

AGENDA Late Reports Council Briefing 7 November 2017

Time:6pmLocation:Administration and Civic Centre
244 Vincent Street, Leederville

Len Kosova Chief Executive Officer

Order Of Business

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6 TECHNICAL SERVICES

6.3 SAFE ACTIVE STREETS - BIKE BOULEVARD PROGRESS REPORT THREE

TRIM Ref:	D17/135017
Author:	Francois Sauzier, TravelSmart Officer
Authoriser:	Craig Wilson, A/Director Technical Services
Attachments:	1. Safe Active Streets Project Plan 🕂 1

RECOMMENDATION:

That Council

- 1. NOTES that the Chief Executive Officer has entered into an Agreement with the Department of Transport for the City to deliver the design, consultation and construction of the Safe Active Streets Shakespeare Street Bike Boulevard, Phase Two Project (Attachment 1);
- 2. CONSULTS with affected residents of the Shakespeare, Scott, Richmond and Bourke Streets, Mount Hawthorn/Leederville; and
- 3. RECEIVES a further report inclusive of the outcomes of the community consultation and the discussions with the Department of Transport in respect of possible additional funding.

PURPOSE OF REPORT:

To advise that the Chief Executive Officer has entered into a formal agreement with the Department of Transport (DoT) to deliver the Safe Active Streets – Bike Boulevard Phase Two, and to seek Council's approval to proceed with the community consultation phase.

BACKGROUND:

At the Ordinary Meeting of Council held on 30 May 2017 Council unanimously resolved that it:

- "1. NOTES that the Department of Transport:
 - 1.1 Safe Active Streets 'Bike Boulevard Demonstration Project' Shakespeare Street (Green to Scarborough Beach Road) was successfully completed by the City in December 2016; and
 - 1.2 is seeking to further collaborate with the City to progress Phase Two of the 'Bike Boulevard Project' between Scarborough Beach Road, Mount Hawthorn and Richmond Street, Leederville, including east/west connections between Loftus and Oxford Streets on Richmond and Bourke Streets, to be totally funded by the Department of Transport, subject to the City being the project lead on the planning, design, consultation and implementation of the project;
- 2. ENDORSES the progression of the Shakespeare Street Bike Boulevard Phase Two project subject to further discussion between Administration and the Department of Transport regarding the project delivery; and
- 3. Prior to entering into a formal agreement with the Department of Transport, regarding delivery of the Phase Two Shakespeare/Scott Street Bike Boulevard Project, RECEIVES a further report outlining responsibilities, funding, scope and timeframes for, design, community consultation and project delivery."

In accordance with Clause 3 of the Council decision of 30 May 2017 at its Ordinary Meeting of 22 August 2017, Council received a further report at which it unanimously resolved:

- "1. NOTES that Administration and the Department of Transport have held further discussions regarding the project delivery of the Shakespeare Street, Safe Active Streets Project, Phase Two;
- 2. CONSIDERS this report on the proposed roles and responsibilities, funding, scope and timeframes for design, community consultation and project delivery; and
- 3. AUTHORISES the Chief Executive Officer to enter into an agreement with the Department of Transport to progress the delivery of the Shakespeare Street, Safe Active Streets Project, Phase Two, in accordance with the items outlined in clause two above."

Following Council's decision, Administration again met with DoT to progress these matters.

DETAILS:

This report now addresses the above resolution and outlines the proposed communications plan and consultation materials.

Grant Agreement Contract

As per Councils decision of the 22 August 2017 the Chief Executive Officer has formally entered into a Grant Agreement Contract, for the delivery of the design and construction of the Shakespeare Street Bike Boulevard in 2017/18 (**Attachment 1**), with the following details having been agreed:

Percentage of total project cost (provided for by the grant):100%To a maximum of:\$1,100,000

<u>Timeframe</u>

The project is to be completed and acquitted within the current 2017/18 financial year inclusive of the following:

- Detailed design and construction of the bike boulevard on Shakespeare and Scott Streets between Scarborough Beach Road and Richmond Street; Bourke Street between Scott Street and the Mitchell Freeway (subject to sufficient funds), and Richmond Street between Scott and Loftus Streets;
- All works are to be completed by 16 June 2018 with tax invoices, completion certificates and associated acquittal documentation to be submitted by 23 June 2018; and
- In the event that a project cannot be completed by the deadlines, DoT *must* be notified at least 30 days in advance.
- <u>NB</u>: Projects must be completed by the above date and no extensions will be granted. Grant funding cannot be carried over into the next financial year and will not be allowed under any circumstances.

The Contract clearly outlines a number of elements of the project including:

- Statement of understanding;
- Responsibilities and role of the grantor (including funding milestones);
- Responsibilities and role of the grantee; and
- Terms and conditions.

The Bourke Street 'link'

In the plan that formed part of the report to the Ordinary Meeting of Council on 22 August 2017, Bourke Street (Scott Street to the Mitchell Freeway) was shown as a 'possible' link.

The preliminary budget estimate for the total project (inclusive of Bourke Street) is \$1.3 million, a large portion of which is unavoidable direct costs, such as supply and laying of asphalt, kerbing etc.

The breakdown of estimates for Shakespeare/Scott/Richmond Streets works is in the order of \$960,000 while the Bourke Street 'link' is estimated to be \$340,000.

Upon discussion with the DoT they have advised that they are keen for the City to utilise the full grant funding and would be agreeable to Bourke Street being staged. Therefore the section between Scott and Oxford Streets can be accommodated within the existing \$1.1 million budget.

However, DoT also advised that if they identify sufficient surplus funds, an additional \$200,000, within their budget prior to the commencement of construction they would be open to increasing the total grant funding to \$1.3 million, subject to amending the participants agreement, in order to the complete the entire project within the current financial year.

If this does not eventuate the City has two options;

- Apply for additional DoT funding in 2018/19, while not guaranteed, if successful would likely push Stage 2 out to 2019/20, or
- Given the condition of the Bourke Street pavement, particularly west of Oxford Street, there is sufficient justification to utilise Local Roads Resurfacing Program funding (including Roads to Recovery) for the City to fund the outstanding works in 2018/19.

On this basis it is recommended that the consultation extends to include all the affected properties in Bourke Street between Loftus Street* and the Mitchell Freeway.

* In recognition that the proposed treatment west of Scott Street will potentially impact upon residents in the section between Loftus and Scott Streets. The same would apply for Richmond Street for those residents between Oxford and Scott Streets.

Communications and Consultation Plan

The DoT and CoV have worked collaboratively to develop a communications and consultation plan for the Safe Active Streets – Bike Boulevard (SAS BB) Phase Two Project. The Communication Plan provides the overarching guidelines for the project and identifies a range of elements including:

- Objectives;
- Key messages;
- Roles and responsibilities;
- Key stakeholders;
- Milestones;
- Communication channels and materials; and
- The review process.

The consultation process will involve engaging directly impacted stakeholders (residents of Shakespeare, Scott, Bourke and Richmond Streets) and with the wider Vincent community using various marketing and communication tools.

The approach throughout consultation will be to seek input from residents and understand their issues; revise the design to address specific issues raised if required; and present the amended concept plans to Council for approval. As with the Bike Boulevarde Stage 1 Project the 'door will remain open' for further consultation at specific locations during the development of construction plans.

Residents Consultation Materials

- 1. Consultation Brochure a four page information brochure detailing works and providing context for the project;
- 2. Works Concept Plan (Attachment 1) a high level works plan indicating locations of slow points, parking alignments, raised plateaus and new tree plantings;
- 3. Feedback Form residents will be given the option to also complete this form online;

The above items (brochure, plans and feedback form) will be distributed to every household on the affected streets as well as absentee landlords. It is expected that this distribution will occur in early December 2017.

CONSULTATION/ADVERTISING:

A detailed consultation and communications plan has been developed and allows for every resident, including absentee landlords, to provide feedback on the proposal. The consultation pack will be hand

delivered to every household and posted to absentee landlords, and will include a reply paid envelope to expedite feedback.

A specific URL has been created for residents to access to be able to provide their feedback comments directly.

The consultation pack will be distributed in early December with the comment period being between 4 December 2017 and 15 January 2018.

LEGAL/POLICY:

Shakespeare, Scott, Richmond Streets are classified Access Roads, while Bourke Street (to Brentham Street) is a Local Distributor Road, under the care, control and management of the City.

RISK MANAGEMENT IMPLICATIONS:

Low: The works will improve the amenity for local residents, their visitors, and the wider community while providing the City an opportunity to enhance the streetscape and upgrade its infrastructure, creating a safer road environment for all road users.

STRATEGIC IMPLICATIONS:

This initiative aligns with the City's *Strategic Plan 2013-2023*, *Physical Activity Plan 2013-2017* and the *Sustainable Environment Strategy 2011-2016*.

In accordance with the City's *Strategic Plan 2013-2023*, Objective 1 states:

"Natural and Built Environment

- 1.1 Improve and maintain the natural and built environment and infrastructure
 - 1.1.5 Take action to improve transport and parking in the City and mitigate the effects of traffic".

SUSTAINABILITY IMPLICATIONS:

An increased cycling participation rate by both residents and the wider community should lead to improved general health and wellbeing of the community, while reducing carbon emissions and the dependence on motorised transport. In addition, native vegetation and tree plantings will be done in the proposed slow points leading to a marked increase in greening along Shakespeare/Scott Streets.

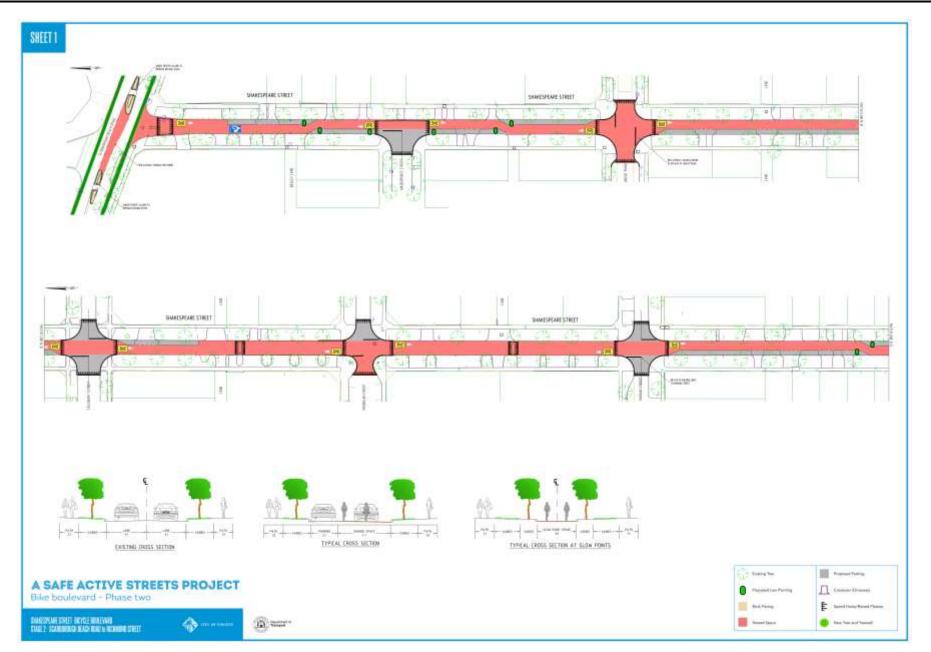
FINANCIAL/BUDGET IMPLICATIONS:

The project is being funded by the DoT to a maximum of \$1,100,000. However, as discussed in the body of the report there may now be an opportunity that the DoT will increase the total grant to \$1.3 million in order to complete the entire project, inclusive of the full Bourke Street 'link' in 2017/18.

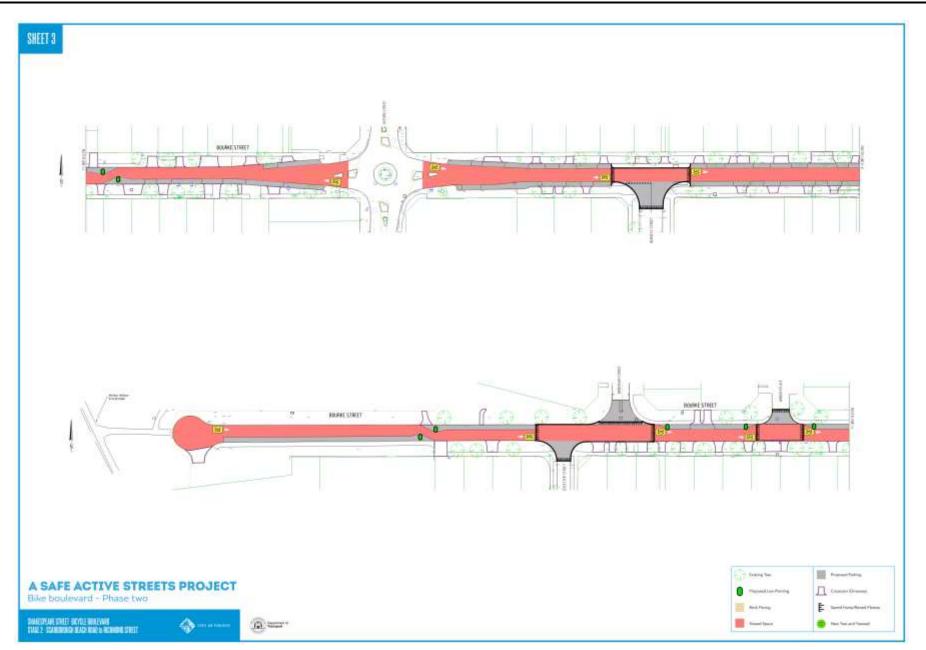
The committed funding (\$1.1 million) is currently being held in trust by the DoT pending Council's decision. Upon receiving the signed agreement the DoT will release the first 40% of the funds. The second 40% instalment will be made once the final design is approved and construction is scheduled to commence. The final 20% instalment will be made upon acquittal of the grant.

COMMENTS:

The Administration and DoT have worked constructively to develop a detailed consultation and communications plan which outlines roles and responsibilities for this project. A consultation pack has been developed for distribution to affected residents and they have been provided with a number of options in providing feedback.







7 CORPORATE SERVICES

7.2 INVESTMENT REPORT AS AT 31 OCTOBER 2017

TRIM Ref:	D17/154551
Author:	Sheryl Teoh, Accounting Officer
Authoriser:	John Paton, Director Corporate Services
Attachments:	1. Investment Report 🖖 1

RECOMMENDATION:

That Council NOTES the provisional Investment Report for the month ended 31 October 2017 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the level of investment funds and operating funds available, the distribution of surplus funds in investments and the interest earned to date.

BACKGROUND:

Surplus funds are invested in Bank Term Deposits for various terms, to maximise investment returns in compliance with good governance, legislative requirements and Council's Investment Policy No 1.2.4. Details are attached in Attachment 1.

The City's Investment Portfolio is diversified across several Financial Institutions in accordance with the Investment Policy.

This Investment Report as presented is provisional to provide an estimate of the year-end position. There are still a number of year end transactions, and adjustments that need to be completed before the year end accounts will be finalised and audited. Whilst the overall balance of investments and interest earned is not likely to change, the allocations between Municipal, Trust and Reserve funds may need to be adjusted.

DETAILS:

Total funds held for the period ended 31 October 2017 including on call in the City's operating account were \$41,087,462; compared to \$37,581,885 for the comparative period ended 31 October 2016.

Total Investments for the period ended 31 October 2017 were \$38,947,823 as compared to \$37,944,911 for the prior month end; and \$34,521,542 for the period ended 31 October 2016.

Investment comparison table:

Month	201	6/17	201	7/18
Ended	Total Funds Held	Total Investments	Total Funds Held	Total Investments
July	\$19,683,412	\$18,420,252	\$23,433,728	\$21,212,649
August	\$26,167,645	\$22,573,297	\$30,161,860	\$27,714,651
September	\$36,754,571	\$34,302,896	\$40,305,364	\$37,944,911
October	\$37,581,885	\$34,521,542	\$41,087,462	\$38,947,823
November	\$37,034,885	\$35,775,011		
December	\$33,692,431	\$31,165,443		
January	\$34,645,041	\$33,201,749		
February	\$34,028,716	\$32,316,251		
March	\$32,070,200	\$31,424,409		
April	\$30,661,122	\$26,206,328		
May	\$27,412,051	\$25,718,292		
June	\$24,670,461	\$23,533,279		

Total accrued interest earned on Investments as at 31 October 2017:

	Adopted	YTD	YTD	% of YTD
	Budget	Budget	Actual	Budget
Municipal	\$414,960	\$139,960	\$138,757	99.14%
Reserve	\$258,420	\$79,660	\$80,815	101.45%
Sub-total	\$673,380	\$219,620	\$219,572	99.98%
Leederville Gardens Inc Surplus Trust*	\$0	\$0	\$48,565	0.00%
Total	\$673,380	\$219,620	\$268,137	122.09%

*Interest estimates for Leederville Gardens Inc Surplus Trust were not included in the 2017/18 Budget as actual interest earned is held in Trust and restricted.

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

The power to invest is governed by the Local Government Act 1995.

6.14. Power to invest

- (1) Money held in the municipal fund or the trust fund of a local government that is not, for the time being, required by the local government for any other purpose may be invested as trust funds may be invested under the Trustees Act 1962 Part III.
- (2A) A local government is to comply with the regulations when investing money referred to in subsection (1).
- (2) Regulations in relation to investments by local governments may
 - (a) make provision in respect of the investment of money referred to in subsection (1); and
 - [(b) deleted]
 - (c) prescribe circumstances in which a local government is required to invest money held by it; and
 - (d) provide for the application of investment earnings; and
 - (e) generally provide for the management of those investments.

Further controls are established through the following provisions in the Local Government (Financial Management) Regulations 1996:

19. Investments, control procedures for

- (1) A local government is to establish and document internal control procedures to be followed by employees to ensure control over investments.
- (2) The control procedures are to enable the identification of
 - (a) the nature and location of all investments; and
 - (b) the transactions related to each investment.

19C. Investment of money, restrictions on (Act s. 6.14(2)(a))

(1) In this regulation —

authorised institution means —

- (a) an authorised deposit-taking institution as defined in the Banking Act 1959 (Commonwealth) section 5; or
- (b) the Western Australian Treasury Corporation established by the Western Australian Treasury Corporation Act 1986;

foreign currency means a currency except the currency of Australia.

- (2) When investing money under section 6.14(1), a local government may not do any of the following
 - (a) deposit with an institution except an authorised institution;

- (b) deposit for a fixed term of more than 3 years;
- (c) invest in bonds that are not guaranteed by the Commonwealth Government, or a State or Territory government;
- (d) invest in bonds with a term to maturity of more than 3 years;
- (e) invest in a foreign currency.

To further guide the prudent and responsible investment of the City's funds, Council has adopted the City's Investment Policy No. 1.2.4, which delegates the authority to invest surplus funds to the Chief Executive Officer or his delegate.

Administration has established guidelines for the management of the City's investments, including the following ratings table.

City of Vincent Investment Report Grouping*	Long Term Rating (Standard & Poor's) or	Short Term Rating (Standard & Poor's) or	Direct Investments Maximum % with any one institution		Maxim	d Funds num % ny one ution		ım % of ortfolio
	Equivalent	Equivalent	Policy	Actual	Policy	Actual	Policy	Actual
	AAA	A1+	30%	Nil	45%	Nil	100%	Nil
Group A	AA	A1+	30%	27.8%	30%	Nil	90%	58.4%
Group B	A	A1	20%	16.7%	30%	Nil	80%	28.9%
Group C	BBB	A2	10%	10.2%	n/a	Nil	20%	12.7%

*As per subtotals on Attachment 1

RISK MANAGEMENT IMPLICATIONS:

Moderate: Funds are invested with various financial institutions with high Long Term and Short Term Rating (Standard & Poor's or equivalent), obtaining more than three quotations for each investment. These investment funds are spread across various institutions and invested as Term Deposits from one to twelve months to reduce risk.

STRATEGIC IMPLICATIONS:

In keeping with the City's Strategic Plan 2013-2023:

- *"4.1 Provide good strategic decision-making, governance, leadership and professional management:*
 - 4.1.2 Manage the organisation in a responsible, efficient and accountable manner;
 - (a) Continue to adopt best practice to ensure the financial resources and assets of the City are responsibly managed and the quality of services, performance procedures and processes is improved and enhanced."

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

The financial implications of this report are as noted in the details and comments section of the report. Overall the conclusion can be drawn that appropriate and responsible measures are in place to protect the City's financial assets and to ensure the accountability of management.

COMMENTS:

The funds for investment have increased from the previous period due to seasonal funds available from receipt of rates revenue after creditors and other payments.

Funds invested with the Members Equity Bank exceeded 10% by 0.2% at the end of October 2017. On balance, this investment was considered appropriate after consideration of attaining higher rate of return and the institution's social and environmental responsibility rating. By proportion it will reduce as the investment portfolio increases, and the risk associated with the investment is deemed to be negligible.

The City has obtained a weighted average interest rate of 2.58% for current investments including the operating account; and 2.64% excluding the operating account. The Reserve Bank 90 days Accepted Bill rate for September 2017 is 1.70%.

As at 31 October 2017, the City's total investment earnings excluding the Leederville Gardens Inc. Surplus Trust income, is in line with the year to date budget.

In response to the August 2016 amendment to the City's Investment Policy that provided for preference "to be given to investments with institutions that have been assessed as to have a higher rating of demonstrated social and environmental responsibility, providing that doing so will secure a rate of return that is at least equal to alternatives offered by other institutions", Administration has actively sought investment offerings from relevant institutions.

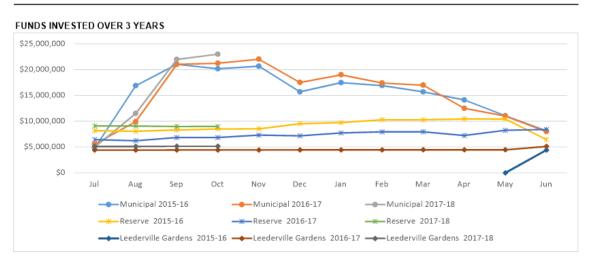
It is of note that in September 2017, the City added Bank Australia Ltd to the list of non-fossil fuel lending institutions utilised and further funds were invested with them during this reporting period. As a result, 41.61% of the City's investments were held in non-fossil fuel lending institutions as at 31 October 2017.

As stated above the financial reports as presented are provisional based on an estimate of the year-end position and pending finalisation and audit of the prior year accounts.

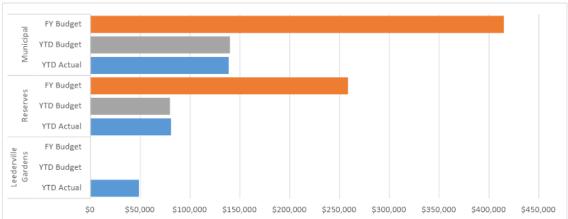
The investment report (Attachment 1) consists of:

- Investment Performance & Policy Compliance Charts;
- Investment Portfolio;
- Investment Interest Earnings; and
- Current Investment Holding.

CITY OF VINCENT INVESTMENT PERFORMANCE AS AT 31 OCTOBER 2017





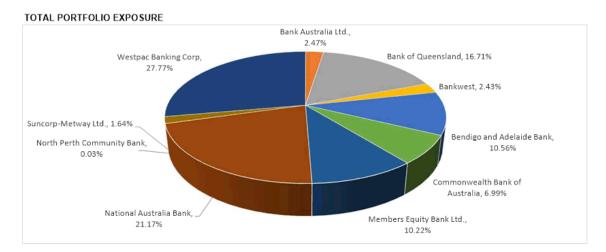


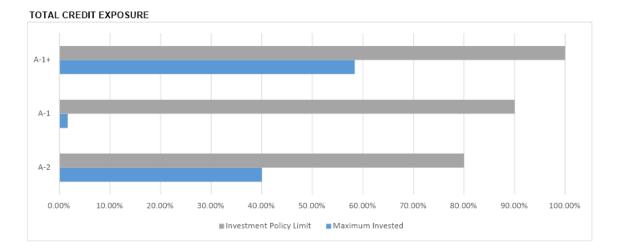


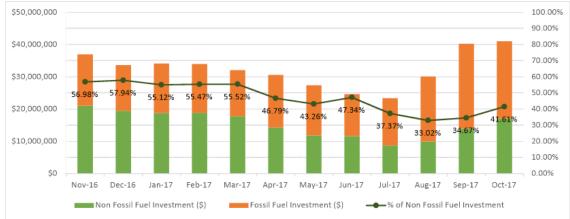
INTEREST RATE COMPARISON

CITY OF VINCENT INVESTMENT POLICY COMPLIANCE AS AT 31 OCTOBER 2017









FOSSIL FUEL INVESTMENT

CITY OF VINCENT INVESTMENT PORTFOLIO AS AT 31 OCTOBER 2017

Shares BY INSTITUTION ANZ Banking Group Bank Australia Ltd. Bank of Queensland Bankwest Bendigo and Adelaide Bank Commonwealth Bank of Australia Members Equity Bank Ltd. National Australia Bank North Perth Community Bank Suncorp-Metway Ltd. Westpac Banking Corp BY CREDIT RATINGS (SHORT-TERM ISSUE) A-1+ A-1 A-2	\$ 1,936,630 23,000,000 11,000 24,947,630 0 500,000 4,500,000 4,500,000 1,000,000 0 1,936,630 3,000,000 8,500,000 11,000 0 5,500,000 24,947,630 16,936,630 0	\$ 17,401 8,982,841 0 9,000,242 0 2,000,242 0 2,365,651 0 2,456,230 749,936 700,000 200,000 0 674,589 1,337,437 9,000,242 2,287,373	\$ 185,608 1,800,000 0 1,985,608 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Surplus Trust \$ 0 5,153,982 0 5,153,982 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 2,139,639 38,936,823 11,000 41,087,462 0 1,016,399 6,865,651 1,000,000 4,338,013 2,872,174 4,200,000 8,700,000 11,000 674,589 11,409,636 41,087,462	% 5.2% 94.8% 0.0% 100.0% 2.5% 16.7% 2.4% 10.6% 21.2% 0.0% 1.6% 27.8% 100.0%
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BY INSTITUTION ANZ Banking Group Bank Australia Ltd. Bank of Queensland Bankwest Bendigo and Adelaide Bank Commonwealth Bank of Australia Members Equity Bank Ltd. National Australia Bank North Perth Community Bank Suncorp-Metway Ltd. Westpac Banking Corp	24,947,630 0 500,000 4,500,000 1,000,000 0 1,936,630 3,000,000 8,500,000 11,000 0 5,500,000 24,947,630 16,936,630	9,000,242 0 516,399 2,365,651 0 2,456,230 749,936 700,000 200,000 0 674,589 1,337,437 9,000,242	1,985,608 0 0 0 500,000 185,608 500,000 0 0 800,000 1,985,608	5,153,982 0 0 0 1,381,783 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,016,399 6,865,651 1,000,000 4,338,013 2,872,174 4,200,000 8,700,000 11,000 674,589 11,409,636	100.0% 0.0% 2.5% 16.7% 2.4% 10.6% 7.0% 10.2% 21.2% 0.0% 1.6% 27.8%
ANZ Banking Group Bank Australia Ltd. Bank of Queensland Bankwest Bendigo and Adelaide Bank Commonwealth Bank of Australia Members Equity Bank Ltd. National Australia Bank North Perth Community Bank Suncorp-Metway Ltd. Westpac Banking Corp	500,000 4,500,000 1,000,000 0 1,936,630 3,000,000 8,500,000 11,000 0 5,500,000 24,947,630	516,399 2,365,651 0 2,456,230 749,936 700,000 200,000 0 674,589 1,337,437 9,000,242	0 0 500,000 185,608 500,000 0 0 800,000 1,985,608	0 0 1,381,783 0 0 0 0 0 0 3,772,199	1,016,399 6,865,651 1,000,000 4,338,013 2,872,174 4,200,000 8,700,000 11,000 674,589 11,409,636	2.5% 16.7% 2.4% 10.6% 7.0% 10.2% 21.2% 0.0% 1.6% 27.8%
ANZ Banking Group Bank Australia Ltd. Bank of Queensland Bankwest Bendigo and Adelaide Bank Commonwealth Bank of Australia Members Equity Bank Ltd. National Australia Bank North Perth Community Bank Suncorp-Metway Ltd. Westpac Banking Corp	500,000 4,500,000 1,000,000 0 1,936,630 3,000,000 8,500,000 11,000 0 5,500,000 24,947,630	516,399 2,365,651 0 2,456,230 749,936 700,000 200,000 0 674,589 1,337,437 9,000,242	0 0 500,000 185,608 500,000 0 0 800,000 1,985,608	0 0 1,381,783 0 0 0 0 0 0 3,772,199	1,016,399 6,865,651 1,000,000 4,338,013 2,872,174 4,200,000 8,700,000 11,000 674,589 11,409,636	2.5% 16.7% 2.4% 10.6% 7.0% 10.2% 21.2% 0.0% 1.6% 27.8%
Bank Australia Ltd. Bank of Queensland Bankwest Bendigo and Adelaide Bank Commonwealth Bank of Australia Members Equity Bank Ltd. National Australia Bank North Perth Community Bank Suncorp-Metway Ltd. Westpac Banking Corp	500,000 4,500,000 1,000,000 0 1,936,630 3,000,000 8,500,000 11,000 0 5,500,000 24,947,630	516,399 2,365,651 0 2,456,230 749,936 700,000 200,000 0 674,589 1,337,437 9,000,242	0 0 500,000 185,608 500,000 0 0 800,000 1,985,608	0 0 1,381,783 0 0 0 0 0 0 3,772,199	1,016,399 6,865,651 1,000,000 4,338,013 2,872,174 4,200,000 8,700,000 11,000 674,589 11,409,636	2.5% 16.7% 2.4% 10.6% 7.0% 10.2% 21.2% 0.0% 1.6% 27.8%
Bank of Queensland Bankwest Bendigo and Adelaide Bank Commonwealth Bank of Australia Members Equity Bank Ltd. National Australia Bank North Perth Community Bank Suncorp-Metway Ltd. Westpac Banking Corp	4,500,000 1,000,000 0 1,936,630 3,000,000 8,500,000 11,000 0 5,500,000 24,947,630 16,936,630	2,365,651 0 2,456,230 749,936 700,000 200,000 0 674,589 1,337,437 9,000,242	0 0 500,000 185,608 500,000 0 0 800,000 1,985,608	0 0 1,381,783 0 0 0 0 0 3,772,199	6,865,651 1,000,000 4,338,013 2,872,174 4,200,000 8,700,000 11,000 674,589 11,409,636	16.7% 2.4% 10.6% 7.0% 21.2% 0.0% 1.6% 27.8%
Bankwest Bendigo and Adelaide Bank Commonwealth Bank of Australia Members Equity Bank Ltd. National Australia Bank North Perth Community Bank Suncorp-Metway Ltd. Westpac Banking Corp	1,000,000 0 1,936,630 3,000,000 8,500,000 11,000 0 5,500,000 24,947,630 16,936,630	0 2,456,230 749,936 700,000 200,000 0 674,589 1,337,437 9,000,242	0 500,000 185,608 500,000 0 0 800,000 1,985,608	0 1,381,783 0 0 0 0 3,772,199	1,000,000 4,338,013 2,872,174 4,200,000 8,700,000 11,000 674,589 11,409,636	2.4% 10.6% 7.0% 10.2% 21.2% 0.0% 1.6% 27.8%
Bendigo and Adelaide Bank Commonwealth Bank of Australia Members Equity Bank Ltd. National Australia Bank North Perth Community Bank Suncorp-Metway Ltd. Westpac Banking Corp	0 1,936,630 3,000,000 8,500,000 11,000 0 5,500,000 24,947,630 16,936,630	2,456,230 749,936 700,000 200,000 0 674,589 1,337,437 9,000,242	500,000 185,608 500,000 0 0 800,000 1,985,608	1,381,783 0 0 0 0 0 3,772,199	4,338,013 2,872,174 4,200,000 8,700,000 11,000 674,589 11,409,636	10.6% 7.0% 10.2% 21.2% 0.0% 1.6% 27.8%
Commonwealth Bank of Australia Members Equity Bank Ltd. National Australia Bank North Perth Community Bank Suncorp-Metway Ltd. Westpac Banking Corp	1,936,630 3,000,000 8,500,000 11,000 0 5,500,000 24,947,630 16,936,630	749,936 700,000 200,000 0 674,589 1,337,437 9,000,242	185,608 500,000 0 0 800,000 1,985,608	0 0 0 0 3,772,199	2,872,174 4,200,000 8,700,000 11,000 674,589 11,409,636	7.0% 10.2% 21.2% 0.0% 1.6% 27.8%
Members Equity Bank Ltd. National Australia Bank North Perth Community Bank Suncorp-Metway Ltd. Westpac Banking Corp 	3,000,000 8,500,000 11,000 0 5,500,000 24,947,630	700,000 200,000 0 674,589 1,337,437 9,000,242	500,000 0 0 800,000 1,985,608	0 0 0 3,772,199	4,200,000 8,700,000 11,000 674,589 11,409,636	10.2% 21.2% 0.0% 1.6% 27.8%
National Australia Bank North Perth Community Bank Suncorp-Metway Ltd. Westpac Banking Corp BY CREDIT RATINGS (SHORT-TERM ISSUE) A-1+ A-1 A-2	8,500,000 11,000 0 5,500,000 24,947,630 16,936,630	200,000 0 674,589 1,337,437 9,000,242	0 0 800,000 1,985,608	0 0 0 3,772,199	8,700,000 11,000 674,589 11,409,636	21.2% 0.0% 1.6% 27.8%
North Perth Community Bank Suncorp-Metway Ltd. Westpac Banking Corp 	11,000 0 5,500,000 24,947,630 16,936,630	0 674,589 1,337,437 9,000,242	0 0 800,000 1,985,608	0 0 3,772,199	11,000 674,589 11,409,636	0.0% 1.6% 27.8%
Suncorp-Metway Ltd. Westpac Banking Corp BY CREDIT RATINGS (SHORT-TERM ISSUE) A-1+ A-1 A-2	5,500,000 24,947,630 16,936,630	1,337,437 9,000,242	800,000 1,985,608	3,772,199	674,589 11,409,636	1.6% 27.8%
Westpac Banking Corp BY CREDIT RATINGS (SHORT-TERM ISSUE) A-1+ A-1 A-2	24,947,630 16,936,630	9,000,242	1,985,608			
BY CREDIT RATINGS (SHORT-TERM ISSUE) A-1+ A-1 A-2	16,936,630			5,153,982	41,087,462	100.0%
A-1+ A-1 A-2		2,287,373				
A-2	0	674,589	985,608 0	3,772,199 0	23,981,810 674,589	58.4% 1.6%
	8,011,000	6,038,280	1,000,000	1,381,783	16,431,063	40.0%
	24,947,630	9,000,242	1,985,608	5,153,982	41,087,462	100.0%
3Y TERMS						
0-30 days	1,936,630	17,401	185,608	0	2,139,639	5.2%
31-90 days	4,000,000	0	105,000	0	4,000,000	9.7%
	15,000,000	0	0	0	15,000,000	36.5%
181-270 days	4,000,000	0	0	0	4,000,000	9.7%
270-365 days	4,000,000	8,982,841	1,800,000	3,772,199	14,555,040	35.4%
> 1 year	11,000	0	0	1,381,783	1,392,783	3.4%
·	24,947,630	9,000,242	1,985,608	5,153,982	41,087,462	100.0%
NY MATURITY						
BY MATURITY	4 026 620	604 000	195 009	0	E 944 339	14.20
0-30 days 31-90 days	4,936,630 9,000,000	691,990 1 432 535	185,608 500,000	1 969 945	5,814,228	14.2% 31.4%
91-180 days	9,000,000	1,432,535 2,914,594	1.000.000	1,969,945 756,707	12,902,480 15.671,301	38.1%
181-270 days	000,000	2,914,594	300,000	1,381,783	3,790,721	9.2%
270-365 days	0	1,852,185	300,000	1,045,547	2,897,732	7.1%
> 1 year	11,000	1,052,105	0	1,045,547	11,000	0.0%
	24,947,630	9,000,242	1,985,608	5,153,982	41,087,462	100.0%
BY FOSSIL FUEL EXPOSURE						
Fossil Fuel Lending	16,947,630	2,287,373	985,608	3,772,199	23,992,810	58.4%
Non Fossil Fuel Lending	8,000,000	6,712,869	1,000,000	1,381,783	17,094,652	41.6%

CITY OF VINCENT INVESTMENT INTEREST EARNINGS AS AT 31 OCTOBER 2017



	YTD 31/10/2017 \$	YTD 31/10/2016 \$	FY 2017/18 \$	FY 2016/17 \$
MUNICIPAL FUNDS	Ť	•	·	Ŧ
Budget	139,960	151,000	414,960	436,000
Interest Earnings	138,757	144,266	138,757	486,092
% Income to Budget	99.14%	95.54%	33.44%	111.49%
RESERVE FUNDS				
Budget	79,660	57,000	258,420	206,000
Interest Earnings	80,815	65,984	80,815	205,608
% Income to Budget	101.45%	115.76%	31.27%	99.81%
LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	48,565	44,833	48,565	140,391
% Income to Budget	0.00%	0.00%	0.00%	0.00%
TOTAL				
Budget	219,620	208,000	673,380	642,000
Interest Earnings	268,137	255,083	268,137	832,091
% Income to Budget	122.09%	122.64%	39.82%	129.61%
Variance	48,517	47,083		190,091
% Variance to Budget	22.09%	22.64%		29.61%
TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLU	IS TRUST)			
Budget	219,620	208,000	673,380	642,000
Interest Earnings	219,572	210,250	219,572	691,700
% Income to Budget	99.98%	101.08%	32.61%	107.74%
Variance	(48)	2,250	(453,808)	49,700
% Variance to Budget	-0.02%	1.08%	-67.39%	7.74%



Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Princip
OPERATING ACCO	UNTS					
Municipal	Commonwealth Bank of Australia					1,936,63
Reserve	Commonwealth Bank of Australia					17,40
Trust	Commonwealth Bank of Australia					185,60
Total Operating Fu	nds					2,139,63
SHARES						
Municipal	North Perth Community Bank	23/11/2001				11,00
Total Shares						11,00
TERM DEPOSITS						
Reserve	Suncorp-Metway Ltd.	13/12/2016	06/11/2017	328	2.76%	674.58
Municipal	Bankwest	29/08/2017	06/11/2017	69	2.35%	1.000.00
Municipal	Members Equity Bank Ltd.	29/08/2017	13/11/2017	76	2.45%	500,00
Municipal	Members Equity Bank Ltd.	29/08/2017	20/11/2017	83	2.50%	1,000,00
Municipal	Members Equity Bank Ltd.	29/08/2017	27/11/2017	90	2.50%	500,00
Trust	Bendigo and Adelaide Bank	06/12/2016	04/12/2017	363	2.80%	500,00
Leederville Garder	ns In Westpac Banking Corp	20/12/2016	04/12/2017	349	2.82%	1,969,94
Municipal	National Australia Bank	06/09/2017	04/12/2017	89	2.48%	1,000,00
Reserve	Commonwealth Bank of Australia	11/01/2017	11/12/2017	334	2.72%	732,5
Municipal	Westpac Banking Corp	06/09/2017	11/12/2017	96	2.69%	500,0
Municipal	Westpac Banking Corp	06/09/2017	18/12/2017	103	2.69%	1,500,0
Municipal	Westpac Banking Corp	14/09/2017	18/12/2017	95	2.69%	3,000,0
Reserve	Members Equity Bank Ltd.	10/01/2017	08/01/2018	363	2.80%	700,0
Municipal	National Australia Bank	14/09/2017	08/01/2018	116	2.53%	500,0
Municipal	National Australia Bank	14/09/2017	15/01/2018	123	2.53%	1,000,0
Municipal	National Australia Bank	14/09/2017	22/01/2018	130	2.54%	500,0
Municipal	National Australia Bank	14/09/2017	29/01/2018	137	2.54%	1,000,0
Reserve	Bendigo and Adelaide Bank	07/02/2017	05/02/2018	363	2.80%	500,00
Reserve	National Australia Bank	07/02/2017	05/02/2018	363	2.62%	200,0
Reserve	Westpac Banking Corp	09/03/2017	05/02/2018	333	2.80%	640,6
Municipal	National Australia Bank	14/09/2017	05/02/2018	144	2.54%	500,0
Reserve	Bank of Queensland	11/05/2017	12/02/2018	277	2.65%	524,6
Municipal	Members Equity Bank Ltd.	14/09/2017	12/02/2018	151	2.55%	1,000,00
Municipal	National Australia Bank	22/09/2017	19/02/2018	150	2.56%	500,00
Municipal	National Australia Bank	22/09/2017	26/02/2018	157	2.56%	1,000,0
	ns In Westpac Banking Corp	07/03/2017	01/03/2018	359	2.78%	756,7
Trust	Westpac Banking Corp	09/03/2017	06/03/2018	362	2.81%	500,0
Municipal	National Australia Bank	03/10/2017	06/03/2018	154	2.56%	500,0
Reserve	Bank of Queensland	11/05/2017	12/03/2018	305	2.65%	524,60
Trust	Members Equity Bank Ltd.	13/06/2017	13/03/2018	273	2.66%	500.00
Municipal	National Australia Bank	28/09/2017	13/03/2018	166	2.57%	1,000,00
Municipal	Bank of Queensland	14/09/2017	19/03/2018	186	2.55%	2,500,0
Municipal	National Australia Bank	10/10/2017	26/03/2018	167	2.55%	1,000,00
Municipal	Westpac Banking Corp	03/10/2017	03/04/2018	182	2.69%	500,00
Reserve	Bendigo and Adelaide Bank	11/05/2017	09/04/2018	333	2.65%	524,60
Municipal	Bank of Queensland	18/10/2017	09/04/2018	173	2.60%	1,000,00
Municipal	Bank Australia Ltd.	31/10/2017	16/04/2018	167	2.70%	500,0
Municipal	Bank of Queensland	18/10/2017	23/04/2018	187	2.60%	1,000,00
Reserve	Bendigo and Adelaide Bank	07/06/2017	07/05/2018	334	2.65%	715,2
Trust	Westpac Banking Corp	06/09/2017	04/06/2018	271	2.72%	300,00
				370	2.72%	1,381,78
Leederville Gardor	ns In Bendigo and Adelaide Bank	07/06/2017	12/06/2018			

CITY OF VINCENT CURRENT INVESTMENT HOLDING AS AT 31 OCTOBER 2017



unds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principa \$
Reserve	Westpac Banking Corp	25/07/2017	10/07/2018	350	2.73%	696,825
Reserve	Bendigo and Adelaide Bank	08/08/2017	06/08/2018	363	2.70%	716,283
Leederville Gar	dens In Westpac Banking Corp	06/09/2017	06/09/2018	365	2.77%	1,045,546
Reserve	Bank Australia Ltd.	14/09/2017	10/09/2018	361	2.80%	516,398
Reserve	Bank of Queensland	10/10/2017	09/10/2018	364	2.60%	619,503
otal Term Depo	osits					38,936,823
otal Investmen	+					41.087.462

8 COMMUNITY ENGAGEMENT

8.4 FLOREAT ATHENA FOOTBALL CLUB - LITIS STADIUM MASTER PLAN

TRIM Ref:	D17/77530				
Author:	Karen Balm, Community Partnerships - Projects Officer				
Authoriser:	Mich	ael Quirk, Director Community Engagement			
Attachments:	1. 2. 3. 4. 5.	Master Plan - Complete Master Plan - Executive Summary Master Plan - Option 1 Master Plan - Option 2 Master Plan - Community Benefits Excerpts			

RECOMMENDATION:

That Council:

- 1. RECEIVES the Litis Stadium Master Plan as prepared by Floreat Athena Football Club Inc.;
- 2. ADVISES Floreat Athena Football Club Inc. that the Litis Stadium Master Plan does not provide the following information as requested by Council and deemed necessary to consider any long term lease arrangements:
 - 2.1 Facility Management Plan;
 - 2.2 Community Benefit Statement; and
 - 2.3 Financial Plan demonstrating that the Club has the capacity to fund the project.
- 3. WILL NOT ENTER into any long-term lease for Litis Stadium with Floreat Athena Football Club Inc. on the basis that the Club has not demonstrated an ability to meet the financial and management implications of the capital improvements, asset management and lease obligations relating to the existing facility and the facility proposed within their Master Plan;
- 4. REQUESTS that Administration now investigate the future use, management and development of Litis Stadium as part of the Britannia Reserve Master Plan Review scheduled for completion in 2019/20;
- 5. APPROVES a 2 year lease to Floreat Athena Football Club Inc from 1 January 2018 to 31 December 2019 plus a further 1 year option from 1 January 2020 to 31 December 2020 for Litis Stadium, 41 Britannia Road, Leederville on the following key terms:
 - 5.1 Term: 2 years plus 1 year option at the City's absolute discretion;
 - 5.2 Rent \$5,000 plus GST (indexed to CPI) per annum;
 - 5.3 Rates & Taxes: Lessee to pay including rubbish bin charges and ESL;
 - 5.4 Outgoings: Lessee to pay;
 - 5.5 Repairs & Maintenance: Lessee responsible for all repairs and maintenance and to keep premises clean and in good condition, this includes repair of damage due to fair wear and tear and structural maintenance. Lessor not responsible for any structural repair.
 - 5.6 Minimum Level of Service: Lessee to pay for cost of statutory compliance, and pest inspections and treatment;
 - 5.7 Insurance: Lessee to effect a public liability policy with cover not less than \$20 million,

and pay premium for building insurance policy;

- 5.8 Indemnification: Lessee to indemnify the City against all costs and claims;
- 5.9 Permitted Purpose: Sporting, recreational and community activities;
- 5.10 Shared Use: Lessee permitted to hire out clubrooms, function rooms and football pitch at its discretion provided that the use is consistent with the Permitted Purpose;
- 5.11 Alterations: Not without the prior approval in writing of the Lessor;
- 5.12 Capital Works: Not without the prior approval in writing of the Lessor and subject to the conditions stated;
- 5.13 Lessor's Covenant: Lessor will provide Lessee with quiet enjoyment of the premises for the term of the lease;
- 5.14 Payment Without Delay: Lessee must duly and punctually pay all rent, rates and taxes, outgoings, costs and interest on the terms specified by the Lessor;
- 5.15 Nuisance and Incidental Use: Lessee must submit a Management Plan for approval in writing by the Lessor for any events commencing from and continuing beyond 5pm, any events with amplified or live music, and any national/international sporting events.
- 5.16 Parking & Traffic Management: Lessee must submit a Parking and Traffic Management Plan for approval in writing by the Lessor for any events with an estimated attendance above 1,000 people.
- 6. Subject to satisfactory negotiations being carried out by the Chief Executive Officer AUTHORISES the Mayor and Chief Executive Officer to affix the common seal and execute the lease in 5 above; and
- 7. RECOMMENDS that Floreat Athena Football Club Inc. in collaboration with Football West progress the following initiatives over the term of the proposed new lease for Litis Stadium:
 - 7.1 Investigate facility options that meet National Premier League Requirements, ensure long term financial and organisational sustainability, and maximise the use of community assets through co-location;
 - 7.2 Prepare a Facility Management Plan that outlines strategies to effectively manage the Stadium and meet lease obligations;
 - 7.3 Prepare a Financial Plan to determine organisational viability and capability as the basis for any future facility tenure arrangements; and
 - 7.4 Implement strategic planning, governance, business model and community engagement initiatives as identified within the 'Club Development Plan Progress Report' as submitted with the Litis Stadium Master Plan.

PURPOSE OF REPORT:

To consider the Litis Stadium Master Plan as submitted by Floreat Athena Football Club and their associated request for a long term lease arrangement.

BACKGROUND:

Litis Stadium is located at Britannia Reserve on Lots 31 and 32 on Deposited Plan 687, and being the whole of the land comprised within Certificate of Title Volume 1769 Folio 75.

The site was originally developed as the Lake Monger Velodrome for the 1962 British Empire and Commonwealth Games. In 1982, the Club was granted a lease over 540m² of the site for the construction of

its Clubrooms which was completed in 1986. The Club was granted a lease over the balance of the site in 1994, and the velodrome was redeveloped in 1998 with joint funding from the Club, the Department of Sport and Recreation and the City (then Town). Litis Stadium now comprises a soccer pitch, grandstand, clubrooms (social/function rooms and office space), change rooms, toilets and sheds.

The Athena Club was established in 1951 as a Greek community football club, with its home turf at Wellington Square. In the 1970s the Club relocated to Perry Lakes Stadium (and became known as Floreat Athena). In 1986, Floreat Athena relocated to Litis Stadium following extensive negotiations with the City of Perth in respect to the construction of clubrooms and an associated lease. The Club has approximately 622 members comprising 400 players, 85 concession members, 71 family members, 36 general members, 11 honorary members and 19 life members. Statistics identify that approximately 30 per cent of their junior members reside within the City of Vincent. The Club competes in the National Premier League (Western Australia) and has teams across various age groups and levels including juniors, amateurs, masters, women's and semi-professionals.

The Club has leased Litis Stadium since 1982 with the most recent 10 year lease with two five year options expiring on 31 December 2016. At the Ordinary Meeting of Council on 13 December 2016 a range of factors were considered in response to the Club's request for a short-term lease until 30 June 2019 while a Stadium Master Plan is progressed. It was subsequently resolved that Council:

- "1. NOTES Floreat Athena Soccer Club's intention to prepare at its cost a Master Plan for Litis Stadium for presentation to Council as the basis for future lease consideration;
- 2. APPROVES a short-term lease from 1 January 2017 to Floreat Athena Soccer Club Inc. over the soccer stadium located at Britannia Reserve, 41 Britannia Road, Leederville, on the following key terms:
 - 2.1 Term: 12 months;
 - 2.2 Rent: \$5,000 plus GST for the Term;
 - 2.3 Rates & Taxes: Lessee to pay, defined to expressly include rubbish bin charges and ESL;
 - 2.4 Outgoings: Lessee to pay;
 - 2.5 Repairs & Maintenance: Lessee responsible for all repairs and maintenance and to keep premises clean and in good condition, this includes repair of damage due to fair wear and tear (components at end of life) and structural maintenance (repair and replacement of roof, load bearing walls). Lessor not responsible for any structural repair.
 - 2.6 Minimum Level of Service: Lessee to pay for cost of statutory compliance (RCD, smoke alarm, emergency exit and fire hydrant testing) and pest inspections and treatment;
 - 2.7 Insurance: Lessee to effect a public liability policy, with cover not less than \$20 million, and pay premium for building insurance policy;
 - 2.8 Indemnification: Lessee to indemnify the City against all costs and claims;
 - 2.9 Permitted Purpose: As detailed in previous Lease;
 - 2.10 Shared Use (hire): Lessee permitted to hire out clubrooms, function rooms and soccer pitch at its discretion, provided that the use is consistent with the Permitted Purpose
 - 2.11 Alterations: Not without the prior approval in writing of the Lessor;
 - 2.12 Capital Works: Not without the prior approval in writing of the Lessor and subject to the conditions stated; and
 - 2.13 Lessor's Covenant: Lessor will provide Lessee with quiet enjoyment of the premises for the term of the lease.
- 3. Subject to final satisfactory negotiations being carried out by the Chief Executive Officer, AUTHORISES the Mayor and Director Corporate Services to affix the common seal and execute the lease in 1 above;
- 4. ADVISES Floreat Athena Soccer Club that:
 - 4.1 the granting of the short term lease in 1. above and preparation of a Master Plan should in no way be deemed a warranty or representation that the Council will grant a future lease or allow the Club to remain in occupation of the leased premises beyond 31 December 2017;
 - 4.2 Council will not consider any future lease until it has received and considered the Master Plan, appropriately detailing Floreat Athena's proposed facility works and improvements, facility management plan, life cycle cost analysis and community benefit statement, which needs to be received no later than 30 June 2017; and

4.3 Council requires and expects Floreat Athena to work closely with the City of Vincent Administration on the Club's Master Planning exercise to ensure that broader City and community interests and future use options are taken into account as part of that exercise.

Further, at the Ordinary Council Meeting held on 7 March 2017 it was resolved that Council:

- "1. REAFFIRMS its resolution from the Ordinary Meeting of Council held on 13 December 2016 which noted that the Club is preparing a Master Plan entirely at its own cost for Litis Stadium in support of its request for longer-term lease over the premises;
- 2. REAFFIRMS that the Club only has and will only have a lease over Litis Stadium and therefore permission to occupy the premises up to 31 December 2017 and no later until or unless Council decides otherwise;
- 3. REAFFIRMS that the Club's preparation of a Master Plan for Litis Stadium will in no way be deemed a warranty or representation that the Council will grant a future lease or allow the Club to remain in occupation of the leased premises beyond 31 December 2017;
- 4. REQUESTS that upon submission of the Master Plan by the Club no later than 30 June 2017 the City assess the Plan against the community benefit, value, or need for what the Club proposes and, in doing so the City will itself independently consult with the community on the Plan before determining a position on both that Master Plan and the future of the Club at Litis Stadium; and
- 5. REQUESTS that the Director Community Engagement provide Council with a Litis Stadium Master Plan monthly progress report based upon key project milestones."

The Club submitted the Litis Stadium Master Plan to Administration on 30 June 2017 and the Club President then formally presented the Master Plan to the Director Community Engagement on 6 July 2017. Through prior agreement the associated lifecycle costs were provided to Administration on 23 July 2017. Throughout July to October Administration progressed a detailed review of the Master Plan documentation, and met with Football West on 14 September 2017 and Club representatives on 16 October and 31 October 2017 to discuss key findings.

DETAILS:

The complete Litis Stadium Master Plan as submitted by the Club has been included as **Attachment 1** with an overview provided below that aligns with the explicit requirements identified by Council in December 2016, those being:

- Proposed facility works and improvements
- Facility management plan
- Life cycle cost analysis
- Community benefit statement
- Financial plan demonstrating that the Club has the capacity to fund the project

Litis Stadium Master Plan

The documentation states that the Club has prepared a Master Plan that "offers a vision for upgrades and development associated with the facility over the next 20 years and examines potential funding sources for the proposed upgrades". The submitted Master Plan includes preliminary background information, Stadium context, strategic context, demographics analysis, site analysis, community consultation, concept planning, and implementation and recommendations. The Executive Summary has been included as **Attachment 2**.

Given the nature and scale of the proposed Stadium upgrades the Club is seeking a lease of 15 years plus a 10 year option.

Community Consultation

Council required the Club to ensure that broader City and community interests as well as future use options were taken into account as part of the master planning exercise. The Club engaged ConsultWG to undertake consultation with the local community and key stakeholders to inform the Master Plan while Club

Reference Group focussed on operational, management and financial considerations. Consultation with local community included the following:

Community Values 'Drop In' Session – 1 March 2017

- This session provided the community with an opportunity to meet the Project Consultants and Club representatives in order to ask questions and receive feedback through one-on-one conversations. A total of 53 attendees were at the session although this included a large number of Club members.
- Key feedback from the community included the desire for better accessibility to the Stadium by non-Club
 users, the need to retain significant trees, the potential for a café within the existing turnstiles structure,
 ongoing concerns about noise and traffic congestion associated with events, the need to retain features
 associated with heritage of the site, request to reduce visual and physical barriers around the stadium,
 the potential for the Stadium to host non-sporting related events such as fairs, the need to better respect
 surrounding residents and build relationships, and the opportunity to co-habitat with another sports club.

Community Values Feedback Form – February to March 2017

- A feedback form was sent to more than 2,500 surrounding residences and community organisations throughout February and March 2017. The feedback form along with key project information was also made available through the Club's website with links provided via the City's website and Facebook page. A total of 144 responses were received.
- Key feedback from the community included the need for facility upgrades and better maintenance, initiatives to make the Stadium more open and welcoming to the local community, better connectivity between the Stadium and Britannia Reserve, and the opportunity to accommodate other community organisations and activities.

Club Reference Group

- The Club Reference Group considered community feedback as well as the Club's operational and management requirements, and through a workshop on 18 May 2017 considered two concept plans that had been prepared by the Project Consultants.
- The Reference Group identified a range of key Master Plan elements including upgraded or new change rooms, refurbishment of the existing grandstand, upgraded floodlighting, removal of the south-east mound to enable installation of a five-a-side pitch, and the installation of operable fencing to enable improved public access but also to restrict access at certain times.

Concept Design Options Feedback Form – May to June 2017

- Based upon feedback received from the Club and community the Project Consultants prepared two Concept Design Options for the purpose of undertaking further community engagement.
- These Concept Design Options were presented to a 'Community Focus Group' on 31 May 2017. This Focus Group included six community members along with the Project Consultants and Club President. Feedback focussed on the need to make the Stadium more permeable through removal of fencing and providing greater access to the facilities by the broader community. Some Focus Group members specifically advised that they would like to see the removal/relocation of the Club.
- The Concept Design Options were also made available for comment through the Club's website with links also provided via the City's website and Facebook page. A total of 26 survey responses were received. This consultation identified that Club members were supportive of the design options whereas non-Club respondents provided mixed views including a number that were generally not-supportive.

Stakeholder Meetings

- The Project Consultants engaged with a range of stakeholders to seek their views on the Club and the Stadium, and to identify any future partnership opportunities.
- This included meetings with Football West, Department of Sport and Recreation, Mt Hawthorn Hub, Leederville Connect, Leederville Gardens Retirement Village, Mt Hawthorn Primary School, Mt Hawthorn RSL and Aranmore Catholic College.

Administration Assessment

The Club opted to appoint a community engagement Consultant to undertake the Master Plan community consultation with key engagement activities and findings provided as a standalone Consultation Report.

Overall a total of 170 feedback forms were received, 53 people attended a 'Community Values Drop-In Session' and six local residents participated in the Community Focus Group.

Based upon a review of the Consultation Report and Administration attendance at the 'Community Values Drop-In Session' it is evident that a large number of comments and considerations from non-Club linked community members have not been adequately acknowledged or addressed within the Master Plan. Some examples include:

- Concerns about noise from competition and events;
- Traffic management and movement, and car parking issues;
- Request to reduce visual barrier whilst still retaining the hedge;
- The venue should have concerts and other community events;
- The venue is not accessible and should be opened up for families and young people to use;
- More information is required on how the community can access Club facilities; and
- Co-habitation with another sports club particularly a summer club.

While it may not be practical, possible or desirable for the Club to include all of these elements within the proposed facility works and improvements the associated Facility Management Plan, as specifically requested by Council, is the mechanism to address many of these comments and considerations. This lack of responsiveness to matters raised through the community consultation process may reinforce the negative view that some local community members have regarding the Club and the Stadium.

Proposed Facility Works and Improvements

The Club has submitted an 'options based' Master Plan with Option 1 (**Attachment 3**) estimated at \$7.47 million presenting an idealistic view of what could be achieved with available funding sources and Option 2 (**Attachment 4**) estimated at \$3.87 million presenting a scaled back scenario. These options are underpinned by the following principles:

- The predictable needs and expected growth of the Club over the next 20 years
- Maintaining a functional Stadium design for its primary football use
- Promoting community use of facilities and capitalising on opportunities to incorporate non-football activities
- The Stadium's connectivity with surrounding areas including Britannia Reserve
- Compliance with minimum and recommended Football West venue requirements
- Financial feasibility of upgrades and staged implementation based upon the needs of the Club and the community

Master Plan Option 1 includes the following key elements:

- Replace existing fencing along Britannia Road and Britannia Reserve and install more permeable fencing
- Convert existing turnstiles building into café
- Upgrade the internal footpath network
- Refurbishment of the existing clubrooms including new kitchen and new bar
- Remove mound and install multi-purpose five-a-side pitch
- Convert main football pitch to artificial turf
- Install new LED floodlights
- Change rooms to be demolished and replaced with new change rooms which include referee rooms and storage
- Demolish and rebuild existing grandstand for 500 people
- Demolish and rebuild players race
- Construct bin enclosure
- Re-turf spectator hill
- Establish community garden
- Install bicycle parking facilities

Master Plan Option 2 includes the following key elements:

- Replace existing fencing along Britannia Road and Britannia Reserve and install more permeable fencing
- Convert existing turnstiles building into café
- Reconstruct existing change rooms
- Upgrade the internal footpath network
- Refurbish existing grandstand including new seating, repainting, repairs to concrete, refurbish toilets and fit-out of under croft as multi-purpose areas
- Refurbishment of the existing clubrooms including new kitchen, new bar and refurbished toilets
- Demolish and rebuild players race
- Construct bin enclosure
- Install bicycle parking facilities

These elements within Master Plan Option 1 and Option 2 have then been categorised according to their importance, value and community benefit recognising the proposed staged approach over a 20 year horizon.

Administration Assessment

Overall the proposed facility works and improvements are presented well and based on a sound methodology including strategic context, demographics analysis, site analysis, community consultation and concept planning. Both of the proposed Master Plan options fundamentally present an upgraded football facility with some responsiveness to the feedback received during community consultation.

There are fundamentally four Master Plan elements that directly respond to community feedback – more permeable open style fencing, community garden, multi-purpose spaces for broader community use, and conversion of the turnstiles building into a café. The Club's recommended option, Option 2, does not include the community garden with the multi-purpose spaces for broader community use reliant upon Lotterywest funding and the conversion of the turnstiles building into a café reliant upon social enterprise funding. Dealing with the interface to Britannia Reserve through permeable fencing and an entry statement is identified as a high priority within both Master Plan options.

Master Plan Option 1 does not consider utilisation by other sporting clubs or sporting codes whereas Master Plan Option 2 includes conversion of the football pitch to an artificial turf surface which may allow consideration of other sporting uses and reduce the Club's current usage of Britannia Reserve.

Facility Management Plan

A Facility Management Plan has not been provided as part of the Club's Master Plan documentation. A 'Club Development Plan – Progress Report' accompanies the Master Plan and provides some information relating to Club history, Club profile, current community engagement activities, potential new strategies to maximise community benefit, organisational capacity and governance activities, and some facility management practices.

The organisational capacity section of this Plan states that the Club Board has completed a self-audit of its governance using the Better Practice Corporate Checklist (Australian Government, Department of Social Services, 2010) which enables assessment across 56 key areas. Although the results of this audit and any recommended actions for governance improvement have not been included.

In addition, the organisational capacity section of this Plan includes a basic financial model noting that "the Club may be charged a higher rent and may have to take financial responsibility for the ongoing maintenance and any refurbishment of the Stadium. This will require the Club to establish a more sustainable and resilient revenue base." While the Plan identifies revenue opportunities in the areas of membership, player registrations, facility hire, gate entry, hospitality and fundraising/sponsorship there are no specific budget projections provided as part of the Master Plan.

Administration Assessment

Facility management planning significantly impacts on design, administrative and financial considerations and must occur in the initial concept planning for a facility. An effective Facility Management Plan, as per the widely utilised Department of Sport & Recreation (now Department of Local Government, Sport & Cultural Industries) Management Plan Guide must address the following key matters:

- Human Resources Plan details of the Club structure including Committees/Staff/Volunteers, day-to-day
 operational procedures, safety and emergency procedures, Stadium management procedures, and
 strategies required to maintain a high standard of management;
- Asset Management Plan asset inventory, maintenance schedules and systems; and specific strategies
 required for building maintenance;
- Financial Plan past cash flow statements, balance sheets, and identification of risk factors and contingency plans to directly inform financial projections and assess the viability of any facility improvements.

Therefore, Council explicitly requested that the Club prepare a Facility Management Plan for submission as part of the Litis Stadium Master Plan. This requirement was consistent with decision making at the Ordinary Meeting of Council on 17 November 2015 where in response to a Community Sport and Recreation Facility Fund (CSRFF) from the Club it was resolved that the project not be supported as "the financial records provided as part of the application do not demonstrate the financial viability of the Club to support the allocation of funding and ability to fund ongoing maintenance and upkeep of the facility to the City's satisfaction."

It is very concerning that the Club has not considered ongoing facility management considerations given the scale of the proposed \$7.47 million and \$3.87 million Master Plan options. The asset management components of a Facility Management Plan are regarded as a key consideration given the Club's historical inability to effectively manage asset maintenance and minimum level of service requirements. The financial planning components of a Facility Management Plan are also a key consideration as it demonstrates the financial impact of the Club pursuing the Master Plan, and most importantly, their capacity to meet the financial obligations associated with any redevelopment of Litis Stadium.

Unfortunately, the Club Development Plan Progress Report does not address key elements expected within a Facility Management Plan and does not provide an understanding of how the Stadium will be effectively managed under any new lease arrangements.

