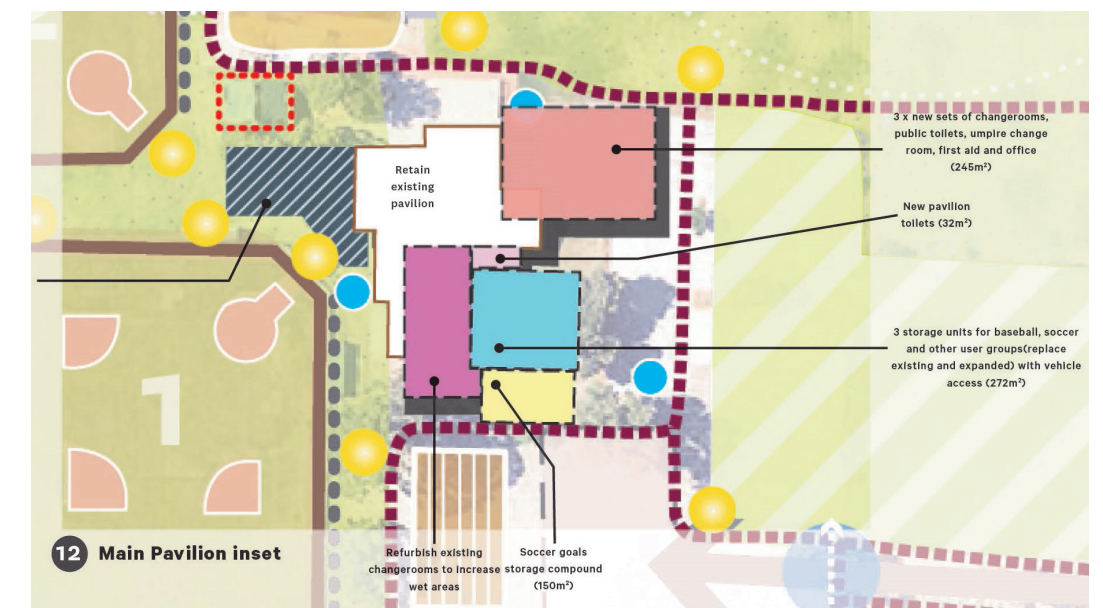
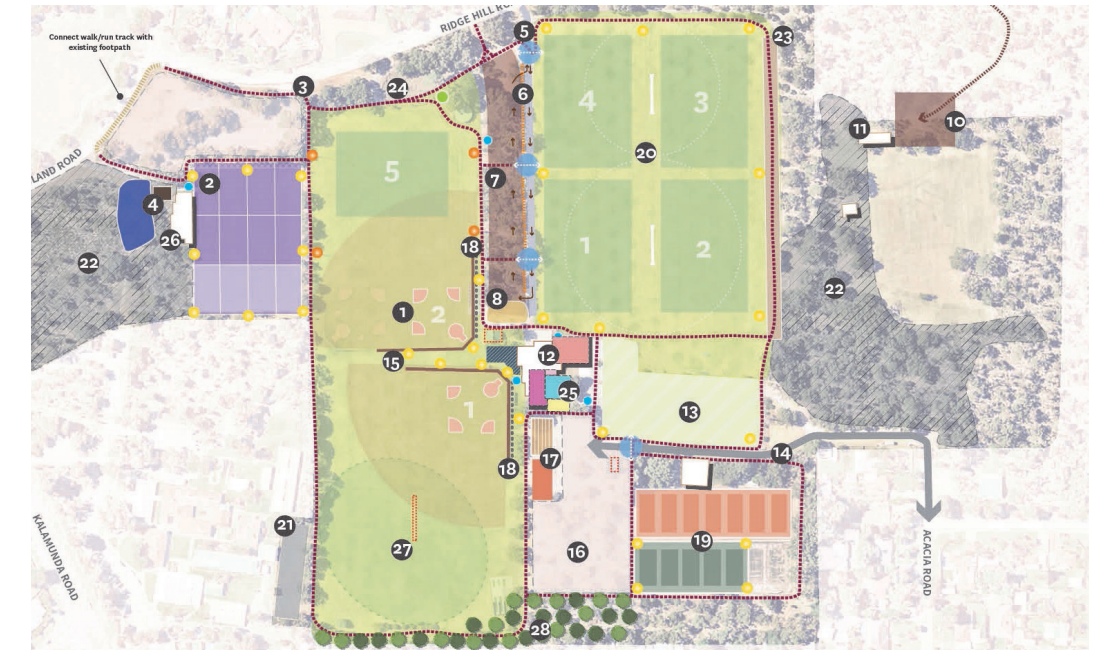
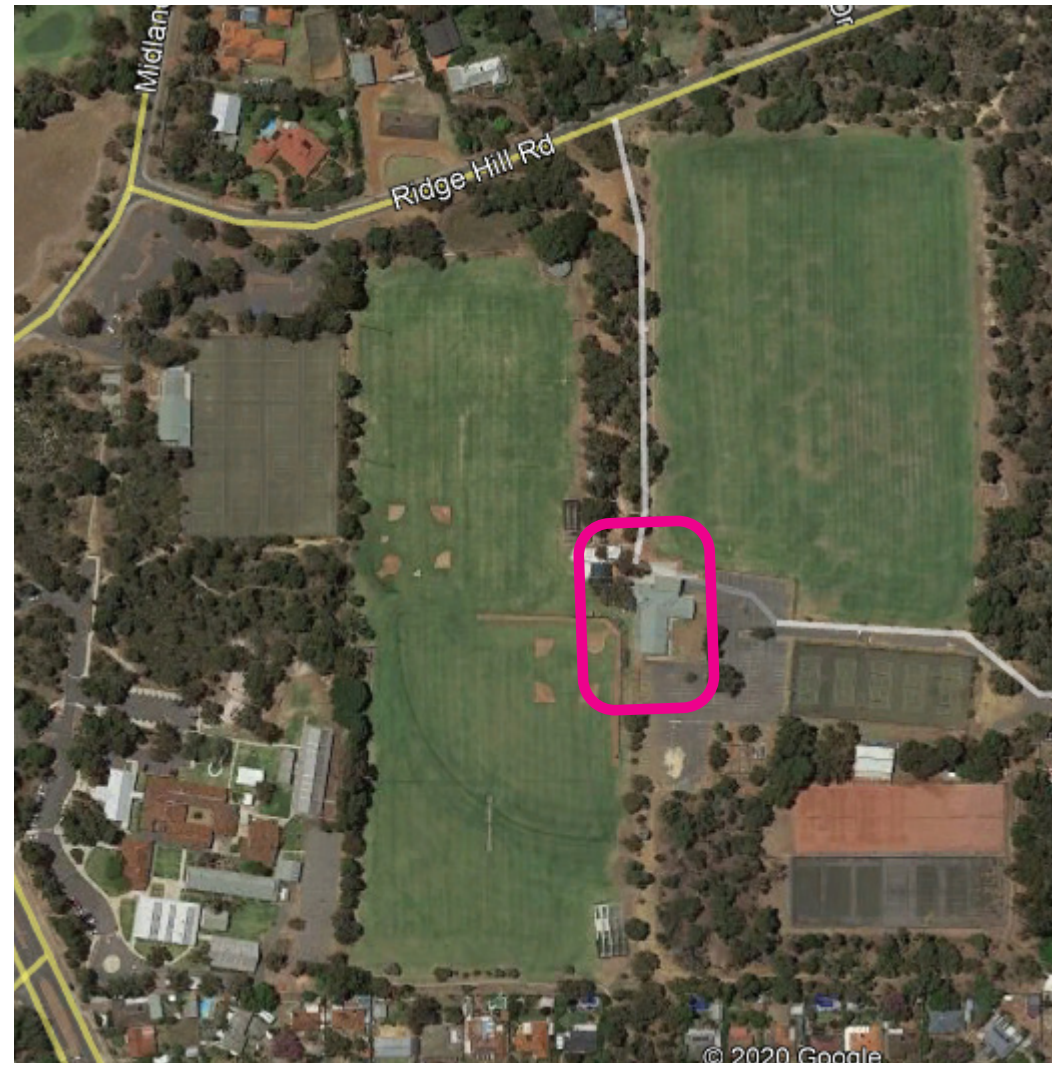
Web site: <https://www.kalamunda.wa.gov.au/community/parks-facilities/parks-reserves>

