



TOWN OF
VICTORIA PARK



HIGGINS PARK AND PLAYFIELD RESERVE MASTERPLAN

Design Reference Group Submission Report



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1. Introduction to Higgins Park and Playfield Reserve Masterplan

The Town is developing a masterplan for Higgins Park and Playfield Reserve with an aim to guide the short and long term revitalisation of the site.

Higgins Park, Fred Bell Parade and Playfield Reserve (the site) form an eight-hectare parcel of Public Open Space. This site is regarded as one of the Town's main formal sporting facilities as well as a key recreational amenity for the local community. Given the site's land size, the projected population growth, and the need for formalised sporting areas, the Town has appointed consultant Place Laboratory to prepare a number of masterplan options for the site.

The masterplan options will seek to:

- Optimise regional active recreation opportunities on the site.
- Maximise and modernise the recreational offering of the site.
- Enhance and provide passive recreation amenity to the local community.
- Make public open space and Town assets work for the community.
- Align with and deliver on objectives of the Public Open Space Strategy.

The masterplan investigates the full scope for the project as resolved by Council in November 2019, including, but not limited to, elements such as an additional play space at Playfield Reserve, all ages fitness equipment, water management initiatives, and a universally accessible path network.

To accommodate the resolution by Council to investigate various sporting uses, three design configuration options have been investigated. These include:

- Option 1: Investigation of the development of a synthetic hockey turf on the Hillview Terrace side of Higgins Park (in addition to an Australian Rules Football Oval);
- Option 2: Consideration of adding two grass hockey pitches on the Hillview Terrace side of Higgins Park, in addition to the synthetic pitch; and
- Option 3: The development of a second oval for a complete football focus should the synthetic hockey turf be considered unfeasible*.

**unfeasible means that it is prohibitive spatially, financially or the impact on the community is considered unacceptable.*

2. Design Reference Group

A Design Reference Group was established at the commencement of this project to collaborate with the Town and the consultant in the creation of the three masterplan options, and is comprised of both stakeholder and community representatives.

The Town understand that not all of the masterplan options will be supported by all participants, however, the intention of the Design Reference Group is to provide as much community and stakeholder input into each of the three options as possible

3. Design Reference Group Participant Selection

The intention of the Design Reference Group was to establish a fair and balanced opportunity for individuals to work with the consultant to create the masterplan options for the project. Therefore the priority in selecting the candidates was to ensure the community and various groups associated with the site were represented equally.

A Design Reference Group Expression of Interest nomination was included on the project's online engagement Your Thought's page, with physical copies being available in the library and at the Administration building. This opportunity was advertised alongside the broader project and community survey. 63 community representative nominations were received through this process.

The selection criteria for Design Reference Group nominations was established by the Towns Engagement team and was based on the Australian Bureau of Statistics data on East Victoria Park to appropriately reflect the community, referencing age, sex and ethnicity. This has meant the Town have aimed for a Design Reference Group that is close to 50% female and 50% male, whilst also having a slightly higher proportion of representatives aged between 25-35 when compared to other ages. Selection was also based on the nominees knowledge and use of the park, and their availability for all three scheduled workshops.

The Design Reference Group is made up of 26 individuals. This includes:

- Eight (8) representatives from key stakeholders;
- Three (3) community members with links to the hockey club;
- Three (3) community members with links to the football club;
- Twelve (12) community members who use the park regularly with no stated club affiliation.

4. Design Reference Group Process

4.1 Stage 1: Workshop 1

The first workshop with the Design Reference Group was held at the Town's Administration building on 12th March between 6.00pm and 8.00pm.

The aim of this first workshop was to investigate and identify opportunities for the site. Participants were introduced to the project through a presentation, followed by table activities to discuss and present values, themes and aspirations. 23 of the 26 Design Reference Group participants, the consultant team and Town staff, attended the session, with Cr. Lisandro and Cr. Hendricks observing the evening.

4.2 Stage 2: Online Engagement

Due to Covid-19 restrictions, the engagement for this stage of the project transitioned from the planned workshop to online engagement. This engagement commenced via a private Your Thoughts page on 23rd April 2020 and concluded on 7th May 2020 with a Zoom session. Participants who were not able to join online were able to undertake similar activities via email.

This stage developed draft spatial arrangement for sporting uses and investigates types of community uses available for the three (3) masterplan options. 18 of the 26 Design Reference Group participants were engaged during this stage.

4.3 Stage 3: Workshop 3

The engagement for Stage 3 returned to an in person workshop with the Covid-19 restrictions easing. This workshop was held at the Town's Administration building on 24th June.

This workshop explored the community and landscape elements that bind the park together, including walking and cycling paths, playscapes, tree planting, barbeques, picnic areas, fitness equipment, artworks and public toilets. The workshop was attended by 22 of the 26 Design Reference Group participants, the consultant team and Town staff, as well as Cr Luana Lisandro and Cr Wilf Hendriks.

This workshop was intended to be the final formalised engagement with the Design Reference Group, however in response to requests from some participants, and as agreed by all participants present, the Town extended this engagement to a fourth session, inviting the Design Reference Group to comment on the draft masterplan report prepared by the consultant.

Summaries of the above three workshops can be found as attachments to the draft masterplan report.

4.4 Stage 3: Workshop 4

This fourth session was established to invite comments on the draft masterplan report.

During this session, the consultant presented the draft masterplan to the group. Participants were invited to take a closer look at these options, ask questions and review against the original objectives set. If they chose, participants were invited to prepare an individual submission of comments in response to the options. These comments were accepted either as physical copies, or via a digital submission on Your Thoughts.

The Town acknowledges the various and differing views that the individual Design Reference Group participants hold, and, as such, this report is a collection of individual participant comments and results of submission questions.

5. Attendance

	AFFILIATION	Stage 1: Workshop 1	Stage 2: Online Engagement	Stage 3: Workshop 3	Stage 3: Workshop 4	Individual Submission
1	No Club affiliation	yes	yes	yes	yes	yes
2	No Club affiliation	yes	yes	yes	yes	yes
3	No Club affiliation	no	no	no	no	no
4	No Club affiliation	yes	yes	yes	yes	yes
5	No Club affiliation	yes	yes	yes	yes	yes
6	No Club affiliation	yes	no	yes	no	comment only
7	No Club affiliation	yes	yes	yes	yes	no
8	No Club affiliation	yes	yes	yes	yes	yes
9	No Club affiliation	no	no	no	no	no
10	No Club affiliation	yes	no	yes	yes	yes
11	No Club affiliation	yes	yes	yes	yes	yes
12	Hockey + Football	yes	no	no	no	no
13	Hockey	yes	yes	yes	yes	yes
14	Hockey	yes	yes	yes	no	yes
15	Hockey	yes	yes	yes	no	yes
16	Football	yes	yes	yes	yes	no
17	Football	yes	yes	yes	no	yes
18	Football + Tennis	yes	yes	yes	no	no
19	Victoria Park Raiders Junior Football Club	yes	yes	yes	yes	yes
20	Victoria Park RSL Branch	yes	no	yes	yes	no
21	South Perth Junior Cricket Club	no	no	no	yes	comment only
22	Carlisle Windsor Cricket Club	yes	yes	yes	yes	yes

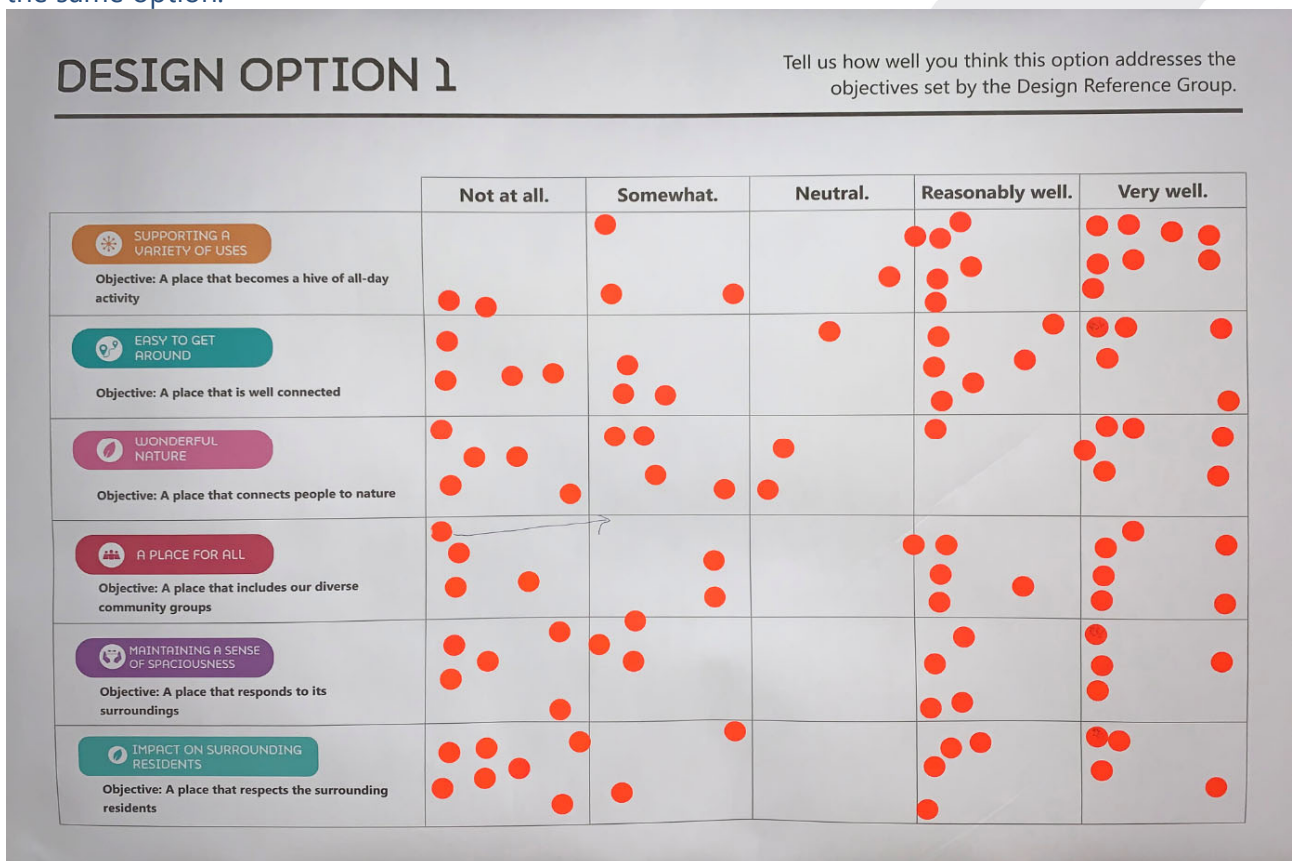
23	Victoria Park Croquet Club	yes	no	yes	yes	yes
24	Higgins Park Tennis Club	yes	yes	yes	no	no
25	Millen Primary School	yes	yes	yes	yes	yes
26	Victoria Park Xavier Hockey Club	yes	yes	yes	yes	yes

6. DRG Workshop 4 Activity

In the first two workshops, the DRG established a series of themes and objectives that have helped to guide the masterplanning process. These are:







- Supporting a variety of uses,
- Easy to get around,
- Wonderful nature,
- A place for all,
- Maintaining a sense of spaciousness, and
- Impact on surrounding residents.