Life Cycle Cost Analysis

The Club has prepared and submitted baseline life cycle costs for Master Plan Option 2 only based upon capital cost estimates prepared by a certified Quantity Surveyor. Given the high level concept planning within the Master Plan the Club has not analysed and selected the specific building design elements to determine the lowest whole of life cost, and this is regarded as a reasonable approach given the stage of the project.

The life cycle cost analysis provided by the Club have been developed using standard conventions and identifies the following implications over a 15 year period:

- Total Capital Costs \$3,895,000
- Total Operating Costs \$6,040,840
- Total Maintenance Costs \$1,033,791
- Gross Revenues \$7,571,792

Overall, through the Master Plan the Club will be subject to \$10,969,631 projected expenditure costs (including capital). The life cycle cost analysis addresses the key cost generating activities including design and development, civil works, asset replacement, maintenance, operating costs and support services. Although the analysis is not supported by any explanatory report provide a summary of key findings or a description of important assumptions and any design considerations used in the analysis.

Administration Assessment

It is evident that the total operating, total maintenance costs and gross revenues included within the life cycle cost analysis have been developed utilising the average profit and loss statements for the Club over a four year period, as follows:

	2017-18	2016-17	2015-16	2014-15
	Budget \$	Actual \$	Actual \$	Actual \$
Total Income	580,600.00	484,046.95	488,302.84	455,194.82
Total Expenses	\$461,600.00	\$475,474.79	\$465,439.92	\$438,720.01
Operating Result (before income tax)	\$119,000.00	\$8,572.16	\$22,862.92	\$16,474.81

While Administration is not privy to the Club's 2017/18 YTD budget performance it is notable that they requested a payment plan in September 2017 as funds were not available to meet lease payments and Britannia Reserve hire fees. It appears that the projected \$119,000 surplus in 2017/18 will not be achievable yet this operating result has been used when developing the average profit and loss used within the life cycle cost analysis. The average operating result including the 2017/18 projections is \$44,477 whereas the average operating result excluding this outlier is \$15,969.97. The Club's tax burden is not known but this will further reduce the average \$15,969.97 operating and likely bring the average closer to break-even. This is high risk given the significant capital and maintenance implications associated with the Master Plan particularly when there is no evidence of cash reserves given the recent request for a payment plan to meet \$17,252.36 in outstanding costs. Further commentary regarding the lack of a Financial Plan is provided later within this Report.

Total maintenance costs of \$1,033,791 appear to have again been primarily based on the repairs and maintenance, main pitch maintenance and routine maintenance cost averages through the Club's average profit and loss statements. The life cycle cost analysis notes specifically state that "all maintenance costs have been amalgamated from the budget." Given the absence of a Facility Management Plan, and therefore the absence of any asset management planning or strategies, the life cycle costs analysis may not effectively consider the increased asset maintenance burden associated with the proposed facility works and improvements.

The life cycle cost analysis includes total capital costs of \$3,895,000 albeit the Master Plan states that any facility works and improvements at Litis Stadium are predominantly reliant upon a capital fundraising campaign by the Club, external funding, social investment and non-cash initiatives. The Club estimates that 50% of the capital cost will be secured through capital fund raising and the remaining 50% through external grants, and in the absence of any Financial Plan it appears that there are no existing cash reserve available.

Community Benefit Statement

A standalone Community Benefit Statement has not been provided as part of the Club's Master Plan documentation. The 'Club Development Plan – Progress Report' which accompanies the Master Plan provides some relevant information and importantly the 'concept planning' section of the Master Plan does include a summary of community benefits for the design elements included in Options 1 and 2. Given that a standalone Community Benefit Statement has not been provided by the Club the community benefits commentary for the proposed design elements included in the Master Plan has been provided as **Attachment 5**.

The Club Development Plan – Progress Report specifically explores opportunities and strategies aimed at increasing the Club's engagement with the community and expanding the community benefit that can be derived from Litis Stadium. The Club acknowledges that "it has not been consistent and proactive in its efforts to engage the broader community and this has, at times, presented the Club has been aloof and disinterested members of the community". The reasons for this were identified as being because:

- there is not a clear and agreed Community Engagement Strategy for the Club;
- the Club does not yet have a Community Access and Usage Policy to guide external use of its facilities;
- the arrangements for external use of the facilities are ad-hoc;
- the Club does not maintain consistent documentation about its engagement; and
- the pressure of attending to its core business of football, run almost entirely by volunteers, leaves limited capacity to properly consider and develop an approach to community engagement.

The Plan states that a range of community groups have benefited from use of Litis Stadium over recent years including Aranmore Catholic College, Mt Hawthorn Primary School, St Basils Aged Care Services, Latin American Association, Hellenic Community Aged Care, Centre for Hellenic Studies WA, Cypriot

Community of WA, Greek Orthodox Community of WA, Hellenic Community Greek Youth Dance Group, Wembley Police Station and the Pan Macedonian Association.

Through discussions with community organisations and based upon feedback received through the Master Plan community consultation the Club has identified key principles to underpin a shared-use approach to the management of Litis Stadium:

- the Club does not seek to generate income from sharing its spaces and requires only that any costs are recovered;
- the Club is committed to sharing available spaces with co-tenants who will be required to contribute towards outgoings but will not be required to pay rent; and
- not-for-profit user groups within Vincent will be required to contribute on a cost recovery basis only for their use of the facilities.

The Plan identifies a range of strategies to maximise community benefit from Litis Stadium including Find 30 for Fitness programs, Local Schools Football Clinics, Blind Soccer program, Group Fitness and Boot Camp programs, Community Café within the old turnstiles building including heritage interpretation, accommodation of not-for-profit tenants, and availability of the Stadium facilities for general community hire.

Administration Assessment

The proposed Master Plan elements may provide some benefits for the community with an improved interface to Britannia Road improve passive surveillance and improved accessibility between Litis Stadium and Britannia Reserve. Re-use of the former Entry Gate Building as a café may also deliver community benefits although proximity to various similar establishment throughout Mt Hawthorn and Leederville will require robust business case analysis. The Grandstand Upgrades primarily benefit the Club although the proposed undercroft conversion to accommodate community group activities may deliver community benefits. However, the Club's organisational capacity to effectively manage tenancies is unknown in the absence of any Facility Management Plan. The refurbishment of the Clubroom will again primarily benefit the Club although the facility will then be more attractive for external community usage.

While the proposed artificial turf, community garden and upgraded floodlighting may also provide community benefits these elements are all included in Master Plan Option 1 only which at a total cost of \$7.47 million appears to be an unlikely outcome.

The Club Development Plan – Progress Report does indeed include a range of initiatives that the Club has identified as being important to improve community engagement and broader community accessibility to Litis Stadium. Regardless of the Master Plan and associated Lease considerations the Club must implement these initiatives as an absence of such community engagement over an extended period of time has resulted in limited connections with the local Vincent community. It is acknowledged that Litis Stadium, and more specifically the Club, provides an important cultural focal point for the Greek community with organisations such as Hellenic Community Aged Care and Hellenic Greek Youth Dance Group regularly utilising the facilities.

Financial Plan

A Financial Plan has not been provided as part of the Club's Master Plan documentation either as a standalone document or as part of the Facility Management Plan. The life cycle cost analysis provides profit and loss statements over a four year period and the Club Development Plan – Progress Report includes a graphical representation of the Club's 2015/16 financial performance. No cash flow statements or balance sheets have been provided. No financial projections have been provided based on the proposed Master Plan options, and no financial risk factors or contingency plans have been identified (i.e. cost escalation on major expenditure items, shortfalls in attendance levels, etc.). It is very concerning that the Club has not considered financial planning and on that basis alone it is difficult to consider the provision of any long term lease arrangements.

The Master Plan does include a 'Financing Plan' for the facility works and improvements included with Master Plan Option 2. Based on analysis by the Project Consultants it is envisaged that the extent of upgrades included in Option 2 could be predominantly funded by the Club through a capital fund raising campaign. This would then be supported by other funding initiatives including the Department of Local Government, Sport & Cultural Industries (CSRFF), the Australian Sports Foundation and Lotterywest. The Master Plan states that Option 1 is primarily subject to external funding and therefore represents a longer term scenario. The proposed capital funding model for Option is as follows:

Funding Source	Capital Contribution Estimate \$
Australian Sports Foundation	375,000
CSRFF	375,000
Lotterywest	649,000
Impact Investment Australia	100,000
Social Investment	255,000
Club Capital Fund Raising Campaign	1,928,000
Non-Cash Support (Club In-Kind)	188,000
TOTAL	\$3,870,000

The Master Plan recommendation is that the Club proceed with Option 2 as "this represents a rational and affordable set of upgrades that can be funded predominantly by the Club with input from CSRFF, Lotterywest and other grants".

Administration Assessment

Council requested that the Club present a Financial Plan demonstrating that they have the capacity to fund the project although the capital funding model totally relies upon a yet to be commenced capital fund raising campaign and strong reliance upon external capital grants. Upon further analysing the capital funding there are a number of concerns regarding the likelihood of the Club accessing the necessary monies:

- Australian Sports Foundation the capital funding model identifies \$375,000 from the Foundation however this is simply another form of raising capital and should not be regarded as a grant. The Foundation collects any donations to the Club and allows donors to use their tax deductible status to claim tax relief for that donation. Donors nominate the Club as their preferred beneficiary and the Foundation then grants monies to the project.
- CSRFF while the funding model only identifies \$375,000 through CSRFF the lack of any co-located sporting club and limited impact on increasing physical activity participation will significantly impact grant success. It should be noted that Football West are currently seeking funding for a State level facility and a number of other National Premier League Clubs are considering facility upgrades which will further impact the likelihood of grant success for the Club.
- Lotterywest the funding model identifies \$649,000 from Lotterywest with the majority of funding reliant upon the Club attracting and managing not-for-profit tenants. In the absence of a Facility Management Plan it is not known whether the Club has the organisational capacity and expertise to manage tenancies. By the Club's own admission within the Club Development Plan – Progress Report the pressure of attending to its core business of football, run almost entirely by volunteers, leaves limited capacity to properly consider other activities.
- Impact Investment Australia while the funding model only identifies \$100K from Impact Investment Australia such funding is normally in the form of a loan only and is generally for social enterprise ventures. Again, in the absence of a Facility Management Plan it is not known whether the Club has the organisational capacity to effectively manage a social enterprise venture.
- Capital Fund Raising Campaign the attraction of \$1.9 million through fundraising and philanthropy in current economic conditions will be highly challenging with other high profile sporting organisations throughout Western Australia not able to secure such financial support in recent years. This includes other comparable National Premier League Clubs and Western Australian Football League Clubs.

The Master Plan Implementation Strategy prioritises the proposed works, however there is no specific timeframe provided and there is no Financial Plan projecting the Club's financial capacity to meet the associated capital and operating costs. Given the Club's historical inability to effectively fund maintenance obligations at Litis Stadium and their recent inability to meet financial obligations associated with their lease in a timely manner it is highly questionable whether they have the financial capacity to meet the capital and lifecycle expenditure associated with the proposed Master Plan options. Similarly, at the Ordinary Meeting of Council on 17 November 2015 in response to a CSRFF application from the Club their project was not supported as the financial records did not demonstrate the financial viability of the Club to support the allocation of funding and ability to fund ongoing maintenance and upkeep of the facility to the City's satisfaction.

Analysis of the profit and loss statements provided with the Master Plan identifies that in 2016/17 the key areas of revenue were trading activities (32% of total revenue), football registrations (22% of total revenue) and sponsorship (31% of total revenue). Key areas of expenditure include football wages (38% of total

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expenditure), building and pitch maintenance (14% of total expenditure) and utilities (10% of total expenditure). As previously discussed, analysis of the Club's 2017/18 budget raises concerns that the projected \$119,000 surplus is unrealistic with anticipated increases in football registrations, rental income and sponsorship revenue, and projected reductions in repairs and maintenance expenditure. Upon raising these concerns with the Club they have advised the costs associated with preparing the Master Plan and reduced sponsorship given their future uncertainty at Litis Stadium has led to their current financial dilemma.

It appears that the Club has limited accumulation of cash reserves or cash at bank to meet current financial obligations let alone any unanticipated financial stress. As per the terms identified within Council's resolution from December 2016, a short-term lease has been executed between the City of Vincent and the Club. Unfortunately the Club did not adhere to these terms with an amount of \$2,915 for the Emergency Services Levy and Monthly Lease Fee and \$4,283 in water and usage and Service Charges recently remaining outstanding. On 22 September 2017, the Club was formally issued with a Notice pursuant to Clause 15.1(a) of the lease advising that invoices remain unpaid and must be paid within seven days otherwise they will be in default of the lease. In addition, the Club had outstanding accounts for Britannia Reserve hire and the Club by mid-October 2017, however it is particularly concerning that the Club contacted Administration seeking a payment plan on the basis that they did not have the funds available to meet these obligations. It appears that out-of-season the Club are reliant upon ad-hoc facility hire revenue and hospitality revenue to meet these expenditure obligations. Administration has also recently been made aware that the Club has, or at least had, outstanding accounts with Football West.

CONSULTATION/ADVERTISING:

At the Ordinary Council Meeting on 7 March 2017 it was resolved that the City would, following an assessment of the Master Plan, independently consult with the community before determining a position on the future of Floreat Athena Football Club at Litis Stadium. The Club specifically requested the opportunity to present the Master Plan to a Council Workshop and it was intended to further consider this request following the community consultation. However, given the key gaps in the Master Plan documentation Administration has opted not to undertake community consultation as it is evident the proposed facility works and improvements may not be achievable. Rather, Administration has advised the Club of these gaps and provided an opportunity to respond before presenting the Master Plan assessment directly back to Council for consideration.

Administration has also consulted with Football West and the Department of Local Government, Sport & Cultural Industries regarding the Master Plan and the Club generally.

As Floreat Athena Football Club have recreational and sporting objectives and the members would not receive any pecuniary profit from the lease, any proposed lease would meet the requirements of an exempt disposition, in accordance with Section 3.58(5) of the *Local Government Act 1995*. There is no requirement for the City to advertise an intention to enter into any new lease with the Club.

LEGAL/POLICY:

Local Government Act 1995 section 3.58 - Disposing of Property, provides that a local government can only dispose of property (which includes to lease) in accordance with section 3.58(3) unless the disposition falls within the scope of section 3.58(5), which includes:

"(d) Any other disposition that is excluded by regulations from the application of this section."

In accordance with Section 3.58(5), Regulation 30 of the *Local Government (Functions and General) Regulations 1996* provides a range of dispositions that are exempt from the application of Section 3.58 of the Act, including dispositions to:

• A body, whether incorporated or not the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;

City of Vincent Policy No. 1.2.1 – Terms of Lease – Policy Statement states:

"1. Any new lease granted by the Council shall usually be limited to a five (5) year period, and any option to renew shall usually be limited to no more than a ten (10) year period.

2. Council may consider longer periods where the Council is of the opinion that there is benefit or merit for providing a longer lease term."

RISK MANAGEMENT IMPLICATIONS:

High: Floreat Athena Football Club has occupied Litis Stadium for an extended period of time however the built structures are ageing and will require significant renewal or upgrade in the near future. While the Club has prepared a Master Plan it does not contain key information as requested by Council to inform decision making regarding any further lease terms. The provision of a long term lease to the Club based on the information provided is high risk as it appears they do not have the financial or organisational capacity to deliver the outcomes proposed in the Master Plan. Indeed the provision of a long term lease with associated capital improvement and asset management obligations may impact the future viability and sustainability of the Club.

STRATEGIC IMPLICATIONS:

In accordance with the objective of Strategic Community Plan 2013-2023:

- *"1.1.4 Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment.*
- 2.1.3 Develop business strategies that reduce reliance on rates revenue
 - (c) Continue to review leases and commercial contracts to ensure the best return for the City, whilst being cognisant of its community service obligations."

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

The Litis Stadium Master Plan includes two options costed at \$7.47 million (Option 1) and \$3.87 million (Option 2) with the life cycle cost analysis identifying that the Club will be subject to \$10.97 million projected expenditure costs (including capital) over the next 15 years should Option 2 proceed. The Master Plan includes a capital funding model that is heavily reliant upon a Club capital fund raising campaign and external grants. The Club has not provided a Financial Plan to support the Master Plan.

The specific asset maintenance and renewal costs associated with the current Litis Stadium built structures is not known. The structural inspection included with the Master Plan documentation (based on visual inspection only) identifies that the structures are in a condition consistent with their age, and there are a number of maintenance items that require attention to ensure long term performance. A number of observations relating to the grandstand require attention to ensure it remains serviceable, and minor structural defects were observed within the clubroom building.

The financial terms associated with the proposed three year lease for the Club at Litis Stadium for the period January 2018 to December 2020 are consistent with the short-term lease granted for the period December 2016 to December 2017, including rent of \$5,000 per annum and responsibility for all outgoings, repairs, and maintenance.

COMMENTS:

The Litis Stadium Master Plan as submitted by the Club in June 2017 has been assessed by Administration and while the proposed facility works and improvements are presented well and based on a sound methodology there are two significant gaps. Despite Council specifically requesting a Facility Management Plan and Financial Plan these have not been provided. A standalone Community Benefit Statement, again as requested by Council, has not been provided although Administration has extracted these benefits from the documentation provided. Given these significant gaps Administration has opted to not release the Master Plan for public comment as originally planned but has met with Club representatives to discuss these omissions and has also consulted Football West and the Department of Local Government, Sport and Cultural Industries.

The City values the role that sport and recreation clubs play in ensuring that our community remains healthy and connected. Floreat Athena Football Club has been located within Vincent for an extended period of time and providing the opportunity for people of all ages and abilities to play organised sport. Administration understands the Clubs preference for a long term lease however based upon a review of the capital improvement and asset management implications associated with the proposed Master Plan, and in the absence of a Facility Management Plan and Financial Plan, there are genuine concerns about their capacity to meet the associated obligations. These concerns are highlighted further through the Club's apparent lack of cash reserve or cash at bank given their recent inability to meet financial obligations to the City. Analysis of their profit and loss statements, in the absence of a Financial Plan, identifies a likely inability to meet any new lease terms similar to those recently provided to Perth Soccer Club let alone any increased asset management obligations.

This is a difficult decision but Administration genuinely believes it is the correct decision in the interests of both the Club and the broader Vincent community. The recommendation to not provide a long term lease to the Club for Litis Stadium is not intended to negatively impact the future of the Club but rather direct them towards facility arrangements that are more sustainable and better align with their financial and organisational capabilities. It is proposed that the Club be provided with a two year lease with a further 1 year option at the City's discretion which will align with completion of the Britannia Reserve Master Plan Review in 2019/20 within which Litis Stadium can now be incorporated within project scope. While not wanting to pre-empt the outcome of that Master Plan Review it is anticipated that future management of Litis Stadium will be through shared-use licence arrangements or fee-for-hire arrangements rather than any form of long term, exclusive-use lease. This will significantly improve community accessibility and utilisation of the site as an important community asset, and may indeed enable the Club to remain at Litis Stadium albeit under alternative tenure arrangements.

This three year period will enable the Club to continue to work on the organisational, governance and community engagement strategies as identified within the Club Development Plan – Progress Report that accompanies the Master Plan. In addition, the Club can progress a robust Financial Plan and further consider the value of preparing a Facility Management Plan to guide their facility operations practices. Notably, a number of specific conditions have been included within the proposed lease terms in response to comments raised by the local community during the Master Plan community consultation process. This includes obligations to better manage noise, parking and traffic management associated with events at Litis Stadium. The Club will also be required to strictly meet the financial obligations associated with the terms of the lease. The proposed 2 plus 1 year lease has been structured to ensure that the Club remains responsive to the need to progress these important organisational, governance and community engagement strategies to directly inform any future facility options and associated tenure arrangements.

Finally, as part of the Club's strategic planning process referenced within their Club Development Plan – Progress Report it is strongly recommended that they work collaboratively with Football West over the next three years to investigate facility options at both Litis Stadium and other locations that meet the National Premier League requirements and ensure their long term financial and organisational sustainability. The principle of co-location must be seriously and genuinely investigated by the Club given the associated financial benefits as well as the increased efficiency and utilisation of community assets, and the increased likelihood of external capital funding.



LITIS STADIUN MASTER PLAN

41 Britannia Road Leederville

June 2017



JWC Jo Wilkie Consulting



1975 * 1977 * 1985 * 1987 * 1988 * 1989 * 1997 * 2000 * 2007 * 2009 * 2011 * 2015 * 201

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Project details

Job number	4515		
Client	Floreat Athena Football Club		
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	Community Engagement	ConsultWG	
	Quantity Surveying	Wilde and Woollard	
	Life Cycle Cost Analysis	Creative Outcomes Consultants	

Document control

Revision number	File name	Document date	Issue
Rev 0	170622 4515 DRAFT Masterplan Report	22 June 2017	Draft for Client Review
Rev I	170626 4515 DRAFT Masterplan Report	26 June 2017	Final Draft
Rev 2	170630 4515 Masterplan Report	30 June 2017	Report to Local Government

EXECUTIVE SUMMARY

The Floreat Athena Football Club (**FAFC**) has prepared a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan offers a vision for upgrades and development associated with the facility over the next 20 years and examines potential funding sources for the proposed upgrades.

Site Analysis

The site analysis identified the following key opportunities and constraints:

- FAFC is the tenant of Litis Stadium opportunities therefore exist for multiple uses and diversification of activities.
- Former entry gate and turnstiles building fronting Britannia Road is capable of being adapted for a commercial use, subject to internal and external refurbishments.
- Existing players race is structurally unsound and requires a full upgrade to be used representing an area of the stadium which is underutilised.
- Change room facilities at south-eastern corner of stadium are structurally unsound and are no longer in use.
- The low-lying topography of the soccer pitch and relatively high mound to the east creates a visual barrier between the site and Britannia Reserve.
- Existing buildings throughout the site would generally benefit from an external refurbishment.
- Existing soccer pitch lights are not up to the standard of the Football Federation of Australia and upgrades would be desirable for Litis Stadium to host televised games.

- The stadium's connectivity to Britannia Road is restricted due to the presence of dense hedging along its northern fence line.
- Bitumen in the north-eastern corner of the site is unsightly.
- Existing fencing along Britannia Reserve could be upgraded to enhance openness and accessibility by the local community.
- The stadium lacks bicycle storage facilities.

The stadium has a rich history, having been formerly used as the Perth velodrome, originally constructed for the Empire and Commonwealth Games in 1962.

There are opportunities to embrace the heritage of the site by incorporating elements into the plan.

Concept Plans

Following feedback received through various stakeholder engagement and community consultation processes, two concept plan options were prepared to reflect the potential upgrades and refurbishment of Litis Stadium.

Option I presents an idealistic view of what could be achieved with available funding sources. **Option 2** presents a more affordable scenario, cognisant of financial constraints.

The plans have been informed and influenced by a range of internal reviews, assessment/analysis and consultation with key stakeholders, including the local community and local community groups. The key considerations reflected in the concept plans relate to:

 Improving the interface and relationship of the Stadium with Britannia Road and Britannia Reserve.

- 2. Upgrading and enhancing the facilities within the Stadium.
- 3. Incorporating elements which allow for a range of user groups.

The Master Plan embodies a strategic vision for Litis Stadium and its integration with the wider Britannia Reserve. The Master Plan aims to deliver and maintain a high quality venue, which is open to the local and wider community.

Community Engagement

The plan has been prepared through a consultation process, which allows broader community interests and future use options for Litis Stadium to be considered, in addition to the aspirations of the FAFC.

The consultation was conducted by Consult WG and took place in two parts:

- I. Preliminary feedback from community;
- 2. Feedback on draft concept plans.

Both consultations involved a feedback form being completed by the respondents. The consultation also involved a community open day, a community focus group and a number of one-on-one meetings with key stakeholders.

EXECUTIVE SUMMARY

Implementation

The Master Plan is expected to be used as the guiding document for the evolution and improvement of Litis Stadium over the foreseeable 20 year horizon. Ultimately, the Litis Stadium is envisaged to remain a fully functional sports facility used primarily for football, which will also operate as a functional community space.

The Master Plan provides an implementation strategy, which scopes out the delivery of the 'key initiatives' and an analysis of funding considerations associated with the implementation of the two concept options.

Funding

The proposed works are intended to be funded primarily via a capital funding campaign with the Floreat Athena Football Club. The budget projections indicate at least 50% of the works for Option 2 could be funded via this method. The accompanying report by Jo Wilkie Consulting also considers membership strategies, subletting or co-tenanting parts of the stadium and additional hospitality offerings. The Club also has a number of noncash resources such as volunteers which will help to subsidise a number of the initiatives.

Other funding sources are likely to include the Community Sport and Recreation Facility Fund (CSRFF) from the Department of Sport and Recreation, Lotterywest and social investment (specifically relating to the co-tenanting arrangements).

A lifecycle cost analysis has been prepared to support the implementation strategy.





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APPENDICES

Appendix I:

National Premier League Venue Requirements

Appendix 2: Structural Inspection Reports

Appendix 3: Concept Plans for Public Comment

Appendix 4: Consultation Report

Appendix 5: Response to comments received during consultation on concept plans

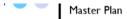
Appendix 6: Cost Estimates - Concept Plan Option I

Appendix 7: Cost Estimates - Concept Plan Option 2

Appendix 8:

Lifecycle Cost Analysis

COUNCIL BRIEFING AGENDA





INTRODUCTION

Planning Solutions has prepared this Master Plan on behalf of Floreat Athena Football Club (FAFC), the lessee of the E & D Litis Stadium (**subject site**) owned by the City of Vincent (City). In accordance with a resolution made by Council on 13 December 2016, the FAFC has prepared a Master Plan to guide the future improvement and use of Litis Stadium.

A strategic Master Plan has been prepared to support the consideration of a new lease for the ongoing use of Litis Stadium by FAFC. The Master Plan will be used as a guiding document for the evolution and improvement of Litis Stadium over the foreseeable 20 year horizon.

OBJECTIVES

The key objectives of the Litis Stadium Master Plan are:

- Set the vision, direction and principles for the evolution and revitalisation of Litis Stadium over a 20 year period as a multi-functional community sporting facility catering for the FAFC, the surrounding residents and broader community.
- 2. Produce a range of innovative concept and schematic scenarios for Litis Stadium through consultation and collaboration with the local community and stakeholders.
- Provide facilities appropriate to support and maintain soccer as the primary use of the facility.

- 4. Promote and enhance community use of Litis Stadium and its facilities through the facilitation and encouragement of participation through the master planning process.
- 5. Undertake a credible financial review and budget analysis, to capture funding as the project progresses.
- 6. Provide improved connectivity between Litis Stadium and Britannia Reserve.

The 20-year revitalisation of Litis Stadium will occur complementarily to the ongoing improvement of Britannia Reserve. The two facilities are expected to evolve in tandem, developing strong linkages through the master planning process.



BACKGROUND

FAFC has been a part of the local Leederville and Mount Hawthorn community for decades, dating back to the 1970's when FAFC initially relocated to the (then) Lake Monger Velodrome. Since this time, the FAFC has enjoyed use of Litis Stadium as its home ground, and undertaken various upgrades and improvements to the stadium and its facilities in collaboration with the City.

The subject site has been leased to FAFC since 1982, with the term of the most recent lease ending on 31 December 2016. Between 2015-2016, various discussions occurred between the club and the City's officers regarding the preparation of a Master Plan to guide future development of Litis Stadium to support future lease considerations by the City.

At its meeting on 13 December 2016, Council considered a short term lease for Litis Stadium and the master plan initiative. Of relevance to this Master Plan Council resolved the following:

Council:

I. NOTES Floreat Athena Soccer Club's intention to prepare at its cost a Master Plan for Litis Stadium for presentation to Council as the basis for future lease consideration;

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4. ADVISES Floreat Athena Soccer Club that:

4.1 the granting of the short term lease in 1. above and preparation of a Master Plan should in no way be deemed a warranty or representation that the Council will grant a future lease or allow the Club to remain in occupation of the leased premises beyond 31 December 2017: and

4.2 Council will not consider any future lease until it has received and considered the Master Plan, appropriately detailing Floreat Athena's proposed facility works and improvements, facility management plan, life cycle cost analysis and community benefit statement, which needs to be received no later than 30 June 2017; and

4.3 Council requires and expects Floreat Athena to work closely with the City of Vincent Administration on the Club's Master Planning exercise to ensure that broader City and community interests and future use options are taken into account as part of that exercise.



Football match at Litis Stadium in the late 1990s

PROJECT APPROACH AND METHODOLOGY

The Litis Stadium Master Plan was prepared over a six month period, following a methodical process and stakeholder inclusive approach. The process followed and methodology utilised throughout the Litis Stadium Master Plan project is depicted below.

Business model review

Liaison with the FAFC to develop funding and financing models, and scope out funding considerations for Master Plan options

Community need and benefit analysis

June

2017

Investigate current and project community needs through research and interviews with key stakeholders

January Project plan and background research 2017 Confirm actions, timeframes and scope of Master Plan and preliminary liaison with the City of Vincent to confirm project scope and community engagement procedures. Preliminary community and stakeholder engagement Letters and other online communications to inform the community of the engagement process. Community open day. Analyse outcome preliminary engagement and establish a focus group comprised of key stakeholders. **Concept plan formulation** Develop preliminary concept plans, based on the outcome of the preliminary community and stakeholder engagement, business model review and community need/benefit analysis. **Community consultation** Community Focus Group meeting to discuss preliminary concept plans. Online feedback form. Master Plan preparation Finalise Master Plan concept plans, based on the outcome of community consultation, business model review and community need/benefit analysis. Prepare strategic Master Plan (including supporting co-consultant reports).

Submit the Litis Stadium Master Plan to the City of Vincent.

Page 46



REGIONAL CONTEXT

Litis Stadium is situated in the suburb of Mount Hawthorn, within the municipality of the City of Vincent (City).

Litis Stadium is located approximately 4km north-west of the Perth CBD, 1.2km north-west of the Leederville secondary activity centre, and 2.3km north-east of the Subiaco secondary activity centre.

The venue is in close proximity to Anzac Road, which provides a connection to the Mitchell Freeway via Powis Street. Anzac Road also links the site to Scarborough Beach Road, which provides a connection to Alexander Drive via Angove Street. Mitchell Freeway, Scarborough Beach Road and Alexander Drive provide access to the wider metropolitan region.

The venue is within 250m of bus route 15, which provides a public transport link to Glendalough train station and the Perth CBD. The subject site is approximately 1.7km from the Glendalough train station, which provides a rail link between Perth and Butler, via the Joondalup rail line.

Refer **Figure 2.1**, which depicts the subject site's regional context.

LOCAL CONTEXT

The subject site fronts Britannia Road to the north, adjoins Britannia Reserve to the east and the Mitchell Freeway to the west. Britannia Reserve is a regional reserve for recreation, and is home to the Leederville Cricket Club (with associated car parking and club/ change room facilities). Britannia Reserve is a popular venue for participation in a number of organised sports, including cricket, soccer and rugby, as well as other passive and active recreation activities such as walking, exercising and socialising. Britannia Reserve is also a dog park.

The area north of Britannia Road generally comprises low-medium density residential properties. The area east of the subject site generally comprises a mixture of medium density residential properties, with a variety of commercial, civic, educational and recreational uses scattered throughout.

At the eastern end of Britannia Road is Oxford Street, a prominent activity corridor which runs in a northsouth alignment. Oxford Street connects the Mount Hawthorn and Leederville and town centres.

Mitchell Freeway bounds the subject site to the south. The site is screened from Mitchell Freeway by a strip of vegetation and Principal Shared Path (PSP). The cycle PSP is a prominent cycling route which runs in parallel with the freeway into the Perth CBD.

Lake Monger lies beyond Mitchell Freeway to the west.

Refer to **Figure 2.2**, which depicts the subject site's local context.

STUDY AREA AND LEASE AREA

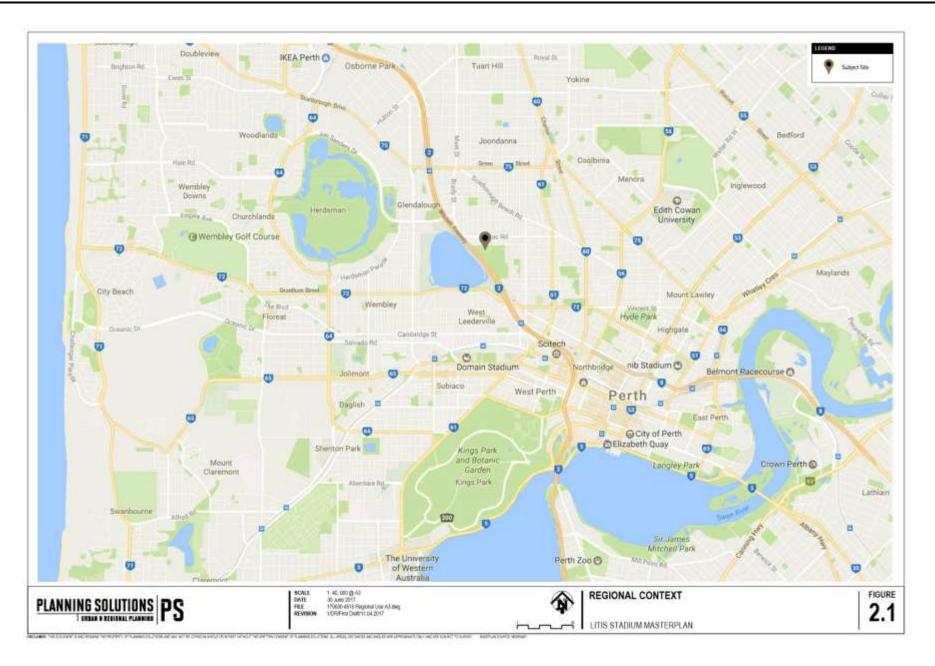
The Master Plan has been prepared based on a 'study area' boundary, which goes slightly beyond that of FAFC's lease area.

The lease area does not follow the alignment of existing lot boundaries and is based on the location/alignment of physical features such as buildings, fences and car parking areas.

A broader study area was identified for the purpose of the Master Plan and the design concepts. The purpose of using the study area was to ensure a thorough and holistic approach could be taken at the consultation stage of the master plan. Specifically, the introduction of the study area boundary allowed the interface on each side of Litis Stadium to be included, ensuring areas could be examined which may not be in the lease area but affect the operation of the site or facility.

The car park to the west of the site is not part of the lease area. However, it is shown in the study area and concept plans as it fundamentally impacts the operation of the facility.

Refer to **Figure 2.3** for an aerial image depicting the existing composition of Litis Stadium, including the boundaries of the study area and lease area.





Item 8.4- Attachment 1



Litis Stadium is used primarily for soccer, including:

- Football training sessions for players.
- Match day events between FAFC and visiting football clubs from WA and around Australia. The public is always welcome and encouraged to attend match day events. Match day events are generally held on weekends, and occasionally on weeknights.
- General functions for FAFC members.

The local community occasionally uses Litis Stadium's facilities for the following purposes:

- Hire of the stadium's hall and clubroom facilities for formal and social functions (including weddings) by various community groups throughout Perth and the public at large.
- Use of the stadium's boardroom for 'corporate box' style events and match day entertainment.

Table 2.1: Annual Schedule for Litis Stadium

• Use by Mt Hawthorn Primary School, Aranmore Primary School and Aranmore Catholic College for various sporting and recreational purposes.

At present, the clubrooms and main hall of Litis Stadium are the facilities most commonly used by the community for function hire. The facilities present opportunities for upgrade, improvement and multi-use to serve a broader community benefit. This has been closely considered through the community benefit statement which accompanies this report.

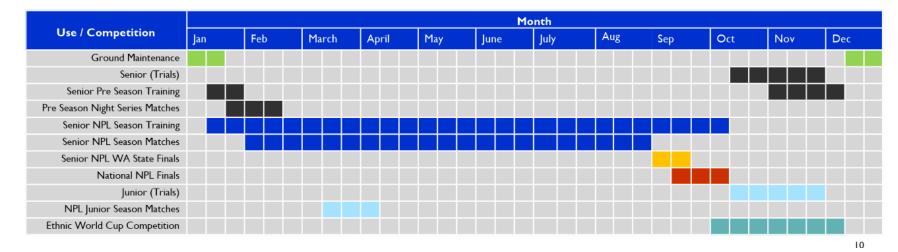
Use of Pitch

The playing pitch is used throughout the year for soccer. An annual calendar of events is provided in **Table 2.1** below. The NPL season is the predominate use of the ground, with shorter competitions using the pitch at other times during the year.

As a NPL club, the FAFC has a number of junior, senior and amateur teams which use Litis Stadium, both for training and games. FAFC uses Britannia Reserve for training sessions because Litis Stadium simply cannot accommodate the volume of use required to support the Club. It is therefore imperative that any future development considers the interface between Litis Stadium and Britannia Reserve.

As with any facility using natural turf, ground maintenance is required. The pitch requires approximately one month for this maintenance to take place. This is usually conducted over the summer months in the off season.

The table demonstrates the pitch is used year-round for soccer.



HISTORY OF LITIS STADIUM

The venue, formerly known as the Lake Monger Velodrome, was opened in 1959. The Velodrome was used to host various cycling events, and was used as part of the 1962 British Empire and Commonwealth Games (hosted by Perth). The games were an important event for the time, comprising nine events and 863 international athletes.

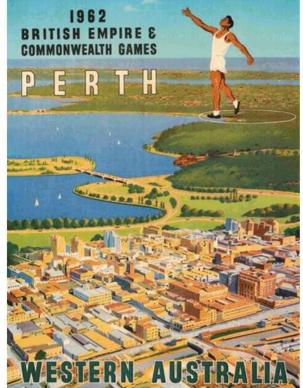
Due to the significance the 1962 games, the Lake Monger Velodrome has long been revered as a site with historical significance. In addition to holding cycling events for the 1962 games, the velodrome was also frequently used as a training ground for keen cyclists. The velodrome operated for around twenty years.

Based on the information contained on the State Heritage Office's records, the velodrome operated for just over twenty years. However, the poor condition of the track required continual repairs and maintenance, and noise impacts associated with cycling events were an ongoing issue. Toward the end of the site's use as a velodrome, the number of spectators attending the site were decreasing.

In the 1970's, FAFC relocated to the Lake Monger Velodrome and in 1986, completed construction of their clubrooms. It was in 1999 that Evangelos and Despo Litis donated \$150,000 towards upgrading the velodrome in collaboration with the (then) Town of Vincent, and the ground was renamed E & D Litis Stadium. Since this time, the FAFC has worked with the City to make ongoing upgrades and contributions towards the betterment of stadium facilities, including the installation of training lights, construction of club rooms, walkways, walls and grandstand seating, installation of an electronic scoreboard and the upgrade of change rooms with personalised seating.

A historical aerial photo montage is provided on the following page, depicting the evolution of Litis Stadium from its inception to the present day.

Source: State Heritage Office



Commemorative poster for the 1962 Empire Games

The evolution of Litis Stadium





Preparation of the Litis Stadium Master Plan has been guided by various documents and studies. The Master Plan draws on the key findings principles of these documents, as detailed below.

CITY OF VINCENT STRATEGIC DOCUMENTS

City of Vincent Strategic Community Plan 2013—2023 Plan for the Future

The Strategic Community Plan 2013-2023 is the City's key corporate strategic plan, holistically identifying and setting out the overarching vision and principles for the more specific suite of strategic documents.

With regard to community facilities, the document identifies meeting community demand as a key issue, providing the following commentary:

Increasing community demand requires that community facilities are managed and developed to cater for the diverse needs of the community, while also considering the limited ability to increase or expand facilities.

The Master Plan achieves the City's strategic plan for community facilities in the following manner:

- Extensive consultation and collaboration has been undertaken, both with the City and local community. The feedback received through this process has influenced the preparation of the Master Plan.
- The Master Plan promotes community use of Litis Stadium and its future facilities. Opportunities have been identified for multi-usage of the venue and its future facilities, along with an appropriate level of connectivity with Britannia Reserve to encourage community participation.
- The upgrades and refurbishments depicted in the Master Plan concepts largely make use of existing facilities, with new facilities having been designed in an integrated manner to maximise useability and functionality.

City of Vincent Local Planning Strategy 2023

The Local Planning Strategy is the principal local strategic planning document setting out the vision for future planning and development within the City. The strategy places an emphasis on the provision of facilities and services for the community for sporting and recreation.

Section 1.4.6 of the document sets out the following strategies for 'Community Facilities', which have guided the preparation of the Litis Stadium Precinct Plan:

- Maintain and enhance the visual appearance and functionality of the City's Parks and outdoor recreational areas, through appropriate signage, lighting, equipment and applying CPTED principles to encourage passive surveillance and adaptable and flexible places.
- Continue to provide a range of facilities and services for the community within the City, and encourage the shared use of facilities at schools, businesses, and clubs where practicable.
- Determine the requirements of the Community and focus on needs, values, engagement and involvement.
- Continued implementation of the principles of universal access.

City of Vincent Corporate Business Plan 2016/2017—2019/2020

The Corporate Business Plan is the principal corporate planning document, which outlines priority actions to deliver various strategic community objectives set out by the overarching Strategic Community Plan.

Part 3.6 of the document requires the review and preparation of a revised Britannia Reserve Master Plan to guide the future upgrade of Britannia Reserve. Given Litis Stadium forms part of the broader Britannia Reserve (which results in a connection between the facilities of Litis Stadium and the Britannia Reserve), this action naturally extends to the future upgrade and enhancement of Litis Stadium.

The upgrade and enhancement of the Litis Stadium will be undertaken in an integrated manner with the broader Britannia Reserve. These important community facilities should have a strengthened connection in the future, facilitating complementary and non-exclusive usage by the community. The Britannia Reserve Master Plan is discussed in further detail in the following sub-section of this report.

BRITANNIA RESERVE MASTER PLAN

Britannia Reserve Master Plan Concept Brochure

In 2010, the City prepared a brochure which provided an indicative concept and set out the vision for the Britannia Reserve Master Plan. Specifically, the vision set out by this document was:

To provide a safe and sustainable facility which maximises structured and non-structured recreation and sporting requirements of all users and stakeholders:

- to maximise the functionality of the reserve in terms of structured and non-structured recreation requirements of the users
- needs to be considered with the future use and plans for the adjoining E & D Litis Stadium and Leederville Tennis Club as well as take into consideration adjacent residential developments and other facilities
- increased and optimum accommodation of sporting and community use of the facilities at the reserve, providing for best practice physical activity strategies for the area.

In addition to this vision, the Master Plan was envisaged to address the following principles:

- Access and Participation.
- Sustainability.
- Multi-Purpose and Shared-Use.
- · Community Engagement.
- Quality Facility Provision.

The document also emphasised maintaining and strengthening the connection between Litis Stadium and Britannia reserve, stating:

The Master Plan will also address integration of the site with the surrounding areas, including the E & D Litis Stadium, Leederville Tennis Club and residential developments in the immediate vicinity.

One of the key components of the plan was to include an administration building with the intention of accommodating Football West.

Following community consultation, the Master Plan did not proceed to fruition.

Britannia Reserve Master Plan 2013

In December 2013, the City adopted a further Master Plan for Britannia reserve, which excluded the land comprising Litis Stadium. The plan depicts opportunities for enhanced landscaping, upgraded access points and connection paths throughout the reserve, and 'recreation nodes' where seating/picnic/barbecue facilities may be provided.

It is clear that a level of connectivity must be maintained, to maximise shared use and integration between the two facilities. The Master Plan itself primarily relates to future landscaping upgrades for Britannia Reserve. It does not identify opportunities for the upgrade or expansion of any sporting or club facilities.

The adopted Master Plan has been appropriately considered in preparing the Litis Stadium Master Plan.

Future Britannia Reserve Master Plan

According to the City of Vincent website, a further master plan for Britannia Reserve will be prepared in 2018/2019.

The website indicates the master plan will provide for the long term vision of the site including consideration of existing infrastructure, user group needs and a range of other factors.

Given the relationship and overall integration of Litis Stadium with Britannia, it will be essential to ensure there is a level of consistency between the Litis Stadium Master Plan and Britannia Reserve Master Plan where the Litis Stadium and Britannia Reserve share boundaries and an interface.

HEALTHY SPACES & PLACES—REGIONAL RECREATION FACILITIES

The Heart Foundation, in collaboration with the Planning Institute of Australia and the Australian Local Government Association, prepare a suite of documents known as 'Healthy Spaces & Places'. The suite of documents include a specific guidance note relating to the development of regional recreation facilities from an 'urban planning for health' perspective.

Facilities that could be categorised as a 'regional recreation facility' include sports stadia and major playing fields for organised sports. The document notes the planning of these facilities is especially important given the nature of their size, and the number of users and/or spectators that are likely to use the facility.

As part of 'optimum practice', the guidance note outlines the following important considerations with respect to the layout, composition and design of these facilities:

Spatial location

- Located within the region to optimise access for the community.
- Where possible, located close to a major activity centre to take advantage of the sustainable transport options and limit conflict with adjoining land uses.

Transport network and design

- Located on a public transport route with high frequency services, and additional services provided where a significant sporting event is scheduled.
- Appropriate lighting and signage and public toilets are provided.

- Street network is designed to facilitate ease of access to the facility.
- Street network, car and bike parking and circulation arrangements are designed to minimise conflict between pedestrians, cyclists and motorists.

<u>Useability</u>

- Illuminate sporting areas, and associated seating and parking areas with lighting, without compromising the amenity of adjacent land uses.
- Consider them being used by recreational walkers such as walking around the perimeter of the oval.
- Provide toilets and change facilities.
- Provide seating, bins, shaded areas and other appropriate facilities.
- Ensure safe and clear entrances and exits.

These considerations have been incorporated into the Precinct Plan where possible, to achieve an overall superior outcome with respect to the layout, composition and design of the venue and its facilities (having regard to the venue's primary football use).

In preparing the Litis Stadium Precinct Plan, case studies have been conducted on comparable strategic master plans for local sporting or recreational facilities, as detailed below.

CASE STUDIES

Bell Park Sports Club Master Plan

The Bell Park Sports Club is a football (soccer) club based in the locality of Batesfield, Victoria. A Master Plan was prepared for Bell Park Sports Club, which depicts a future expansion and upgrade of the club's internal and external facilities, including:

- Various extensions and built form improvements to the Bell Park function spaces (function room including outdoor deck and conference room).
- Extensions and upgrades to club members' facilities (bar/restaurant, kitchen, and member's lounge, with a complementary children's play area).
- Construction of a new change room building (separate men's and women's change rooms for members and visitors, including a first aid room).
- Extending the existing grandstand to accommodate an additional 500 spectators.
- Expansion/upgrade of parking facilities, including a 'remote control racing car area'.
- Construction of new netball courts, co-located with existing football (soccer) pitches.

The Bell Park Master Plan is predominantly a visual document and also offers commentary relating to the works associated with implementing the abovementioned upgrades. The unique layout depicted in the Master Plan provides a useful indication of how various services/facilities can be integrated into a recreational sports club setting, in addition to the refurbishment/extension of existing facilities.

Hartfield Park Sport and Recreation Facilities Master Plan

The Hartfield Park is a large district level reserve within the Shire of Kalamunda, which accommodates a variety of sporting clubs/activities and substantial areas of protected native bushland.

The Hartfield Park Sport and Recreation Facilities Master Plan was prepared to ensure sport and recreation infrastructure can be provided to meet the current and future needs of the local community. A summary of the main drivers which influenced the outcome of the master plan were (as outlined in the master plan itself):

- Population growth in the local community.
- Various clubs increasing in membership, necessitating improved facilities.
- Lack of parking when sporting clubs hold home games and functions.
- Current buildings becoming outdated and requiring upgrades.
- The conservation status of Hartfield Park and its constraint on physical development.
- Over use of existing grounds (including soccer pitches), and the resultant need for additional grounds.
- Requirement for an additional sustainable water source to service new areas requiring reticulation.
- A need to identify suitable alternative local sporting reserve venues.
- The suitability of equestrian facilities at Hartfield Park, given increasing areas are increasingly being developed with residential housing.

The master plan was prepared through input of a needs analysis, conducted based on community consultation and a review of the likely current and future needs of key stakeholders.

With particular reference to the Hartfield Park Soccer Grounds, the master plan addresses issues associated with 'wear and tear' on existing soccer fields, inadequate clubroom and change room facilities and amenities for visitors required to accommodate further growth.

A concept plan was prepared, depicting a holistic upgrade and refurbishment scenario for the whole extent of Hartfield Park. With regard to the park's football (soccer) facilities, the following upgrades were depicted:

- Resurfacing of existing soccer fields.
- The creation of additional soccer fields based on anticipated growth of participation.
- Upgraded soccer club room facilities, including members and visitor's amenities.

Due to the large area covered by the Hartfield Park Sport and Recreation Facilities Master Plan, the concept plan only provides a general indication of the facilities to be upgraded and where additional sporting fields may be established.

Short-term and medium-term staged cost estimates are included to guide implementation of the upgrades. The document provides a useful example as to how a holistic improvement program can be implemented for a range of recreational facilities to meet the current and future demand of key stakeholders.

COUNCIL BRIEFING AGENDA

Master Plan

Redfern Oval

Redfern Oval is a sports and recreation facility based in the locality of Redfern, New South Wales, and is both the training ground and 'spiritual home' of the South Sydney Rabbitohs rugby team. The oval adjoins Redfern Park, a local community park utilised by the surrounding residential community and maintained by the City of Sydney local authority.

In 2007, major upgrade works to both Redfern Oval and Redfern Park were delivered by the City of Sydney in collaboration with the Rabbitohs. The upgrade and refurbishment works undertaken as part of the project included:

- Removing outdated spectator facilities and grandstands, and replacing with brand new state-ofthe-art facilities.
- Removing aged concrete walls and fences to enhance openness and interface between Redfern Park and Redfern Oval.
- Providing new training facilities for the Rabbitohs and playing facilities for local teams.
- Providing a new kiosk and associated facilities for club and community use.
- Various upgrade works throughout Redfern Park (landscaping, playground, paths/kerbs, lights and park furniture).

Source: City of Sydney

Importantly, the facility includes gates where Redfern Oval adjoins Redfern Park. This allows the facility to be opened to the community throughout the week, but closed for games or events where ticketed entry is required. This is highly relevant for Litis Stadium, which adjoins a public park, but also requires ticketing entry.



Redfern Oval



Interface between Redfern Oval and Redfern Park

SPORT PARTICIPATION

The Australian Sports Commission (**ASC**) periodically conducts research and data analysis with respect to participation in various sporting activities throughout Australia, known as AusPlay. Specifically, AusPlay is a national population tracking survey administered by the ASC, measuring and comparing sporting activities.

The most recent AusPlay survey was undertaken based on data from October 2015 to September 2016. In summary, based on the findings of AusPlay, football (soccer) is the most popular club sport enjoyed by both adults and children in Australia:

- Football ranked as the most popular club sport partaken by adults and children combined, representing **18.8%** of the club sport population.
- Football ranked as the second most popular club sport partaken by adults, representing **17.3%** of the total club sport population.
- Football ranked as the most popular club sport partaken by children, representing **28.8%** of the total club sport population.

The findings of AusPlay's research indicate a high level of popularity for football as a club sport. The data collected and outcome of AusPlay's research is analysed and discussed in further detail in the supporting report prepared by Jo Wilkie Consulting.

The objectives of the master plan seek to retain soccer as the primary use of the facility. The popular and growing participation rates will support this objective in the future.

NATIONAL PREMIER LEAGUE VENUE REQUIREMENTS

The FAFC participates and competes in the senior PS4 National Premier League (**NPL**) – the second highest ranking Australian national soccer league below the Hyundai A-League.

In accordance with the PS4 NPL By-Law I3, a club's home venue must meet certain standards (known as the 'minimum venue requirements') to be able to compete in the NPL. The standards are contained within the bylaw document itself, and have been given appropriate regard in preparing the Litis Stadium Precinct Plan to ensure:

- the facility remains functionally designed for its primary purpose; and
- the FAFC continues to compete in the NPL.

The 'minimum venue requirements' set out by By-Law 13 are grouped into five key themes, with detailed 'minimum' and 'recommended' requirements falling within each relevant theme. The minimum requirements represent a baseline standard for each theme, while the recommended requirements represent an enhanced standard which Football West seeks for teams to meet. The minimum and recommended venue requirements have been used to inform the master plan.

The venue requirements include standards for changerooms, officials' rooms, medical facilities, spectator facilities and field of play.

The existing Litis Stadium is compliant with the minimum venue requirements. However, it is not compliant with the recommended venue requirements. The key elements are as follows:

Changerooms

The NPL requires changerooms capable of accommodating 20 players. The temporary changerooms on the subject site achieve the minimum requirement.

Spectator Facilities

A covered seating area for 120 persons is required as a minimum. A covered seating area for 500 persons is recommended. The existing Eleni Grandstand has approximately 500 seats.

Referee Facilities

The NPL recommended venue requirements suggest that officials should be able to move to the changerooms without going through an open area or an area to which the general public has access. The temporary facility requires officials to access via the public realm. Football West has expressed concern at the temporary arrangement but has accepted it on a temporary basis.

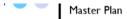
Medical Facilities

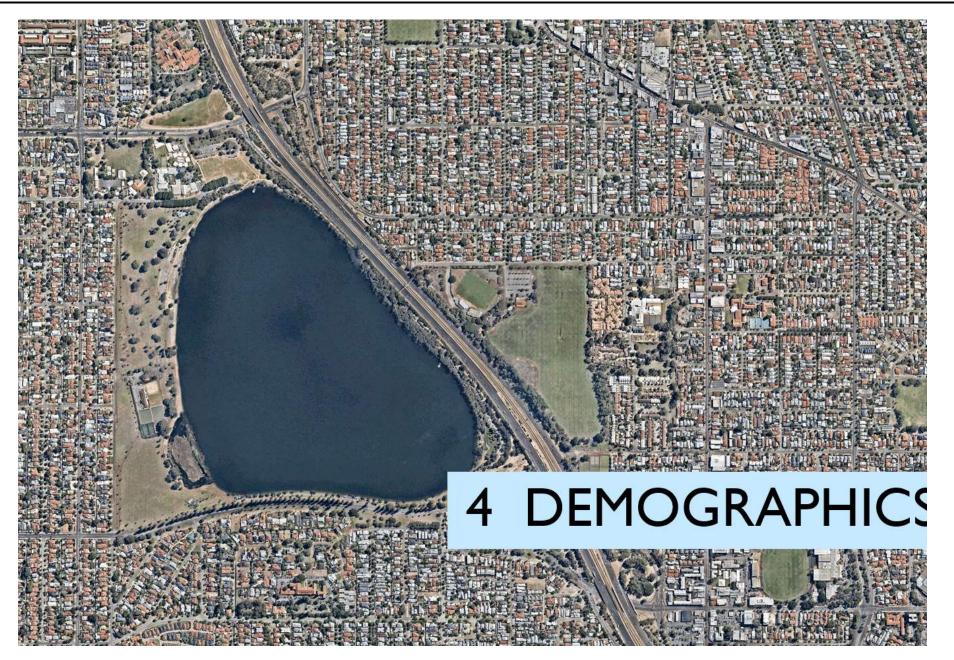
An undercover treatment table is required as a minimum standard. However, a treatment room with two treatment tables is recommended.

Refer to **Appendix I** for an extract of the Football West By-Law 13, containing the full list of NPL minimum venue requirements.

Section 7 of this report includes as assessment of the concept plans against the minimum venue requirements.

COUNCIL BRIEFING AGENDA





DEMOGRAPHICS AND SOCIO-ECONOMICS

The following section provides a high level demographic overview and analysis of the catchment area surrounding Litis Stadium.

A catchment area was identified which likely to capture the likely users of Litis Stadium and/or Britannia Reserve. A radius of approximately 800m was considered, excluding the area to the west of the freeway.

Figure 4.6 shows the thirteen 'Statistical Areas' (SA) comprising the overall catchment area, which were used for this demographic overview.

This section considers the primary demographic data of age, household structure, family structure, income and motor vehicle use. The data of the catchment area has been compared to the City of Vincent to identify local context and also to the state of Western Australia to contextualise the data. The total population of the catchment area was 4,737 people, which represents 15% of the City of Vincent population.

As the Litis Stadium Master Plan is a long term strategic document, a snapshot of the current demographic situation is useful in confirming the characteristics of the current population, and any visible trends or predictable patterns in the future.

Note: all data used for this overview has been sourced from the Australian Bureau of Statistics.

Age

The median age of the catchment area is **35**. By comparison, the median age for the City of Vincent is **34**, and the median age for Western Australia is **36**.

Median Age of Pesons

🗖 WA

City of Vincent

Catchment

Area

Refer to Figure 4.1 below.

37 —

36

35

33

32

31

30

Figure 4.1 - median age of persons.

AGE

Household structure

The catchment area exhibits an average of 2.3 people per household, which is only slightly higher than the 2.2 average for the City of Vincent. By comparison, the State average of 2.6 is notably higher. This indicates there is a greater proportion of one and two person households or small families in the catchment area.

Refer to Figure 4.2 below.

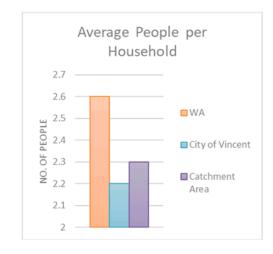


Figure 4.2 – average people per household.

Family structure

In relation to family structure, the catchment area and City of Vincent both comprised an average of 1.7 children per family, which by comparison, lower than the State average of 1.9. Again, the figure demonstrates there are less families or smaller families within the City of Vincent compared with the state.

Refer to Figure 4.3 below.

Income

The catchment area exhibits a median total household income of \$2,049 per week. By comparison, this value is significantly higher than the City of Vincent average of \$1,689 per week and the State average of \$1,415 per week. The catchment area could therefore be described as an affluent area.

Refer to Figure 4.4 below.

Motor vehicle use

The catchment area comprises an average of 1.6 motor vehicles per dwelling, which is slightly higher than the City of Vincent's average of 1.5. By comparison, the State average is higher than both of these areas, with an average of 1.9. vehicles per dwelling. This is reflective of the smaller household occupancy but is also closely related to the location within 3km of the Perth CBD with access to public transport.

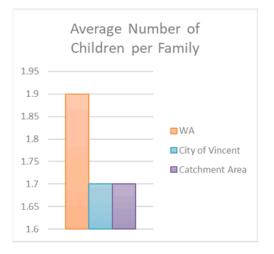


Figure 4.3 – average number of children per family.



Figure 4.4 – median total household income

Refer to Figure 4.5 below.

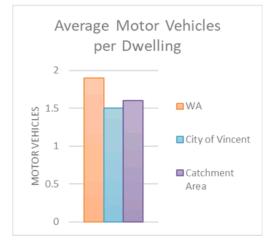


Figure 4.5 – average motor vehicles per dwelling.

Population Growth

The Western Australian Planning Commission (WAPC) has released and endorsed strategic documents which consider population growth and demographic change within the Perth and Peel Region.

Namely:

- Directions 2031 considers the infill needs for the Perth Metropolitan area leading up to the year 2031.
- Draft Perth and Peel @ 3.5 Million, considering the infill needs for the Perth and Peel regions when Perth's population reaches 3.5 million, which is predicted to occur in 2050.

These strategies set targets for infill development by local government. The City of Vincent is expected to accommodate 6,730 additional dwellings by 2031 and 9,190 dwellings when the Perth population reaches 3.5 million (refer **Table 4.1** below).

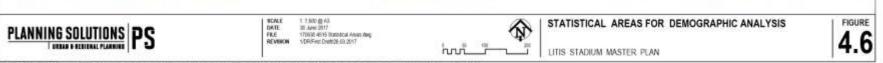
Table 4.1 Dwelling Yields and Population Growth

Timeframe	Additional Dwellings	Additional Residents
Additional Dwellings to 2031	6,730	12,114
Additional Dwellings to 3.5 Million	9,190	16,452

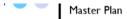
The WAPC's policy is to locate infill development within or nearby activity centres and activity corridors. With the Leederville Activity Centre and the Oxford Street Activity Corridor being situated in close proximity to Litis Stadium, it is expected that the area will experience population growth over the next 20 years and beyond.

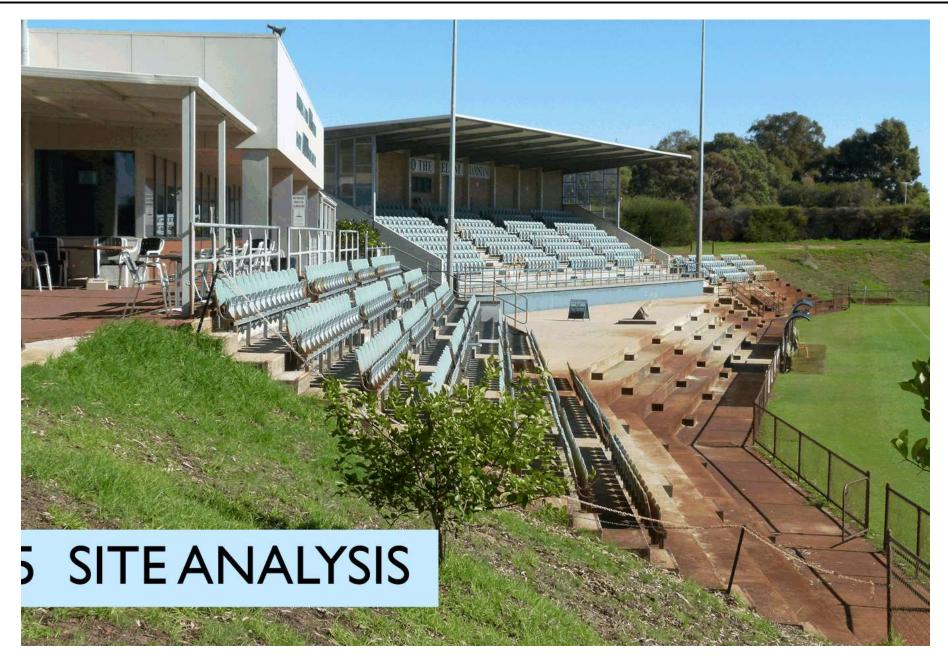
The increasing population will likely result in greater demand for both sporting and social facilities within the local area.





COUNCIL BRIEFING AGENDA





SITE ANALYSIS

The following section provides a comprehensive analysis of the existing site conditions of Litis Stadium. The analysis is undertaken in conjunction with an 'opportunities and constraints' assessment, which identifies key issues and relevant considerations associated with the upgrade and refurbishment of the stadium's facilities.

This section should be read in conjunction with **Figure 5.1**, **Opportunities and Constraints Plan**, which provides a visual depiction of the subject site and its features.

Town planning

The subject site comprises the following zoning under relevant town planning framework documents:

- <u>Metropolitan Region Scheme</u>: reserved for 'Parks and Recreation'.
- <u>City of Vincent Town Planning Scheme No. 1</u>: Reflects the region scheme 'Parks and Recreation' reservation.
- <u>City of Vincent draft Local Planning Scheme No. 2</u>: Reflects the region scheme 'Parks and Recreation' reservation.

The 'Parks and Recreation' reserve is to designate land of regional significance for ecological, recreation or landscape purposes.

Any future development proposals applicable to Litis Stadium would need to be consistent with the purpose of the 'Parks and Recreation' reserve.

Development Control Policy 5.3

Development Control Policy 5.3 (DC 5.3) provides guidance on land use and development with Parks and recreation reserves.

One of the key policy measures is maintaining public access to the reserve. Specifically, DC 5.3 states:

"The use and development of land reserved for Parks and Recreation or Regional Open Space for commercial purposes ancillary and or compatible to the purpose of the reserve and likely to enhance the public access to and enjoyment of the reserve may be supported."

Private businesses may be considered on a Parks and Recreation Reserve where they:

- are in accordance with a management plan endorsed by the WAPC;
- are open to and provide services for the public; and
- have a purpose which is ancillary and incidental to the primary purposes of the reservation.

DC 5.3 notes that sub-letting of the premises would require the approval of the Western Australian Planning Commission (WAPC).

Site topography

The football pitch, which is roughly located in the centre of the site, is the lowest part of Litis Stadium. The rest of the site slopes upwards in all directions from the pitch.

The site's topographical features are optimal for the operation and function of a football stadium. The football (soccer) pitch sits below street level, which allows for optimal spectator viewing. The upward slope in all directions from the pitch effectively separates the stadium from the remainder of Britannia Reserve, providing a visual barrier during matches and other events. The site's contours are included within the opportunities and constraints plan (**Figure 5.1**)





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Residential interface

Litis Stadium fronts Britannia Road and has an interface with residential properties to the north. The venue only interfaces with residential properties on one side. An indication of the extent of this interface is shown in **Figure 5.1**.

A fence and hedge run along the northern boundary of Litis Stadium, which provide a visual barrier for the venue during soccer matches and other events. However, the fence and hedge do not alleviate noise generated on site during these events.