KEY DATA:

- / Existing multi reserve facility that has recently undergone a master plan (see bleed). A multi user pavilion upgrade is proposed (approximately \$2m) to service the needs of soccer, baseball and cricket clubs.

KEY TAKEAWAYS:

- / Central to sporting facilities multi sport pavilion
- / Refurbished existing pavilion



BENCHMARKING COLLOCATED MULTI-PURPOSE FACILITIES

CASE STUDY: SHIRLEY STRICKLAND RESERVE (CURRENTLY UNDER PLANNING)

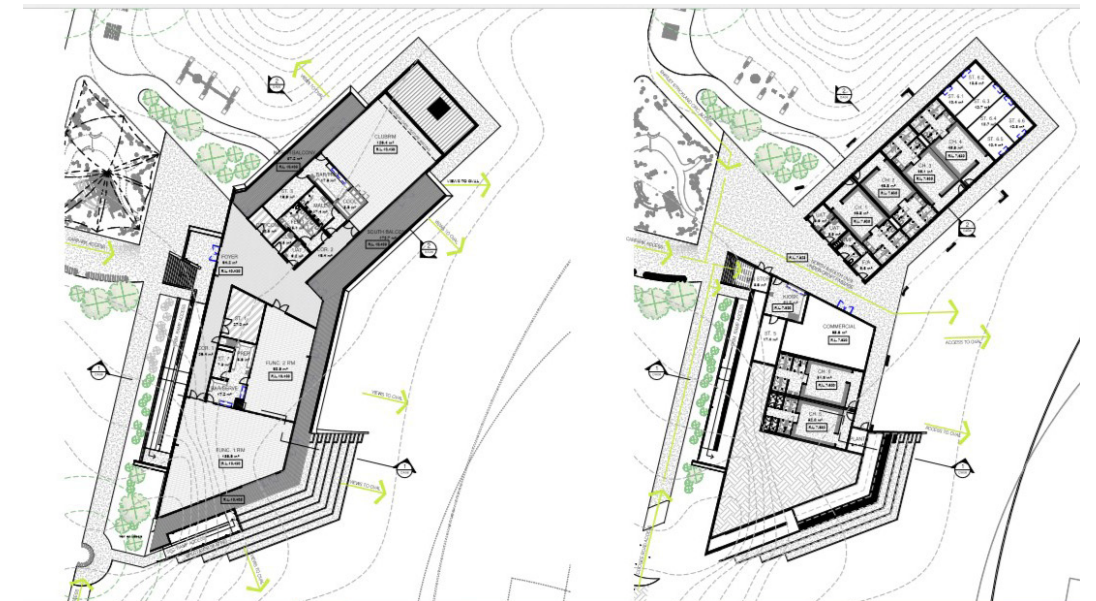
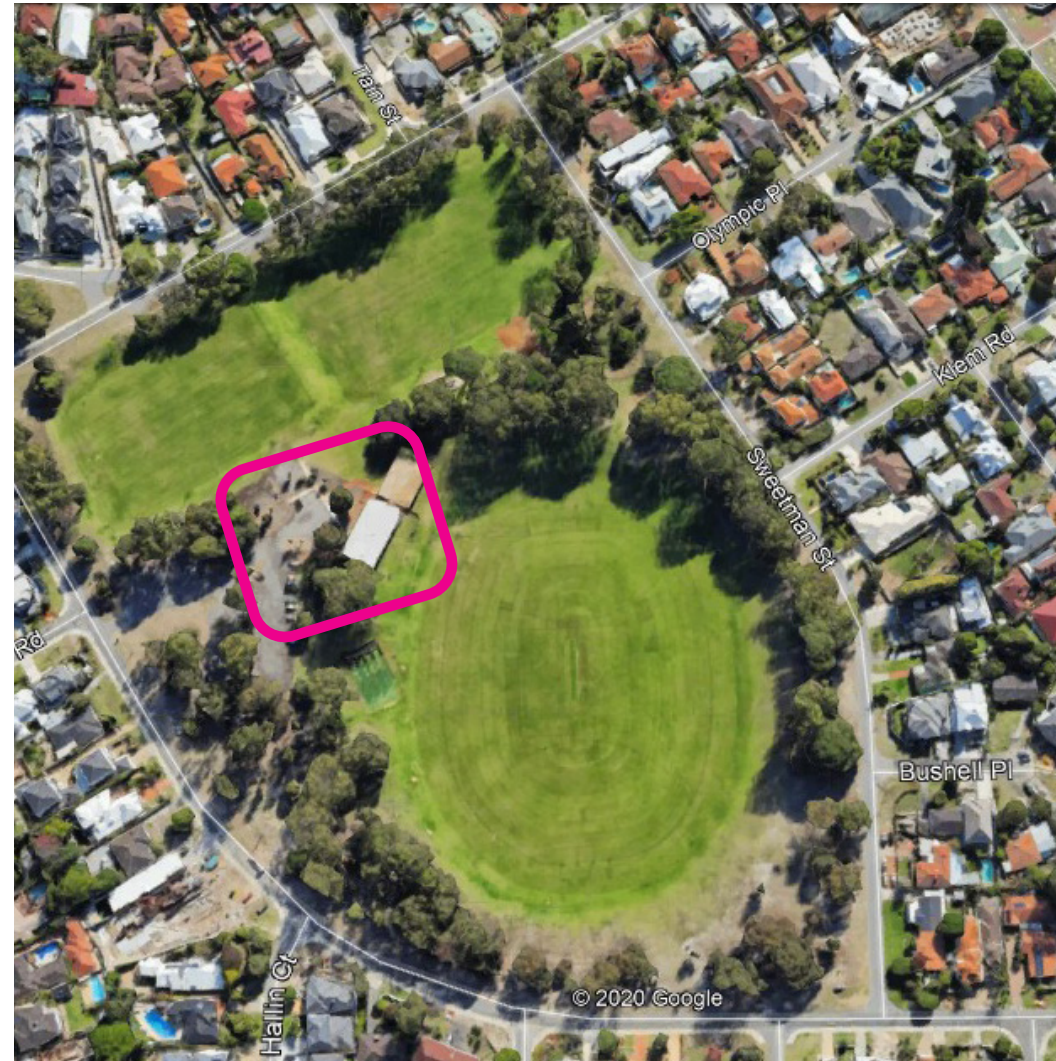
Location: Adross, City of Melville