Following a presentation of the draft masterplan options, participants were asked to tell us how well they think each option addresses these objectives. Below are the outcomes of this workshop activity. It is apparent that some participants did not add their sticky dots, or added duplicates to the same option.









DESIGN OPTION 2

Tell us how well you think this option addresses the objectives set by the Design Reference Group.

	Not at all.	Somewhat.	Neutral.	Reasonably well.	Very well.
 SUPPORTING A VARIETY OF USES Objective: A place that becomes a hive of all-day activity	3	2	2	10	13
 EASY TO GET AROUND Objective: A place that is well connected	0	3	1	10	16
 WONDERFUL NATURE Objective: A place that connects people to nature	2	8	1	3	16
 A PLACE FOR ALL Objective: A place that includes our diverse community groups	1	8	1	6	14
 MAINTAINING A SENSE OF SPACIOUSNESS Objective: A place that responds to its surroundings	4	5	0	6	15
 IMPACT ON SURROUNDING RESIDENTS Objective: A place that respects the surrounding residents	4	3	2	3	18

DESIGN OPTION 3

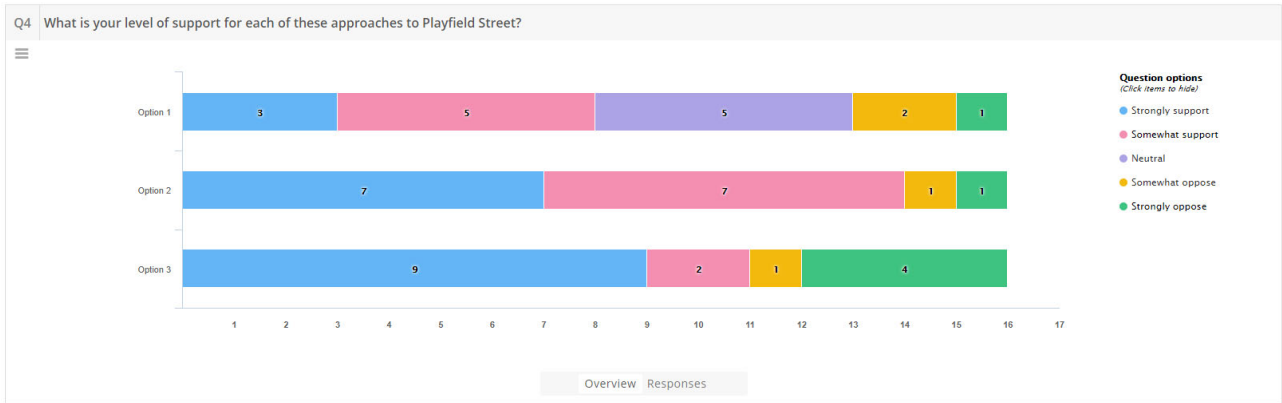
Tell us how well you think this option addresses the objectives set by the Design Reference Group.

	Not at all.	Somewhat.	Neutral.	Reasonably well.	Very well.
 SUPPORTING A VARIETY OF USES Objective: A place that becomes a hive of all-day activity	0	2	0	10	28
 EASY TO GET AROUND Objective: A place that is well connected	0	0	2	10	36
 WONDERFUL NATURE Objective: A place that connects people to nature	0	1	0	6	32
 A PLACE FOR ALL Objective: A place that includes our diverse community groups	0	2	1	10	35
 MAINTAINING A SENSE OF SPACIOUSNESS Objective: A place that responds to its surroundings	0	0	3	6	38
 IMPACT ON SURROUNDING RESIDENTS Objective: A place that respects the surrounding residents	0	3	0	3	34

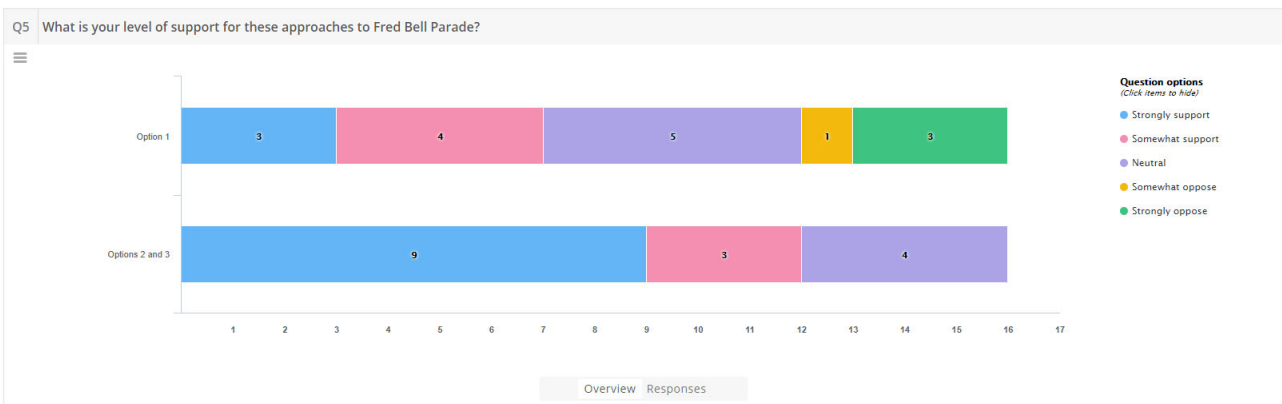
7. Submission Responses to “Kit of Parts”

Following the fourth DRG workshop, participants were asked to complete an individual submission showing their level of support for the “kit of parts” and the sporting configurations. These were available to complete either on Your Thoughts or as hard copies. Hard copies have been manually entered in to Your Thoughts for inclusion in the below graphs.