Any refurbishment/upgrade of Litis Stadium will take into account the relationship of the site with Britannia Road, including its interface with adjacent properties.

Britannia Reserve interface

Litis Stadium abuts Britannia Reserve along the eastern and southern lease boundaries. Between the Britannia Reserve car park and the pitch, there exists a 3m high mound which inhibits the view between Britannia Reserve and Litis Stadium (refer to photographs).

The mound offers a good viewing environment for spectators, by offering an elevated position above the playing surface. However, the mound blocks any visual connection between Britannia Reserve and Litis Stadium and the appearance from Britannia Reserve is uninviting. Whilst access gates are opened on most days, people will seldom enter the ground as it presents as an enclosed/private facility.

It is considered any refurbishment/upgrade of Litis Stadium should consider this relationship, weighing up the benefits of the viewing environment as opposed to the interface with the reserve.



Interface between Britannia Reserve and Litis Stadium



Access, circulation and parking

Litis Stadium's primary car parking area is located to the west of the site within a portion of adjoining Lot 30, and contains 97 car parking bays (inclusive of 2 bays for people with disabilities).

To the east of Litis Stadium is the Britannia Reserve car park, which contains 346 spaces and acts as a secondary car park for after-hours soccer club events and functions.

The site's primary car park includes a two-way access aisle of approximately 7m for vehicle circulation. Pedestrian access exists both at the site's primary car parking entrance, and also at the site's north-eastern corner

Litis Stadium comprises the following existing access and circulation arrangements:

- Two-way crossover to Britannia Road at the northwestern corner of Litis Stadium, at its intersection with Egina Street. The crossover provides access to the FAFC's primary car parking area that extends along the western part of the stadium to the rear of the existing grandstand and clubrooms.
- Two-way crossover to Britannia Road at the northeastern corner of Litis Stadium, accessed via an existing roundabout. The crossover provides access to the Britannia Reserve car parking area, which is connected to Litis Stadium by an internal gate at the site's eastern boundary.

HERITAGE

State Heritage

The former Lake Monger Velodrome is identified as a registered heritage place under the State Heritage Register. While no statutory heritage listing affects any of the buildings on the site, the old velodrome is listed as 'to be assessed'. The State heritage register's physical description of the velodrome states:

Although the banked tracks of the velodrome have been grassed over, their shape is still evident, and they create an attractive surround for the football pitch in the middle.

While the buildings on site are not protected by any statutory heritage listing, any future development proposal seeking to upgrade or construct new facilities will closely consider the historical heritage value of the site.

Local Heritage

The City of Vincent's municipal heritage inventory identifies the wider Britannia Road Reserve (encompassing Litis Stadium) as a local heritage place. The site is listed as management Category B – Conservation Recommended. The inventory details the significance of the Britannia Road Reserve as follows:

The part Lake Monger Reserve has possible Aboriginal heritage significance as well as historical post-settlement significance. The reserve was associated with Lake Monger and its several roles in the lake system across the north of Perth. The former Commonwealth Games Velodrome is located within it. In a relatively closely knit urban fabric it is an aesthetically pleasing public space that is highly valued by the community.

In alignment with its heritage significance and intrinsic community value, any future development proposal flowing on from this Master Plan would appropriately consider and be sympathetic to the local heritage significance of Britannia Reserve, to maximise the community benefit of any such upgrade.

Aboriginal heritage

The land comprising Litis Stadium are not within an area identified as having any indigenous heritage significance.

A search of the Department of Aboriginal Affairs Aboriginal Sites Database indicates Litis Stadium is located within proximity to the following indigenous heritage sites, registered under the Aboriginal Heritage Act 1972 (depicted in **Figure 5.1**):

- Lake Monger (site ID 3788).
- Lake Monger Velodrome (within a portion of the Mitchell Freeway only) (site ID 3328).

It is unlikely any disturbance of the above sites will occur from the upgrade/refurbishment of Litis Stadium.



Photograph of the Velodrome prior to its demolition



Commemorative plaque marking the opening of E & D Litis Stadium 30

STADIUM USE

Sporting use and seating capacity

Litis Stadium is the home ground for the Floreat Athena Football Club. The stadium is used as a home and away ground for soccer matches, in the following leagues/ tournaments:

- PS4 National Premier League.
- National Westfield FFA Cup.
- State Coolridge Cup.
- Juniors State League.
- Consolidated Energy Amateur League.
- Consolidated Energy Masters League.
- Perth Amateur Soccer World Cup (formerly known as the Ethnic World Cup).

In addition to home and away players, the stadium is also attended by referees/officials, various support staff, supporters and the general public.

The stadium contains three elevated 'grandstand' seating type facilities that provide spectator seating in the following configuration:

- Grandstand seating attached to the main club building, containing 381 seats.
- The Eleni Grandstand, containing 400 seats.
- Standalone grandstand seating to the north of the Eleni Grandstand, containing 120 seats.

The stadium therefore provides a total of approximately 900 seats. Spectators can also view the soccer pitch from elevated grassed areas around the pitch. In total, Litis Stadium is capable of accommodating approximately 3000 people, although the venue seldom reaches full capacity.

Other uses

In addition to the primary sporting function, Litis Stadium contains facilities that are used for various community and social functions, including:

- Formal and social occasions with the site's clubrooms, containing bar and catering facilities.
- A main hall situated within the site's main building, used for a range of purposes including weddings and formal events, parties, school socials and other similar types of functions.
- A boardroom, including a balcony that overlooks the stadium, used for corporate meetings or 'box' style viewing at match day events.

The main hall, club room and boardroom provide opportunities for the stadium to accommodate a broad range of adaptive community uses and functions.







INFRASTRUCTURE

A 'dial before you dig' search has been undertaken for Litis Stadium, providing an indication of the infrastructure that exists within, and in close proximity to the site. The majority of infrastructure is located within the surrounding road reserves and is unlikely to physically affect any future development of the site.

Refer to **Figure 5.2**, which provides a depiction of the location of civil infrastructure in proximity to the site.

Telecommunications

Underground fibre-optic telecommunications infrastructure is present within the vicinity of the subject site. Amcom conduit runs along Mitchell Freeway, with pits separated approximately 160m apart.

Gas

A medium-low pressure ATCO gas pipeline runs along Britannia Road. A service delivery point and gas meter exist within Britannia Reserve and Litis Stadium. The location of these delivery points are unlikely to impact on the future refurbishment of the stadium.

Water

Water Corporation pipelines run along Britannia Road, which service the subject site and surrounding areas. A fire hydrant service point exists within the stadium's primary parking area. A wastewater manhole exists within the subject site.

Power

IA Western Power high voltage overhead powerline runs along Britannia Road, supported by power poles. A high voltage underground cable runs along Britannia Reserve, diverting onto Kalgoorlie Street. No underground power runs along the front of the subject site.

VEGETATION AND LANDSCAPE

The subject site's vegetation and landscape includes the following features:

- A densely vegetated hedge runs along the site's northern and western boundary, providing a physical barrier to its surrounds.
- The subject site is comprised mainly of turf/grassed areas, including and surrounding the soccer pitch.
- Various palm trees and other standalone vegetation exists throughout the site's turfed areas.
- A vegetated area comprised of large, mature Eucalyptus trees exists at the south-eastern corner of the site.
- The subject site is buffered from Mitchell Freeway by dense vegetation within the road reserve and Britannia Reserve.
- The north-eastern corner of the site comprises bitumen/hardstand, which connects to the adjoining Britannia Reserve car park.

Acid Sulphate Soils

A small area in the southern portion of the subject site is mapped as an area considered to have a moderate-high risk of 'Acid Sulphate Soils' (**ASS**) occurring within 3m of the natural soil surface, while the majority of the site is identified as being low risk of ASS occurring within 3m of the surface.

It is considered unlikely any future refurbishment/upgrade of Litis Stadium will result in impacts concerning ASS. However, appropriate soil testing should be undertaken prior to the disturbance of soils within the area of the site identified as being of moderate-high risk of ASS to determine the actual risk and any resultant implications for the site. The area of moderate-high ASS risk is depicted in the Opportunities and Constraints Plan (**Figure 5.1**).



PHYSICAL SITE FEATURES AND BUILT FORM

Bushfire

A portion of the subject site is mapped by the Department of Fire and Emergency Services as being within an area prone to bushfire risk, as depicted in **Figure 5.1**.

The Department of Fire and Emergency Services (**DFES**) was consulted through the preparation of the Master Plan, and advised the intent of the Master Plan was supported. The DFES noted bushfire risk management and fire safety provision should be appropriately considered to ensure any increase in the threat of bushfire to people, property and infrastructure.

Given the proposal does not result in significant intensification of the existing venue use, it is considered any bushfire risk could be appropriately managed. Any future development and/or refurbishment of Litis Stadium would need to meet the requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas*, to ensure development is appropriately designed and managed to avoid the risk of bushfire.

Physical site features

The study area comprises the following physical features, as illustrated on **Figure 5.1**:

- A soccer pitch at the centre of the site, in a northwest/south-east orientation.
- A former entry gate and turnstiles (currently used for storage) at the north-eastern corner of the site, fronting Britannia Road. The entry gate and turnstiles are in need of upgrade or replacement.
- Toilet facilities and temporary change rooms at the north-eastern corner of the site, straddling the site's boundary with the Britannia Reserve car park. The facilities are in relatively good condition.
- Players' change room facilities in the south-eastern corner of the site. The facilities are not in use due to structure issues and subsidence of the building. The change rooms are in need of upgrade or replacement.
- Existing clubroom facilities along the southwestern edge of the soccer pitch. The clubroom facilities are in relatively good condition and present an opportunity for multi-use.
- A grandstand along the south-western edge of the soccer pitch. The grandstand is in relatively good condition, and could benefit from some minor refurbishment.
- An outdoor storage building is located adjacent to the soccer pitch, to the south-east. The building is in good condition.
- An existing underground 'players race' tunnel leads out to the soccer pitch from the existing club room facilities. The tunnel is structurally unsound and requires upgrade or replacement.





Existing venue facilities

The existing built form comprising Litis Stadium is described as follows:

Club rooms

- The stadium's main building comprises two storeys, and is constructed of a mixture of concrete and brickwork. The main building has a flat roof.
- Parts of the building façade comprise transparent glazing providing views out to the soccer pitch.
- The façade comprises a mixture of white and blue colours, consistent with FAFC's club colours.
- The building is in relatively good condition and presents an opportunity for multi-use. However, the building would benefit from both internal and external aesthetic upgrades.

Former entry gate

- The former entry gate is a one storey building, currently used for storage. The building is constructed with brickwork and comprises a pitch roof.
- The entry gate has large openings that contain turnstiles, which are currently not in use.
- The entry gate is located at the north-eastern corner of Litis Stadium and forms part of the site's interface with Britannia Road.
- The building is in relatively good condition, and would benefit from an external and internal refurbishment.

Change rooms

- The building is constructed of brickwork and comprises a pitched roof. The condition of the building's masonry and internal walls has been assessed by a structural engineer as structurally unsound, and not fit for use at present. A copy of the engineer's report is provided in **Appendix 2**.
- Issues include cracking in external walls, settlement to the footings and slab, ceiling cornice separating from the walls, sagging of the ceiling and distortion in the roof line.
- An underground players race connects the changeroom building to the soccer pitch. The players race is also structurally unsound and is not in use.











COUNCIL BRIEFING AGENDA

Master Plan

Toilet facilities and temporary change rooms

- The toilet facilities and temporary change rooms are constructed in the same manner as the former entry gate, comprising brickwork and a pitch roof.
- The temporary change rooms have been retrofitted into the existing eastern toilet block due to safety concerns with the structurally unsound former change room facilities.

Scoreboard and switchroom

- The switchroom building is flat-roofed and constructed of painted brickwork (dark grey).
- The electronic scoreboard is attached to the western side of the building, facing the grandstand seating areas.











Eleni Grandstand

- The Eleni Grandstand is an open structure, constructed of brickwork. Spectators are provided shelter by a flat roof.
- A vacant undercroft area is located within the lower level of the grandstand.
- The structure has been assessed as being in a condition appropriate for its age. A number of maintenance items were identified as requiring attention, including some cracks in the concrete elements and rust/discolouration on some elements.



· 🗨

Master Plan

OPPORTUNITIES AND CONSTRAINTS

Considering the site features and attributes discussed in this section, an opportunities and constraints plan has been produced in **Figure 5.1**. A summary of the key elements is provided in **Table 5.1** below . The assessment helps to inform the concept plans in Section 7 of this report.

Table 5.1 – Opportunities and constraints assessment

Feature	Opportunities	Constraints
Physical features / built form	 Soccer pitch in relatively good condition. Toilet facilities and temporary change rooms capable of adaptive reuse and only require minor refurbishment. A range of facilities are present within the existing clubrooms with the possibility of shared use. Potentially leasable area in the undercroft of the grandstand and/or the former entry gate building. 	 Change room facilities at south-eastern aspect are degraded, structurally unsound and require upgrade or replacement. Players race is structurally unsound and requires upgrade or replacement for any future use.
Site topography	 Low-lying soccer pitch optimal for spectator viewing. Upward slope from soccer pitch acts as a natural barrier to Britannia Road during soccer matches and other events. Elevated areas around soccer pitch provide additional seating for spectators. 	 A mound located east of the soccer pitch acts as a physical barrier to Britannia Reserve, impacting on Litis Stadium's interface with the reserve. Sloping topography from soccer pitch likely to require site works to enhance interface and increase connection with Britannia Reserve.
Aboriginal heritage	• Disturbance of Aboriginal sites unlikely to occur.	
Residential interface	 Existing fence and hedge along Britannia Road provide visual barrier during football games and other events. Opportunities exist to enhance Litis Stadium's interface with Britannia Road through different boundary treatments. 	 More significant upward slope to north-west of soccer pitch may require site works to facilitate a better connection with Britannia Road. Existing fence and hedge along Britannia Road do not provide any acoustic mitigation.
Access, circulation and parking	 Approximately 443 parking spaces available for use. Car parking areas already constructed with two-way vehicle access. Potential to include bicycle parking facilities. 	• Lack of existing bicycle parking facilities.

Feature	Opportunities	Constraints
Heritage	• Opportunity to adaptively re-use elements of the former velodrome in a manner which complements its heritage (e.g. the entry gate building).	• Potential restrictions on demolition.
Current Building Inventory	 With the exception of the changerooms and tunnel, the buildings on site have been assessed as structurally sound and in a condition consistent with their age. 	 Many of the existing buildings were constructed in the 1960s and 1970s and may require repair or replacement in the medium term future. Changeroom buildings are structurally unsound, not fit for use.
Stadium use and seating capacity	 The stadium contains main hall, clubroom and boardroom facilities that are already being used for multiple purposes, and are in a condition suitable for ongoing use. Litis Stadium is capable of accommodating up to 3,000 spectators (approx.). 	
Civil infrastructure	 Based on information available, the majority of civil infrastructure is unlikely to physically affect future development of the site due to its location within road reserve. 	
Vegetation and landscape	 Subject site comprises turf/grassed areas, which are capable of being re-used, but may benefit from upgrade. 	 Bitumen/hardstand at north-east corner of site is aged and likely to require upgrading. Large trees to the south of the pitch, surrounding the changerooms building may require removal to facilitate redevelopment.
Soils	 It is unlikely future refurbishment/upgrade of Litis Stadium will result in ASS impacts (soil testing should be carried out for affected area). 	 Potential of ASS risk near the change room building. Nearby land in Britannia Reserve has been identified as having issues with subsidence.
Bushfire		 Litis Stadium is within a bushfire prone area. Future development proposals for Litis Stadium should be supported by appropriate bushfire reporting.



COUNCIL BRIEFING AGENDA

Analysis of key issues

Having regard to the preceding sub-sections of this report, the following key issues can be identified arising out of the site analysis:

- FAFC is the tenant of Litis Stadium opportunities therefore exist for multiple uses and diversification of activities.
- Former entry gate and turnstiles building fronting Britannia Road is capable of being adapted for a commercial use, subject to internal and external refurbishments.
- Existing players race is structurally unsound and requires a full upgrade to be used representing an area of the stadium which is underutilised.
- Change room facilities at south-eastern corner of stadium are structural unsound and are no longer in use.
- The low-lying topography of the soccer pitch and relatively high mound to the east creates a visual barrier between the site and Britannia Reserve.

- Existing buildings throughout the site would generally benefit from an external refurbishment.
- Existing soccer pitch lights are not up to the standard of the Football Federation of Australia and upgrades would be desirable for Litis Stadium to host televised games.
- The stadium's connectivity to Britannia Road is restricted due to the presence of dense hedging along its northern fence line.
- Bitumen in the north-eastern corner of the site is unsightly.
- Existing fencing along Britannia Reserve could be upgraded to enhance openness and accessibility by the local community.
- The stadium lacks bicycle storage facilities.

5 COMMUNITY CONSULTATION



CONSULTATION AND ENGAGEMENT PROCESS

A comprehensive community engagement process has been undertaken as part of the preparation of the Master Plan to ensure the community, business, residents, the City, FAFC members and visitors are included in the revitalisation of Litis Stadium. This ensures that the Master Plan is recreationally and economically vibrant, sustainable and will deliver a people-friendly precinct.

ConsultWG was engaged as an independent consultant to conduct the community consultation.

Involving the stakeholders and community and raising awareness of the Master Plan has been critical in developing a successful design that reflects a shared stakeholder/community vision and for the future generation of the local residents and FAFC members and spectators. The consultation events identified community values, which were then challenged with design preferences reflecting the values of the community. The consultation outcomes have provided input into the design of the concept plans.

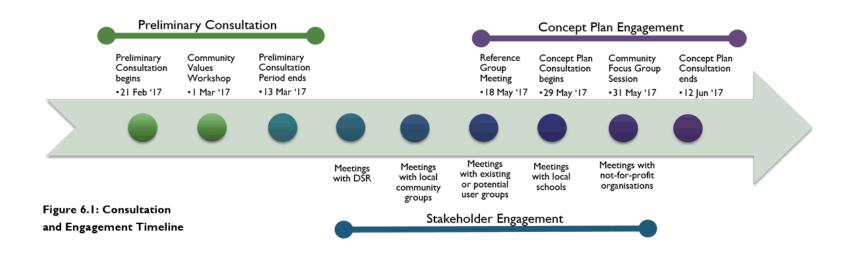
Engagement opportunities included:

- Community Values drop in session.
- Community Values feedback form.
- Concept Design Options feedback form.
- Community Focus Group meeting.

In addition to the consultative methods, a variety of communication tools were utilised to disseminate information on the project and allow community members to vocalise their point of view and learn more about the project. These included various updates and downloads made available on the Club's and City's websites and Facebook pages, and over 2000 letters being sent to the surrounding community and business owners. Jo Wilkie Consulting was responsible for stakeholder engagement and conducted face-to-face meetings with over 30 stakeholders and government agencies.

The outcomes of the consultation and engagement process is outlined below, and detailed in the reporting prepared by ConsultWG contained in **Appendix 4**.

The timeline below (**Figure 6.1**) provides an overview of the consultation process undertaken as part of the project. The consultation process has provided the opportunity for members of the adjacent residents and businesses to learn about the project and become involved in the design decisions.



PRELIMINARY CONSULTATION OUTCOMES

A preliminary consultation period was undertaken between February and March 2017, which involved letters being circulated to 2,518 surrounding residents and businesses to:

- Advise the Master Plan is being undertaken by the Club and its consultants;
- Advise of the Club's key objectives in the preparation of the Master Plan;
- Invite landowners/occupants to attend the open day, held on 1 March 2017, and/or provide other means of feedback; and
- Advise of other key information, as agreed between the Club and City officers.

The results of the preliminary consultation are documented in the consultation report (**refer Appendix 4**). The data presented in the report was gathered using online surveys and through direct engagement initiatives.

The survey was the primary tool used to gather feedback with ten questions asked of respondents. 144 surveys were completed, with 44% of respondents identifying as members of the Floreat Athena Football Club. 63% of the respondents live within the City of Vincent.

Member and non-member were reported and analysed separately so that the project team could identify where different views may arise.

The results of the data analysis show that both the community and members of the Club saw a benefit to upgrade and enhance the current facilities. This would include initiatives to make the stadium more open and welcoming to the local community from both a physical and community viewpoint.

Look and Feel of Litis Stadium

The first question identified the difference between club members and non-members in regards to the current feel of Litis Stadium and the desired future feel. A summary of the results is provided in **Table 6.1**.

Table 6.1: Desired future feel of Litis Stadium

Club members	Non-members
emphasised the	emphasised the
following:	following:
 Better maintained Less closed off/secretive Improve safety (sense of safety) More picturesque & vibrant More social 	 More family & youth oriented More fun, playful & vibrant More community focus Improve safety (sense of safety) Better maintained

Leederville and Mt Hawthorn perceptions

The second question gauged what makes Mount Hawthorn and Leederville a great place to live. Top responses included a great sense of community and family feel, the area's close proximity to the Perth CBD and easy access to restaurants and cafés. Participants in the survey were also asked what they liked most about Litis Stadium (question three). The highest number of responses mentioned 'family oriented', 'community involvement', followed by 'good facility to watch soccer' and 'good location'. Some participants mentioned they did not use the facility.

Possible Changes to Litis Stadium

Question four asked whether there was anything they would change about Litis Stadium. The top response suggested a general upgrade to the stadium's facilities including lighting, gym, grandstand, toilets and change rooms. There was also sentiment towards giving back more to the community. Although feedback was mainly positive for this question, a smaller group of respondents preferred to close or remove the stadium altogether and give back the land to the community of Vincent. The top seven responses are summarised in **Table 6.2** below.

Table 6.2: Top Suggested Changes and Upgrades

Suggestions	No of responses
General upgrade to facilities	13
Toilets and changerooms	12
Grandstand (more seating)	12
Open up to locals / give back to the community	11
Rename the facility (Velodrome)	П
Refresh interior and exterior appearance	9
Lighting (better/stronger floodlights)	8

Openness of Litis Stadium

Next, participants in the survey were asked about specific design aspects of the stadium. Question five reveals that 72% of respondents thought the stadium should be physically or visually more open. This was followed by specific suggestions such as opening the stadium up to broader community use, expanding overall facilities (i.e. bar, restaurant, open club rooms, community garden and public art), removing some fencing, part of the hedge and some car parking to open the stadium up more on Britannia Reserve.

DO YOU THINK LITIS STADIUM NEEDS TO BE MORE OPEN TO THE COMMUNITY (I.E. VISUALLY AND/OR PHYSICALLY)?

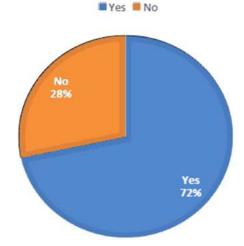


Figure 6.2: Community Perceptions on Openness of Litis Stadium

Feedback on Specific Ideas

Club members and non-club members were each asked to rate their support for a list of selected aspects regarding the Litis Stadium Master Plan (question six). Answers were captured separately and are summarised in **Table 6.3**.

Participants in the survey were given the option to provide any other comments in question seven. Responses for this question related mainly to the history of the Club and the stadium and recognising its past heritage. To preserve part of its heritage, suggestions included the display of memorabilia and the addition of a mini museum. The second highest number of responses suggested letting the local community enjoy the stadium more, as were general upgrades to facilities and modernisation of the stadium. In the top three responses, renaming the stadium to 'Lake Monger Velodrome' or 'The Velodrome' was mentioned. Four responses noted the quality of life of the local community and the effect increased traffic and noise would have through any development plans for the stadium. In particular, it was a concern that the PA system was too loud during events.



Table 6.3 - Feedback on Specific Ideas

Club members	Non-members
emphasised the	emphasised the
following:	following:
 (Strongly supported) Upgrade or refurbishment of existing buildings and facilities (Strongly supported) Better connectivity between Litis Stadium and Britannia Reserve (Strongly supported) Improved security (Generally opposed) Dog facilities (Strongly opposed) Non- sport facilities such as housing or child-care 	 (Strongly supported) Better connectivity between Litis Stadium and Britannia Reserve (Strongly supported) Spaces for social groups and cultural groups (Strongly opposed) Artificial or synthetic playing surface (Strongly opposed) Nor -sport facilities such as housing or child care.



CONCEPT PLAN ENGAGEMENT

Club Reference Group

A Club reference group was formed at the commencement of the project, primarily focussed on the Club's operation, management and financial security. The reference group comprised members of the Club's board, general members, players and key stakeholders of the Stadium.

At a workshop held on 18 May 2017, two draft concept plans were presented to the Club reference group for discussion, and to provide feedback through four key questions, being:

- 1. What elements do you like?
- 2. What elements do you not support or not consider necessary?
- 3. What are the key priorities?
- 4. Suggestions for improvements and modifications.

Whilst the comments and opinions varied to some degree between the attendees, the following key matters were generally agreed by the reference group:

- The removal of the mound on the south-east side of the football pitch and installation of a new 5-aside/multi-purpose pitch with artificial playing surface is generally supported.
- Upgraded or new changerooms is supported, and the provision of separate male and female areas was recommended.

- Refurbishment of the existing grandstand is supported. It was recognised that the new 700 seat grandstand considered under the Option I concept plan was a longer-term project which is unlikely to be feasible or warranted in the short-term.
- Suggestions were made in relation to the proposed operable fencing along Britannia Reserve, noting the fence/openings would need to be appropriately designed to restrict public access at certain times (i.e. during matches, functions, etc.).
- Upgraded or new changerooms, upgraded lighting around the football pitch and refurbishments to the existing grandstand were identified as key priorities, to be implemented as soon as possible.

The items which were not liked included the visually permeable fencing and some of the large scale ideas such as the new grandstand. The latter was primarily due to costs and uncertainty on how such infrastructure would be funded.

The group was also asked to identify which of the initiatives were key priorities, with unanimous responses indicating either repaired or new changerooms are required.

Community Focus Group

Following the preliminary consultation period, community members who registered to be involved in the community focus group (CFG) were invited to attend a CFG meeting at Litis Stadium on 31 May 2017. Six CFG members attended the meeting, along with the President of the Club and five consultants from the project team. The purpose of the CFG meeting was to review and evaluate the design concept and identify the preferred elements of the concept plans for the Master Plan and seek feedback from the CFG members.

The concept plans were presented to the CFG members, along with a brief presentation outlining the consultation undertaken to date, and a description of the key features of the two design concepts. A group discussion was then facilitated by ConsultWG to ascertain feedback on the design concepts from the CFG members. A range of queries, comments and ideas were put forward by the CFG members, and noted and considered by the project team in the final iteration of the concept plans contained within the Masterplan.

Following discussion around the concept plans, Jo Wilkie Consulting discussed how the Club may maximise the community benefit of the Stadium beyond its core sporting activities. This has involved discussion with some 30 individuals and community organisations. Drawing on the range of ideas put forward by the consulted community groups, several examples were shared with the CFG with a view to inviting participants' general response and further ideas.

Refer **Appendix 4** for a detailed summary of the CFG meeting outcomes, as contained in the Community Focus Group Meeting Summary Report prepared by ConsultWG.

CONCEPT PLAN ENGAGEMENT

Concept Plans - Online feedback

In addition to the meeting held with the CFG members, the broader community and stakeholders were invited to complete an online survey which posed nine questions to gather feedback on the concept plans. Of the survey participants, 20 were non-club members and six were club members. A copy of the concept plans sent for public comment is included in **Appendix 3**.

On average, club members indicated a mostly supportive or strongly supportive view of the concept plans and elements presented. In contrast, non-club members had differing points of view on the concept plan elements.

Of the non-member responses, the following key messages were provided in relation to the concept plan elements:

- 50% of participants supported the removal of the existing fencing and portions of the hedges along Britannia Road and replacing with new visually permeable fencing and new planting.
- 55% supported the conversion of the former entry gate building fronting Britannia Road into a café which is accessible to the public, and the removal of the existing bitumen to the north of the football pitch and replacing with landscaping and an outdoor dining/viewing area.
- 50% of participants opposed (including 40% strongly opposing) the installation of four new LED lights at the corner of the football pitch and the rebuilding of the players race from the change rooms.
- The elements proposed for concept plan option I were generally opposed by the majority of non-members, including the construction of a new grandstand with approximately 700 seats (75% opposition), upgrading the

scoreboard for movies (70%), removing the mount on the south-east side of the pitch and constructing a 5-a-side / multi-purpose pitch (65%), and constructing a new larger change room building in the south-west corner of the site (60%).

 Participants were generally indifferent to the elements proposed for concept plan option 2, with the exception of the refurbishment of the existing grandstand, which was supported by 55% of participants.

Question 5 of the survey asked respondents to offer suggested improvements or modifications to the concept plans. Of those who responded, it was desired by most that the Stadium's heritage as a velodrome be in some way remembered and reflected in the plans. There was also strong support for a café which is attractive and offers good quality products.

The feedback received through the concept plan engagement has been used to refine the concept options as presented in the Master Plan.

Response to Comments

It is not possible to implement all feedback from the community because some feedback may contrast with one another, there may be design, financial or other constraints. **Appendix 5** provides a response to all ideas which received more than one comment in the consultation period.

The following section of this report discusses the individual elements of the proposed concept plans, and offers a statement about the community benefit of each initiative.



STAKEHOLDER ENGAGEMENT

Jo Wilkie Consulting has been engaged by the Club to explore and assess the community benefit opportunities of the Master Plan through consultation with a broad range of stakeholders.

Meetings were held with the following key stakeholders:

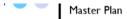
- Football West
- Department of Sport and Recreation
- Western Australian Sports Federation
- Mount Hawthorn Hub
- Leederville Cricket Club
- Leederville Connect
- Leederville Gardens Retirement Village
- Mount Hawthorn Primary School
- Aranmore Catholic College
- Perth Football Club

A full list of the stakeholders consulted with through the Master Planning process is contained in the report prepared by Jo Wilkie Consulting which accompanies this report.

The stakeholder consultation has been undertaken to ensure the Master Plan adequately addresses both the global and local context to the social, policy and regulatory environments that impact the Club and its operations. This consultation ensures a robust and sustainable Master Plan.

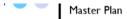


COUNCIL BRIEFING AGENDA





COUNCIL BRIEFING AGENDA



CONCEPT PLANS

Development of the concept plans has been informed and influenced by a range of internal club reviews, assessments/analysis and consultation with key stakeholders, including:

- FAFC internal board meetings and various examinations of stadium and club facilities.
- · Consultation and engagement with the local community.
- Consultation and engagement with the City.
- A cost quantity review of proposed upgrades and refurbishments.
- The PS4 National Premier Leagues venue requirements.

Drawing on the above, the concept plans are underpinned by the following basic principles:

- The predictable needs and expected growth of FAFC over the foreseeable 20+ year horizon.
- The condition of existing buildings/facilities and other built infrastructure throughout the stadium.
- Maintaining a functional design of Litis Stadium and its facilities for its primary football use.
- Promoting community use of facilities and capitalising on opportunities to incorporate complementary non -football activities.
- Litis Stadium's connectivity with surrounding areas, particularly Britannia Road and Britannia Reserve, and identifying opportunities to enhance its connectivity and openness.
- · Compliance with the minimum and recommended venue requirements for the PS4 National Premier League competition.

• Financial feasibility of upgrades and the staged implementation, based on the needs of the club and community.

Options I and 2

Two concept plan scenarios for Litis Stadium have been produced, with the key difference between the two concepts being the scope and extent of site upgrades/ refurbishments.

The concepts effectively represent cost scenarios -Option I depicts an idealistic upgrade scenario, contingent on funding from a range of available sources. Option 2 represents a more affordable scenario with more than 50% of the upgrades to be funded by the Club.

It is important to note that the club's capabilities to capture funding (both intrinsically and via external funding sources) will have a direct correlation with the level of upgrades and overall community benefit the Litis Stadium Master Plan can deliver. The funding scenarios along with a lifecycle cost analysis are explored in Part 7 of this report.

Costs

Quantity Surveyors Wilde and Woollard have undertaken a cost analysis of the two concept plans.

Option I is assessed at \$7,474,000 Option 2 is assessed at \$3,870,000

A copy of the cost estimates, including detailed breakdowns is provided in Appendix 6 (Option 1) and Appendix 7 (Option 2).

Individual elements of the plans are discussed in the following section of this report.

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CONCEPT PLAN KEY INITIATIVES

Changerooms and Players' Race

Proposal

Demolish the existing changerooms building and construct a new changerooms building on the south-eastern corner of the site.

Option I involves a 500m² changeroom building which comprises four changerooms, referee rooms, a medical room, a multipurpose room fronting Britannia Reserve, a kiosk and storage facilities.

Option 2 involves a $300m^2$ changeroom building, which comprises the same facilities as option I, except for the kiosk and multipurpose room.

Both options seek to fill in the existing players' race (which is structurally unsound) and construct a new players' race to the south of the existing tunnel.

Impetus

Player's Race

The players race is a unique component of Litis Stadium and contributes to the spectre of the game and history of the site. Members and spectators will often talk about the grand entrance for players in the corner of the pitch in a manner which is reminiscent of Manchester United's home ground, Old Trafford, where the players enter at the south-west corner of the pitch. From a functional perspective, the players are required to have a protected entry to the playing field. In this instance, the changerooms and the playing field are separated by a 3m high mound. Rather than construct a protected entry over the mound, it simply makes sense to have the players enter via a tunnel.

The retention and upgrade of this important feature works to enhance the stadium's authenticity and provide a more immersive feel for spectators during football games.

It is proposed as part of the key initiatives to demolish the existing players race, which runs from the club changerooms to the soccer pitch. The existing players race is unable to be used due to significant structural issues.

Changerooms

The existing changerooms at the south-eastern corner of the site are in poor condition and currently not in use for this reason.

Background and Consideration of Alternative Options

As one of the key issues and priorities, the changerooms were the subject of a detailed design review. A number of options were considered and workshopped with stakeholders. A set of architectural drawings had been prepared for the Club in 2015 which were used in support of a CRSFF application which was ultimately unsuccessful. This design was used as a starting point with a number of alternative options suggested. These are detailed in **Table 7.1**, along with the advantages and disadvantages of each option.

On balance, it is considered the best location for the changerooms is in its current location due to its interface with Britannia Reserve because:

- the Club uses Britannia Reserve for training;
- it improves opportunities to share the facility with the cricket club and any future sports which may occupy Britannia Reserve, particularly during the summer months.

Whilst the repair of the changerooms would be an affordable option, it would not be a sustainable option with repairs only likely to support the structure for the next 3-5 years.

Accordingly, the concept plans propose to demolish the existing building and reconstruct a new changerooms facility. Option I is consistent with the plans prepared in 2015 as part of the CSRFF application. Similarly, Option 2 proposes to demolish the existing building, but construct a more affordable replacement. This would not include the multi-purpose room and kiosk facility which are proposed in Option I. These elements, whilst offering distinct benefits to the users of Britannia Reserve, were not considered essential for the Club because:

- Britannia Reserve has an existing kiosk nearby (to the south of the car park) which is shared between FAFC and the Leederville Cricket Club.
- The review undertaken by Jo Wilkie Consulting has identified opportunities within the existing club rooms and grandstand undercroft to offer opportunities for other user groups.

Option 2 represents a saving of approximately 700,000 over Option 1.

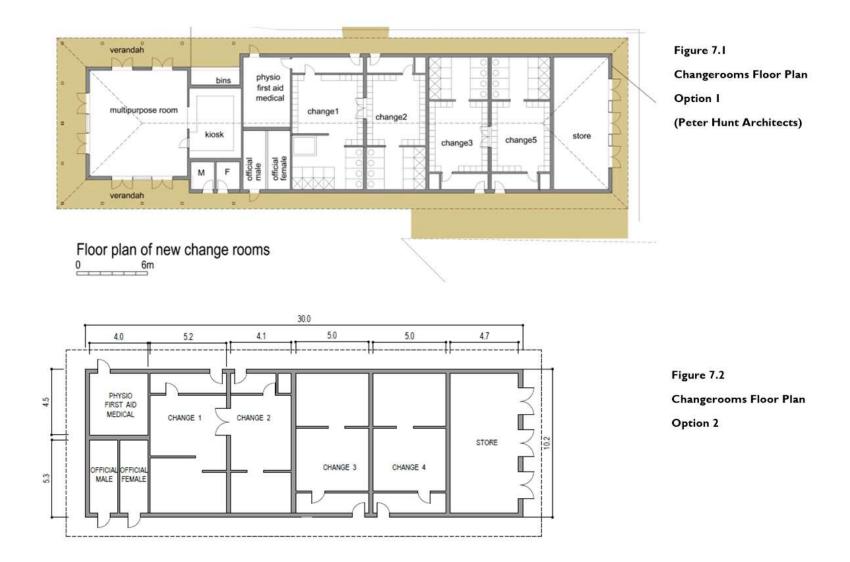


Table 7.1: Design Options for Changerooms

Option	Design idea	Costs	Advantages	Disadvantages
Core Opt	ore Options			
I	Demolish the existing changerooms and construct a 500m ² changeroom building which comprises four changerooms, referee rooms, a medical room, a multipurpose room fronting Britannia Reserve, a kiosk and storage facilities.	\$2,080,000	Located in a position which is accessible to Britannia Reserve, increasing opportunities to share the facility with other users.	Requires funding.
2	Demolish the existing changerooms and construct a 300 m ² changeroom building, which comprises the same facilities as option I, except for the kiosk and multipurpose room.	\$1,431,000	Located in a position which is accessible to Britannia Reserve, increasing opportunities to share the facility with other users. More affordable than Option B.	Requires funding. Does not offer a multi-purpose room which could offer benefits to Britannia Reserve users.
Alternativ	ve Options			
3	Repair the existing changerooms in a manner which addresses the structural faults (refer to note 1).	\$75,000	Could be funded by the Club.	Repairs are only intended to maintain the facility for the next 3-5 years and this would not be a sustainable solution.
4	Demolish existing changeroom buildings and grandstand. Construct a new grandstand with changerooms in the undercroft.	\$7,835,000 (incl 700 seat grandstand)	The existing grandstand is also ageing and this proposal would offer a new piece of infrastructure which would support the Club and the sporting use of the facility in the long term.	The Club is not currently in a position to substantially fund the upgrades. The changerooms are not readily accessible to Britannia Reserve, meaning some additional changerooms may be required.
5	Demolish the existing changeroom building. Utilise the temporary changeroom building on a permanent basis.	\$30,000	Affordable.	 The existing situation is unbefitting on a NPL Club. Junior and senior teams are required to share the same changerooms and the rooms are not a 'comfortable' size. There is limited capacity to cater for other sports. The entry to the player's arena is unprotected which is inconsistent with the NPL recommended venue requirements. Football West are unlikely to support this as a long term solution, unless barriers are put in place.

Note 1: An engineer's report was prepared to determine potential repairs to the changeroom building to maintain the facility for the next 3-5 years. Based on the engineering report, a quote was sought from a quantity surveyor which confirmed the cost of the repairs to be in the order of \$75,000.

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Design

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Master Plan

Demolish the existing changerooms building and construct a new changerooms building on the southeastern corner of the site.

The changerooms are designed with the following key elements:

- One changeroom would be dedicated for use by the Club's senior team.
- The remaining three changerooms would cater for visiting clubs. If there are back-to-back matches or concurrent matches played at Britannia Reserve, this allows both teams access to a facility.
- Medical rooms and referee rooms are required as a minimum standard for the National Premier League.
- Additional storage space is necessary if the former entry gate building is to be adaptively re-used.

Through the master planning process, the floor plans have been reviewed by the Club and the consultant team. Option 2 involves a revised floor plan with only the essential elements of the facility being maintained. It was established that the multi-purpose room and kiosk, whilst offering benefits for the Club and other users of Britannia Reserve.

The new building would be constructed to a high standard, and reflect the 'recommended requirements' for participation set out in the NPL to support Litis Stadium's primary football use, resulting in a high quality football venue but also offering opportunities for Britannia Reserve users.

Community Benefits

The new changerooms primarily cater for the Club and its sporting pursuits. The existing changerooms have been in a dilapidated state since mid 2015. The new building(s) will result in a facility which presents in an improved manner to Britannia Reserve.

The changerooms are designed in a manner which is adaptable to various sports and ventures. Britannia Reserve is currently used for rugby and cricket, although the City has advised that RugbyWA will not continue to use the ground in the future.

Costs

Initiative	Cost			
Option I				
500 m² changeroom / multi purpose facility	\$2,080,000			
Players Race (subject to removal of mound)	\$31,000			
Total	\$2,111,000			
Option 2				
300m² changeroom building	\$1,431,000			
Players Tunnel	\$195,000			
Total	\$1,626,000			

Implementation

Both the existing changeroom building and players tunnel are not in use due to their structural issues. The changerooms must be progressed as a key priority for the Club. In the short term, it is intended the Club will continue to use the temporary changerooms. Immediately following confirmation of tenure, the Club proposes to seek funding for the new changerooms via a CSRFF application.

Preliminary discussions have been held with the Leederville Cricket Club which demonstrated an interest in shared use of the changerooms. The changerooms will be designed to have two changerooms facing Britannia Reserve.

The Option I proposal is projected to cost \$2.1 million, consistent with the costs which were considered by Council in September 2015 when the changerooms were decommissioned. Option 2 is projected to cost \$1.4 million.

CONCEPT PLAN KEY INITIATIVES

Interface with Britannia Road

Proposal

- Replace existing fencing along Britannia Road frontage with approximately 180m of visually permeable fencing.
- Remove existing bitumen along northern portion of site and replace with landscaping.

Impetus

As identified in the opportunities and constraints exercise, the existing fencing is considered unsightly. It also contains a hedge which inhibits the view of the ground.

As noted in section 6 of this report, 72% of responses through the initial community consultation phase of the master plan identified the need for Litis Stadium to be more open to the community (visually and/or physically) which included a majority of both Club members (65% agree) and non-members (75% agree).

It is considered that increased visual permeability to Britannia Road will make the venue more open and encourage the community to use the facility.

Design

It is acknowledged that some residents and Club members would prefer the fence to be solid (or the existing hedge maintained) because this provides privacy, reduces light spill onto adjoining properties and is perceived to reduce noise.

In this respect, a balance between permeability and privacy is sought. It is intended this will be achieved by strategic landscaping inside the fence line which would obscure the view of the playing field – so that people would not have an unencumbered view of the ground from outside the stadium. However, it would be left open in parts to allow passive surveillance and increase the actual and perceived feelings of safety.

A critical component of any site's interface with surrounding properties is its aesthetic value. The removal of existing bitumen and its replacement with landscaping (likely to be native shrubs and other compatible planting) will work to enhance Litis Stadium's presentation to Britannia Road, as this area will be visible from the street.



Existing interface to Britannia Road



Example of proposed fencing style

Community Benefits

Studies have shown that increased permeability between the public and the private realm increases safety and reduces opportunities for crime and antisocial behaviour. In simple terms, if someone knows they are being watched they are less likely to commit a crime.

For this reason, residential development in Western Australia is (as a general standard) require to maintain fences which are visually permeable above 1.2m in height. It is considered the same principles can be applied to Litis Stadium, particularly considering feedback from residents about anti-social behaviour at the facility in the past.

Costs

Initiative	Cost
Both options	
Remove existing fence, replace with visually permeable fence.	\$77,000
Remove bitumen, provide landscaping.	\$90,000
Total	\$167,000

Implementation

The fencing has not been identified as a critical issue by either the community or the Club. It is recommended as a medium priority action.

Further consideration may be required if the community garden is progressed, as outlined in Concept Plan Option I.

CONCEPT PLAN KEY INITIATIVES

Interface with Britannia Reserve

Proposal

- Replace existing fencing along Britannia Reserve with approximately 80m of upgraded, visually permeable openable fencing.
- Provide an entry statement which welcomes players, spectators and community members to Litis Stadium and to Britannia Reserve on the reverse.

Option I only:

 Remove mound along eastern portion of site and construct a 5-a-side/multipurpose pitch (artificial playing surface).

Impetus

Following the document review, site analysis and particularly the case study of Redfern Park, the project team sought to identify means of improving the interface between Britannia Reserve and Litis Stadium. On review of the topography of the site, it has been identified that the Litis Stadium pitch and the Britannia Reserve car park are at the same level.

The Club had also identified, as one of its future priorities, that a 5-a-side practice pitch could be provided. This would function as a practice facility for juniors, but would also have the capacity to accommodate 5-a-side soccer as a separate entity.

Given the limited space within the lease area, it was considered appropriate that this initiative is considered in conjunction with the removal of the mound.

Design

The fencing is proposed to be visually permeable in a similar manner to the proposed fencing on Britannia Road.

An entry statement is proposed to be located within the fence line. This would likely contain sponsorship signage.

Given the pitch and the Britannia Reserve car park are situated at the same level, the mound (approximately $1,750m^2$) can be removed with retaining on the eastern and western sides of the facility. In this instance, detailed design exercises will be required to identify the extent of retaining required, along with the positioning of ramps and stairways.



Example of 5-a-side pitch



Example of operable fencing between Litis Stadium and Britannia Reserve



Example of multi-purpose pitch

Community Benefits

In both options, fencing to Britannia Reserve will include a series of gates, which will allow for a more connected interface and further encourage users of Britannia Reserve to access Litis Stadium.

An entry statement will contribute to a sense of place for the venue and act as a welcoming feature for people accessing the venue via Britannia Reserve.

With respect the removal of the mound, it is considered there are substantial benefits to the community, particularly regular users of Britannia Reserve. This upgrade would increase visibility of the stadium and soccer pitch from Britannia Reserve and consequently enhance community interest. In addition to the upgrade of fencing, a clear and legible pedestrian linkage to Britannia Road will assist in facilitating a more open and inviting venue.

Responses from preliminary engagement expressed general support for the venue to be more open to Britannia Reserve and welcoming to the local community, both from a physical and visual perspective.

Whilst the proposal to remove the mound and provide a multi-purpose playing pitch was not well supported in the second round of consultation, it is considered the small sample size may have contributed to this feedback. Preliminary discussions with City of Vincent officers indicated there was in-principle support for this idea. The Mt Hawthorn Primary School has also strongly supported the initiative. Removal of the mound will facilitate the construction of a 5-a-side/multipurpose pitch. It is anticipated that junior training sessions could be held on the pitch, which will reduce the amount of space required on Britannia Reserve (one of the issues identified in preliminary consultation). More importantly, the practice pitch would also be capable of multiple sports and community use. It is intended the Club would be the primary user of the pitch, however the pitch would present an opportunity for community groups (i.e. yoga or Pilates) to utilise a modern, open space for their specific purpose, or for any local community sporting or recreation groups.

Implementation

The Britannia Reserve Master Plan is programmed for the 2018/19 financial year. It is considered appropriate that implementation of such initiatives be postponed until this time so as not to prejudice the outcomes of this future plan.

Whilst the Club has allocated a contribution toward the fence, it is considered appropriate that the City of Vincent would contribute to works associated with the interface given it offers dual benefits.

Costs

Initiative	Cost
Option I	
Fencing (northern portion of Britannia Reserve frontage)	\$25,000
Operable fencing (southern portion of Britannia Reserve frontage)	\$132,000
Entry statement	\$15,000
5-a-side practice pitch	\$231,000
Removal of mound and associated retaining	\$385,000
Option I Total	\$788,000
Option 2	
Fencing (northern portion of Britannia Reserve frontage)	\$25,000
Operable fencing (southern portion of Britannia Reserve frontage)	\$ 32,000
Entry statement	\$15,000
Option 2 Total	\$172,000

CONCEPT PLAN KEY INITIATIVES

Re-use of former entry gate building

Proposal

- Convert former entry gate building fronting Britannia Road into a heritage café.
- Incorporate alfresco dining adjacent to the café.

Impetus

The existing entry gate (turnstile) building is used only for storage currently, but is considered to have heritage importance given it was the original entry gate building for the 1962 Empire Games.

The building forms part of the Britannia Road streetscape and is an important component of Litis Stadium's interface with Britannia Road. The opportunity exists to make use of this currently underutilised building, by converting it into a 'heritage' style café which would remain open to the public.

Design

The conversion would generally comprise the following elements:

- External refurbishment (painting, rendering, etc).
- Internal fit-out.
- New furniture associated with the café.

Importantly, it is proposed that the café would include an interpretive centre woven into the fabric of the building which depicts the history and heritage of the facility and its former use as a velodrome. Should the Club wish to continue ticketing games, the café may be designed in a manner which opens both internally and externally. The internal entry would be closed off during game times, but would be left open and accessible from Britannia Road at other times. This would be confirmed via a detailed design exercise.

Community Benefits

There is a notable community benefit associated with the café conversion, as the café would be open to and available for use by the public.

The café offers a facility for the local community to gather nearby, without having to venture to the busier Oxford Street strip. It also offers a facility where parents and carers can socialise whilst children are playing sport at either Britannia Reserve or Litis Stadium. The café has been well supported in the community consultation exercises.

The community consultation also highlighted the community's desire to incorporate heritage elements which respect the site's former use as a velodrome and Empire Games venue. Whilst further design and implementation is required, it is considered this can be facilitated without undue costs.

The installation of the outdoor dining/viewing area would provide an integrated facility which can be used in conjunction with the refurbished café for various social functions, and also allow spectators to view football matches in an alfresco style setting. The outdoor dining/ viewing area presents opportunities for various social/ community groups to conduct meetings and other events. As the café is open to the public, the outdoor dining/viewing area is considered to encourage community enjoyment of the venue and facilitate use of the stadium by non-members.

Costs

Initiative	Cost
Both options	
Café fit out	\$443,000
Alfresco dining	\$75,000
Total	\$518,000



Example of adaptive re-use, converting a heritage building into a café

Implementation

Jo Wilkie Consulting has engaged with a number of stakeholders through the consultation associated with the Club Development Plan. There has been significant interest shown in the facility as a social enterprise café in partnership with Uniting Care West. The following steps will be required to implement the initiative further:

- Secure City of Vincent in-principle approval for the use of the building, the ability to sub-lease and endorsement to undertake a feasibility study
- Establish a Project Working Group comprised of key stakeholders including but not limited to; the Club, the Royal WA Historical Society, the WA Museum, Cycling WA, Friends of Britannia Reserve and the Mt Hawthorn Hub.
- Undertake an independent Study into the Feasibility of establishing the Café including the extent of community appetite for the Café, short and long-term benefits, initial and ongoing costs, a potential business model that is a realistic and sustainable.

Specific details of the social enterprise initiative are provided in the accompanying Club Development Plan prepared by Jo Wilkie Consulting.

CONCEPT PLAN KEY INITIATIVES

Grandstand upgrades

Proposal

Option I

Demolish the existing grandstand and toilet block and construct a new grandstand with 700 seats, comprising undercroft changerooms and toilets.

Option 2

Refurbishment of existing grandstand including

- new seating, repainting of roof structure and repairs to concrete.
- Fit-out undercroft for use as office / community purpose facility.
- Internal refurbishment of existing toilet block comprising new toilets and fittings, painting and retiling.

Impetus

The existing grandstand has been the subject of an engineer's assessment in October 2015. The structure has been assessed as being consistent with its age, with no structural faults identified. However, the condition of the structure has been confirmed as having cracks in the concrete, discoloured seats, and rust/discolouration on parts of the roof, each of which require refurbishment.

At present, there is approximately $300m^2$ of floorspace underneath the grandstand. This space is currently unutilised with the exception of some storage, but requires refurbishment before it could be used for any commercial purposes.

Design

Option I

In Option I, the existing grandstand is proposed to be demolished and replaced with a 500 seat grandstand. Preliminary considerations are based on a more basic grandstand structure, incorporating seating which runs with the topography of the land with basic seating and a canopy covering the seats.

Community Benefits

The grandstand is primarily a facility which caters for the Club as the primary sporting organisation which occupiers the stadium. Other groups such as Mt Hawthorn Primary School and Aranmore Primary School would be likely to benefit from a refurbished grandstand if they use the ground.

However, one of the key components of the upgrade is to utilise the undercroft space for community organisations. This provides a dual benefit by offering the organisation(s) space in the local community at what is likely to be inexpensive rent.

Costs

Initiative	Cost		
Option I			
Demolish existing grandstand and construct a 500 seat grandstand (no undercroft).	\$1,980,000		
Option I Total	\$1,980,000		
Option 2			
Refurbishment including new seating, repainting of roof structure, repairs to concrete.	\$267,000		
Fit-out undercroft for use as office / community purpose use.	\$635,000		
Toilet Block: Internal refurbishment comprising new toilets and fittings, painting and retiling.	\$80,000		
Option 2 Total	\$982,000		

Alternative Option

A third option was also prepared and costed, but is not included in the concept plans.

Architectural design concepts for the grandstand were prepared on behalf of the Club in 2015 (refer to **Figure 7.3**, prepared by Peter Hunt Architects). This entailed a 700 seat grandstand with changerooms and other facilities in the undercroft, connecting to the pitch.

The benefit of this option was that it would mean changeroom facilities may not be required in the south-east corner of the site.

Quantity surveyor costings assessed Option 3 at \$7,835,000 including demolition of the existing structure.

The size of the grandstand and the required number of seats has been reviewed in consultation with the Club. Noting attendance numbers for the 2017 NPL season games have generally been less than 700 persons total, it is considered that a 700 seat grandstand would not be regularly utilised to its capacity.

Furthermore, through consultation with the Club and the community, it was established this option was:

- Undesirable from the community's perspective; and
- Not financially realistic if the Club were to substantially finance the development.

Accordingly, this option did not proceed and was replaced by the 500 seat grandstand in Option 1.

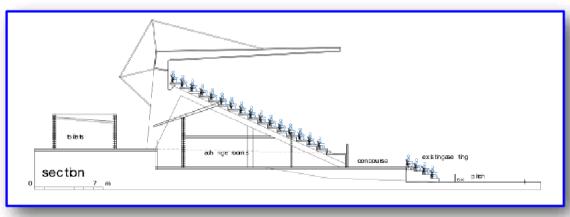


Figure 7.3: Cross section for Option 3 grandstand proposal—not progressed. (prepared by Peter Hunt Architect)

Implementation

The existing structure is considered suitable to cater for the stadium's needs for the short to medium term future.

Investigations undertaken by Jo Wilkie Consulting as part of the Club's strategic plan showed significant interest from a range of organisations to utilise the undercroft space, particularly social enterprise and community organisations which are associated with the Club. Most of the interest relates to administrative space for social or community groups. The attraction to these community groups is the car parking which is freely available during most weekdays.

Lotterywest grants are available for large scale projects which address important community issues and/or have a major positive community impact. Lotterywest supports proposals which provide for the co-location of multiple community service organisations. Fit out costs are premised on a full commercial upgrade, including an internal lift for disability access to the upper and lower levels.

Should the Lotterywest funding not be available, it is considered the area is capable of use for a gymnasium or similar use. This would involve a more cost effective fit out as it would not require a majority of the items required for office/administration space.

The state of the grandstand should be monitored on an ongoing basis. Whilst engineering reports did not identify significant structural faults, there are ongoing repairs and maintenance required. The new grandstand has been flagged as a low priority, however this could be elevated subject to the state of the facility.

CONCEPT PLAN KEY INITIATIVES

Refurbish clubrooms

Proposal

Internal refurbishment comprising a new kitchen, new bar, lighting upgrades, refurbished toilets, repainting and new carpet/floor coverings.

Impetus

The stadium's existing clubrooms are already used for a variety of purposes both by club members and nonmembers, as detailed earlier in this master plan report. Given the age of the clubrooms and the inherent wear and tear which comes with age, the clubrooms would benefit from an internal refurbishment. It was also made clear through the consultation process that there is a desire to see club facilities refurbished/upgraded through the master planning process.

The refurbishment would include upgrades to the internal building fit out (walls, ceilings, floors), painting, replacement of old furniture, and the rectification of any ongoing internal building issues. The end result will be a high quality facility which provides enhanced services and can be used in a more enjoyable way for a range of functions (both community focussed and club focussed).

Community Benefits

The refurbishments will make the building more attractive and provide a venue which is more conducive to community events.

Costs

Initiative	Cost
Both options	
Kitchen refurbishment including new cabinet, upgrade to commercial kitchen standards, remove and replace the bar.	\$164,000
Refurbishment of toilets (replace partitions, toilet fittings, clean tiles and grout, painting).	\$106,000
Replace carpets, painting throughout internal, replace roof cladding, replace light fittings.	\$183,000
Total	\$453,000

Implementation

The refurbishments have been staged based on projected needs in consultation with the Club's working group.

Funding will be primarily sourced from a capital works program, detailed in part 7 of this report. The initiative is consistent with the Lotterywest grants criteria and a small amount of funding is budgeted from this source.



Existing clubrooms



Existing clubrooms

CONCEPT PLAN KEY INITIATIVES

Bin store

Bicycle parking

Proposal

Proposal

New, enclosed bin store with wash down and drainage facilities.

Impetus

The bin storage area is currently visible to patrons visiting the stadium via the Clubroom entrance. It presents in an unsightly manner and does not contain the wash-down facilities which would be typical of a commercial facility.

Community Benefits

Improves the appearance and presentation of the facility.

Cost

\$18,000

Implementation

Subject to receiving a new lease, this initiative is intended to be progressed in the first 24 months.

-

Provide a bicycle parking/storage facility adjacent to the Litis Stadium car park.

Impetus

A Primary Shared Path extends along the western boundary of Litis Stadium and Britannia Reserve, which provides cycle access to the CBD. It was identified in the site analysis that there are no formal bicycle parking/ storage facilities within Litis Stadium.

Community Benefits

The bicycle parking may be used by community members. Importantly, it supports sustainable modes of transport to and from the facility. Well designed and secure bicycle parking can strongly encourage cycling as a mode of transport, potentially encouraging players, junior players and perhaps even spectators to cycle instead of drive.

Cost

\$9,000

Implementation

The initiative can be funded and implemented as a short term actions.

The car park (and the proposed location of the bicycle storage facility) are situated outside the lease area. Therefore, the consent of the City of Vincent will be required.

CONCEPT PLAN KEY INITIATIVES — OPTION I

Artificial Turf to Playing Pitch

Proposal

Apply artificial turf to the main playing surface.

Impetus

Artificial turf allows the playing field to be used both more regularly and for a wider range of activities.

Background and Key Benefits

Artificial turf is increasingly being used for recreational sports facilities for a number of reasons. The world governing body for soccer, FIFA, now endorses the use of artificial pitches. FIFA provides guidance about recommended materials and standards for artificial turf.

FIFA outlines the following benefits of artificial turf:

- Unaffected by weather;
- Easy maintenance and low maintenance costs;
- Fewer playing fields required because it has greater longevity;
- A variety of potential uses (matches, training and events can be held on the surface);
- Improved playing conditions, which remain constant year round.

The City of Swan recently endorsed the development artificial turf at the Ellenbrook District Open Space. In its reporting, the City notes that a synthetic sports field can be used up to four times more frequently than natural turf, due to its durability. Artificial turf generally has an overall life span of 30 years, which can be used frequently with minimal maintenance. Artificial turf can be comprised of recycled material, which is generally sourced from recycled plastic. A more sustainable outcome could therefore potentially be achieved through the use of artificial turf.

Community Benefits

During the consultation period, some community members raised concerns about the Club's use of Britannia Reserve. As synthetic turf requires less maintenance compared with natural turf, it is able to be used more regularly without harming the pitch.

Costs

\$1,072,000 (for the entire pitch, assuming shoulders are left as natural turf).

Implementation

The initiative requires further consideration to weigh up the costs and benefits. Further consultation will be required to consider other sporting uses for the site. These may include touch football, rugby and/or lacrosse. However, the Club may reap benefits out of the proposal without user sharing arrangements as it would increase the use of the pitch (and hence decrease the use of external facilities). Consideration has been given to the Club's ongoing use of the facility throughout the year.



Artificial Turf Soccer Pitch - Jinju Stadium, Korea



Artificial Turf Soccer Pitch - Montrose, Scotland

CONCEPT PLAN KEY INITIATIVES — OPTION I

Community garden

Proposal

Develop a community garden in the north-east corner of the site.

Impetus

The idea was suggested at the Community Focus Group meeting on 31 May 2017 and has since been workshopped with the Club. This area of the site is generally unused and presents an opportunity for a community facility of this nature.

The community garden is intended to complement the proposal to re-use the former entry-gate building as a café.

The garden could service the Club, the café and the community.

Design

The north-east corner currently contains the bore which services Litis Stadium as well as a mature tree. Both of the bore and the tree would be maintained and incorporated within the facility. It is envisaged the tree could be a 'centrepiece' in the garden.

In the detailed design stage, consideration should be given to orientating plants to receive sunlight, water and protection from wind. Community gardens may be designed as entirely common space, or may include allotments for individual 'tenants' to use, or a combination of both.

Community Benefits

Community gardens offer a number of benefits. They are a place for community interaction and collaboration. They offer a fresh and nutritious source of food reducing or supplementing household food budgets. Litis Stadium, being situated between two primary schools is ideally located to offer programs for children, potentially with the local schools where children learn about growing plants and food.

Costs

The community garden has not been included in the quantity survey's cost estimates. It is anticipated that the facility would be subsidised by volunteer work and potentially by sponsorship or donations. A number of grants are also available for establishing community gardens.

Implementation

The implementation requires further consideration and engagement. The community garden proposal would need to draw on the synergies between the proposed café, the Club's general operations and the local community.

Initial meetings with the Leederville Gardens Retirement Village have showed keen interest in using and assisting in the operation of the facility.

The community garden is included in Option I and would be considered if funding were available from the local government or other sources.

Community gardens require substantial maintenance and upkeep. A management plan for the facility is recommended to set out agreed responsibilities for the maintenance of the facility.

A business case should be established prior to

implementing this initiative. It is considered appropriate

to await the implementation of a café prior to devoting

significant attention to the community garden.



Example of a vegetable garden at a sporting ground (Fenway Park, Boston)

CONCEPT PLAN KEY INITIATIVES — OPTION I

Spectator hill

Proposal

Replace the turf on the spectator hill at the northwestern side of the football pitch to improve the viewing environment.

Impetus

Grassed areas to the north of the pitch are elevated above the level of the playing field and used by spectators as seating to view soccer matches. At present, the turf is somewhat degraded and does not offer a comfortable viewing environment for spectators.

Replacement of this turf will not only significantly improve the viewing environment and level of comfort for spectators of football matches, but will also improve the overall presentation of Litis Stadium's landscape and reduce the extent of necessary maintenance.

Community	Benefits

N/A

Cost

\$93,000

Implementation

The initiative has been listed as a long term improvement.



Existing spectator hill

CONCEPT PLAN KEY INITIATIVES — OPTION I

Lighting

Proposal

Install new LED lights at each corner of the pitch.

Impetus

The LED lights would significantly improve lighting of the pitch to a greater professional standard. In 2016, the Floreat Athena Football Club had its maiden appearance in the Football Federation of Australia Cup (FFA Cup) drawing A-League club Melbourne City FC in the round of 32. Whilst the match would have ordinarily been held at Floreat Athena's home ground, the lighting was deemed insufficient for television coverage and the match was held at Dorrien Gardens, Perth. An upgrade to LED lighting would offer the club similar opportunities in the future.

The proposed installation of new LED lights would enhance enjoyment of the stadium at night, both for night -time football events and any other community usage of stadium facilities. The use of LED lights is increasingly common for football venues throughout Australia, and would ensure the standard of the venue is in line with its intended usage.

Design

LED lighting will offer brighter illumination of the pitch. The proposal involves four sets of lights at each corner of the pitch.

Community Benefits

LED lights emit light in a specific direction. It is expected this will minimise light spill to adjoining and surrounding properties. Furthermore, they use less energy than regular lights.

Cost

\$72,000 (four sets of lights).

Implementation

The lighting upgrades are a desirable item but have not been identified as a key priority. The upgrades have been listed as a medium term action (5 years -10 years) subject to funding.



Existing light towers

INITIATIVES NOT PROGRESSED

The concept plans were subject to consultation with the local community including a community reference group and the Club's working group. Following the feedback, the concept plans were further reviewed and refined to incorporate these views (where appropriate). This involved adding elements to the plan (such as the community garden mentioned above), but also involved deleting some items from the concept plans.

Scoreboard for movies

Initial community consultation outcomes highlighted a desire for increased community offerings and spaces for social/cultural groups. The existing scoreboard is an electronic screen with capability to play video. The project team saw this as an opportunity to offer alternative functions such as playing movies. The scoreboard does not currently have a sound system connected to it.

In the concept plans presented for community consultation, it was envisaged the existing scoreboard would be upgraded with a high resolution screen capable of playing movies. Similar events are prevalent throughout Perth in summer months including rooftop movies in Northbridge and outdoor movies at Burswood.