KEY DATA:

- / Status – existing reserve with dated facilities (1970's) multi user groups utilise reserve currently
- / Detailed design complete - building tender June 2020
- / Pavilion - budget build \$4.8m
- / 1,500m² - multi story building
 - Ground level - 6 change rooms / 60m² approx external storage
 - Upper level - function 250m² / club 125m² / viewing 240m² balcony area
 - 60m² commercial recreation purpose (ie personal training studio)
- / 6 user groups – sports include AFL junior club, Cricket senior & junior clubs, Touch football, Softball, Gaelic football (training only)
- / Architects – Donovan Payne

KEY TAKEAWAYS:

- / Central to playing facilities
- / Elevated spectator function spaces, change / store on ground level
- / Function / Social facilities available on site for differing sized needs
- / Management of facility – partial LGA with sporting association



BENCHMARKING COLLOCATED MULTI-PURPOSE FACILITIES

CASE STUDY: WINDELYA SPORTING ASSOCIATION (CURRENTLY UNDER PLANNING)

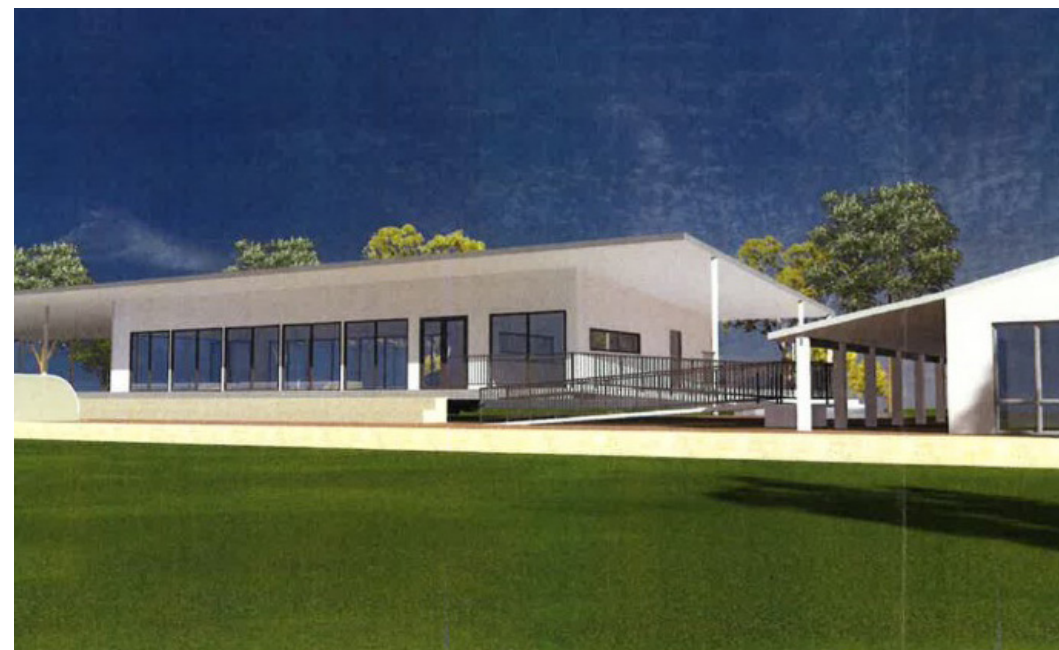