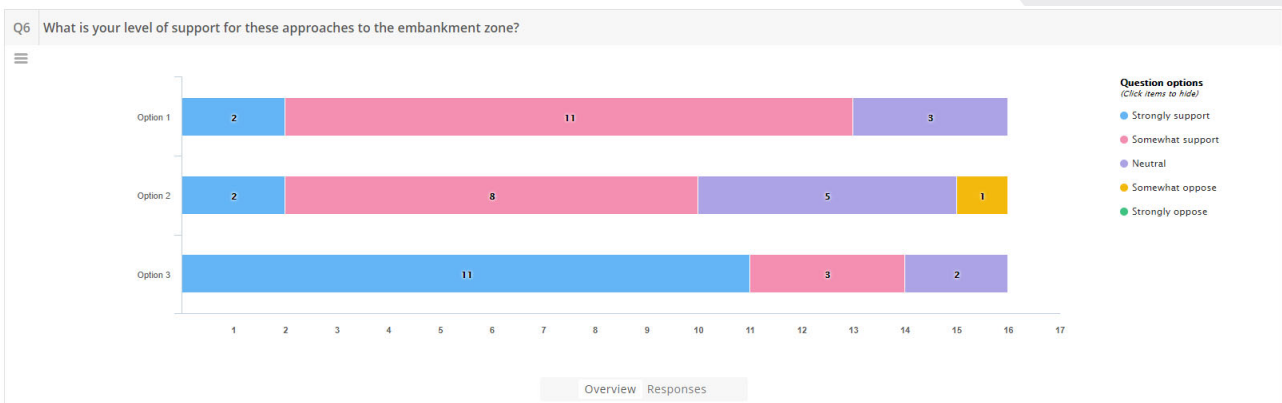
Playfield Street



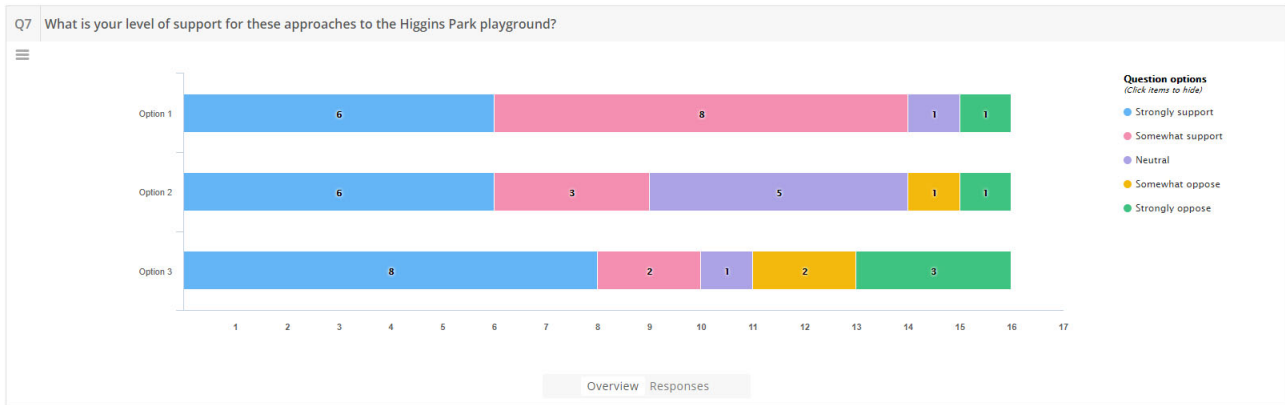
Fred Bell Parade



Embankment Zone

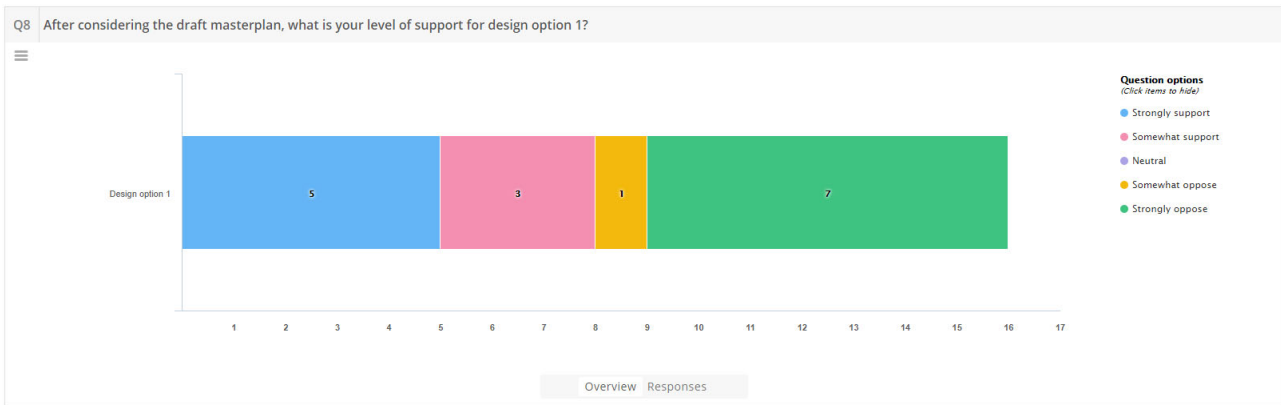


Higgins Park Playground

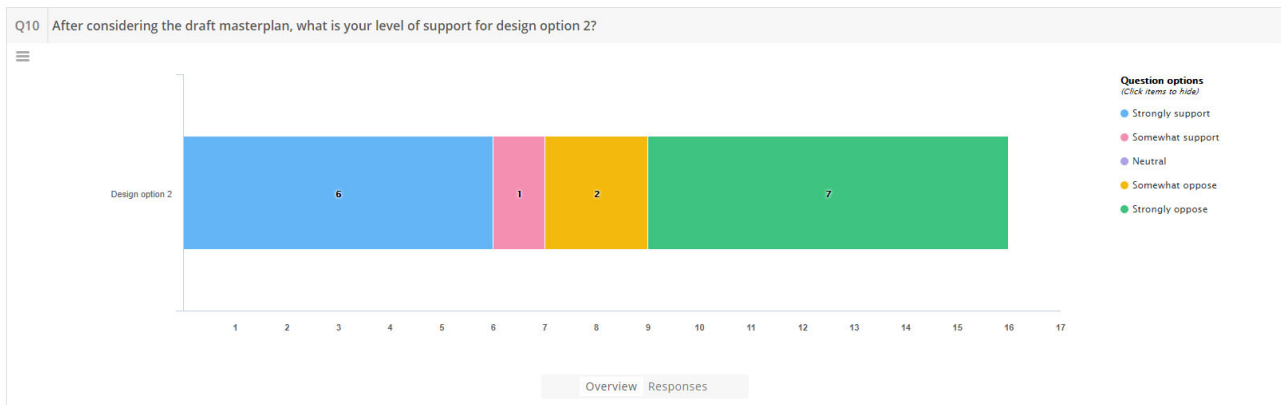


8. Submission Responses to Sporting Configurations

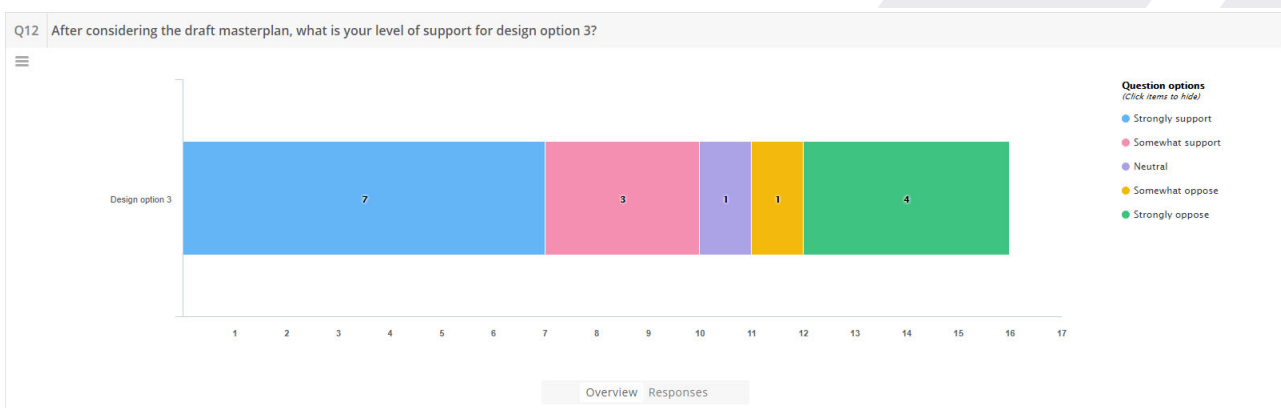
8.1 Option 1



8.2 Option 2



8.3 Option 3



9. Submission Comments to Sporting Configurations

9.1 Option 1

<p>Design option 1: Strongly oppose</p>	<p>I do not support a hockey turf on Higgins Park. As a local resident, I object to the associated noise, fencing and impingement on existing sports clubs. A cricket pitch in the middle of a football oval is hazardous and unacceptable. The loss of open space is unacceptable and contrary to the established principles of the project .</p>
<p>Design option 1: Strongly oppose</p>	<p>The process has been frustrating – I couldn’t make the Thursday night meeting for the briefing of this report. I then work Friday and Saturday, coach a team on Friday night and Saturday morning yet have only until midnight Saturday to provide feedback. This is unfair and a bit much to ask of volunteers. Now that I am reading it late on Saturday night, I see for the first time in this process that the hockey turf is sunken. How can new, significant elements be introduced in a final report? From what I read, the options for sinking the turf are not definite, so am I right in understanding that Option 1 or 2 could be selected on the understanding the turf will be sunken, only for it to be found ‘too expensive’ and end up with the turfs on top as normal?</p> <p>It will wreck the footy club to split it up. It will not be good having mods playing around the place rather than all together - won't be the same game day environment or atmosphere, the spirit, the fun, seeing everyone at footy - it'll all be gone. I bet heaps of kids will move clubs after the first year of sharing - just won't be the same.</p> <p>Cricket pitch in middle of footy oval</p> <p>Trees and paths next to football oval</p> <p>Footballs going into a hockey turf and hockey balls going onto a football oval</p> <p>Do you even know what is buried in the landfill to dig it up and sink the turf – should we not know whats in there before such a big decision is made? I still can’t believe this is the first time I’m reading this or hearing about it.</p> <p>Ensure underplanting doesn’t obscure views across the park or from incoming</p> <p>Ensure underplanting on verges doesn’t obstruct pedestrian access coming from side streets such as Clinton Ave, Buzza Street, Pallit Street</p> <p>The summary at the bottom of each picture should be amended to include a footnote or * to refer to the elaboration that says further trees may need to be removed subject to retaining requirements.</p> <p>What colour is the synthetic hockey turf? Hope it’s not blue. Where is the seating for hockey spectators – do you need to chop down some more trees to fit that in?</p>



	<p>The scope of the Masterplan process did not include a hockey turf on Hillview Terrace, so why is this even an option?</p> <p>Hockey is too close to the turf and I'm concerned with the noise and impact on us residents that live on the Hillview Terrace side – it's going to be noisy most nights of the week til late into the night – we did not sign up for that when we moved in here. And the lights – even if they're directional – I hate the new tennis bright lights so this will be even worse. I signed up for the big beautiful park, not a hockey club at the end of my street. They belong in commercial zones, schools or in big sporting complexes. Not as a late addition to a 70 year old suburb.</p> <p>This option cuts down those FANTASTIC trees between the oval and the tennis club – those trees have been loved by kids for years and are fantastic for climbing – no other trees on the site that offer that. Would be awful to lose those trees. They should be heritage listed. Chocolate pie.</p> <p>How will the footy club survive? This is not an option for all. It's an option for bits and pieces and bits of clubs here and bits of clubs there.</p>
<p>Design option 1: Strongly oppose</p>	<p>Spectator Provision: needs to be confirmed/made clear. At present, it has been told that no tiered seating is necessary for the hockey turf, as they can view from the clubrooms. This is logistically very difficult to achieve with the clubrooms the distance away that they are. It is further compromised by the proposed tree planting along the perimeters of the hockey pitch. With the best viewing along the sideline view. This sideline view is also very close to the football field boundary, so if running simultaneously, would be competing with football for spectators also.</p> <ul style="list-style-type: none"> - Locating potential trees along perimeter of hockey turf is misleading because; the trees will take years to mature, they will take away spectator viewing. - Football is playing simultaneously, there is only a small boundary so viewing opportunities for the hockey turf along the sideline would be - Logistics of what will happen to the cricket balls when they get hit hard and land into the hockey pitch. Ball retrieval inconvenience. - Because it is shared there is a significant additional cost: as Hockey Club would need to retain Fletcher park for their grass fields. This makes it difficult to manage hockey volunteers over two sites, makes difficult logistics for managing bar services for two clubs. - It was discussed that with the additional parking requirements for this option on Playfield St, retaining walls would be required to try and protect the existing mature trees. <p>Alignment to DRG themes: Does not align because: Increased parking requirements, risk to existing trees, introduction of synthetic turf does (replacement of turf with old turf going to landfill), does fit with the theme "Wonderful Nature". Size of the synthetic pitch, with high fence& restricted community access, in addition to the existing fenced tennis infrastructure does not fit the theme "Creating a Sense of Spaciousness". With both these sports effectively 2/3 of the</p>



	<p>Higgins Oval will be fenced with synthetic properties.</p> <p>Noise, lighting, parking, traffic, with two winter sports sharing this oval, does not fit the theme “impacts on Surrounding Residents”: many can already hear the noise from Curtin Hockey Stadium, this will be amplified with an additional hockey infrastructure. Town has not thoroughly engaged with the local residents & community members that are not formal sporting stakeholders. DRG members have expressed concern that many neighbours were not aware of the Masterplan.</p> <p>The theme of “Easy to Get around” is not aligned well with this options: Overcrowding of oval during winter, parking & traffic making non-vehicle access difficult.</p>
<p>Design option 1: Strongly oppose</p>	<p>Spatially, this option does not fit. On the proposed layout, trees have been placed along the border on the oval to make it look attractive. Hockey turf developers recommend that trees are not planted along the sides of turf pitches. No spectator seating has been provided in the boundary of the hockey turf, presumably as providing it would make it impossible to fit cricket and football on the rest of the open space. Hockey spectators do not normally watch through fencing as they would have to do here and would not pay to watch through fencing. The consultants told us that in this option, spectators would watch from the clubrooms. The clubrooms are a long way from the turf and face the end of the turf where the highest fence would be, which I believe would be 5m. This is not normal or realistic. The view would be mainly the corner of a large metal fence and lighting. With the addition of a synthetic turf, football spectators would lose the ability to watch from the Hillview Terrace side as there wouldn't be room on that side. With football and hockey running at the same time, there would be no warm up area for hockey. In this option, when cricket were playing in summer, if their ball went over the hockey fencing, how would they retrieve it? As a shared facility, how would the club rooms be managed? There would be issues with splitting money from food and bar with both hockey and football running at the same time.</p> <p>If hockey have a clubroom both at Higgins and at Fraser park, they would have issues finding volunteers to run both venues. They mentioned this when trying to put turf at Harold Rossiter, stating that it would be unviable to have two clubrooms.</p> <p>If the clubrooms were relocated, tennis would have storage issues as they would have to carry heavy outdoor equipment long distances every day.</p> <p>The consultants have proposed sinking the synthetic turf to help with the noise issue, but how would this be possible when there is at least one tree of great significance sitting at the corner of the proposed turf? This surely would be a danger to the root system.</p> <p>This option would not completely displace football, but would displace part of it as the entire open green space is currently utilised, so should not be considered. No option should be considered where trees need to be removed.</p> <p>This option does not align with the scope of the masterplan design objectives for Wonderful Nature: due to the noise level for hockey games, the much brighter lighting required, the additional parking and most importantly, synthetic turf, which sits in landfill for literally hundreds of years and must be replaced every 6-</p>

	<p>10 years; A Place for All: a fenced of synthetic turf is not inclusive and would only be available for hockey players to use, it would also significantly decrease the availability of open space for other park users, such as dog walkers, and other incidental exercise; Maintaining a sense of spaciousness: fenced off synthetic turf does not maintain a sense of spaciousness; Impact on surrounding residents: the extra parking required, extra lighting, significant noise from hockey, the view for residents on the Hillview Terrace side of synthetic turf and fencing would all have a very negative impact on local residents; Easy to get around: with the extra parking required for two large winter sports and the extra traffic, it would certainly not be easy for anyone, particularly local residents to get around.</p>
<p>Design option 1: Strongly oppose</p>	<ul style="list-style-type: none"> • The Victoria Park Raiders Junior Football Club reject this option as it will have detrimental effects on the club and signal the end of the club’s existence as it stands today. The club will no longer be able to host all of its matches and training at Higgins Park and will be forced to spread out across multiple venues. This will threaten and dissipate the club’s key strength: its sense of community. It will create significant additional costs, reduce revenue streams, put additional and unfair pressure and greater expectations on volunteers. Weakening one club (VPR JFC) to suit another club (VPXHC) is unjust. • The community does not support this option as is evidenced by the club’s rapid collection of over 1500 signatures in an online petition managed by change.org • A combination of both football and hockey patrons in winter is too many to sustain in a local residential precinct. Higgins Park is not like other local government sporting arenas that are located within commercial precincts. • There are no other sporting grounds where two winter sports share the same facility. <p>The co-located facilities document was only made available for viewing with less than 48 hours given for feedback. This is absolutely unreasonable for a volunteer organisation to read, analyse and respond to. There are many issues with this document and the suggestion of what is to be included and shared between two winter sports has not been discussed with the junior football club in any way whatsoever.</p> <ul style="list-style-type: none"> • The Victoria Park Raiders JFC have a good relationship with its neighbours. This may become compromised given the significant increase in visitors with two co-located winter sports. The football club may be impacted by noise /light complaints made by neighbours as has been evidenced in Zone 2 in Lathlain/Carlisle. At present, the club can carry out all of its activities with the support of the neighbourhood. With an increase in patronage, lighting, parking etc with the introduction of hockey, we open ourselves to complaints and a possible shut down of our activities. • A continual theme throughout the first and second workshop of the DRG was the importance of the public wide open green space. The consultant reworded this to ‘sense of spaciousness’. The VPR JFC interpret the DRG’s interest in space