Furthermore, a case study had been undertaken of the Sunset Movies events in New South Wales. Sunset Movies are held at North Sydney Oval, which is used as a domestic and national cricket ground and a rugby ground (hosting first grade games) during the year. Sunset movies operates through January and February using a portable screen.

The initiative was considered to have merit for both the

community and the Club as it would improve enjoyment for football spectators during matches, but also presents opportunities for community groups to use the pitch for movie nights or similar social functions. However, the initiative was not well supported in the community consultation, with only 23% supporting the idea. Members of the community focus group also raised potential concerns about noise from the movies. The initiative was not considered to be an essential element by the Club. Accordingly, the proposal was not progressed.

Additional car parking

The concept plans initially sought to provide additional parking bays in the Litis Stadium car park. These were intended to be located at the southern end of the car park, near the entry gate to the Club rooms. The additional car parking was not supported by the community with only **35**% of respondents supporting or strongly supporting the proposal.

The additional car parking was added in an early concept design where initial concepts contemplated an increase in the capacity of the ground and hence increase the required parking. However, neither of the final concept options propose a significant increase to the capacity of the stadium. Neither option proposes to increase the capacity of the ground. It is only on rare occasions such as finals games when the stadium is filled to capacity. At these times, visual inspections indicate that the car parking within the Britannia Reserve Car Park adequately cater for visitors. The use of this car park should be reviewed as part of the future Britannia Reserve Master Plan.

NPL FACILITY REQUIREMENTS

Irrespective of which concept option is progressed, the upgrades proposed by the Master Plan must achieve the NPL venue requirements. As noted outlined previously, FAFC strives to implement the 'recommended' venue requirements in lieu of the 'minimum' venue requirements, to ensure spectator enjoyment is maximised. The following **Table 7.2** describes the key venue requirements which would need to be met and how the concept plans respond to these requirements.

The concept plans address the key issue of having referee rooms separate from the remainder of the facility with a protected entry to the playing field. The concept plans also propose a new grandstand (Option I only) which meets the recommended requirement for undercover seating. Lastly, the concept plans also incorporate a medical room, consistent with the NPL recommended requirements.

Key theme	Relevant minimum requirement	Recommended requirement	Compliance	
			Option I	Option 2
Change rooms	<u>Home and away teams</u> Must be separate from each other and be large enough for 20 people. Must Hot and cold water showers, toilets which are separate from the public toilets and clothes hanging facilities.	<u>Home and away teams and match officials</u> Other equipment recommended: - Whiteboard and pens - Mirror and washbasin - Power points - Refrigerator	Meets recommended	Meets recommended
	Match officialsMust be separate from team change rooms and be large enough for 4people. Must have a hot and cold water shower, a toilet and clothes hangingfacilities.The match officials' change room may not be used for any other purpose(e.g. storage) and must be lockable.	<u>Match Officials</u> Match officials should be able to move to the team change rooms without going through an open area or an area to which spectators and the general public have access.	Meets recommended	Meets recommended
Medical	An undercover treatment table must be present, which is able to be used by both teams.	A separate athletes medical room is recommended with two treatment tables.	Meets recommended	Meets recommended

Table 7.2: PS4 National Premier League relevant minimum venue requirements

Table 7.2: PS4 National Premier League relevant minimum venue requirements

Key theme	Relevant minimum requirement	Recommended requirement	Compliance		
			Option I	Option 2	
Field of play	<u>Perimeter fence</u> A temporary or permanent fence fully enclosing the field of play, with a recommended height between 800mm and 1000mm. Any temporary fencing must be approved by Football West. Where it is not possible to erect a perimeter fence, Football West may negotiate alternative arrangements.	<u>Perimeter fence</u> An access gate for an ambulance, which is kept closed except when the ambulance is required to move onto the Field of Play is recommended.	Meets recommended	Meets recommended	
	<u>Playing surface</u> Must be smooth and level to allow the players and match officials the confidence of movement that would not contribute in any way to injuries or unexpected falls.		Meets minimum	Meets minimum	
Venue facilities	 Seating capacity A permanent structure specifically designed for seating spectators situated outside the clubrooms that provides unobstructed viewing to the field of play and that provides seating for a minimum of 120 people. The structure must be approved by Football West. 	seating spectators situated outside the clubrooms	Meets recommended	Meets minimum	
	 Food and drinks The venue must have selling points for food and alcoholic and non-alcoholic beverages. 	<u>Food and drinks</u> In addition, an exclusive area for sponsors and VIPs should be set aside.	Meets recommended	Meets recommended	
	 <u>Toilets</u> Male and Female Public toilets which are away from the team change rooms and accessible to all spectators. 	<u>Toilets</u> A public disabled toilet should be provided.	Meets minimum	Meets minimum	
	 Parking Sufficient parking for match officials close to the match officials' change room. 	<u>Parking</u> 50 bays for players and team officials.	Meets recommended	Meets recommended	

8 RECOMMENDATION AND IMPLEMENTATION

IMPLEMENTATION STRATEGY

Initiatives have been reviewed and categorised according to their importance, value and community benefit. A four level priority system has been used for the purpose of this assessment, described in **Table 8.1** below.

Table 8.1: Categories of Priority

Table 8.2 provides an implementation strategy citing the importance of each initiatives proposed in the concept plans.

The priorities have been informed by:

• The state of existing facilities.

Priority	Meaning
Essential	An essential element of the masterplan to be implemented as a priority initiative.
High	The initiative is a high priority. Funding should be dedicated toward these initiatives with a view to progressing in a short term timeframe.
Medium	The initiative should be progressed following the funding becoming available.
Low	The initiative is desirable but not essential for the implementation of the master plan. It may be progressed if grants or other funding sources become available.

• Workshops with the Club's board and reference group.

- Community input for focus group and survey feedback.
- The Club's capacity to finance the initiatives, or potential to generate funding.

Table 8.2: Implementation Priorities

		Priority					
Recommended action / initiative	Essential	High	Medium	Low			
Changerooms							
 Demolish existing changeroom structure and rebuild new changerooms: Option 1 = 500m² (includes 4 x unisex changerooms, medical room, two referees rooms, kiosk, multipurpose room, storage) OR Option 2 = 300m² (includes 4 x unisex changerooms, medical room, two referees rooms, storage) 	F						
Players' Race							
Demolish or fill existing tunnel.							
Construct new players race / entry tunnel.							
Grandstand and Toilet Block							
Undertake detailed design, review and confirm funding options.							
Option I (demolish and rebuild)							
Demolish existing grandstand and construct new 500 seat grandstand.				Refer to Note 2			
Option 2 (refurbish)							
Repair cracking in front three rows of grandstand							
Repainting of roof structure.							
Replace existing roof plumbing.							
Install new seating.							

		Priority					
Recommended action / initiative	Essential	High	Medium	Low			
Interface with Britannia Road							
Replace existing fencing along Britannia Road frontage.							
Remove existing bitumen and provide landscaping.							
Interface with Britannia Reserve							
Undertake detailed design, cost planning and user agreements in consultation with the City of Vincent.							
FAFC to offer stakeholder input into the Britannia Reserve Masterplan.							
Option I only:							
Remove existing mound on the south-east side of the facility and provide a multi-purpose artificial playing pitch.		F					
Both Options:							
Replace existing fencing along Britannia Reserve with operable fencing allowing community access.		Refer Note I					
Construct an entry statement.		Refer Note I					
Velodrome Café							
Secure City of Vincent in principle approval for the use of the gates building and endorsement to undertake a feasibility study. Establish a Project Working Group comprised of key stakeholders							
Undertake an independent Study into the Feasibility of establishing the Café including the a potential business model that is a realistic and sustainable.							
Convert former entry gate building fronting Britannia Road into a heritage café.							
Construct alfresco dining area.							

		Prio	rity	
Recommended action / initiative	Essential	High	Medium	Low
Internal refurbishment of undercroft for office space.				
Rendering of rear wall of the grandstand.				
Toilet block – install new toilets and cisterns.				
Toilet block – new floor tilings and fittings.				
Clubrooms (refurbishment)				
Refurbish kitchen				
Replace existing bar				
New internal lighting				
Refurbish toilets				
Repaint existing walls and ceilings				
New tiles and carpets				
Other spectator facilities				
Replace the turf on the spectator hill at the north-western side of the football pitch to improve the viewing environment.				
Main Pitch				
Apply artificial turf to the playing surface.				F

		Priority				
Recommended action / initiative	Essential	High	Medium	Low		
Lighting						
Install new LED lights at each corner of the football pitch.			F			
Miscellaneous						
Install bicycle parking facilities.						
Construct screened bin storage area with wash-down and drainage.						

Notes on table:

F = subject to funding

Note 1: if removal of mound proceeds, upgrades to fencing and entry statement should coincide with mound removal works.

Note 2: priority may be elevated if condition of existing grandstand deteriorates.

FUNDING

The implementation of the recommendations will be contingent upon appropriate funding sources being secured. The extent of upgrades, refurbishments and new facilities potentially provided for Litis Stadium is predominantly reliant on funding available to FAFC (both intrinsically and via external funding sources).

A review of potential funding options was undertaken throughout the master planning process and was a key driver of determining both the extent of upgrades and feasibility for the concept plans. Based on the outcome of cost estimates (**Appendix 6** and **Appendix 7**) and analysis by Jo Wilkie Consulting, it is envisaged the extent of upgrades depicted in Concept Plan Option 2 could be predominately funded by the Club through a capital campaign. This is supported by other funding initiatives including Department of Sport and Recreation (via the CSRFF), the Australian Sports Foundation and Lotterywest. Other elements such as social investment and non-cash initiatives are also included in the analysis.

Table 8.3 is a financing plan for the proposed upgrades in Concept Option 2 (noting Concept Option I is primarily subject to external funding, including longer term options).

Potential funding sources have been consulted and are outlined in **Table 8.4.**

There are a range of other potential funding sources such as developer contributions and local government funding which are not included in the analysis. Further information is provided in the accompanying Club Development Plan by Jo Wilkie Consulting.

Table 8.3 - Funding Analysis

Initiative	Budget Amount \$	Australian Sports Foundation	Department of Sport and Recreation	Lottery west	Capital Campaign	Non-Cash Support	Impact Investment Ready Growth	Social Investment
Britannia Road Interface	167,000				150,000	17,000		
Convert entry gate building into Cafe	443,000			60,000	150,000	13,000	100,000	120,000
Britannia Reserve Interface	172,000				165,000	7,000		
New Changerooms & Player Race	1,626,000	375,000	375,000		850,000	26,000		
Clubrooms – kitchen & bar	164,000				110,000	54,000		
Clubrooms - toilets	106,000				76,000	30,000		
Clubrooms – main area	183,000			40,000	I 30,000	13,000		
Bin enclosure	18,000				10,000	8,000		
Refurbish grandstand under- croft for non-profit tenant	635,000			500,000				135,000
Repair grandstand	267,000				267,000			
Toilet Block	80,000			40,000	20,000	20,000		
Bicycle Storage Facility	9,000			9,000				
Total	3,870,000	375,000	375,000	649,000	1,928,000	188,000	100,000	255,000

Table 8.4 – Analysis of potential funding sources

Potential funding source	Description	Notes / Details of Preliminary Engagement
Floreat Athena Football Club.	The Club has committed to undertake a Capital Campaign to raise 50% of the funds required for this project. In the current funding and environment, there is evidence to show that a mix source of funding sources is more likely to be achieved with funders and donors more receptive to a collective contribution model.	The Club has taken advice from two independent, professional fundraisers with proven expertise in Capital Campaigns of this type. Both have indicated that a target of 50% is appropriate and achievable, provided that the campaign is well-designed and executed.
Department of Sport and Recreation Community Sporting and Recreation Facilities Fund (CSRFF)	 The maximum grant offered for standard grant applications is one third of the total estimated project cost (excluding GST) up to a maximum grant of \$2 million. Applications may be eligible for up to one half of the project cost by meeting Development Bonus Criteria, which include initiatives such as: Co-location of sports and facilities Sustainability initiatives (water saving, energy reduction, etc) Increased participation from interest groups. 	In 2015 the Club was unsuccessful in an application for a CSRFF grant primarily on the basis it was too close to the expiry of its lease. The proposal was assessed as having merit but required further planning and development work. The intended new approach to the fund in 2018 for support toward the stadium refurbishment will involve a more considered and robust financing model and supported by a detailed Master Plan and extensive community consultation. Further, the amount sought on this occasion represents less than 10% of the total budget for the project.
Lotterywest	Lotterywest grants are available for large scale projects which address important community issues and/or have a major positive community impact. Lotterywest supports proposals which provide for the co-location of multiple community service organisations.	In response to an enquiry from the consultant team, Lotterywest has indicated that there are several (not sporting) elements of the proposal that fall within its eligibility criteria. However, there would need to be confirmation of a suitable tenure before it can engage in any further discussions.

Table 8.4 – Analysis of potential funding sources

Potential funding source	Description	Notes / Details of Preliminary Engagement
State/Federal government contributions	Further discussions with State and Federal government departments are required to determine any potential funding opportunities.	
Impact Investment Australia	Impact Investing Australia provides investment funds to a range of organisations including not-for-profits. Funds are usually provided in the form of a loan to support a social enterprise that delivers social and/or cultural and/or community benefit, whilst also generating income for the organisation.	Initial enquiries indicate that this is a form of support ideally suited to the development of the velodrome Café. However, the Club has been advised that its tenure needs to be addressed before it can receive a formal request.
The Australian Sports Foundation Funds 4 Sports Program (F4S)	The Foundation provides access to numerous corporate and philanthropic donors throughout Australia. Funds can be provided for clubroom development, growing participation, innovative engagement strategies, and programs targeting people for whom there are social, cultural, physical and financial barriers to participation.	The alignment of a funding strategy via the Foundation with a Capital Campaign enables a joined-up approach that maximises opportunities for leveraging against one or both.
Non Cash Support	The Club has a strong record of receiving non-cash contributions from its volunteers and supporters including materials, equipment, services, and labour. The Club is confident that it will be able to secure this support for the refurbishment of the Stadium. The proposed amounts are based on the Board's review of past support and informal discussions with identified Club members. When appropriate, the Club will include a call-to-action strategy as part of the Financing Plan.	

GAP ANALYSIS & FURTHER STUDIES

Following adoption of the Litis Stadium Master Plan and upon commencement of implementing the concept plan initiatives, the following expert inputs and additional work is recommended:

- Geotechnical investigations to confirm any factors which may affect the proposed upgrades to the site, such as acid sulphate soils, ground water levels, soil conditions, etc.
- Detailed design for selected initiatives.
- Landscape concept plan depicting the regeneration of landscaping throughout Litis Stadium, and the planting of landscaping to supplement the refurbishment and construction of existing buildings.
- Detailed budgets and funding capability for the proposed upgrades.
- Management plans or user sharing agreements for any initiatives implemented jointly with the community such as a multipurpose playing pitch or community garden.

RECOMMENDATIONS

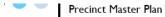
Should the Club wish to proceed with Concept Option 2, this represents a rational and affordable set of upgrades. The initiatives can be funded predominately by the Club with input from the CSRFF, Lotterywest and other grants. Should the Council grant the Floreat Athena Football Club a new lease, the financing plan should be implemented beginning with the key initiatives.

The changerooms are the key priority due to their existing state and the importance of providing a suitable facility consistent with NPL requirements. It is recommended this initiative is prioritised.

IMAGE REFERENCES

Page	Image source
3	Floreat Athena Football Club; sourced from http://floreatathenafc.com.au/
11	ABC News "A poster for the 1962 Commonwealth Games"; sourced from <u>http://www.abc.net.au/news/2014-07-</u> 08/1962-commonwealth-games-poster.jpg/5582468
12	Landgate New Map Viewer; sourced from <landgate.wa.gov.au></landgate.wa.gov.au>
18	City of Sydney; sourced from http://www.cityofsydney.nsw.gov.au/vision/better-infrastructure/parks-and-playgrounds/completed-projects/redfern-park
30	Floreat Athena Football Club; sourced from <u>http://floreatathenafc.com.au/</u>
62	Sports and Safety Surfaces (top right image); source from http://www.sportsandsafetysurfaces.co.uk/surface-types/3g/ Coyle Sport Surfaces (bottom right image); sourced from http://www.coylesportsurfaces.ie/multi-purpose.asp Google Street View – Redfern Stadium (bottom middle image); sourced from www.google.com.au
64	Majestic Café; sourced from: <u>http://www.localporto.com/majestic-cafe-porto/</u>
70	Both images—FIFA - Quality Concept for Football Turf (2004)
All - 41 in	

All other images by author.



APPENDIX I

National Premier League Venue Requirements

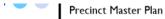
Appendix B

Minimum Venue Requirements for NPLWA Seniors

Field of Play			
Criterion	Minimum Requirement	Recommended	
Dimensions	Field of Play must satisfy the requirements of the Laws of the Game with a minimum width of 60m.	105m x 68m	
Perimeter Fence	A temporary or permanent fence fully enclosing the field of play, with a recommended height between 800mm and 1000mm. Any temporary fencing must be approved by Football West. Where it is not possible to erect a perimeter fence, Football West may negotiate alternative arrangements.	An access gate for an ambulance, which is kept closed excep when the ambulance is required to move onto the Field of Play is recommended.	
Technical Area	Must be present and comply with recommendations in the Laws of the Game. Technical areas must be wholly inside the perimeter fence.	Technical areas should be either side and equidistant from the half way line with a maximum distance of 10 metres between each technical area.	
Team Benches	There must be seating for 10 people inside each technical area.	A separate chair with a backrest should be provided for each person who will occupy the technical areas.	
Playing Surface	Must be smooth and level to allow the players and match officials the confidence of movement that would not contribute in any way to injuries or unexpected falls.		
Line Markings	Must be white. No other line markings other than those required under the Laws of the Game may be present on the Field of Play.	Marks may be made OFF the field of play 9.15m (10 yards) from the corner arc and at right angles to the goal lines and touch lines to assist match officials at corner kicks. Marks should be made in white paint.	
Goalposts	Must be white and when stained by bore water or some other agent, cleaned.	Goal nets should not be suspended by any kind of metal frame or elbow but by some other method which does not constitute a danger to players (eg box nets).	

Equipment	A stretcher, 4 corner flags that are plain and without club or any other logo.		
	Venue Facilities		
Criterion	Minimum Requirement	Recommended	
Signage	24m linear metres is to be reserved for Sony PS4 signage comprising 8m on the centre of the far side of the field (4m each side of the half-way line) and 8m behind each goal.	Football West or its nominee	
Seating Capacity	A permanent structure specifically designed for seating spectators situated outside the clubrooms that provides unobstructed viewing to the field of play and that provides seating for a minimum of 120 people. The structure must be approved by Football West.	A permanent structure specifically designed for seating spectators situated outside the clubrooms that provides unobstructed viewing to the field of play and that provides under cover seating for a minimum of 500 people. The structure must be approved by Football West.	
Food and Drinks	The venue must have selling points for food and alcoholic and non-alcoholic beverages.	In addition, an exclusive area for sponsors and VIPs should be set aside.	
Toilets	Male and Female Public toilets which are away from the team change rooms and accessible to all spectators.	A public disabled toilet should be provided.	
Parking	Sufficient parking for match officials close to the match officials' change room.	50 bays for players and team officials.	
	Change Rooms		
Criterion	Minimum Requirement	Recommended	
Home and Away Teams	Must be separate from each other and be large enough for 20 people. Must have hot and cold water showers, toilets which are separate from the public toilets and clothes hanging facilities.	Other equipment recommended: • Whiteboard and pens • Mirror & Washbasin • Power Points • Refrigerator	
Match Officials	Must be separate from team change rooms and be large enough for 4 people. Must have a hot and cold water shower, a toilet and clothes hanging facilities.	Match officials should be able to move to the team change rooms without going through an open area or an area to	

Signage	The match officials' change room may not be used for any other purpose (eg. storage) and MUST be lockable. All rooms must be clearly marked as to their purposes.	 which spectators and the general public has access. Other equipment recommended: Mirror & Washbasin Power Points Refrigerator 	
	Sports Presentation		
Criterion	Minimum Requirement	Recommended	
PA System	A PA system of sufficient volume to be heard throughout the complete spectator area is required.	A system that can handle both music and speech simultaneously. A CD player or some other means through which music can be played through loudspeakers in the main spectator area. Wireless microphone connected to the PA System.	
Scoreboard	A scoreboard erected on one side of the Field of Play, which is visible to people on the opposite side of the Field of Play. The scoreboard must be able to display unique team names and team scores.		
	Medical		
Criterion	Minimum Requirement	Recommended	
Treatment Table	An undercover treatment table must be present, which is able to be used by both teams.	A separate Athletes Medical Room is recommended with two treatment tables.	



APPENDIX 2

Engineer's Reports

Cardno (2015) Structerre (2015)





Structerre reference number: S752248

16 June 2015

COPY

Dear Sir

STRUCTURAL INSPECTION AT BRITANNIA RESERVE – SOCCER CLUB CHANGE ROOMS MOUNT HAWTHORN

In response to your recent request, an engineer from this Office visited the above-mentioned site on 9 June 2015.

1. PURPOSE

The purpose of the visit was to inspect and comment upon the structural adequacy of the change room building in relation to preliminary advice on whether to renovate or replace the structure.

2. OBSERVATIONS

The existing soccer club change rooms, shown in photograph 1, were constructed using concrete footings and ground slab, cavity masonry external walls, single leaf masonry internal walls and a timber framed roof with tile cladding. The building had approximate dimensions of 25m long x 10m wide.

Discussions on site indicated that the building may have been constructed over an old rubbish tip.

Concerns have been raised over the structural integrity of the building due to cracking and rotation of the masonry walls, an uneven surface of the ground slab as well as sagging in the ceiling and roof framing. It is understood that a section of ceiling has collapsed within the building recently.

Cracking was observed in the masonry in several locations throughout the building, including 9mm wide cracking on the south facing external wall and up to 20mm wide on the internal side of

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the east facing wall. Smaller cracking was observed on the internal walls of the building. Photographs 2-4 refer.

It was noted that there has been settlement to the footings and ground slab along the eastern wall of the building. This has resulted in a lean in the masonry walls along the eastern side of the building of up to 3 degrees.

The floor along the eastern side of the building was on a slope nearing 5 degrees and this has resulted in drainage issues in the showers. It appears that this settlement has been developing over the life of the building since the tiling to the wet area has been installed to follow the slope and the wall plate to the roof structure has been packed up. Photograph 5 shows the packing to the wall plate along the eastern external wall.

Nonetheless, the top line of the wall tiling was checked and found to have a slope of around 3 degrees. This suggests there was some settlement prior to the last renovation and the tiling was installed to cater for this settlement, however the additional movement has occurred since the last renovation.

There were gaps observed at the junction of the ceiling cornice to the walls of the building, further indicating settlement toward the eastern side of the building.

One section of ceiling at the northeast area of the building was sagging visibly and inspection from above revealed that this cladding was not fixed to the ceiling structure. Therefore this section of ceiling could collapse without warning. Photograph 6 shows this section of ceiling.

The roof had visibly deflected and the ridge and hip lines were not straight. Photograph 7 shows the distortion to the ridge of the roof.

There was no access through the ceiling into the roof space of the building, however some tiles were removed to observe the typical roof construction.

3. COMMENTS & RECOMMENDATIONS

Based on the observations made, the existing change room building is not in a structurally acceptable condition to be used by players and staff of the soccer club. The ceiling is not adequately fixed to the ceiling structure and could therefore collapse without warning, the masonry walls have a significant lean and are not structurally sound and the slope of the flooring in the wet areas is an issue for the amenity of the building in terms of drainage from the showers.

It is therefore recommended that the existing building is cordoned off and not used until remedial works are completed or the building can be completely replaced.

A brief outline of the type of remedial works that would be required to return this building to a serviceable state includes, but is not limited to, the following:

- · Replacement of a significant amount, if not all, of the roof framing.
- Replacement of a significant amount, if not all, of the ceiling lining.





- Demolition and replacement of the majority of the walls along the eastern side of the building.
- Grout injection, or other ground improvement works, beneath the entire eastern side of the building.
- · Replacement or repair to re-level the flooring along the eastern side of the building.

Essentially, the scope of works for repair of the building could extend to complete replacement of all but the walls and slab on the western half of the building.

It is the opinion of this office that the cost of repair will be comparable, if not exceed, the cost of complete replacement of the building. Also, the repair of the existing building would likely be exposed to more maintenance and would have a shorted anticipated serviceable life than a new building.

It is therefore considered that the existing building has reached the end of its serviceable life and it is not economically viable to attempt structural repairs. Therefore the building warrants being cordoned off and replaced when possible.

4. CONCLUSION

It is the opinion of this Office that the change room building has reached the end of its serviceable life and the building therefore warrants demolition and replacement.

Thank you for the opportunity to assist you in this matter. If this Office can be of further assistance, please do not hesitate to contact us again.

Yours faithfully

Sam Gill Structural Engineer BE (Civil) Hons, MIEAust

Enclosed: Photographs taken on site

Disclaimer:

Authorisation This report has been reviewed and authorised for release

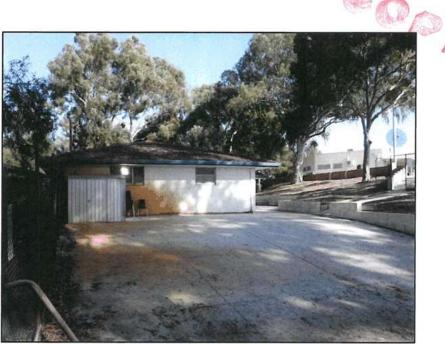
Shane Just Division Manager BE (Civil/Structural), MIEAust



This report is at the request of the addressee and no liability is accepted by Structerre Consulting Engineers to any third person reading or relying upon the report, not withstanding any rule of law and/or equity to the contrary and that this report is strictly confidential and intended to be read and relied upon only by the addressee.

ision A	Authored	Checked	Authorised
)	SG	MNA	Shane Just
)		SG	SG MNA





Photograph 1 The change room building inspected.







Photograph 2 Cracking on the south facing external wall.

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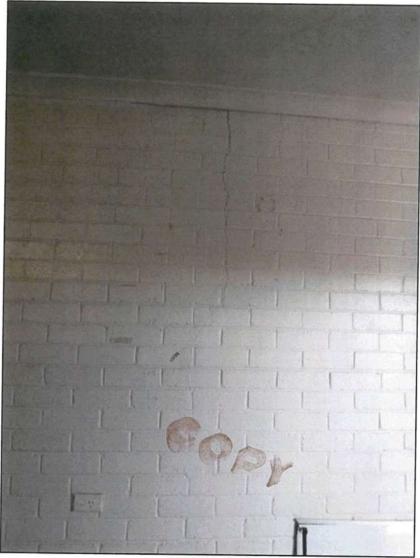




Photograph 3 Cracking on the eastern wall was up to 20mm wide.

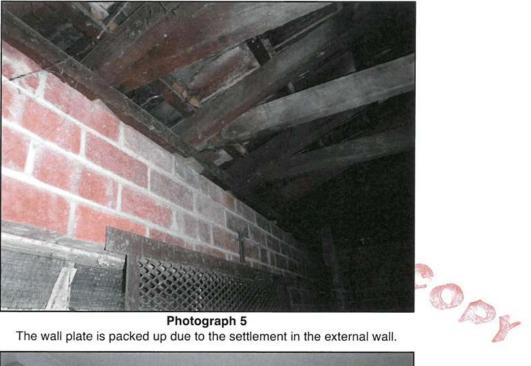


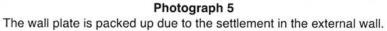




Photograph 4 Vertical cracking in the western section of the building.









Photograph 6 The ceiling in this area is collapsing.







Photograph 7 The ridge of the building is no longer straight.





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Fax

Our Ref: CW926300 ICT-L001 (Rev1) Contact: Geoff Pereira

18th September 2015

The President Floreat Athena Football Club 41 Britannia Road. Mount Hawthorn WA 6016

Dear Sir.

Subject: Structural Inspections: Floreat-Athena Football Club Change Rooms, Británnia Reserve, Mount Hawthorn

Cardno (WA) Pty Ltd (Cardno) attended the Floreat Athena Change Rooms at Britannia Reserve, Mount Hawthorne on the 31st August and again on the 18th September for the purpose of providing an opinion on the structural condition and suitability of existing buildings for use by the Floreat-Athena Football Club (FAFC).

Three buildings have been inspected by Cardno and are the subject of this report. These buildings as referenced in this report are:

- 1) Building 1: Change Room Facilities located to the south east of FAFC Facilities Building located adjacent the player's tunnel - inspected 31st August.
- 2) Building 2: Male and Female Toilet Block located on the northeast of the field adjacent the Britannia Road entrance - inspected 18th September
- 3) Building 3: Male and Female Toilet Block located to the south west of the field behind the grandstand - inspected 18th September

This report summarises the finding of these inspections.

Findings relating to the Inspection of Building 1 - 31st August.

An inspection of Building 1 was carried out by Cardno on 31st August 2015. Further to this inspection, Cardno has had opportunity to review the following information provided as background;

- Structural inspection report by Structerre Consulting Engineers (Structerre), reference S752248
- Various photos of internals and externals of the building.

Cardno has reviewed Structerre Report and find observations and comments consistent with those we have formed. We understand FAFC is currently utilising changing facilities some distance from the ground, an interim solution is required until new changing facilities are constructed.

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2

Cardno has therefore provided in this report supplementary advice on rectification required to return these facilities to use. In this report we provide;

- 1. Background
- 2. Current condition and fitness for use
- 3. Interpretation of Structerre Report
- 4. Scope and implementation of recommended rectification works

We acknowledge your intention to limit rectification work to that required to return the building to service for a further 3 to 5 years, by which time alternative change room facilities will have been constructed.

Background

The existing change rooms comprise reinforced concrete strip footings, reinforced concrete slab on grade, cavity masonry and tiled roof frame construction. This form of construction is appropriate and typical for buildings of this period and type.

The building has been subject to moderate to severe damage the result of ground settlement. Visual inspection of the masonry has identified;

- Moderate cracking to internal change room masonry walls. This cracking has been repaired, movements which have occurred are not yet considered to be of structural significance.
- Severe vertical movement and rotation of internal toilet masonry walls. This cracking is structurally significant and requires rectification.
- Severe vertical movement of the eastern perimeter wall. The inside leaf of this wall is integral with internal toilet masonry walls, both leafs of this wall will also require rectification.
- Severe vertical movement of the North West corner. No rotation of the wall was yet apparent, movements have not yet resulted in cracking of structural significance. Rectification of this walling is not yet required.

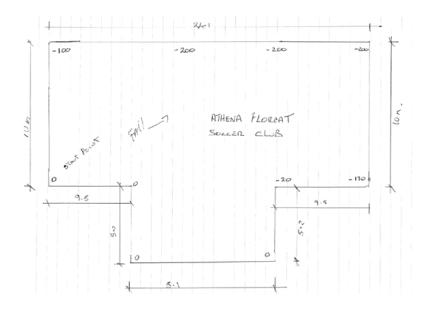
The existing timber roof frame is propped from wall plates bearing on perimeter and internal masonry walls. Sagging of roof timbers was observed, this likely to be the result of long term creep of building elements in addition to the settlement of the masonry walls which support the roof frame. Movement in the roof has created issues with waterproofing, it was reported that water ingress has resulted in damage or collapse of ceilings. The roof frame and roof cladding requires rectification and the roof made watertight.

Builder Murray Gath has subsequently undertaken a survey of building settlement with settlements measured described in the sketch following. Settlements measured are consistent with Cardno observations.

The history of the site is unknown to Cardno nor are we aware of geotechnical advice available for this site. However based upon the location of the site relative to Lake Monger and the surrounding topography, it is reasonable to assume settlement is the result of consolidation of fill materials imported to create the playing fields. While much of this consolidation will now have occurred, it is reasonable to assume ongoing settlement will continue.

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Current condition and fitness for use

Severe movement and rotation has occurred to the eastern external masonry wall and internal intersecting walls. The observed movements and rotations are structurally significant, with walls being sufficiently out of vertical to be reliant upon lateral support of engaged walls and the roof structure for stability.

The timber roof frame and ceiling structure rely upon the perimeter and internal masonry walls for support. The roof frame construction comprises interconnected members supporting battens which in-turn support individual roof tiles. In the situation where one part of the roof structure was to lose support, sudden and uncontrolled collapse of the supported roof frame would occur with unpredictable damage occurring to the remainder of the roof and finishes.

On the basis of our observations Cardno is of the opinion that the building, or part thereof, is not fit for use in its current condition.

Interpretation of Structerre Report

Cardno has reviewed remedial works proposed by Structerre and generally concur with their observations and comments. In view of your desire to return the building to service for a further 3 to 5 years only, scope of recommended rectification work has been developed to restore structural integrity on that basis.

Cardno do however emphasize that settlement of the building will likely continue, ongoing maintenance will be required in the absence of long term structural repair. In particular Cardno do not consider grouting or ground improvement works to be warranted for the 3 to 5 years additional life being sort.

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Scope and implementation of recommended rectification works

The following rectification work is required to return the building to service;

- Install temporary propping to support existing timber roof frame
- Demolish severely damaged walls as denoted by the Engineer
- · Demolish floor slabs as denoted by the Engineer
- Relevel or replace existing strip foundations as required
- Inspect and replace all plumbing and drainage pipework as required.
- Relevel subgrade and replace floor slabs to blend to current floor levels.
- Rebuild perimeter and internal walling to Engineers details.
- Install additional steel propping beams in the roof space as required by the Engineer
- Inspect existing timber roof structure and re-prop as required to return to level. Utilise steel propping beams for additional support, replace badly damaged or warped timbers as required.
- Replace flashings, tiles and capping as required.
- Internal plumbing, tiling and painting fit out to return to original

The proposed work is conventional construction, minimal direction should be required for a competent contractor to price and execute the work. Should you wish to proceed with this work, Cardno suggest a detailed survey of the existing building be undertaken to confirm extent of remedial work required and a scope of work be prepared for your action.

Findings relating to the Inspection of Building 2 – 18th September.

Background

The existing change rooms again comprise reinforced concrete strip footings, reinforced concrete slab on grade, cavity masonry and tiled roof frame construction. This form of construction is appropriate and typical for buildings of this period and type. We understand Building 1, Building 2 and Building 3 were constructed at the same time prior to the 1962 Empire Games.

Current condition and fitness for use

External masonry bed joints were sighted to be level and true, no signs of cracking or movement were observed. Brickwork is in good condition, bricks hard and well fired, no signs of fretting was observed. Mortar was also hard and sound, again no signs of deterioration or erosion was observed. Access was not available to the ceiling space however ceilings and cornices were in good condition and hip and ridge lines straight.

Internal floors were of concrete construction with ruled joints on a 600 by 600 grid. No signs of cracking was observed. Internal masonry walls are finished with glazed ceramic tiles, no signs of cracking was observed.



Scope and implementation of recommended rectification works

We understand this building is being considered for conversion to change room facilities, with alterations limited to the fit out and plumbing. Building 2 was found to be in sound structural condition. There were no indications of damaged caused through ground settlement as was evident on Building 1. The roof structure appears well supported, indicating structural members are sound and well propped.

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Overall, no defects were observed which are of structural significance. It is Cardno's opinion this building is in a condition consistent with its age and is structurally adequate for its current use. It will not be necessary to obtain further structural advice unless alterations to the building structure are required (loadbearing walls are penetrated or removed, roof frame modified or the like) or where a Certificate of Structural Sufficiency is required for building licence purposes. In such circumstances, Cardno would be pleased to assist FAFC.

Findings relating to the Inspection of Building 2 – 18th September.

We understand this building is also being considered for conversion to change room facilities. This building condition was found to be similar to the condition of Building 2 and should be read as per Building 2.

Overall, no defects were observed which are of structural significance. It is Cardno's opinion this building is in a condition consistent with its age and is structurally adequate for its current use.

It will not be necessary to obtain further structural advice unless alterations to the building structure are required or where a Certificate of Structural Sufficiency is required for building licence purposes.



Conclusions

It is noteworthy, while these three buildings are of similar construction and age, the condition of Building 1 is vastly different from that of Building 2 and Building 3. While the history of the site is unknown to Cardno, it is evident that Building 1 has been damaged by settlement likely resulting from long term consolidation of underlying materials. This movement is likely to continue.

In contrast, there were no signs indicating Building 2 or Building 3 have been subjected to similar settlement. It is therefore Cardno's opinion Building 2 and Building 3 present a more viable option for conversion to change rooms with no cost associated with rectification of structural defects Further ongoing structural maintenance works is likely to be consistent with buildings of this type and age.

We trust the foregoing is sufficient for your current purposes. Please do not hesitate to contact me should you require further information,

Geoff Pereira Project Director – Infrastructure and Property for Cardno (WA) Pty Ltd Direct Line +61 8 9273 3840 Email: geoff.pereira@cardno.com.au

cc: Mr Con Berbatis,

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Our Ref: CW926300 ICT-L002 (Rev0) Contact: Geoff Pereira

5th October 2015

The President Floreat Athena Football Club 41 Britannia Road. Mount Hawthorn WA 6016

Dear Sir.

Subject: Structural Inspection: Floreat-Athena Football Club Stadium and Club Rooms, Britannia Reserve, Mount Hawthorn

Cardno (WA) Pty Ltd (Cardno) attended the Floreat Athena Football Ground at Britannia Reserve, Mount Hawthorn on the 25th September and again on the 1st October for the purpose of providing an opinion on the structural condition of the existing Stadium and Clubroom Buildings utilised by the Floreat-Athena Football Club (FAFC).

The opinions provided in this report are based upon visual inspection of the exposed structure and cladding. No excavations or demolition was undertaken to expose concealed structure and therefore opinions provided are based upon those conditions which could be observed or indicated by movements in attached finishes.

This report summarises the findings of these inspections.

Findings relating to the Inspection of Stadium Building.

Background

An inspection of the Stadium Building was carried out by Cardno on the 25th of September. Cardno returned to the building on the 1st October to obtain further details to enable this report to be prepared. Access was provided to the following functional areas:

- 1. Undercroft Storeroom
- 2. Undercroft Gymnasium
- Mezzanine Administration (unused)
- 4. Tiered seating

The Stadium building comprises a reinforced concrete frame with infill masonry walling supporting tiered seating and roof frames. Seating is supported on precast concrete seating plats which are in turn supported on structural steel raking beams. The tiered seating structure is supported by a two storey building comprising a reinforced concrete frame, suspended slab and steel framed roof structure.

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It is presumed the building is supported on pad and strip footings with the grading of surrounds suggesting the stadium has been constructed on fill. There were no indications of consolidation or differential settlement of the stadium which has been observed to have occurred on the adjacent changeroom building (refer Cardno correspondence CW926300_ICT-L001 18th September 2015).

Overall the stadium structure was found to be in a condition appropriate for its age. However a number of maintenance items were observed which will require attention. Further, moderate to severe damage was observed in seating plats which require further investigation in order to determine remedial work required.



Current condition

The stadium structure was found to be well constructed and in a condition appropriate for its age. The following observations were made;

 The roof structure is galvanised with a painted top coat. The roof structure is in sound condition although the painted finish has failed and is flaking. Flaking paint requires removal, surface prepared and paint finish reapplied to ensure long term performance of the structure.

Equal angle roof purlins were found to be in similar condition. Again these elements require surface preparation and paint finish reapplied to accessible faces. Access prevented inspection of the weather surface of roof sheeting however the underside of sheeting is in good condition, there were no indications that the sheeting requires replacement.

The inaccessible face of the purlins will require recoating when roof sheeting is replaced.

 Seating plats are of precast concrete construction supported by raking steel beams. A flexible sealant has been applied between construction joints to waterproof the structure. This sealant has failed and requires replacement.







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Cardno was advised the original timber benches were removed a number of years ago and replaced by plastic seating assemblies. Original bench fixings have been cut and ground to level. Damage which has occurred either through use or removal of the timber benches has been repaired. The repair is of varying quality.

The current plastic seating assemblies are fixed to the seating plats with expansion type mechanical fixings. Drill holes have penetrated the entire depth of the concrete often resulting in the spalling of the underside of the concrete. A number of fixings have worked loose.

It is recommended affected seat fixings be repaired by replacement of the mechanical fixings with galvanised bolted fixings through the entire thickness of the concrete and galvanised backing plates. It is recommended a liberal coating of silicone sealant be applied to both surfaces interfacing with concrete prior to installation with excess sealant neatly finished following installation.

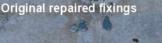
Spalling and cracking of concrete was observed in a number of seating plats the result of reinforcement corroding. Damage to two of the units is sufficiently severe to warrant access being barricaded the result of safety concerns.

Over time, the alkalinity of fresh concrete, which protects steel reinforcement from corrosion, is reduced by the effects of moisture, oxygen and the environment. This reduction which is known as carbonation, results in corrosion induced spalling and cracking when the carbonation front reaches the reinforcement. The effects of this action is more commonly referred to as concrete cancer.

Seating Plats with greatest exposure to the weather were observed to have moderate to severe cracking and spalling of concrete. Seating plats protected from the elements by roofing were observed to have minimal or no signs of deterioration.

It is possible to measure the progress of the carbonation front through concrete enabling condition, remaining life and repair strategies to be determined. However a number of proprietary treatments are available which restore the condition of the concrete extending its life. This said, a number of seating plats are beyond repair and require replacement.

It is recommended a condition survey be undertaken for the purpose of identifying seating plats requiring replacement or repair. Cardno would be pleased to assist in scoping this assessment if so required.













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3) The seating plats are supported on raking structural steel beams. Steel beams have been fire proofed by an unknown spray applied fire resistance material. While beam elements are in sound condition, seating plat connections are corroded the result of moisture entering through failure of the sealants between construction joints.

The steelwork requires wire brushing and reinstatement of applied fire proofing.

4) A structural steel column located on the south east corner of the stadium has been embedded in pavement with corrosion evident. It is recommended that the pavement be broken out, steelwork wire brushed and an epoxy coating applied. The pavement should then be regraded to allow this area to drain.

The downpipe on the south west corner appears to have failed resulting in failure of the applied finishes to the reinforced concrete column. It is recommended this downpipe be repaired and applied finishes made good.



Background

It is understood the existing club rooms were constructed in two stages, the first stage comprises a single level steel portal frame over a slab on grade with perimeter masonry retaining walls. A two storey extension has been added to the west of the clubrooms comprising a steel frame portal over a reinforced concrete suspended slab.

Current condition

The clubrooms were found to be in good condition with minor structural defects observed. The following observations were made;

- No access to roof was available. Reflective cracking observed in masonry parapet likely at flashing level. It is recommended the condition of flashings be checked.
- The span on the roof cladding to the first floor awning over new extension exceeds manufacturer's recommendations. It is recommended additional support structure be installed.



ing plat supports

Embedded column corroding



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3) The existing overflow spout on the eastern end of the building is blocked with debris, it would appear water ingress has occurred resulting in ceiling damage. It is recommended a regime be implemented to manage gutters and downpipes maintenance.



Conclusions

The stadium structure was found to be in a condition consistent with its age. There are a number of maintenance items observed which require attention to ensure long term performance of this building. However there were a number of observations relating to the condition of the existing tiered seating requiring attention in order to ensure this area remains serviceable. The recommended actions relating to the tiered seating are as follows;

- Undertake a condition survey of seating plats for the purpose of identifying those units which require replacement or repair;
- · Repair silicon sealants at seating construction joints;
- Replace expansion type mechanical fixings with galvanised bolts and backing plates fixed through the seating plats.
- Remove surface corrosion and reinstate applied fire resistance material to raking structural steel support beams.

The Clubroom building was found to be in good condition with minor structural defects observed. There are a number of minor maintenance items requiring attention to minimise risk of water ingress and damage to internal finishes.

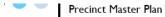
We trust the foregoing is sufficient for your current purposes. Please do not hesitate to contact me should you require further information,

Gh

Geoff Pereira Project Director – Infrastructure and Property for Cardno (WA) Pty Ltd Direct Line +61 8 9273 3840 Email: geoff.pereira@cardno.com.au

cc: Mr Con Berbatis,

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APPENDIX 3

Concept Plans for Public Comment

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LITIS STADIUM MASTER PLAN

DRAFT CONCEPT PLANS FOR PUBLIC COMMENT

INTRODUCTION

The Floreat Athena Football Club (FAFC) is preparing a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. The project also examines potential funding sources for the proposed upgrades.

Following feedback received through the initial community consultation period conducted in March 2017, two draft concept plan options have been prepared to reflect the potential upgrades and refurbishment of Litis Stadium. The concepts have been informed and influenced by a range of internal reviews, assessmentianalysis and consultation with key stakeholders, including the local community and local community groups. The key considerations reflected in the concept plans relate to:

- 1. Improving the interface and relationship of the Stadium with Britannia Road and Britannia Reserve
- 2. Upgrading and enhancing the facilities within the Stadium.

We now seek the community's input on these draft concept plans. A summary of the upgrades and refurbishments proposed in the concept plans is provided in this pamphlet.

PROJECT OBJECTIVES

Through consultation with key stakeholders of Litis Stadium the following objectives have been established for the Litis Stadium Master Plan:

- Set the vision, direction and principles for the evolution and revitalisation of Lifs Stadium over a 20 year period as a multifunctional community sporting facility catering for the FAFC, the surrounding residents and the wider community.
- Produce a range of innovative concept and schematic scenarios for Lifs Stadium through consultation and collaboration with the local community and City of Vincent.
- Provide facilities appropriate to support and maintain football as the primary use of the facility.
- Promote and enhance community use of Litis Stadium and its facilities through the facilitation and encouragement of participation through the master planning process.
- Undertake a credible financial review and budget analysis, to capture funding as the project progresses.
- Provide improved connectivity between the Lifts Stadium and Britannia reserve.

CONCEPT PLAN - KEY INITIATIVES

Two concept options have been prepared which reflect idealistic and 'affordable' initiatives. A number of the proposed facilities and upgrades, or key initiatives' are consistent across the two options.

Britannia Road and Reserve interface

The modifications to the Britannia Road and Reserve interfaces have been a key consideration in the concept plan preparation. Through the initial community consultation phase 72% of respondents identified the need for Litis Stadium to be more open to the community (visually and/or physically). The following initiatives are proposed to improve these interfaces:

- Replace existing fencing along Britannia Road and the Britannia Reserve carpark with visually permeable fencing and new landscaping.
- Provide operable (openable) gates/fencing along Britannia Reserve.



- Upgrade the internal footpath network from the entrance points at north-eastern corner of the site and from Britannia Reserve.
- Convert the former entry gate building fronting Britannia Road into a heritage café which would be open to the public.



Spectator facilities

- Replace the turf on the spectator hill at north-western side of football pitch to improve the viewing environment.
 Chub facilities
- Cido racimors
- Install new LED lights at each corner of the football pitch.
- Demoish and rebuild players race from the changerooms.
 Internal refurbishment of existing clubrooms.
- Car parking and access • Provide additional car parking bays within car park.
- · Install bicycle parking facilities within the car park.

CONCEPT PLAN - OPTION 1

Option 1 is an idealistic plan. The elements of the plan are subject to funding and include longer term upgrades. The following key elements are featured in the Option 1 concept plan:

Spectator facilities

 As a long term action, construct a new grandstand to replace the existing grandstand (includes approximately 700 seats and an undercroft area for changerooms or other space).

 Upgrade scoreboard at northern side of football pitch, to make suitable for community movie nights.

Interface with Britannia Reserve

 Remove the mound along the south-eastern side of site and grade to the level of the pitch and the car park. In its place, construct a practice pitch (artificial playing surface suitable for multiple uses). The removal of the mound will further assist in 'opening up' the facility, by removing the physical barrier between Britannia Reserve and the Stadium.



Construct new changerooms/storage/multipurpose building (approx. 500m²) at the south-eastern comer of the site.

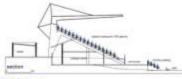


CONCEPT PLAN - OPTION 2

Option 2 is a more 'affordable' approach and does not rely heavily on external funding sources. The following key elements are featured in the Option 2 concept plan:

Spectator facilities

Refurbish existing grandstand (internal refurbishment of undercroft area, repair cracking in front three rows, replace existing seats).



Club facilities

 Reconstruct changerooms (approx. 250m²) at the southeastern corner of the site.

OTHER INITIATIVES

Whist the Master Plan itself focuses on the infrastructure of Litis Stadium, the Club is also working on some initiatives to better utilise the existing facilities at Litis Stadium. As part of the broader master planning, the Club is preparing a strategic plan and is considering community initiatives which do not necessarily involve external modifications to the facility. We want to understand how you believe the facility can be better utilised. The feedback form asks for your input on a range of initiatives.

FINANCIAL MODEL

FAFC is committed to securing funds for the ongoing maintenance of Lifs Stadium as well as any capital works program. It is currently developing a financial model that will include, but not limited to:

- Its own budget capacity
- State and Commonwealth Government grants/funding
- Funding from relevant bodies such as the Australian Sports
 Foundation
- · Social enterprise and social investment
- · Partnerships and alliances
- · Sponsorship and donations
- Consolidation of current and new non-cash contributions from supporters both within and external to the Club.

NEXT STEPS

The master plan and accompanying documents will be provided to the City of Vincent by 30 June 2017. The City has advised that it will undertake further community consultation process on the full master plan.

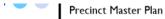
HAVE YOUR SAY

The feedback period on the draft concept plans closes on Monday 12 June 2017.

- Download more information from the Club Website: http://www.floreatathenafc.com.au
- Fill out the online feedback form by Monday 12 June 2017 on https://www.surveymonkey.com/rtLitisStadium
- Look out for updates on the Floreat Athena and City of Vincent Facebook pages and post a comment.

Should you require any information regarding this project please contact the Club's Master Plan Project Manager, Trent Will from Planning Solutions on (08) 9227 7970.





APPENDIX 4

Litis Stadium Master Plan Consultation Report

Consult WG (June 2017)

Floreat Athena Football Club

Litis Stadium Master Plan

Consultation Report



June 2017 V4 170621





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Executive Summary



Floreat Athena Football Club (the Club) is preparing a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. Dependent on the community feedback and funding potential, it may consider a range of options for the future. The Master Plan will also examine potential funding sources.

Planning Solutions and **Jo Wilkie Consulting** have been appointed by the Club to prepare the Master Plan. **ConsultWG**, conducted community consultation to ensure that the community had an opportunity to input into the vision for this important project.

The consultation strategy consisted of a number of consultative elements to inform the Master Plan design. It did so through a targeted engagement process with the Vincent community and Club members.

The consultation events identified community values, which were then challenged with design preferences reflecting the values of the community, elements that can enhance Litis Stadium. Consultation outcomes provided input into the Design Concept Options, which in turn will inform the preferred Master Plan. The City of Vincent will advertise the Master Plan once endorsed by Council in due course.



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Engagement opportunities included:

Community Values Drop In Session

The drop in session was provided to allow the community to meet the project team and engage in one: one conversation, ask questions and provide direct feedback. Attended by 53 participants, the key message from most was that they would like to be able to access the site and be able to utilise it more freely, more community use of the site was needed, retention of the significant trees, provision of a café at the turnstiles building or elsewhere within the Stadium, and better use of the facility for community use.

Community Values Feedback Form

Feedback forms provided community comments, with 144 responses being received. Responses reiterated that the Club would benefit from an upgrade to enhance the current facilities, including initiatives to make the stadium more open and welcoming to the local community, more family and youth oriented, to create a fun and vibrant place and encouraging it to be more social and less closed off to the community.

Concept Design Options Feedback Form

Following the identification of community values, two Concept Design Options were prepared. Community feedback forms were made available online via the Club website using a Survey Monkey platform with a total of 26 forms completed. Analysis show that club members indicated a mostly supportive or strongly supportive view of the concept plans and elements presented. However, this was not the case for nonclub members with many having differing points of view on concept plan elements, however there was generally more support for Concept Option 2 and improvements to the grandstand and greater community use.

Community Focus Group

The purpose of the Community Focus Group (CFG) meeting was to review and evaluate the design concepts and identify the preferred elements of the concept plans for the Litis Stadium Master Plan and seek feedback from the CFG members. The outcomes were that while some CFG members would like to see the removal of the Club, many agreed that Concept Option 2 was generally favoured. There was a desire to make the Club more permeable through removal of fencing and providing greater community use of the buildings and greater community interaction.



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ns Stadium Master Plan

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Communication

In addition to consultative methods, a variety of communication tools were utilised to disseminate information on the project and allow community members to vocalise their point of view and learn more about the project, these included:

- Floreat Athena Football Club Website: Updates & Downloads.
- City of Vincent Website: Updates & Downloads.
- City of Vincent Facebook.
- Community Values Information Sheet downloads.
- Community & Business Owners Letters over 1000 letters.
- Concept Design Options Information Sheet.

Project Area

The Litis Stadium Master Plan project is located at 41 Britannia Road, Leederville. It is located adjacent to the Britannia Reserve.

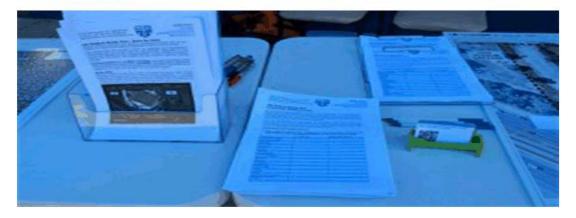




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Introduction



This report details the process and outcomes of a consultation strategy undertaken with the Vincent community, regarding the Litis Stadium Master Plan (the Master Plan). Litis Stadium is leased to the Floreat Athena Football Club (the Club) since the early 1980's.

ConsultWG was appointed to undertake community consultation and to ensure that the community has an opportunity to input into the vision for this important project. The focus of consultation was to provide the City of Vincent community and Club members with an opportunity to input into the Master Plan process to ensure that a planning framework was developed. Planning Solutions and Jo Wilkie Consulting were appointed by the Club to prepare the Master Plan.

The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. Dependent on the community feedback and funding potential, it may consider a range of options for the future. The project will also examine potential funding sources that are the subject of a separate report.

A wide range of consultation and communication initiatives were been implemented in accordance with the Consultation and Communication Plan (CCP), which was prepared. Obtaining comments, thoughts and ideas to refine community values and preferences and understand the design interface has informed the Master Plan, one that responds to the specific needs of the Club and broader community. The CCP was a living document, updated to reflect up to date community consultation feedback, and their priorities and specific deliverables for developing the project.



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Various consultative events were held throughout the Master Plan process and were fed directly to the project team as the project progressed. Consultative outcomes from the letter drops to the City of Vincent community, Community Drop in Session, two rounds of community Feedback Forms, City of Vincent newsletters and website, Club website and Community Focus Group provided input into the detailed design concepts and provided a design base for the consultant team to work from.

ConsultWG has prepared this Consultation Report to document feedback received, the consultative process and events that informed the development of the Master Plan.

Study Area

The Litis Stadium Master Plan project is centred around the Club and its premises and clubrooms at 41 Britannia Road, Leederville. It is located adjacent to the Britannia Reserve, which is a shared sports area used, by the Leederville Cricket Club for regular cricket matches, the Club for training and a range of other sports that take advantage of this great facility.





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Background



Litis Stadium is located adjacent to Britannia Reserve, Mt Hawthorn and has been leased to Floreat Athena Football Club since the early 1980's. The Stadium site is owned freehold by the City of Vincent and was originally developed as the Lake Monger Velodrome with the Club completing construction of clubrooms and associated facilities in 1986.

In recent years it has become evident that the Club's facilities are ageing and they will require significant renewal or upgrade in the near future. This requires both the City of Vincent and the Club to consider the most appropriate long-term use for the Litis Stadium site.

With the Club's most recent lease expiring on 31 December 2016 it was resolved by the City of Vincent to provide a twelve-month lease for Litis Stadium to allow the Club time to prepare a Master Plan for the site. The City of Vincent has requested that the Floreat Athena Football Club prepare a Precinct Plan for Litis Stadium to inform leasing negotiations for the Stadium beyond December 2017.



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Consultation and Communication Plan



ConsultWG prepared a Consultation and Communication Plan (CCP). It assisted the project team with the coordination and management of consultation and communication activities during the various consultative events undertaken as part of the Master Plan and provided transparency of the consultative process.

The key objectives of the CCP was to promote the project to raise community awareness of the Master Plan and the consultation process and obtain comments, thoughts and ideas to identify community preferences, and key design features to consider.

The CCP identified key messages, project milestones and clearly identified how and when communication will occur to maximise consultative attendance. The CCP was updated to reflect outcomes from internal and community events, research and the needs of the developing project. This CCP was presented to the City of Vincent and reflects the Clubs commitment to open and transparent consultation with its community.

A wide range of consultation and communication initiatives was implemented from February to June 2017 to support the consultation process.

Communication iniatitives included:

- Floreat Athena Football Club Website: Updates & Downloads
- City of Vincent Website: Updates & Downloads



Item 8.4- Attachment 1

oreat Athena Football Club

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- City of Vincent Facebook (See Appendix 1)
- Community Values Information Sheet download (See Appendix 2)
- Community & Business Owners Letters over 1000 letters (See Appendix 3)
- Concept Design Options Information Sheet (See Appendix 4)



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Community Engagement Events



The consultation strategy for the Master Plan included face-to-face activities and a Focus Group meeting to inform the Vincent community and obtain input with supplementary feedback forms, these being:

- Community Values Drop in Session | 1 March 2017, 4.00pm 7.00pm (See Appendix 5)
- 2. Feedback Form Online & Paper: Community Values (See Appendix 6)
- Community Focus Group Meeting | 31 May 2017, 6.00pm 7.30pm (See Appendix 7)
- 4. Concept Design Option Plans (See Appendix 8)
- 5. Feedback Form Online & Paper: Concept Design Options (See Appendix 9)

Community Values Drop In Session

A Community Values Drop In session was held at Litis Stadium from 4.00pm - 7:00pm, on 1 March 2017. The drop in session allowed the community to meet the project team and engage in one: one conversation, ask questions and provide direct feedback. 53 participants, both Club members and non-club members, attended the drop in session.

A mapping exercise was undertaken with plans and post it notes provided for the community to record comments and make suggestions. Feedback forms were provided to obtain comment in a paper form with links to an online survey portal.



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Feedback from the mapping exercise undertaken identified that there was community support for some change to the Litis Stadium precinct and a key message from most was that they would like to be able to access the site and be able to utilise it more freely, some more community use of the site was needed, retention of the significant trees, provision of a café at the turnstiles or elsewhere within the Stadium, and better use of the facility for community use.

Detailed notes can be found in Appendix 5.

Community Values Feedback Form

During the initial community values consultation period, community feedback forms were made available online via the Club website using a Survey Monkey platform from 21 February to 14 March 2017. Furthermore paper forms were distributed at the Drop In Session, City of Vincent Administration and Vincent Library and Local History Centre and the Floreat Athena Football Clubrooms. A total of 144 completed forms were returned.

The survey contained quantitative and qualitative questions and the results of the data analysis show that both the community and members of the soccer club saw a benefit to upgrade and enhance the current facilities. This would include initiatives to make the stadium more open and welcoming to the local community from both a physical and community viewpoint.

A copy of the Community Values Feedback Form can be found at Appendix 6.

Each survey question and response is graphically represented and discussed in Appendix 10.

Summary

Respondents were asked a total of 10 questions to identify the values the community hold for the Litis Stadium and their desired vision, the demographic profile of those that access the area, and the nature of usage. The first 7 of these questions were the most important and critical to informing the Master Plan.

The first question identified the difference between club members and non-members in regards to the current feel of Litis Stadium and the desired future feel.



Item 8.4- Attachment 1

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Non-members emphasised the following:
More family & youth oriented
More fun, playful & vibrant
More community focus
Improve safety (sense of safety)
Better maintained

The second question gauged what makes Mount Hawthorn and Leederville a great place to live. Top responses included the area's close proximity to the Perth CBD, a great sense of community and family feel, easy access to restaurants and café's.

Participants in the survey were also asked what they liked most about Litis Stadium (question three). The highest number of responses mentioned 'proximity & accessibility', 'great facility to watch soccer', followed by 'heritage past/memories of the velodrome' and 'good atmosphere'. Some participants mentioned they did not use the facility.

Question four asked whether there was anything they would change about Litis Stadium. The top response suggested a general upgrade to the stadium's facilities including seating and the grandstand, toilets and change rooms, refreshing interior and exterior appearance and better lighting. There was also sentiment towards giving back more to the community. Although feedback was mainly positive for this question, a smaller group of respondents preferred to close or remove the stadium altogether and give back the land to the community of Vincent.

Next, participants in the survey were asked about specific design aspects of the stadium. Question five reveals that 72% of respondents thought the stadium should be physically or visually more open. This was followed by specific suggestions such as opening the stadium up to broader community use, expanding overall facilities (i.e. bar, restaurant, open club rooms), upgrades to the stands, toilets and modernising the hall, increasing signage and improving marketing for the Club. There was also some sentiment towards recognising the stadium's past heritage as a velodrome. Other individual suggestions were aimed at removing some fencing, part of the hedge and some car parking to open the stadium up more on Britannia Reserve.



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Respondents were each asked to rate their support for a list of selected aspects regarding the Litis Stadium Master Plan (question six). Answers were captured separately for Club members and non-club members and are summarised in the following table as key themes:

Club members emphasised the	Non-members emphasised the following:
following:	
 (Strongly supported) Upgrade or 	 (Strongly supported) better
refurbishment of existing buildings	connectivity between Litis
and facilities	Stadium and Britannia Reserve
 (Strongly supported) Better 	 (Strongly supported) spaces for
connectivity between Litis	social groups and cultural groups
Stadium and Britannia Reserve	 (Strongly opposed) artificial or
 (Strongly supported) improved 	synthetic playing surface
security	 (Strongly opposed) non-sport
 (Generally opposed) dog facilities 	facilities such as housing or child
 (Strongly opposed) non-sport 	care
facilities such as housing or child-	
care	

Participants in the survey were given the option to provide any other comments in question seven. Responses for this question related mainly to the history of the club and the stadium and recognising its past heritage. To preserve part of its heritage, suggestions included the display of memorabilia and the addition of a mini museum. The second highest number of responses suggested letting the local community enjoy the stadium more, as were general upgrades to facilities and modernisation of the stadium. In the top three responses, renaming the stadium to 'Lake Monger Velodrome' or 'The Velodrome' was mentioned. Four responses noted the quality of life of the local community and the effect increased traffic and noise would have through any development plans for the stadium. In particular, it was a concern that the PA system was too loud during events.

Question eight gathered some information about the respondents. Responses as follows:



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- 63% of respondents lived in the City of Vincent
- 56% of respondents were NOT a member of Floreat Athena FC
- 78% of respondents have used the facilities at Litis Stadium before
- 78% of respondents did NOT want to nominate to be on a community focus group

Question nine, gathered demographic information about the respondents. Responses as follows:

- 65% Male
- 35% aged between 40-49 (highest category)

Question ten requested respondent contact details, of the 144 responses received, 62 provided contact details. These names will be added to the database and respondents kept updated on the progress of the Master Plan.

Of those who provided their contact details, 29 people registered an interest in becoming involved in the Community Focus Group with 16 being non-club members.

Community Focus Group Meeting

The community focus group meeting forms part of the overall community consultation process relating to the Litis Stadium Masterplan. Nominations were sought from interested community members to form a Community Focus Group. 16 nominations were received.

A Community Focus Group Meeting was held on 31 May 2017 at the Floreat Athena Clubrooms Club from 6:00pm – 7.30pm and was attended by 6 Community Focus Group members along with the President of the Club and 5 consultants from the project team. The purpose of the meeting was to present two Design Concept Options for consideration and comment by focus group members and to interrogate the design.

A presentation on the two Concept Options Key Themes was provided. Community Focus Group members raised the following key discussion points:

- General support of Concept Option 2 and improvements to the grandstand.
- Some of the attendees were very supportive of the concepts and mentioning they support the Club being located here and its ongoing tenure.



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- Ongoing concern with the over use of the Club and the need to return it to the Vincent community for other uses.
- Supportive of permeable fencing as shown in both Options and opening up of the facility, however it needs to be sympathetic to the local area.
- Support of a new café however it may best be located within the grounds of the Club and to provide high quality food offerings and be of a viable size. Use of the Turnstiles building was discussed as cafe option subject to sympathetic development respecting its heritage values.
- More community interaction is required, utilising the venue for a range of community uses, though it will need to balance its size and ongoing use and not allowing it to get too large.
- Encourage more use of the Stadium pitch for training and reduce usage of Britannia Reserve.

A session was conducted on the community benefit of the Master Plan and the role Litis Stadium can play in this regard.

Information was provided about the general, and sometimes differing, approaches to sporting clubs by Local and State Governments and Footballwest's current Review of the National Premier League. This places requirements on the Club, which have to be thoughtfully and strategically addressed.

