

**PD47.12 – Attachment 1**  
**Site Plan**



Wednesday, 17 October 2012

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Proposed Amalgamation Area

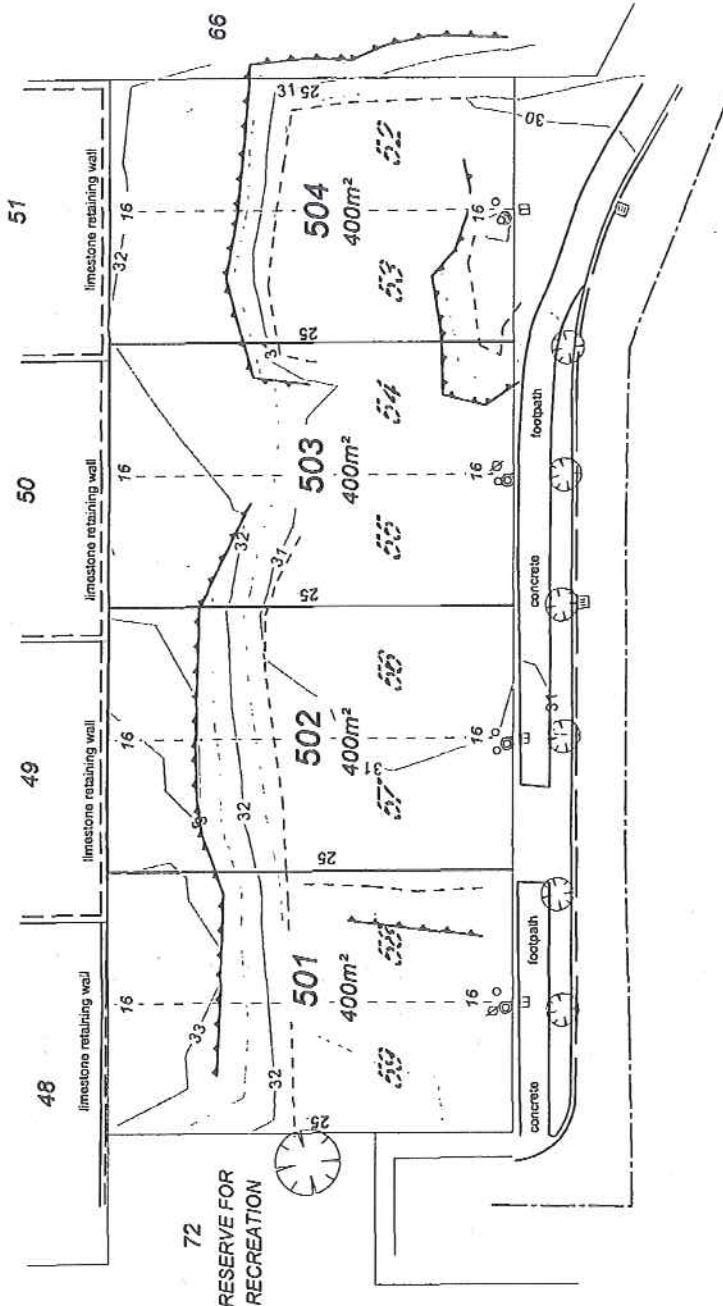
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City of Nedlands

PD47.12 – Attachment 2  
Subdivision Plan

Total areas:  
Lot 52-59 - 1800m<sup>2</sup>  
No. of original lots - 8  
No. of proposed lots - 4



DEPARTMENT OF PLANNING  
DATE 25 SEP 2012 FILE 14 6.8 0 1

**SERVICE LEGEND**

WATER	DRAINAGE	TELSTRA	POWER
STOP VALVE	MANHOLE	TELEPHONE	CONDUIT POLE
HYDRANT	CHAMBER	SEWERAGE	LIGHT POLE
WATER MAIN	SEWER MAIN	SEWER MANHOLE	GLASS
WATER CONNECTION	SEWER CONNECTION	SEWER CHIMNEY	GLASS MITER
LINE STYLES	FEATURES	POWER	SCALE POLE
PROPOSED BOUNDARY	STAKE COVER	CONDUIT POLE	GLASS MITER
EXISTING BOUNDARY	STONE COVER	CONDUIT POLE	GLASS MITER
TOP OF CURB	GLASS MITER	CONDUIT POLE	GLASS MITER
	GLASS MITER	CONDUIT POLE	GLASS MITER

**IMPORTANT NOTE:**

- All dimensions, lot nos. & areas are subject to survey and approval of WAPC & Titles Office.
- All building offsets are approximate only and are subject to survey.
- Contours Plotted from Water Corporation Sewer E plans.
- If A Contours Building is less than 1m from the Sewer Main, The Water Corporation will require a Surveyed Location of the Sewer Main prior to Approval of the Building Application

TITLE: PROPOSED SUBDIVISION	REF: 72/08-APP	DATE: 11/09/2012	SURVD	DRAWN	CHECKED
	LOT: 52-59	ZONING: R: 60	D.C.	D.R.D.	
FLANDIA: DP55208	LOCAL GOVERNMENT: CITY OF NEDLANDS	SCALE: @A3 1:300	0	5	10
8 Stirling Street Fremantle PO Box 1219 FREMANTLE WA 6950	E: giudice@giudicesurveys.com T: 9335 6222 F: 9430 4930	REVISION:			15
GIUDICE SURVEYS ESTABLISHED 1972 LICENSED LAND SURVEYORS Land Subdivision, Strata Consultants Engineering Surveys, Project Management					
CLIENT: MIRVAC					

## New Provisions

### a) OBJECTIVES FOR DEVELOPMENT

The design for the dwelling on the Lot shall ensure:

- i. a detached built form that is in a landscaped setting (including the setbacks of both side boundaries);
- ii. a contemporary architectural built form where the elevations on all sides are consistent in design quality, composition and detailing (refer to the section on *Built Form and Landscape*);
- iii. a built form that follows the contours of the land (a split level interior is possible);
- iv. a response to the surrounding context of the existing Primary School site, Public Open Spaces and streetscapes (refer to the section on *Built Form and Landscape*);
- v. that any two-storey portion is located predominantly at the front western part of the Lot to promote streetscape consistency and scale, and to minimise overshadowing of any neighboring southern lot's rear outdoor living area; and
- vi. Overshadowing: Development on the Lot shall be designed so that its shadow cast at midday, 21 June onto the adjoining property's outdoor living area (in accordance with the mandatory location shown on the DAP) does not exceed 50 % (i.e. 15sqm of the RCodes minimum requirement).
- vii. The outdoor living area receives winter sunlight.

### b) DETAILED AREA PLAN

- **Front setback:** Generally 4 m minimum and 6 m maximum.
- **Minor horizontal incursions into the front and rear setback:** The maximum depth of intrusion that is permitted is 1 m and for a maximum of 50 % of the elevation of the proposed dwelling (minor incursions include projections such as a balcony - roofed or unroofed - with no enclosed space underneath, porch, verandah, blade wall or chimney).
- **Side setback:** 1m min for the ground and any upper floor for both side setbacks; RCodes wall setbacks apply for any upper level with major openings. No wall shall be permitted to be built on the boundary and variations to this 1 m min requirement will not be accepted.

- **Rear setback:** 4 m min for the ground and any upper floor. A non weather-proof light weight structure is permitted within the rear setback.
- **Privacy:** Overlooking from any balcony or major opening at the upper level into the 4 m rear garden of adjoining properties is acceptable. Any overlooking of any other area of adjoining lots is not permitted (RCodes privacy provisions apply).
- **Minimum total open space:** 45 %
- **Outdoor living area:** A courtyard shall be located at the mandatory rear northern position of the Lot to receive winter sunlight (refer to DAP).
- **Garage setback and design requirements:** 4.5 m minimum and located at least 0.5 m behind the dwelling's elevation. A verandah, porch or balcony is included as an element on the "elevation". Any element of the elevation that serves to reduce the visual impact of the garage on the street is deemed to be the dwelling's elevation.

Carports are not permitted.

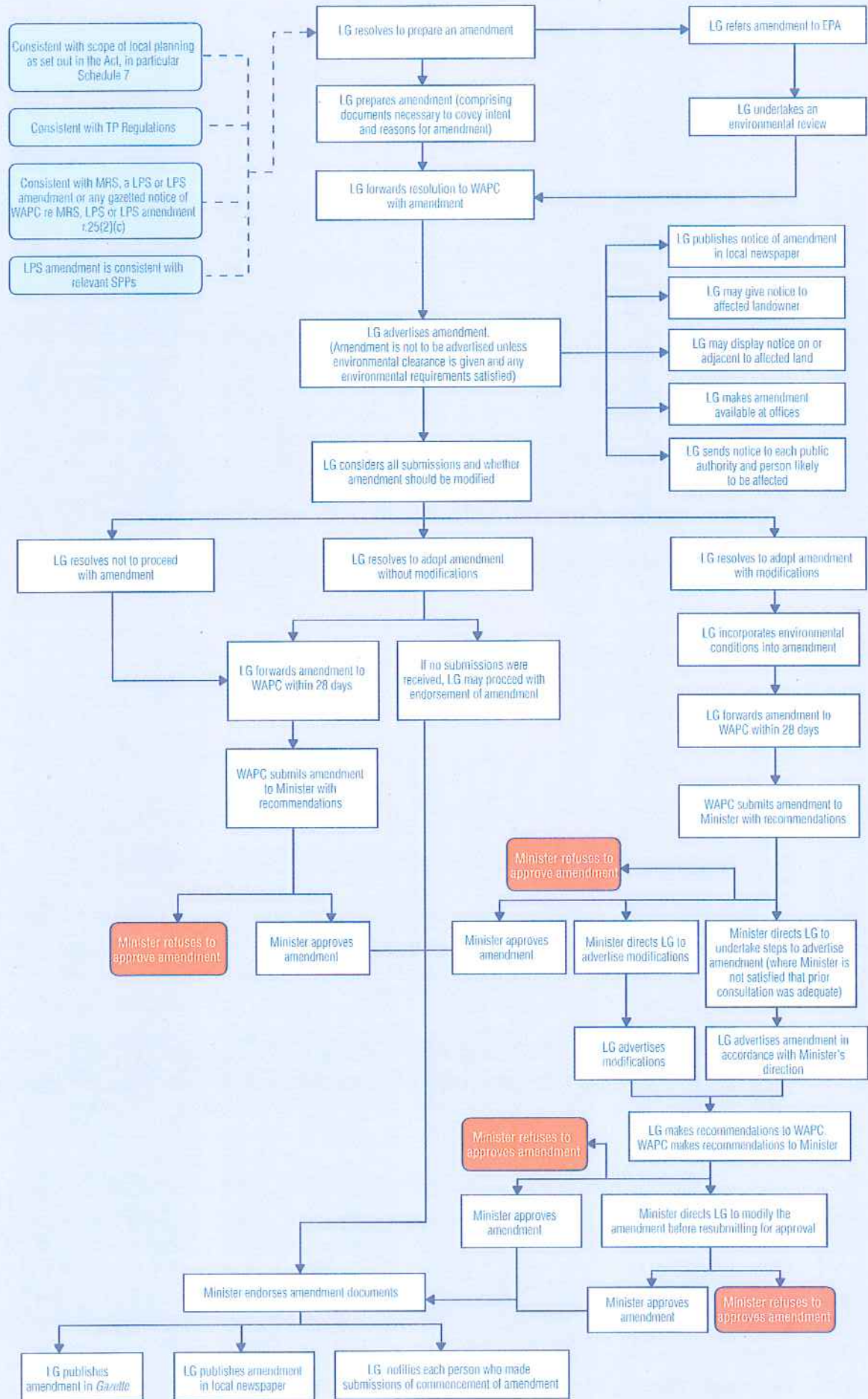
Garages with car spaces parallel to the street are not permitted.

The enclosed garage shall accommodate a minimum of two car spaces, and shall be integrated into the design of the dwelling. The maximum garage opening width is 6 m.