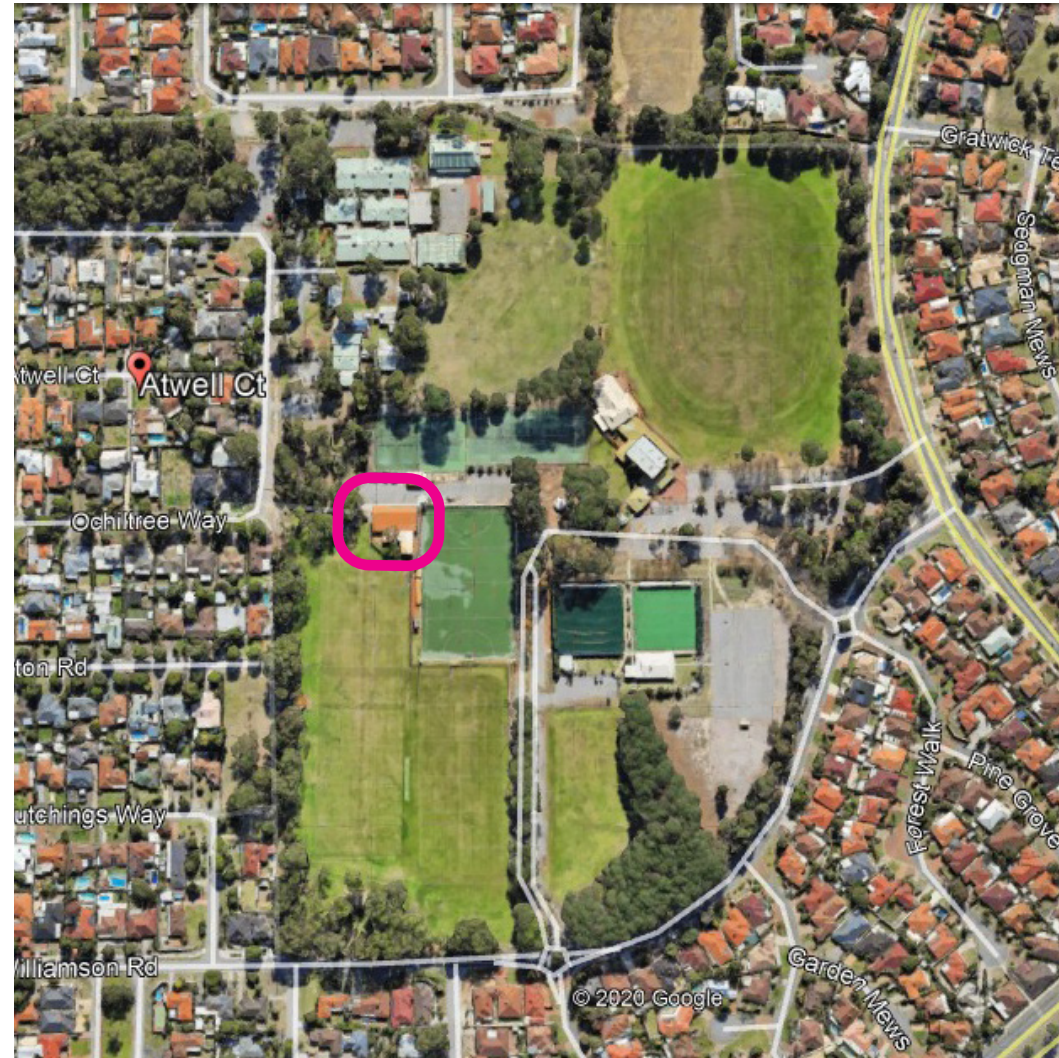
Location: Kardinya, City of Melville

KEY DATA:

- / Status – existing sporting association building dated and requiring expansion
- / New pavilion under construction as at April 2020
- / Pavilion build budget \$1.9m
- / Architects - John Chisolm Design
- / Upgrade change-rooms, new social function space, large sheltered area
- / 3 User groups – Hockey, Cricket – senior and junior clubs

KEY TAKEAWAYS:

- / Shared facility with Hockey
- / Synthetic hockey field
- / Modest social facilities with extensive outdoor elevated spectator area



PART 4

PREFERRED OPTIONS DESIGN DIRECTIONS

DESIGN DIRECTIONS

SITE PLANNING CONSIDERATIONS

Consideration has been carried out by the consultant team of all inputs and feedback to date. These include from the broader community, clubs, Design Reference Group and Town of Victoria Park internal staff. Based on the inputs and feedback, the consultant team has identified the following key elements required to be incorporated into the final concept design for the three options.