	<p>to be more than a 'sense of spaciousness' and that it is actually a 'desire to retain the vast spaciousness'. Option 1 does not deliver on this spaciousness objective – whether or not the turf is sunken. It will remove a large portion of the park and interrupt the vast open space.</p> <ul style="list-style-type: none"> • There are no parameters defined or provided to enable the elected members or the community to come to a conclusion that the inclusion of a fenced synthetic hockey turf is financially unviable, and therefore leaving the option to be considered unfeasible. The opinion of probably cost of \$18, 936 (\$5.25million more than Option 3) would seem to VPR JFC in the current financial climate to be financially unviable and unjustifiable, especially when considering only 44% of the members of the hockey club reside in the ToVP and they are the only group supportive of such a facility. 44% of their members equates to about 260 people. • There is a cricket pitch exactly in the middle of the football oval. This is not safe. • The edge of the football oval is too close to the fenced synthetic hockey turf and is unsafe. • The additional planting of trees between the fenced synthetic hockey turf and the football oval is nonsensical for both sports – they pose a danger to the football players and will cause leaf litter on the hockey turf. • A fenced synthetic hockey turf on the edge of a football oval is not well planned due to cross over of balls, noise, whistles, sirens, electronic scoreboards, PA systems etc..
<p>Design option 1: Strongly oppose</p>	<p>I Strongly oppose this option due to the infrastructure requirements of the hockey club not meeting community expectations, significant impact on residents and not being in closest alignment with the key themes of the DRG. The fenced synthetic turf is: Prohibitive Spatially: a) Takes up a significant portion of Higgins Park: huge loss of Green Public Open Space. With ToVP having one of the smallest green open space footprints in metropolitan Perth & an estimated population increase of around 45% by 2036, any green open space needs to be preserved, particularly with the shift to smaller dwelling sizes & the proximity of Bentley Aged Care facility, whose residents rely on the park for dog-walking, connectedness to nature for incidental exercise & mental health. b) Having two winter sports-little space left for community use such as dog-walking, hockey grass ovals have to be split (operating 2 sites) & football can't fit all their requirements so will be dissipated also. Two clubs fragmented due to lack of space.</p> <p>Financially Unfeasible: The most expensive option. Huge cost to ratepayers which doesn't optimise either sporting club & significant community & residential impact in terms of noise, lighting, parking/traffic overflow. Ranked the lowest</p>



recommendation in the Design Needs Analysis.

- Because it is shared there is significant additional cost: as Hockey club would need to retain Fletcher park for their grass fields. This makes it difficult to manage hockey volunteers over two sites, makes difficult logistics for managing bar/canteen services/profits for two winter clubs.

Unacceptable Impact on Community: Significant Impact on Residents in terms of noise/lighting/visual aesthetics. Key value & preference of DRG members was No additional fencing infrastructure to this site where possible, 1/3 of the Higgins oval already accommodates fenced tennis, add synthetic hockey turf then 2/3 goes against this community expectation of preserving unrestricted green open space for all to enjoy. There are no synthetic turfs in the state that have residential housing on all 3 sides with no additional ovals/significant distance to buffer. Hill View Tce is quiet road esp at night & late night game training schedule will have disturbance. Residents can already hear noise from Curtin Hockey Stadium so will have duplicated noise with a turf on Higgins as well. The parking is already full with football & Curtin Uni students, adding hockey requirements on top is of safety concern & disruptive to residents with increased traffic & parking fill. Addition of formal car-bays reduces ease of entry access by non vehicle methods & risks the preservation of mature trees (another key desire of DRG), on Playfield Street with the required additional formal car-parking bays. These could be damaged or not able to survive with the development of the parking requirements, similarly the mature trees of significance being at risk with root canopy damage from turf installation, sinking & replacement every 10 years.

- Spectator Provision for the synthetic turf: Needs to be confirmed/made clear. At present, it has been told that no tiered seating is necessary for the hockey turf, as they can view from the club-rooms. No other turfs at this level have no spectator seating available as part of the turf facility. Without it, suitable viewing is very difficult to achieve with the clubrooms the distance away that they are, with the best viewing along the sideline of turf. It is further compromised by the proposed tree planting along the perimeters of the hockey pitch. Developers of hockey turfs do not recommend trees being planted around the sides of turf pitches. This sideline view is also very close to the football field boundary, so if running simultaneously, would be competing with football spectators also. In rainy games: is there enough viewing to accommodate football & hockey spectators? If tiered seating is installed, this will magnify the noise, reduced visual aesthetics etc to the area. Higgins Park is not big enough to accommodate this infrastructure without significant impact.

DRG Themes:

"Connectedness to Nature": It does not align:

Increased parking requirements, potential loss of existing mature trees on Playfield St with parking development. By extension, risk to the role they play in accommodating endangered Black Cockatoo species. Also potential damage to tree health of mature trees that are in close proximity to turf placement.

Introduction of synthetic turf does instead of grass,(replacement of turf with old turf going to landfill). How does synthetic contribute to temperature increases, particularly in Summertime?

	<p>“Creating a Sense of Spaciousness”. It does not align closely to this theme because of:</p> <p>With tennis already occupying a significant portion of the field, effectively 2/3 of the Higgins site will be allocated to fenced, hard-surface infrastructure. With only a small portion left for open unrestricted access for community use & incidental exercise.</p> <p>There are no adjoining green ovals to off-set this. All other locations that hold a synthetic hockey pitch have additional green oval space for community members attached to it to off-set & create a buffer. There is no hockey turf facility with residents in such close proximity on all 3 sides.</p> <p>Spectators & crowds coming for two-winter sports. Higgins Park is already identified in Design Needs Analysis as “operating at or above capacity for its size in winter” by football, with additional use “potentially compromising turf quality”. Noise, lighting, parking, traffic, with two winter sports sharing this oval, does not fit the theme “Impacts on Surrounding Residents”: many can already hear noise from Curtin Hockey stadium, this will be amplified with an additional hockey infrastructure. Town has not thoroughly engaged with local residents & community members that are not formal sporting stakeholders. DRG members have expressed concern that many neighbours were not aware of the Masterplan.</p> <p>“Easy to Get around” is not aligned: Overcrowding of oval during winter, parking & traffic making non-vehicle access difficult. Not easy for sporting clubs to get around with dispersed/fragmented club home bases.</p>
<p>Design option 1: Strongly oppose</p>	<ul style="list-style-type: none"> • The size, scale and spatial impact of the infrastructure required for a fenced synthetic hockey turf at Higgins Park will have an unacceptable impact on the existing green public open space and amenity of the park. ‘Sense of spaciousness’ was a key objective of the DRG and this option does not align. • The proposal will reduce the availability and accessibility of Higgins Park to all members of the community. ‘A Place for All’ is a key objective of the DRG and this option does not align. • The community will not accept fencing off approximately ¼ of Higgins Park for a single use sport with fencing ranging from 2m to 5m in height. • The additional parking required for such a facility will have an adverse impact on the amenity of the park. • The synthetic turf will be located on 3 sides by residential properties. There is no other fenced synthetic hockey turf in Perth where this occurs. • The closest residential property will only be approximately 50m away from the proposed synthetic turf location and the impact on them will be considerable. ‘Impact on surrounding residents’ is a key consideration of the DRG and this option does not align. • Higgins Park is only 7.2 Ha in area where all other similar facilities are located on reserves and parks ranging in area from 15 to 85 Ha. • A fenced synthetic hockey turf will not fit spatially onto Higgins Park without considerable tree removal and retaining. Option 1 has the fence immediately adjacent to the football field which is not safe. • There is no demonstrated ‘need’ or business case for a fenced synthetic hockey

	<p>turf. This is a 'want' of the club and not even supported by Hockey WA.</p> <ul style="list-style-type: none"> • A May 2020 report by the City of Melville (Active Reserve Infrastructure Strategy) stated 'over the past 5-6 years, there has been a significant growth in hockey turfs across Metropolitan Perth. Much of this has emerged with limited strategic planning and an understanding of the impact on the financial viability of existing turfs....those clubs who have put in place a new turf over the past 2 years will require additional matches to be scheduled on their turf (Whitford, Fremantle and Southern River). As a result, Hockey WA has expressed concern that there is insufficient capability within the current fixturing of games to sustain the level of turf provision' currently and into the future.' (p69). There is an oversupply of synthetic hockey turfs, particular in the region surrounding Higgins Park. • Hockey membership levels (in Melville) have shown a recent decline in the membership base from a high position in 2010...It is however, clear that the demand for oval space in the high participation rate sports of AFL and soccer will see a continued demand to allocate more space' (p52). Hockey participation is declining, even in Melville with their synthetic turf. • This option will squeeze out the Raiders as there is insufficient space for the number of teams and games.
Design option 1: Somewhat oppose	<p>As the cricket rep, I firstly don't want to see playgrounds anywhere near cricket ovals as the risk of a stray ball is high. The design team will need to find some form of barrier to minimise this risk. All of these designs constrain the cricket oval size to 120m diameter plus the 2.7m safety margin around the outside. This constraint also put the boundary line too close to the Hockey area. It is almost certain that on any given match day a ball will land in the hockey field of play and place the users of this facility at risk. I understand that netting will be along the oval side but still believe there is a risk.</p> <p>The cricket nets will need to be more orientated towards the centre of the oval to reduce the risk to vehicles and homes along Creation St.</p>
Design option 1: Somewhat support	<p>I would like the club further towards the center, although this option does accommodate all sports.</p>
Design option 1: Somewhat support	<p>This option seems to be a good compromise. I'd prefer this option with Playfield Street closed to vehicle traffic. I also believe the playground (4) could be larger if the location of the clubhouse is adjusted (similar to Option 2).</p>
Design option 1: Somewhat support	<p>I like the fact that as many sports as possible are catered for by this option. however it only allows for 1 Hockey field and 1 cricket pitch.</p> <p>By incorporating the clubhouse design from Option 2 this may allow more room for the pitch and fields. I think the effort to keep 6/7 trees ,when there is already going to be further trees planted elsewhere in the park, is self defeating.</p> <p>By moving the hockey pitch slightly more parallel to Hillview Tce, and closer to the tennis courts, the fencing would blend in with the existing tennis fencing and would allow the junior Football field to come closer to the clubhouse structure.</p> <p>This would also allow room for the expansion of the playground on Playfield St.</p>