Drawing from the range of ideas put forward by the community groups consulted, several examples were shared with the Community Focus Group with a view to inviting participants' general response and further ideas.

The ideas presented were:

- Find 30 Fitness
- Access to the whole of the facility for local boot-camp providers
- Providing the areas at the rear of the grandstand for one or more not-for-profit co-tenants at cost recovery (no lease fees)
- Providing access to the Club's meeting and function rooms at cost recovery only for City of Vincent not-for-profit organisations. For example, community choirs, cultural activities,
- Creating a Community Café within the old velodrome turnstiles building. The café will incorporate an interpretation/museum element that acknowledges the heritage of the facility as the State Velodrome.



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Collaboration with local primary schools regarding uses of the Litis Stadium facilities as well as sharing resources

Overall these ideas were well received by the Focus Group participants who also offered improvements to the ideas and other suggestions.

Detailed meeting notes from the Community Focus Group meeting are located in Appendix 7.

A copy of the Design Concept Options and Community Focus Group presentation can be found at Appendix 8.

Concept Design Options Feedback Form

Following the identification of community values, a second community feedback period was undertaken from 29 May – 12 June 2017. Community feedback forms were made available online via the Club website using a Survey Monkey platform. Paper copies were also available at the City of Vincent Administration and Vincent Library and Local History Centre and the Floreat Athena Football Clubrooms.

A total of 26 completed forms were returned. Due to the small sample received and the balance of non-club member responses versus club members, the results from this feedback can be interpreted as biased and should be interpreted as anecdotal only.

The survey contained quantitative and qualitative questions and the results show that club members indicated a mostly supportive or strongly supportive view of the concept plans and elements presented. However, this was not the case for non-club members with many having differing points of view on concept plan elements, however there was generally more support for Concept Option 2 and improvements to the grandstand.

Summary

Question 1 identified the difference between club members and non-members in regards to the broader master planning to include community initiatives. Although club members supported all four initiatives, both club members and non-club members seemed to be somewhat in accordance for the following two elements:



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- Collaborating with local community organisations to re-purpose some of the facilities on the site for unique community initiatives (e.g. a community café, interpretation space of the history of the site as the Empire Games velodrome).
- Working with local community groups to develop a clear and agreed understanding between the Club and all other users of Britannia Reserve to ensure optimal access for all.

Question 2 saw Club members showing the least support for the installation of bicycle parking facilities near the clubrooms. Club members responding positively to most of the elements with the strongest support for the following four:

- Convert the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.
- Remove existing bitumen to the north of the football pitch and replace with landscaping and an outdoor dining/viewing area.
- Installation of four new LED lights at each corner of the football pitch.
- Demolish and rebuild the players' race from the change rooms (due to existing structural issues).

By contrast non-club members provided responses from both sides of the spectrum, with strong support for some of the elements, namely converting the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public. However, a significant number of respondents were 'strongly opposed' to most of the elements presented.

At question 3, club members indicated 'strong support' for all 4 elements relating to option one, whereas non-club members 'strongly opposed' these.

Elements for concept plan option 2 were proposed as part of question 4. Club members again indicating 'strong support' for all three elements. Compared to concept plan option 1, non-club members shifted to a more positive opinion in regards to these elements; in particular, 'strong support' was given to the refurbishment of the existing grandstand (internal refurbishment of under croft area, repair cracking in front three rows, replace existing seats).



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All answers given in question 5 were amalgamated to formulate a list of top responses. It is important to note that not all responses were supportive of the proposed plans. Some respondents mentioned completely different use of the stadium that did not revolve around soccer, as well as comments relating to the cancellation of FAFC's lease. However, it was agreed by most respondents that the stadium's heritage as a velodrome should be in some way, shape or form, remembered and reflected in the Master Plan. There was also strong support for a café so long as it is attractive and offers good quality products.

Question 6 asked respondents to make any other comments. As with question 5, all answers were amalgamated to formulate a list of top responses. The top response related to the FAFC's lease and its cessation. In commenting on the two plans, whether Concept Plan Option 1 or 2, the following comments can be taken into consideration:

- Change name of the stadium (to reflect heritage)
- Respect heritage (Velodrome/Empire & Commonwealth Games)
- Do not remove mature trees (in or around the stadium)

Question 8 gathered respondent's demographic information. Question 9 gathered contact details.

A copy of the Concept Design Options Feedback Form can be found at Appendix 9.

Each survey question and response is graphically represented and discussed in Appendix 11.



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Conclusion



The consultative process reached a considerable proportion of Vincent community, Club members and stakeholders. It was undertaken to obtain wide ranging, demographically and diverse input and seek feedback on the Design Concepts. This was achieved by a wide ranging community engagement process where 170 feedback survey forms were collected and over 59 people attending face to face community consultative events and Focus Group meetings.

The consultation drew out a large and diverse range of Vincent stakeholders of various ages including residents, business owners. Club members, and people from beyond Vincent. The outcome saw the identification of unique values relating to the feel for Litis Stadium and how the community and Club would best utilise this valuable asset. It was imperative that the design concepts reflect what the consultation participants feel the place reflects with the principle theme being the need to connect more with the surrounding area. There was a strong feeling from some community members that the land should be returned to the Vincent community and the need for organised sport at this location may not be relevant at this juncture in time. However many more community members engaged with the unique identity of Litis Stadium and its connection and valid use as a sporting facility and football (soccer) club for both children and adults. The need for organised sport and continued health benefits of such were also raised.

The resulting Master Plan is one that is contemporary in nature, function and form, and will provide a planning framework for the Club to deliver into the future. It



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provides opportunity for place activation and community benefit and interaction. It is a place for all people, it reflects the history of Vincent and importantly understands the past stories of the area and the Velodrome and the 1962 Empire Games that resulted in its construction.

Through this engagement process there has been a general consensus for a family friendly facility and a friendly shared space. One that is accessible, celebrates the existing natural beauty of Britannia Reserve, is vibrant and activated and caters for a range of recreational activities for all ages. Litis Stadium needs to be a safe place, complemented by revitalised local activity. The community contribution via this consultative process to the Master Plan will see Litis Stadium develop to its community expectations and provide Vincent residents and Club members a highly valued community asset and destination for years to come.



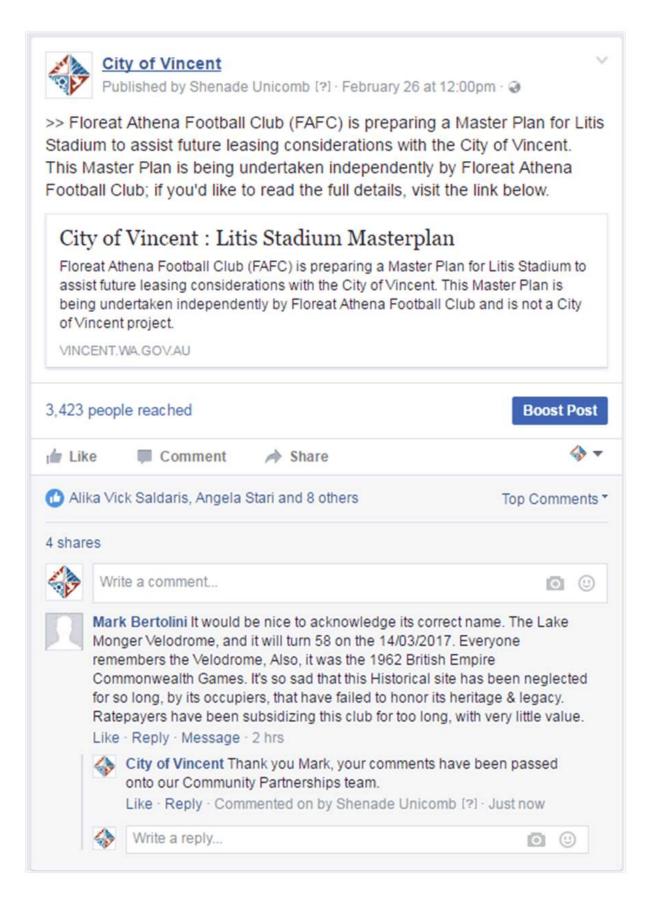
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Appendix 1 | City of Vincent Facebook





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Appendix 2 | Community Values Information Sheet





FLOREAT ATHENA FC Floreat Athena Soccer Club Inc ABN 24 163 514 023 E & D Litis Stadium 41 Britannia Rd Mt Hawthorn WA 6016 Postal Address: P0 Box 196, Mt Hawthorn WA 6915 Telephone: (08) 9242 1132, Facsimile: (08) 9242 1138 Email: admin@floreatathenafc.com.au Website: www.floreatathenafc.com.au

Litis Stadium Master Plan – Share the Vision

Floreat Athena Football Club (FAFC) is preparing a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. Dependent on the community feedback and funding potential, it may consider a range of options for the future. The project will also examine potential funding sources.

Planning Solutions and **Jo Wilkie Consulting** have been appointed by the Club to prepare the Master Plan. **ConsultWG**, an independent organisation is conducting community consultation to ensure that the community has an opportunity to input into the vision for this important project.

Study Area

The Litis Stadium Master Plan project is centred around the FAFC and its premises and club rooms at 41 Britannia Road, Mount Hawthorn. It is located adjacent to the Britannia Reserve which is a shared sports area used by the Leederville Cricket Club for regular cricket matches, FAFC for training and a range of other sports who take advantage of this great facility.





FLOREAT ATHENA FC Floreat Athena Soccer Club Inc ABN 24 163 514 023 E & D Lits Stadium 41 Britannia Rd Mt Hawthorn WA 6015 Postal Address: P0 Box 198, Mt Hawthorn WA 6915 Telephone: (08) 9242 1132, Facsimile: (08) 9242 1138 Email: admin@floreatathenafc.com.au Website: www.floreatathenafc.com.au

OPPORTUNITIES TO PARTICIPATE

Community Values Workshop:

When: Wednesday 1 March 2017, Drop in anytime between 4.00pm and 7.00pm.

Where: Litis Stadium, 41 Britannia Road, Mount Hawthorn. Enjoy: Sausage sizzle; kids kick about; meet the players.

If you are interested please register your attendance by emailing your

KEEP INFORMED AND HAVE YOUR SAY

If you want to stay informed about the Litis Stadium Master Plan:

- **Download** more information from the Club Website: www.floreatathenafc.com.au.
- Look out for regular updates in Vincent News e-newsletter.
- **Register your interest** to keep in touch at: hello@consultwg.com.au.
- Fill out a Feedback Form by <u>10 March 2017</u> on www.surveymonkey.com/r/TN7FNXZr or pick one up from City of Vincent Administration or Vincent Library & Local History Centre.
- Look out for regular updates on the City of Vincent **Facebook** and post a comment.

It should be noted that the Master Plan for Litis Stadium is being undertaken independently by the Club and is not a City of Vincent project. Should you require any related information from the City please contact the Manager Community Partnerships, Kirsty Schnitzerling, on (08) 9273 6000.

Would you like to be included on our mailing list for more information? Send your details to <u>hello@consultwg.com.au</u>:

Name:_

Email/Address:_

Phone:

loreat Athena Football Club

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Appendix 3 | Community Letters



ENQUIRIES TO: Kirsty Schnitzerling, Manager Community Partnerships Phone: 9273 6532

OUR REF: SC614; D17/19611

20 February 2017

Name Address SUBURB WA 6007

Dear <Resident>

Get Involved in the Litis Stadium Master Plan – Floreat Athena Football Club

I am writing to introduce you to and encourage your involvement in the Litis Stadium Master Plan which is being prepared by Floreat Athena Football Club.

Litis Stadium is located on Britannia Road, Leederville between Britannia Reserve and the Mitchell Freeway. The Stadium site is owned by the City of Vincent and has been leased to Floreat Athena Football Club since the early 1980's with the current lease expiring on 31 December 2016. As part of recent lease negotiations it is now necessary for the Club to prepare a Master Plan for Litis Stadium by 30 June 2017. This will enable Council to consider the Club's vision for the Stadium, how it interacts with the adjacent Britannia Reserve and community views on the future of the Stadium.

The Club is now progressing the Litis Stadium Master Plan and is very keen to hear and incorporate the thoughts and ideas of the local community. At its own expense, the Club has engaged **Planning Solutions** and **Jo Wilkie Consulting** to prepare the Master Plan. **ConsultWG**, an independent organisation is conducting community consultation to ensure that the community has an opportunity to input into the vision for this project. All community consultation associated with the Master Plan will be undertaken directly through the Club and their Consultant Team as this is not a City of Vincent project.

The Club has confirmed there are a number of ways you can be involved:

1. <u>Community Values Workshop:</u>

This Workshop will be held at the Club. It is an interactive event where you can fill out a feedback form, share your ideas and learn more about the Club, its history and operation. The workshop will focus on:

- Identifying future aspirations for Litis Stadium.
- Areas that need change and improvement.
- Interface with the adjacent Britannia Reserve and local streets.
- How pedestrian movement, land uses and natural features can be better integrated.
- A vision for the future.

When: Wednesday, 1 March 2017, drop in anytime between 4.00pm and 7.00pm

Where: Litis Stadium, 41 Britannia Road, Leederville

Enjoy: Sausage sizzle; kids kick about; meet the players

Please register your attendance by emailing your details to hello@consultwg.com.au or calling Warren on 0457 025 980.

-2-

2. Feedback Form

The Feedback Form asks how YOU would like the Litis Stadium to look and feel. We strongly encourage you to complete the feedback form and send back to ConsultWG by **13 March 2017**.

Post: 18 Nairn Street, Fremantle WA 6160

Email: hello@consultwg.com.au

Online: www.surveymonkey.com/r/TN7FNXZ

Completed Feedback Forms can also be dropped off at the Community Values Workshop on 1 March 2017.

3. Keep Informed and Have Your Say

If you want to stay informed about the Litis Stadium Master Plan:

- Download more information from the Club Website: www.floreatathenafc.com.au
- Look out for regular updates in Vincent News e-newsletter
- Register your interest to keep in touch at hello@consultwg.com.au
- Fill out a Feedback Form on www.surveymonkey.com/r/TN7FNXZ or pick one up from City of Vincent Administration or Vincent Library & Local History Centre
- Look out for regular updates through the City of Vincent Facebook page and post a comment

The City of Vincent encourages you to actively participate in this important project. Should you require any project related information please contact the Club's Master Plan Project Manager, Trent Will from Planning Solutions, on **(08) 9227 7970**. Alternatively, should you require any information or clarification from the City of Vincent please contact the Manager Community Partnerships, Kirsty Schnitzerling, on **(08) 9273 6532**.

Yours sincerely

////

Michael Quirk
DIRECTOR COMMUNITY ENGAGEMENT

Att: Litis Stadium Information Sheet

loreat Athena Football Club itis Stadium Master Plan

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Appendix 4 | Concept Design Options Information Sheet



LITIS STADIUM MASTER PLAN

DRAFT CONCEPT PLANS FOR PUBLIC COMMENT

INTRODUCTION

The Floreat Athena Football Club (FAFC) is preparing a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. The project also examines potential funding sources for the proposed upgrades.

Following feedback received through the initial community consultation period conducted in March 2017, two draft concept plan options have been prepared to reflect the potential upgrades and refurbishment of Litis Stadium. The concepts have been informed and influenced by a range of internal reviews, assessmentianalysis and consultation with key stakeholders, including the local community and local community groups. The key considerations reflected in the concept plans relate to:

- 1. Improving the interface and relationship of the Stadium with Britannia Road and Britannia Reserve
- 2. Upgrading and enhancing the facilities within the Stadium.

We now seek the community's input on these draft concept plans. A summary of the upgrades and refurbishments proposed in the concept plans is provided in this pamphlet.

PROJECT OBJECTIVES

Through consultation with key stakeholders of Litis Stadium the following objectives have been established for the Litis Stadium Master Plan:

- Set the vision, direction and principles for the evolution and revitalisation of Lifs Stadium over a 20 year period as a multifunctional community sporting facility catering for the FAFC, the surrounding residents and the wider community.
- Produce a range of innovative concept and schematic scenarios for Lifs Stadium through consultation and collaboration with the local community and City of Vincent.
- Provide facilities appropriate to support and maintain football as the primary use of the facility.
- Promote and enhance community use of Litis Stadium and its facilities through the facilitation and encouragement of participation through the master planning process.
- Undertake a credible financial review and budget analysis, to capture funding as the project progresses.
- Provide improved connectivity between the Lifts Stadium and Britannia reserve.

CONCEPT PLAN - KEY INITIATIVES

Two concept options have been prepared which reflect idealistic and 'affordable' initiatives. A number of the proposed facilities and upgrades, or key initiatives' are consistent across the two options.

Britannia Road and Reserve interface

The modifications to the Britannia Road and Reserve interfaces have been a key consideration in the concept plan preparation. Through the initial community consultation phase 72% of respondents identified the need for Litis Stadium to be more open to the community (visually and/or physically). The following initiatives are proposed to improve these interfaces:

- Replace existing fencing along Britannia Road and the Britannia Reserve carpark with visually permeable fencing and new landscaping.
- Provide operable (openable) gates/fencing along Britannia Reserve.



- Upgrade the internal footpath network from the entrance points at north-eastern corner of the site and from Britannia Reserve.
- Convert the former entry gate building fronting Britannia Road into a heritage café which would be open to the public.



Spectator facilities

- Replace the turf on the spectator hill at north-western side of football pitch to improve the viewing environment.
 Chub facilities
- Cion lacineires
- Install new LED lights at each corner of the football pitch.
- Demoish and rebuild players race from the changerooms.
 Internal refurbishment of existing clubrooms.
- Car parking and access • Provide additional car parking bays within car park.
- · Install bicycle parking facilities within the car park.

CONCEPT PLAN - OPTION 1

Option 1 is an idealistic plan. The elements of the plan are subject to funding and include longer term upgrades. The following key elements are featured in the Option 1 concept plan:

Spectator facilities

 As a long term action, construct a new grandstand to replace the existing grandstand (includes approximately 700 seats and an undercroft area for changerooms or other space).

 Upgrade scoreboard at northern side of football pitch, to make suitable for community movie nights.

Interface with Britannia Reserve

 Remove the mound along the south-eastern side of site and grade to the level of the pitch and the car park. In its place, construct a practice pitch (artificial playing surface suitable for multiple uses). The removal of the mound will further assist in 'opening up' the facility, by removing the physical barrier between Britannia Reserve and the Stadium.



Construct new changerooms/storage/multipurpose building (approx. 500m²) at the south-eastern corner of the site

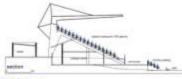


CONCEPT PLAN - OPTION 2

Option 2 is a more 'affordable' approach and does not rely heavily on external funding sources. The following key elements are featured in the Option 2 concept plan:

Spectator facilities

Refurbish existing grandstand (internal refurbishment of undercroft area, repair cracking in front three rows, replace existing seats).



Club facilities

 Reconstruct changerooms (approx. 250m²) at the southeastern corner of the site.

OTHER INITIATIVES

Whist the Master Plan itself focuses on the infrastructure of Litis Stadium, the Club is also working on some initiatives to better utilise the existing facilities at Litis Stadium. As part of the broader master planning, the Club is preparing a strategic plan and is considering community initiatives which do not necessarily involve external modifications to the facility. We want to understand how you believe the facility can be better utilised. The feedback form asks for your input on a range of initiatives.

FINANCIAL MODEL

FAFC is committed to securing funds for the ongoing maintenance of Lifs Stadium as well as any capital works program. It is currently developing a financial model that will include, but not limited to:

- Its own budget capacity
- State and Commonwealth Government grants/funding
- Funding from relevant bodies such as the Australian Sports
 Foundation
- · Social enterprise and social investment
- · Partnerships and alliances
- · Sponsorship and donations
- Consolidation of current and new non-cash contributions from supporters both within and external to the Club.

NEXT STEPS

The master plan and accompanying documents will be provided to the City of Vincent by 30 June 2017. The City has advised that it will undertake further community consultation process on the full master plan.

HAVE YOUR SAY

The feedback period on the draft concept plans closes on Monday 12 June 2017.

- Download more information from the Club Website: http://www.floreatathenafc.com.au
- Fill out the online feedback form by Monday 12 June 2017 on https://www.surveymonkey.com/rtLitisStadium
- Look out for updates on the Floreat Athena and City of Vincent Facebook pages and post a comment.

Should you require any information regarding this project please contact the Club's Master Plan Project Manager, Trent Will from Planning Solutions on (08) 9227 7970.





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Appendix 5 | Community Values Drop In Session Notes





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e warren@consultwg.com.au
w consultwg.com.au
18 Nairn Street, Fremantle WA 6160

NOTES

COMMUNITY VALUES DROP IN SESSION | 1 March 2017

Floreat Athena Football Club – LITIS STADIUM MASTER PLAN

OVERVIEW |

Community support for some change to the Litis Stadium precinct. The key message from most is that they want to be able to access the site and be able to utilise it more freely, some more community use of the site, retention of the significant trees, provision of a café at the turnstiles or elsewhere within the Stadium, and better use of the facility for community use.

EVENT	SUMMARY
Community Drop	Total Attendance: 53
In Session – 1	Male - 35
March 2017,	Female - 18
4.00pm – 7.00pm	
-	

COMMENTS |

Better shared use of Britannia reserve	Retain and enhance	Traffic and movement improvements	Noise from international competitions. Leaving stadium, noise from cars/horns etc.
Britannia Rd traffic on Sunday mornings approx. 7.30am. Too early suggest 10am start.	Gelato kiosk/café x 2 comments	Build new stadium with city views	Reduce visual barriers – but leave hedge along Britannia Rd.
Use for local young bands, small bar events.	Noise from trumpets/drums during ethnic world cup events.	Restaurant; bar; gym; pool	Concerts

Fairground events	Venue hire – weddings; seminars	Need to respect residential interface to Britannia Rd.	Community club- more social membership.
Provide freeway exit to venue/	Not accessible – need to open up; more open for family use.	Update grandstand.	Improved gym for whole of community.
Noise – music events very loud; don't want more/or later events.	Make stadium larger.	Provide additional parking.	Need to co- habitate with another sports club.
Us and them feel.	Reduce impact on Britannia Reserve.	Need more information on how to access club facilities.	Leave grass hill as is.
New grandstand and facilities.	Leave large eucalypt tree in place .near turnstile building – important for Carnaby cockatoos.	Potential light spill onto residential properties on Britannia Rd – try to reduce.	New lighting.
Integrate with Britannia Reserve.	More visually open.	Updated change rooms.	Give it back to the people who own it (local community).
Information board on Britannia Reserve advising of future events.			

KEY THEMES |

- Noise
- Café/Kiosk/restaurant
- Entertainment space
- Improvement to grandstand
- Public Gym facilities
- More integration with local area and community
- Improved lighting
- Visual permeability





PHOTOS OF COMMUNITY VALUES MAPPING EXERCISE |











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Appendix 6 | Feedback Form – Community Values





FLOREAT ATHENA FC Floreat Athena Soccer Club Inc *ABN 24 163 514 023* E & D Litis Stadium 41 Britannia Rd Mt Hawthorn WA 6015 **Postal Address**: P0 Box 198, Mt Hawthorn WA 6915 **Telephone**: (08) 9242 1132, **Facsimile**: (08) 9242 1138 **Email**: admin@floreatathenafc.com.au **Website**: www.floreatathenafc.com.au

Litis Stadium Master Plan Community Feedback Form

By answering these questions and providing feedback, you are helping to inform preparation of the Litis Stadium Master Plan. This is an opportunity to think about the areas that need change and improvement; interface with the adjacent Britannia Reserve and local streets and how all the land uses and natural features can be better integrated.

We see Litis Stadium as becoming an important community asset that serves sporting and potential social and cultural activities. The project aim is to explore how Litis Stadium could be used in the future taking into account the needs of both the Club and community.

Look & Feel of Litis Stadium Precinct

	Current Feel	Future Atmosphere
Family orientated		
Youth orientated		
Contemporary		
Relaxed		
Fun/Playful		
Colourful		
Vibrant		
Boring		
Natural		
Picturesque		
Comfortable		
Uncomfortable		
Sporting		
Social		
Cultural		
Surprising		
Interesting		
Community		
Safe		
Unsafe		
Noisy		
Closed off/secretive		
Well maintained		
Other		

1. How would you describe the <u>current</u> feel of the Litis Stadium Precinct and what would you like the future atmosphere to be? (Tick all that apply)



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2. What makes Mount Hawthorn and Leederville (suburb) a great place to live?

3. What do you like most about the Litis Stadium?

- 4. If you could change one thing about Litis Stadium, what would it be?
- 5. Do you think Litis Stadium needs to be more open to the community (i.e. visually and/or physically)? Please Circle: No / Yes

If so what changes would you suggest?



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6. Please rate your support for the following aspects that could be included in the Litis Stadium Master Plan.

	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
Better connectivity					
between Litis					
Stadium and					
Britannia Reserve					
Sports/Medical/					
Fitness Centre					
5-a-Side /Warm Up Pitch					
Improved security					
lighting/CCTV etc.					
Public artwork					
Sharing facilities with					
other sporting					
groups					
Spaces for social					
groups (i.e.					
playgroups, seniors,					
youth)					
Spaces for cultural					
groups (i.e. display					
work of local artists)					
Provide community					
meeting spaces					
Areas for formal					
outdoor community					
events/gatherings					
Extend scoreboard					
to allow					
(community) movies to be shown					
Enhanced					
landscaping					
Connectivity with					
the natural					
environment					
Charloninem					



FLOREAT ATHENA FC Floreat Athena Soccer Club Inc ABN 24 163 514 023 E & D Litis Stadium 41 Britannia Rd Mt Hawthorn WA 6016 Postal Address: P0 Box 198, Mt Hawthorn WA 6915 Telephone: (08) 9242 1132, Facsimile: (08) 9242 1138 Email: admin@floreatathenafc.com.au Website: www.floreatathenafc.com.au

	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
A Café					
Children's play area/equipment					
Informal recreation areas (i.e. to sit and enjoy the place)					
Dog facilities / better integration with Britannia Reserve dog park					
Upgrade/refurbishm ent of existing buildings and facilities					
Demolish and build new grandstand with change rooms					
Relocate or upgrade the entrance to the stadium					
New junior club & change room facilities					
New artificial (synthetic) playing surface					
Non-sports related facilities such as housing or child care centre					



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7. Do you have any other comments to make in relation to the Litis Stadium Precinct?

8. Now A Little Bit About You.

	Yes	No
Do you live in the City of Vincent?		
Are you a member of the Floreat Athena Football Club?		
Have you used the facilities at Litis Stadium before?		
Would you like to nominate to be on a Community Focus Group to provide feedback on the Master Plan?		
If so, please go to Question 10 to provide your contact details.		

9. Some Demographic Information.

Are you	Please Tick
Male	
Female	
Other	

What age bracket do you fall into?	Please Tick
17 or younger	
18 – 20	
21 – 29	
30 – 39	
40 - 49	
50 – 59	
60 or older	



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10. Contact Details

If you would like us to keep in touch, please provide your contact details so we can send you project updates and consult with you on the concept plans as they develop

Name: ____

Phone:

Email/Address:___

THANK YOU FOR YOUR TIME

All responses will be treated in confidence and only used for the purpose of the Litis Stadium Master Plan.

We strongly encourage you to complete the Feedback Form and send back to ConsultWG by **13 March 2017**.

Post:	18 Nairn St, Fremantle WA 6160
Email:	hello@consultwg.com.au
Online:	https://www.surveymonkey.com/r/TN7FNXZ
Drop Off:	Completed feedback forms can also be dropped off at the Community Values workshop on 1 March 2017.

KEEP INFORMED AND HAVE YOUR SAY

If you want to stay informed about the Litis Stadium Master Plan:

- Drop in to the **Community Values Workshop** on 1 March 2017 between 4.00pm and 7.00pm at Litis Stadium, 41 Britannia Road, Leederville.
- **Download** more information from the Club Website: www.floreatathenafc.com.au.
- Look out for regular updates in **Vincent News** e-newsletter.
- Register your interest to keep in touch at: hello@consultwg.com.au.

Look out for regular updates on the City of Vincent **Facebook** and post a comment.

loreat Athena Football Club itis Stadium Master Plan

Consultation Summary Report | June 2017

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Appendix 7 | Community Focus Group Meeting Notes



consultwo project development | facilitation | engagement

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Floreat Athena Football Club Litis Stadium Master Plan

Community Focus Group Meeting

Meeting Summary Report

June 2017

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1. Introduction

This report details the discussions and outcomes following the Litis Stadium Master Plan Community Focus Group meeting. The meeting was held at the Floreat Athena Football Club, 41 Britannia Road Leederville on Wednesday 31 May 2017 from 6.00pm to 7:30pm.

Context

This community focus group meeting forms part of the overall community consultation process relating to the Litis Stadium Masterplan for the Floreat Athena Football Club (the Club). Feedback received from an extensive online survey provided information as to community values for Litis Stadium. This information was then used to inform the development of two development concept designs for the Master Plan.

Nominations were sought from interested community members to form a Community Focus Group (CFG). 16 nominations were received.

Meeting Format

6 CFG members attended the meeting along with the President of the Club and 5 consultants from the project team.

The full agenda and attendance list can be found at Attachment 1.

The meeting consisted of an introduction by the Club followed by an overview of the concept design options provided by Planning Solutions to highlight key aspects and features of the designs. ConsultWG facilitated a group discussion to ascertain both positive and negative feedback on the design concepts from CFG members. Jo Wilkie Consulting discussed community benefits based on extensive research and community engagement amongst various demographics within the Vincent.



Meeting Purpose

The purpose of the Focus Group meeting was to review and evaluate the design concepts and identify the preferred elements of the concept plans for the Litis Stadium Master Plan and seek feedback from the CFG members. On average, club members indicated a mostly supportive or strongly supportive view of the concept plans and elements presented. However, this was not the case for non-club members with many having differing points of view on concept plan elements.



2. Welcome | Dimitrios Thomas, President FAFC

A short welcome and introduction was given by Dimitrios Thomas who thanked CFG members for assisting the Club with this important project. Dimitrios noted the Club has been part of this community since the 1980s and over that time, it has seen tens of thousands of people as participating in active sport and being part of the club.

Amidst the many changes occurring in structured active sports, there are new expectations of sporting clubs across the Perth metropolitan area, that poses new challenges. The Club is keen to further engage the Vincent community on Club iniatitives and has engaged independent consultants to help the Club achieve this objective.



3. Project Overview | Trent Will, Planning Solutions

Trent Will presented a brief background to the Master Plan.

An important point was made in regards to the Club's 20-year lease, which expired in 2016, with a further 12-month lease being granted for 2017. At this stage, the Club seeks to apply to the City of Vincent for a longer-term lease with an improved integration with the wider community. Consequently, the Club intends to establish a vision for the future via the development of the Master Plan. In addition, a community benefits statement, a life cycle cost analysis and a financial plan will be prepared as part of the Master Plan process to demonstrate appropriate funding is available to implement the recommendations of the Master Plan.

A brief presentation was given outlining consultation undertaken to date, and the two design concepts for discussion.

Design Concepts - Overview

The following are some of the key elements of the two design concept plans:

Option 1

(Subject to funding):

- Replace existing fencing along Britannia Road and Britannia Reserve and propose more permeable fencing.
- · Convert existing building into café.
- Refurbishment of the existing clubrooms.
- Multi-purpose practice pitch (currently large mound).
- Change rooms (demolish and replace with new); including referees room, storage etc.
- Demolish and rebuild existing grandstand.



Option 2:

(More cost affordable option)

- Same proposals as Option 1 relating to fencing, café and clubroom upgrades.
- Mound not removed but fencing to be more open to the community.
- Refurbish existing toilet blocks.

Other suggestions:

- Gates open during non-training times (case example: Redfern Oval, Sydney).
- Scoreboard can be used for a movie night.
- Heritage café in the former entry gate building.



4. Group Discussion

Considering information received through the community feedback values, two options were prepared to challenge those values and how well these elements will resonate with the CFG members. Based on the preceding project overview, CFG members were prompted to comment or ask questions.

The following is a summary of the group discussion:

Answer/response:
It is envisaged the fencing would be
permeable in some places and not
in other. More detailed designs
would be considered in the future.
The Master Plan is more about
developing concepts. More of the
details will be established once the
concept is agreed upon.
The photo was representative and
indicative of the concept, but not
actual scale or size. But it is
consistent with café styles
developed in sympathy with
buildings of this type.



Numbers? How many people are	Table numbers will come down to
proposed to have in the cafe? It's a	the feasibility and business plan for
current crisis in this neighbourhood	the proposed cafe. The café will
with too many people and not	need to be of sufficient size to be
enough parking.	viable.
There is a local deli that has been	The café and, some of the other
turned into a café on Anzac Road.	initiatives are intended to increase
Nowhere for people to park. We	leasable space and hence be cost
don't want to have the same	neutral to the Club. There is
situation.	sufficient parking for the café at
	Britannia Reserve.
Concern with the open fences.	Point noted but much of the
Some people live opposite and don't	community feedback was to have
want to look straight into an open	the Club premises more permeable
field. To have landscaping there to	so the community can see what is
block visibility.	happening inside (resulting in better
	surveillance and safety).
What would happen with the trees?	The plans have the majority of trees
Near the mound/change rooms.	retained. There may be need to
	remove some of the smaller ones to
	allow earth works to proceed.
Is this assuming there is funding?	Yes, assume the funding will be in
	place.



It's a great idea to open up all the	Community activity is one of the
fencing. There are many juniors who	things that came out of the
have an interest in soccer, for which	feedback.
this is a great location. My interest is	
in fundraising. Great location, great	Dropping some of the levels down to
dance floor. This is a great place to	come straight into the reserve will
rent it out to dancers, weddings and	improve visibility.
quiz nights. It seems like a bit of a	
secret place. So, the more we see	
the better.	
Very supportive of the concepts and	Noted.
support the Club being located here	
and its ongoing use. A good	
community asset.	
A lot of the time you can't get into	There is not a massive amount of
your own driveway, noise, traffic etc.	community events planned. The
Movie nights and/or other events will	aim is to keep it neighbourly and
exacerbate the issue.	quiet.
Part of the deliberation is to balance	Noted.
the community wanting more to do	
with it and yet not wanting it to get to	
large.	





Britannia Reserve is over-used	Both Litis Stadium and Britannia
because the stadium pitch is being	Reserve are used for training. Given
protected.	the number of teams (juniors and
	seniors), Litis Stadium cannot cater
	for all training. The President advised
	that the Litis Stadium pitch is used
	Tuesdays and Thursdays for training
	sessions and over the weekend for
	games.
Can the 5-a-side pitch be on the	This has been considered, but is not
other side?	a suitable option due to the steep
	topography.
Suggestion to have a joint	Noted.
café/museum as a tourist attractor.	
The velodrome is the real history of	
this place. The other history centre	
at the City of Vincent is just a room	
with books.	
The volunteers are strong here; they	Noted.
are a good resource to undertake	
new iniatitives. Several of the	
participants gave examples of	
where volunteers have made a	
place successful.	
A lot of passive recreation happens	Noted.
on the reserve as well.	



5. Community Benefit

The Club has engaged Jo Wilkie (Jo Wilkie Consulting) to assist it to explore ways in which the facility can achieve community benefit beyond the Clubs core sporting activities. This has involved discussion with some 30 individuals and community organisations.

Information was provided about the general, and sometimes differing, approaches to sporting clubs by Local and State Governments. Also, Footballwest's current Review of the National Premier League. All of these place requirements on the Club, which have to be thoughtfully and strategically addressed.

Drawing from the range of ideas put forward by the community groups consulted, several examples were shared with the Focus Group with a view to inviting participants' general response and further ideas.

The ideas presented were:

- Find 30 Fitness
- Access to the whole of the facility for local boot-camp providers
- Providing the areas at the rear of the grandstand for one or more notfor-profit co-tenants at cost recovery (no lease fees)
- Providing access to the Club's meeting and function rooms at cost recovery only - for City of Vincent not-for-profit organisations. For example, community choirs, cultural activities,
- Creating a Community Café within the old velodrome turnstiles building. The café will incorporate an interpretation/museum element that acknowledges the heritage of the facility as the State Velodrome.
- Collaboration with local primary schools regarding uses of the Litis Stadium facilities as well as sharing resources

Overall these ideas were well received by the Focus Group participants who also offered improvements to the ideas and other suggestions.



Some questions and comments arose during the session and are summarised as follows:

Questions/comments	Answers/responses
Can this soccer club combine with	These are arguably two of the most
Perth soccer club?	successful Football Clubs in WA with
	much history.
	There is not a sound business case at
	this time for a formal amalgamation.
	However, there is opportunity to
	collaborate in a number of areas
	and both clubs are open to pursue
	this.
The name is still an issue. Can the	The Club name change is an internal
name be changed (to something	Club matter and is being
neutral)?	considered.
How can you ensure the community	The Club is committed to this
that these ideas will come to fruition?	strategy as it forms a key element of
	its future sustainability strategy.
	It is in accordance with similar
	approaches at other sporting clubs.
	The Club is very comfortable to have
	this approach incorporated into its
	new lease agreement.



What part does Football West have to do with this? The community did not appreciate the previous proposal to relocate Football West headquarters to the site. The concept plans do not contemplate relocating Football West's headquarters to Litis Stadium. FootballWest has new headquarters in East Perth and the new Home of Football in WA is planned to be established in Ashfield.



ATTACHMENT 1 | Meeting Agenda



MEETING AGENDA

FLOREAT ATHENA FOOTBALL CLUB LITIS STADIUM MASTER PLAN COMMUNITY FOCUS GROUP MEETING

Venue:	Litis Stadium	Date:	31 May 2017
	41 Britannia Road	Time:	6.00pm – 7.30pm
	Leederville		
Subject:	Community Focus G	roup Meeting	g
Prepared by: Attendance: CFG	ConsultWG		
 Mark Bert Lloyd Blak Graham I Norelle O Kate McC Marija Jel 	ke Merrey 'Neill Gurk		
• Dimitrios 1	homas		
Planning Solutio • Trent Will • Jesse Dur			
JW Consulting • Jo Wilkie			
ConsultWG • Warren G • Ingmar KI	iddens <mark>warren@cons</mark> aasen	sultwg.com.a	u 0457 025 980
CFG Apologies Jim McNe Leanne C Jason Sm Jodie Fer Dianne Fo Colin Slat Fiona Caj Faye Bax	Cormack ith dinando ord terley porelli		



WORKSHOP PURPOSE

The purpose of the workshop will be to evaluate the two design concept options for the Litis Stadium Master Plan and seek feedback from the CFG members.

AGENDA

Time	Item	Ву
6.00pm	Welcome	Dimitrios Thomas
6.05pm	Meeting Introduction	Warren Giddens
	Meeting PurposeMeeting Agenda	
6.05pm	Project Overview	Trent Will
	Project Context	
	Design Thinking	
	Stakeholder Feedback	
	Concept Option1 & 2	
6.20pm	Workshop & Discussion	All
	 Table Discussion & Feedback 	
	Worksheets	
6.50pm	Community Benefit	Jo Wilkie
	Find 30 for Fitness	
	 Velodrome Café – Interpretative Centre 	
	 Office Accommodation - Not for Profit 	
	 Schools Collaboration 	
		All
	Discussion	
7.20pm	Questions & Next Steps	Warren Giddens
7.30pm	Meeting Close	



loreat Athena Football Club itis Stadium Master Plan

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Appendix 8 | Community Focus Group Meeting Presentation & Concept Design Options





Background

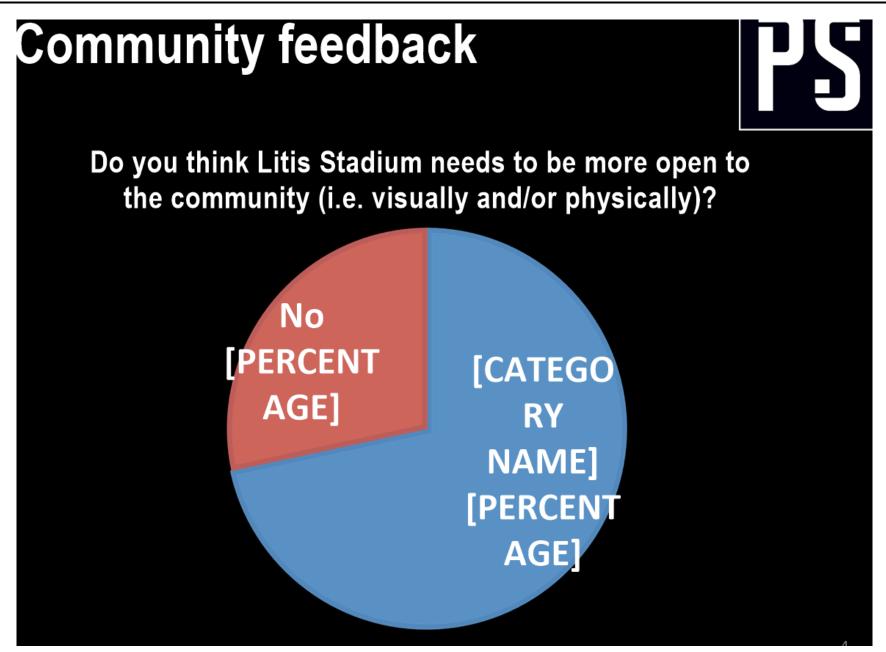
- Council requires Master Plan to support future lease considerations.
- Council requires Club to demonstrate appropriate funding.
- Community engagement as a key element.

LANNING S ß B REGIONAL PLANNING

Concept Plan Considerations

- Improve interface and relationship with Britannia Reserve.
- Improve interface to Britannia Road.
- Upgrade and enhance the facilities to maintain football.
- Two concept options:
 - Option 1 idealistic
 - Option 2 affordable





Concept plan – Option 1



Concept plan – Option 2



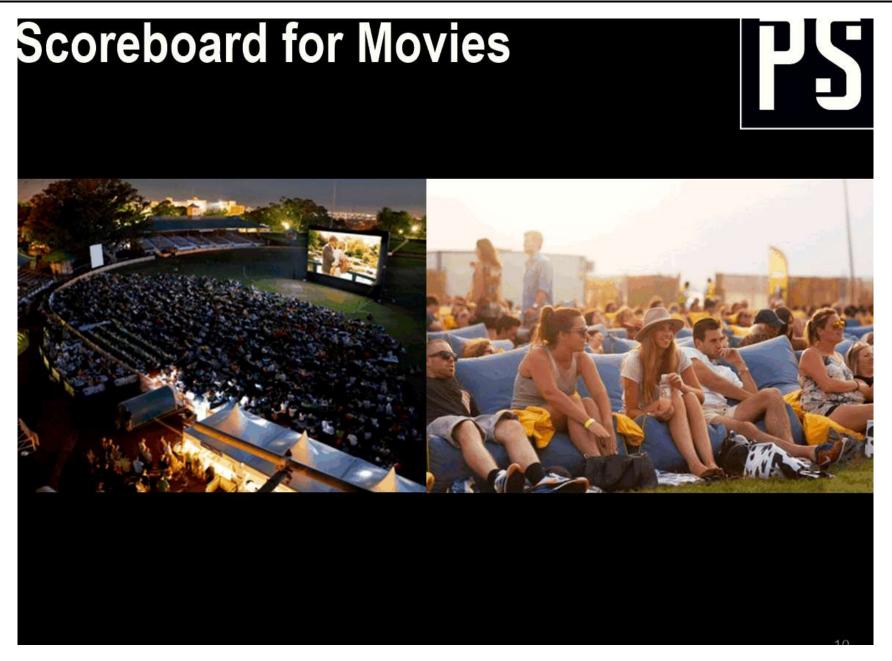
7 NOVEMBER 2017



Interface to Britannia Reserve Examples of an 'operable fence' along Britannia Reserve

7 NOVEMBER 2017







Group Discussion

- What elements do you like?
- What elements do you not support or not consider necessary?
- What are the key priorities?
- Suggestions for improvements and modifications.



loreat Athena Football Club itis Stadium Master Plan

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Appendix 9 | Feedback Forms – Concept Design Options





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Litis Stadium Master Plan Concept Plan Options - Community Feedback Form

This feedback form follows on from our initial engagement and feedback forms which were made available in March 2017. Since receiving the initial feedback, the club, with support form its consultant team has been working on 'concept plans' for the facility.

<u>Two Concept Plan Options</u> have been prepared to identify potential upgrades and initiatives for the facility and these will form the key component of the Master Plan, which the Club will present to Council.

The concept plans have been informed by community feedback received at the Community Drop in day, online and paper and pen survey and further one-on-one consultation undertaken with approximately 20 community groups, government agencies and other stakeholders.

By answering these questions and providing feedback, you are helping to inform the preparation of the Litis Stadium Master Plan.

Community Opportunity

As part of the development of the Master Plan, the Club is exploring how it can fully utilise the whole of the facility. Jo Wilkie Consulting has been engaged to assist and is consulting with a number of community organisations within the City of Vincent.

This survey also includes some questions about this and the information you provide will be incorporated into the Club's Strategic Plan going forward.

1. As part of the broader Master Planning, the Club is preparing a Strategic Plan with the following community iniatitives proposed. To what extent do you support these?

	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
Allowing the spaces within Litis Stadium to be used by local community groups for seminars and forums, small conferences, meetings.					



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	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
Allowing the spaces within Litis Stadium to be used to support local cultural activities (e.g. art exhibitions, rehearsal spaces for community choirs, areas for local arts and crafts groups).					
To collaborate with local community organisations to repurpose some of the facilities on the site for unique community initiatives (e.g. a community café, interpretation space of the history of the site as the Empire Games velodrome).					
To work with local community groups to develop a clear and agreed understanding between the Club and all other users of Britannia Reserve to ensure optimal access for all.					

Concept Plan Options – Key Elements

2. There are a number of key elements common to both Concept Plan Options, please rate your support for these key elements.

	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
Remove the existing fencing and portions of the hedges along Britannia Road and replace with new visually permeable fencing and					



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	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
new planting.					
Replace a portion of the existing fencing along the Britannia Reserve frontage with a fence that can be opened outside of playing and training times.					
Upgrade the Stadium's internal footpaths to better connect with the entries on Britannia Road and Britannia Reserve.					
Convert the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.					
Remove existing bitumen to the north of the football pitch and replace with landscaping and an outdoor dining/viewing area.					
Installation of four new LED lights at each corner of the football pitch.					
Demolish and rebuild the players race from the change rooms (due to existing structural issues).					
Internal refurbishment of the existing clubrooms.					
Provide additional car parking bays within the car park.					
Install bicycle parking facilities near the entry to the clubrooms.					



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Concept Plan Option 1

3. For Concept Plan Option 1, please rate your support for the following key elements.

	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
Demolish the existing grandstand and construct a new grandstand with an undercroft area (approximately 700 seats). Upgrade scoreboard at northern side of football pitch, to make it suitable					
for playing movies. Remove the mound on the south-east side of the pitch, adjoining Britannia Reserve and construct '5- a-side' / multi-purpose pitch (artificial playing surface).					
Construct a new, larger change room building at the south-eastern corner of the site comprising six change rooms, a multi- purpose room and storage.					
Provide new turf on the spectator hill at north-west side of football pitch.					



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Concept Plan Option 2

4. For Concept Plan Option 2, please rate your support for the following key elements? (Tick all that apply)

	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
Refurbish the existing grandstand (internal refurbishment of undercroft area, repair cracking in front three rows, replace existing seats).					
Internal refurbishment of the toilet block behind the grandstand.					
Repair and reconstruct change rooms at the south-eastern corner of the site but not increase the existing size.					

5. Do you have any other suggested improvements or modifications to the concept plans (list up to 5)?

Ranking	Suggested Improvements or Modifications
1.	
2.	
3.	
4.	
5.	



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6. Do you have any other comments to make in relation to the Litis Stadium Concept Plans?

7. Now A Little Bit About You.

	Yes	No
Do you live in the City of Vincent?		
Are you a member of the Floreat Athena Football Club?		

8. Some Demographic Information.

Аге уои	Please Tick
Male	
Female	
Other	

What age bracket do you fall into?	Please Tick
17 or younger	
18 – 20	
21 – 29	
30 – 39	
40 - 49	
50 – 59	
60 or older	



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9. Contact Details

If you would like us to keep in touch, please provide your contact details so we can send you project updates and consult with you on the concept plans as they develop.

Name: ____

Phone:

Email/Address:___

THANK YOU FOR YOUR TIME

All responses will be treated in confidence and only used for the purpose of the Litis Stadium Master Plan.

We strongly encourage you to complete the Feedback Form and send back to ConsultWG by **12 June 2017.**

Post:	18 Nairn St, Fremantle WA 6160
Email:	hello@consultwg.com.au
Online:	https://www.surveymonkey.com/r/LitisStadium
Drop Off:	Completed feedback forms can also be dropped off at the
	Floreat Athena Football Club.

KEEP INFORMED AND HAVE YOUR SAY

If you want to stay informed about the Litis Stadium Master Plan:

- **Download** more information from the Club Website: www.floreatathenafc.com.au.
- Look out for regular updates in **Vincent News** e-newsletter.
- **Register your interest** to keep in touch at: hello@consultwg.com.au.

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Appendix 10 | Community Values - Feedback Form Analysis



consultwg

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Floreat Athena Football Club Litis Stadium Master Plan

Community Values - Feedback Form Analysis

May 2017

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1. Executive Summary

This report provides an analysis of what the community perception of Litis stadium currently is. This report also provides indication for what the community would find attractive from a future redevelopment. The data shown below was gathered using online surveys and through direct engagement initiatives.

The results of the data analysis show on average that the while the members of the club view the stadium as mostly positive, the members of the local community identified several negative ideas and a significant percentage said the community could be better included. This report found that both the community and members of the soccer club would benefit from an upgrade to enhance the current facilities. This would include initiatives to make the stadium more open and welcoming to the local community.

As part of public engagement for this project, ten questions were asked in the online survey using Survey Monkey. Of the ten questions the first question identified the difference between club members and non-members in regards to the current feel of Litis Stadium and the desired future feel.

Club members emphasised the	Non-members emphasised the
following:	following:
Better maintained	More family & youth oriented
Less close off/secretive	More fun, playful & vibrant
 Improve safety (sense of safety) 	More community focus
More picturesque & vibrant	 Improve safety (sense of safety)
More social	Better maintained

The second question gauged what makes Mount Hawthorn and Leederville a great place to live. Top responses included a great sense of community and



family feel, the area's close proximity to the Perth CBD and easy access to restaurants and café's. Participants in the survey were also asked what they liked most about Litis Stadium (question three). The highest number of responses mentioned 'family oriented', 'community involvement', followed by 'good facility to watch soccer' and 'good location'. Some participants mentioned they did not use the facility.

Question four asked whether there was anything they would change about Litis Stadium. The top response suggested a general upgrade to the stadium's facilities including lighting, gym, grandstand, toilets and change rooms. There was also sentiment towards giving back more to the community. Although feedback was mainly positive for this question, a smaller group of respondents preferred to close or remove the stadium altogether and give back the land to the community of Vincent. This group of people came in the top five responses for this question.

Next, participants in the survey were asked about specific design aspects of the stadium. Question five indicating that 72% of respondents thought the stadium should be physically or visually more open. This was followed by specific suggestions such as opening the stadium up to broader community use, expanding overall facilities (i.e. bar, restaurant, open club rooms, community garden and public art), removing some fencing, part of the hedge and some car parking to open the stadium up more on Britannia Reserve. It is also noted some participants preferred 'no change'.

Club members and non-club members were each asked to rate their support for a list of selected aspects regarding the Litis Stadium Master Plan (question six). Answers were captured separately and are summarised in the following table:



Club members emphasised the	Non-members emphasised the	
following:	following:	
(Strongly supported) Upgrade	(Strongly supported) better	
or refurbishment of existing	connectivity between Litis	
buildings and facilities	Stadium and Britannia Reserve	
(Strongly supported) Better	(Strongly supported) social	
connectivity between Litis	spaces for social groups and	
Stadium and Britannia Reserve	cultural groups	
 (Strongly supported) improved 	(Strongly opposed) artificial or	
security	synthetic playing surface	
 (Generally opposed) dog 	 (Indifferent) dog facilities 	
facilities	 (Strongly opposed) non-sport 	
 (Strongly opposed) non-sport 	facilities such as housing or	
facilities such as housing or	child care	
child-care		

Participants in the survey were given the option to make any other comments in question seven. Responses for this question related mainly to the quality of life of the local community and the effect increased traffic and noise would have through any development plans for the stadium. It was a concern that an increase of activities and/or events, particularly at night, could result in increased congestion on local roads and unwanted noise. The second highest number of responses suggested letting the local community enjoy the stadium more. A smaller group of respondents for this question had no comment to make.

Question eight gathered some information about the respondents. Responses as follows:

- 63% of respondents lived in the City of Vincent
- 56% of respondents were NOT a member of Floreat Athena FC
- 78% of respondents have used the facilities at Litis Stadium before



78% of respondents did NOT want to nominate to be on a community focus group

Question nine, gathered demographic information about the respondents. Responses as follows:

- 65% Male
- 35% aged between 40-49 (highest category)

Question ten requested respondent contact details, of the 144 responses received, 62 provided contact details. These names will be added to the database and respondents kept updated on the progress of the Master plan.

Of those who provided their contact details, 29 people registered an interest in becoming involved in the Community Reference Group.



2. Introduction

Floreat Athena Football Club (FAFC) is preparing a master plan for Litis Stadium to assist future leasing considerations with the City of Vincent. The master plan will provide a vision for upgrades and development associated with the facility over the next 20 years. Dependant on the community feedback and the funding potential, it may consider a range of options for the future.

Planning Solutions and Jo Wilkie Consulting have been appointed by the Club to prepare the Master plan. ConsultWG, an independent organisation, has conducted community consultation to ensure that the community has an opportunity to input into the vision for this important project.

One particular method employed to obtain community feedback has been a community feedback form, both online using the Survey Monkey platform, and manually through direct engagement initiatives and intercept. Findings from the survey, which concluded on the 14th of March 2017, are outlined below. A total of 144 responses were received. The following report provided a high level analysis of the data sets and limited interpretation of results.

A full copy of the data sets can be found at Appendix 1.



3. Question Analysis

3.1. Question 1: How would you describe the current feel of the Litis Stadium Precinct and what would you like the future atmosphere to be?

In summary across both user groups, being members and non-members, this question received a high response rate of 143 responses. The response data shows that the largest total categories included 'sporting' (121 responses) and 'family-orientated' (121 responses). This reflects the desire to keep the site primarily for sporting use, and for this to have a family oriented focus.

An analysis of both members and non-members responses have been undertaken in regards to current atmosphere and future desired atmosphere. The following provides an overview of categories for each group that showed the biggest difference in current and future feel.

Club Members:

The data in Figure 1 shows the responses from club members. In this graph positive categories are the ones that received the highest response rate such as 'well maintained', 'safe' and 'comfortable'. Similarly, negative categories such as 'noisy' and 'boring' had the lowest response rate.



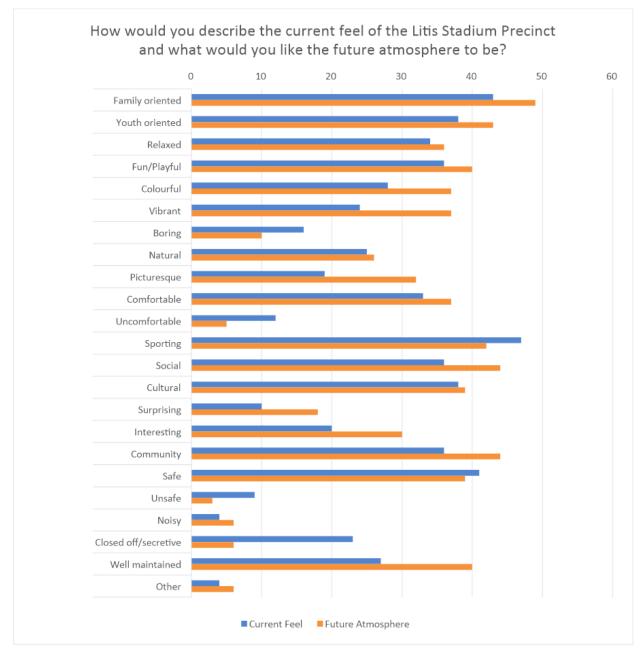


Figure 1: Question 1 responses — CLUB MEMBERS

Non - Club Members:

In direct contrast, Figure 2 shows responses from non-club members. In this graph, there is a marked difference with less people responding to the same positive categories. This is especially evident in the current feel and future



atmosphere categories respectively, with 'comfortable' (25% vs. 53%) and 'safe' (42% vs. 66%) rating relatively lower. Likewise, a higher percentage of respondents rated the negative categories more strongly in comparison. A key design parameter should be developing a site that is both comfortable and safe with a strong sporting and family focus. To this end both members and non-members were in agreement.

The full dataset for this question can be found in Appendix 1 — page 29.



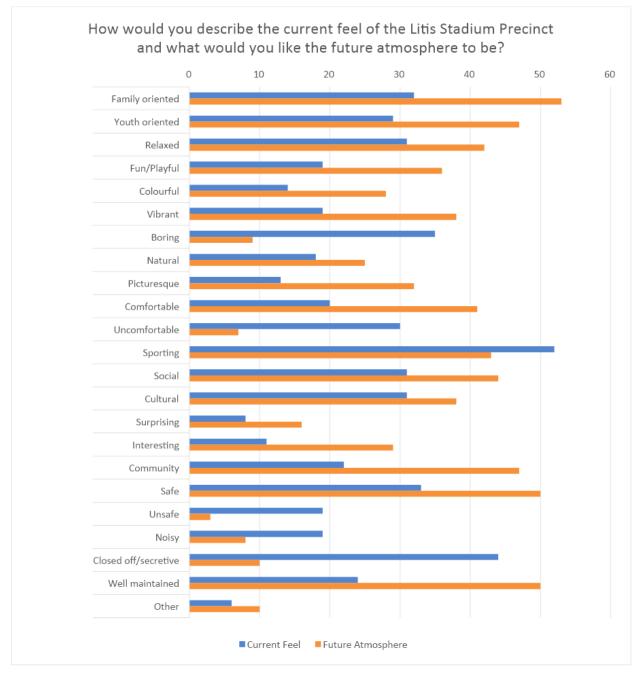


Figure 2: Question 1 responses — NON-CLUB MEMBERS



3.2. Question 2: What makes Mount Hawthorn and Leederville (suburb) a great place to live?

Question 2 identified what the respondents considered attractive about living in Mount Hawthorn and Leederville. The table below shows the top responses from highest to lowest. A summary of the top ten responses demonstrates that the most common theme is the sense of community being enjoyed by Mount Hawthorn and Leederville residents. The idea of community can be further expanded into several recurring themes such as its location and connection to the city, and proximity to amenities such as restaurants cafes and parks.

Based on these themes it can be inferred that any major changes or future developments in Mount Hawthorn and Leederville (i.e. Litis Stadium) would need to capture and reflect the ideas of community and inner city character in line with the summary of responses below. These reflect the community's values for the area.

The full dataset for this question can be found in Appendix 1 — page 30. Summary of top ten reponses:

1	Good demographic; the people; community feel;	t Parts and
	family and culture.	Highest
2	Location; proximity (close to Perth CBD).	
3	Safe; quiet.	
4	Access to restaurants, café's, bars and shopping.	
5	Open spaces; green spaces; trees.	
6	Vibrant; nightlife.	
7	Good amenities and facilities.	
8	Good schools.	
9	Connected.	
10	Reasonably affordable.	Least



3.3. Question 3: What do you like most about the Litis Stadium?

The table below shows the top responses from highest to lowest for question 3. Prominent themes are listed according to the number of responses received. It is noted that 'family-oriented/community/social atmosphere' received the most number of responses compared to 'history/heritage/culture', which received the least.

Overall the respondents focused on positive ideas such as 'great' or 'good' when talking about the area of Mount Hawthorn and Leederville and this correlation can be drawn to Litis Stadium and ideas surrounding sport. This suggests that any further developments in this area should complement or enhance the current sporting infrastructure of Floreat Athena Football Club and Britannia Reserve, whilst maintaining a community, family feel.

The full dataset for this question can be found in Appendix 1 — page 34.

1	Family oriented; community involvement; social atmosphere; active kids.	Highest
2	Good facility and venue to watch soccer.	
3	Good location/close to city and residential.	
4	Nothing; don't attend; no access.	
5	The history; heritage; culture; memories.	Least

Summary of top five reponses:



3.4. Question 4: If you could change one thing about Litis Stadium, what would it be?

As shown in the table below, the main feature of the current stadium that respondents would change are the facilities. Other themes are based on an idea of changing the current facilities and providing a 'community club' such as opening the club to other one off special events that are not necessarily sporting in nature. Incorporating the theme of revitalising current facilities should be kept in mind when undertaking master planning for the site. It must be noted that while many responses concentrated on revitalisation aspects, there was a number of responses relating to the removal of the club and returning the grounds to the people of Vincent.

The full dataset for this question can be found in Appendix 1 — page 38.

Summary	of	top	five	reponses:
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1	General upgrades to facilities and modernisation: including lighting, gym, grandstand, toilets and	Highest
	changerooms, safety and fencing.	
2	Give back more to the community and be open for	
	other events (not just sports).	
3	Change the name (i.e. Lake Monger Velodrome).	
4	Improve aesthetics; more contemporary; appealing	
	street view and open up to surrounding landscape	
	(i.e. Brittania Reserve).	
5	Close it down; remove football club.	Least



3.5. Question 5a: Do you think Litis Stadium needs to be more open to the community (i.e. visually and/or physically)?

As evidenced by the pie chart below, the majority of respondents (72%) consider that Litis Stadium should be more open, either physically or visually.

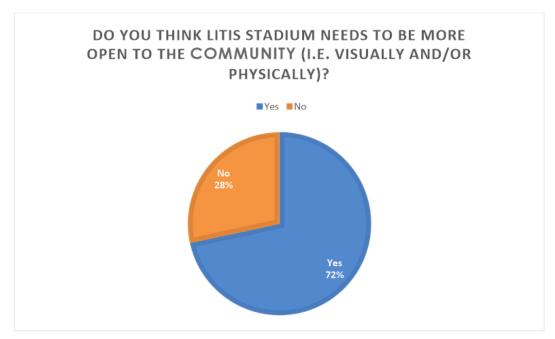


Figure 3: Responses to question 5a

3.6. Question 5b: If so what changes would you suggest?

Subsequent to the initial question at 5a, respondents were then asked to consider their preferred changes. The table below reiterates that a large majority of respondents held the idea that the community would like to make more use of the stadium by offering a variety of events or activities.

This would allow for broader use by the community through the provision of more non-sporting and social uses such as bar, restaurant. Opening up the feel of the facility though the removal of fences and more permeable



landscaping could also assist in changing the perception that the facilities are closed off and/or secretive. By referencing the responses, the key concerns of the community can be addressed.

The full dataset for this question can be found in Appendix 1 — page 42.

Summary of top seven reponses:

1	Permit broader community uses/open up to rate- payers and the public/allow other sporting activities	ŀ	lighes	t
	and events (not just soccer).			
2	Expand facilities: bar, restaurant, open club rooms,			
	gym, function centre, public musem, community			
	garden and public art (i.e. sculptures).			
3	Physically open up to the Brittania Side: remove or			
	reduce high fencing, barbed wire, the hedge and			
	some car parking.			
4	Improve lighting, advertsing and signage. Event			
	notifications.			
5	Upgrades to the building and facilties: main			
	entrance, toilets and change rooms.			
6	Keep the hedge.			
7	No changes/stay as is.		Least	



3.7. Question 6: Please rate your support for the following aspects that could be included in the Litis Stadium Master Plan.

The graphs below (Figures 4 and 5) have been analysed in relation to member and non-member responses for aspects that could be included in the Master Plan. It is noted that there is relatively little difference between the club member and non-club member data in the responses to Question 6.