SPORTS INFRASTRUCTURE

- / Avoid E/W orientations for playing surfaces
- / Maintain close proximity of club rooms to main playing surface for each sport, otherwise additional shelters may be required
- / Provide logical and accessible parking to clubrooms (determine actual requirements for formal parking provision)
- / Cricket nets orientation should be north/south – avoid relocating (costs)
- / Avoid relocating tennis/croquet courts (costs)
- / If artificial hockey turf is included, preference is to be nearer to Hill View Terrace to minimise impact on surrounding residents
- / Minimise impacts of any retaining, fences and other barriers
- / Further consideration required to address potential ball overrun onto surrounding streets
- / Ensure new facilities don't exacerbate access around and through the park
- / Club facilities must be functional and attractive to support clubs in attracting and retaining members
- / Resolve whether to combine all community and sport uses to one hub building or retain and/or redevelop RSL building
- / Facilities should support use throughout the day and into the evening to improve activation and passive surveillance
- / Facilities should "fit in" with the positive natural qualities of the site

COMMUNITY AND RECREATION INFRASTRUCTURE

- / Incorporate well connected circuit paths for great access to, through and around the park
- / Provide nodes of diverse activities throughout the park
- / Improve the presence and accessibility to the RSL and war memorial
- / Consider closing Fred Bell Parade to allow greater revegetation opportunities and improve RSL frontage
- / Seek additional opportunities for native planting
- / Explore how closure of Playfield Street between Ramsden Avenue and Etwell Street can improve outcomes for the park and surrounding areas
- / Need to activate the open lawn area of Playfield Reserve
- / Minimise removal of existing trees
- / Provide for a significant net increase in tree canopy (review Urban Forrest Strategy target)
- / Consider potential impact on irrigation bore infrastructure
- / Provide better connections to the Millen Primary School



DESIGN DIRECTIONS

PRELIMINARY COLLOCATED BUILDING SCHEDULES

The following preliminary building schedules have been developed based on inputs and feedback from the Higgins Park and Playfield Reserve club stakeholders, industry benchmarks and standards and the consultant team's experience with planning for co-located facilities. These schedules will help inform the master planning of the site in developing the final concept plans for the three options being considered by the Town of Victoria Park. Further feedback on the preliminary schedules will be obtained from the clubs and other stakeholders before finalising.

These schedules do not take into account providing a larger multipurpose community hall or special purpose flexible meeting rooms for use by other community groups or relocation of RSL related facilities.

OPTION 1

Higgins Park Option 1 Shared Pavilion Area Schedule (Hockey synthetic)		
Description	Area/ m ²	Functional Information
PAVILION		
Changeroom 1 AFL senior (45m2), Toilets & Showers (25m2)	70	To provide quality accommodation for sporting and other groups using change rooms. It is intended that changerooms be non-gender specific to facilitate maximum flexibility of usage. (As per AFL revised community level facility layout 2019, and Cricket Australia Community Cricket Facility Guidelines). Change room 1 and 2 to cater for senior AFL a minimum of 24 players and 6 officials at any one time. Change room 3, 4, 5, 6,7 & 8 to meet minimum requirement for community cricket. The design should incorporate dividable wall between change room 5 and 6, and 7 and 8 to enable expansion into larger change room to accommodate all options for senior football and Premier League Hockey as required. Changerooms 9 & 10 would comfortably cater for approximately 20 participants at any one time (based on other sport changeroom standards)
Changeroom 2 AFL senior (45m2), Toilets & Showers (25m2)	70	
Changeroom 3 Cricket / AFL jun (28m2), Toilets & Showers (20m2)	48	
Changeroom 4 Cricket / AFL jun (28m2), Toilets & Showers (20m2)	48	
Changeroom 5 Hockey (28m2), Toilets & Showers (20m2)	48	
Changeroom 6 Hockey (28m2), Toilets & Showers (20m2)	48	
Changeroom 7 Hockey (28m2), Toilets & Showers (20m2)	48	
Changeroom 8 Hockey (28m2), Toilets & Showers (20m2)	48	
Changeroom 9 - Tennis Coquet (35m2) Toilets / showers (25m2)	60	
Changeroom 10 - Tennis Croquet (35m2) Toilets / showers (25m2)	60	
Umpires change room	30	Provision of shower/toilet and small change area. Non gender specific.
First aid room	15	Accessible by service road for emergency services. Suitable in design to accommodate 2 massage/trainers tables.
Storage Room (Internal)	30	Suitable to store chairs, tables, massage tables etc. Double door access.
Storage Room (Internal)	40	To accommodate separate equipment storage area for each clubs (4 doors or 4 lockable areas. Double door access.