<p>Design option 1: Strongly support</p>	<p>This option will increase the park use by including a synthetic hockey turf. This option will activate the oval during the week and during the day. This option will not displace the exiting football club. This option is consistent with an active sporting reserve. The community members I have spoken with support a hockey turf at Higgins. This reflects the "a place for all" goal. This will encourage more residents from the Town of Victoria Park to access the park. This will encourage more seniors to access the park (as the hockey club is planning seniors / walking hockey on a synthetic turf)</p>
<p>Design option 1: Strongly support</p>	<p>Meets the needs of all sports user groups. Strong connectivity and walking paths, allows adequate lighting for all sports users, provides strong community elements, activity nodes on the Creation Street is critical for the aging population on that side of Higgins, co-location of club rooms and parking seems to be adequately provided. Includes 53 new trees compared to Option 3 which only includes 48.</p> <p>Impact on adjoining residents is minimized due to location of key activities and tree canopy cover. Cub rooms and access into the tennis area is great and helps bring the various sports groups together. Small play area (4) should be larger.</p>
<p>Design option 1: Strongly support</p>	<p>As a resident who lives one block from Higgins Park, and uses it for walks almost daily, I'm well aware that this valuable community resource is however currently significantly under-utilised. Option 1 of adding a synthetic hockey turf would substantially expand and diversify the active sporting facilities available to the residents of the Town of Victoria Park by adding hockey, and increase significantly the utilisation of Higgins Park precinct, and the value it will provide to the local community. Creating a large playground area immediately adjacent to the Club rooms would also be great for children, and their parents. Hockey is a very popular sport in the local community, and having a synthetic turf is becoming crucial for the future success of hockey clubs. It would also address a significant and problematic shortage of access to synthetic turf for the Vic Park Hockey Club. This may be the only chance for a synthetic turf in the local community, and there are other locations that can provide a second junior football field. This Option won't have any impacts of local residents, and will still allow sense of openness and spaciousness for walkers and other passive enjoyers of the open turf area. This option provides the best result for the Town of Vic Park community as a whole, by providing the best (most diverse) range of sporting facilities. Hockey Club members of all ages, kindy through to 60 years old would use the new turf surface, supporting a larger range of active residents. I think the idea of sinking the synthetic turf is a great one, which will further reduce any aesthetic impact of the turf.</p> <p>The location of the joint clubhouse in Option 1 is very central and will provide a good spectator platform for all four sports - tennis, cricket, hockey and football.</p>
<p>Design option 1: Strongly support</p>	<p>This option appears to meet the the majority of needs to the greatest number of stakeholders. There is good connection and integration between the various sporting codes and the community with ample provision of active play/recreation areas for different age and community groups. Excellent to see the addition of a large number of trees.</p>

	<p>Appears to include an interesting network of paths that would be accessible to the aged persons living close by</p>
<p>Design option 1: Strongly support</p>	<ul style="list-style-type: none"> '-Retaining of existing sport (to a degree) but making allowances for Hockey. -Visually the meandering path appeals to me -Location of Shared facilities (1) -Play area (4) preferred - Exercise options using embankment (8) as opposed to Nodes -Satellite play area (15) considers users



9.2 Option 2

<p>Design option 2: Strongly oppose</p>	<p>I do not support a hockey turf on Higgins Park. As a local resident, I object to the associated noise, fencing and impingement on existing sports clubs. The loss of open space and displacement of the football club are unacceptable and contrary to the established principles of the project.</p>
<p>Design option 2: Strongly oppose</p>	<p>This option should not have been included as it was "Out of Council Scope" and I request it is removed from public consideration. As this option would completely displace football, it can hardly be considered. Once again, in this option, the view from the clubrooms of the hockey turf would be 5m fencing. No option should be considered where trees need to be removed.</p> <p>Again, the key themes do not align: Maintaining a sense of spaciousness: fenced off synthetic turf does not maintain a sense of spaciousness; Wonderful nature: nothing natural about synthetic turf sitting in landfill for hundreds of years. If the hockey continued to use Curtin's synthetic turf, which is now under utilised or joined WASP's proposed Collier Park facility, this would have less of an impact on nature. Impact on surrounding residents: the extra parking required, extra lighting, significant noise from hockey, the view for residents, particularly on the Hillview Terrace side of synthetic turf and fencing would all have a very negative impact on local residents and would very likely impact their house prices; Supporting a variety of uses: removes space for larger events, dog walkers and other incidental exercise. Football would have to relocate so does not support their use.</p>
<p>Design option 2: Strongly oppose</p>	<p>From what I understand, this option was a late addition. Did anyone actually realise what they were proposing when this option was added? Chocolate pie. It was added even though your own different consultants said this wouldn't be further explored. There's nowhere for footy. Jelly. And hockey wouldn't be added for footy to be taken out. What else can I say? This should not happen. I don't want it. The community doesn't want it.</p> <p>It's the biggest bit of grass the Vic Park has left. We aren't getting any more grassy spaces. Why would we chop this one up? It's crazy you are even thinking of it. Who are you doing it for? A handful of hockey people – they're the only ones that want it. Only 44% of their members live in Vic Park, about 260 or 280 people. This is a lot of carry on for not many people. A lot of my time, the DRG time, town time, consultant money. How did it get this far and how many more consultants will we pay to keep under 300 people happy? And, from a few of those less than 300 people I've spoken to – some who are both footy and hockey parents – they agree that Higgins isn't the place for hockey – so how many people are we actually pandering to?</p>



<p>Design option 2: Strongly oppose</p>	<p>I strongly oppose Option 2. I would like to request that it be removed for consideration for the final public comment Masterplan on the basis of: Scoring 8/9 in the Design Needs Analysis, being not recommended as it "achieves a low score in the assessment matrix. Furthermore no practical location exists for the relocation of the football club". Additional reasons for opposition are outlined below:</p> <p>Prohibitive Spatially:</p> <p>a) Fenced synthetic turf takes up significant portion of Green Public Open Space. Preservation of this space is vital for an estimated population increase. The oval is the major space availability for St James residents, where the Public Open Space Strategy identifies the suburb as low, with this expected to worsen in years to come as population increases. Covid-19 highlighted the importance of Sense of Space with Social Distancing between users. A smaller park would make it dangerous for dog users to be able to walk their dogs "off=lead", so this opportunity will be lost as there are no other larger parks close by easily accessible by foot. Football also can't be accommodated here, so an existing club as been displaced with no alternative in the town to go too. Hockey still has turf opportunities at Curtin Uni & partnership opportunities that can be explored elsewhere. Football does not. Football club presence also does not take away green open space for other community members to enjoy.</p> <p>Financially Unfeasible: Second most costly option, around \$16 million dollars. This estimation was excluding club relocation costs. This option would require 2 clubs to be relocated: Hockey from Fletcher to Higgins & Football (currently nowhere for them to go). This is not fair cost to rate payers, especially during these fiscal times with so many businesses within the town needing support. With so many synthetic hockey turfs in this vicinity, & hockey WA outlining that we have an overproduction of synthetic turfs, this is a duplication of resources so not financially justifiable. There has also been no modelling to show how any financial advantage can be gained for the town with addition of this infrastructure. Overproduction of turfs will limit the viability for the club to sustain this investment. The additional cost of turf replacement every 7-10 years also needs to be accounted for. Hockey WA documents outline this is very costly, around \$180,000. Where will this money come from? Will rate payers have to continually fund and to what benefit.</p> <p>Community Impact: Again, significant negative community impacts, scoring a low assessment score in the design needs analysis. Loss of green Public Open Space, increased noise pollution, traffic, formal parking requirements, reduced visual aesthetics from their homes and from picnic/playground/bbq areas. Top DRG preferences was "No more fencing infrastructure" & "Retain & protect mature trees". Both of these expectations are compromised with the addition of the turf.</p> <p>Community Expectations: Again, community has expressed both in DRG & through FOHP an opposition to additional fencing to Higgins Park. As well as preservation & protection of mature trees, which are put at significant risk from the formal parking infrastructure required.</p>
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	<p>Residential Impact has not been investigated effectively in this process in terms of: noise, traffic, parking, lighting. Particularly for Hill View Tce Residents. Elevated position of Higgins Park can in face increase these impacts to residents, particularly those in elevated positions. Many residents already hear the noise from Curtin Hockey Stadium, additional hockey infrastructure will magnify this impact. Late night training/game requirements make noise & lighting particular point of disturbance.</p> <p>DRG themes: Key Themes do not align with this option: "Wonderful Nature": Again, fenced, synthetic turf does not theme nature in the same way that open grass with trees. The synthetic turf location & parking infrastructure risks the trees & tree health with infrastructure built in close proximity. Tree removal has not officially been ruled out with regards to some parking considerations which is of concern.</p> <p>"Supporting a variety of Uses": Does not align with this at all as football club is completely relocated & can no longer use the oval, smaller space for dog walkers, incidental exercisers/passive recreation.</p> <p>"Impact On Residents": Same as option 1: Noise, traffic, parking, visual aesthetics has significant impact on surrounding residents & their enjoyment of property.</p> <p>"A sense of Spaciousness": Fenced infrastructure directly contradicts key drg preference for no more fencing, reduction of Green POS so does not align well with this theme.</p> <p>"a place of inclusivity": It relocates football club, so not inclusive to existing sporting clubs. And does not include community expectations/needs/wants for the park.</p>
<p>Design option 2: Strongly oppose</p>	<ul style="list-style-type: none"> • This option should not be considered further as it is out of scope. It was included by elected members despite not being supported by the consultant or Town staff. This decreased the trust the community has in this process. They would not have been aware of the spatial impacts of 3 hockey pitches on Higgins Park and likely assumed it could still be 'shared' with footy. Two grass hockey pitches and a synthetic hockey pitch cannot fit on the Hillview Terrace side. • A fenced synthetic hockey turf will not fit spatially onto Higgins Park without considerable tree removal and retaining. Option 2 leaves no space for football and it is acknowledged by the Town that there is no suitable alternative location for the football club to relocate. • Synthetic hockey turfs end up in landfill at the end of their life and the 2017 business case for a synthetic hockey turf at Harold Rossiter Reserve suggested that 'in hot conditions, a synthetic grass sporting area can be up to 40% hotter than a natural grass field'. 'Wonderful nature' is a key objective of the DRG and this option does not align. • A fenced facility will make it more difficult to get around Higgins Park. 'Easy to get around' is a key objective of the DRG and this option does not align. • A fenced synthetic hockey would not be accessible to the community unless the Hockey club 'hired' it to them.