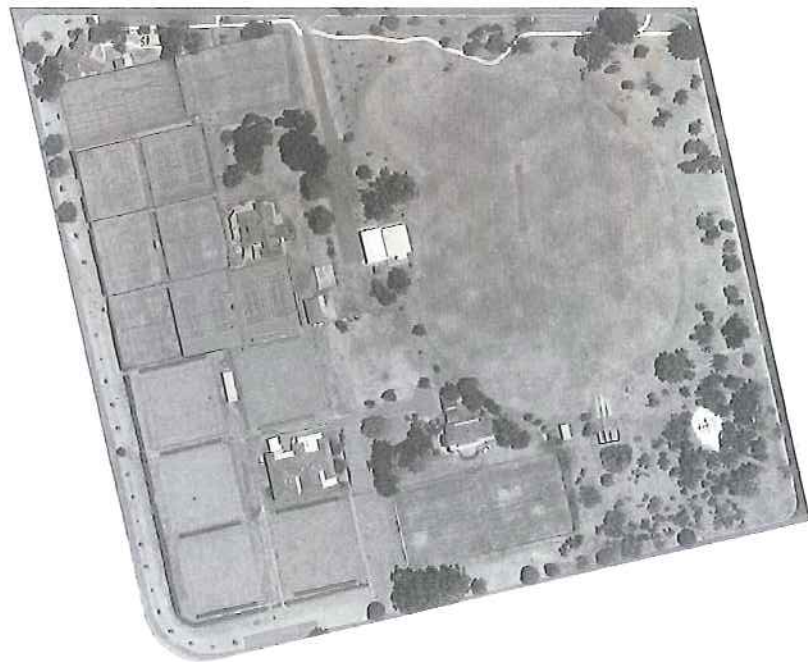
#### c) OTHER REQUIREMENTS

- Habitable loft spaces and windows in the roof are not permitted. A skylight will be considered subject to appropriate detailing.
- The nominated "ground level" for measurement of building and wall heights shall coincide with the "natural ground level" created as part of subdivisional works (refer to DAP for Lot pad level).
- Refer to *Built Form and Landscape* section f) for fence and letter box requirements.

Appendix 5.5b Preparing an amendment to a local planning scheme



**PD48.12 – Attachment 1**  
**DC Cruickshank Reserve Master Plan**



DC CRUICKSHANK RESERVE MASTERPLAN SEPTEMBER 2012

PREPARED FOR THE CITY OF NEDLANDS BY

PENDAL AND NEILLE ARCHITECTS AND STUDIO BAAN LANDSCAPE

## C O N T E N T S

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## Executive Summary

Collegians Amateur Football Club approached the City of Nedlands (henceforth referred to as the City) approximately 5 years ago with a plan to replace their existing club building with a new facility on the DC Cruickshank Reserve. The City subsequently commissioned the preparation of a Masterplan for the reserve prior to any of the three existing exclusive-lease sports clubs undertaking substantial future-works programmes. The intent of this masterplan was to provide for co-ordinated future development by the sports clubs on the reserve and to seek efficiencies and possible club synergies by moving to a shared-use building. In addition, the Masterplan was intended to allow cohesive future development of the reserve as a significant natural, cultivated and civic landscape, binding this to the Swan River at Point Resolution and to the locality of Dalkeith.

At the commencement of the masterplan process it was the City's assessment, in respect to both up-front capital expenditure as well as lifecycle costs, that the most effective and economic solution to future sport club development would be achieved by moving all three clubs into a single shared-use building. This assumption was based on a shared facility being more likely to attract state government funding (via the Department of Sport and Recreation CSRFF programme), as well as the assumption that much-needed repair, maintenance and building code compliance work to the existing Tennis and Bowls Club buildings (which are approximately 55 and 75 years old respectively) would prove to be cost prohibitive. As this process unfolded it was established that significant support was received by all stakeholders involved in the process to test whether the assumption that the 'shared-use facility' would be the most appropriate model from a functional, cultural and long-term economic perspective. Consequently three masterplan schemes were developed and costed on the basis of their up-front capital cost. Two preferred schemes were then identified by the City and its stakeholders for Lifecycle Cost Analysis in order to establish the long-term economic implications of any decisions made in 2012 as part of the masterplan process. A preferred scheme - to renovate the existing Bowls and Tennis Clubs and to build a new Football Club - was identified as a result of this process.

### Master Plan Aim

The aim of the DC Cruickshank Reserve Master Plan is to provide for co-ordinated future development upon the reserve with a focus on the provision of recreational facilities that meet the long-term needs of the current users and general community in line with the City's strategic direction.

In addition to the development of a Masterplan the City hopes:

- a) To gain a level of general agreement from sports clubs and the community regarding the location of the proposed sports clubs building(s);
- b) For the clubs and City to understand the financial implications of all building location, shared-use and renovation options;
- c) to provide for co-ordinated future development by the sports clubs on the reserve and to seek efficiencies and possible club synergies by moving to a shared-use building;



- d) to allow cohesive future development of the reserve as a significant natural, cultivated and civic landscape, binding this to the Swan River at Point Resolution and to the locality of Dalkeith;
- e) For the clubs to understand the City's role in any future development and for the City to be aware of the funding implications upon each club.

## Consultancy Team

The DC Cruickshank Reserve Masterplan project went out to open professional tender via a 'Request for Tender' process in late 2011. In early January 2012, the team proposal lead by Pandal and Neille Architects was selected and comprised the following team members:

Pandal and Neille	Master planning, Architecture, Hard Landscape
Studio Baan	Master planning, Soft Landscape
AECOM	Community Consultation
RBB	Quantity Surveyor
Brown McAlister	Licensed Surveyor

As a result of the decision to broaden the original project scope and complete three masterplan scheme options, the following two consultants were engaged by the City to provide further comprehensive professional input:

Lifecycle Cost Estimates	Tredwell Management
Energy Efficiency	Energy Ratings (WA) - preliminary Option-1 assessment

## Brief and Scope of Work

The consultancy team as noted above was originally engaged to provide a single Masterplan for DC Cruickshank Reserve. Information provided to all tenderers by the City as part of the 'request for Tender' process was as follows:

*The City envisages the redevelopment of the reserve into a single building that is a contemporary facility where all of the current and future users' needs are accommodated. The creation of two meeting spaces on a 2/3rd / 1/3rd basis to provide additional space and access for more user groups, the sanitary and kitchen features are to be accessible and upgrade to business class standard. DC Cruickshank Reserve is well located to become a central focus area and is to be developed to cater for unstructured participation by the placement of lighting, walk paths, BBQ facilities, drink fountains for both people and dogs and seating.*

*The Request for Quotation (RFQ) outlined that the Master Plan will:*

- Provide a community hub;
- Address streetscape and entry statement;

- Cater for all existing users as a minimum;
- Provide contemporary facilities for all existing and future recreational groups;
- Provide facilities for existing community groups;
- Have areas for formal community recreation;
- Have areas for informal recreation for all the community demographic;
- Provide playgrounds or facilities for children including primary school age;
- Provide youth recreational opportunities (but not a skate park);
- Provide safe and sufficient parking for site users;
- Have areas for small to large community gatherings;
- Combine the three main sporting groups into one multi-use building.

*This project has five outcomes and these are to produce:*

- *Shared Vision: A shared vision for the site from existing users, the Council and the community;*
- *Site Master Plan: Preparation of a site Master Plan that details all site uses including sporting and recreational fields and grounds, building envelopes and community active and passive recreational areas and facilities and parking;*
- *Building Design: Design of new building/s that delineate users, meeting areas, kitchen facilities, bar facilities, change rooms, storage areas and access for all existing users as a minimum (not detailed drawings for construction);*
- *Preliminary costings for all works within the site;*
- *Staging Plan for works recommending staging approach to facilitate overall vision whilst allowing all users to continue to operate at site.*

*(City of Nedlands Request for Tender document- RFG2011/12.01, December 2011)*

### Expanded project scope

After the first round of consultation with the sports clubs and community members, there proved to be overwhelming feedback that further investigation was required, that design solutions in addition to the single 'shared-use' facility (whereby all clubs would co-exist within one new building; Option 3 as it became known) should be investigated so as to exhaust all likely models of development. It was then decided that the scope of the project would be increased to include the investigation of two additional reserve redevelopment options. These being:

Option 1 – the renovation of the existing Bowls and Tennis Club buildings and a separate new Football Club building;

Option 2 – a new shared-use building for the Bowls and Tennis Clubs and a separate new Football Club building.

Because of the degree of renovation works anticipated, the development of the 'Option-1' Masterplan scheme necessitated more detailed investigation by the design team to better ascertain the scope of work that would need to be accounted for as part of the cost planning process. Typically for new-build projects, cost assessments can be made on a 'per square rate' whereby a dollar value per square metre is established. This is then compared to a likely building area resulting in a preliminary project construction cost. This 'square metre rate' approach is notoriously inaccurate on refurbishment projects, as such it is preferable to provide element-based assessments of a project's scope whereby individual components of the project are assessed by the Quantity Surveyor in order to establish a preliminary cost plan. The following was completed in order to develop the 'Option-1' project scope and an associated cost estimate:

- The Tennis and Bowls Club committee members were consulted and preliminary brief / space usage assessments were completed;
- Measured drawings (at a scale of 1:100) were completed of the existing Tennis and Bowls Clubs to provide current information about each buildings layout, areas and use. Existing plan information held at the City of Nedlands archives was out of date and incomplete;
- A calculation of sanitary facility numbers (WC's, Disabled Accessible WC's, Showers etc.) was checked against the National Construction Code;
- A preliminary 'Access for Premises' universal access audit was completed by staff at the City of Nedlands' Building Department;
- A preliminary assessment of the implications of Section J (Energy Efficiency) requirements of the National Construction Code (NCC) was completed by Energy Ratings (WA). Both the Tennis and Bowls Clubs are categorised as a Class-9B Assembly Building under the NCC;
- Proposed floor plans (at a scale of 1:100) were completed with the above information taken into account;
- 'Trade and finish schedules' were completed to be read in conjunction with the proposed floor plans, and to assist the Quantity Surveyor in establishing a reasonable assessment of cost;
- All of the above assessments were made so as to allow preliminary cost estimates to be prepared that would achieve a 'modest' level of finish and to significantly extend the useful life of these buildings.

## Outline brief requirements of the Sports Clubs

Principal 'building' and 'playing surface' briefs were established early-on with each of the three principal sports clubs. A summary of these requirements follows:

### Bowls Club

- Existing Greens. The Bowls Club currently maintains five '7-rink' grass greens. These require substantial maintenance. The edge retaining of these greens needs to be replaced as does their shade and seating structures.
- Proposed Greens. Plan to move towards a reduction from five greens to four with a mix of two grass and two synthetic. One of the synthetic greens is to be a 9-rink international standard green so as to promote increased competition play at the club.
- Roof cover to 9-rink green. There is a longer-term plan to cover the 9-rink international standard green with a weatherproof roof cover with 'drop-down' sides for wind and rain protection. This item was priced as part of the original cost plan, however it was removed in a second cost plan revision (refer Cost Plan section below).
- Existing parking was noted as insufficient.
- The existing building has significant maintenance issues to resolve. Sanitary and change facilities are out of date and too few in number (as per the National Construction Code). If targeted for renovation, the existing building (and parts of the grounds) will need to be brought up to current 'Universal Access' and 'Access for Premises' standards.
- As a substantially air conditioned 'Class 9-B' building preliminary investigations suggest that it will be required to be brought up to current 'Section J Energy Efficiency' standards under the National Construction Code. This needs to be verified in further detail once detailed proposals are made for renovation works.
- Building Renovation. Refer to the 'Option-1' Masterplan in the following sections for the detail relating to this item as prepared by the Bowls Club project committee.

### Tennis Club

- Existing Courts. The Tennis Club currently maintains 28 courts- 8 Hardcourts and 20 Grass Courts. Six of these grass courts are located south of the existing PROCC building. These six courts were former lawn bowls greens associated with the original Dalkeith Ladies Bowling Club- now the PROCC Building.
- Prior to the commencement of the masterplan process the Tennis Club had obtained approval and funding (via DSR and the City of Nedlands) to replace their existing four grass courts located in the north-eastern corner of the club with a new Clay Court surface. The intention was to maintain a total of 28 courts, but to seek out training and competition opportunities based on the move towards these three principle playing surfaces.

- At the time of writing this report the Tennis Club has recently commenced discussions with the City to alter the location of the proposed clay courts which would increase their overall court numbers to 30. These discussions are ongoing.
- Existing parking was noted as insufficient.
- The existing building is in reasonable condition and has modest maintenance issues to resolve. Sanitary and change facilities are out of date and too few in number (as per the National Construction Code). If targeted for renovation, the existing building (and parts of the grounds) will need to be brought up to current 'Universal Access' and 'Access for Premises' standards.
- As a non-air conditioned 'Class 9-B' building (only the office is air conditioned) preliminary investigations suggest that it will not be required to be brought up to current 'Section J Energy Efficiency' standards under the National Construction Code. This needs to be verified in further detail once detailed proposals are made for renovation works.
- Building Renovation. Refer to the 'Option-1' Masterplan in the following sections for the detail relating to this item.