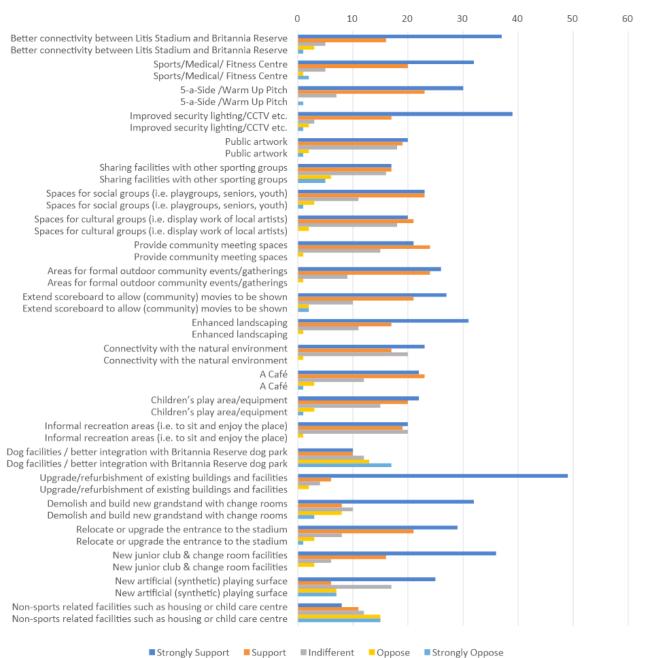
The data demonstrates that there is a large amount of support from respondents regarding future redevelopment, revitalisation or expansion of the facilities at Litis Stadium. Both members and non-members were in agreement on this point. Specifically, the greatest response is in support of better connectivity and for the upgrade of current buildings.

Club members provide a high level of support for it to remain as a community sports facility integrating with the local community and building upon its current strengths.

Conversely for non-club members, the items that were most strongly opposed are those that would require new infrastructure and would impact on the site's 'primary use' as a sports ground. Items like the inclusion of dog facilities and other non-sports related facilities, change of use, and relocation of the clubs entry were the items that received the most opposition.

The full dataset for this question can be found in Appendix 1 — page 48.





Please rate your support for the following aspects that could be included in the Litis Stadium Master Plan.

consult^{wg}



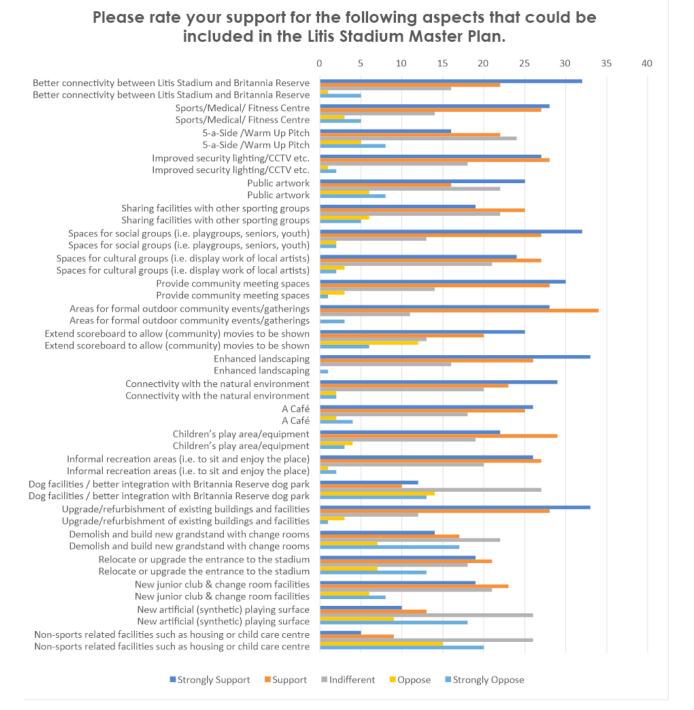


Figure 5: Responses to question 6 - NON- CLUB MEMBERS



3.8. Question 7: Do you have any other comments to make in relation to the Litis Stadium Precinct?

Respondents were given the opportunity to make free form comments in relation to Litis Stadium.

The table below suggests that respondents placed a high value on 'quality of life' and 'local community enjoyment'. There was a general concern that expanding the facilities at Litis Stadium would increase traffic flow to and from the area creating, unwanted congestion and noise.

Noise from late-night events was also mentioned as a negative affect on the community. As such when considering future plans for the stadium, ideas for minimising traffic and noise to preserve local resident's quality of life should be taken into consideration. Respondents were also concerned with the ongoing cost of improvements to the facility and that any improvements should not be at the community's expense.

Other responses mentioned the clubs history and that it was originally built as a velodrome and this should be acknowledged. Fewer respondents made no comment or referenced keeping the site as it is with little or no change.

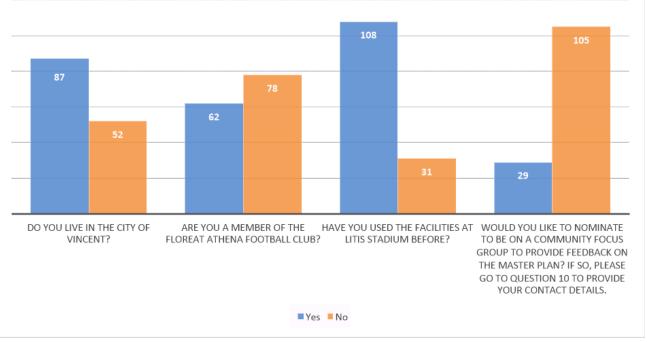
The full dataset for this question can be found in Appendix 1 — page 49.



Summary of top ten reponses:

1	Any plans should not disrupt the neighbourhoods's	Highost
	quality of life. Limit the following: traffic congestion,	Highest
	traffic noise, dangerous driving, stadium noise. No	
	party venue or evening events.	
2	Let local community enjoy it more.	
3	More or improved lighting (flood lighting) of both	
	the pitch and playground. To allow for evening	
	matches and take load off inside pitch.	
4	It is a great venue. Valuable asset to the	
	community.	
5	Restore to former glory (Lake Monger Velodrome).	
6	Residents do not want to pay for it.	
7	Better connection between change rooms and	
	play area.	
8	Integrate with Brittania Oval to create a whole	
	sports precinct.	
9	No increase in CCTV.	
10	Remain as is. No comment.	Least





4. Demographic Information.

4.1. Q8: Now a little bit about you.

Figure 6: Responses to question 8

Figure 6 demonstrate that a higher proportion of respondents are City of Vincent residents (63%) with 37% living outside of the City. However, those who responded and were not residents, demonstrate that the stadium has an attraction factor to draw people from other areas.

This coupled with the high percentage of respondents that indicated they had used the facility before (78%), this gives some indication as to the demographic that has an interest in the stadium and would be affected by the changes to the current stadium.



4.2. Q9: Demographic Information

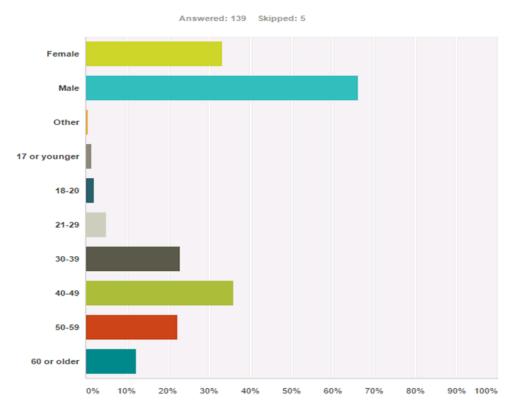


Figure 7: Responses to question 9

Regarding the age demographics, Figure 14 indicates there is there is a high percentage of people between the ages of 30 and 59 (81%). However, it is also important to recognise the retiring population, 60 or older (12%) as well as the lower percentage of under 30's (10%). There is obvious interest in the master planning process within the 30-59 age groups, which reflect their level of community activity, and interest within those age groups.



4.3. Q10: Contact Details

Question 10 requested respondent contact details, of the 144 responses received, 62 provided contact details. These names will be added to the database and respondents kept updated on the progress of the Master Plan.

Of those who provided their contact details, 29 people registered an interest in becoming involved in a Community Focus Group. Contact details for the Community Focus Groups have not been attached for privacy reasons.



5. APPENDIX 1 - FEEDBACK FORM DATA SETS

5.1. Question 1 dataset — Members

Litis Stadium Master Plan - Community Feedback Form

How would you describe the current feel of the Litis Stadium Precinct and what would you like the future atmosphere to be? (Tick all that apply)

Answer Options	Current Feel	Future Atmosphere	Response Count
Family oriented	43	49	58
Youth oriented	38	43	54
Relaxed	34	36	48
Fun/Playful	36	40	50
Colourful	28	37	45
Vibrant	24	37	45
Boring	16	10	24
Natural	25	26	34
Picturesque	19	32	40
Comfortable	33	37	47
Uncomfortable	12	5	16
Sporting	47	42	56
Social	36	44	52
Cultural	38	39	49
Surprising	10	18	23
Interesting	20	30	36
Community	36	44	54
Safe	41	39	51
Unsafe	9	3	12
Noisy	4	6	10
Closed off/secretive	23	6	26
Well maintained	27	40	47
Other	4	6	8
Other (please specify)			9
		inswered question	7 62
		skipped question	7 0



5.2. Question 1 dataset — Non-Members

Litis Stadium Master Plan - Community Feedback Form

How would you describe the current feel of the Litis Stadium Precinct and what would you	ou like the future atmosphere
to be? (Tick all that apply)	

Answer Options	Current Feel	Future Atmosphere	Response Count
Family oriented	32	53	62
Youth oriented	29	47	56
Relaxed	31	42	52
Fun/Playful	19	36	45
Colourful	14	28	34
Vibrant	19	38	45
Boring	35	9	38
Natural	18	25	33
Picturesque	13	32	36
Comfortable	20	41	47
Uncomfortable	30	7	33
Sporting	52	43	62
Social	31	44	53
Cultural	31	38	49
Surprising	8	16	20
Interesting	11	29	33
Community	22	47	53
Safe	33	50	57
Unsafe	19	3	20
Noisy	19	8	23
Closed off/secretive	44	10	45
Well maintained	24	50	57
Other	6	10	15
Other (please specify)			18
	a	inswered question	n 78
		skipped question	n 0



5.3. Question 2 dataset — all

Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

Q2 What makes Mount Hawthorn and Leederville (suburb) a great place to live?

Answered: 124 Skipped: 20

#	Responses	Date
1	Great access to nightlife, good schools, well maintained open spaces	3/17/2017 10:18 PM
2	Good demographic, with wide range of families and cultures.	3/17/2017 8:29 PM
3	vibrant and close to the city	3/17/2017 10:12 AM
4	safe well kept vibrant	3/16/2017 11:54 PM
5	It's family orientated, safe and natural	3/16/2017 10:50 PM
6	Close to everything. Nice demographic.	3/16/2017 10:16 PM
7	Location to the city, good facilities.	3/16/2017 10:11 PM
8	Green space. Community. Access to wide range of services. Safety.	3/16/2017 10:08 PM
9	Community is alive. Amenity is good. Facilities are good. Location	3/16/2017 9:58 PM
10	Tight knit community, proximity to services.	3/16/2017 9:50 PM
11	aesthetics, laid back community in a inner city location	3/16/2017 9:42 PM
12	Good location. Close to amenities.	3/16/2017 9:35 PM
13	Convenient and local facilities, community oriented, relaxed, family oriented.	3/16/2017 9:29 PM
14	The sporting facilities that are offered and the surrounding ovals for the youths and community.	3/16/2017 8:44 PM
15	Near the city plenty of parks, good roads, the cafes and restaurants of leederville	3/16/2017 8:29 PM
16	restaurants, cafes, bars and shopping vibrancy	3/16/2017 8:07 PM
17	Close to the city	3/16/2017 8:00 PM
18	More open spaces than the whole community not specific to one group or one sport (soccer).	3/16/2017 7:46 PM
19	The atmosphere.	3/16/2017 7:28 PM
20	Very quiet and safe place. Nice parks and shops in areas.	3/16/2017 7:22 PM
21	Everything is close together and has a Melbourne feel (South Melbourne)	3/16/2017 7:13 PM
22	Close to city. Great cafes and restaurants. Family friendly.	3/16/2017 6:57 PM
23	Central and close to everything. Cafes. Friendly and family oriented.	3/15/2017 10:37 PM
24	Proximity to the city yet there is a suburban feel.	3/15/2017 10:25 PM
25	Nice suburb, quiet and lots of transport, clear road and contemporary living.	3/15/2017 3:05 PM
26	close proximity to the city. Vibrant community. Many amenities. Diverse residents.	3/15/2017 2:03 PM
27	Close to city, beach, cafes and restaurants, schools, parks and sporting facilities.	3/15/2017 1:55 PM
28	Access to city and the the inner city sports facility	3/15/2017 1:49 PM
29	The atmosphere.	3/15/2017 1:39 PM
30	Cafes restaurants and bike paths. Lacking sports facilities	3/15/2017 1:33 PM
31	Close to city. Great for shopping. Nice cafes.	3/15/2017 1:24 PM
32	Social. Has good access as it is close to schools freeways and the city.	3/15/2017 1:20 PM
33	It has many restaurants and parks where you can watch different sports being played e.g. soccer rugby cricket and football	3/15/2017 1:14 PM
34	Love the public open space and the playing fields for all to use and enjoy.	3/15/2017 1:05 PM

1/4



Litis Stadium Master Plan - Community Fee	dback Form
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Litts St	adium Master Plan - Community Feedback Form	SurveyMonkey
35	Sense of community, safe, friendly, social and the locality to Perth.	3/15/2017 12:39 PM
16	The community and fun of a inner city suburb.	3/15/2017 12:22 PM
17	NA	3/15/2017 12:10 PM
18	Close to city, fairly affordable	3/15/2017 2:51 AM
19	The community feel and its heritage character	3/14/2017 8:35 PM
60	Britannia reserve and Litis stadium are not yet badly urbanized by buildings, concrete pads, steel barriers, clatter for fun, rearranged streetscape.	3/13/2017 7:13 PM
13	Access to open spaces, cycling, waiking to cales, progressing local government	3/13/2017 2:19 PM
12	cubure and history	3/13/2017 4:04 AM
13	great and colourful history is still intact	3/13/2017 2:20 AM
14	inner alty , community	3/13/2017 1:13 AM
5	Nistoric	3/12/2017 11:43 PM
6	triendly	3/12/2017 11:16 PM
17	History of the areas combined with modern restaurants and rightlife. Cosmopolitan and lively atmosphere.	3/12/2017 9:59 PM
18	sale	3/12/2017 9:32 PM
19	Cosmopolitan Atmosphere lively interesting and vibrant	3/12/2017 9:20 PM
0	Close to facilities	3/12/2017 7:55 PM
51	Its history and intact buildings from its past	3/12/2017 7:25 PM
2	Fun	3/10/2017 5:11 PM
63	Quiet	3/10/2017 4:25 PM
14	Vibrancy, social life, cafe ships, festivals	3/10/2017 4:22 PM
15	Both suburbs (along with Cky of Vincent more broadly) have a solid local community feel and great amenity as far as traditional strip retail hubs and proximity to CBD. Particularly like the fact that it has retained it's "edge" and not become too sanitised like Claremont for example.	3/10/2017 9:59 AM
56	The people	3/10/2017 4:09 AM
7	Community. Can walk everywhere. Connected (eg Mt Hawfrom Hub, Support Local, etc). Shared spaces - dogs, kids, sport (formal and informal), all ages.	3/9/2017 8;08 PM
58	Access to large open air outdoor physical activity areas. Easy access to treeways and main anteries to other parts of Perth. Quiet living, access and closeness to large variety of shops/cafes and late night bars/restaurants.	3/7/2017 8:27 PM
19	Community friendly and community engaging	3/6/2017 11:53 AM
0	Vibrant, fun, engaging, beautiful native landscaping, including street verges and parks.	3/5/2017 11:02 PM
e	Pleasant tree-lined streets, quiet and near to cafes, restaurants and other facilities.	3/4/2017 1:07 PM
2	Variety of buildings and facilities	3/4/2017 7:46 AM
13	Close to the city and nice heritage	3/3/2017 3:24 PM
4	location, people and facilities in coffee shops, bars and restaurants	3/3/2017 11:38 AM
15	Young and vibrant demographic. Lovely parks and coffee shops	3/3/2017 8:52 AM
16	Provinity to the transport arteries, Leederville restaurant precinct.	3/3/2017 12:24 AM
7	Community	3/2/2017 9:01 PM
8	community	3/2/2017 6:40 PM



	adium Master Plan - Community Feedback Form	SurveyMonke
69	The best thing is my opinion is its proximity and centrality to the obd and associated infrastructure. Major hospitals are within close proximity, the freeway allows my family to get around the city easily and in the 10 years i have lived here I have seen the area experience a "baby boom" which I feel is great as it regenerates the area. We have many great calles and restaurants close to us and a great local primary school. The other great thing in my obvious opinion and one of the factors buying in the area was the fact Floreat Athena and Liss Stadium will allow my kids to have the same memories growing up playing sport as a child that I did.	3/2/2017 3:33 PM
70	Little suburban coffee shops. Lots of care and thought into environmental impacts of verge scrub and parklands.	3/2/2017 12:12 PM
71	Friendly, close to city, close to ammenistes, low orime rate, open space	3/2/2017 11:31 AM
12	Community spirit	3/2/2017 10:23 AM
73	VIBRANT, MULTICULCURAL	3/2/2017 9:51 AM
74	city benifits with suburban feel. Not noisy or overtrowded. Family friendly environment,	3/2/2017 9:13 AM
15	inner city hub, great places to eat and socialise.	3/2/2017 8:32 AM
76	It's close to the city and it's a beautiful location.	3/1/2017 10:57.PM
77	Being a family oriented place which is very important.	3/1/2017 10:50 PM
18	Close proximity to infrastructure	3/1/2017 10:29 PM
19	Easy access, quality people	3/1/2017 10:03 PM
10	It is quiet and has great community	3/1/2017 9:55 PM
11	Community feel, vibrant and walkable.	3/1/2017 9:37 PM
12	Very family orientated with great sporting facilities like foreat Althena soccer club	3/1/2017 5:47 PM
i3	Lots of places to eat out and lots of culture	3/1/2017 5:38 PM
14	The location to city and amendies and the people in the community	3/1/2017 5:26 PM
15	Central to city, easily accessible	3/1/2017 4:50 PM
16	Very central location in Perth; great facilities in the suburbs	3/1/2017 4:03 PM
17	Central location	3/1/2017 3-26 PM
88	Proximity and diversity	3/1/2017 3:16 PM
19	Here in Joondanna but Lam attracted to the vibrant community spirit and family focus in Leederville. The facilities at the Loftus Community and Recreation Centres are fantastic.	3/1/2017 3:12 PM
90	The community feel	3/1/2017 2:21 PM
11	A great suburb close to the city, with many fantastic amenities nearby.	3/1/2017 2:16 PM
12	great community atmosphere	3/1/2017 2:09 PM
13	proximity to all services including entertainment and business	3/1/2017 12:59 PM
14	inner olly vibrancy	3/1/2017 12:40 PM
6	Shops coffee shops and a local soccer team	3/1/2017 12:21 PM
16	All communities living together	3/1/2017 12:14 PM
17	Location, facilities	3/1/2017 11:44 AM
86	There is loss to do.	3/1/2017 11:42 AM
19	Edon't live there	3/1/2017 11:34 AM
00	The vibrant town centres	3/1/2017 10:31 AM
101	Quiet with great amendies, open spaces, a step and close to the city	2/28/2017 8:42 PM
02	Great sense of community, lots of parks and cates	2/28/2017 4:08 PM
:03	Great location, access to vibrant areas on Scarborough beach road and Oxford st.	2/28/2017 3:34 PM
04	The atmosphere	2/28/2017 2:08 PM
05	young vibrant families engaging in community events	2/28/2017 11:39 AM



Litis Stadium Master Plan - Community Feedback Form

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106	We love that the suburb is so full of young families and offers a diverse range of facilities such as parks, playgrounds, shops, cates, spors facilities and walking / cycling paths.	2/28/2017 11:34 AM
107	Great vibe within the suburbs. Community feel	2/28/2017 11:15 AM
198	Greenery and community	2/27/2017 9:36 PM
109	Community, cultural, active space, inner city	2/27/2017 6:06 PM
10	Access to city, clean, low crime, good schools, roads and facilities like Litis Stadium	2/27/2017 5:53 PM
11	No: applicable	2/27/2017 2:03 PM
12	Near the CBD Amenities Access to Transport	2/27/2017 10:01 AM
13	Mixure of old and new and all cultural backgrounds. Access to great vibrant shops, restaurants and cales. Open spaces and parks.	2/27/2017 9:32 AM
14	Close proximity to the city and lake monger though Inner City living is slowly become developed to higher density and therefor recreation facilities should be looked after and developed so that future generations are not required to travel to facilities further away from the city.	2/27/2017 9:09 AM
15	Location and Safe	2/27/2017 8:06 AM
16	five lived here all my life	2/27/2017 7:48 AM
17	Vibrant community aprosphere	2/26/2017 1:17 PM
18	Great, safe place for families. Multicultural.	2/26/2017 12:58 PM
19	Good community feel. Great facilities. Easy walking / cycling access to all areas. Family friendly facilities & events.	2/25/2017 11:30 AM
20	Open spaces like Britannia Reserve. Friendly residents and the peace and quiet.	2/24/2017 4:24 PM
121	They're very family oriented and Itiendly feeling. They are a great location, close to most things e.g. CBD, beach, surrounding suburbs. An adequate public transport system, lots of amenities, park and open spaces which are vital to the suburbs. Generally a safe and happy feeling walking around with my dog, by myself and seeing young people, families and children about.	2/24/2017 10:59 AM
122	Families who's kids are own in the area.	2/23/2017 3:25 PM
23	community facilities	2/21/2017 9:01 PM
124	People looking out for each other. A nod in the street, quiet suburb close to a range of facilities.	2/21/2017 5:53 PM

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5.4. Question 3 dataset — all

Litis Stadium Master Plan - Community Feedback Form

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Q3 What do you like most about the Litis Stadium?

Answered: 128 Skipped: 16

	Responses	Date
1	Coming together of outures for a common passion. Comfortable family orientated stadium	3/17/2017 10:18 PM
2	The history.	3/17/2017 8:29 PM
3	the potential the facilities have if maintained well both for floreat and the local community	3/17/2017 10:12 AM
4	great facility to warch soccer	3/16/2017 11:54 PM
5	One of the best stadiums in Perth. It's well maintained and inviting.	3/16/2017 10:50 PM
6	Proximity to where i live. Tuesday night is Greek night	3/16/2017 10:16 PM
7	Location, stands, club facilities.	3/16/2017 10:11 PM
8	Surrounding big trees. Friendly stall. Rooms are available for functions	3/16/2017 10:08 PM
9	Green space with a strong sporting history. Green space, not concrete pitch (heat island). Well partonised. Not too big a centre,	3/16/2017 9:58 PM
10	The history and the community involvement since the empire games.	3/16/2017 9:50 PM
11	The greenery	3/16/2017 9:42 PM
12	The history and the culture of the club. Good facilities.	3/16/2017 9:35 PM
13	Its history.	3/16/2017 9:29 PM
14	Greek community socialization.	3/16/2017 9:21 PM
15	Well maintained and not too big, it casers well for sporting events and other events and fuctions.	3/16/2017 8:44 PM
16	It is the best NPL stadium in WA with amble parking and a great atmosphere.	3/16/2017 8:29 PM
17	Amosphere, sporting facilities	3/16/2017 8:07 PM
18	Scenery.	3/16/2017 8:00 PM
19	I don't - it has been let fo and need major repairs that should alive been done years ago.	3/16/2017 7:46 PM
20	Coming to all who enter the premises.	3/16/2017 7:26 PM
21	Very family oriented atmosphere, fun and social place to be at.	3/16/2017 7:22 PM
22	The history, culture and the sporting events held in the past. Also a football club who supports the youth of today.	3/16/2017 7:13 PM
23	Great for youngsters participating in sport.	3/16/2017 6:57 PM
24	Nice atmosphere when the games are on in the stadium.	3/15/2017 10:48 PM
25	Sporing atmosphere. Great for upcoming youth.	3/15/2017 10:37 PM
26	Location and high standard pitch.	3/15/2017 10:25 PM
27	There is a tranquility around the ground and its always a pleaser to come and watch the games or interact with others.	3/15/2017 3:05 PM
28	The culture. Accessability and closeness. The soccer games (NPL)	3/15/2017 2:03 PM
29	Community.	3/15/2017 1:55 PM
30	Excellent football stadium and space for sport.	3/15/2017 1:49 PM
31	Best grounds in area for sports. Plenty of parking.	3/15/2017 1:33 PM
32	Soccer games. Open space facility.	3/15/2017 1:20 PM
33	Brings back a lot of memories and history of the velocitome.	3/15/2017 1:14 PM

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34	Close to where i live open and picturesque, well maintained and a very good social feel of the facility and its openations.	3/15/2017 1:05 PM
35	It is a part of Mt Hawthorn / Leederville. Children are encouraged to develop physical skills.	3/15/2017 12:39 PM
36	Keeping people active.	3/15/2017 12:22 PM
37	Great atmosphere one of the best stadiums and pitches to watch and play football.	3/15/2017 12:10 PM
38	Great sports facility, close to city, good parking, brilliant viewing vantage points	3/15/2017 2:51 AM
39	Its heritage past, being the cycle velodrome for the 1962 Brisish Empire and Commonwealth Games held in Perth	3/14/2017 8:35 PM
40	It is simple, does not generate enormous crowds and noise like other sport places. It has unique green fence which makes place real part of human environment, unlike other concrete monsters so common those days	3/13/2017 7:13 PM
41	nothing	3/13/2017 2:19 PM
42	It reminds me of our proud history being the host City of the Commonwealth Games.	3/13/2017 4:04 AM
43	it is an intact heritage icon from the Perth Empire Games	3/13/2017 2:20 AM
14	its history , when it was the veloarome	3/13/2017 1:13 AM
15	Its a Historical stadium , used for 1962 empire commonwealth games	3/12/2017 11:43 PM
46	don't attend	3/12/2017 11:16 PM
47	Provides a facility to draw people to the area.	3/12/2017 9:59 PM
48	nia	3/12/2017 9:32 PM
49	Its historic significance as a velodrome	3/12/2017 7:55 PM
50	It reminds me that Perth held the Commonwealth Games in this city and world cycling champions competed at this place.	3/12/2017 7:25 PM
51	Nia	3/10/2017 5:11 PM
52	Unable to comment, not been able to attend, unwelcome	3/10/2017 4:25 PM
53	The historical aspect of the soccer club and the stadium (Empire games), brings people to the local area - good for business. Good to stroll down to local soccer game with the kids.	3/10/2017 4:22 PM
54	Naven't been allowed access	3/10/2017 3:51 PM
55	Great location and history as the home of Floreat Athena. Atmosphere is typically buzzing on match day.	3/10/2017 9:59 AM
56	Community atmosphere	3/10/2017 4:09 AM
57	Great location, well kept ground, good size for local and regional events.	3/9/2017 8:08 PM
58	The grounds and clubrooms are well looked after. Makes it a pleasant environment to attend high standard premier league games, and safe social events.	3/7/2017 8:27 PM
59	Great location	3/6/2017 11:53 AM
60	Able to watch State League Soccer within walking distance.	3/4/2017 1:07 PM
51	The area	3/4/2017 7:46 AM
62	Quality inner kity football stadium	3/3/2017 3:24 PM
63	the social/family atmosphere it generates	3/3/2017 11:38 AM
64	a place for kids to aspire to play in and social club for parents to meet	3/3/2017 8:52 AM
15	Great place for kids to come and play ourdoor sports in a safe environment.	3/3/2017 12:24 AM
66	It's a good facility for the club.	3/2/2017 9:01 PM
67	space available for sport	3/2/2017 6:40 PM
68	one of the best stadum in perth	3/2/2017 4:48 PM
69	The best thing from a football perspective is it is without doubt the best spectator venue for football bar NIB stadium. At most grounds you have to stand on ground level whereas LIIs Stadium no matter where you decide to sit or stand you are at an elevated position allowing a better perspective.	3/2/2017 3:33 PM



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	dium Master Plan - Community Feedback Form	SurveyMonkey
70	Located next to a big park. It's nice to have a stadium next to a big open space with post match you can hang out on large grassy area	3/2/2017 12:12 PM
71	Gets kids playing soccer	3/2/2017 11:31 AM
72	That it's generally a quiet area	3/2/2017 10:23 AM
73	HISTORY, SPORTING FEEL	3/2/2017 9:51 AM
74	There isn't much I like about it, Cars are always parked on our street when games are on, when there are plenty of empty car spaces unused at Britannia park or the stadium carpank.	3/2/2017 9:13 AM
75	Great sporting ground from a spectators point of view	3/2/2017 8:32 AM
76	Great place to watch soccer with ample room to park. Great function venue place & love the events.	3/1/2017 11:01 PM
77	Parking facilities, great bar, good food when they have functions.	3/1/2017 10:57 PM
78	Open space, facilities and history	3/1/2017 10:29 PM
79	Venue for celebrations	3/1/2017 10:03 PM
80	The ploth is pretty nice	3/1/2017 9:55 PM
81	It's history and location	3/1/2017 9:37 PM
82	Stadium has potential	3/1/2017 6:50 PM
83	The family and filendly atmosphere	3/1/2017 5:47 PM
84	Ka very big in size	3/1/2017 5:38 PM
85	The grounds and club spirit	3/1/2017 5:26 PM
86	The potential for it to grow into a hub for the community	3/1/2017 4:50 PM
87	Known for varied sporting activities; great location	3/1/2017 4:03 PM
88	Great to watch the soccer	3/1/2017 3:26 PM
89	History legitoy	3/1/2017 3:16 PM
90	File the club. How the social and historical connection to the original families of the area. File the quality of the plich, the seating in the stadium and the opportunity to have something to drink or eat while my son is playing soccer.	3/1/2017 3:12 PM
91	Great atomsphere and encouragement for youth sports	3/1/2017 2:21 PM
92	The atmosphere and the proximity to Mt Howthorn and Leederville	3/1/2017 2:16 PM
93	Dont know as never get to use it; feels like a secretive location only for NPL players or adult teams and the old Greek community to use	3/1/2017 2:09 PM
94	sealing and playing surface	3/1/2017 12:59 PM
95	History, great viewing, proximity to fadilities	3/1/2017 12:40 PM
96	The soccer	3/1/2017 12:21 PM
97	Fantastic place to watch football from any vantage point .	3/1/2017 12:14 PM
98	Position	3/1/2017 11:44 AM
99	It is a football dedicated stadium. Great surface to play on.	3/1/2017 11:42 AM
100	Great venue to play and view football	3/1/2017 11:34 AM
101	The facilities, the atmosphere, the community and family feel, the location, the accessibility for families and young children	3/1/2017 11:07 AM
102	The events, the location	3/1/2017 10:31 AM
103	The proximity for taking my kids when they are older	2/28/2017 8:42 PM
104	Open parkland and brings activity to areas on werkends	2/28/2017 4:08 PM
105	Easy access.	2/28/2017 3:34 PM
106	Its a place for the community, families, build lifelong friendships, grow together, have memorable experiences together	2/28/2017 2-08 PM



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107	Its perth premier soccer precinct, close to CBD and neutral for other clubs, the club and ground(velodrome) have a long history which Floreat have done their best to maintain.	2/28/2017 11:39 AM
108	Its location is very convenient and being a health club owner I love the idea that it casers to all ages to keep fit and healthy from young children to middle aged. I also like the club feel that it has and the sense of belonging it gives to the patrons that use it.	2/28/2017 11:34 AM
109	Great venue to watch and play football. Needs maintenance and care.	2/28/2017 11:15 AM
110	Efficient and community feel	2/27/2017 9:36 PM
111	Tilke the heritage and history	2/27/2017 6:06 PM
112	Superb bouique little stadium for rectangular sports. The jewel in the crown of WA round ball football in Western Australia. The envy of all who know anything about football in Australia. The club support and sponsors who provided the cash in 1996 to enable a decrepit, unsafe facility ignored by all successive councils since 1962 for the facility to come up to scratch. Council should stop didding and commit some serious money.	2/27/2017 5:53 PM
113	The seating	2/27/2017 2:03 PM
114	Its unique. Has the Potential to be an amenity of a very high standard	2/27/2017 10:01 AM
115	Location, size.	2/27/2017 9:32 AM
116	It really is a gathering place for soccer in Mount Hawthorn and really should be a facility to attract players and families to the game.	2/27/2017 9:09 AM
117	Nice Location, Stadium shields a lot of the noise from the freeway and train line to nearby houses	2/27/2017 8:08 AM
118	Sale environment for children to play	2/27/2017 8:06 AM
119	Close to home	2/27/2017 7:48 AM
120	That it has history	2/27/2017 7:37 AM
121	Can be hired for community use	2/26/2017 1:17 PM
122	Not much at the moment, it's in need of an update.	2/26/2017 12:58 PM
123	The history δ its potential to be better δ used by more resident δ visitor.	2/25/2017 11:30 AM
124	That it is secluded behind a very nice hedge. You wouldn't know it's there.	2/24/2017 4:24 PM
125	I think I(s a pretty good lacity that houses lots of sporting events and while it is noisy at times, I like that i(s not even the top and still fairly under the radar, I like the greenery and trees around it as well as the big parks.	2/24/2017 10:59 AM
126	Football is the world game and it brings different nationalities together. Without a football club in the area it is a loss to the City Of Vincent.	2/23/2017 3-25 PM
127	family atmosphere	2/21/2017 9:01 PM
128	It is bucked away in a distant corner of the suburb	2/21/2017 5:53 PM

Litis Stadium Master Plan - Community Feedback Form

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5.5. Question 4 dataset — all

Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

Q4 If you could change one thing about Litis Stadium, what would it be?

Answered: 119 Skipped: 25

	Responses	Date
Û.	Give more back to the community.	3/17/2017 10:00 PM
	Have it give back to the community and be more open for other events with the inclusion of other facilities (art and informal resreation area). Better maintenance.	3/17/2017 8:29 PM
8	update the change rooms, update the gym and open it to local community, update the seating , make the players tunnel operational and safe	3/17/2017 10:12 AM
÷	Better lighting	3/16/2017 11:54 PM
5	Upgrade the grandstand	3/16/2017 10:50 PM
ş	make sure it was sustainable so it can continue as is.	3/16/2017 10:16 PM
7	Maintain and upgrade.	3/16/2017 10:11 PM
5	Less "sports club" ie a bar.	3/16/2017 10:08 PM
2	Visability and promotion of the facility with access 7 days a week.	3/16/2017 9:50 PM
10	update grandstand, toilets and change rooms	3/16/2017 9:42 PM
11	Accessed to local community more often	3/16/2017 9:35 PM
12	Better attitude of club officials to co-uses of Britannia Reserve.	3/16/2017 9:29 PM
3	Have more events there so amenises can be maintained.	3/16/2017 9:21 PM
14	Better lighting	3/16/2017 8:44 PM
15	Carry out some maintenance.	3/16/2017 8:29 PM
16	Upgrade to state if the art sporting facilities - Juniors carrivals	3/16/2017 8:07 PM
7	The name of the stadium and no night soccer.	3/16/2017 8:00 PM
18	Close it down and return the facility to the Vincent community	3/16/2017 7:45 PM
19	New change rooms and grandstand,	3/16/2017 7:22 PM
20	Make our make and make it feel more concemporary.	3/16/2017 7:13 PM
21	Restrooms make it more appealing from the street view.	3/15/2017 10:48 PM
22	The facilities need to be upgraded.	3/15/2017 10:25 PM
23	The surrounding fence and dressing rooms.	3/15/2017 3:05 PM
24	Upgrade the facilities by bringing the grandstand up to date.	3/15/2017 2:03 PM
25	Upgrade faoilties.	3/15/2017 1:55 PM
26	Extra training for various sports. Better lighting.	3/15/2017 1:33.PM
27	Brighter lights.	3/15/2017 1:14 PM
28	More Grandstand area.	3/15/2017 1:05 PM
29	More community engagement rather than just one or two sporting facilities.	3/15/2017 12:39 PM
30	Make it more open. Take away the high fences.	3/15/2017 12:22 PM
31	More sealing.	3/15/2017 12:10 PM
32	Get rid of hedge or make some openings for passage of movement	3/15/2017 2:51 AM
33	Restore It to is heritage past glory and rename it to the Lake Monger Velodrome.	3/14/2017 8:35 PM

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Litis Stadium Master Plan - Community Feedb	back Form	
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	adium Master Plan - Community Feedback Form	SurveyMonkey
34	Name changed back to Lake monger velodrome	3/14/2017 4:57 PM
5	Tied it up, refresh exterior and interior, definitely refresh and repair green fence.	3/13/2017 7:13 PM
6	better integration with the rest of Britannia Reserve. Currently it locks very closed off, dated and would benefit from being reintegrated through landscaping and access	3/13/2017 2:19 PM
7	Get the football club out of it. The place history was Perth's original Games standard cycling velodrome and the Athena Club only has interest in using it as a football facility. That isnt what it was built for.	3/13/2017 4:04 AM
8	It should not be called "Liss Stadium" it was built as the Lake Monger Velodrome and that should be its proper name.	3/13/2017 2:20 AM
9	its name Lake Monger Velodrome	3/13/2017 1:13 AM
0	its Name Forever the Lake Monger Velodrome	3/12/2017 11:43 PM
1	its name should be the Velodrome	3/12/2017 11:16 PM
2	Integrate with community	3/12/2017 9:59 PM
3	i would change its name , i grew up calling it the velocitome	3/12/2017 9:32 PM
4	The name. Should never have changed it from being called the Velodrome.	3/12/2017 7:55 PM
5	Change its name back to the Lake Monger Velodrome which is why the facility was originally built.	3/12/2017 7:25 PM
6	It's name Velodrome	3/10/2017 5:11 PM
7	It's name needs to be changed back to the velocitome & its history respected	3/10/2017 4:25 PM
8	Re-activate original entrance on Britannia Road	3/10/2017 4:22 PM
9	change the back to the Velodrome & represent Vincent, not Floreat. Also honour the memory of the Velodrome	3/10/2017 3:51 PM
0	Upgrades to the clubhouse, bar etc as facilities are becoming quite fired.	3/10/2017 9:59 AM
1	Toles	3/10/2017 4:09 AM
2	More vibrant and invising. Improved spectator areas.	3/9/2017 8:08 PM
6	Accessibility to the local community	3/6/2017 11:53 AM
4	Remove the fence, make it feel like a community space.	3/5/2017 11:02 PM
5	Better use of area under old grandstand.	3/4/2017 1:07 PM
6	Reach out to the broader outural community	3/4/2017 7:46 AM
7	4G playing surface for all season games	3/3/2017 3:24 PM
8	The old toilet blocks	3/3/2017 8:52 AM
9	Embrace and welcome residents in the area to come and enjoy the world game.	3/3/2017 12:24 AM
0	Open it up for the rest of the community rather than having it closed off for the soccer club	3/2/2017 6:40 PM
1	nothing	3/2/2017 4:48 PM
12	The main thing I would change would be stronger floodlights. The current ones are approaching 20 years old and with improvements in lighting technology over the years we could replace these then put the old ones out onto Bistannia reserve (where the lighting is really inadequate leading to problems with ground wear and places for all our teams to train in a safe environment.	3/2/2017 3:33 PM
i3	Plant some deciduous trees anywhere there is space to do so. Give it a facelift to make it more appealing.	3/2/2017 12:12 PM
4	Modernise it, needs sprucing up, make more accessible to rest of the community, needs complete overhaul	3/2/2017 11:31 AM
5	It's appearance	3/2/2017 10:23 AM
6	ADD GRANDSTAND	3/2/2017 9:51 AM
7	Provide better parking to users to keep them off of our street.	3/2/2017 9:13 AM
8	Utilize the other side of the ground. (Scoreboard end) Even start by filming games from that side.	3/2/2017 8:32 AM
9	More modern hall with new entrance & upgrade on the tollets.	3/1/2017 11:01 PM
0	Better facilities for all. Upgrade toilets	3/1/2017 10:57 PM



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Litis Stadium	Master Plan	n - Communit	v Feedback	Form
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71	Upgrade the facilities	3/1/2017 10:29 PM
12	A big refresh. Some serious investment and broader use. Not just for sports.	3/1/2017 10:03 PM
73	The grandstand and club rooms	3/1/2017 9:55 PM
4	Full renovation to freshen is up and make it more a part of the community.	3/1/2017 9:37 PM
5	Stadium seating/Change rooms	3/1/2017 6:50 PM
6	Notiting	3/1/2017 5:47 PM
7	The look of the clubhouse from the outside	3/1/2017 5:38 PM
18	Update all the facilities as very old	3/1/2017 5:26 PM
19	Grow it and make it an asset to the community. A football hub for Youth, A cheap gym, community function room, a property admissistered bar/cale/restauranc Kids play grounds.	3/1/2017 4:50 PM
0	Make it more vibrant	3/1/2017 4:03 PM
15	Upgrade and Needs shade for spectators	3/1/2017 3:26 PM
2	Freshen up and advowledge the past donationors and families who have contributed to its existence	3/1/2017 3:16 PM
tă.	The quality of the turf near the oricket club where the juniors have to train and play. The facilities for the storage of the goals is appalling. And I think the Stadium is well overdue a face lift so it at least looks like the community and the council care about it and are invested in its future.	3/1/2017 3:12 PM
14	Improved (upgraded) facilities	3/1/2017 2:16 PM
15	Make it more open for everyone to use and encourage more family events.	3/1/2017 2:09 PM
16	The distance players have to travel from change rooms to the playing surface is too far	3/1/2017 12:59 PM
7	Vice President, people slicking their noses in, secrecy	3/1/2017 12:40 PM
88	Lighting	3/1/2017 12:21 PM
19	Fix the old change rooms and tunnel	3/1/2017 12:14 PM
90	Take away the ethnicity	3/1/2017 11:44 AM
11	More seating, commercialise it, use it as a rugby stadium. Potential for another a league license/stadium	3/1/2017 11:42 AM
92	Appoint professional management	3/1/2017 11:34 AM
13	upgrade the facility	3/1/2017 10:31 AM
14	A bit more inviting - looks quite depressed	2/28/2017 8:42 PM
15	Have a cale that is open to public	2/28/2017 4:08 PM
16	Build the grandstand on the opposite side to get city views. The grandstand then becomes a more desirable reception or function area.	2/28/2017 3:34 PM
97	the facilities need to be updated	2/28/2017 2:08 PM
38	The current ground lighting also on Britannia reserve which Floreat share with the rugby and cricket	2/28/2017 11:39 AM
99	I think having more signage at the front entrance would help first time users of the club, and the public that might not know what it is and what it offers. I also think if it was less "banfcaded" it may be more inviting to all in the community.	2/28/2017 11:34 AM
00	Improve it to become the second best rectangular venue in Perth after nib Stadium	2/28/2017 11:15 AM
101	Change rooms and toilet facilities	2/27/2017 9:36 PM
102	It is very run down and needs an injection of vibrancy to bring it to lifer it wolid be good to retain memories of its history.	2/27/2017 6:06 PM
103	Better lighting for sports events	2/27/2017 5:53 PM
104	Brighten it up & make it more physically appealing	2/27/2017 2:03 PM
105	Requires a major upgrade	2/27/2017 10:01 AM
106	needs better viewing and seating on more than one side of the ground. Closer to the action would also be a benefit as prime viewing real estate is really multiple levels/stains/access.tmproved food and drink options, better change rooms/ solites. Training/Warm up pitch	2/27/2017 9:32 AM

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Litis Stadium Master Plan - Community Feedback Form

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107	I have to admit the facilities do need to be maintained and especially those that have been condemned It is a local Government saset and should be treated by the City of Vincent as such. No clubs have the finances to maintain an asset that is owned by others. City of Vincent should be more proactive when it comes to the club that has been at that location for so long.	2/27/2017 9:09 AM
108	It looks run down and requires rectification work to make it better	2/27/2017 8:08 AM
09	upgraded facilities	2/27/2017 8:06 AM
110	The whinging neighbours	2/27/2017 7:48 AM
111	Better facilities for players	2/27/2017 7:37 AM
112	Demolish and start again	2/26/2017 1:17 PM
113	It's not welcoming in its design. It looks closed off,	2/26/2017 12:58 PM
114	Removing the existing fending & hedges which close of the area including the footpaths.	2/25/2017 11:50 AM
115	When special events are held there, for some reason unknown to normal humans, the announcers seen to think that everyone attending is stone deal and therefore the PA system must be on full volume. Tone it down a bit folks and him sure even those attending will be forever grateful.	2/24/2017 4-24 PM
116	To remain as a small clubnot a party venue	2/24/2017 12:08 PM
117	Lam not too certain. I haven't examined the facilities so I can't really judge. But I would hope that any future works were not to be too obtrustive to the surroundings and neighbours as I live just up the road from the stadium.	2/24/2017 10:59 AM
118	used all year round, for other cultural/sporting events	2/21/2017 9:01 PM
119	They are a secret society. What goes on there ? Heaven forbid if you enter their sacred ground.	2/21/2017 5:53 PM

4/4



5.6. Question 5a dataset — all

Litis Stadium Master Plan - Community Feedback Form

Do you think Litis Stadium needs to be more open to the comm	unity (i.e. visually	and/or physically	1)?	
Answer Options	Yes	No	Rating Average	Response Count
If so what changes would you suggest? (please specify)	96	38	1.28	134 90
			answered question skipped question	



5.7. Question 5b dataset — all

Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

Q5 Do you think Litis Stadium needs to be more open to the community (i.e. visually and/or physically)?

(no label) 0 0.2 0.4 0.6 0.8 1 1.2 1.4 1.6 1.8 2

	Yes	No	Total	Weighted Average	
(no label)	71.64%	28.36%			
	96	38	134		1.28

	If so what changes would you suggest? (please specify)	Date
1	remove barbed wire and much of the car parking to physical open it up to rate payers	3/17/2017 2:00 PM
2	I would like it to be open to the public for more than just soccer.	3/17/2017 12:29 PM
3	opening the facilities up to the public	3/17/2017 2:12 AM
4	More lighting and advertising	3/16/2017 2:50 PM
5	Extra facilities, share with sports like skate parks or basketball.	3/16/2017 2:11 PM
6	Make a barr restaurant feel a little less sporting club would be nice to pop in for a date with my giffriends.	3/16/2017 2:08 PM
7	Tlike the hedge but I might exclude some spectators so can see either way.	3/16/2017 1:58 PM
8	Better facilities established to drive traffic facilities 7 days a week, Playgrounds and 5-a-side	3/16/2017 1:50 PM
9	Do not out down the hedge. More community presence.	3/16/2017 1:42 PM
10	Facilities to be made more available more often.	3/16/2017 1:35 PM
11	Changes to fence on Britannia side. More open dub rooms for meals. Info board advertising upcoming events.	3/16/2017 1:29 PM
12	pay more attention to community level football, especially the junior level.	
13	Function centre, rafe at the front on Britannia road, Synthetic training pitch for 5 a side competition.	3/16/2017 12:07 PM
54	Take it away from the FASC and allow the community to use it for a mens shed, community garden and let other sports use it.	3/16/2017 11:46 AN
15	The grounds are so secretive and hides the beauty of the facility.	3/16/2017 11:13 AM
16	Cafe/restaurant open to the public.	3/15/2017 2:48 PM
17	It should primarily still be a soccer pitch, but i do support some other non-sporting community activity.	3/15/2017 2:25 PM
18	I would put pamphlets into the letterboxes to inform the community of our games and if they would like to attend.	3/15/2017 7:05 AM
19	Yes however the physical value of the stadium and its original purpose as a velocitome do not make it conducive to many changes.	3/15/2017 6:03 AM
20	Greater use by other councils groups would be good. Mount Hawthorn Primary School and Anarmore College should have some existence here.	3/15/2017 5:49 AM
21	More use of clubrooms	3/15/2017 5:33 AM

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Litis Stadium	Master	Plan - C	ommunity	reedback	rorm

22	sports gym and medical centre Cale, childcare centre. Family fun days Cinema nights. Community Concerts	3/15/2017 5:14 AM
23	Not sure if it needs to be more open or not as the ground needs its privacy as part of it functions as a soccer ground. Facilities should be publicly available to the community by way of signage or advertising perhaps.	3/15/2017 5:05 AM
24	Inclusion of a social or association membership which involves club access to facilities. Upgrade facilities. Making it accessible for community activities and functions other than soccer.	3/15/2017 4:39 AM
5	Remove the high fences and/or bushes.	3/15/2017 4:22 AM
15	Get the community more involved in sport.	3/15/2017 4:10 AM
27	Council needs to invest in it, very much neglected. Look at the innovations at Claremont and even Medibank. Stadium	3/14/2017 6:51 PM
28	I would like the stadium to be recognised for its heritage past. That it was the cycle velodrome for the 1962 British Empire and Commonwealth Games held in Perth, Western Australia, from 22 November to 1 December 1962. The stadium should be renamed to its original name, Lake Monger Velodrome.	3/14/2017 12:35 PM
29	see previous comments. I'm not sure why a patch of grass needs to be locked up	3/13/2017 6:19 AM
30	it shouldn't be leased to a private organisation its a public asset owned by the community by their council and the community should have full access to it all the time	3/12/2017 6:20 PM
15	its belongs to all Western Australians	3/12/2017 5:13 PM
2	The Greek connection needs to reoved	3/12/2017 3:43 PM
63	needs to be open to the public , needs to respect the history of the venue . It was built for the 1962 British Empire & Commonwealth Games . It needs to pay the city of Vincent a fair rent & stop being a drain on ratepayers	3/12/2017.3:16 PM
14	By linking it to its history there is an opportunity to provide facilities that attract people every day rather than only for sporting events.	3/12/2017 1:59 PM
35	needs to be open to the public & respect its heritage	3/12/2017 1:32 PM
6	Public feel excluded under current lease. Should be returned to community use	3/12/2017 11:55 AM
7	It should be used as a public museum for the Games or a shared community resource	3/12/2017 11:25 AM
6	Open to public	3/10/2017 9:11 AM
39	It's needs to be part of the community & represent Vincent	3/10/2017 8:25 AM
60	Keep the stadium and the soccer club, but free up unused space for innovative community access projects - urban orchard, market statist, food trucks, pit stop shop/area at tip of Britannia Road for walkers/runners, bike riders heading to Lake Monger.	3/10/2017 8:22 AM
61	A Local soccer team needs to be created	3/10/2017 7:51 AM
12	Upgrades to the entry statement would help, along with the aforesaid facility upgrades more broadly, which would make it a more invising place to hold evens etc.	3/10/2017 1:59 AM
13	From the outside it looks deteilet - original entrance, back of tollet (?) blocks on Brittannia side, Britannia carpark entrance. Current 'main' entrance not obvious or inviting, Buildings (external and internsi) look tired, could be beautiful and reminiscent of the era and reflect the heritage (origins as a velodrome)	3/9/2017 12:08 PM
66	I made suggestions in the past but the club rejected it	3/5/2017 3:53 AM
45	Remove the fence, make it leef like a welcoming community space. Make a community vegetable garden or plant natives to attract birds. Outdoor community movie space, Better connection with the natural environment. Tell the story of the velodrome at the Commonwealth games, we did not know this special history of the stadium. Make this a vibrant space that's available for multiple uses.	3/5/2017 3:02 PM
16	It is unknown whether the Club room facilities are able to be hired by the community - but they should be. The stadium does need to be fenced as it is under lease from the Council.	3/4/2017 5:07 AM
17	The area tucked away creates an intimate atmosphere but is this what the committee wants seclusion from the community	3/3/2017 11:46 PM
18	A lot more open to junior players and parents.	3/3/2017 7:24 AM
19	Upgrade to buildings and surrounding area	3/3/2017 12:52 AM
50	Removal of hedge, better advertising of the facility.	3/2/2017 4:24 PM
11	increased community activity and availability	3/2/2017 10:40 AM
2	I ticked yes because I think there is definitely room to utilize the venue more by the community. This is more to do with individual committees being proactive in marketing the venue. In terms of Physical barrier I think the venue is accessible well enough but I can imagine for others not familiar with the venue it can be confusing knowing where to go so maybe better signage would be an option.	3/2/2017 7:33 AM



List. Co. E.	× * · · · · · · ·	W	The state of the second st
Lifus Stadium	Master	Plan - Communit	v Feedback Form

		r
3	I'm not sure. I'm sure it adds to the atmosphere having it enclosed so perhaps it should stay that way.	3/2/2017 4:12 AM
š	Promote soccer to local community, open it up to junior soccer players, break down the barriers	3/2/2017 3:31 AM
5	EXPAND AND IMPROVE CURRENT FACILITIES TO INC CAFES ETC WHILST KEEPING ITS SPORTING ACTIVITIES. INC A CRECHE FOR SPORTING DAYS	3/2/2017 1:51 AM
ē.	to have it opened up on the Britannia park side so that access to community was an option	3/2/2017 1:13 AM
1	Need to change the mentality. Need to advertise more to the city of Vincent. Use of the ground and facilities during the day.	3/2/2017 12:32 AM
6	A signage at the entrance of the carpark; upgrade at the soccer stands; upgrade the toilets in the hall & modernise the hall.	3/1/2017 3:01 PM
9	You need to be open but private too to make it a safe environment for the community and the children.	3/1/2017 2:57 PM
)	More functionality.	3/1/2017 2:03 PM
t)	Hold community events there and perhaps make any revamped food and beverage facilities open to the public.	3/1/2017 1:37 PM
2	Open up th Britannia Oval/Carpark	3/1/2017 10:50 AM
3	More community events/ dual use by the community. Visually join with Britannia reserve	3/1/2017 9:26 AM
	As above	3/1/2017 8:50 AM
6	Hold cultural events in it or perhaps some significant sporting events	3/1/2017 8:03 AM
e O	Maybe some clearer signage about when it is open and to whom.	3/1/2017 7:12 AM
6	Apparently we need to be. Schools to use ground facilities, music events on the grounds	3/1/2017 4:40 AM
é.	More activities held during the off times of the football season	3/1/2017 4:14 AM
0	A different name, without Athena.	3/1/2017 3:44 AM
l.	More facilities for the community, like a gym or something	3/1/2017 2:31 AM
1	Post event notifications locally, have games with free admission for under 5's (assuming you have to pay?!)	2/28/2017 12:42 PM
8	Café to public	2/28/2017 8:08 AM
	the grass needs to be better, better toilet/thange room facilities, the interior could do with an upgrade and seats	2/28/2017 6:08 AM
	working together with their neighbours to encourage children into sporting activities and a community family.	2/28/2017 3:39 AM
	As above more signage and less fencing. Dedicated entry point	2/28/2017 3:34 AM
	More open and available to community use. Upgrades and maintenance should increase with more use, But not an open parkland.	2/28/2017 3:15 AM
r :	Open access from Britannia reserve mau help with this.	2/27/2017 10:06 AM
8	Strange question. Dominn Gardens is barricaded like an army barracks as are so many other facilities in the city are, our tennis a bowts clubs, the Booce club etc. The northern corner should become a community garden with compost heaps plus clinus and other fruit and nut trees for kids education opportunities and community consumption, make it a joint project of MHPS and Aranmore and some servic clitters, mens shed types to bridge the lage divide along the lifespan and facilitate community enginement across a variety of levels. Add some sculptures of VAA spons people or WA medial winners from the '52 Empire Games since we near zero legacy remaining from those momentous days. Some openings in the hedges would be an idea. A small cale finding people, dogs, coffee to the park (Britannia res.) and the lake over the freeway walk bridge seems to have considerable community interest. Regarding visually i that also be a stadium - strange question.	2/27/2017 9:53 AM
9	Clean it up, repair the facilities where required. Upgrade the toilets & other ancillary facilities. Make us feel proud to be associated with the olub.	2/27/2017 6:03 AM
0	The Greek Community have part of this amonity for many years and spent a significant amount of money over the years and needs to remain with the Greek Community	2/27/2017 2:01 AM
t	Off season access for community events would be beneficial. Permanent corp/govt organisations (sports, medical, associations etc.)	2/27/2017 1:32 AM
2	The grounds are not looked away so the general public can access them though. It would also encourage vandalism or theft should it be too visible and easily accessible.	2/27/2017 1:09 AM
8	I think it needs another seated stadium on the North Side to enclose it and confine crowd noise during games. This will also help to further shield freeway and train line noise to nearby houses,	2/27/2017 12:08 AM
14	Use facilities for community	2/26/2017 11:37 PM



Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

85	New design with cafe, better seating.	2/26/2017 4:58 AM
86	As above	2/25/2017 3:30 AM
87	The hedge is fantastic and MUST be retained. Regardless of what you do to the stadium, no-one wants to just overlook the stadium. They can now look out at a green hedge rather than a concrete structure.	2/24/2017 8:24 AM
38	I think it's quite accessible as is. There is adequate parking and attracts crowds during events.	2/24/2017 2:59 AM
89	No real obvicus entrance if you haven't been before	2/21/2017 1:01 PM
90	 Open days to see what they do there - EG: Free sausage sizzle. 2. Free entry to games. Crowd numbers are low so get the community involved. Money to be made at canteen and bar. 	2/21/2017 9:53 AM





5.8. Question 6 dataset — members

Answer Options	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Response Count
Better connectivity between Litis Stadium and Britannia	37	16	5	3	1	62
Sports/Medical/ Fitness Centre	32	20	5	1	2	60
5-a-Side /Warm Up Pitch	30	23	7	0	1	61
mproved security lighting/CCTV etc.	39	17	3	2	1	62
Public artwork	20	19	18	2	1	60
Sharing facilities with other sporting groups	17	17	16	6	5	61
Spaces for social groups (i.e. playgroups, seniors, youth)	23	23	11	3	1	61
Spaces for cultural groups (i.e. display work of local artists)	20	21	18	2	0	61
Provide community meeting spaces	21	24	15	1	0	61
weas for formal outdoor community events/gatherings	26	24	9	1	0	60
Extend scoreboard to allow (community) movies to be shown	27	21	10	2	2	62
Enhanced landscaping	31	17	11	1	0	60
Connectivity with the natural environment	23	17	20	1	0	61
A Café	22	23	12	3	1	61
Children's play area/equipment	22	20	15	3	1	61
nformal recreation areas (i.e. to sit and enjoy the place)	20	19	20	1	0	60
Dog facilities / better integration with Britannia Reserve dog	10	10	12	13	17	62
Upgrade/refurbishment of existing buildings and facilities	49	6	4	2	0	61
Demolish and build new grandstand with change rooms	32	8	10	8	3	61
Relocate or upgrade the entrance to the stadium	29	21	8	3	1	62
New junior club & change room facilities	36	16	6	3	0	61
New artificial (synthetic) playing surface	25	6	17	7	7	62
Von-sports related facilities such as housing or child care	8	11	12	15	15	61
					answered question	6
					skipped question	0

5.9. Question 6 dataset — non-members

Please rate your support for the following aspects that could be included in the Litis Stadium Master Plan.

Answer Options	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Response Coun
Better connectivity between Litis Stadium and Britannia	32	22	16	1	5	76
Sports/Medical/ Fitness Centre	28	27	14	3	5	77
5-a-Side /Warm Up Pitch	16	22	24	5	8	75
mproved security lighting/CCTV etc.	27	28	18	1	2	75 76
Public artwork	25	16	22	6	8	
Sharing facilities with other sporting groups	19	25	22	6	5	77 77
Spaces for social groups (i.e. playgroups, seniors, youth)	32	27	13	2	2	76
Spaces for cultural groups (i.e. display work of local artists)	24	27	21	3	2	77
Provide community meeting spaces	30	28	14	3	1	76 76
treas for formal outdoor community events/gatherings	28	34	11	0	3	76
xtend scoreboard to allow (community) movies to be shown	25	20	13	12	6	76
inhanced landscaping	33	26	16	0	1	76 76
Connectivity with the natural environment	29	23	20	2	2	76
Café	26	25	18	2	4	75
children's play area/equipment	22	29	19	4	3	77
nformal recreation areas (i.e. to sit and enjoy the place)	26	27	20	1	2	77 76 76 77
log facilities / better integration with Britannia Reserve dog	12	10	27	14	13	76
/pgrade/refurbishment of existing buildings and facilities	33	28	12	3	1	77
Demolish and build new grandstand with change rooms	14	17	22	7	17	77
Relocate or upgrade the entrance to the stadium	19	21	18	7	13	78
lew junior club & change room facilities	19	23	21	6	8	78 77 76 75
lew artificial (synthetic) playing surface	10	13	26	9	18	76
ion-sports related facilities such as housing or child care	5	9	26	15	20	75
					answered question skipped question	7



5.10. Question 7 dataset — all

Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

Q7 Do you have any other comments to make in relation to the Litis Stadium Precinct?

Answered: 75 Skipped: 69

	Responses	Date
5	Find abemative grounds for top level matches. Renamed to Leveleville/Mount Hawthorn football club. Change primary use to juniors club to feed into top level. Lower Junior Prices.	3/17/2017 10:00 PM
2	I would like to see the local community engage more with it. Most users appear to come from further away.	3/16/2017 10:08 PM
3	i support better utilisation of the stadium and the facilities but not at the expense of neighbours quality of the like increase in the traffic. Noise is too loud (Crowd noise is fine) but the announcer and music before buring and after games.	3/16/2017 9:58 PM
4	This is a club that should be enhanced to its former glory and let the local community enjoy it like i have for the 25 years.	3/16/2017 9:50 PM
5	it must remain as a sporting facility.	3/16/2017 9:42 PM
6	This stadium is an important part of my life and this community.	3/16/2017 9:35 PM
7	Club users frequently drive dangerously both within the reserve car park and on the arena car park.	3/16/2017 9:29 PM
8	Please exclude dogs from this venue because dominate britannia reserve. Dogs close of the venue to children as owners rarely clean up after them and they attack the children. I cant take my son to the reserve without dogs chasing my son.	3/16/2017 9:21 PM
9:	The history of the club and the stadium need to be respected and maintained.	3/16/2017 8:44 PM
10	It is a great stadium and venue and should remain so.	3/16/2017 B:29 PM
11	Good to have a sporting club locally. That creates vibrancy. Needs to be upgraded so it an be used for high pm/lie events. Should be a facility that bring business into the local area.	3/16/2017 8:07 PM
12	The club management has proven is can no longer manage the facilities it should be used for something other than soccer. Give the facility back to its rightful owners.	3/16/2017 7:46 PM
13	We trave as far as Sawyers Valley to attend this amazing club.	3/16/2017 7:26 PM
14	Have lived in this area most of my life, feel like this is part of the community.	3/16/2017 6:57 PM
15	This ground has been poart of our livelihood since the comonwealth games and should have the heritage kept and preserved as a sporting venue.	3/15/2017 10:37 PM
16	Needs to be modernised, and to be a more useful facility for the community.	3/15/2017 10:25 PM
17	Oppose increasing CCTV as there is enough already.	3/15/2017 3:05 PM
18	An upgrade of the buildings themselves, they are dated - a more environmentally friendly area with more entry positions.	3/15/2017 2:03 PM
19	The Presinct could provide the community with not only the sporting facilities but offer social and cultural events, place to meet up with friends and family.	3/15/2017 1:55 PM
20	Don't want the grandstand rebuild just the changing rooms.	3/15/2017 1:33 PM
21	Great sporting venue for soccer.	3/15/2017 1:20 PM
22	I would like to see tots of history and memorabilia around the ground.	3/15/2017 1:14 PM
23	The stadium is a great facility for the community. Its good to get the younger generation involved and participating which is part of the NPL. This supports a healthy activity for our community	3/15/2017 1:05 PM
24	Looking forward to becoming more involved with soccer and the football club.	3/15/2017 12:39 PM
25	Integrate with Britannia oval for a whole sports precinct.	3/15/2017 12:22 PM
26	CoV commit to investing in this great venue. Brilliant festival venue	3/15/2017 2:51 AM

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Litis Stadium	Master Plan	- Community	reedback	Form

SurveyMonkey 3/14/2017 B:35 PM 27 I would like the stadium to be recognised for its heritage past. That it was once the cycle velodrome for the 1962 British Empire and Commonwealth Games held in Perch , Western Australia , from 22 November to 1 December 1962. The stadium should be renamed to its original name, Lake Monger Velodrome. The stadium/Velodrome should be restored to its formal glory. Display memorabilia and photos from the past for members of the public to view 28 Any major upgrade will destroy this last oasis for recreation and relax of normal people. It is already accessible to 3/13/2017 7:13 PM anybody who needs it. Without proposed novelsies. 29 Preserve buildings as a place to display memorabilia from the 1952 British Empire and Commonwealth Games held in 3/13/2017 4:04 AM Perth in 1952. Perty Lakes stadkim is already lost and demolished - it is important to save the Velodrome as part of our Games history. The grass can be used for other recreational features such as this http://www.subaruland.jp/en/play/meiro.php 30 should be used for family recreation by the general public or entertainment like rides or outdoor exercise structures 3/13/2017 2:20 AM and not used for football 3/13/2017 1:13 AM 31 restore the name back to the velodrome remember its history & create a memorial to this important part of W.A.History 32 it needs to respect its history & restore its dignity. Its been neglected for to long , with little value to the rate payer of 3/12/2017 11:43 PM Vincent 33 need to respect its history & socoer needs to changer its name to reflect , its location 3/12/2017 11:16 PM 34 I think the overall area should be called The Velodrome with the Litis name retained as a subsidiary identifier. A link 3/12/2017 9:59 PM with its history could be maintained by having a mini-museum covering its history and events that have occurred there This would provide people with a reason to visit. This would then dovetail with it having other faculties such as cafe enc. 35 3/12/2017 9:32 PM needs to be part of the community & respect its history 36 3/12/2017 7:55 PM Any use must respect its history as a cycling velodrome. Public art etc should reflect cycling NOT SOCCER. Using the ourdoor field as an adventure park can still preserve the historic grandstand buildings and entrance to respect the Perh Empire Games. 37 Building should be used as a public museum for the 1962 Perth Commonwealth Games or a shared community 3/12/2017 7:25 PM esource. Other uses for outside area could be a high ropes course or vertical adventure maze course 38 Change its name back 3/10/2017 5-11 PM 39 It's time it's handed back to the public of w.a.It's name is the velodrome & it's history , being a venue for the 1962 3/10/2017 4:25 PM British empire games Cycling , should be respected Good to have a top league soccer club with long history situated locally but ned to upgrade facilities to be in line with a 40 3/10/2017 4:22 PM council that is progressive. Keep the stadium and its facilities, but there are certainly parts of the precinct that could be better utilised 41 3/10/2017 3:51 PM its time, the name changed back to the Velodrome & we respect its Legacy & History 42 3/4/2017 1:07 PM There needs to be a better connection between the change rooms and the playing area, yet access needs to be maintained to Britannia Reserve. The hedge on Britannia Road provides an adequate screen 45 needs more help and support from local council 3/3/2017 11:38 AM I would love to see the facilities improved and become more appealing to the broader community 44 3/3/2017 8:52 AM 45 The Club needs to embrace the residents, as do the residents need to embrace the local football (soccer) team 3/3/2017 12:24 AM 46 The main issue in regards to operating the sports aspect isn't so much to do with Life stadium but with the training 3/2/2017 3:33 PM lacilities on Britannia. We are constantly ridiculed on social media with one post saying we have the worst playing surface in Perth. Litis stadium cannot handle the load of all of our teams and with greater floodighting it would allow training and even some matches to be played out there preserving the ploth inside Lifs to be used for other events that would be more beneficial for the club. Being a former junior, player in the senior system, former vice president, president and now masters player, I have seen most of the issues the club faces from many angles. With the amount of kids in the local area the biggest challenge will be in having the facilities available to adequately service the growth in junior football in the coming 10-15 years. The latest Ausplay survey shows football is now the most popular dub based sport in Auszulia. With the increased youth demographic in the area it would be foolish for the city of Vincent not to look forward and invest in sporting infraszucture which in my opinion has been in decline over the last 5 years. Utis Stadium is the best football stadium in WA bar NB stadium (not really comparing applies with applies) and every effort should be taken to ensure it plays a role for the people in WA for the next 10,20 and 50 years.