	<ul style="list-style-type: none"> • The WASPs are undertaking a feasibility study for the development of a synthetic hockey turf at Collier Reserve South Perth and identified VP Hockey club as a 'partnership opportunity'. This site is more suitable as it is surrounded on 3 sides by a depot, golf course and playing fields and has existing parking available. • There are a number Victoria Park Hockey players that do not support the proposal to establish a fenced synthetic hockey turf at Higgins Park because the rationale is flawed and significant shared opportunities are available elsewhere. • Hockey WA is in the process of reviewing its business model for the State Centre at Curtin University due to there being only three clubs requiring ongoing access to the two turfs provided at the site. As a result, the ability to generate income has been significantly compromised (p80). There is currently sufficient capacity at Curtin Hockey Centre for the Victoria Park Hockey Club and there is also capacity at the Melville synthetic turf. 'There (also) appears to be significant spare capacity to increase the use of the hockey infrastructure (in Melville).' (p48) • Hockey WA commented 'priority for the sport would be to ensure the sustainability of the new turf within Metropolitan Perth (Southern River, Warwick, Guildford and Fremantle Hockey infrastructure)' (p80).
<p>Design option 2: Strongly oppose</p>	<p>The Victoria Park Raiders Junior Football Club, the sport of junior football and football in general, has a proud and historic connection to Higgins Park and the Town of Victoria Park and should not be removed from its home. There is no suitable alternative park, reserve or location for the Victoria Park Raiders Junior Football Club in the Town of Victoria Park, that has the potential to cater for current and future needs. This view is supported by the ToVP commissioned report, 'Higgins Park Needs Analysis' (Lanfear Consulting, 2019) "...no practical locations exist for the relocation of the football club" (p.90). Further, this report also states that the option to relocate football and add hockey will not be explored further (p.37).</p> <p>For this reason, this option should be removed from the masterplanning process and not considered further.</p>
<p>Design option 2: Somewhat oppose</p>	<p>The same comments apply to this design</p>

<p>Design option 2: Somewhat oppose</p>	<p>Request this option be removed for the public consideration: "out of Council Scope".</p> <ul style="list-style-type: none"> - Doesn't reflect community expectations or recommendations from the Design Needs Analysis. - Hockey turf obstructs view from clubrooms for parents to view playing areas 5&7. It is a permanent obstruction for proposed clubrooms as half of the clubrooms is tucked behind the turf fencing. This is an exacerbated problem as this side of the hockey turf has the higher fencing, given it is the goal end of the pitch. The view would be a large metal fence and lighting. A lot of money to relocate clubrooms more centrally with a disturbed visually displeasing view. <p>Key Themes do not align with this optionsL</p> <p>"a place of inclusivity": It relocated football club, so not inclusive to existing sporting clubs. And does not include community expectations/meeds/wants for the park.</p> <p>"Supporting a variety of Uses": Restricts dog walkers, incidental exercisers and football club can no longer use the oval, so does not align with this theme.</p> <p>"Impacts On Residents": Same as option 1: Noise, traffic, parking, visual aesthetics has significant impact on surrounding residents & their enjoyment of property.</p> <p>"A Sense of Spaciousness": Again, fenced synthetic turf takes away this experience, lights could impact on birds/roosting. Risk to trees & tree health with infrastructure built in close proximity to them.</p>
<p>Design option 2: Somewhat support</p>	<ul style="list-style-type: none"> -Play area (4) most preferred of 3 options -Mutli-use and generational zones most appealing -Treatment (12) most preffered -Location of Shared facilities (1), Despite loss of trees I do not believe existing building is not visually and adequately located. -Preferred Fred Bell Prd solution - Largest increase in tree canopy
<p>Design option 2: Strongly support</p>	<p>I prefer this option because of where the clubhouse is situated. Although it knocks out AFL I do feel that the Vic Park hockey club has been part of the Town for 60 years or so and I would like to think that it will finally have a home.</p>
<p>Design option 2: Strongly support</p>	<p>I support this because it is with the understanding the football club will not be relocated without an appropriate alternative agreed to. This option will increase the park use by including a synthetic hockey turf. This option will activate the oval during the week and during the day. This option is consistent with an active sporting reserve. The community members I have spoken with support a hockey turf at Higgins. This reflects the "a place for all" goal. This will encourage more residents from the Town of Victoria Park to access the park. This will encourage more seniors to access the park (as the hockey club is planning seniors / walking hockey on a synthetic turf)</p>
<p>Design option 2: Strongly support</p>	<p>This option allows more than one game of 2 sports to be played concurrently at the same venue. It would however mean the loss of football (AFL) from the reserve. It won't however stop children and parents from practising when the oval is not being used.</p> <p>This option also leaves a large green space for people to bring their children and to walk their dogs.</p>

<p>Design option 2: Strongly support</p>	<p>Great play area (4) and this is a must in the Higgins masterplan. Co-location of club rooms seems more beneficial and functional for cricket, tennis and hockey. Viewing from the clubrooms will be a great asset for the tennis club and their grass fields. Activity nodes on the Creation Street is critical for the aging population on that side of Higgins and the increased trees is a great outcome. This Option and Option 1 show the less impact on established trees and the connectivity with the path network is really useable and functional.</p>
<p>Design option 2: Strongly support</p>	<p>As a resident that lives one block from Higgins Park, as long as the Junior Football Club is provided with suitable ovals and club house elsewhere, for example Harold Rossiter Park, this Option 2 would lead to the best outcome in terms of increasing the active sporting facilities in the local area, by adding synthetic and grass hockey turfs. This Option also provides the largest playground area in the corner of the Higgins Park near Playfield St. It would be great for the Hockey Club to have a synthetic turf, and be able to locate two grass fields together. This would support a broader age range of local active residents as all ranges of hockey players from kindy age up to 60 years would use the hockey facilities. I truly hope the Town of Vic Park has the wisdom and creativity to find a win-win solution for both the hockey club and the football club.</p> <p>The location of the joint clubhouse is most central in Option 2, and provides the best spectator platform for the tennis, cricket and hockey.</p>
<p>Design option 2: Strongly support</p>	<p>Great use of open space that still includes an interesting network of paths for access and 'exercise'. Community is particularly well catered for with the size of the play area, addition of an amphitheatre as well as the parking option that permits potential temporary closure should the need arise.</p> <p>Club room location caters well for the primary occupants.</p> <p>Very little impact on existing trees, with the bonus of the addition of a considerable number of new trees.</p> <p>Appears to offer the greatest benefits to the ToVP community</p>

9.3 Option 3

<p>Design option 3: Strongly oppose</p>	<p>Lacks larger play areas for the community, doesn't include activity nodes on the Creation Street side and given the desire to engage with the wider and aged communities this seems to be missed. Less trees included in this option compared to others, closure Playfield will cause traffic concerns for the school, clubroom location is not ideal for tennis or the main cricket oval, cricket wickets have a path in front of them, tree canopy seems like it will be impacted, seems to lack parking, strong connectivity circulating the park.</p> <p>Lighting for senior football night games does not seem to be dealt with and no space exists for this given the overlap and boundaries of the cricket and football fields.</p> <p>Does this really give the football club much more than Option 1 and does it ultimate suit the longer term requirements? Is Higgin's Park really big enough for the football club long term? Orientation of the senior football oval seems incorrect.</p>
<p>Design option 3: Strongly oppose</p>	<p>This option offers the least amount of additional benefit to the community. Play space is small. The club rooms are such that it is only serviceable to the senior football field; tennis and cricket would not find the placement adequate for viewing.</p> <p>Although there are no trees removed, this option adds the least amount. Boring</p>
<p>Design option 3: Strongly oppose</p>	<p>Option 3 would really miss a great opportunity to increase the active sporting facilities for the residents of the Town of Vic Park, by not including any hockey turfs. It would miss the opportunity to dramatically increase the usage of the Higgins Park oval by active residents who play sport, and would fail to maximise the potential of the precinct in terms of its usage and capacity to activate the area, and maximise its value to local residents. Option 3, leads to the smallest playground at Higgins Park, which would be a shame, and results in less new trees being planted, and doesn't have the same level of activity nodes on Creaton St, so the opportunity to better link in with the Retirement village community is also lost.</p> <p>The location of the club house remains less than ideal for all sporting clubs in Option 3. The more central locations for the joint multi-sport clubhouse in Options 1 and 2 are both better for providing spectator platforms for the tennis, cricket, football and hockey.</p> <p>With open active sporting areas relatively limited within the Town of Vic Park, it is the responsibility of the Town Council to find a solution that maximises the active sporting options for the local residents of the Town, including residents of all ages, and Option 3 fails to provide that.</p> <p>Both my daughters have gone to Millen Primary School, (as did I a lot longer ago!), and my youngest is still there. The traffic calming on Playfield St and slowing the traffic, and increasing pedestrian connections of the school with the precinct is a great idea. However closing Playfield St to cars entirely would cause a traffic nightmare for parents at drop-off and pick up times, so I don't think is a good idea.</p>

Design option 3: Strongly oppose	This option will not reflect "a place for all" as it excludes the Town of Victoria Park's largest sporting facility. It does not represent a truly multi-sport ground. It does not encourage new users to access the site. This option does not encourage seniors to access the site.
Design option 3: Somewhat oppose	This option dose not accommodate hockey and, I feel gives over to much space to community activity which in my mind is not the object of the redevelopment, surely it should be sport oriented.
Design option 3: Neutral	As the most cost-effective option, this also has the benefit of no tree removal and most closely aligns with all the design objectives and would have a very minimal impact on local residents. This option would be most accepted by the broader community as offers the most benefit, for the least cost.
Design option 3: Somewhat support	as per option 2 this configuration allows for more than 1 game of a particular sport to be played at the same venue at the same time. It also allows for a much larger green-space for users and their pets
Design option 3: Somewhat support	I feel the design team have made hard work out this design and that we have change for change sake. Firstly by leaving the Senior AFL oval in its current position and relocating the cricket pitch to the centre of the area and then adding a junior cricket pitch to the current Junior AFL area, all needs of the current users would be met. The pathway in front of the cricket nets must be removed, too dangerous. The senior cricket boundary line near the nets (item 2) appears to be well under the canopy of the 2 trees. This has the potential to reduce the actual boundary size because balls striking the trees prior to crossing the boundary line are general deemed to be 6 (max score).
Design option 3: Somewhat support	Least Intervention
Design option 3: Strongly support	This option could be much better if footy ovals and cricket pitches are arranged like in option 1 (overlapping). Such arrangement would provide more space for a new clubhouse and a larger playground similar to the layout proposed in option 2. In my opinion, this would be a great improvement to this option. Again, I'd prefer to see this option with Playfield Street closed to vehicle traffic
Design option 3: Strongly support	This is the only viable option to my mind. Existing users are augmented, not impinged or displaced. Open space, highly valued by the DRG and community members is maintained. A balance of summer and winter sport sharing is maintained. Integration with the primary school through closure of Playfield St creates a 'green heart' in the area, which is great. Student and pedestrian safety will be improved. Development of the youth area, sloped play area and RSL forecourt are maximised, activating these currently underutilised zones and contributing to an active, vibrant precinct. The school will benefit from the additional facilities. Playing fields are well aligned to maintain safety and usability. An enhanced 'bush' area south of the RSL will provide nice contrast and benefit both the RSL zone and the whole site.