#### Football Club

- Existing Oval. The City of Nedlands currently maintains the existing football / cricket oval. The Football Club has raised concerns in regard to the quality of the playing surface which is a result of a reticulation system which is due for replacement. The City is aware of this issue and has significantly improved the quality of the surface over the last few years and has plans to replace the reticulation system as soon as funding allows and a direction on the DC Cruickshank Reserve Masterplan is approved.
- Floodlighting. Current floodlighting covers approximately one quarter of the oval and is used for evening training purposes. Because it is concentrated in one area of the ground excessive wear of the playing surface occurs in this location.
- Existing parking was noted as insufficient.
- Building replacement. The existing clubroom was built in 1976 as a temporary measure by club members and is attached to a separate change room and public amenities building. Both buildings are in poor repair and require replacement.
- Proposed Building. Hodge and Collard Architects have previously prepared developed drawings of a new club and change room facility. The general configuration of this building has been adopted in 'Masterplan Options 1 and 2'. Pandal and Neille has met with the Football Club and their Architects and suggested modest amendments to their current proposal so as to bring the design, appearance and material selections into closer accord with the site and its environs. This will be described in the Preferred Masterplan Option-1 section below.



Site Context



Site Context



Site Context



Living + Key Features



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## Existing Site, Sports Clubs and Use

### The Existing Site

#### Features

The features of the DC Cruickshank Reserve include its landscaped periphery, open aspect and adjacency to the Swan River. The site provides river glimpse views over the western treetops and access to sea breezes.

The trapezoidal shaped site has a fall from east to west, with a maximum level change of 13m.

A notable quality of the site is its general informality. Hardstand circulation is minimal, with only a footpath to the northern boundary. Tree selections are varied and not structured. Overflow parking is provided to the verge areas as well as several unmarked grassed areas to the interior of the site.

Mature native tree plantings of Tuarts, Jarrah and several other eucalypts are significant in size and quality and echo the plantings of the nearby Point Resolution Reserve. Mature groupings of pine trees to the Point Resolution Occasional Childcare Care (PROCC) are also significant. Individual trees of note also include several Ficus trees to the north-east corner and mature Jacaranda trees to the north-west periphery.

The site also features a mature clipped hedge which runs along the site's entire western boundary.

Functionally, the reserve is consolidated into two main zones, with the active recreation activities (tennis and bowls) to the western half and passive recreation activities to the east (walking, oval and playgrounds)

#### Parking and Traffic

Car access to the site is via two separate entries, one from Beatrice Road to the north and the other from Jutland Parade to the south. All formalised parking happens along these two internal access roads, which support approximately 148 formalised car parking bays.

#### Community Feedback

Community feedback on the landscape at the reserve can be summarised as generally positive. The site is currently seen as peaceful and harmonious, with a feeling of safety and a 'family' atmosphere. The greenery and native plantings are appreciated by the community at large. More significantly, the community considers that the reserve does not require substantial changes.

#### PROCC (Point Resolution Occasional Childcare Centre)

A requirement of the City was that the PROCC facility remains outside the scope of the

masterplan pending an assessment of its childcare priorities. The City requested that the design team report on any implications upon the masterplan in regard to the decision to exclude the PROCC building from the scope of work. This response to this is discussed within the 'Masterplan- 3 Concepts' section below.

#### Dalkeith Pre-Primary & Kindergarten

This existing facility is located in the north-western corner of the site. It is State Government owned and operated and is located on a separate land title. The City requested that it be excluded from the Masterplan.

#### Existing Sports Clubs

Three Exclusive Lease sports club tenants currently occupy and utilise the DC Cruickshank reserve:

- Dalkeith Tennis Club
- Dalkeith Nedlands Bowling Club
- Collegians Amateur Football Club

The sports clubs that make regular use of Reserve are:

- Dalkeith Nedlands Junior Football Club
- Claremont Nedlands Junior Cricket Club
- Western Suburbs Cricket Club

A brief snapshot of sports club membership over the last four years is as follows:

	2008	2010	2012
Dalkeith Nedlands Bowling Club	362	412	355
Dalkeith Tennis Club	400	524	452
Collegians Amateur Football Club	300	317	390
Dalkeith Nedlands Junior Football Club	332	200	196
Claremont Nedlands Cricket Club (inc. Jnrs)	630	705	440 (Jnrs)
Western Suburbs Cricket Club	180	220	220



Club	Total member numbers	% members that are junior (under 18) / senior	% members that are City of Nedlands residents	Volunteer hours / week in order for the club to function	Hours of use for the club building / week	Hours of use for club grounds / week	Funds put in to building upgrades by club to date
Collegians Amateur Football Club	390	25 / 75	30	46.25	20 (during season Apr-Sep) 9 (during pre-season Jan-Mar)	16.5 (during season Apr-Sep) 9 (during pre-season Jan-Mar)	\$110,000
Dalkeith Nedlands Bowling Club	355 (267 active)	1 / 99	52	121	90 (by the club) 30 (hirer groups)	16 (by the club + members can use casually) 27.5 (hirer groups)	\$250,000
Dalkeith Tennis Club	452 (424 active)	40 / 60	81	118.5 (includes individual committee members time)	33 (by the club) 60 (by the in-house coach) 1.75 (hirer groups)	40 (summer, includes the club coach) 27 (winter) 10 (summer, hirer groups)	\$220,000
Claremont Nedlands Junior Cricket Club	160 of 440 members make use of DC	100 / 0	90	-	Currently only make use of toilets	5.5 (summer)	
Western Suburbs Cricket Club	220	6 / 94	50-60	-	Saturdays in summer 1 hour kitchen, 5 hours toilets	5.5 (summer)	-

### Main Club Priorities

#### Dalkeith Nedlands Bowling Club

Immediate priorities (within 12 months)

- Engineer's inspection certificate
- Provide disabled access to facilities
- Upgrade of ladies and men's toilets

(Both of the above items are required in order to meet current building codes)

- Roof repairs

Medium term priorities (within 2 – 3 years)

- All year round verandah areas on southern and western side of clubhouse. This significantly increases the useable space for member and community activities at a low cost.

- Construction of one synthetic green with floodlights. Reduces green maintenance costs and increases availability to community.

Longer term priorities (within 4 – 5 years)

- Construction of second synthetic green, again reduces green maintenance costs.
- Upgrade to internal areas, including kitchen, to address future utility requirements.

Long term priority (within 10 years)

- Construction of roof over one synthetic green.

Collegians Amateur Football Club

- To ensure that the playing surfaces and facilities at DC Cruickshank Reserve are maintained and enhanced to encourage children and adults to be involved actively in sport and recreational pursuits.
- To provide facilities of an appropriate and modern standard for the current players and users and to attract new players to the club and to also create the opportunity for Nedlands residents and those in surrounding suburbs to have a quality facility at which young men and women can play regular organised sport.
- The first priority is to provide up-to-date change room facilities of a standard suitable for Australian Rules football and WA Amateur Football League requirements with the ability for these facilities to be used by other sporting groups within the area as required.
- The Clubrooms are in need of rebuilding or at the very least a substantial upgrade so that our members and supporters have a suitable facility at which to meet and socialise and also have a place of meeting where the clubs organisation can take place and memorabilia can be appropriately stored and saved.

Dalkeith Tennis Club

- 4 Hartru (clay) courts installed within the next 1.5 years;
- Staging of renovation of clubhouse with wheelchair access the major priority within the next 4 years

## Relevant City of Nedlands Documents

### Internal

Strategic Community Plan 2012. This document outlines the agreed strategic direction based on feedback from and consultation with the community. This highlighted the community expectation or aspiration to strive for 'better than the usual minimum facilities' in respect to parks and buildings. This sentiment was accompanied by an acknowledgement that rate increases would be likely in order to accommodate this.

## Relevant Council Endorsed documents

### 1. Recreation and Sport Policy

#### *Context*

Council acknowledges the key role that recreation and sport plays in contributing to community wellbeing. Therefore Council will ensure that a wide range of recreational and sporting opportunities are available to all age groups across the local community.

Council's role in regard to recreation may include direct service delivery and / or facilitating community access to recreation and sporting opportunities across all age groups and genders.

Recreational opportunities supported by Council will include a mix of:

- a) Physical recreation – i.e. sport and unstructured physical recreation such as walking and cycling;
- b) Non-physical recreation – i.e. courses, arts activities and events; and
- c) Advocate, facilitate and/or provide facilities for recreation and sport.

Council will prioritise support for recreation and sport activities that:

- a) Strengthen local relationships.
- b) Help build a sense of local community.
- c) Contribute to community spirit.
- d) Contribute to community health and/or wellbeing across all age groups and genders.

### 2. Asset Management Plan 2010

In this plan the Dalkeith Oval Pavilion (Collegians Football Club building) was endorsed as being due for demolition and replacement in the years of 2012/13 to 2013/14. The Bowls and Tennis Clubs were not addressed in this plan. This plan was endorsed before the DC Cruickshank Master Plan project began.

### 3. Strategic Recreation Plan (reviewed 2010)

#### VISION

(Amended 2010)

*The City of Nedlands is committed to making a significant and sustainable contribution to the quality of life of the people living within, and who visit, its boundaries through support of a broad range of sport and recreation services, facilities and programs.*

#### Envisaged Outcome

In 2015 the City of Nedlands Sport and Recreation will be:

Centralised around six major sporting/recreation venues, one of which being DC Cruickshank Reserve catering for Tennis, Lawn Bowls, AFL, Cricket and Ultimate Frisbee and the Community's needs. All users will have a centralised social clubrooms and all sporting clubs working together to ensure financial viability of their sports;

- The six major venues will be floodlit to enable all users to participate throughout the year in the evenings and early mornings;
- Additional facilities in the form of BBQ's, playground equipment at the six major sporting/recreational reserves are supported by smaller local venues;
- A network of linked and un-linked walking, and cycle paths for use by the community;
- All clubs will have documented management/user agreements and understand their responsibilities in terms of outgoings for maintenance, power, water and public liability insurance;
- All facility specific groups will have documented leases. (e.g. Bowling Club, Tennis Club, Golf Clubs).

#### Major Recreation Reserves

There is a need to identify a number of key reserves on which the City's major sporting facilities will be concentrated. The main criteria in determining whether a reserve is considered as a major recreational reserve are the following:

- It's capacity to accommodate multiple sports;
- It's capacity to accommodate a multi-use recreational building;
- It's capacity to accommodate the related traffic and parking.

Identifying a number of major recreational reserves will guide future decisions about the location of recreational facilities. This will focus expenditure efficiently and will help channel resources towards multi-use facilities.

#### Unstructured Recreation

The change in participation towards less formal structures and changing work patterns results in the majority of the community wishing to participate in activities and programs outside of the formal club base. There is a need to ensure that both structured and unstructured recreation is supported by the provision of city resources.

#### Recommendation of the reviewed Strategic Recreation Plan

That the amended Vision, including the addition of the DC Cruickshank Reserve as a Major Sporting/Recreation venue should be adopted to allow for future development of facilities at the venue.

#### 4. The 'Greenway Corridors' Policy 2001

The City of Nedlands Greenways Policy evolved following the development of "A Strategic Plan for Perth's Greenways 1998" by Tingay and Associates. This report was commissioned by the Ministry for Planning in association with the Commonwealth Department of Transport and Regional Development. Contained within this report were recommendations for local governments to identify potential and existing green corridors in their structure plans and Town Planning Scheme (if possible) along with the development of a Local Planning Policy to deal with the planning and implementation of local greenways.

The Greenways Corridors Policy was approved in 2001. Prior to its approval public consultation was undertaken with residents requested to provide comment on the policy.

Greenways provide the opportunity for achieving this vision and in doing so can become a crucial feature of the urban fabric of the City. By linking the natural and built environments of the City's neighbourhoods, they provide for biodiversity and achieve sustainability.

#### 5. Technical Services Report TS-17.12 (28.8.2012)

This document is an investigation of location options for a fenced dog park south of Stirling Highway. This 'in progress' document investigates three potential locations for a fenced dog park, one of which is the DC Cruickshank Reserve.