Public toilets	26	Located to be used as toilets for social space and an external access for general public access during on field games.
Office/Administration Space x2 (1 tennis / croquet 20m2, 1 - AFL / Hockey / cricket 20m2)	40	For clubs to have access for administration requirements and small meetings. Internal lockable storage to enable clubs to store administrative items. Tennis require separate office view over courts for coaching program.
Social Rooms / functions	350	To accommodate club activities and events. Viewing from internal area over 1 main football, 2 main hockey, 3 main tennis playing areas. Shared bar areas separable club sections. Designed to allow flexibility of simultaneous utilisation by clubs but to allow function hire as required.
Kitchen	45	Include cool Room. To be compliant with current food preparation standards. May require multiple servery areas x3. Requirement to have 3 separate storage areas for clubs
Internal Servery	14	To provide internal serving space during social functions.
Cleaners Store	4	
Canteen / external servery	15	Hockey / AFL share - tennis may serve from its bar / kitchen area
Curators storage	20	Needs proximity to grass courts.
Storage (Externally Accessible) for playing fields	50	To store equipment to maintain fields and operate sports clubs games and training. Ideally locate external storage sheds in a single area but accessible from each playing area.
Total	1,227	
EXTERNAL UNDERCOVER SPECTATOR VIEWING		
Undercover spectator viewing	200	External to provide spectator viewing to the main football oval facility, the synthetic hockey pitch and the main tennis/croquet court area of the pavilion.
Total	200	
UTILITIES SPACES		
Distribution boards	1	
Mechanical services plantroom	15	
Bin Store	15	
External Plant access		Design to include access to the mechanical plant, loading areas and emergency vehicle access to the first aid room.
Loading Bay		
Total	31	
TOTAL AREA REQUIRED	1,458	

DESIGN DIRECTIONS

PRELIMINARY COLLOCATED BUILDING SCHEDULES

OPTION 2

Higgins Park Option 2 Shared Pavilion Area Schedule (Hockey synthetic & grass fields, no AFL)

Description	Area/ m ²	Functional Information	
PAVILION			
Changeroom 1 Cricket/Hockey (28m2), Toilets & Showers (20m2)	48	<p>To provide quality accommodation for sporting and other groups using change rooms.</p> <p>It is intended that changerooms be non-gender specific to facilitate maximum flexibility of usage. (As per Cricket Australia Community Cricket Facility Guidelines).</p> <p>Change room 1 and 2, 3, 4, 5 & 6 to cater for cricket / hockey.</p> <p>The design should incorporate dividable wall between change room 1 and 2, and 3 and 4 to enable expansion into larger change room to accommodate all options for Premier League Hockey as required. Changerooms 7 & 8 would comfortably cater for approximately 20 tennis / croquet participants at any one time (based on other sport changeroom standards)</p>	
Changeroom 2 Cricket/Hockey (28m2), Toilets & Showers (20m2)	48		
Changeroom 3 Hockey (28m2), Toilets & Showers (20m2)	48		
Changeroom 4 Hockey (28m2), Toilets & Showers (20m2)	48		
Changeroom 5 Hockey (28m2), Toilets & Showers (20m2)	48		
Changeroom 6 Hockey (28m2), Toilets & Showers (20m2)	48		
Changeroom 7 - Tennis Croquet (35m2) Toilets / showers (25m2)	60		
Changeroom 8 - Tennis Croquet (35m2) Toilets / showers (25m2)	60		
Umpires change room	30		Provision of shower/toilet and small change area. Non gender specific.
First aid room	15		Accessible by service road for emergency services. Suitable in design to accommodate 2 massage/trainers tables.
Storage Room (Internal)	30	Suitable to store chairs, tables, massage tables etc. Double door access.	
Storage Room (Internal)	30	To accommodate separate equipment storage area for each clubs (3 doors or 3 lockable areas. Double door access.	
Public toilets	26	Located to be used as toilets for social space and an external access for general public access during on field games.	
Office/Administration Space x2 (1 tennis / croquet 20m2, 1 - Hockey / cricket 20m2)	40	For clubs to have access for administration requirements and small meetings. Internal lockable storage to enable clubs to store administrative items. Tennis require separate office view over courts for coaching program	
Social Rooms / functions	250	To accommodate club activities and events. Viewing from internal area over 1 main hockey, 2 main tennis/croquet playing areas. Shared bar areas separable club sections. Designed to allow flexibility of simultaneous utilisation by clubs but to allow function hire as required.	