<p>Design option 3: Strongly support</p>	<p>The community supports the Victoria Park Raiders Junior Football Club to remain at Higgins Park and opposes the construction of a fenced synthetic hockey turf and its associated infrastructure on the green public open space. This was clearly the option supported by the majority of the Design Reference Group.</p> <p>Under Option 3, the Town of Victoria Park will maintain a strong junior football club and benefit from the contribution the club makes to the ToVP community, particularly for children and youths. It can not be underestimated the benefits the club provides as a place of belonging and mateship. The club will be supported to continue growing in strength and enhance its current offering to include other modified versions of AFL for a wider range groups including all abilities. Every day we hear new stories of how the club enhances the lives of the players. This week, a player’s grandparent told us how much she loved it when her grandson plays – because when he plays, he’s with his mates and he goes to school. When he’s not playing, he doesn’t go to school. Footy is powerful.</p> <p>Further:</p> <ul style="list-style-type: none"> • The existence of a football club, and not a hockey club, retains the full capacity of the public open space for use by the community and guarantees its availability and accessibility for many years to come. • Community support for the club is evident through the rapid collection of over 1500 signatures in an online petition managed by change.org. The size of the response should be considered in light of the fact that many in our community are not connected to social media and the Internet and would not have known about the petition to participate. • The club has developed a strong and respectful relationship with its residential neighbours who support the club. Under option 3, there is no change to the impact on residents and will potentially reduce the current impact. • Option 3 maintains the vast, green, public open space. In The Healthy Vic Park Plan 2017 – 2022 Summary, the community rated ‘Parks and Public Open Spaces’ as the most important public health priority. The first action item in the plan is to “Maintain active and passive parks, playground and additional public open space” (p.10).
<p>Design option 3: Strongly support</p>	<p>This is the only one that keeps us whole oval and the footy club. It also means you don’t have to chop down trees, move cricket nets again and do heaps of other work. You don’t need as much parking, lighting is less obtrusive, traffic and impact on residents stays the same or will be further reduced. Maybe you can spend way less that the more than \$10million on this option? The green space is great. Enhance the RSL / Playfield reserve section, sort the tennis clubrooms and everyone is happy, for a lot less \$\$\$. You can keep the big space for public events.</p>



<p>Design option 3: Strongly support</p>	<p>I strongly support Option 3 Football Focused Option: It aligns the most closely with the DRG themes by far in terms of: "Wonderful Nature": Preserves green POS, no fencing/synthetic turf visual disturbance to nature look, less noise, less parking infrastructure leaving a more natural looking perimeter & attractive feel to the park. Preserves all mature trees & by extension endangered Carnaby & Red Tailed Black cockatoo species.</p> <p>Place of Inclusivity: The available space & non restrictive fencing means the oval can be utilised for formal sport (already operating above capacity in winter months), much more inclusive for a wider range of schools that use it for sport purposes i.e. Ursula Frayne (footy, ultimate frisbee & soccer) & Kent Street Senior High School (football games/training). The space & set up provides more opportunities to increase use in summertime through night concerts, events as well as smaller sporting clubs such as area 5 football & womens football (summer season).</p> <p>Sense of Spaciousness: With no restrictive fencing & all green Public Open Space is available for community use & incidental exercisers as well as safe usage for dog walkers to run off lead. Can maintain this theme as population increases also, contributing to positive mental health through passive use.</p> <p>Easy to get around: No restrictions or fragmentations to oval. No additional parking requirements around perimeter meaning safe easy access at any point for people wanting to enter through non-vehicle means.</p> <p>Consideration for Impact to Residents: Lowest impact to residents in terms of noise, traffic, parking, lighting.</p> <p>Financial Viability: Lowest cost to town to implement, does not involve additional relocation costs, non-duplication of resources.</p> <p>Bentley Park & Swan-care is an expanding Senior Retirement village: it already has a 4-storey apartment block that looks over the park, with another block planned to be built in the next few years. These apartment blocks do not have gardens/green space and rely on Higgins Park to service their exercise, recreation and mental health needs. Reduction of this POS will impact on all these important issues for the growing Senior Community.</p> <p>The ToVP has one of the smallest Green Open Space Footprints in the Metropolitan area: the town also faces an expected population increase (45% by 2036) & decreasing size of average residential blocks: Any large green POS needs to be preserved to cater for the increase in population, so that parks do not overcrowd as the population increases over the next 16 years. Higgins Park is the major park providing green POS to East Vic Park & St James residents, St James is already lacking in the recommended amount of G POS/capita, expected to worsen with next few years.</p> <p>Financially: Option 3 much lower cost, and hockey club partnering with other clubs (such as WASPS) would make it more viable for them as a club also.</p>
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	<p>Options 1&2 would either partially or completely displace the football club which currently use all the available open space (operating “at or above capacity of the oval for its size”. Given this, council is effectively getting maximum return on investment for this oval. If is unfair to punish the football club because hockey has a “want” not a “proven need” to locate its turf in the ToVP.</p> <p>If Options 1&2 were considered it would exclude more of the community such as Ursula Frayne High School, Kent St SHS who use this oval for football training & games, as well as regional teams who utilise Higgins Park for training for their competitions. The cricket club needs/wants are also compromised with these options. It also excluded smaller clubs such as Area 5 football (which is a complimentary summer sport), that could improve the summertime usage.</p>
<p>Design option 3: Strongly support</p>	<ul style="list-style-type: none"> • All objectives of the DRG are met under this option. • Supports a variety of uses (footy, tennis, croquet, cricket, runners, dog walkers, kite flyers, exercise groups, school carnivals, walking groups from Bentley Park Retirement Community etc) • Easy to get around without fences. • Protects wonderful nature as no trees are removed and more are planted. • Remains a place for all, no exclusive fenced off areas. • Maintains a sense of spaciousness by having no additional fencing. • Minimal impact on surroundings residents. • Vic Park Raiders are long term tenants of Higgins Park and are a growing club, particularly in AWFL. This option allows them to grow and continue their grass roots programs • Minimal addition infrastructure required. • Lowest cost to the ToVP and ratepayers. • Acceptable by the broader community. • Greater focus on community use as the oval is available to all when footy or cricket is not playing. • Secures vital green public open space and amenity for all members of the community into the future. • The open nature of active reserves such as Higgins Park need to be maintained with potential enhancements and embellishments which will encourage activation and provide for socialising when not used for sporting purposes. • Higgins Park is already recognised by the Town as being ‘at or above capacity’ during the winter sports season. • People are spending more time in public spaces than before coronavirus restrictions, they also appreciated their local parks more and used public spaces for exercise such as running, walking and cycling. • Closing Playfield Street will be great for Millen Primary School. <p>• The Town of Victoria Park community rated Parks and Public Open Spaces as their number one public health priority in the Healthy Vic Park Plan.</p>

<p>Design option 3: Strongly support</p>	<p>More cost-effective, so fair to rate payers, but make sure to include built in storage. Does not require relocation.</p> <p>- Maintaining visual amenity is so much better with this option: The path is continuing and allows people to “look, walk, play”. You have pedestrian access, visual access & a smooth circuit of coordinated activities, without disturbing sense of spaciousness. We are maintaining connectedness to nature by preserving and blending with the historic trees & also considering the history/tradition of the clubs that are already existing.</p> <p>Aligns most closely with the DRG themes: “Supporting a Variety of Uses”, “Wonderful Nature”, “Maintaining a Sense of Spaciousness”, “Easy to Get Around”, “A place for all” & “impact on Surrounding Residents”.</p>
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10. Additional Comments

Option 2 is totally unacceptable. The thought of displacing football for hockey is outrageous. The football club is an established and valued part of the local community. Noise and disruption to local residents is minimal. Hockey would bring unwelcome elements to the park such as noise and fencing. Hockey is not compatible with established uses.

The fencing required for a hockey turf is also unacceptable. Higgins Park's greatest value is in its openness and anything that reduces this is not only contrary to the established design principles, it is also contrary to the community's wishes. This is clearly demonstrated in the DRG workshop outcomes.

I wish there were more environmental conservation, education and sustainability elements contained in the design such as water and power conservation measures.

My preference is for option 2 but as previously mentioned I think this plan gives too much space to community activity and not sport.

These plans do reflect the elements wanted by the community reference group. These plans do improve accessibility around the site. These plans do provide new play areas which was something very much wanted by the community. I originally supported closing Fred Bell Parade but I no longer do - because it is important for seniors to be able to park as close to the RSL as possible. Only the options with a synthetic turf satisfy the goals of creating a space for all that encourages new users to access the park, especially during the day.

As a sign of good faith, Option 2 should be removed prior to the public comment period.

I think the stakeholder engagement for this project has not met community expectations to date but there are exciting opportunities to improve it as we approach the public comment period.

The ToVP is still recovering its trust from the community after the poor consultation surrounding the synthetic turf at Harold Rossiter Reserve and the previous McMillan Master Planning project and this project presents an opportunity.

There is certainly a perception that the process to date has been biased towards the Hockey Club. This is based on:

- o The inclusion of a fenced synthetic hockey turf in 2 of the pre-set options.
- o The perception that a synthetic hockey turf had to 'fail' spatially or financially before option 3 was considered.
- o Option 2 being added by Elected Members as an amendment to the staff recommendation after the President of the Hockey Club had made a statement to Council at its 19 November 2020 meeting asking for access to grass fields as well as a synthetic turf.
- o Option 2 being called 'shared 2' while option 3 was called 'football focus' despite it being shared with as many sporting codes as option 2.

A great way forward would be to improve stakeholder engagement by:

- o Signage on site.

- o Traditional communication for those not comfortable with computers.
- o Direct mail to residents within 800m (this is <50c per item when undertaken by providers other than Australia Post).
- o 6 week public comment period as this is a significant community issue.
- o Information sessions on site.
- o Potential fenced hockey area marked out on ground during these sessions, preferably by temporary construction fencing, to be clear about the impact of the infrastructure being considered.
- o Presentations by the Hockey Club as they have not brought the community along on this journey and it is negatively impacting on the reputation of ToVP.

I love living in the Town of Victoria Park and this whole of idea of fencing off valuable green public open space for the exclusive use of a single sport does not make sense to me.

Whichever option is chosen I would like to see incorporated in it:

- 1) The clubhouse and playground layout from Option 2 (This may involve slightly rearranging the field layout)
- 2) The removal of the line of trees between the oval and the tennis courts
- 3) The terracing layout from option 1 for Playfield reserve
- 4) The parking layout for the RSL from Embankment option 3
- 5) The name Fred Bell Parade kept on the entrance to this parking area
- 6) All street parking spaces to be angled parking(45' rather than 90')

Hockey could consider retractable fencing behind the goals for training and games to minimise the impact on the community, sinking the hockey field is a good outcome from a visual perspective, the light for the facility could also be rationalised subject to a more detailed light study.

Overall it seem Option 1 meets the needs of most of the community and sports groups where as the other two do not meet the needs of at least one major sporting club and Option 3 has the least amount of new trees, seems to have the biggest impact on trees on the boundary, impacts parking on playfield the most, has the least amount of activity nodes on Creation Street and the smallest play area on Playfield near the sports club room.

Financial viability of the sports clubs is critical to ensure they are adequately able to cover the new running costs of the new clubrooms, lighting, curation of playing surfaces and ensuring they cater for all ages and a diversity of people within the Victoria Park Community.

On a more positive note, love the idea of using the embankment for activities.