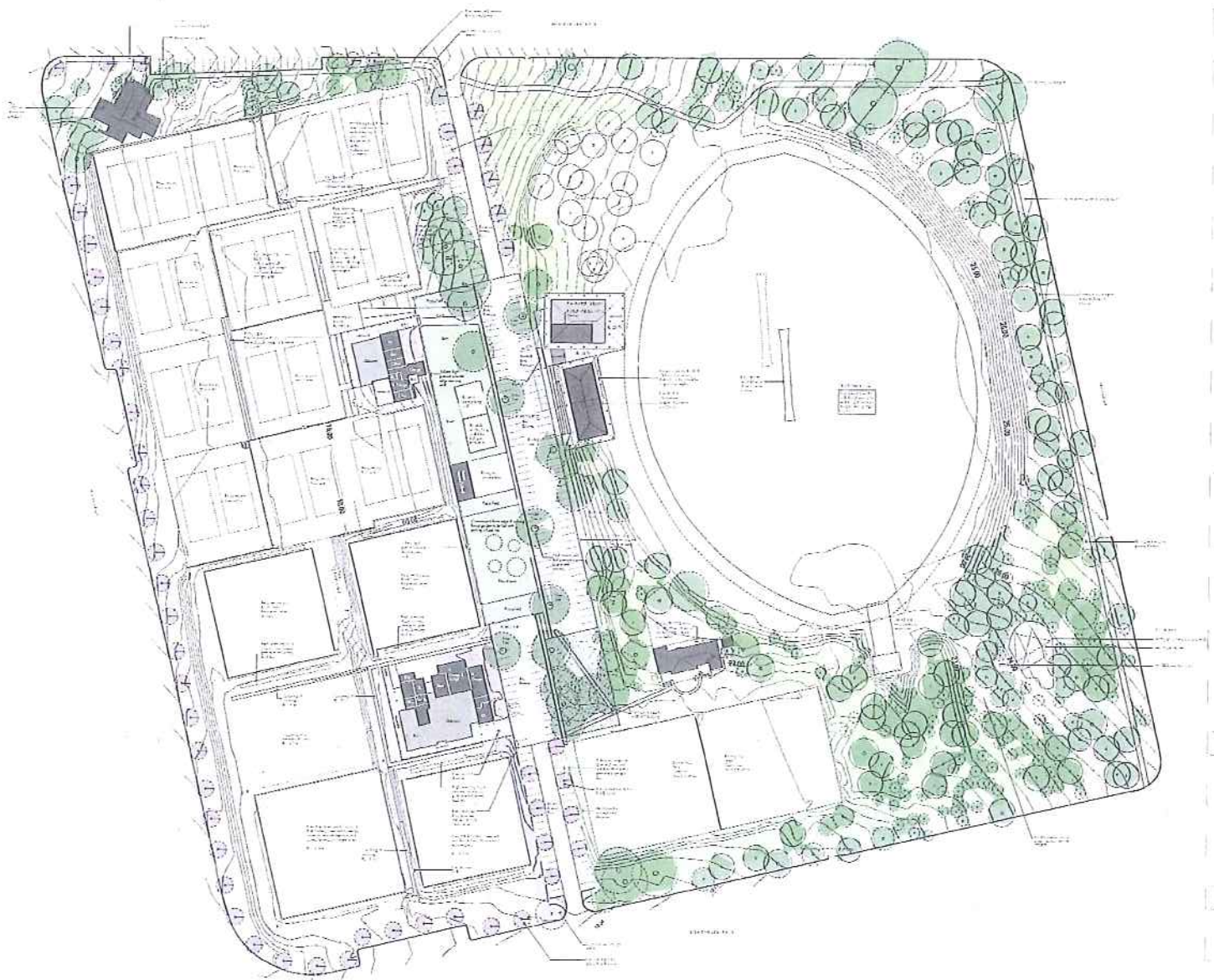
#### Relevant external documents

Strategic Directions for the Western Australian Sport and Recreation Industry 2011-2015 (SD5, Department of Sport and Recreation)

Sustainable regional infrastructure investment

The current and medium-term outlook is for sustained investment by government and the private sector in regional sport and recreation infrastructure in Western Australia.<sup>15</sup> Royalties for Regions, Regional Development Australia Funds and mining developments in the north-west and mid-west present multiple channels and mechanisms available to deliver a sport and recreation infrastructure legacy.

Over the past five years there has been a strong momentum for the value of life cycle maintenance costing and whole of life asset planning. It is critical that these learnings from practice devised and implemented over recent times are rigorously applied to the next investment phase to ensure that the recurrent impost on regional communities is affordable and sustainable.



Option-1  
Preferred Concept

## Masterplan – Preferred Concept

### Rationale for adoption of preferred concept

Based on the following considerations Masterplan Scheme ('Option-1') as described in detail above has been identified by the City and the Design Team as the preferred development scheme (for descriptions of scheme options 2 and 3 refer to the appendix):

- Feedback from Club Committees, Club Members and Community members - majority support was for option-1. Options 2 and 3 received limited support;
- The Sports Clubs were concerned with a lack of clarity in respect to funding for all scheme options. However Options 2 and 3 were identified as the most problematic due to their highest capital cost and the schemes offering the most risk to their stable club memberships;
- Club Committees were immensely concerned that their members may resign their memberships and go elsewhere if Options 2 or 3 became the preferred option;
- The Order of Magnitude Costing established Option-1 as the least expensive in up-front capital cost;
- Lifecycle Cost Estimates established Option-1 as the least expensive over both 25 and 50 year terms;
- Parking numbers are slightly higher in Option-1;
- Option-1 is the only scheme that allows the reserve to be traversed north-to-south by car. This may benefit access, conversely it could also be used as a neighbourhood 'short-cut';
- The central landscape spine or 'quilt' as described as part of Option-1 is a flexible approach that allows for fine-tuning or the decision to implement change without impeding the overall design principal;
- Option-1 maintains or improves upon the current interface between clubrooms and playing surfaces for all sporting codes;
- All clubs see Option-1 as having the highest possibility of allowing assess to 'pro-bono' work or work completed 'at cost' by appropriately qualified club affiliates. This relates to the provision of professional consultancy services as well as building services, materials supplies and contracting. Options 2 or 3 are more likely to be required to have to go out to open professional public tender as required by the Local Government Act;
- Ultimately all club preference and financial evidence supports the adoption of Option-1 as the preferred masterplan.



Option-1  
General Landscape Scheme



#### Some possible downsides

- Clubs will not have access to new facilities nor the improvement upon their existing business models that new facilities may have encouraged;
- Option-2 is potentially more visionary and has the most intimate handling of civic gardens, forecourts and hard landscape;
- There is the possibility that if completed as per the masterplan, Option-2 could have been a new and substantial drawcard to the reserve;
- Wide community access (as opposed to sports club member access) is more likely under Option 2 or 3 rather than Option-1 as in the former scheme option the 'Community Wing' is an integrated but discrete entity with specifically designed interior, verandah and garden spaces. Option-1 may carry the perception that members are more welcome than community groups;
- The City will need to provide significant leadership and impetus for the central landscape design to be implemented as this is unlikely to be the financial or maintenance responsibility of the individual sports clubs. This landscape must be seen as central to the reserve's overall improvement and its single most significant civic place. Should this space proceed to detailed development and implementation only a select group of landscape architects should be considered to complete this work on the basis of their design excellence.

#### General Reserve Landscape – Principal Idea

The impetus for the design scheme is to provide a reserve which confidently integrates the typologies of grassed playing fields, bushland habitats, street avenue plantings and civic place into a coherent design that strengthens the existing environment whilst providing a framework for future development.

These aims are broadly reflected in each of the three masterplan options by;

- consolidating the playing fields with grassed areas;
- strengthening the green edge to the periphery of the site with additional native tree plantings to the northern, eastern and southern boundaries;
- creating a tree 'necklace' to the reserve by extending the western avenue of the existing plantings of seasonal flowering trees (Jacaranda) to the two formal entrances and car parks;
- Creating positive connections from the street to the community facilities located within the reserve;
- Providing well proportioned, quality civic areas and associated landscapes, connecting with the reserve's buildings within the existing central spine of the reserve;
- Retaining all existing informal parking at the periphery of the reserve.



Option-1  
General Landscape Scheme

### Reserve Masterplan- Site Entry

The proposed masterplan retains the two existing site entries of Beatrice Road and Jutland Parade. The site currently lacks a sense of arrival and procession to the reserve's car parking and buildings. New Jacaranda plantings and signage has been proposed. Formal vehicular circulation through the reserve is provided, currently this only occurs on a temporary basis.

### Reserve Masterplan – Parking

Community comment on the reserves quantity and quality of car parking and circulation has been mixed.

Responses include;

- That the reserve has adequate and inadequate parking numbers;
- That there is no need to fill the site up with cars;
- That parking should to not be the central focus;
- Provide more parking for all sports clubs;
- That parking is adequate but circulation conflicts occur between all sports clubs and the PROCC Building's parking;
- To retain the temporary overflow parking areas along the verges of site.

The parking component as outlined in detail below has increased in all three of the masterplan scheme options, with parking to the PROCC Building being consolidated by the Bowling Club civic forecourt. Car park number comparisons are below, each figure relates to car bays located along the internal access roads only:

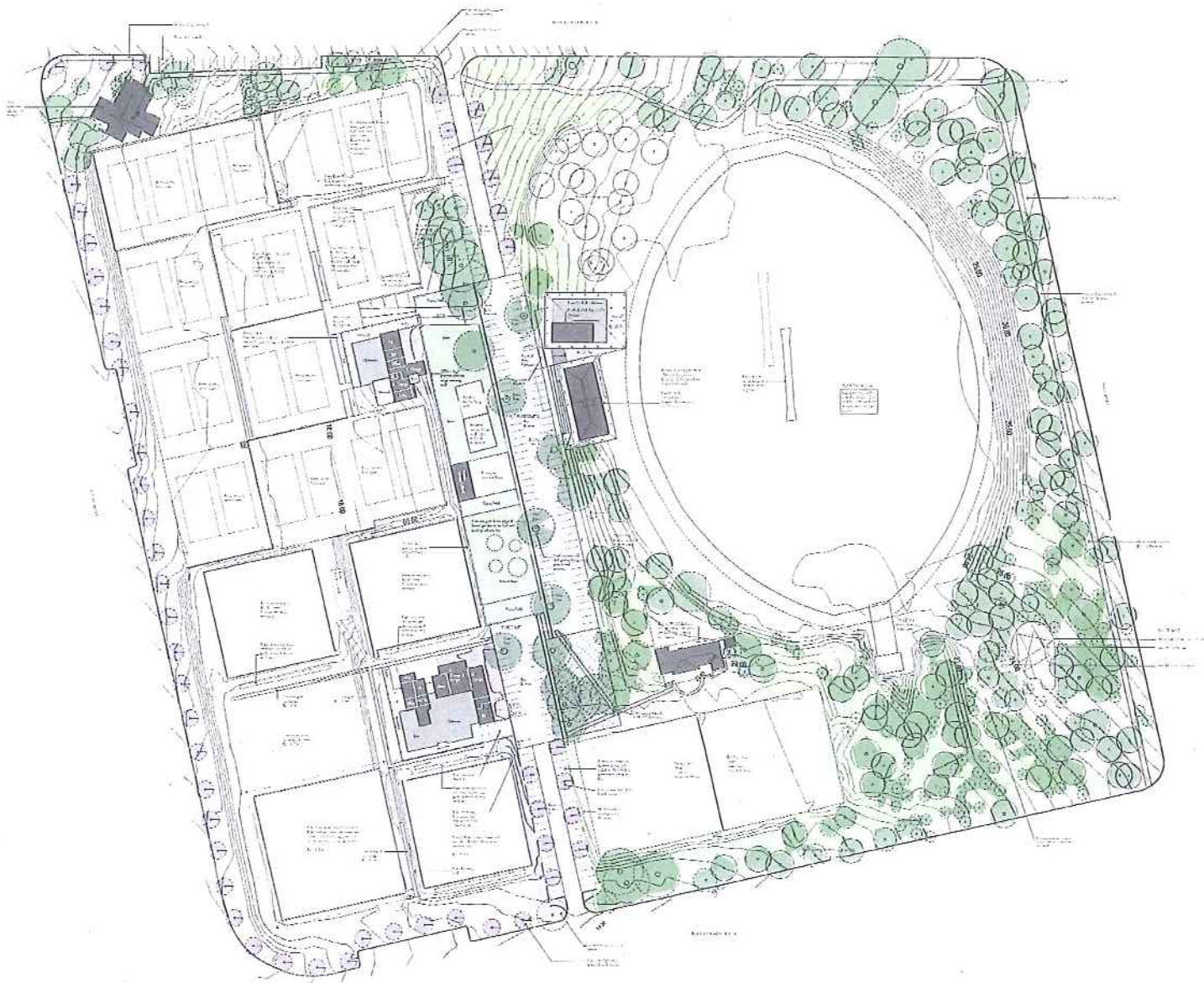
Existing:	148 Bays
Option-1:	211 Bays
Option-2:	208 Bays (Refer Appendix for scheme design)
Option-3:	207 Bays (Refer Appendix for scheme design)

Temporary parking areas to the verges and northern entry have been preserved. Trees with areas of porous paving for water supply for have been proposed to the car parks to ameliorate the extent of hard landscape.

### Reserve Masterplan – Pedestrian Circulation

The design for circulation within the reserve needs to combine the community's need to retain the reserve's sense of informality and the need for improved access for assisted travel, along with aim of improving connections to the river and street footpath network.