Kitchen	35	Include cool Room. To be compliant with current food preparation standards. May require multiple servery areas x2. Requirement to have 3 separate storage areas for clubs.
Internal Servery	14	To provide internal serving space during social functions.
Cleaners Store	4	
Canteen / external servery	15	Hockey / cricket - tennis may serve from its bar / kitchen area.
Curators storage	20	Needs proximity to grass courts.
Storage (Externally Accessible) for playing fields	50	To store equipment to maintain fields and operate sports clubs games and training. Ideally locate external storage sheds in a single area but accessible from each playing area.
Total	967	
EXTERNAL UNDERCOVER SPECTATOR VIEWING		
Undercover spectator viewing	150	External to provide spectator viewing to both the main synthetic hockey pitch and the main tennis/croquet court area of the pavilion.
Total	150	
UTILITIES SPACES		
Distribution boards	1	
Mechanical services plantroom	15	
Bin Store	15	
External Plant access		Design to include access to the mechanical plant, loading areas and emergency vehicle access to the first aid room.
Loading Bay		
Total	31	
TOTAL AREA REQUIRED	1,148	

DESIGN DIRECTIONS

PRELIMINARY COLLOCATED BUILDING SCHEDULES

OPTION 3

Higgins Park Option 3 Shared Pavilion Area Schedule - AFL Focus		
Description	Area/ m ²	Functional Information
PAVILION		
Changeroom 1 AFL senior (45m2), Toilets & Showers (25m2)	70	To provide quality accommodation for sporting and other groups using change rooms. Senior standards comfortably cater for juniors. It is intended that changerooms be non-gender specific to facilitate maximum flexibility of usage. (As per AFL revised community level facility layout 2019, and Cricket Australia Community Cricket Facility Guidelines). Change room 1 and 2 to cater for senior AFL a minimum of 24 players and 6 officials at any one time. Change rooms 3 & 4, to meet minimum requirement for community cricket.
Changeroom 2 AFL senior (45m2), Toilets & Showers (25m2)	70	
Changeroom 3 Cricket / AFL jun (28m2), Toilets & Showers (20m2)	48	
Changeroom 4 Cricket / AFL jun (28m2), Toilets & Showers (20m2)	48	
Changeroom 5 - Tennis Croquet (35m2) Toilets / showers (25m2)	60	
Changeroom 6 - Tennis Croquet (35m2) Toilets / showers (25m2)	60	
Umpires change room	15	Provision of shower/toilet and small change area. Non gender specific.
First aid room	15	Accessible by service road for emergency services. Suitable in design to accommodate 2 massage/trainers tables.
Storage Room (Internal)	30	Suitable to store chairs, tables, massage tables etc. Double door access.
Storage Room (Internal)	40	To accommodate separate equipment storage area for each clubs (4 doors or 4 lockable areas). Double door access.
Public toilets	26	Located to be used as toilets for social space and an external access for general public access during on field games.
Office/Administration Space x2 (1 tennis / croquet 20m2, 1 - AFL / cricket 20m2)	40	For clubs to have access for administration requirements and small meetings. Internal lockable storage to enable clubs to store administrative items. Tennis require separate office view over courts for coaching program.
Social Rooms / functions	200	To accommodate club activities and events. Viewing from internal area over 1 main football 2 main tennis / croquet playing areas. Shared bar areas separable club sections. Designed to allow flexibility of simultaneous utilisation by clubs but to allow function hire as required.

Kitchen	35	Include cool Room. To be compliant with current food preparation standards. May require multiple servery areas x2. Requirement to have 2 separate storage areas for clubs.
Internal Servery	14	To provide internal serving space during social functions.
Cleaners Store	4	
Canteen / external servery	15	Cricket / AFL share - Tennis / Croquet may serve from its bar / kitchen area
Curators storage	20	Needs proximity to grass courts.
Storage (Externally Accessible) for playing fields	40	To store equipment to maintain fields and operate sports clubs games and training. Ideally locate external storage sheds in a single area but accessible from each playing area.
Total	850	
EXTERNAL UNDERCOVER SPECTATOR VIEWING		
Undercover spectator viewing	100	External to provide spectator viewing to both the main football oval side and the main tennis / croquet court areas of the pavilion.
Total	100	
UTILITIES SPACES		
Distribution boards	1	
Mechanical services plantroom	15	
Bin Store	15	
External Plant access		Design to include access to the mechanical plant, loading areas and emergency vehicle access to the first aid room.
Loading Bay		
Total	31	
TOTAL AREA REQUIRED	981	