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Basically don't want this to turn into something that is getting used so much that it is always noisy / overcrowded / cars



spilling into streets etc

47

3/2/2017 9:13 AM

Litis Sta	adium Master Plan - Community Feedback Form	SurveyMonkey
48	What a great exercise. This really needed to be done to change the way going forward. Things do cost money some things would be nice in theory. What is attainable is the question. It's great to review everything and put processes in place for the future.	3/2/2017 8:32 AM
49	Socoer has been at this ground for a very long time, it was the old velodrome from the Commonwealth games in the 60%. You need to zy and preserve that history, maybe a museum??	3/1/2017 10:57 PM
50	It's been around for a long time and is in desperate need of some improvements	3/1/2017 10:29 PM
51	Tailor it to have a great soccer environment unlike any other in Perth to encorge soccer more in Australia	3/1/2017 9:55 PM
52	It is very important to the community	3/1/2017 5:26 PM
53	It's a little hidden - be great to make it more visible to the community and integrate it with Britannia Reserve.	3/1/2017 4:03 PM
54	Keep its history acknowledged andbe proud of its heritage while also aspiring for an inclusive future	3/1/2017 3:16 PM
55	Socorr is a growing sport and as such facilities like Lilis Statium need to be maintained, enhanced and have a vision for the future. It shouldn't be about AFLAFL and AFL. We should encourage sporting diversity.	3/1/2017 3:12 PM
56	Lighting could be improved on playing surface	3/1/2017 12:59 PM
57	Need to keep existing character of the football club i.e. The tunnel which leads in to the ground . You had the feeling of walking on to Wembley England when playing there in years gone past . A unique feature they no other ground in Perth had.	3/1/2017 12:14 PM
58	More connection with mt hawthorn business precinct	3/1/2017 11:42 AM
59	I have grown up in Leederville and my parents still live there for over 50 years. The VelodromeLt/is Stadium has been a part of my childhood and growing up with it being a part of the local neighbourhood, my trusband also grew up in North Perth and spent his childhood and now adulthood at VelodromeLt/is Stadium. Now our son has been a part of the club since he was 4 years old he is now 13, he loves this club and everything about it. He comes to Ltis Stadium and watches every home game and supports his beam, together with his friends they stand around the pic/u, chasing the ball when is goes out. Numerous times he has had the honour of running out of the annel onto the pich with his idels and standing on the pichh lokaling out to the grandstand fitted with people was a highlight for him. He is an aspiring soccer player and loves the stadium field, for him and most kids, this is closet; they will ever get to playing, stiling in the grandstand overlooking the game or enjoying stadium like facilities. Being part of this club my son, daughter and my family have made lifelong Yiendsthips and we love coming together on the weekends and somerimes during the week for a moel where we enjoy the social feel and the sense of belonging the stadium, facilities and club exemptifies.	3/1/2017 11:07 AM
60	There are enough parks and playgrounds around here we don't need another. Anything that promotes noise/evening events will be strongly opposed by residents - lots of young families around here who are more incerested in getting their kids to sleep hearing concerts/open air movies.	2/28/2017 8:42 PM
61	I played at the club growing up, and occasionally go to the club to watch some soccer and absolutely love the club. It is like another member of the family. Grew up building lifelong Itiendships, social interaction/sport with other kids and further on as an adult. The club is priceless for what it can provide back to the community.	2/28/2017 2:08 PM
62	Litis Stadium is a great asset to the community, I think it could just be utilised better to involve more of the community. Every other major sport has a home in the Leedenville / Mount Hawthorn area and with Soccer being the most played sport in Australia for adults and juniors combined, it should have its home too.	2/28/2017 11:34 AM
63	Council needs to view it as a valuable sporting asset to the community. Much like it views Leederville Oval as a great bourique AFL oval, Litis stadium should be viewed the same for Socceritugby or other rectangular sports.	2/28/2017 11:15 AM
54	This community asset has been ignored by the City and Town for decades. Catania and Giorgi knew the importance of inner city sport facilities for all communities in Perith and the need to upgrade them. Their successors haven't given anywhere near the same support. I was a nominated rate payer representative on the Britannia Res. Master Plan, Past FAFC Club searciary, Football West Standing Committee, parent of 2 children at MHIPS - happy to help out here also.	2/27/2017 5:53 PM
65	No	2/27/2017 2:03 PM
66	Requires upgrade and refurbishment. Not redevelopment that will be too costly and unnecessary.	2/27/2017 10:01 AM

3/4

I also feel that the lighting at Britania Reserve is insufficient especially around the building and existing playground. The City took the initiative to install a Dual Pedestrial Path around the park not that long ago through the security and lighting along this path is insufficient and does make pedestrians in the evening feel very uneasy. Improved lighting should be addressed.



48

2/27/2017 9:09 AM

SurveyMonkey

Litis Stadium Master Plan - Community Feedback Form

68	It is a great place to be at for soccer games, seeing the buildings in its current state is very sad. State government, wants to spend heaps of money for a new stadium in Ashfield, why not spend some towards fixing Liss stadium that genuinely requires it.	2/27/2017 8:08 AM
69	It would be wonderful if all this could be created without a massive debt load to the community. As the moment the stadium isn't open to all of the community. Therefore there will be strong opposition from the residents who will feel upset if they need to pay. Grants perhaps?	2/26/2017 12:58 PM
70	Not very supportive of it being replaced with housing.	2/25/2017 11:30 AM
71	Litis Stadium is Litis Stadium and Britannia Reserve is Britannia Reserve. To my mind this exercise seems to be an attempt to commercialise the stadium which is in a sleepy part of the suburb. Housing? Child care centre? Cafe? Well maybe the child care centre would be the only thing to have the minimum amount of impact on the residents. Cenainly NOT housing.	2/24/2017 4:24 PM
72	this sort of proposal has been pushed for in the past, but behind the veil is that floreat football club want to use the facility as a rentable party venue, every weekend, with little or no care for resident and little or no security i strongly oppose this approach.	2/24/2017 12:08 PM
73	While I don't have any solid ideas about the future of the stadium, what I wouldn't be too happy seeing is lots of building, demolsion and construction works. I prefer seeing more trees, greenery and natural settings. Perhaps upgrade or renovation of the facilities would be okay, but nothing over the top or that will generate too much crowds and noise. I wouldn't want to see addision of more buildings and carpanks etc. but upgrades or resuffacing would be okay. It's a pretty good stadium in my opinion but perhaps could just do with a bit of refreshment and maintenance in certain areas.	2/24/2017 10:59 AM
74	A once meace of football, the national exposure of the stadium is a missed opportunity for the City of vincent.	2/23/2017 3:25 PM
75	Any upgrades to be funded by the soccer club and state government grants - not by natepayers whom have been tooked out of the statium for decades.	2/21/2017 5:53 PM

4/4



5.11.	Question 8 dataset	'a little bit about you' — all
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	Yes	No	Total	Weighted
Do you live in the City of Vincent?	62.59% 87	37.41% 52	139	1.37
vre you a member of the Floreat Athena Football Club?	44.29% 62	55.71% 78	140	1.50
lave you used the facilities at Litis Stadium before?	77.70% 108	22.30% 31	139	1.2
Vould you like to nominate to be on a Community Focus Group to provide feedback on the Master Plan? If so, please to Question 10 to provide your contact details.	21.64% 29	78.36% 105	134	1.78

5.12. Question 9 dataset demographic— all

Answer Choices	Responses	
Female	33.09%	44
Male	68.19%	95
Other	0.72%	
17 or younger	1.44%	-
18-20	2.16%	3
21-29	5.04%	3
30-39	23.02%	3
40-49	35.97%	5
50-59	22.30%	3
60 or older	12.23%	1
otal Respondents: 139		



loreat Athena Football Club itis Stadium Master Plan

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Appendix 11 | Design Concept Options - Feedback Form Analysis



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Floreat Athena Football Club Litis Stadium Master Plan

Concept Plan Options - Feedback Form Analysis

June 2017

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1. Executive Summary

This report provides an analysis of the community's feedback to the two concept plan options presented by the project team in regards to Litis Stadium Master Plan. The data was gathered principally using an online survey and through direct engagement initiatives via a Community Focus Group meeting.

The purpose of the engagement was to ascertain feedback on the level of support for the two concept options prepared to inform the Litis Stadium Master Plan.

Following advice from the City of Vincent, feedback was sought from approximately 71 community members (of which 27 were identified as club members) who indicated an interest in being kept informed of the Master Plan through the preliminary consultation period. Feedback was sought for from 29 May – 12 June 2017. It may be noted that any feedback received is of an informal nature, as the City of Vincent will formally advertise the Master Plan in due course.

Nine questions were asked in the online survey using Survey Monkey with a total of 26 responses received. The feedback forms were analysed to show the different viewpoints of club members (6 responses received) compared to non-club members (20 responses received). Due to the small sample received and the balance of non-club member responses versus club members, the results from this feedback can be interpreted as biased and should be interpreted as anecdotal only.

On average, club members indicated a mostly supportive or strongly supportive view of the concept plans and elements presented. However, this was not the case for non-club members with many having differing points of



view on concept plan elements.

Question 1 identified the difference between club members and nonmembers in regards to the broader master planning to include community initiatives. Although club members supported all four initiatives, both club members and non-club members seemed to be somewhat in accordance for the following two elements:

- Collaborating with local community organisations to re-purpose some of the facilities on the site for unique community initiatives (e.g. a community café, interpretation space of the history of the site as the Empire Games velodrome).
- Working with local community groups to develop a clear and agreed understanding between the Club and all other users of Britannia Reserve to ensure optimal access for all.

Question 2 saw Club members showing the least support for the installation of bicycle parking facilities near the clubrooms. Club members responding positively to most of the elements with the strongest support for the following four:

- Convert the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.
- Remove existing bitumen to the north of the football pitch and replace with landscaping and an outdoor dining/viewing area.
- Installation of four new LED lights at each corner of the football pitch.
- Demolish and rebuild the players' race from the change rooms (due to existing structural issues).

By contrast non-club members provided responses from both sides of the spectrum, with strong support for some of the elements, namely converting the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.



At question 3, club members indicated 'strong support' for all 4 elements relating to option one, whereas non-club members 'strongly opposed' these.

Elements for concept plan option 2 were proposed as part of question 4. Club members again indicating 'strong support' for all three elements. Compared to concept plan option 1, non-club members shifted to a more positive opinion in regards to these elements; in particular, 'strong support' was given to the refurbishment of the existing grandstand.

All answers given in question 5 were amalgamated to formulate a list of top responses. It is important to note that not all responses were supportive of the proposed plans. Some respondents mentioned completely different use of the stadium that did not revolve around soccer, as well as comments relating to the cancellation of FAFC's lease. However, it was agreed by most respondents that the stadium's heritage as a velodrome should be in some way, shape or form, remembered and reflected in the Master Plan. There was also strong support for a café so long as it is attractive and offers good quality products.

Question 6 asked respondents to make any other comments. As with question 5, all answers were amalgamated to formulate a list of top responses. Three responses related to the FAFC's lease and its cessation. In commenting on the two plans, whether Concept Plan Option 1 or 2, the following comments can be taken into consideration:

- Change name of the stadium (to reflect heritage)
- Respect heritage (Velodrome/Empire & Commonwealth Games)
- Do not remove mature trees (in or around the stadium)

Question 8 gathered respondent's demographic information. Question 9 gathered contact details, which can be found at Attachment 1.



2. Introduction

Floreat Athena Football Club (FAFC) is preparing a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent. The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. Dependant on the community feedback and the funding potential, it may consider a range of options for the future.

Planning Solutions and Jo Wilkie Consulting have been appointed by the Club to prepare the Master plan. ConsultWG, an independent organisation, has conducted community consultation to ensure that the community has an opportunity to input into the vision for this important project.

Feedback was invited from approximately 71 community members (of which 27 were club members) who indicated an interest in being kept informed of the Master Plan. The concept plans were also displayed on the Floreat Athena Football Club website. City of Vincent also made Twitter and Facebook posts to inform the community the concept plans were available for review. Feedback was sought for from 29 May – 12 June 2017 with a total of 26 responses being received. Due to the small sample received and the balance of non-club member responses versus club members, the results from this feedback can be interpreted as biased and should be interpreted as anecdotal only.

It may be noted that any feedback received is of an informal nature, as the City of Vincent have advised that it will formally advertise the final Master Plan in due course.

Following initial community feedback to ascertain community values in relation to Litis Stadium undertaken in February/March 2017, a second



feedback period was undertaken to interrogate two concept plan options developed to inform the Master Plan. This round of feedback afforded the project team with additional detail on the two concept plan options prepared. The following report provides the responses received, the data sets and a limited interpretation of results.

A full copy of the data sets can be found at Attachment 1.



3. Question Analysis

3.1. Question 1: As part of the broader Master Planning, the Club is preparing a Strategic Plan which proposes the following community initiatives. To what extent do you support these?

The project team has been researching and analysing ideas about how the existing facilities can incorporate more community uses. Primarily, these have been workshopped with local community groups and stakeholders. The feedback form sought comment on elements that have gathered the most interest with these groups.

The graphs below (Figures 1 and 2) show the responses for each group respectively. Club members either 'strongly supported' or 'supported' each of the initiatives, with a slight preference for the following:

- Collaborating with local community organisations to re-purpose some of the facilities on the site for unique community initiatives (e.g. a community café, interpretation space of the history of the site as the Empire Games velodrome).
- Working with local community groups to develop a clear and agreed understanding between the Club and all other users of Britannia Reserve to ensure optimal access for all.

Non-club members showed strong support for the same two initiatives. However, it should be noted that some respondents 'strongly opposed' each of the initiatives.

<u>Club Members:</u> A total of 6 responded to this question. <u>Non - Club Members:</u> A total of 20 responded to this question.



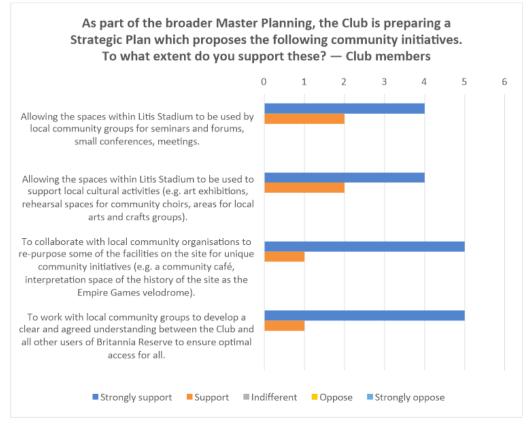


Figure 1: Responses to question 1 — Club members



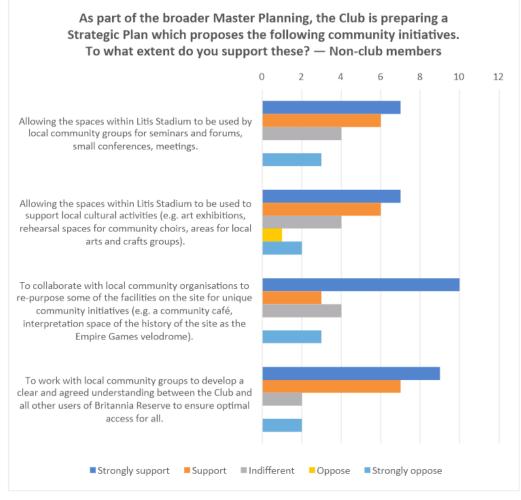


Figure 2: Responses to question 1 — Non-club members

The full dataset for this question can be found in Attachment 1.



3.2. Question 2: There are a number of key elements common to both Concept Plan Options, please rate your support for these key elements?

This question addressed common elements to both concept plans. The graphs at Figures 3 and 4 below show club members and non-club member responses respectively. Club members responded positively to most of the elements with the strongest support for the following four initiatives:

- Convert the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.
- Remove existing bitumen to the north of the football pitch and replace with landscaping and an outdoor dining/viewing area.
- Installation of four new LED lights at each corner of the football pitch.
- Demolish and rebuild the players' race from the change rooms (due to existing structural issues).

Club members showed the least support for the installation of bicycle parking facilities near the clubrooms. By contrast non-club members provided responses from both sides of the spectrum, with strong support for some of the elements, namely converting the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.

<u>Club Members:</u> A total of 6 responded to this question. <u>Non - Club Members:</u> A total of 20 responded to this question.

The full dataset for this question can be found in Attachment 1.



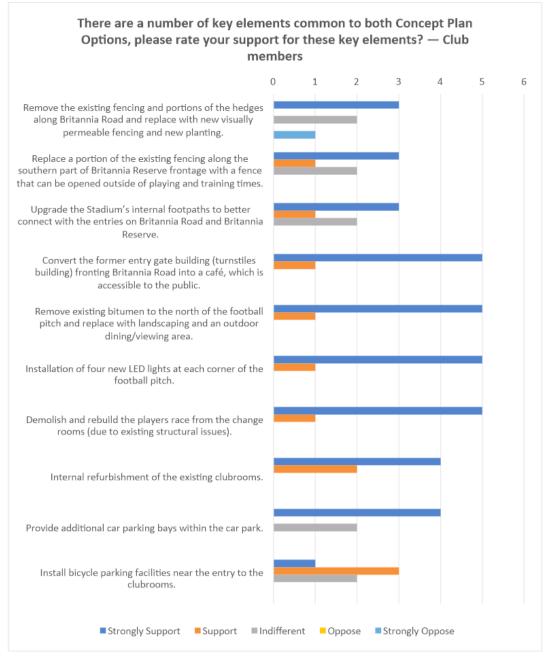


Figure 3: Responses to question 2 — Club members



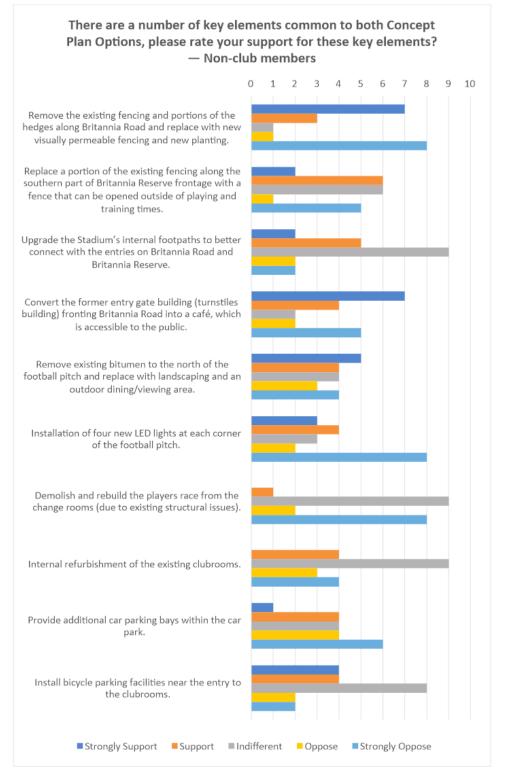


Figure 4: Responses to question 2 — Non-club members



3.3. Question 3: For Concept Plan Option 1, please rate your support for the following key elements?

Question three related specifically to Concept Plan Option 1 with responses from club members compared to non-club members. These initiatives generally related to items that are subject to funding. Here, club members indicated 'strong support' for all 4 elements relating to Option 1, whereas non-club members 'strongly opposed' these with the exception of new turf on the spectator's hill.

<u>Club Members:</u> A total of 6 responded to this question. <u>Non - Club Members:</u> A total of 20 responded to this question.



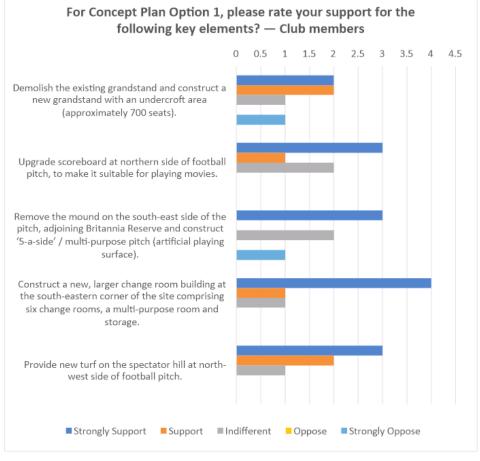


Figure 5: Responses to question 3 — Club members



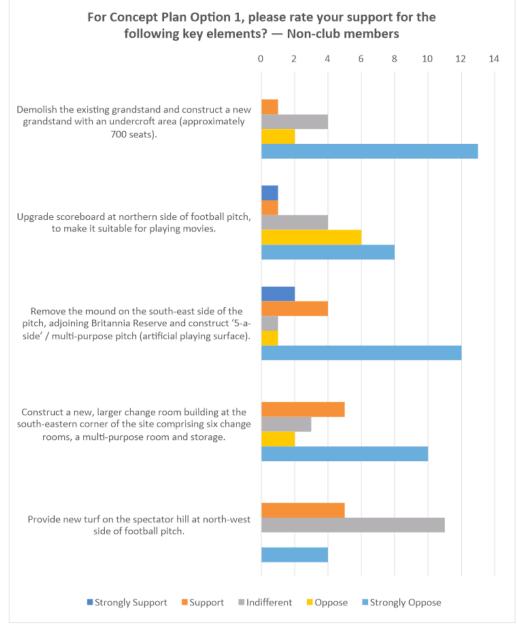


Figure 6: Responses to question 3 — Non-club members

The full dataset for this question can be found in Attachment 1.



3.4. Question 4: For Concept Plan Option 2, please rate your support for the following key elements?

Elements for Concept Plan Option 2 were proposed as part of this question. Club members again indicated 'strong support' for all three elements. Compared to Concept Plan Option 1, non-club members shifted to a more positive opinion in regards to these elements; in particular, 'strong support' was given to the refurbishment of the existing grandstand (internal refurbishment of under croft area, repair cracking in front three rows, replace existing seats).

<u>Club Members:</u> A total of 6 responded to this question. <u>Non - Club Members:</u> A total of 20 responded to this question.

The full dataset for this question can be found in Attachment 1.



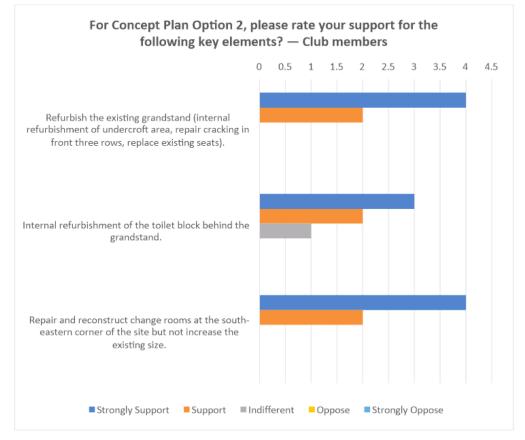


Figure 7: Responses to question 4 — Club members



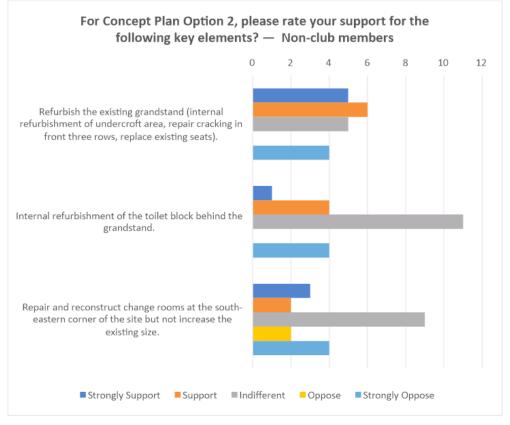


Figure 8: Responses to question 4 — Non-club members



3.5. Question 5: Do you have any other suggested improvements or modifications to the concept plans (list up to 5)?

Respondents to this question offered other suggestions in relation to the concept plans and/or other modifications. A total of 15 responses were received to this question, which translated into 65 individual ideas being mentioned. All answers given were amalgamated to formulate a list of top responses, summarised below. It is important to note that not all responses were supportive of the proposed plans. Some respondents mentioned completely different use of the stadium that did not revolve around soccer, as well as the cancellation of FAFC's lease. However, it was desired by most respondents that the stadium's heritage as a velodrome should be in some way, shape or form be remembered and reflected in the plans. There was also strong support for a café so long as it is attractive and offers good quality products.

<u>Club Members:</u> A total of 3 responded to this question; 3 skipped. <u>Non - Club Members:</u> A total of 12 responded to this question; 8 skipped.



Summary of top reponses:

Rank	Description	No. of mentions	% of overall
1	Heritage should be remembered (or reflected) - Velodrome/Empire & Commonwealth Games.	10	15.38%
2	NOT to be used as a football stadium at all/belongs to community.	5	7.69%
3 #	 Coffee shop/café (attractive with good products/NOT reheated pies). Rename the stadium (i.e. Lake Monger Velodrome). 	4	6.15%
4	Keep hedge (or part thereof) — green buffer is good/noise amelioration.	3	4.62%
5#	 Community gym/public fitness centre. Community garden/orchard (plant fruit trees, herbs & vegies). Museum (1962 Commonwealth Games). Cancel Athena FC's lease/seek alternate premises. 	2	3.08%

Where more than one element is stated above it, they are of equal

ranking.

The full dataset for this question can be found in Attachment 2.



3.6. Question 6: Do you have any other comments to make in relation to the Litis Stadium Concept Plans?

Question 6 asked respondents to make any other comments. A total of 15 responses were received, translating into 41 individual ideas. As with question 5, all answers were amalgamated to formulate a list of top responses, summarised below. The top response related to the FAFC's lease, namely non-guarantee thereof. Following this, six responses were each mentioned twice. In commenting on the two plans, whether Concept Plan Option 1 or 2, the following comments can be taken into consideration:

- Change name of the stadium (to reflect heritage)
- Respect heritage (Velodrome/Empire & Commonwealth Games)
- Do not remove mature trees (in or around the stadium)

<u>Club Members:</u> A total of 3 responded to this question; 3 skipped. Non - Club Members: A total of 12 responded to this question; 8 skipped.



Summary of top reponses:

Rank	Description	No. of mentions	% of overall
1	End lease/Floreat Athena FC has no ongoing claim or tenure/no guarantee of future lease of FAFC (based on City of Vincent statements regarding its lease).	3	7.32%
2#	- Ratepayers do NOT want to pay for something they won't use (should be at the expense of the club itself).	2	4.88%
	- NO City funds to pay for capital works (the club to be responsible for maintenance & renewal of capital infrastructure).		
	- Return to community (not for use as a soccer stadium).		
	- Change name of the stadium (to reflect heritage).		
	- Respect heritage (Velodrome/Empire & Commonwealth Games).		
	- Do not remove mature trees (in or around the stadium).		

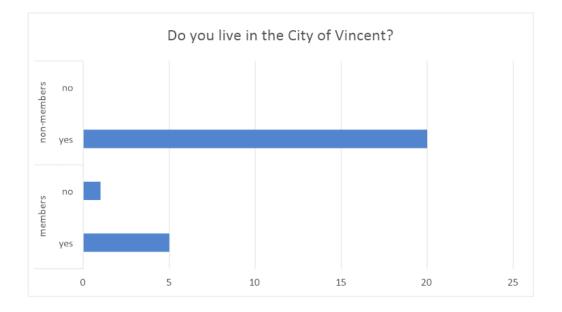
Where more than one element is stated above it, they are of equal ranking.

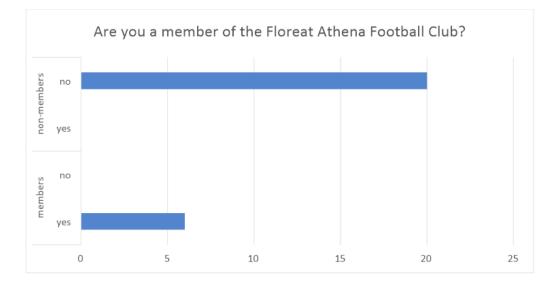
The full dataset for this question can be found in Attachment 2.



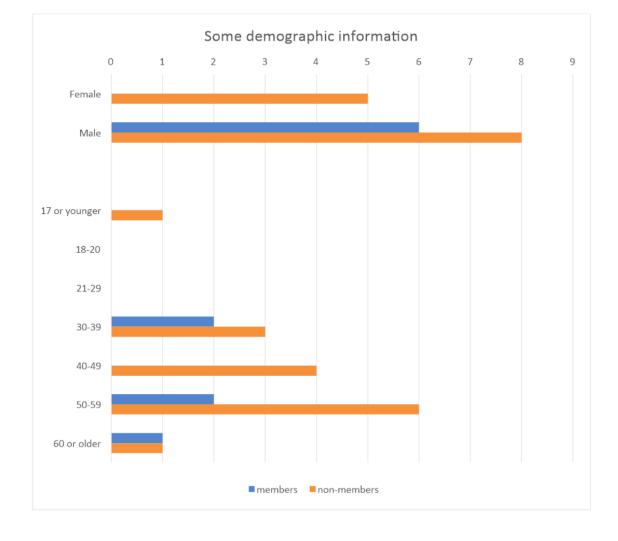
4. Demographic Information.

4.1. Question 7: Now a little bit about you.









4.2. Q8: Demographic Information

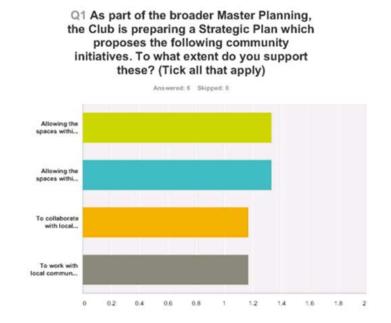


5. ATTACHMENT 1 - FEEDBACK FORM DATA SETS

5.1. All questions — Club members

Concept Plan Options - Litis Stadium Master Plan

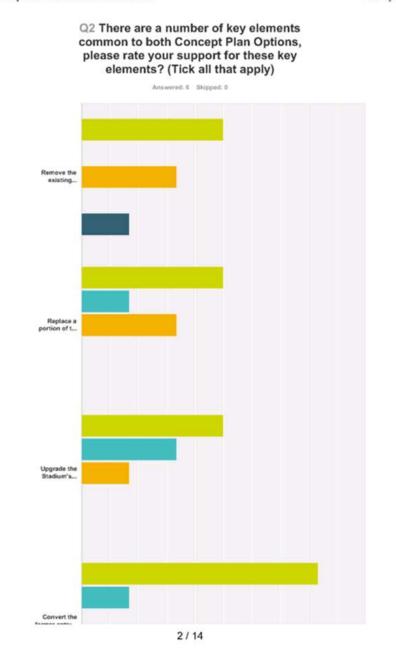
SurveyMonkey



	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Total	Weighted Average
Allowing the spaces within Lizis Stadium to be used by local community groups for seminars and forums, small conferences, meetings.	66.67%	33.33% 2	0.00%	0.00% 0	0.00%	6	1.33
Allowing the spaces within Liss Stadium to be used to support local outural activities (e.g. art exhibitions, rehearsal spaces for community choirs, areas for local arts and crafts groups).	66.67% 4	33.33% 2	0.00% D	0.00% 0	0.00% 0	6	1.33
To collaborate with local community organisations to re-purpose some of the facilities on the size for unique community initiatives (e.g. a community calle, interpretation space of the history of the size as the Empire Games vetodrame).	83.33% 5	16.67%	0.00% 0	0.00% O	0.00% 0	6	1,57
To work with local community groups to develop a clear and agreed anderstanding broken the Club and all other users of Britannia Reserve o ensure optimal access for all.	83.33% 5	16.67%	0.00% 0	0.00% 0	0.00% 0	6	1,17

1/14

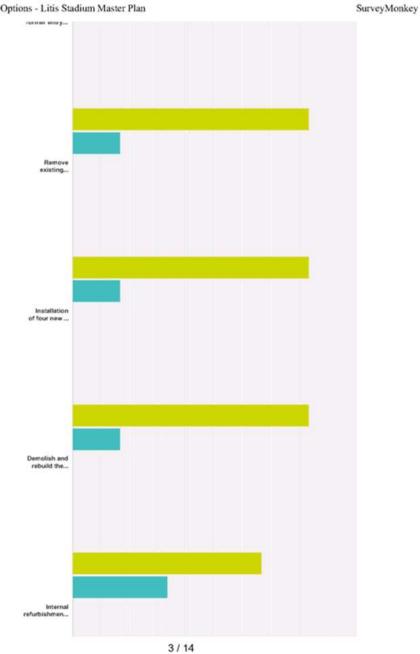




Concept Plan Options - Litis Stadium Master Plan

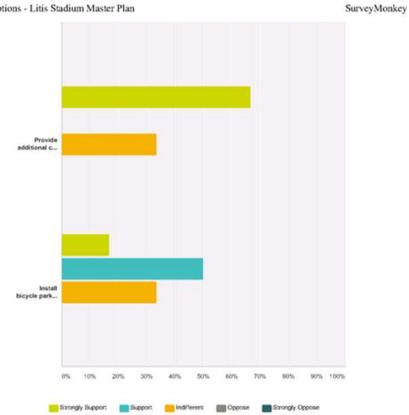
SurveyMonkey





Concept Plan Options - Litis Stadium Master Plan





Concept Plan Options - Litis Stadium Master Plan

	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Tota
Remove the existing fencing and portions of the hedges along Britannia Road and replace with new visually permeable fencing and new planting.	50.00% 3	0.00% 0	33.33% 2	0.00% O	16.67% 1	
Replace a portion of the existing fencing along the southern part of Britannia Reserve frontage with a fence that can be opened outside of playing and training times.	50.00% 3	16.67% 1	33.33% 2	0.00% 0	0.00% 0	i
Upgrade the Stadium's internal footpaths to better connect with the entries on Britannia Road and Britannia Reserve.	50.00% 3	33.33% 2	16.67%	0.00% 0	0.00% 0	6
Convert the former entry gate building (jurnatiles building) fronting Britannia Road into a cafe, which is accessible to the public,	83.33% 5	16.67% 3	0.00% 0	0.00% 0	0.00%	6
Remove existing bitumen to the north of the football ploth and replace with landscaping and an outdoor dining/viewing area.	83.33% 5	16.67% 1	0.00% 0	0.00% 0	0.00%	6
Installation of four new LED lights at each comer of the football pitch.	83.33% 5	16.67% 1	0.00% 0	0.00% 0	0.00%	6
Demolish and rebuild the players race from the change rooms (due to existing structural issues).	83.33% 5	16.67%	0.00%	0.00%	0.00%	6

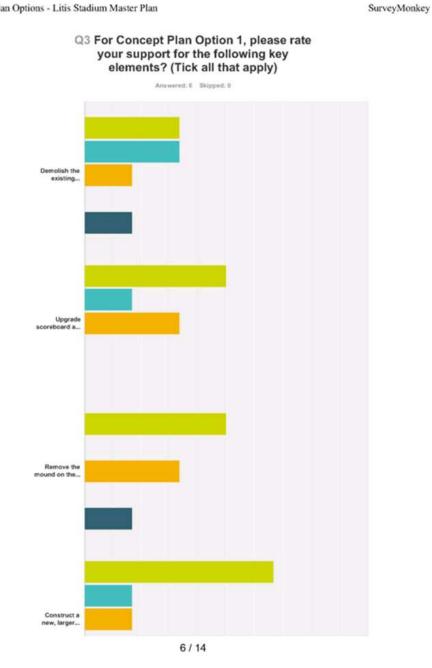
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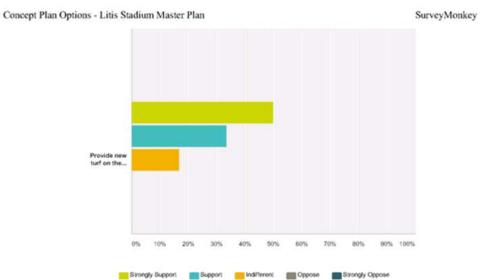
Concept Plan Options - Litis Stadium Master Plan			5	SurveyMonke			
Internal refurbishment of the existing clubrooms.	66.67% 4	33.33% 2	0.00% 0	0.00% 0	0.00% 0		
Provide additional car parking bays within the car park.	66.67% 4	0.00% 0	33.33% 2	0.00% 0	0.00% 0		
Install bicycle parking facilities near the entry to the olubrooms.	16.67% 1	50.00% 3	33.33% 2	0.00% 0	0.00% 0		

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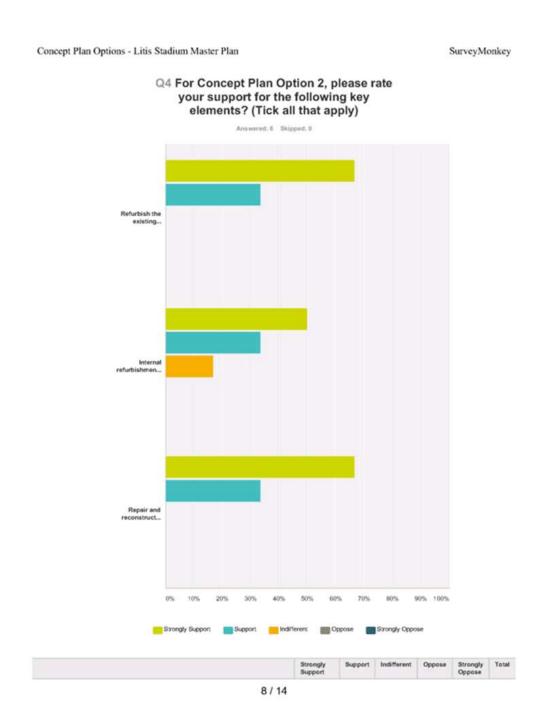




	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Tota
Demolish the existing grandstand and construct a new grandstand with an undercrott area (approximately 700 seats).	33.33% 2	33.33% 2	16.67% 1	0.00% 0	16.67%	
Jpgrade scoreboard at northern side of football pixels, to make it suitable for playing novies.	50.00% 3	16.67%	33.33% 2	0.00% 0	0.00% 0	
Remove the mound on the south-east side of the ptch, adjoining Britannia Reserve ind construct '5-a-side' / multi-purpose pitch (artificial playing surface).	50.00% 3	0.00% 0	33.33% 2	0.00% 0	16.67%	
Construct a new, larger change room building at the south-eastern corner of the site comprising six change rooms, a multi-purpose room and storage.	66.67% 4	16.67% 1	16.67%	0.00% 0	0.00%	
Provide new turf on the spectator hill at north-west side of football ploch.	50.00%	33.33% 2	16.67%	0.00%	0.00% 0	

7/14







SurveyMonkey

Refurbish the existing grandstand (internal refurbishment of undercroft area, repair	66.67%	33.33%	0.00%	0.00%	0.00%	
cracking in front three rows, replace existing seats).	4	2	0	0	0	
Internal refurbishment of the toilet block behind the grandstand.	50.00%	33.33%	16.67%	0.00%	0.00%	
	3	2	5	0	0	
Repair and reconstruct change rooms at the south-eastern corner of the size but not	66.67%	33.33%	0.00%	0.00%	0.00%	
increase the existing size.	4	2	0	0	0	

9/14



SurveyMonkey

Q5 Do you have any other suggested improvements or modifications to the concept plans (list up to 5)?

Answered: 3 Skipped: 3

Answer Choices	Responses	
4.	100.00%	3
2.	100.00%	3
3.	66.67%	2
4.	66.67%	2
6	33.33%	1

8	5.	Date
5	Separate Committee to run the football operations	6/6/2017 8:19 AM
2	Community garden orchard or the like in the top Northen corner	5/29/2017 5:26 PM
3	Could also plant fruit trees herbs vegetables that could be used by the calle to use in the food they prepare	5/29/2017 5:19 PM
*	2.	Date
1	Separate Committee to run the bar and klosk	6/8/2017 8:19 AM
2	Buy in form other community stateholders like schools, charities, NGO's and the like	5/29/2017 5:26 PM
3	Due to the future cafes history of the velocitome and commonwealth games we could also do Bike Hire that would allow people to be dropped off then ride into the city, Many bike paths link up near Litis stadium and could also even make it a car pooling point for people that go into work as the carpark is reliatively unused during the day.	5/29/2017 5:19 PM
*	3.	Date
1)	Separate Committee to run events	6/8/2017 8:19 AM
2	Modern seating that includes solar powered device chargers and w/i	5/29/2017 5:26 PM
8	4.	Date
1	Separate Committee to run fundraising options	6/8/2017 8:19 AM
2	Collee shop seems very popular	5/29/2017 5:26 PM
	6.	Date
1	Don't remove the hedge fully, green buffer is good	5/29/2017 5:26 PM

10/14



SurveyMonkey

Q6 Do you have any other comments to make in relation to the Litis Stadium Concept Plans?

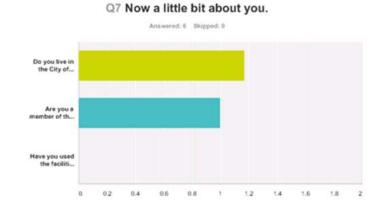
Answered: 3 Skipped: 3

	Responses	Date
1	Looks good would need a lot of money. What to do first.	6/8/2017 8:19 AM
2	They are all great concepts and I would like to see Floreat Athena remain at Litis Stadium because it is fair and just! The council has invested a lot of money at Donian Gardens and allowed Perth Soccer dub to remain there for many years to come. I hope the Town of Vincent consider Floreat Athena a worthy club in similar fashion to Perth and allow Floreat Athena to remain at Litis Stadium.	6/2/2017 5:53 AM
	This is an important facility for WA football and potentially more sports, the lack of appropriate venues is noted by Governments, Council needs to invest. There also needs to be a balance with Council expectations and realistic about the possible contributions form grass notis clubs designed to run grass roots clubs in essentially a community based nature and not targe commercial entities.	5/29/2017 5/26 PM

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Concept Plan Options - Litis Stadium Master Plan

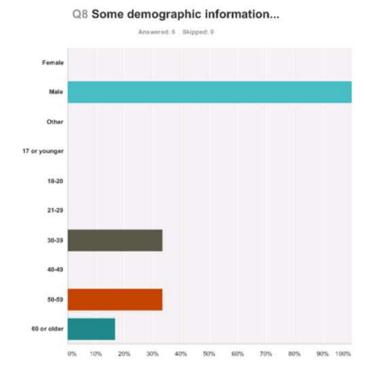


	Yes	No	Total	Weighted Average
Do you live in the City of Vincent?	83.33% 5	16.67%	6	5.5
Are you a member of the Floreat Athena Football Club?	100.00% 6	0.00% 0	6	5,0
lave you used the facilities at Litis Stadium before?	0.00%	0.00%	0	0.0

12/14



SurveyMonkey



Answer Choices	Responses	
Female	0.00%	6
Male	100.00%	6
Other	0.00%	0
17 or younger	0.00%	0
18-20	0.00%	0
21-29	0.00%	6
30-39	33.33%	2
40-49	0.00%	0
50-59	33,33%	2
60 or older	16.67%	1
fotal Respondents: 6		

13/14



SurveyMonkey

Q9 CONTACT DETAILS: If you would like us to keep in touch, please provide your contact details so we can send you project updates and consult with you on the concept plans as they develop.

Answered: 4 Skipped: 2

Answer C	hoices Responses		
Nam	e;	100.00%	4
Phor	MC .	100.00%	4
Ema	il/address:	100.00%	
8	Name:		Date
1	Andrew Kalis		6/8/2017 8:19 AM
2	GAETANO (GUY) ANZA		6/2/2017 5:53 AM
3	richolaos tsadilas		6/1/2017 1:23 PM
4	Con Poulios		5/29/2017 5:19 PM
8	Phone:		Date
£	0414944867		6/8/2017 8:19 AM
2	0466 722 236		6/2/2017 5:53 AM
3	0419666284		6/1/2017 1:23 PM
4	0411184667		5/29/2017 5:19 PM
	Email/address:		Date
1	andrew_kalis@yahoo.com.au		6/6/2017 8:19 AM
2	gaetano.lucia.anza@inet.net.au		6/2/2017 5:53 AM
3	sales@sinikka.com		6/1/2017 1:23 PM
4	cpoulos@definitionhealthclub.com.au		5/29/2017 5:19 PM

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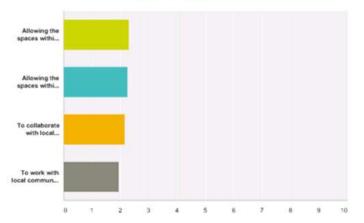


5.2. All questions — Non-club members

Concept Plan Options - Litis Stadium Master Plan

Q1 As part of the broader Master Planning, the Club is preparing a Strategic Plan which proposes the following community initiatives. To what extent do you support these? (Tick all that apply)

Answered: 20 Skipped: 0



	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Total	Weighted Average
Allowing the spaces within Liss Stadium to be used by local community groups for seminars and forums, small conferences, meetings.	35.00% 7	30.00% 6	20.00% 4	0.00% 0	15.00% 3	20	2.30
Allowing the spaces within Litis Stadium to be used to support local outural activities (e.g. at exhibitions, rehearsal spaces for community choirs, areas for local arts and crafts groups).	35.00% 7	30.00% 6	20.00% 4	5.00%	10.00% 2	20	2.25
To collaborate with local community organisations to re-purpose some of the facilities on the site for unique community initiatives (e.g. a community café, interpretation space of the history of the site as the Empire Games velodrome).	50.00% 10	15.00% 3	20.00% 4	0.00% O	15.00% 3	20	2.15
To work with local community groups to develop a clear and agreed understanding between the Club and all other users of Britannia Reserve to ensure optimal access for all.	45.00% 9	35.00% 7	10.00% 2	0.00% 0	10.00%	20	1.95

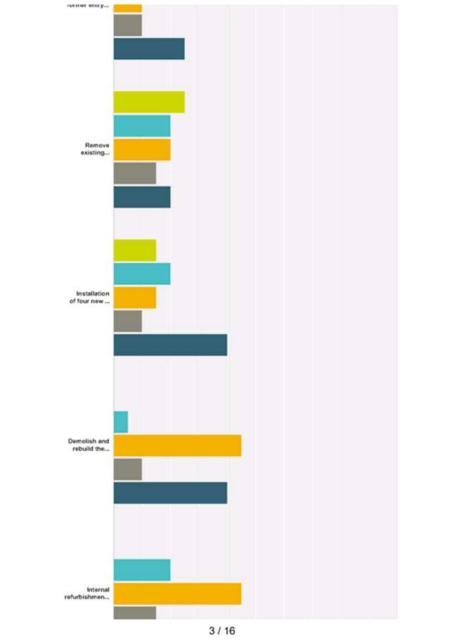
1/16



Q2 There are a number of key elements common to both Concept Plan Options, please rate your support for these key elements? (Tick all that apply) Answered: 20 Skipped: 0 Remove the existing_ Replace a portion of t... Upgrade the Stadium's... Convert the 2/16

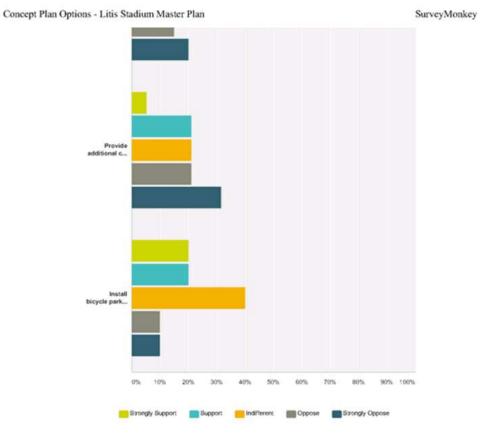
Concept Plan Options - Litis Stadium Master Plan

consult^{wg}









	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Total
Remove the existing fenoing and portions of the hedges along Britannia Road and replace with new visually permeable tencing and new planting.	35.00% 7	15.00% 3	5.00%	5.00%	40.00% 8	20
Replace a portion of the existing fencing along the southern part of Britannia Reserve frontage with a fence that can be opened outside of playing and training times.	10.00% 2	30.00% 6	30.00% 6	5.00%	25.00% 5	20
Upgrade the Stadium's internal footpaths to better connect with the entries on Britannia Road and Britannia Reserve.	10.00% 2	25.00% 5	45.00% 9	10.00% 2	10.00% 2	20
Convert the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.	35.00%	20.00%	10,00% 2	10.00%	25.00% 5	20
Remove existing blumen to the north of the football pitch and replace with landscaping and an outdoor dining/viewing area.	25.00% 5	20.00%	20.00% 4	15.00% 3	20.00%	20
Installation of four new LED lights at each corner of the football pitch.	15.00% 3	20.00%	15.00% 3	10.00%	40.00% 8	20
Demolish and rebuild the players race from the change rooms (due to existing structural issues).	0.00%	5.00%	45.00%	10.00%	40.00% 8	20

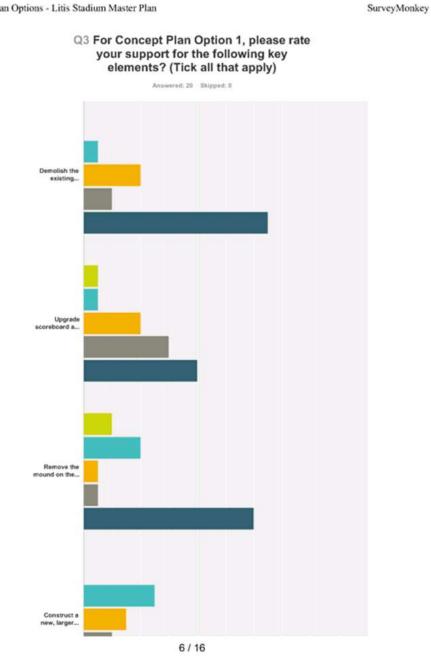
4/16



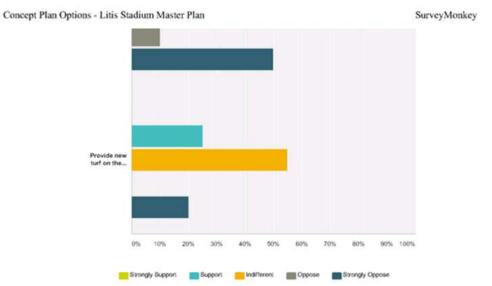
Concept Plan Options - Litis Stadium Master Plan			5	SurveyMonkey				
Internal refurbishment of the existing clubrooms.	0.00%	20.00%	45.00% 9	15.00% 3	20.00%	2		
Provide additional car parking bays within the car park.	5.26%	21.05% 4	21.05%	21.05% 4	31.58% 6	1		
Install bicycle parking facilities near the entry to the clubrooms.	20.00%	20.00% 4	40.00% 8	10.00% 2	10.00% 2			

5/16





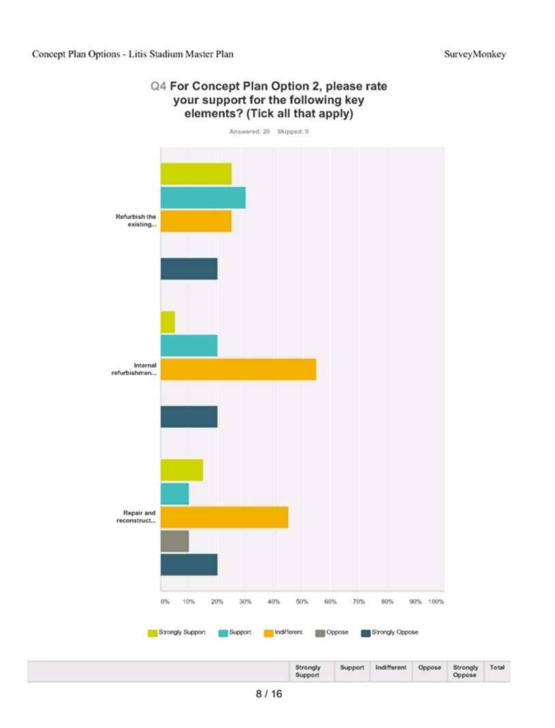




	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Tota
Demolish the existing grandstand and construct a new grandstand with an undercrot, area (approximately 700 seats).	0.00%	5.00%	20.00%	10.00% 2	65.00% 13	2
ipgrade scoreboard at northern side of football pixels, to make it suitable for playing novies.	5.00% 1	5.00%	20.00% 4	30.00% 6	40.00% 8	2
temove the mound on the south-east side of the ptch, adjoining Britannia Reserve ind construct 5-a-side' / multi-purpose ptich (artificial playing surface).	10.00%	20.00%	5.00% 1	5.00%	60.00% 12	2
Construct a new, larger change room building at the south-eastern corner of the site comprising six change rooms, a multi-purpose room and storage.	0.00% 0	25.00% 5	15.00% 3	10.00% 2	50.00% 10	2
rovide new turf on the spectator hill at north-west side of football plich.	0.00%	25.00% 5	55,00%	0.00%	20.00%	2

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SurveyMonkey

Refurbish the existing grandstand (internal refurbishment of undercrott area, repair pracking in front three rows, replace existing seats).	25.00%	30.00%	25.00%	0.00%	20.00%	2
nternal refurbishment of the tollet block behind the grandstand.	5.00%	20.00%	55.00%	0.00%	20.00% 4	2
lepair and reconstruct change rooms at the south-eastern corner of the site but not crease the existing size.	15.00%	10.00%	45.00%	10.00%	20.00%	2

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SurveyMonkey

Q5 Do you have any other suggested improvements or modifications to the concept plans (list up to 5)?

Answered: 12 Skipped: 8

Answer Choices	Responses	
*	100.00%	12
2.	91.67%	11
3.	75.00%	9
4.	58.33%	7
5	33.33%	4

	1.	Date
ŧ	its herstage needs to be remembered	6/12/2017 4:33 PM
2	This property's use should not be a football stadium at all?	6/12/2017 4:27 PM
3	the stadium name needs to be renamed to reflects it's heritage	6/12/2017 3:50 PM
4	Restore the original Grandstand to use inside as a homage/museum for 1962 Perth Commonwealth Games	6/12/2017 11:09 AM
5	Do not make aberasions to the snadium.	6/11/2017 9:30 PM
6	The Lake Monger Velodrome grandstand is fundamental to the site's heritage and must not be demolished, altered or changed under any circumstances!!	6/11/2017 12:50 PM
1	Retain hedges on Britannia Rd as they provide noise amelioration for residents.	6/10/2017 12:04 PM
8	increase parking where existing parking is on the westside, there is a lot of wasted greenspace there and this will help eliminate cars parked on suburban runoff streets	6/7/2017 1:13 PM
9	Upgrade the car park entry from Biltiannia Road at the north west corner of the stadium	6/6/2017 8:05 AM
10	detail projected costs and projected funding sources.	6/4/2017 7:48 AM
11	There opposed demolishing the mound as I do not want trees damaged or removed if the mound could be removed without such damage I would support it.	501/2017 11:53 AM
12	Cale only of value if products and environment are attractive, not reheated pies not a game day cale.	5/31/2017 11:07 AM
	2.	Date
1	community gym	6/12/2017 4:33 PM
2	Athena has no assured lease at this site at all and it does not own the property - where are the other non-football options?	6/12/2017 4:27 PM
3	cafe & museum	6/12/2017 3:50 PM
4	Remove the soccer field and use space for community adventure playground or interactive play space	6/12/2017 11:09 AM
5	The place should not be used for soccer at all, it belongs to the community	6/11/2017 9:30 PM
6	The cyclist's (players) race is also part of the site's heritage and must not be removed but should be repaired.	6/11/2017 12:50 PM
7	more integration with Britannia park	6/7/2017 1:13 PM
8	Demolish the existing changerooms and raceway in favour of consolidating these within the main lease site.	6/6/2017 8:05 AM
9	detailhow post-plans use by comunity groups would be effected	6/4/2017 7:48 AM
10	No removal of mature trees	5/31/2017 11:53 AM
11	Support viewing "windows" along Brittannia boundary but maintain green screen on rest for neighbours benefit	5/31/2017 11:07 AM
	3.	Date

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SurveyMonkey

1	could be used for tourism purposes , being so close to lake monger	6/12/2017 4:33 PM
2	The property should be renamed back to the Lake Monger Velodrome to respect its history and origins. Lifs did not build it and does not own the site!	6/12/2017 4:27 PM
3	public fitness centre , similar to claremont avail redevelopment	6/12/2017 3:50 PM
4	Soocer does not belong at this venue it was only intended to be a temporary lease that was extended multiple times	6/12/2017 11:09 AM
5	Restore the place true name as Lake Monger Velodrome.	6/11/2017 9:30 PM
6	Any conversion of the gate building on Britannia Rd into a cafe must not alter its design or form and respect its heritage as the main Velodrome public entry gates.	6/11/2017 12:50 PM
7	Sports lighting to be constructed to avoid light spillage	6/6/2017 8:05 AM
8	what cost-benefit analyses have been conducted?	6/4/2017 7:48 AM
9	Cafe must be attractive for all week use and supply good products.	5/31/2017 11:53 AM
	4	Date
5	The entire concepts are biased only to the Football Club, which is only leasing the site and has no guaranteed tenure by end 2017 (see below for Vincent's position)	6/12/2017 4:27 PM
2	velodrome needs to be remembered and the part it played , hosting the 1962 Empire Games	6/12/2017 3:50 PM
3	Do not waste funds upgrading change rooms as the Athena lease should be cancelled and soccer moved to another location	6/12/2017 11:09 AM
4	These plans do not respect the history of the place it was not built for soccer it is a commonwealth games venue.	6/11/2017 9:30 PM
5	This site is not Athena's property nor owned by Lkis, and its name should be restored to the Lake Monger Velodrome which is why the property exists.	6/11/2017 12:50 PM
6	provide sound baffling along the boundary with Britannia Road (or cease hosting night games)	6/6/2017 8:05 AM
7	Access from calle to playground in Britannia reserve	5/31/2017 11:53 AM
	8.	Date
1	The Football Club should seek and buy a property more suitable for its needs instead of hijacking and destroying a Community-owned asset for its own purposes.	6/12/2017 4:27 PM
2	Athena should not spend any money at all as they are just the lessee. The lessor is City of Vincent which owns this property and has no obligation to Athena holding the lease.	6/12/2017 11:09 AM
3	The lease to Athena club should be terminated. This place belongs to the ratepayers of Vincent	6/11/2017 9:30 PM
4	Almost nothing in these concept plans respects the site's heritage. Its heritage should be restored honoured and preserved not removed and destroyed.	6/11/2017 12:50 PM

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SurveyMonkey

Q6 Do you have any other comments to make in relation to the Litis Stadium Concept Plans?

Answered: 12 Skipped: 8

	Responses	Date
é –	The name of the stadium needs to be changed to reflect its heritage	6/12/2017 4:33 PM
2	Forest Athena has no ongoing claim or tenure at this property (which is does not own). City of Vincent has published 2 clear statements regarding the FAFC lease: 1.) The granting of the short term lease to enable preparation of a Master Plan is in no way a guarantee that the Council will grant a future lease or allow the Chub to eremain in occupation of the leased premises beyond 31 December 2017. 2.) The Club has also been advised that the funding model should not rely on contributions from the City of Vincent or the Department of Sport and Recreation given the limited availability of capital funds. These concepts conflict with both those statements by claiming the Velodrom's primary use must remain a football stadium and that the plans will all be funded by Government; grants and other handouts'.	6/12/2017 4:27 PM
	The plans have completely ignored the clear community mandate that Athena lease should be ended and the Velodrome used for other community purposes and not used as a soccer stadium.	6/12/2017 11:09 AM
4	These concepts are based on the leaseholder assuming they have an entitlement to this property as a soccer ground. That is not its function or purpose or heritage. It is not the property of the leaseholder and should be returned to community use which respects it's heritage. It was a Velodome for the Commonwealth Games in Perch. It is not and never should have been made into a permanent soccer ground. Other uses should be explored which respect its heritage and cater to the whole local community not just soccer players.	6/11/2017 9:30 PM
5	Concerns about increased noise with new development as facilities will be used more often day and light, and with removal of hedging which at least provides some break in noise. Concerns about funding from T of V therefore ratepayers playing more. Possible disruption to Brittania road and park on western side. Movies - increased disruption to local residents. Noise is big factor when hiring venue and carnivals such as the soccer games early in the year.	6/11/2017 3:47 PM
6	Aftena only lease this site and DO NOT own it and as such it IS NOT primatly a soccer venue, it is the local community's property. It was built as a cycling velocitome for Perth's 1962 British Empire & Commonwealth Games and should respect and honour that heritage, It would never have existed otherwise. Its name should also respect that heritage. The Litis name should be dropped and restored to the Lake Monger Velocitome to respect its history. These concept plans do not consider any other polion other than being a soccer venue and as such have a major flaw. I totally reject both concepts on that basis.	6/11/2017 12:50 PM
7	Don't want to be paying rates for something unusable by the public or that will be impacting on the nearby surrounding streets with cars overflowing onto the streets. Fair enough some things will need to be repaired and updated, but is this not at the expense of the club itself, not racepayers?	6/7/2017 1:13 PM
8	1. Café. The provision of a public café on public reserve contraivenes the intent a vesting of the public reserve for recreasion and potentially is unlair competition to existing cafe's in the vicinity. If a café is to be provided on the reserve it (a) should be provided and managed by the City, (b) be charged a commercial lease rate for the land, (c) be directly accessible to all clubs and public - not linked to the footbalt; 2. Clearing of remnant native vegetation is opposed; 3. Review the fluor license and operating hours of the bar facilities with a view to limiting and better controlling inagerophiate behaviours, rices (yes the rict squaid has attended at least once) and other antiacolal behaviours. A Refurbishment of the toletes and grandstand is not to increase capacity of the venue. 5. Provide a traffic impact statement; 6. The dub to be responsible for owning, maintaining and renewal of any capital infrastructure on the site - no more City funds to pay for capital work; 7. No City funds to be invested in this project unless a real tangible income or benefit to the community is being provided.	6/6/2017 8:05 AM
9	the questions posed are blatantly self-serving, they do not provide details of funding, community access, consideration of the surrounding residents, no consideration of vehicle access, no understanding of the wider community; this stadium is an anachronism, club would be better to consider a code-share venue at one of the already-exissing ovals already subsidised by the town of vincent; this facility has no cubural or historic ment.	6/4/2017 7:48 AM
10	Do this at your own cost not using ratepayers money. Consult locats in an open forum. Limit use of ground water for surf. Allow locats free access to games. Use stadium grounds for practice sessions as opposed to Britannia oval.	6/1/2017 4:11 PM
	No removal of mature trees in or around stadium.	5/31/2017 11:07 AM

12/16

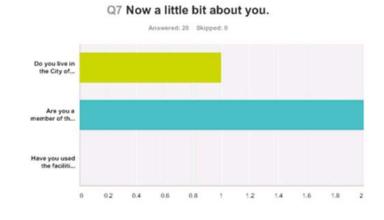


Concept P	lan Options - Litis Stadium Master Plan	SurveyMonkey
12	Please leave trees and hedges alone. You may replace the fence as per your plan but the hedge and trees MUST NOT be touched. Obviously you will look to have the licensed areas extended beyond the current bar area. If you intend to do this it MUST be included in your Master Plan NOW and not introduced by stealth at a later date! I suggest that you re-issue the Master Plan with those details included.	5/30/2017 8:50 AM

13/16



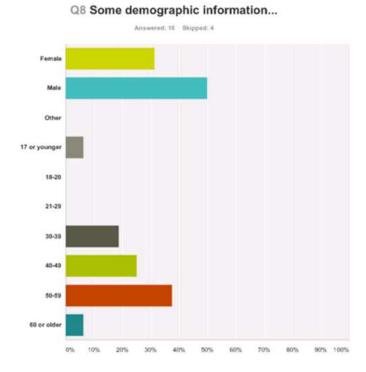
Concept Plan Options - Litis Stadium Master Plan



	Yes	No	Total	Weighted Average
Do you live in the City of Vincent?	100.00% 20	0.00% 0	20	1.0
Are you a member of the Floreat Athena Football Club?	0.00% 0	100.00% 20	20	2.0
lave you used the facilities at Litis Stadium before?	0.00%	0.00%	0	0.0

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Concept Plan Options - Litis Stadium Master Plan

swer Choices	Responses	
Female	31.25%	
Male	50.00%	
Other	0.00%	
17 or younger	6.25%	
18-20	0.00%	
21-29	0.00%	
30-39	18.75%	
40-49	25.00%	
50-59	37.50%	
60 or older	6.25%	
tal Respondents: 16		

15/16



SurveyMonkey

Q9 CONTACT DETAILS: If you would like us to keep in touch, please provide your contact details so we can send you project updates and consult with you on the concept plans as they develop.