Circulation through the central spine of the site has been provided separately from car parking. An additional footpath to the north-west corner will link the existing path network of the reserve with Point Resolution Reserve and associated access to the river. A footpath to the eastern boundary has been proposed, with the path largely obscured from view at



Option-1  
General Landscape Scheme

the middle of the site due to the topography. Located adjacent to the existing bollards, the path will also assist in separating cars from pedestrians.

### Reserve Masterplan – Views

River glimpses from the buildings and the site are to be retained and encouraged. All buildings proposed are single-storey to minimise their impact on the reserve.

The open aspect of the reserve will be preserved, with view corridors maintained through the middle and centre of the site.

Views from the temporary parking areas at the periphery of the reserve are to be preserved to allow fixtures on the oval (Football or Cricket) to be visible from within a car.

### Reserve Masterplan – Playing Fields and Soft Landscape

Community comment on the existing soft scape for the reserve has been consistently positive.

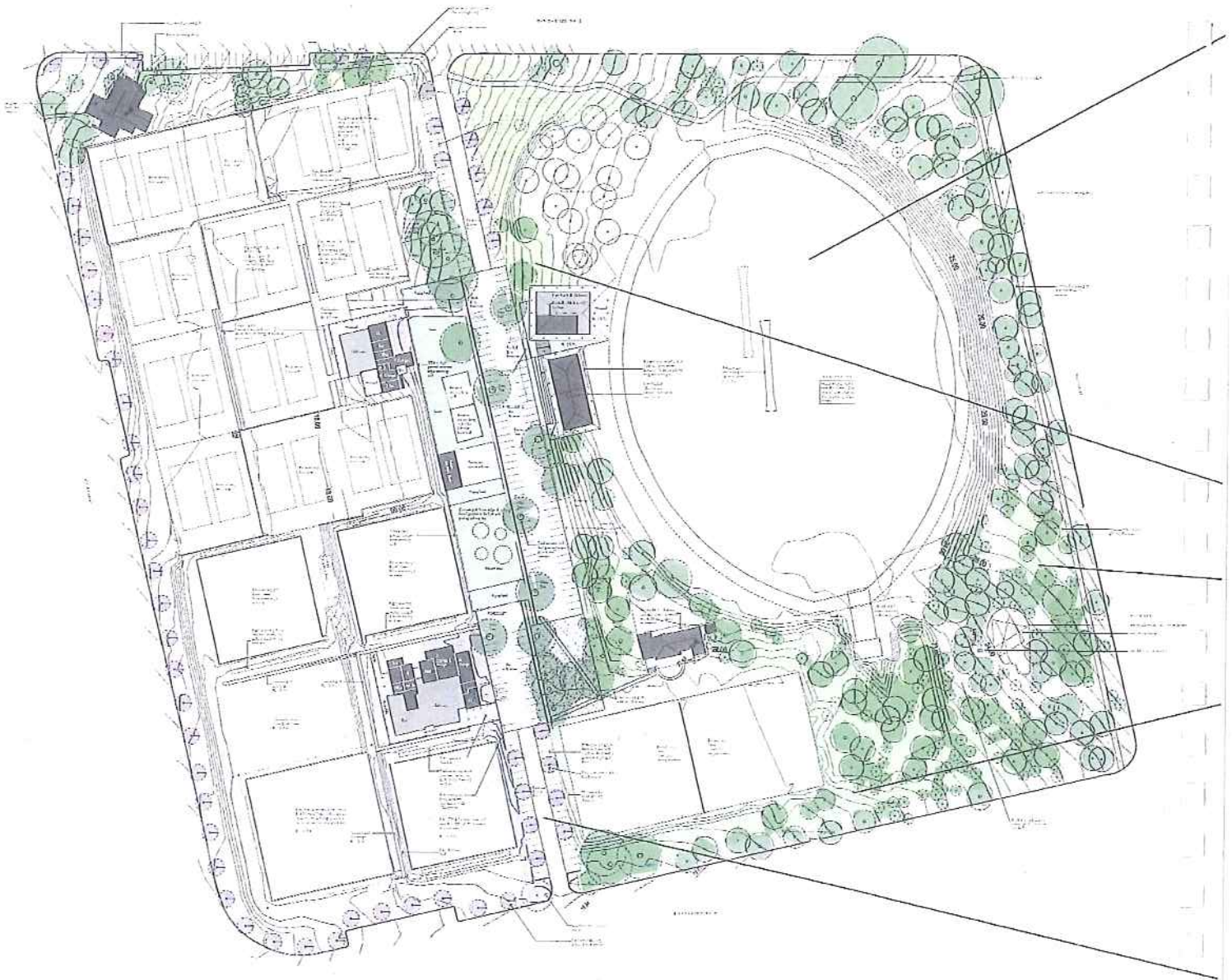
Responses include;

- Retain the 'openness' of site;
- The existing greenery is appreciated. Provide a continuous and unified landscape;
- Provide more trees. Native Plantings to be included;
- Retain bushland areas and provide additional areas of native planting adjacent to the cricket nets;
- Formal gardens to be added (tree linings and garden beds) to be incorporated.

### Playing fields

The City has undertaken an assessment of recreation spaces, evaluating the functional and strategic requirements of sport participation. With the retention of the Tennis, Bowls and Football Clubs at the Reserve, a number of sporting organisations including cricket, school athletics and general school use will also utilise the playing fields. The City will also give consideration to additional sports where they would create no conflicts in ground configuration and where their impacts do not detract from the presentation and safety of the turf surface in respects of the core sports utilising the reserve.

Areas allocated for the playing fields, including football/cricket and associated warm-up areas are to remain.



Option-1  
General Landscape Scheme

### Football Oval- Width

As a result of site, road and parking constraints the preferred Masterplan will necessitate the reduction in width of the existing football oval by 5 metres (this allows for a 5m 'runoff' area around the full perimeter of the oval as recommended by the AFL). This reduction in width assumes that the dimension of the proposed Football Clubroom building remains in its current form. A reduction in width of this facility will allow the current oval dimensions to be retained, or conversely, the Club and City may opt to negotiate a combination of oval width / building width reductions to optimise the performance of each. The Design Team considers these arrangements flexible and encourages agreement of the preferred approach between the Club and City.

For further detailed requirements of playing surfaces refer to the section 'Outline brief requirements of the Sports Clubs' above.

### Bushland Setting

The reserve's disparate tree selections and plantings will be consolidated. Additional native trees to the eastern periphery will reinforce the parkland aspect of the reserve as distinct to a suburban garden. The use of grouped plantings requiring the same water requirements is commonly referred to as Hydro-zone planting. Given the need to reduce water requirements for parks and the strategic direction of continuing the native landscape into the park, the masterplan proposes that the direction of the planting palette be based on endemic or native species to Western Australia. Plant varieties are to be robust, low maintenance and thrive in a reduced water requirement. It is proposed that prostrate plantings of a similar colour form a consistent groundcover carpet while discouraging weeds, be used in the future planting palette i.e prostrate grevilleas, wattles etc. Given the security need of providing ease of surveillance, the planting should be at a low height.

### Street Avenue

Linkages with the Victoria Avenue plantings and the site entries have been proposed by continuing the Jacaranda plantings. These plantings will provide a landscape of distinction appropriate to the manicured settings of the Bowls and Tennis Clubs, as well as providing a stunning seasonal display of leaf and flowers.

It should be noted that the existing and additional plantings of Jacaranda will seasonally shed leaf and flower, with the nearby courts requiring periodic maintenance for removal.



Examples of hydrozone planting



Option-1  
General Landscape Scheme



## Masterplan- Passive Recreational Activities

Future considerations for passive recreation requirements have been identified:

- Walking areas are provided. Additional bins for dog litter are to be considered;
- Areas for older youths who are not engaged in formal sporting fixtures should be considered. The existing tennis hitup wall is to be renovated with a new half-court basketball hoop to be added on its opposite side;
- The existing cricket nets are to be improved to promote continued use;
- The playground in the south-western corner of the reserve is to be upgraded with BBQ facilities to be provided. Shading to this playground via fabric shade sails is to be incorporated.

## Reserve Masterplan – Amenities

The masterplan nominates the upgrade, improvement and addition of the following amenities:

- Fenced Dog Park, see relevant documents 'Technical Services Report TS-17.12' above (at the time of writing this report, DC Cruickshank reserve was one of three sites being considered for this facility);
- Upgraded Oval Lighting (anticipated to be completed by the City in the next 5 years);
- Oval irrigation system to be renovated (as approved in the City's Capital Expenditure Budget and planned for 2013-14).

It should be noted that none of these items are included in the cost plan as the City has programmed this work separately under budget processes outside this masterplan structure.

## Reserve Masterplan – Environmental

The existing trees to the reserve provide habitat for fauna, in particular bird populations and migrations.

The City has advised the design team that the bore water allocation to the shire is at capacity and that water irrigation reduction measures should be considered. As such, sustainable, water-sensitive practices need to be introduced. Whilst there is a functional requirement for turfed areas, several 'hydro-zone' areas with native plantings are to be incorporated at the periphery of turfed areas. The intention is to reduce water consumption; however this needs to be evaluated in light of the irrigation system efficiencies and ability to maintain planting edges of good standard.



Option-1  
Civic Landscape Spine

## Civic Spaces and Gardens



The creation of a civic landscape is considered by the design team as one of the most significant additional elements to the masterplan.

Currently, the existing buildings of the reserve are disconnected from each other and fail to provide a considered civic address, while the centre of the reserve remains in a highly neglected state. Formal gardens and landscape have been separately developed over time and lack cohesion and identity.

The Masterplan proposes that the buildings be connected and unified with a clear singular formal landscape along the central spine of the reserve, providing a civic quality appropriate to the functions that each facility provides to the community.

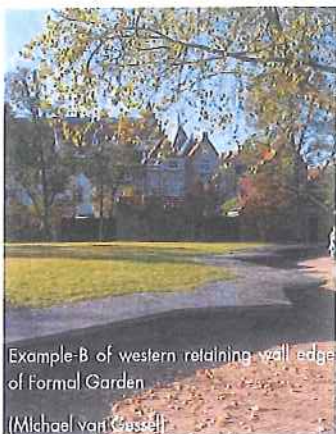
The scope and nature of these civic spaces are detailed below.

### Civic Landscape Spine

The Civic Landscape is concentrated along the central north-south spine of the existing reserve. It contains all formal on-site parking, internal roads and binds each of the principal buildings of the reserve together - Bowls Club, Tennis Club, Football Club and PROCC building. In essence it grants each of these buildings an address at their 'front door'. Currently each building's address to this central spine is very poor with their principal address being their respective playing surfaces- meaning that each building in its current form 'turns its back' on this shared civic place. The design team considers both of these principal addresses (central spine AND playing surfaces) to be of equal importance- one for shared civic presence, the other for specific sporting purposes, both contributing to the cultivation of a meaningful public place of modest beauty.

This landscape is intentionally more formal than the broad reserve's landscape scheme and is constituted in two parts- i) Parking Forecourts and internal roads and ii) A formal linear garden.

### Civic Landscape Spine- Parking Forecourt



The combination of both parking forecourts and gardens is intended to form a single civic landscape- the parking space to be designed and experienced as a formal forecourt where parking occurs rather than a dedicated car park that dominates this central spine. This can be achieved by a variety of designed measures. The perimeter edge of the parking landscape is to be defined via a wide kerb that is flush with the parking surface. The parking surface is to be 'red bitumen' rather than the standard black. Trees are to punctuate this red surface providing shade and colour, but once again, are to be placed within large penetrations with defined edges of flush kerbing similar to that of the edge proper. The trees within the entrance parking areas are to be Jacaranda trees which provide extensive summer shade and seasonal colour. Car park lines should be subtly marked (with white traffic markings to be avoided) suggesting that the idea of a forecourt should dominate rather than the vehicle.



### Civic Landscape Spine- Formal Linear Garden

The formal linear garden is conceived as a 'quilt'- a patchwork of different pieces held together by its defined edges and hardscape to make a beautiful and designed whole. This approach is intended to be robust and allow change or rearrangement given the principle of a quilt is considered with any decision-making as to the makeup of this landscape. This approach allows the existing facilities (Tennis Curator's Shed, Tennis hit-up wall and a future half-court basketball court) to remain in place but be formally located as pieces of the quilt. The quilt is then divided into additional smaller units- seasonal flower gardens, lawns, paths etc.). The western edge of this formal linear garden is to consist of a long in-situ concrete retaining wall which serves three roles- to allow the surface of this garden to be flat (in the east-west direction), to formally define the western limit of this landscape and to provide informal seating for the viewing of the tennis courts and bowls greens encountered along its length.