Have Council taken into account the huge upkeep and maintenance costs for replacement synthetic turf? This would be extremely difficult for the hockey club to pay for, as with the over supply of synthetic turfs in the local area, it would be very unlikely they could rent the turf for income. This would then fall to the Council/ratepayers to foot the bill. We cannot afford to lose any more precious green open public space from the ToVP. We already have a shortage and with the increase in residents and move to apartments and smaller blocks with limited or no gardens, green public open space will be more important than ever. As the hockey club has other options - either using Curtin's turf or sharing with WASPs, it would be extremely unfair for the football club to lose out to hockey because of their want for a turf. There is no proven need. This process felt as if it had a hockey bias from the outset. Both options 1 and 2 displace football either

<p>partially or wholly, which seems incredibly unfair for a club with such a strong community and for a growing sport. Hockey is a sport in decline. We should be focusing on providing enhanced space and amenities for the elderly, disabled, incidental exercise and informal sport users. COVID has highlighted the importance of green public open space and greatly increased use during these times has been very widely reported.</p>
<p>The Vic Park Raiders Junior Football Club has its livelihood at stake.</p> <p>The only reasonable option for the Town of Victoria Park to adopt in the Higgins Park and Playfield Reserve Masterplan is Option 3.</p> <p>The Victoria Park Raiders Junior Football Club, the sport of junior football and football in general, has a proud and historic connection to Higgins Park and the Town of Victoria Park.</p> <p>There is no suitable alternative park, reserve or location for the Victoria Park Raiders Junior Football Club in the Town of Victoria Park, that has the potential to cater for current and future needs (Lanfear Consulting, Higgins Park Needs Analysis, 2019)</p> <p>Further relocation of the Victoria Park Raiders Junior Football Club across multiple parks and reserves within the Town of Victoria Park will threaten the viability of the club and dissipate the club's key strength: a sense of community. Weakening one club to suit another is unjust.</p> <p>The community supports the Victoria Park Raiders Junior Football Club to remain at Higgins Park and opposes the construction of a fenced synthetic hockey turf and its associated infrastructure on the green public open space.</p>
<p>I congratulate the Town of Vic Park Councillors and Staff for undertaking this community consultation process. I strongly believe that fuller engagement and consultation with residents and the community will lead to better Council decisions, and a better future for our community. Thank you.</p> <p>I urge staff and councillors to consider carefully the plight of hockey players in the Town of Vic Park, and the members of the Vic Park Hockey Club, who do not have adequate access to an synthetic hockey turf. Please fund a way to help ensure such access can be found. I really hope that a solution can be found that results in a better result for all sporting clubs, including the Football and Hockey Clubs. Sometimes we need to be brave and find new bold solutions, for the hard to solve problems. I wish you all well and good luck. Thank you for your service.</p>
<p>Option 1 & 2 add to the value to Higgins Park for the community - greater play & recreation options, interesting path networks, integration for older adults in the location, green open space, modern 'club rooms' and upgraded RSL. Higgins Park Precinct then becomes a 'community location' with multipurpose use - a Town of Vic Park show piece.</p>
<p>SAVE HIGGINS PARK and Keep Junior Footy at Higgins. SAY NO TO SYNTHETIC HOCKEY TURFS.</p>
<p>Option 3 is the more community focused option and is by far in closest alignment with community expectations & the key themes of the DRG. Hockey have other avenues to explore & can use Curtin Stadium as much as they need if they wish to remain located in the town. The town has a responsibility to listen to the needs and wants of their electors. The Healthy Vic Park Plan highlighted in a vote that the number 1 preference of the community is to preserve green parkland space. In addition, option 3 aligns closest with the town's Urban Forest Strategy & Public Open Space Strategy.</p>

I urge the councillors to select Option 3 as the most suitable option, making Higgins an Oval that runs at full utilisation whilst still preserving & protecting our Green Open Space for all community members to enjoy for generations to come.

Big special thanks to Ellie, Walter, Hayley, David, and everyone else involved. You did a fantastic job. Great experience. Very much appreciated. Good luck with this project and all the best. Let's see what the outcome will be in the future. Looking forward to it.

1- All the masterplans need to consider pedestrian access from St James and safe crossing of Hill View Terrace.

None of the masterplans take into consideration the safe crossing of hill view terrace. Millen primary and Higgins park cater for people coming on foot from St James. This is a good opportunity for a pedestrian crossing or wide pedestrian friendly and visible island for kids and families to cross hill view terrace. Hill view terrace is very busy at morning peak hour and is a 60km road.

Most families and kids on bikes cross here at fred bell reserve and walk through the RSL carpark / footpaths. There is good line of sight. And this connects with main entry points into the school which are on playfield or ramsden ave. Not etwell. They also cross at Devenish/hill view but this spot does not have best line of sight and cars turn left from devenish onto hill view.

There needs to be a way to slow cars down and allow kids to cross hill view terrace safely at start (peak hour) and end of school.

Also maybe relocate bus stop closer to crossing.

2 - The youth zone is a good idea. Don't try to incorporate too much or anything tokenistic. Make it definitely worth while and challenging. Consult with Millen primary kids for ideas.

3 - Agree with the revegetation areas and the amphitheatre proposal for playfield reserve.

4 - If Millen primary can accomodate Aus kick then it makes sense for the Higgins to fully cater for footy, cricket and tennis. An extra \$5million for a hockey pitch which will also see the other clubs disadvantaged and unable to fulfil their full activities doesn't make any economical or social sense. As a ratepayer I would like to see the \$5 million better spent on addressing crime, drugs, homelessness, sustainability, street lighting, small local park maintenance, footpaths and roads and better designed homes throughout the TVP.

Option 3 is the more community focused option. Hockey have other avenues to explore & can use Curtin Stadium as much as they need if they wish to remain locate in the town. Football has no other relocation options.

Higgins Park is widely used by dog walkers, which doesn't make mention in this process. If the turf is added: the available space ill be compromised and the oval could be overcrowded making it less safe with regards to dogs crossing paths with each other and other community members. Dog walkers may be forced to walk elsewhere but there are no other parks large enough to

accommodate off leash exercising. Dog-walking is an important mode of incidental exercise, for dogs & humans.

Bentley Park & Swan-care is an expanding Senior Retirement village: it already has a 4-story apartment block that looks over the park, with another block planned to be built in the next few years. These apartment blocks do not have gardens/green space and rely on Higgins Park to service their exercise, recreation and mental health needs. Reduction in this POS will impact on all these important issues for the growing Senior Community.

The ToVP has one of the smallest Green Open Space Footprints in the Metropolitan area: the town also faces an expected population increase (45% by 2036) & decreasing size of average residential blocks: Any large POS needs to be preserves at cater for the increase in population, so that parks to not overcrowd as the population increased of the next 16 years. Higgins Park is a major park providing POS to East Vic Park & St James residents, St James is already lacking in the recommended amount of G POS/capita, expected to worsen with the next few years.

Financially: Option 3 much lower cost, and hockey club partnering with other clubs (such as WASPS) would make it more viable for them as a club also.

Option 1&2 would either partially or completely displace the football club which currently use all the available scape (operating "at or above capacity of the oval for its size". Given this, council is effectively getting maximum return on investment for this oval. If is unfair to punish the football club because hockey was a "want" not a "proven need" to locate its turf in ToVP.

If Options 1&2 were considered it would exclude more of the community such as Ursula Frayne High School, Kent St SHS who use this oval for football training & games, as well as regional teams who utilise Higgins Park for training for their competitions. The cricket club needs/wants are also compromised with these options. It also excluded smaller clubs such as Area 5 football (which is a complimentary summer port), that would improve the summertime usage.

Parking is already an issue in this area: Having two winter sports running at the same time would be catastrophic for traffic flow, parking availability, impact on residents and safety to people trying to access the oval through non-vehicular means.

Playfield St Parking

1. Parking along the playing area is at premium demand on weekends and needs to be safely accommodated.
2. However, parental 'pick up zones' for school days is essential and should be retained.
3. No parking provision will increase the extent of illegal and destructive parking, particularly on weekend, and cause maximum nuisance to residents.

Fred Bell Pde

I would like to hear from the users of the RSL Club as to access to parking, drop off and pick up convenience now experiences by club users and what their preferences are for existing and modified vehicle access.

Sporting Configurations

The existing use of open space at Higgins Park should be retained with existing maximum visual access to different playing zones, flexibility in use and availability for special occasions.

Approximately half of the entire area is now specifically allocated and fenced and planted accordingly.

The retained existing open space is rare, valuable and necessary for the nearby residents and rate payers of the township. KEEP IT. Please.

Hockey needs to find another location for an extravagant and polluting playing area.

General comments

'Perspective photos': need to be taken from proposed Clubrooms/Higgins Park playground, as well as Creaton St side.

Turf takes up viewing area from Hill View Tce side: so 1/3 of side of cricket/football ovals cannot be used for viewing.

Issues of seating regarding hockey pitch. Needs to be clarified, see below.

Water sprinklers to wet the turf: The number is dependent on water pressure, most are done in a canon style which shoots water over the pitch. Where are these locations? IN terms of spectators getting wet, neighbouring football games getting wet. Potential annoyance or obstruction to players/spectators.

Logistics of running a canteen/bar revenues between two shared winter sports: how do you divide profits/sales between football/hockey?

Hockey WA controls all match fixing/bookings with a priority of scheduling given to turfs already in existence to ensure their availability.

Lighting:

With the hockey turf in close proximity to the trees: the impact on bird roosting, and potential damage to light infrastructure from the tree branches/storms.

Maintenance & repair of hockey turf due to leaf/branch drop.

Damage to tree root systems from the turf infrastructure given it is positioned under mature tree canopy. Limestone wall, turf replacement construction etc, potentially sinking of turf going deeper/closer to roots. Particularly if they are considering sinking it.

What are there more tree additional in options 1 & 2 compared to 3? It was said in the night that more could be planted if desired with option 3. Why is the tree count not equal or greater for option 3?

From a club perspective, I thought option 2 met the SPJCC's needs best. The placement of the cricket playing fields would allow the club to run two matches simultaneously on a Saturday morning. With a large playing group (638 players registered last year, 68 teams fielded), finding enough grounds for training and match day play is difficult. The club uses a combination of reserves in the Town of Vic Park, City of South Perth and City of Canning, local public schools and temporary pitches (Flicx Pitches) to ensure there are enough fields for all teams.

Option 3 (two cricket reserves, two football fields) could also work, but the positioning of the cricket pitches will need to be reviewed to avoid any overlap and allow the use of both fields simultaneously. Option 1 maintains the status quo for the SPJCC.

The main issue outside of field/pitch placement is the location of the nets. Keeping the nets in the current location and routing a path in front of the nets (as shown in option 3) is a safety issue. Bowlers running in to deliver the ball can run into path users. Those using the path also risk injury being struck by a cricket ball. The path should not cross in front of the nets but take a course to run behind and up the side of the nets to minimise risks to either set of users. Easy access to the grassed reserve from the nets is also needed for training.

Options to move the nets to the western corner would be fine, it allows parents to park on the side streets instead of off Hill View Terrace. Same consideration regarding the path should be taken into account so bowlers have enough space for their run-up (some can be long!). Another consideration is branch/leaf/nut fall from trees onto the pitches in the nets. Possibly using lower

trees/shrubbery would minimise that, though the more experienced coaches will bring a broom and get the players to sweep out the nets. It's a good warm-up!

Moving onto some of the modular options presented in the options (note this from the point of view as a local resident, park user and parent of children who attend Millen Primary School):

- Blocking Fred Bell Parade - this option creates more space for nature areas, the embankment zone or additional playground. Extra parking along Playfield St would replace the parking lost when Fred Bell Pde is blocked.
- Amphitheatre Area (Playfield/Devenish St) - this is a great use of the slope. I can see the school using this for concerts if there is an area built to serve as a stage
- Embankment Zone - this would be an interesting feature to add to Higgins and another use of the slope in this location that isn't present in other parks around the locality.
- Youth Zone - this is a well thought addition to attract older children/teens to the park. Allows the tennis club to show off its amenities and attract new members.
- Blocking Playfield St between Ramsden Ave and Etwell St - I really like the idea of having a pedestrian boulevard that connects the reserve to the school. Parking and traffic flow are both impacted, so this might not be attractive to school parents, but I think the access it provides for the Millen PS to use the reserve has merit

Thanks for allowing the club to have a hand in the planning and review of this Masterplan.