### Civic Landscape Spine - Sports Club Buildings

Masterplan Option-1 involves the replacement of the existing Football Club with a new facility and the renovation of the existing Bowls and Tennis Club buildings.

#### *Football Club- Proposal by Hodge and Collard Architects*

Pendal and Neille met with the Football Club and their architects Hodge and Collard during the master planning process to discuss amendments to their proposed scheme. These are intended to have the new facility work within the existing character of the reserve and its buildings. Pendal and Neille adopted the general ground floor arrangement of the proposed scheme but recommend the following amendments at the Planning Application stage:

- Modify the external works, verandah areas, steps, access ramps and retaining walls as per the masterplan drawings. Keep these elements simple, uncomplicated and monolithic in appearance. Avoid using reconstituted limestone blocks and favour profiled natural limestone or rough texture-coated masonry;
- Keep roof forms to 'hip roof' arrangements (not gable roofs) and utilise terracotta roof tiles rather than metal roofing as this is the nature of the roofs of all other buildings on the reserve;
- Construct the external masonry leaf of the building in face brickwork rather than concrete block in a colour that is sympathetic to its setting. If required this face brickwork could be either 'bagged' or texture-coated in a coarse finish. Flat render surfaces are to be avoided;
- Remove 'angular' verandah posts that puncture through the roof surface and replace these with thin, elegant columns that echo those of the Bowls Club.

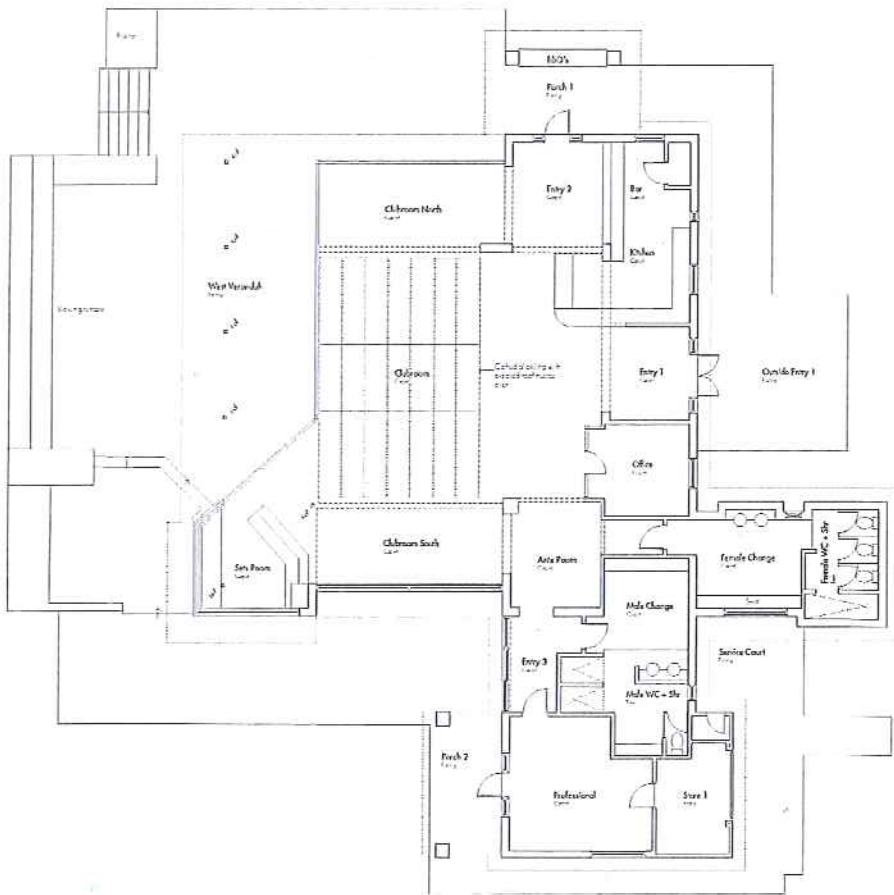


### *Bowls and Tennis Clubs- Renovation*

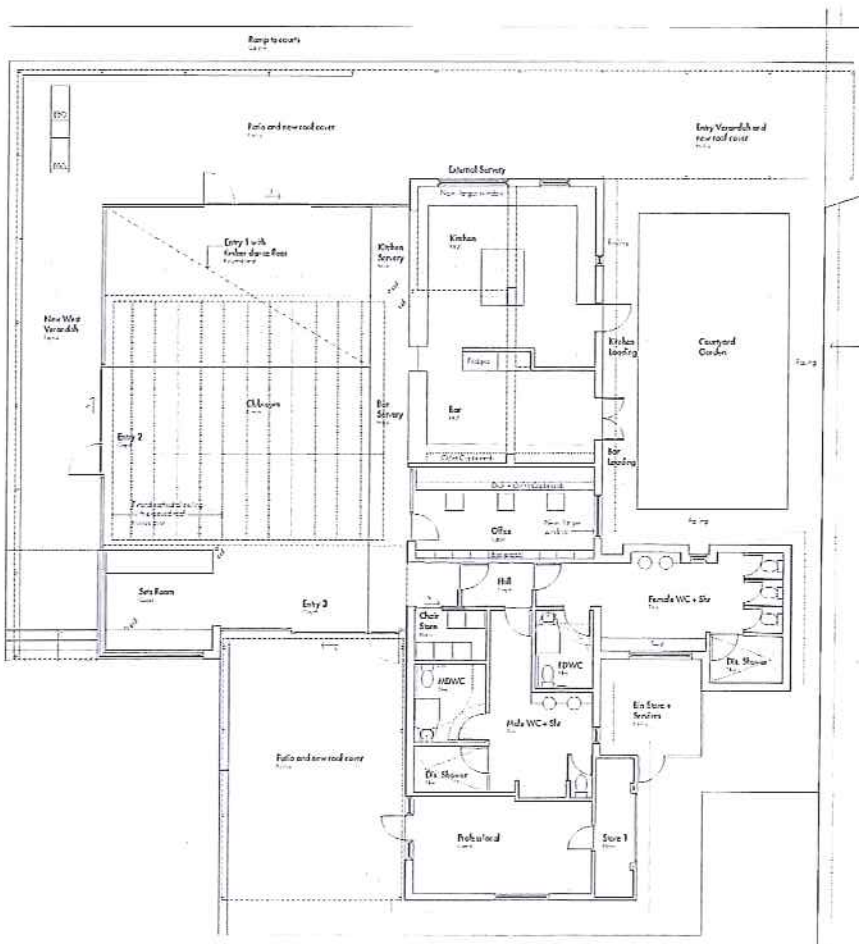
As previously outlined in the 'Expanded Project Scope' section above the decision to consider renovating the existing Bowls and Tennis Club Buildings required work in excess of what would normally be considered at a master planning stage. The impetus behind this was to be able to make a reasonable assessment of project cost between masterplan options 1, 2 and 3 and to consider each along similar lines- i.e. to assess all three options as though they would have a design life of 50 years. In essence, the design team and City were seeking to compare 'apples with apples'.

For the sake of brevity, the detailed background research and information relating to the renovation of these buildings can be found in the appendix at the end of this document. In summary, however, the principal considerations in planning for the renovation of these buildings is as follows:

- Address all major and minor maintenance works (e.g.- re-roofing, repairs, gutter replacement, painting, building services upgrades etc.);
- Address club priorities by establishing a preliminary project brief that would guide the operation, re-planning and expansion of the existing buildings to meet future needs (e.g.- expansion of building facilities such as bars, kitchens, function rooms, flexible planning needs etc.);
- Address the implications of the National Construction Code in respect to the required provision of Sanitary Facilities which are calculated via building population (which compares NCC Building Classification- 9B and building area). To provide adequate shower and change room facilities. To address provision of Universal Access for sanitary facility and shower / change room provision.
- Address the implications of Section-J compliance (Energy Efficiency) of the National Construction Code;
- Address the implications of compliance with the 'Access for Premises Standards 2010' and Universal Access requirements under the National Construction Code;
- Address club preference for viewing of playing surfaces from within clubrooms or from verandah spaces.



Tennis Club - Existing (refer to appendix for full-size drawings)



Tennis Club - Proposed Scope of work (refer to appendix for full-size drawings)



Measured drawings at a scale of 1:100 were prepared of the existing Bowls and Tennis Clubs and 'proposed' floor plans were developed in consultation with each club for compliance with their renovation project brief. These respond to the Club's brief requirements above (and those attached in the appendix) and have been agreed with each Club's project committee. It is important to note that Pandal and Neille intend these drawings as 'scope of work' drawings for cost planning and comparison purposes; they are not intended as final designs. Should each club opt to pursue substantial renovation works additional professional advice needs to be sought.

#### Civic Landscape Spine - Description of Playing Surfaces

This has been described above in the 'Expanded Project Brief' section under 'Principal brief requirements of the Sports Clubs'.

#### Civic Landscape Spine - PROCC (Point Resolution Occasional Childcare Centre)

The PROCC building has been deemed to have *local* aesthetic, historic and social significance (refer to: 'Heritage Assessment of David Cruickshank Reserve, compiled by John Taylor, November 2011) and as such is not listed on the State Heritage Register. Pandal and Neille consider this building worthy of retention. It is a humble but dignified example of its type (it was originally built as the Dalkeith Ladies Bowling Club in 1961) and is the most intact of all buildings on the Reserve. It has undergone recent maintenance work and seems to function well as an occasional childcare facility. This facility's expansion or modification could improve upon its use- for example large north-facing windows would connect its interior spaces to its major external play area- but this will be determined by others at some future time.

The Design Team concluded that the retention or removal of the PROCC facility had little impact on the overall intent of the masterplan, and as such should be retained in its current form and use pending the City's formal assessment of its childcare priorities. The address and arrival to / departure from this facility has been substantially modified on aesthetic grounds whereby new pathways and soft landscaping allow for an improved address of this facility which compliments both the PROCC building and the new masterplan. catering for Tennis, Lawn Bowls and AFL, Cricket and Ultimate Frisbee and the community's recreational needs.

## Cost Plan

An Order of Magnitude Costing was completed by Ralph Beattie Bosworth (RBB) in mid-July 2012 which sought to assess each of the three masterplan options in comparison with each other. The full cost plan summary can be found within the appendix. A summary of RBB's costings is below.

### Exclusions from the Cost Plan

- Full cost of new loose furniture and equipment fitout;
- Audio Visual and IT equipment;
- Operational Consumables (glassware, crockery etc.);
- Reticulation;
- Lighting to Football Oval;
- Clay Tennis Courts;
- Escalation prior to works commencement- allow 4% (compounded over 10 years = +48%);
- GST.

### Important to note

- The figures below are based on current construction costs as of mid-2012, i.e. the figures relate to the project cost as though work was commencing on site at mid-2012;
- Any delay in commencement will increase the costs below at a rate of approximately 4% per annum, compounded;
- Phasing or staging the work, or completing the work under multiple construction contracts will have the effect of increasing the overall project cost;
- The figures below are based on current commercial construction rates. Costs may vary if there is the opportunity for some work to be completed on a pro-bono or at-cost basis by appropriately qualified sports club affiliates.

#### Option-1

Renovate existing Bowls Club	\$1,563,000
Renovate Existing Tennis Club	\$1,101,000
New-build Football Club	\$1,991,000
Playing Surfaces- Bowls	\$912,000
Playing Surfaces- Tennis	\$242,000
Playing Surfaces- Football	\$47,000
Roads, Paths, Parking, Retaining Walls	\$518,000
Soft Landscape Allowance	\$500,000
Design Contingency	\$689,000
<b><u>Sub Total 1- Estimated Construction Cost (excl. GST)</u></b>	<b><u>\$7,563,000</u></b>
Consultant's Fees- allow 12.5%	\$950,000
Authority Fees, approvals, etc – 0.7%	\$53,000
Loose Furniture and Equipment (major reuse of existing)	\$75,000
<b><u>Sub Total 2</u></b>	<b><u>\$8,641,000</u></b>
Client Contingency – Allow 5%	\$434,000
<b><u>Client Management Costs – Allow 2%</u></b>	<b><u>\$185,000</u></b>
<b>Estimated Total Current Project Cost (Excl. GST)</b>	<b>\$9,260,000</b>

#### Summary of Cost Plan (Refer to Appendix for scheme options 2 and 3)

Option - 1 (Excluding GST)	\$9,260,000
Option - 2 (excluding GST)	\$11,360,000
Option - 3 (Excluding GST)	\$10,605,000

## Lifecycle Cost Estimates – Two Concepts

A Lifecycle Cost Estimate was completed by Tredwell Management in mid-August 2012 which sought to compare the lifecycle costs for the Bowls and Tennis Clubs ONLY as described via the two preferred concepts; Option-1 and Option-2 (Option-3 was not selected for Lifecycle assessment because it had received little or no support at the Community, Club and Council level). This compares the two sports club options against each other on the basis of their initial costs, construction costs, operating costs, maintenance costs and possibly different lifecycles. Both 25 and 50 year lifecycle periods have been provided for Option-1 and Option-2. The full Lifecycle Cost Estimates can be found within the appendix. A summary of Tredwell Managements lifecycle costings and analysis is below:

	50 Years		25 Years	
	Nominal \$	NPV* (discounted)	Nominal \$	NPV* (discounted)
Option – 1	-10,137,392	-6,201,448	-6,849,254	-5,865,749
Option – 2	-13,054,865	-8,151,530	-8,976,262	-7,736,865

Refer to the Appendix for the design and description of the 'Option-2' scheme.

\*NVP= Net Present Value. All future lifecycle cost estimates have been discounted to enable a NPV amount to be determined to allow for direct comparisons between options.

### Conclusion by Tredwell Management

Based on the assumptions included within the model, the lowest lifecycle cost estimate is **OPTION-1** over both 50 and 25 years.

It is highly recommended that lifecycle cost estimates are revisited once the detailed designs of the preferred option are determined as there is an opportunity to further analyse specific building sub-systems to determine which has the lowest lifecycle cost. It is also noted that lifecycle costings only factor in financial costs and do not consider social, environmental and / or other cultural factors.

## Project Funding Opportunities

- The Department of Sport and Recreation through the Community Sporting and Recreation Facilities Fund (CSRFF). Through this fund renovation and new build projects that have direct potential to increase participation in sport are eligible. Examples include projects involving playing surfaces, lighting, toilets, change rooms to a maximum of a third of the total project cost.
- Lotterywest – for aspects of club renovation that provide for community access and benefit. For example meeting rooms and equipment that provide for community gatherings.
- National and State Sporting Organisations – Tennis Australia, Tennis West, WA Football Commission. In 2011 the WA Football Commission published the Senior Football Clubs Facilities Priorities Report. The aim of this report was to prioritise all 71 clubs within the Perth metropolitan area in terms of their need for facility upgrades and therefore the support required in applying for the Department of Sport and Recreation's CSRFF. In this report, Collegians Amateur Football Club was rated as the 2<sup>nd</sup> highest club in Perth in need of facility upgrade. Since this report was completed in November 2011, the highest club (North Beach) has since been upgraded, which leaves Collegians as the highest rated senior football club in need of a facility upgrade. Such findings will assist the club greatly when applying for funding in order to upgrade their facilities.
- City of Nedlands – policy currently provides for funding in line with the CSRFF process, meaning the City may fund a project to a maximum of a third of the total project cost. Projects that do not fit within the CSRFF criteria are currently not addressed within City policy to be funded. This is an issue that the City needs to address with the increasing age of many of the sporting club facilities and therefore their need for upgrade.
- Sporting Clubs
- Sports Clubs can register a building project with the Australian Sports Foundation and this allows all donations to the development fund to be tax deductible.
- Sponsorship (via the sporting clubs)

- In kind support (via the sporting clubs) – this may include donated professional services, materials, and labour in order to complete a project.

## Implementation and Phasing

Due to the complex and uncertain nature of the project's funding as well as City v's Club competing interests and responsibilities it is not possible to suggest a process for implementation and phasing at this time. It would be preferable if all club buildings were complete by a given medium-term date and that the reserve landscape be completed under a single contract shortly afterwards. This however seems unlikely given the project's uncertain funding. The design team advocates this process so as to allow the reserve to be completed and allow City Staff, City (and Club) funds and stakeholder energy to be focused elsewhere and to tackle other issues within the City of Nedlands, essentially laying this reserve's needs to rest for the foreseeable future.

The preferred masterplan option is intended to allow each club to act independently or jointly and to tailor their future development needs to their financial capacity. Careful scrutiny of each club's future proposals should be undertaken to ensure design quality is maintained, is at an appropriate level for this reserve and is fitting for the institutions that they serve.

It is recommended that the central landscape spine is completed under a single contract but with staged construction / practical completion to suit the needs of all stakeholders, site access, access to buildings and sporting facilities.

Approximate timeframe	Project	Project responsibility
2013	DNBC Engineer's inspection certificate	DNBC
2013-14	DTC clay court installation	DTC
2013-15	CAFC – CSRFF grant application through to construction of new club building	CAFC
	DNBC – provide disabled access to facilities, upgrade of ladies and men's toilets, roof repairs	DNBC
	Upgrade reticulation system at reserve	City of Nedlands

2014-16	DNBC – verandah at southern/western side of building, installation of one synthetic green with floodlights	DNBC
	DTC – staged renovation of club building with disabled access a priority	DTC
2014-17 (when approved in the City's capital budget)	Upgrade of lighting at the reserve	City of Nedlands
	Upgrade of reserve landscape, in particular the parking and central spine area of reserve	City of Nedlands
2016-18	DNBC – installation of a second synthetic green, upgrade of internal club areas including kitchen	DNBC

CAFC Collegians Amateur Football Club

DNBC Dalkeith Nedlands Bowling Club

DTC Dalkeith Tennis Club

The timeframes listed above are approximate because for each of the club led projects, the clubs can only proceed if they are financially able to do so. This also applies to the City led projects, with funds needing to be approved in the capital budget before they can proceed.

#### Monitor and review

The City's Manager Parks Services will incorporate projects the City is responsible for into the Parks Assets Management Plan and be responsible for monitoring and reviewing the implementation of the projects and the proposed timeframes of each. This officer will schedule an annual review of the Master Plan and report to the City's Executive staff on the progress to date.

Projects that are the responsibility of the sports clubs, as mentioned above, can only proceed when the respective club is financially able to do so.

#### Implementation – City of Nedlands Strategic Community Plan

The Strategic Community Plan is the principal strategy and planning document that reflects the community's long term (10 + years) vision and priorities and outlines what the Council will focus on.

#### Community Engagement – Part Two

"Shaping the future – matching services with resources" Conference - 23 June 2012

This second part of the Strategic Community Plan consultation is where the community was invited to help the City solve some future challenges facing the Council in relation to resources and services.

Participants were presented with the following information:

- Some feedback from the precinct workshops on the vision statement and city wide priorities (Community Consultation Part 1);
- The current financial situation at the City of Nedlands;
- City's historical/comparative rating profile;
- Financial and service scenarios;
- Asset and service scenarios in the following areas – built assets, parks, engineering;
- Possible options to raise revenue

#### Built Assets – Funding

A presentation on the built assets in the City of Nedlands was outlined. This included the results from a built asset assessment and current funding implications.

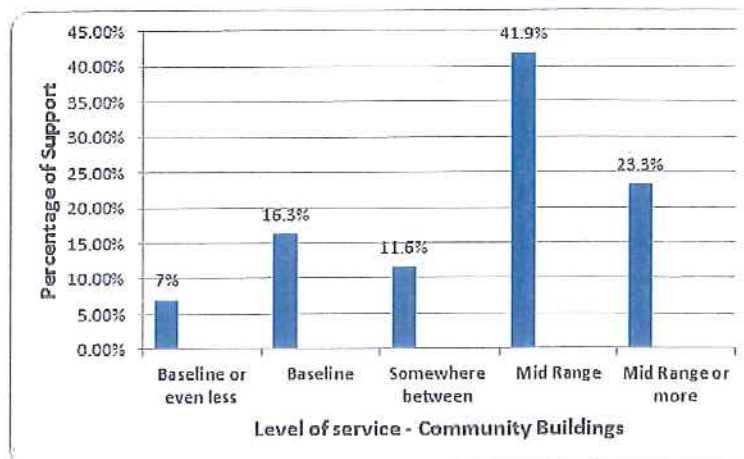
The following information on future budgeting for the built assets was then presented;

- Baseline Scenario includes DC Cruickshank only
- Mid Range includes (not in any particular order)
  - DC Cruickshank
  - Highview Park
  - Melvista Oval
  - Allen Park
- No other buildings work included in Financial Scenarios

If the community chose Baseline, it meant that only DC Cruickshank would be budgeted to be redeveloped/ refurbished in the next ten years. If they chose mid range it meant that the Council would be budgeting for four redevelopments/ renovations over the next ten years.

Once participants were aware of what the levels of funding included they were asked the following question.

What level of community buildings service do you think Council should be aiming for (remembering that better infrastructure requires more income)?





A presentation on Parks assets in the City of Nedlands was outlined. Descriptions were given as follows;

- Areas of Capital Expenditure in Parks
- Current State of Parks Assets
- Description of Levels of Service
- Explanation of Current Service Level

The proposed levels of service were outlined as shown below.

#### Baseline Level of Service

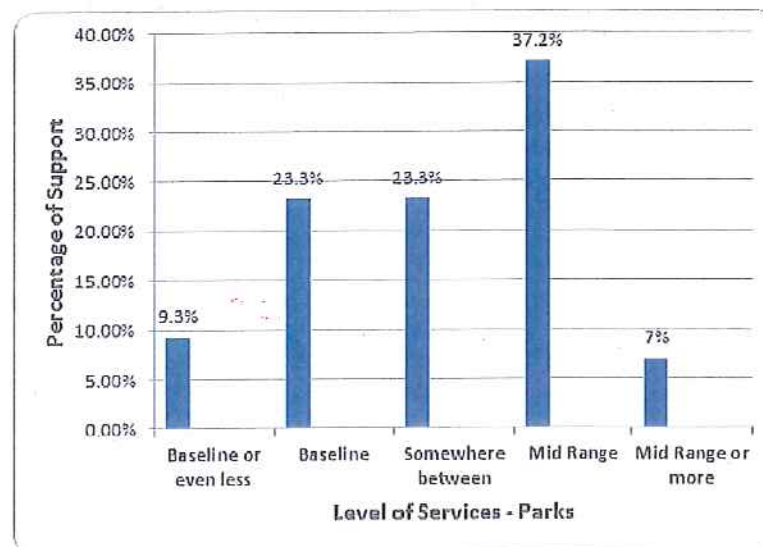
The Baseline level is a scenario where the City aims to renew and maintain its existing Parks Infrastructure Assets in accordance with its programmed Asset Management Program / Forward Works Program to a similar standard of asset. This scenario does not include any new initiatives, new programs or requests

#### Mid Range Level of Service

The Mid Range Level is the same scenario as Baseline in that the City aims to maintain and renew its existing Parks Infrastructure Assets in accordance with its programmed Asset Management Program / Forward Works Program to a similar standard of asset. In addition, this scenario does allow for the inclusion of some new initiatives, infrastructure, & programs and will allow for some requests

Once participants were aware of what the levels of funding included they were asked the following question.

What level of Parks service do you think Council should be aiming for (remembering that better infrastructure requires more income)?



### Options to raise revenue

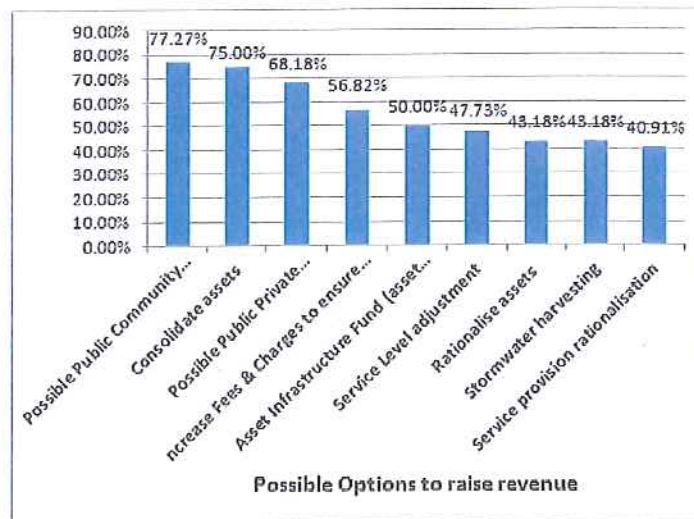
A list of possible options that the City could use to raise revenue was explained and a handout distributed.

Participants were then asked to vote on the options that were acceptable to raise revenue.

The options presented to them were;

- Rationalise assets i.e. vacant / freehold land (sell assets);
- Consolidate assets;
- Increase Fees & Charges to improve cost recovery;
- Asset Infrastructure Fund (asset sales, gains, dedicated rates increase);
- Stormwater harvesting;
- Service level adjustment;
- Service provision rationalisation;
- Possible Public/Community/Private Partnerships

The table below shows the percentage of support for each option.



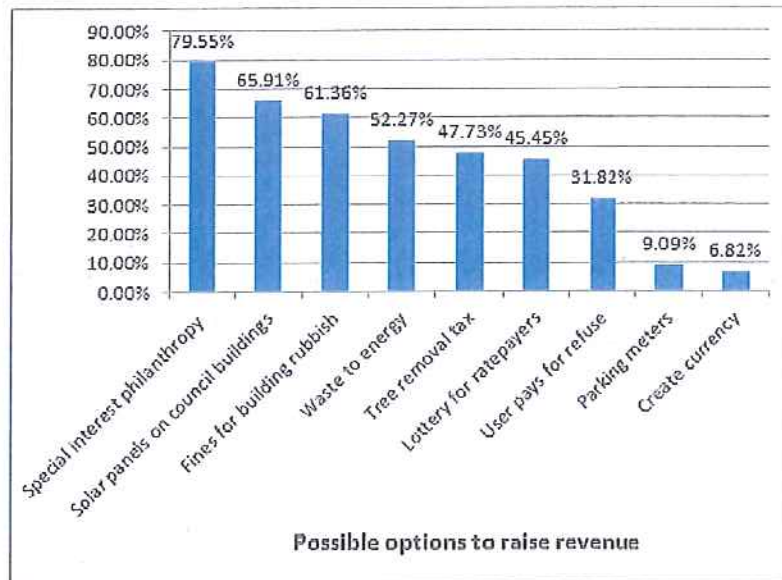
### Community options to raise revenue

Participants were asked to list any additional options to raise revenue and then again vote on these options.

The following options were raised;

- Special interest Philanthropy
- Solar panels on Council Buildings
- Fines for buildings rubbish
- Turn waste into energy
- Lottery for ratepayers
- Users pay for refuse
- Parking meters
- Create our own currency

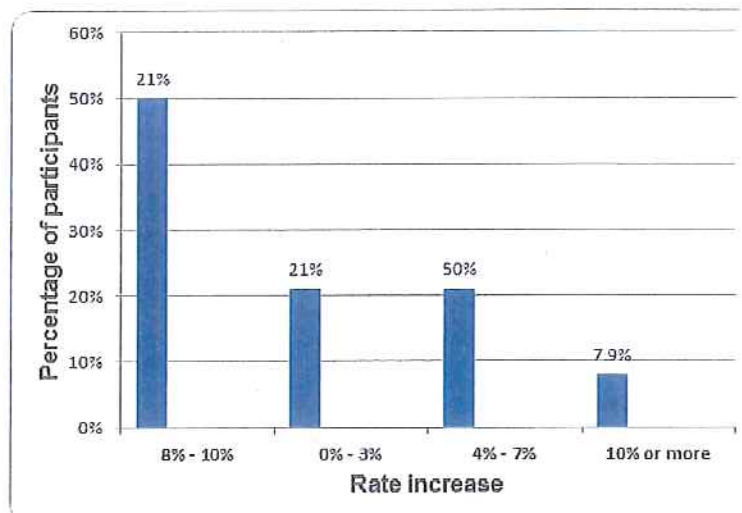
The table below shows the percentage of support for each option.



### Community willingness to pay rate increase

In the final section, participants were asked the following question

1% average rate rise throughout all suburbs = Approx \$16.87 per annum, approx 32 c a week. Based on what has been presented to you today, what rate increase would you be willing to pay, if the rate rise meant a significant difference to the quality of our infrastructure?



## Appendices

### Drawings

- A1 Size Site Feature Survey 1:750 by Brown and McAlister
- AO Size Option-1 Masterplan Drawing 1:500
- A2 Size Option-1 Tennis Club Ground Floor Plans 1:100 (Existing and Proposed)
- A2 Size Option-1 Bowls Club Ground Floor Plans 1:100 (Existing and Proposed)
- AO Size Option-2 Masterplan Drawing 1:500
- AO Size Option-3 Masterplan Drawing 1:500

### Text Documents

- Option-1 Trade and Finishes Schedules- Tennis Club
- Option-1 Trade and Finish Schedules- Bowls Club
- Option-1 Energy Efficiency Review and Report as prepared by Energy Ratings (WA)
- Preliminary Access Audit as prepared by City of Nedlands
- Cost Plan as prepared by RBB (Options 1, 2 and 3)
- lifecycle Cost Estimates as prepared by Tredwell Management (Options 1 and 2)
- Record of Community Consultation workshops 1 and 2
- Record of Community Consultation workshops 3 and 4



Option-2  
Masterplan Scheme

## Masterplan Option-2 Description

### Masterplan Option-2

#### Reserve Landscape

Refer to the 'Masterplan – General Landscape Approach' section above.

#### Civic Landscape Spine

As with the previous scheme, Option-2 concentrates its buildings and formal civic landscape along the reserve's existing central spine. This Civic Landscape contains all formal on-site parking and internal roads, and binds each of the principal buildings of the reserve together. Access to the site is via separate northern and southern internal roads that terminate at large square civic forecourts upon which parking occurs. These forecourts provide a civic address to all new and existing buildings- the northern forecourt to the Football and Tennis Clubs, and the southern forecourt to a new Bowls Club and existing PROCC Building.

#### Civic Landscape Spine - Sports Club Buildings

Two new sports club buildings are proposed under masterplan Option-2. The Football Club is to be relocated in a new facility occupying its current site as per 'Option-1', whereas a new facility is proposed to be shared between the Bowls Club (facing its greens to the south), Tennis Club (facing its courts to the north) and the Community. The Community wing of the new shared facility is intended for use by all three sports clubs as well as local community groups and could comprise of a series of meeting rooms, training rooms, a small crèche (principally for club use) or a gymnasium. The community wing has its principal address towards a formal 'common garden' for use by all within the community and clubs.

Generous verandah areas are allowed on all sides of the shared facility allowing internal uses to extend outside. For the sports clubs these allow a significant increase in external spectator areas. 'Drop-down' café blinds have been incorporated in the cost plan so that these verandah areas can allow clubrooms to (almost) double in area for large functions or sporting events.

It is intended that the Bowls and Tennis Clubs would share toilet, change room, kitchen and bar facilities. Revenue from the bar and kitchen would be directed towards each club via a 'smart rider / smart card' payment system. Staffing of the bar and kitchen would need to be agreed by the clubs as their arrangements differ substantially (Bowls currently pays bar staff daily, whereas the Tennis Club is predominantly volunteer-based).

The management of the new shared facility is anticipated to be club / volunteer based to keep management costs down. If this solution were to be adopted a management board and carefully designed management systems would need to be formally adopted by all parties.



### Civic Landscape Spine – Common Garden

This garden may be used as an extension of the building. For example, the crèche may spill into this garden or one or more of the meeting/training rooms may take advantage of this more sheltered landscape, for example, as a space in which to conduct a painting or drawing class. This common garden could be crossed north-to-south on foot or by wheelchair providing access between the sites formal car parking, also allowing access to the upper level of the football oval. The garden would consist of shaded tree canopies, a crushed granite surface and an intimate edge of retaining walls and seating. It would be a place of connection and private reflection or respite within the reserve.

### Civic Landscape Spine – Civic Forecourts (Parking)

While for use as car parking, the northern and southern civic forecourts are intended to be experienced as part of the formal landscape design of the central spine rather than as dedicated car parks that dominate the reserve. For much of the week these two civic forecourts would remain quite devoid of cars, and as such must be considered in their empty state as well as when full. This can be achieved by employing a combination of designed measures. The perimeter edge of the parking landscape is to be defined via a wide kerb that is flush with the parking surface and the grassed or landscaped periphery. The parking surface is to be a paving material (set upon a concrete slab to retain consistency of surface) rather than bitumen; this changes the perception of these elements to one of 'hard civic landscape' on which cars are parked rather than a bitumen car park. When empty, each forecourt is designed to contribute to the place as one of civic importance via i) their highly formal shape (pure square), ii) their scale (similar to a bowling green or tennis court pair) and iii) material palette (textured unit paving rather than bitumen). Trees are to punctuate these surfaces providing shade and colour, but once again, are to be placed within large penetrations with defined edges of flush kerbing. The trees of the arrival parking spaces are to be Jacaranda trees which provide extensive summer shade and seasonal colour. Car park lines should be subtly marked to suggest that the idea of a forecourt should dominate rather than the vehicle; as such extensive white traffic markings should be avoided and may be part of the paved surface.

### Description of Playing Surfaces

This has been described above in the 'Expanded Project Brief' section under 'Principal brief requirements of the Sports Clubs'.

PROCC (Point Resolution Occasional Childcare Centre)  
As per 'Option-1'.





## Masterplan Option-3 Description

### Reserve Landscape

Refer to the 'Masterplan – General Landscape Approach' section above.

### Civic Landscape Spine

The principal of this landscape approach is consistent with most aspects of 'Option-2' above, except that the proposed building is shared by all three sports clubs and 'stretches' across the site to place each of the clubrooms and verandah spaces in close proximity to their associated playing surface. The 'Community Wing' of the building is consolidated and its relationship to the Common Garden remains intact. The introduction of the Football Club wing negates north-to-south pedestrian access via the Common Garden. The role of the Civic Forecourts as parking and hard landscape is virtually identical to 'Option-2'.

### Description of Playing Surfaces

This has been described above in the 'Expanded Project Brief' section under 'Principal brief requirements of the Sports Clubs'.

### PROCC (Point Resolution Occasional Childcare Centre)

As per 'Option-1'.

## Sports Clubs and Community Feedback

### Summary of Public Consultation Workshops 1 and 2 (February 2012)

These workshops, held at the end of February 2012 established a range of values and opinions. The intent of these workshops was to request that participants consider the nature of the reserve as it exists and to consider the manner in which they would like to see it developed in the future. Much of which can be condensed as follows:

- Retain the reserve as a significant local meeting place;
- Create appropriate and modern facilities for sports clubs;
- Improve the existing parking and provision of additional parking but do not allow it to dominate the reserve landscape;
- A strong preference to maintain individual club identities (rather than shared or unclear identities);
- Retain the relaxed atmosphere at reserve, retain the green and open nature of its landscape;
- Preferably build only single storey structures;
- Provide for improved lighting of reserve and facilities.

### Summary of Public Consultation Workshops 3 and 4 (June 2012)

These workshops, held at the start of May 2012 established varying set of values and opinions. The intent of these workshops was to present the three Masterplan Scheme Options and their preliminary costings and request that participants consider the manner in which they would like to see it developed in the future. Much of which can be condensed as follows:

- Concern about funding, funding sources, the extent of City contribution and the future financial pressures that will be placed on the clubs as a result;
- Substantial support was received for the retention of the three clubs separately. This was seen as 'low-impact' change appropriate to the culture and history of each club;
- Moderate support was received for Bowls and Tennis to share a new facility and keeping football separate in their own facility;
- Some support was received for Option-3 but it was the least-supported option;
- The lower up-front capital cost of Option-1 was embraced;
- Mixed support was received for the 'thoroughfare' road of Option-1;
- General support was received for the landscape approach in all options;
- The 'Marquee Lawn' was supported;

## Masterplan amendments final public briefing

### Amending the preferred location of Clay Tennis Courts

- Since Option One was identified as the preferred development option the Dalkeith Tennis Club has advised the City that they would prefer the proposed clay courts to go in a location closer to the existing club building (These courts were originally proposed to go in the north-east corner of the club's leased area along Beatrice Road).
- The proposed location allows for improved viewing of the courts from the club building and decreases the courts proximity to nearby residents, with the issues of dust and lighting (in the future) being alleviated.
- The relocation of the proposed courts would involve the removal of a small playground structure, which could be re-located to the east of the courts, and 10 trees.
- The total value of these trees is estimated at a replacement value of \$11,961. None of the trees exceed a life expectancy of 40 years and all are expected to be easy to remove. The club is willing to replace these trees should the City wish them to do so.

## Process and timeline

Late 2011	Appointment of Pandal and Neille and Design Team
February 2012	2 x Community Workshops and ongoing Club Consultation
March 2012	Combined Sports Club Meeting
April 2012	Change in project scope from one to three options
May / June 2012	Development of Masterplan Scheme Options and Costings
June 2012	Presentation of three reserve options to the City Councillors
June 2012	Combined sports clubs meeting
June 2012	2 x Community Workshops and ongoing Club Consultation
June / July 2012	3 Concepts out to community comment
July 2012	Report by City to Pandal and Neille on community comments
August 2012	Preparation of lifecycle Cost Estimates of Options 1 and 2
August 2012	Recommendation of Preferred Option by City and Design team, briefing note to City Councillors
August 2012	Combined Sports Clubs Meeting- Preferred Option
September 2012	Preparation of Draft Masterplan Report
September 2012	Community and Clubs briefing on preferred design option
October 2012	Finalisation of Masterplan Report
November 2012	Masterplan option to go to full City Council for adoption