Answered: 8 Skipped; 12

Answer C	Choices	Responses	
Nam	nec	100.00%	1
Phor	nec i	62.50%	
Ema	illaddress:	100.00%	
	Name:		Date
1	Mark R		6/12/2017 8:47 PM
2	mark bertolini		6/12/2017 3:50 PM
3	Giuls		6/7/2017 1:13 PM
4	Graham Lanske		6/6/2017 8:05 AM
5	Kirsten Hopkins		6/1/2017 4:11 PM
6	Linda Langoulant		5/31/2017 11:53 AM
7	Mick Langoutant		5/31/2017 11:07 AM
8	Claude Scivolo		5/30/2017 8:50 AM
8	Phone:		Date
1	0419924871		6/12/2017 3:50 PM
2	0430951125		6/7/2017 1:13 PM
3	0499072953		6/6/2017 8:05 AM
4	0432358070		5/31/2017 11:53 AM
5	6161 6597		5/31/2017 11:07 AM
	Email/address:		Date
1	mark f1gp@gmail.com		6/12/2017 8:47 PM
2	mark@bertolini.com.au		6/12/2017 3:50 PM
3	giuls_22@homail.com		6/7/2017 1:13 PM
4	glanizkie@knet.net.au		6/6/2017 8:05 AM
5	k_upshall@inet.net.au		6/1/2017 4:11 PM
6	Inhatrick@hotmail.com		5/31/2017 11:53 AM
7	Irhatirick@hotmail.com		5/31/2017 11:07 AM
8	claudescivolo@hosmail.com		5/30/2017 8:50 AM

16/16



6. ATTACHMENT 2 – Questions 5 and 6 response breakdowns

Do you have any other suggested improvements or modifications to the concept plans (list up to 5)?

Category	Datcheson	ne. al mentions	S.iaf.exerall)	Sach 8
Committees (seperate)	to run the football operations	1	1.54%	
	to even the box & klosk	1	1.54%	
	10 Pull events	8	1.54%	
	to run fundraising options	1	1.54%	
Collaboration/partnen/hips/functing	buy in from community stakeholders (i.e. schools, charities & NGOs)	8	1.54%	
	projected conts & funcing sources (details)	8	1.54%	
	details on how community groups would be effected by 'post plans'	1	1.54%	
	could be used for tourism	1	1.54%	
	cost-benefit analysis	1	1.54%	
erkon/cormunity involution	bike Hire (many bike paths link to the area)	1	1.54%	
	car pooling point (as car park is relatively unused)	1	1.54%	
	coffee shop/cafe (intractive with good products/NOT reheated pies)	4	6.15%	3
	community grey/public liteens centre	2	3.08%	5
	community garden/orchard (plant fruit trees, herbs & vegies)	2	3.08%	5
	other non-footbell options	1	1.54%	
	community advanture playground/interactive play space.	1	1.54%	
	access from café to playground in Britannia Reserve	1	1.54%	
apgrades/modifications (to stadium/surrounds/fending)	modern seating that includes solar device chargers & with	1	1.54%	
	heritage should be remembered (or reflected) - Velocrome/Impire & Con	30	35.38%	1
	rename the stadium (i.e. Lake Monger Velodrome)	4	6.15%	3
	keep hedge (or part thereof) - green buffer is good/noise amelioration	3	4.62%	- 4
	restore the original grandstand (as homage)	1	1.54%	
	muteum (1962 Commonwealth Games)	2	3.06%	5
	do NOT make any alterations to the stackum	1	1.54%	
	do WOT demoken or alter the take Monger Velocitome grandstand		3.54%	
	increase porking (suggested on west side instead of green space)	1	1.54%	
	spgrade car park entry from Sritarvia 8d (at NW corner of stadium)	1	1.54%	
	removal of mound without damaging trees	1	1.54%	
	keep mature trees (do NOT remove)	1	3.54%	
	remove soccer field	1	1.54%	
	repair cyclin's 'players' race (as part of heritage)	1	1.54%	
	more integration with Britannis Park	1	1.54%	
	demolish existing drangerooms & raceway/consolidate within main site	1	1.54%	
	do NOT after gate building on Britannia fid (respect heritage of Velodesme		1.54%	
	sports lighting (avoid light spillage)	1	1.54%	
	provide sound beffling along boundary with Britannia fid	1	1.54%	
			0.00%	
ther	NOT to be used as a football stackur at all/belongs to community	5	2.69%	2
	Carcel Athena FC's Isuse/seak alternate promises	2	3.08%	5
	City of Vincent has no obligation to Athena FC	8	1.54%	
	Athena FC not to spend any money	1	1.54%	
	scholan un and in their such scholand			



Do you have any other comments to make in relation to the Litis Stadium Concept Plans?

Acoke good/New plans concepts conflict with Velokrame's premary use & handing model (should not rely on contributions from Coll & DSR) report both concepts	1	2,44%	
(should not rely on contributions from Cold & 05R)			
reject both concepts		2.64%	
	1	2.44%	
race payers do NOT want to pay for something they world use (should			
be at the expense of the dub itself)	2	4.88N	2
consult locals in an open forum	1	2.44%	
reissue masterplan with all details included	1	2.44%	
end lease/Noreat Athena FC has no ongoing claim or tenure/no			
guarantee of future lease of FARC (based on Dty of Vincent)			
	3	7.32%	1
	1	2,64%	
	100		
	1	2.44%	
	1	2.64%	
		2.000	
extend licensed areas beyond current bar area	i	2,44%	
consider contributions from grass-roots clubs & community based			
	1	2.66%	
explore other uses	1	2.44%	
return to commanity (not for use as a soccer stadium)	2	4.55%	2
versue is not primarily a soccer versue (FAFC do not own it)	1	2,44%	
cafe to be managed by the Oity	1	2,44%	
	1	2.64%	
	1000	2,0000	
	1	Z.44%	
		2.44%	
	i		
do not use Britannia oval for practice sessions (use stadium grounds)	i	2,44%	
change name of the stadium (to reflect heritage)	2	4.88%	2
respect heritage (Velodrome/Empire & Commonwealth Games)	2	4.88%	2
no cleaning of native vegetation	1	2.44%	
concerns about increased noise (i.e. removal of hedge, increased			
snage of the stadium day & night)	1	2,64%	
do not remove mature trees (in or around the stadium)	2	4.88%	2
keep the hedge	1	2.44%	
	end lease/Nerver Athens IC has no segond; dam or tensor/ne generates of future lease of AAC (heard to DEV of Verver) tatements regarding its lease) Recent Advant AC tensors in this Stadken/ a worthy dub (deniler to Perch Soccer Club at Dortan Gardens) important factory for WA football & potentially other sports (luck of apprortant sensor) call to be drarged a commercial lease rate for the land review ingore forms & doresting bottom of the facilities (sensor factor) in the sensor of the facilities of the stadken of review ingore forms & doresting bottom of the facilities (sensor factor) in the other sensor is the start of the factor of the facilities (a control inappropriate behaviours) NO City funds to pay for capital works (the club to be responsible for imamenter & remeated of capital informations) in the distribution of the factor of the facilities (second leases at an alternate existing on Affacility estimate existing inform grass -roots clubs & commently based activities (not commercial ensored (MAC due oct count) calls to be institution from grass -roots clubs & commently based activities (not commercial ensored (MAC due oct count) calls to be managed by the Dity call is the factor of the factor and is incomentation of instrumentary is commercial ensored (MAC due oct count) calls to be managed by the Dity calls to be managed by the City calls to be managed by the City provide fashilit impact statement provide fashilit impact statement provide fashilit impact statement provide fashilit impact statement provide fashilit impact statement due not unititation or formation of sumounding mademity boals for access step grams do not unititation a out for practice sessions (use stadium groundid) is being name of the stadium (to enflect heritage) espect heritage (Medicinem/Erige & Commonwealth Games) no clearing of native vegetation concerns about increased noise (to, removal of hedge, increased use of the caldow day & revis().	endlessen/licevest Absence VC bias no engloing claims or texture/viol. Image: Comparison of Comparison	end lesses/flower. Adversa VC has no congoing clasms or transme/no: generative of future lesses of AAVC desired on CEV of Vincent interments meaning its lesses) 8 7.3286 Rener Advens AC to remain at LLINS Stadeur() a worthy (bb) (similar to Perth Soccer Clab at Dortan Gardens) 1 2.44% apportate vinues) 1 2.44% rener Advens AC to remain at LLINS Stadeur() a worthy (bb) (similar to Perth Soccer Clab at Dortan Gardens) 1 2.44% apportate vinues) 1 2.44% rener wilgore former & operating house of the facilities (sines to line); 1 2.44% rener wilgore former & operating house of the facilities (sines to line); 1 2.44% rener wilgore former & operating house of the facilities (sines to line); 1 2.44% rener wilgore former & operating house of the facilities (sines to line); 1 2.44% rener wilgore former & operating house of the facilities (sines to line); 1 2.44% rener wilgore former beyond crament be aven 1 2.44% provide datain of front genes rests (sine); 1 2.44% extend learned learned beyond current bar aven 1 2.44% extend learned weas beyond current bar aven 1 2.44% extend learned weas beyond current bar aven 1 2.44% extend learned bar at a stratemente extender 2.44%





APPENDIX 5

Response to comments received during consultation on concept plans (May—June 2017)

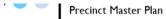
COUNCIL BRIEFING AGENDA

Precinct Master Plan

Suggestions	No. of mentions	Comments/Response						
Question 5—Suggested improvements or modifications to the concept plans								
Heritage should be remembered or reflected (Velodrome, Empire Games)	10	The subject site has an important heritage. This has been incorporated into the concept plans via the café. This seeks to utilise the former turnstiles building as an interpretive centre reflecting on the past use as a Velodrome and the history of the Empire Games. The initiative is proposed as a high priority and the master plan recommends establishing a working group to assist in the design and development.						
The ground not to be used for soccer / the ground belongs to the community.	5	The master plan is being prepared to support the FAFC's request for a long term lease. This suggestion would be inconsistent with the objectives of the master plan.						
A coffee shop / café which serves good food (not reheated pies, etc).	4	The specific offerings of the café will be worked out in conjunction with the tenant/operator. However, it is noted the canteen under the Clubrooms offers packaged food. It is anticipated the café would offer fresh food and coffee.						
Rename the stadium Lake Monger Velodrome	4	The Club does not support renaming the stadium to the Lake Monger Velodrome because the facility is no longer used as a Velodrome. The Litis Stadium name reflects the contribution of Mr and Mrs Litis as donors and lifetime supporters of the Club.						
Keep the hedge (or part thereof) - good for noise amelioration.	3	It is proposed the hedge will be removed but replaced with improved landscaping which allows some visual permeability between inside and outside of the stadium. A detailed landscaping plan is recommend and it is expected this would offer a superior appearance to the existing hedge. There are a number of benefits It should be noted the hedge has a negligible impact on noise amelioration.						
Community gym / fitness centre	2	It is agreed this idea has merit. This is one of the uses which may be considered in the undercroft of the grandstand. A purpose built facility has not been included due to cost constraints. The ground presents an ideal opportunity for personal training or group training classes which is currently being investigated by the Club.						
Community garden / orchard	2	This has been incorporated in Concept Plan Option 1. More detailed investigation including a business case, funding allocations and community engagement would be required for implementation.						
Museum (1962 Empire Games)	2	An interpretive centre reflecting the history of the site has been proposed as part of the cafe initiative.						

Precinct Master Plan

Suggestions	No. of mentions	Comments/Response						
Question 5—Suggested improvements or modifications to the concept plans (cont.)								
Cancel FAFC's lease.	2	The master plan is being prepared to support the FAFC's request for a long term lease. This suggestion would be inconsistent with the objectives and the general intent of the master plan.						
Question 6—Other Comments								
Cancel FAFC's lease.	3	The master plan is being prepared to support the FAFC's request for a long term lease. This suggestion would be inconsistent with the objectives and the general intent of the master plan.						
Ratepayers do not want to pay for 2 something they won't use (should be at the expense of the club itself).		The funding model does not incorporate contributions from the City. The City may wish to offer contributions as the landowner and the local government authority to support initiatives which result in community benefits and/or which offer shared facilities with other sports.						
No City funds to pay for capital works (the club to be responsible for maintenance & renewal of capital infrastructure).								
Return to community (not for use as a soccer stadium).	2	The master plan is being prepared to support the FAFC's request for a long term lease. This suggestion would be inconsistent with the objectives and the general intent of the master plan.						
Change name of the stadium (to reflect heritage).	2	The Club does not support renaming the stadium to the Lake Monger Velodrome because the facility is no longer used as a Velodrome. The Litis Stadium name reflects the contribution of Mr and Mrs Litis as donors and lifetime supporters of the Club.						
Respect heritage (Velodrome/Empire & Commonwealth Games).	2	The subject site has an important heritage. This has been incorporated into the concept plans via the café. This seeks to utilise the former turnstiles building as an interpretive centre reflecting on the past use as a Velodrome and the history of the Empire Games. The initiative is proposed as a high priority and the master plan recommends establishing a working group to assist in the design and development.						
Do not remove mature trees (in or around the stadium).	2	The mound removal in Option 1 will result in the removal of approximately eight matures trees. Whilst the trees have environmental benefits, it is considered the proposed removal of the mound will offer significant benefits by 'opening up' the interface to Britannia Reserve. The majority of trees within the study area are retained.						



APPENDIX 6

Cost Estimates— Concept Plan Option I

REPORT SUMMARY



Project: Floreat Athena Football Club Building: Litis Stadium

Details: Master Plan Cost Indication - Option 1 (Rev-2)

Code	Trade Description	Trade %	Cost/m2	Total
	OPTION 1			
	Britannia Road Interface			
1.A.1	Replace existing fence along Britannia Road frontage with visually permeable fencing (Steel Fencing) - Approx 180m	1.04		77,000
1.A.2	Upgrade the internal footpath networking linking to pedestrian entrance point at north-eastern corner of the site (approx. 1100 m2)	1.50		112,000
1.A.3	Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2)	1.21		90,000
1.A.4	Refurbish existing entry gate building, convert into Cafe	5.93		443,000
1.A.5	Construct alfresco dining area to to the north on the football pitch, for use in conjunction with refurbished cafe	1.01		75,000
	Britannia Reserve Interface			
1.B.1	Remove mound and grade to pitch level along eastern side of site (approx. 1,750 m2) & provide retaining and stairs along the north and south side of the mound	5.16		385,000
1.B.2	Construct '5-a-side' / multi-purpose pitch (artificial playing surface) with footpath along north-west side)	3.11		232,000
1.B.3	Replace existing fencing along southern part of Britannia Reserve frontage with visually permeable and swinging gates (approx 90m)	1.77		132,000
1.B.4	Replace existing fencing along northern part of Britannia Reserve frontage with visually permeable (approx 60m)	0.34		25,000
1.B.5	Entry statement between Litis Stadium and Britannia Reserve (approx 2.0 x 1.0m wide)	0.21		15,000
	Club Facilities			
1.C.1	Construct new change rooms / storage / multi-purpose building (approx . 500m2) at the south-western corner of the site	27.83		2,080,000
1.C.2	Demolish and rebuild players race, making it suitable for use in conjunction with newly constructed change rooms	0.42		31,000
1.C.3.a	Internal refurbishment of existing clubrooms - (Kitchen refurbishment including new cabinetwork and fit-out, New bar cabinet)	2.20		164,000
1.C.3.b	Internal refurbishment of existing clubrooms - (Toilet re-refurbishment)	1.42		106,000
1.C.3.c	Internal refurbishment of existing clubrooms - (General area refurbishment)	2.45		183,000
1.C.4	Construct new bin enclosure adjacent to clubrooms	0.25		18,000
	Spectator Facilities			
1.D.1	Rebuild grandstand without under croft (500 seats)	26.50		1,980,000
1.D.2	Install four new LED lights at each corner of the football pitch	0.97		72,000
1.D.3	Re-grass spectator hill at north-western side of football pitch	1.25		93,000
1.D.4	Internal refurbishment of toilet block	1.08		80,000

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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REPORT SUMMARY



Details: Master Plan Cost Indication - Option 1 Project: Floreat Athena Football Club (Rev-2) Building: Litis Stadium Cost/m2 Code Trade Description Trade Total % Car Parking and Access 1.E.2 9,000 Install bicycle storage facilities within 30m2 area of car park 0.13 Main Playing Field 1.F.1 Allow to replace existing main playing pitch with artificial turf 14.35 1,072,000 ASSUMPTIONS All scope of works assumed as per List of Proposals EXCLUSIONS Please note above costs exclude following . Professional Fees . DA & Building Fees & Charges Removal of Asbestos . Work outside the boundary . GST ESTIMATED PROJECT TOTAL 7,474,000

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017 Page 2 of 2

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REPORT DETAIL



Amount

Details: Master Plan Cost Indication - Option 1 Project: Floreat Athena Football Club (Rev-2) Building: Litis Stadium

Item No.	Item Description	Quantity	Unit	Rate

1.A. Replace existing fence along Britannia Road frontage with visually permeable fencing (Steel Fencing) - Approx 180m 1

180	m	25.00	4,500
180	m	280.00	50,400
	ltem		6,000
	Item		4,000
	ltem		12,000
	\$\$		76,900
	Item		100
			77,000
-	180	180 m Item Item Item	180 m 280.00 Item Item Item

1.A. Upgrade the internal footpath networking linking to pedestrian entrance point at north-eastern corner of the site (approx. 1100 m2) 2

	Demolitions & Site Clear				
7	Remove existing bitumen paving	1,100	m2	12.00	13,200
8	New Works 150mm Thick concrete foot path including ground preparation and grading	1,100	m2	62.00	68,200
	On Costs				
9	Design contingency		Item		8,000
10	Contract contingency		ltem		6,000
11	Preliminaries		Item		17,000

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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WILDE AND WOOLLARD (WA

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Item 8.4- Attachment 1

REPORT DETAIL

WILDE

					WW	AND WOOLLAR
I	•	Floreat Athena Football Club Litis Stadium	Details: Mas (Re		Cost Indication	- Option 1
ltem No.		Item Description	Quantity	v Unit	Rate	Amount
1.A. 2		e the internal footpath networkin north-eastern corner of the site		in entra	nce	(Continued
	ESTIMAT	ED BUILDING COSTS		\$\$		112,40
12	Rounding u	up/down factor		ltem		-40
		he internal footpath networking linking to pede orth-eastern corner of the site (approx. 1100 m2				112,00
1.A. 3	Remove	e existing bitumen along northerr ping (approx. 1720 m2)		repave	with	
	Demolitio	ons & Site Clear				
13	Remove ex	kisting bitumen paving	47	7 m2	12.00	5,72
14	Clear site-	where grass existing	3,37	8 m2	5.00	16,89
	New Wor	ks				
15	Trim and fo	orm final levels	1,72	0 m2	2.00	3,44
16	Roll on turf		1,72	0 m2	12.00	20,64
17	Reticulation	n including connection to existing bore	1,72	0 m2	10.00	17,20
	On Costs	<u>.</u>				
18	Design con	tingency		ltem		7,00
19	Contract co	ontingency		ltem		5,00
20	Preliminarie	es		ltem		14,00
	ESTIMAT	ED BUILDING COSTS		\$\$		89,89
	Rounding L	ıp/down factor		ltem		10

1.A. Refurbish existing entry gate building, convert into Cafe

4					
	Demolitions				
22	2 Carefully remove existing Turnstiles		Item		1,760
23	Remove existing external large door		Item		1,200
Cost Base	867MPCI e Date: rrinting: 29/06/2017	Page 2 of 18 Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and		WIL	DE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree

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West Perth, WA 600



Project: Floreat Athena Football Club Building: Litis Stadium

Details: Master Plan Cost Indication - Option 1 (Rev-2)

ltem No.	Item Description	Quantity	Unit	Rate	Amount
1.A. 4	Refurbish existing entry gate building, convert into (Cafe			(Continued
24	Remove existing ceiling		Item		2,500
25	Remove existing office including all fitments, doors & windows etc		ltem		7,000
	New Works				
26	Repair, re-paint and re-install Turnstiles to cafe area		Item		4,500
27	New floor screed to make good to existing floor		ltem		4,250
28	New ceiling finishes - Metal ceiling tiles		ltem		13,520
29	New floor tiling		ltem		20,000
30	New glazed operable doors (Cafe Doors)		ltem		108,000
31	New wall finishes - Dry wall lining		ltem		8,060
32	Extra for tiles to cafe area		Item		14,355
33	Allowance for new light fittings		ltem		21,000
34	Allowance for commercial cafe equipment		PSum		80,000
	External Works & Services				
35	External paving & landscaping (Included in North-East side paving & landscaping costs)		Note		
36	Allow to upgrade existing power		Item		13,500
37	Allowance for waste water disposal system including grease trap		ltem		18,500
	<u>On Costs</u>				
38	Design contingency		ltem		32,000
39	Contract contingency		ltem		25,000
40	Preliminaries		ltem		68,000
	ESTIMATED BUILDING COSTS		\$\$		443,145
41	Rounding up/down factor		ltem		-145

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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443,000

Project: Floreat Athena Football Club				: Master Plan Cost Indication - Option 1					
Building: Litis Stadium		(Rev-2)							
It	em	Item Description	Qua	antity	Unit	Rate	Amount		

1.A.	Refurbish existing entry gate building, convert into Cafe	(Continued

4	

No

Refurbish existing entry gate building, convert into Cafe TOTAL

1.A. Construct alfresco dining area to to the north on the football pitch, for use in conjunction with refurbished cafe

5	Site Clear				
42	Included with landscaping work section		Note		
72	included with landscaping work section		Note		
	<u>Shade Sail Structure</u>				
43	Considered Tensioned membrane structure	90	m2	350.00	31,500
44	Columns	12	No.	447.00	5,364
45	Seating - assumed 3 outdoor tables	3	No.	5,000.00	15,000
	On Costs				
46	Design contingency		Item		6,000
47	Contract contingency		ltem		5,000
48	Preliminaries		Item		12,000
	ESTIMATED BUILDING COSTS		\$\$		74,864
49	Rounding up/down factor		Item		136
	Construct alfresco dining area to to the north on the football pitch, for use in conjunction with refurbished cafe TOTAL				75,000

use in conjunction with refurbished cafe TOTAL

1.B. Remove mound and grade to pitch level along eastern side of site (approx. 1,750 m2) & provide retaining and stairs along the north and south side of the mound

	Site Clear				
50	Remove existing grass	3,213	m2	5.00	16,065
51	Remove existing trees		Item		3,750
52	Remove existing retaining walls		ltem		1,650
53	Demolish existing under pass		Item		22,000

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Project: Floreat Athena Football Club Building: Litis Stadium

Details: Master Plan Cost Indication - Option 1 (Rev-2)

Item Item Description Quantity Unit Rate Amount No. 1.B. Remove mound and grade to pitch level along eastern side of site (Continued (approx. 1,750 m2) & provide retaining and stairs along the north and 1 south side of the mound 54 Bulk excavation to reduced level (Pitch level) 4,820 m3 18.00 86,760 External Works Retaining walls (North Side) 55 Construct new retaining walls at north side of the mound 39 m2 400.00 15,600 56 HD Galv.handrail / balustrade over retaining walls 24 m 230.00 5,520 57 Anti graffiti painting to retaining walls 47 m2 26.00 1,222 58 Waterproofing behind retaining walls 39 m2 18.00 702 Retaining walls (South Side - assumed scope) 59 Construct new retaining walls at south side of the mound 111 m2 400.00 44,400 60 HD Galv.handrail / balustrade over retaining walls 69 230.00 15.870 m 61 Anti graffiti painting to retaining walls 135 m2 26.00 3,510 62 Waterproofing behind retaining walls 111 m2 18.00 1,998 Concrete foot path, steps and ramps (North Side) 63 Concrete path near new 5-a-side pitch 389 62.00 24,118 m2 64 Do. but - ramp 35 m2 62.00 2,170 230.00 7.360 65 Galvanised handrail / balustrade (considered on both sides of the ramp) 32 m 66 Concrete steps complete 3,575 Item 67 Galvanised handrail / balustrade (considered single balustrade at the centre of 9 230.00 2,070 m the steps Concrete steps & ramps (South Side - assumed scope) 68 Concrete ramp 63 m2 62.00 3.906 69 7,100 Concrete steps complete Item 70 Galvanised handrail / balustrade (considered single balustrade at the centre of 18 230.00 4,140 m the steps Job No: 1867MPCI Page 5 of 18

Cost Base Date

Date of Printing: 29/06/2017

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Use of the Wilde and Woollard nan

WILDE AND WOOLLARD (WA

Unit 1 / Ground Flor

1008 Wellington Stree West Perth, WA 600



	Project: Floreat Athena Football Club Building: Litis Stadium	Details: Mast (Rev		Cost Indication	- Option 1			
ltem No.	Item Description	Quantity	Unit	Rate	Amount			
1.B. 1								
	On Costs							
71	Design contingency		Item		29,000			
72	Contract contingency		Item		22,000			
73	Preliminaries		Item		61,000			
	ESTIMATED BUILDING COSTS		\$\$		385,486			
74	Rounding up/down factor		Item		-486			

Remove mound and grade to pitch level along eastern side of site (approx. 1,750 m2) & provide retaining and stairs along the north and south side of the mound TOTAL

385,000

1.B. Construct '5-a-side' / multi-purpose pitch (artificial playing surface) with footpath along north-west side)

~	lootpath along horth-west side/				
	Soccer Pitch				
75	Remove existing mound and bulk excavation included in separate costing		Note		
76	Allow for final trim and form building pad	1,000	m2	5.00	5,000
77	Shock pad / fill	1,000	m2	25.00	25,000
78	Drainage fill - assumed 300 thick fill	1,000	m2	24.00	24,000
79	Crush limestone base (assumed 200 thick)	1,000	m2	12.00	12,000
80	Synthetic Surface	1,000	m2	45.00	45,000
81	Edge drainage - 100mm wide galvanised steel spoon drain at perimeter	130	m	165.00	21,450
82	Allow for line marking		Item		1,200
83	Goal Posts		Item		7,400
	Foot Path				
84	Form building pad	389	m2	2.00	778
85	150mm Thick concrete foot path including ground preparation and grading	389	m2	62.00	24,118
	On Costs				
	1	I		1	

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600

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Project: Floreat Athena Football Club Details: Master Plan Cost Indication - Option 1 (Rev-2) Building: Litis Stadium Item Item Description Quantity Unit Rate Amount No. 1.B. Construct '5-a-side' / multi-purpose pitch (artificial playing surface) with (Continued footpath along north-west side) 2 86 Design contingency Item 17,000 87 Contract contingency Item 13,000 88 Preliminaries 36.000 Item ESTIMATED BUILDING COSTS \$\$ 231,946 89 54 Rounding up/down factor Item Construct '5-a-side' / multi-purpose pitch (artificial playing surface) with 232,000 footpath along north-west side) TOTAL Replace existing fencing along southern part of Britannia Reserve 1.B. 3 frontage with visually permeable and swinging gates (approx 90m) Note indicates 90m Length. 90 Remove existing fence & make ready for new fence 90 m 25.00 2,250 91 280.00 25,200 Steel Fence - assumed 2.1m high 90 m 92 Allow extra for swinging gates approx. 6m wide Item 67,500 On Costs 93 10,000 Design contingency ltem 94 Contract contingency Item 7,000 95 20.000 Preliminaries Item ESTIMATED BUILDING COSTS \$\$ 131,950 96 50 Rounding up/down factor Item Replace existing fencing along southern part of Britannia Reserve

frontage with visually permeable and swinging gates (approx 90m) TOTAL

132,000

 Note indicates 60m Length.

 Job No: 1867MPCI
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 WILDE AND WOOLLARD (WA Cost Base Date: Date of Printing: 29/06/2017
 WILDE AND WOOLLARD (WA Unit 1 / Ground Floc Use of the Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd
 1008 Wellington Stree West Perth, WA 600



Project: Floreat Athena Football Club Building: Litis Stadium

Details: Master Plan Cost Indication - Option 1 (Rev-2)

ltem No.	Item Description	Quantity	Unit	Rate	Amount
1.B. 4	Replace existing fencing along northern part of Brita frontage with visually permeable (approx 60m)	innia Rese	erve		
97	Remove existing fence & make ready for new fence	60	m	25.00	1,500
98	Steel Fence - assumed 2.1m high	60	m	280.00	16,800
99	Allow extra for openable sections approx 4m wide		N/A		
	<u>On Costs</u>				
100	Design contingency		Item		2,000
101	Contract contingency		Item		1,000
102	Preliminaries		ltem		4,000
	ESTIMATED BUILDING COSTS		\$\$		25,300
103	Rounding up/down factor		ltem		-300
	Replace existing fencing along northern part of Britannia Reserve frontage with visually permeable (approx 60m) TOTAL	1		1 1	25,000
1.B. 5	Entry statement between Litis Stadium and Britannia x 1.0m wide)	Reserve	(appro	ox 2.0	
	Entry Statement			I İ	

		Entry Statement		
.	104	Concrete footing	Item	500
.	105	Illuminated entry statement with steel frame, translucent cladding and lighting	Item	9,500
.	106	Allow extra for letter writing	Item	5,000
ĺ				
ĺ		On Costs		
	107	Design contingency	Incl	
	108	Contract contingency	Incl	
.	109	Preliminaries	Incl	

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600

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1

REPORT DETAIL



Project: Floreat Athena Football Club Details: Master Plan Cost Indication - Option 1 (Rev-2) Building: Litis Stadium Item Item Description Quantity Unit Rate Amount No. 1.B. Entry statement between Litis Stadium and Britannia Reserve (approx 2.0 (Continued x 1.0m wide) ESTIMATED BUILDING COSTS \$\$ 15,000 Entry statement between Litis Stadium and Britannia Reserve (approx 2.0 15,000 x 1.0m wide) TOTAL Construct new change rooms / storage / multi-purpose building (approx . 1.C. 500m2) at the south-western corner of the site Demolitions 110 Demolish existing building Item 18,000 111 4.470 Demolish existing paving Item **Building works** 3.000.00 642,000 112 Senior Change Rooms 214 m2 113 Corridors 30 1,425.00 42.750 m2 Toilets 3,200.00 32,000 114 10 m2 115 Referee Rooms 20 m2 2,550.00 51,000 2,625.00 70 875 116 Kiosk 27 m2 117 Multi-purpose Function Room 75 m2 2,350.00 176,250 118 Storage 53 m2 1,300.00 68,900 2,650.00 Physio / First Aid Medical 63,600 119 24 m2 120 Bins Store 900.00 6.300 m2 7 External Verandah

201 850.00 170.850 121 Verandah m2 External Services 122 Allowance for water, drainage & storm water and electrical services connection Item 25.500 to existing external services 123 Allow for power upgrade Item 70,000 124 Allowance for Western Power Charges 80.000 Item 125 Allowance for Water corporation charges 55,000 ltem Excl 126 New Substation

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floo

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1008 Wellington Street West Perth, WA 600

Item 8.4- Attachment 1



Project: Floreat Athena Football Club Details: Master Plan Cost Indication - Option 1 (Rev-2) Building: Litis Stadium Item Item Description Quantity Unit Rate Amount No. 1.C. Construct new change rooms / storage / multi-purpose building (approx . (Continued 500m2) at the south-western corner of the site 1 On Costs 127 158.000 Design contingency Item 128 122,000 Contract contingency Item 129 Preliminaries ltem 223,000 ESTIMATED BUILDING COSTS 2,080,495 \$\$ 130 Rounding up/down factor ltem -495 Construct new change rooms / storage / multi-purpose building (approx . 2,080,000 500m2) at the south-western corner of the site TOTAL 1.C. Demolish and rebuild players race, making it suitable for use in conjunction with newly constructed change rooms 2 External Works 131 400.00 9 600 Construct new retaining walls at players race 24 m2 132 HD Galv.handrail / balustrade over retaining walls 24 230.00 5,520 m m2 133 Anti graffiti painting to retaining walls 32 26.00 832 Waterproofing behind retaining walls 18.00 134 24 m2 432 135 62.00 4.774 Player race - considered concrete path 77 m2 On Costs 136 3.000 Design contingency Item 137 Contract contingency ltem 2,000 138 Preliminaries ltem 5,000 ESTIMATED BUILDING COSTS \$\$ 31.158 139 Rounding up/down factor Item -158

Demolish and rebuild players race, making it suitable for use in conjunction with newly constructed change rooms TOTAL

31,000

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017 Page 10 of 18

WILDE AND WOOLLARD (WA Unit 1 / Ground Floo 1008 Wellington Stree West Perth. WA 600

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Project: Floreat Athena Football Club Building: Litis Stadium

Details: Master Plan Cost Indication - Option 1 (Rev-2)

ltem No.	Item Description	Quantity	Unit	Rate	Amount
1.C. 3.a	Internal refurbishment of existing clubrooms - (Kitch including new cabinetwork and fit-out, New bar cabin		ishmen	t	
	Refurbishment				
140	Allow for following works		Note		
141	Remove existing kitchen equipment, stainless steel shelvings and cabinetwork to suit new work		Item		6,500
142	Remove existing bar cabinetwork and replace with new		Item		20,000
143	Clean existing tile and grout on floor and walls as required		Item		7,500
144	Allowance for new kitchen fit-out with new quipment and stainless steel benches		PSum		100,000
145	Allow to service existing extract system		Item		2,500
146	Re-paint existing ceiling		Item		1,500
147	Cool Room		Excl		
148	Assumed existing display fridge & glass shelvings remains		Note		
	On Costs				
149	Design contingency		Item		7,000
150	Contract contingency		ltem		4,000
151	Preliminaries		Item		15,000
	ESTIMATED BUILDING COSTS		\$\$		164,000

including new cabinetwork and fit-out, New bar cabinet) TOTAL

164,000

1.C. Internal refurbishment of existing clubrooms - (Toilet re-refurbishment)

3.b

	Refurbishment						
152	Allow for following works		Note				
153	Replace existing toilet partitions and replace with laminated washroom partitions		ltem		17,100		
154	Replace existing toilet fittings		Item		46,000		
155	Allow to clean existing tiles and grouts as required		ltem		11,000		
156	Re-paint existing ceiling		ltem		1,800		
	On Costs						
	Job No: 1867MPCI Page 11 of 18 WILDE AND WOOLLARD (WA Cost Base Date: Unit 1 / Ground Floc						

Date of Printing: 29/06/2017

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106,000

Project: Floreat Athena Football Club Details: Master Plan Cost Indication - Option 1 (Rev-2) Building: Litis Stadium Item Item Description Quantity Unit Rate Amount No. 1.C. Internal refurbishment of existing clubrooms - (Toilet re-refurbishment) (Continued 3.b 157 Design contingency ltem 8,000 158 Contract contingency ltem 6,000 159 Preliminaries 16,000 Item ESTIMATED BUILDING COSTS \$\$ 105,900 160 Rounding up/down factor 100 Item

1.C. Internal refurbishment of existing clubrooms - (General area

Internal refurbishment of existing clubrooms - (Toilet re-refurbishment)

3.c refurbishment)

TOTAL

3.0	refurbishment)			
	Refurbishment			
161	Allow for following works		Note	
162	Sanding and re-seal existing parquet flooring		Item	15,000
163	Remove and replace existing carpet		Item	27,000
164	Re-paint existing plasterboard ceilings		Item	5,500
165	Allow to clean and make good to existing metal strip ceiling in clubhouse area		Item	2,500
166	Re-paint existing walls		Item	15,000
167	Allow to clean existing tiles and grouts as required		Item	11,000
168	Repair cracking in masonry parapet at flashing level including replacement of flashing if necessary		Item	4,500
169	Additional support structure to awning roof cladding (additional purlins)		Item	5,500
170	Allowance for roof maintenance especially gutters and downpipe		Item	880
171	Allow to replace light fittings with dimmable fittings (use existing wiring)		Item	45,000
			İ	
	On Costs_			
172	Design contingency		Item	13,000
173	Contract contingency		Item	10,000
174	Preliminaries		Item	28,000
1	1	I I	1	I

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floc

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	•	Floreat Athena Football Club Litis Stadium	Details:	Maste (Rev-		Cost Indicatio	n - Option 1
ltem No.		Item Description	Qua	antity	Unit	Rate	Amount
1.C. 3.c	Internal refurbis	refurbishment of existing clubrooms - (G hment)	eneral a	rea			(Continued
	ESTIMAT	ED BUILDING COSTS			\$\$		182,880
175	Rounding u	p/down factor			ltem		120
		furbishment of existing clubrooms - (General area nent) TOTAL					183,000
1.C. 4	Constru	ct new bin enclosure adjacent to clubroor	ns				

New Works 176 30 m2 255.00 7,650 New bin enclosure - Metal shed construction 177 Allow for water supply & drainage as required (assumed connect to existing ltem 3,175 services at close proximity) 178 Allow for electrical services (say single power point & a light connect to existing 1,300 ltem services in close proximity) On Costs 179 Design contingency ltem 1,500 180 1,000 Contract contingency Item 181 Preliminaries 3,000 ltem ESTIMATED BUILDING COSTS \$\$ 17,625 182 Rounding up/down factor 375 Item

Construct new bin enclosure adjacent to clubrooms TOTAL

18,000

1.D. Rebuild grandstand without under croft (500 seats)

1					
	Demolition Works				
183	Demolish existing grandstand (msd. on plan)		ltem		40,000
	New build				
184	New Grand Stand	600	m2	2,200.00	1,320,000
185	E.O for seating	500	No.	250.00	125,000
186	External paving	89	m2	75.00	6,675
					DE AND WOOLLARD (WA Unit 1 / Ground Floc

Date of Printing: 29/06/2017

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Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600



 Project:
 Floreat Athena Football Club
 Details:
 Master Plan Cost Indication - Option 1 (Rev-2)

Item Item Description Quantity Unit Rate Amount No. 1.D. Rebuild grandstand without under croft (500 seats) (Continued 1 Services & Staircases 187 3,500.00 7,000 Steps 2 No. On Costs 188 150,000 Design contingency ltem 189 116,000 Contract contingency Item 190 Preliminaries ltem 215,000 ESTIMATED BUILDING COSTS 1,979,675 \$\$ 191 Rounding up/down factor ltem 325

Rebuild grandstand without under croft (500 seats) TOTAL

1.D. Install four new LED lights at each corner of the football pitch

2	-	-	
	External Services		
192	Assumed power for new lighting columns can be obtained from existing power ring to existing lights	Note	
193	Locate and connect to existing power main including new cabling as required	Item	11,000
194	New LED lighting towers (4 Fittings in each pole)	ltem	42,000
	On Costs		
195	Design contingency	ltem	6,000
196	Contract contingency	ltem	5,000
197	Preliminaries	ltem	8,000
	ESTIMATED BUILDING COSTS	\$\$	72,000
	Install four new LED lights at each corner of the football nitch. TOTAL		72 000

Install four new LED lights at each corner of the football pitch TOTAL

72,000

1,980,000

1.D. Re-grass spectator hill at north-western side of football pitch 3

-		
Job No: 1867MPCI	Page 14 of 18	WILDE AND WOOLLARD (WA
Cost Base Date:		Unit 1 / Ground Floc
Date of Printing: 29/06/2017	Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA).	1008 Wellington Stree
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Project: Floreat Athena Football Club Details: Maste

Building: Litis Stadium

Details: Master Plan Cost Indication - Option 1 (Rev-2)

Item Item Description Quantity Unit Rate Amount No. 1.D. Re-grass spectator hill at north-western side of football pitch (Continued 3 Demolition works 198 Remove existing grass and make ready to receive new work 2,899 m2 5.00 14,495 New works 199 Trim and form final levels 2,899 m2 2.00 5,798 200 Roll on turf 12.00 34,788 2.899 m2 201 2.899 5.00 14.495 Adjust reticulation including connection to existing bore m2 On Costs 202 7,000 Design contingency Item 203 6,000 Contract contingency ltem 204 Preliminaries ltem 10,000 ESTIMATED BUILDING COSTS \$\$ 92,576 205 Rounding up/down factor ltem 424

Re-grass spectator hill at north-western side of football pitch TOTAL

93,000

1.D. Internal refurbishment of toilet block 4

	Refurbishment				
206	Allow for following works		Note		
207	Remove existing fittings and make ready for new toilet fittings (excluding stainless steel slab urinals)		ltem		3,000
208	New toilet fittings; . Urinal cisterns . Stainless steel wash hand basins + taps . Ceramic wash hand basins + taps . WC & Cistern . Disable toilet WC & Cistern		ltem		22,000
209	Allow to prepare and re-paint floor		ltem		6,500
210	Allow to clean existing wall tiles		ltem		6,300
211	Re-paint rendered walls (above tiles)		Item		1,200
		I	I	1	

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floo

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Details: Master Plan Cost Indication - Option 1

(Rev-2)

Project: Floreat Athena Football Club Building: Litis Stadium

ltem No.	Item Description	Quantity	Unit	Rate	Amount
1.D. 4	Internal refurbishment of toilet block				(Continued
212	Replace existing toilet cubicles (7 Nos.)		Item		13,000
213	Re-paint existing ceiling		Item		2,700
214	Allow to clean existing stainless steel slab urinals		ltem		2,500
	<u>On Costs</u>				
215	Design contingency		Item		6,000
216	Contract contingency		ltem		5,000
217	Preliminaries		Item		12,000
	ESTIMATED BUILDING COSTS		\$\$		80,200
218	Rounding up/down factor		ltem		-200
	Exclusions				
219	. New paper towel dispensers				
220	. New soap dispensers				
221	. New mirrors				
222	. New shelvings				
223	. New toilet roll holders.				
224	. New plumbing works				
					-

Internal refurbishment of toilet block TOTAL

80,000

1.E. Install bicycle storage facilities within 30m2 area of car park

-					
	New Works				
225	Bicycle parking - Concrete paving	30	m2	65.00	1,950
226	Hot dipped galvanised steel bicycle racks	8	No.	350.00	2,800
227	Sundries		ltem		500
I	I	I	l		
Job No: 186	7/MPCI Page 16 of 18			WILE	E AND WOOLLARD (WA

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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Project: Floreat Athena Football Club Details: Master Plan Cost Indication - Option 1 (Rev-2) Building: Litis Stadium

Item Item Description Quantity Unit Rate Amount No. 1.E. Install bicycle storage facilities within 30m2 area of car park (Continued 2 On Costs 228 Design contingency ltem 1,000 229 1,000 Contract contingency Item 230 Preliminaries 2,000 Item ESTIMATED BUILDING COSTS \$\$ 9,250 231 Rounding up/down factor ltem -250

Install bicycle storage facilities within 30m2 area of car park TOTAL

9,000

1.F. Allow to replace existing main playing pitch with artificial turf 1

	Soccer Pitch				
232	Remove existing mound and bulk excavation included in separate costing		Note		
233	Allow to remove existing playing filed including reticulation services	7,140	m2	5.00	35,700
234	Allow for final trim and form building pad	7,140	m2	1.00	7,140
235	Shock pad / fill	7,140	m2	25.00	178,500
236	Drainage fill - assumed 300 thick fill	7,140	m2	24.00	171,360
237	Crush limestone base (assumed 200 thick)	7,140	m2	12.00	85,680
238	Synthetic Surface	7,140	m2	45.00	321,300
239	Edge drainage - 100mm wide galvanised steel spoon drain at perimeter	346	m	165.00	57,090
240	Allow for line marking		ltem		2,000
241	Allow to re-lay grass to outer area to suit new layout		ltem		35,000
242	Replace existing goal posts		ltem		8,000
	On Costs				
243	Design contingency		Item		45,000
244	Contract contingency		ltem		28,000
245	Preliminaries		ltem		97,000

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600

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	: Floreat Athena Football Club : Litis Stadium	Details: Master Plan Cost Indication - Option 1 (Rev-2)
Item No.	Item Description	Quantity Unit Rate Amount

1.F. 1	.F. Allow to replace existing main playing pitch with artificial turf (Contin				
	ESTIMATED BUILDING COSTS		\$\$		1,071,770
246	Rounding up/down factor		ltem		230
	Allow to replace existing main playing pitch with artificial turf TOTAL				1,072,000

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APPENDIX 7

Cost Estimates— Concept Plan Option 2 Г

REPORT SUMMARY



E	Project: Floreat Athena Football Club Details: Maste Building: Litis Stadium (Rev-		st Indication ·	Option 2B
Code	Trade Description	Trade %	Cost/m2	Total
	OPTION 2B			
	Britannia Road Interface			
2.A.1	Replace existing fence along Britannia Road frontage with visually permeable fencing (Steel Fencing) - Approx 180m	1.95		77,000
2.A.2	Upgrade the internal footpath networking linking to pedestrian entrance point at north-eastern corner of the site (approx. 1100 m2)	2.83		112,000
2.A.3	Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2)	2.27		90,000
2.A.4	Refurbish existing entry gate building, convert into Cafe	11.17		443,000
	Britannia Reserve Interface			
2.B.1	Replace existing fencing along southern part of Britannia Reserve frontage with visually permeable and swinging gates (approx 90m)	3.33		132,000
2.B.2	Replace existing fencing along northern part of Britannia Reserve frontage with visually permeable (approx 60m)	0.64		25,000
	Club Facilities			
2.C.1	Construct new change rooms / storage building (approx .300m2) at the south-western corner of the site	36.08		1,431,000
2.C.2.a	Demolish and rebuild player race including tunnel, making it suitable for use in conjunction with newly constructed change rooms	4.92		195,000
2.C.2.b	Demolish and rebuild player race, making it suitable for use in conjunction with newly constructed change rooms (Open path option with mound battered to suit)	0.00		Refer Option 2A
2.C.3.a	Internal refurbishment of existing clubrooms - (Kitchen refurbishment including new cabinetwork and fit-out, New bar cabinet)	4.14		164,000
2.C.3.b	Internal refurbishment of existing clubrooms - (Toilet re-refurbishment)	2.68		106,000
2.C.3.c	Internal refurbishment of existing clubrooms - (General area refurbishment)	4.62		183,000
2.C.4	Construct new bin enclosure adjacent to clubrooms	0.46		18,000
	Spectator Facilities			
2.D.1	Refurbish existing grandstand (Internal refurbishment of undercroft area) including rendering of the rear wall facing toilet block	16.01		635,000
2.D.2	Refurbish existing grandstand (Repair cracking in front three rows, replace existing seats	6.74		267,000
2.D.3	Internal refurbishment of toilet block	2.02		80,000
	Car Parking and Access			
2.E.1	Install bicycle storage facilities within 30m2 area of car park	0.23		9,000
	ASSUMPTIONS			
	All scope of works assumed as per List of Proposals			
	EXCLUSIONS			
	Please note above costs exclude following			
Job No: 1867MP Cost Base Date: Date of Printing:	-	i). y Ltd	WI	LDE AND WOOLLARD (M Unit 1 / Ground Fk 1008 Wellington Str West Perth, WA 60

REPORT SUMMARY



Project: Floreat Athena Football Club Building: Litis Stadium		Details: Master Plan Cost Indication - Option (Rev-1)				
Code	Trade Description	Trade Cost/m2 Total %				
	. Professional Fees					
	. DA & Building Fees & Charges					
	. Removal of Asbestos					
	. Work outside the boundary					
	. GST					
	ESTIMATED PROJECT TOTAL 3,9					

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Project: Floreat Athena Football Club		Details: Master Plan Cost Indication - Option 2B				
Building: Litis Stadium		(Rev-1)				
Item No.	Item Description	Quantity Unit Rate Amount				

2.A.1 Replace existing fence along Britannia Road frontage with visually permeable fencing (Steel Fencing) -Approx 180m

	Note indicates 180m Length.				
1	Remove existing fence & make ready for new fence	180	m	25.00	4,500
2	Steel Fence - assumed 2.1m high	180	m	280.00	50,400
	On Costs				
3	Design contingency		Item		6,000
4	Contract contingency		Item		4,000
5	Preliminaries		ltem		12,000
	ESTIMATED BUILDING COSTS		\$\$		76,900
6	Rounding up/down factor		Item		100

Replace existing fence along Britannia Road frontage with visually permeable fencing (Steel Fencing) - Approx 180m TOTAL

2.A.2 Upgrade the internal footpath networking linking to pedestrian entrance point at north-eastern corner of the site (approx. 1100 m2)

	Demolitions & Site Clear				
7	Remove existing bitumen paving	1,100	m2	12.00	13,200
	New Works				
8	150mm Thick concrete foot path including ground preparation and grading	1,100	m2	62.00	68,200
	On Costs				
9	Design contingency		Item		8,000
10	Contract contingency		Item		6,000
11	Preliminaries		ltem		17,000
	ESTIMATED BUILDING COSTS		\$\$		112,400
12	Rounding up/down factor		ltem		-400

point at north-eastern corner of the site (approx. 1100 m2) TOTAL

2.A.3 Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2)

	Demolitions & Site Cle	ear				
13	Remove existing bitum	nen paving	477	m2	12.00	5,724
Job No: 186		Page 1 of 10			W	LDE AND WOOLLARD (W Unit 1 / Ground Fk
Cost Base Date: Date of Printing: 22/06/2017			Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd			1008 Wellington Str West Perth, WA 60



Project: Floreat Athena Football Club		Details: Master Plan Cost Indication - Option 2B
Building: Litis Stadium		(Rev-1)
Item No.	Item Description	Quantity Unit Rate Amount

2.A.3 Remove existing bitumen along northern portion of site and repave with landscaping (approx(C020nuea m2)

14 Clear site- where grass existing 3,378 m2 5.00 15 Trim and form final levels 1,720 m2 2.00 16 Roll on turf 1,720 m2 12.00 17 Reticulation including connection to existing bore 1,720 m2 12.00 17 Reticulation including connection to existing bore 1,720 m2 10.00 18 Design contingency Item Item 1 19 Contract contingency Item Item 1 20 Preliminaries Item Item 1 21 Rounding up/down factor Item Item 1 21 Rounding up/down factor Item 1 1 22 Carefully remove existing outprotect Item 1 1 23 Remove existing external large door Item 1 1 24 Remove existing office including all fitments, doors & windows etc Item 1 1 24 Remove existing office including all fitments, doors & windows etc Item 1 1 25						
15 Trim and form final levels 1,720 m2 2.00 16 Roll on turf 1,720 m2 12.00 17 Reticulation including connection to existing bore 1,720 m2 10.00 17 Reticulation including connection to existing bore 1,720 m2 10.00 18 Design contingency Item Item Item 19 Contract contingency Item Item Item 20 Preliminaries Item Item Item 21 Rounding up/down factor Item Item Item 21 Rounding up/down factor Item Item Item 22 Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2) TOTAL Item Item 22 Carefully remove existing Turnstiles Item Item Item 23 Remove existing external large door Item Item Item 24 Remove existing office including all fitments, doors & windows etc Item Item Item 25 Remove existing office including all fitments, doors & windows etc	14	Clear site- where grass existing	3,378	m2	5.00	16,890
16 Roll on turf 1,720 m2 12.00 17 Reticulation including connection to existing bore 1,720 m2 10.00 18 Design contingency Item Item Item 19 Contract contingency Item Item Item 20 Preliminaries Item Item Item 21 Rounding up/down factor Item Item Item 21 Rounding up/down factor Item Item Item 22 Remove existing bitumen along northerm portion of site and repave with landscaping (approx. 1720 m2) TOTAL. Item Item Item 22 Remove existing entry gate building, convert into Cafe Item Item Item 23 Remove existing Turnstiles Item Item Item Item 24 Remove existing Turnstiles Item Item Item Item Item 25 Remove existing office including all fitments, doors & windows etc Item Item Item Item Item 26 Repair, re-paint and re-install Turnstiles to cafe area Item Item		New Works				
17 Reticulation including connection to existing bore 1,720 m2 10.00 18 Design contingency Item Item 19 Contract contingency Item Item 20 Preliminaries Item Item 20 FSTIMATED BUILDING COSTS \$\$ \$\$ Item 21 Rounding up/down factor Item Item Item 21 Rounding up/down factor Item Item Item 22 Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2) TOTAL Item Item 22 Carefully remove existing Turnstiles Item Item Item 23 Remove existing output gate building, convert into Cafe Item Item Item 24 Remove existing ceiling Item Item Item Item 25 Remove existing office including all fitments, doors & windows etc Item Item Item 26 Repair, re-paint and re-install Turnstiles to cafe aree Item Item Item	15	Trim and form final levels	1,720	m2	2.00	3,440
Image: Section of Sectio	16	Roll on turf	1,720	m2	12.00	20,640
18 Design contingency Item Item Item 19 Contract contingency Item Item Item 20 Preliminaries Item Item Item Item 20 Preliminaries Item Item Item Item Item 21 Rounding up/down factor Item It	17	Reticulation including connection to existing bore	1,720	m2	10.00	17,200
19 Contract contingency Item Item 20 Preliminaries Item Item 20 Preliminaries \$\$ \$\$ 21 Rounding up/down factor Item Item 21 Remove existing bitumen along northern portion of site and repave with andscaping (approx. 1720 m2) TOTAL Item Item 2.A.4 Feturbish existing entry gate building, convert into Cafe 22 Carefully remove existing Turnstiles Item Item 23 Remove existing external large door Item Item 24 Remove existing ceiling Item Item 25 Remove existing office including all fitments, doors & windows etc Item Item 26 Repair, re-paint and re-install Turnstiles to cafe area Item Item Item		On Costs				
20 Preliminaries Item Item 20 Preliminaries Item Item ESTIMATED BUILDING COSTS \$\$ Item Item 21 Rounding up/down factor Item Item Item 21 Rounding up/down factor Item Item Item Statisting bitumen along northern portion of site and repave with landscaping (approx. 1720 m2) TOTAL Statisting entry gate building, convert into Cafe 24 Carefully remove existing Turnstiles Item Item 23 Remove existing external large door Item Item 24 Remove existing ceiling Item Item 25 Remove existing office including all fitments, doors & windows etc. Item Item 26 Repair, re-paint and re-install Turnstiles to cafe area Item Item Item	18	Design contingency		ltem		7,000
ESTIMATED BUILDING COSTSsslease21Rounding up/down factorItemItemEmerave existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2) TOTALSemove existing entry gate building, convert into CafeLease Euriphication of site and repave with Carefully remove existing Turnstiles22DemolitionsItem23Remove existing external large doorItem24Remove existing ceilingItem25Remove existing office including all fitments, doors & windows etcItem26New WorksItem26Repair, re-paint and re-install Turnstiles to cafe areaItem	19	Contract contingency		ltem		5,000
21 Rounding up/down factor Item 21 Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2) TOTAL 2.A.4 Feturbish existing entry gate building, convert into Cafe 22 Demolitions 23 Remove existing turnstiles 24 Remove existing external large door 25 Remove existing ceiling 26 New Works. 26 Repair, re-paint and re-install Turnstiles to cafe area	20	Preliminaries		Item		14,000
Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2) TOTAL 2.A.4 Refurbish existing entry gate building, convert into Cafe 22 Demolitions Item 23 Remove existing external large door Item 24 Remove existing ceiling Item 25 Remove existing office including all fitments, doors & windows etc Item 26 Repair, re-paint and re-install Turnstiles to cafe area Item		ESTIMATED BUILDING COSTS		\$\$		89,894
Iandscaping (approx. 1720 m2) TOTAL 2.A.4 E-furbish existing entry gate building, convert into Cafe 22 Demolitions Item Item <t< td=""><td>21</td><td>Rounding up/down factor</td><td></td><td>ltem</td><td></td><td>106</td></t<>	21	Rounding up/down factor		ltem		106
Demolitions Item 22 Carefully remove existing Turnstiles Item 23 Remove existing external large door Item 24 Remove existing ceiling Item 25 Remove existing office including all fitments, doors & windows etc Item 26 Repair, re-paint and re-install Turnstiles to cafe area Item		Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2) TOTAL				90,000
22 Carefully remove existing Turnstiles Item 23 Remove existing external large door Item 24 Remove existing ceiling Item 25 Remove existing office including all fitments, doors & windows etc Item 26 Repair, re-paint and re-install Turnstiles to cafe area Item	2.A.4	Refurbish existing entry gate building, convert into Cafe				
23 Remove existing external large door Item 24 Remove existing ceiling Item 25 Remove existing office including all fitments, doors & windows etc Item 26 Repair, re-paint and re-install Turnstiles to cafe area Item		Demolitions				
24 Remove existing ceiling Item 25 Remove existing office including all fitments, doors & windows etc Item 26 Repair, re-paint and re-install Turnstiles to cafe area Item	22	Carefully remove existing Turnstiles		ltem		1,760
25 Remove existing office including all fitments, doors & windows etc Item New Works 26 Repair, re-paint and re-install Turnstiles to cafe area Item	23	Remove existing external large door		ltem		1,200
New Works 26 Repair, re-paint and re-install Turnstiles to cafe area	24	Remove existing ceiling		ltem		2,500
26 Repair, re-paint and re-install Turnstiles to cafe area Item	25	Remove existing office including all fitments, doors & windows etc		ltem		7,000
		New Works				
27 New floor screed to make good to existing floor Item	26	Repair, re-paint and re-install Turnstiles to cafe area		ltem		4,500
	27	New floor screed to make good to existing floor		ltem		4,250

	External Works & Services_		
34	Allowance for commercial cafe equipment	PSum	80,000
33	Allowance for new light fittings	Item	21,000
32	Extra for tiles to cafe area	ltem	14,355
31	New wall finishes - Dry wall lining	Item	8,060
30	New glazed operable doors (Cafe Doors)	ltem	108,000
29	New floor tiling	Item	20,000
28	New ceiling finishes - Metal ceiling tiles	Item	13,520
27	New floor screed to make good to existing floor	Item	4,250

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WILDE AND WOOLLARD (W Unit 1 / Ground Fk 1008 Wellington Str West Perth, WA 60

Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd



Project: Floreat Athena Football Club Building: Litis Stadium		Details: Master Plan Cost Indication - Option 2 (Rev-1)				
ltem No.	Item Description	Quantity	Unit	Rate	Amount	
2.A.4	Refurbish existing entry gate building, convert into Cafe				(Continuea	
35	External paving & landscaping (Included in North-East side paving &		Note			

	Refurbish existing entry gate building, convert into Cafe TOTAL 443,000					
41	Rounding up/down factor	ltem		-145		
	ESTIMATED BUILDING COSTS	\$\$		443,145		
40	Preliminaries	Item		68,000		
39	Contract contingency	Item		25,000		
38	Design contingency	Item		32,000		
	On Costs					
37	Allowance for waste water disposal system including grease trap	ltem		18,500		
36	Allow to upgrade existing power	Item		13,500		
35	External paving & landscaping (Included in North-East side paving & landscaping costs)	Note				

2.B.1 Replace existing fencing along southern part of Britannia Reserve frontage with visually permeable and swinging gates (approx 90m)

	Note indicates 90m Length.				
42	Remove existing fence & make ready for new fence	90	m	25.00	2,250
43	Steel Fence - assumed 2.1m high	90	m	280.00	25,200
44	Allow extra for swinging gates approx. 6m wide		ltem		67,500
	On Costs				
45	Design contingency		Item		10,000
46	Contract contingency		Item		7,000
47	Preliminaries		ltem		20,000
	ESTIMATED BUILDING COSTS		\$\$		131,950
48	Rounding up/down factor		ltem		50

Replace existing fencing along southern part of Britannia Reserve frontage with visually permeable and swinging gates (approx 90m) TOTAL

132,000

2.B.2 Replace existing fencing along northern part of Britannia Reserve frontage with visually permeable (approx 60m)

	Note indicates 60m Length.						
49	Remove existing fence & make	ready for new fence		60	m	25.00	1,500
Job No: 186 Cost Base I Date of Prin		Page 3 of 10 Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd			WI	DE AND WOOLLARD (W Unit 1 / Ground Fk 1008 Wellington Str West Perth, WA 60	

Item 8.4- Attachment 1



Project: Floreat Athena Football Club		Details: Master Plan Cost Indication - Option 2B			
Building: Litis Stadium		(Rev-1)			
Item No.	Item Description	Quantity Unit Rate Amount			

2.B.2 Replace existing fencing along northern part of Britannia Reserve frontage with visually permeable inuea (approx 60m)

50	Steel Fence - assumed 2.1m high	60	m	280.00	16,800
51	Allow extra for openable sections approx 4m wide		N/A		
	On Costs				
52	Design contingency		Item		2,000
53	Contract contingency		Item		1,000
54	Preliminaries		ltem		4,000
	ESTIMATED BUILDING COSTS		\$\$		25,300
55	Rounding up/down factor		ltem		-300
	Replace existing fencing along northern part of Britannia Reserve frontage with visually permeable (approx 60m) TOTAL				

2.C.1 Construct new change rooms / storage building (approx .300m2) at the south-western corner of the site

	site				
	Demolitions				
56	Demolish existing building		Item		25,000
57	Demolish existing paving		Item		4,500
	Building works				
58	Senior Change Rooms	254	m2	3,000.00	762,000
59	Corridors	30	m2	1,410.00	42,300
60	Storage	16	m2	1,300.00	20,800
	External Works				
61	Verandah		N/A		
	External Services				
62	Allowance for water, drainage & storm water and electrical services connection to existing external services		ltem		25,500
63	Allow for power upgrade		Item		70,000
64	Allowance for Western Power Charges		Item		80,000
65	Allowance for Water corporation charges		ltem		55,000
66	New Substation		Excl		
	On Costs				
67	Design contingency		Item		109,000

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Project: Floreat Athena Football Club		Details: Master Plan Cost Indication - Option 2B			
Building: Litis Stadium		(Rev-1)			
Item No.	Item Description	Quantity Unit Rate Amount			

2.C.1 Construct new change rooms / storage building (approx .300m2) at the south-western corner of othenuea site

68	Contract contingency		Item	84,000
69	Preliminaries		Item	153,000
	ESTIMATED BUILDING COSTS		\$\$	1,431,100
70	Rounding up/down factor		ltem	-100
	Construct new change rooms / storage building (approx .300m2) at the south-western corner of the site TOTAL	-		1,431,000

2.C.2 Demolish and rebuild player race including tunnel, making it suitable for use in conjunction with newly .a constructed change rooms

	External Works				
71	Bulk excavation to suit tunnel construction including working space	655	m3	25.00	16,375
72	Concrete footing to suit tunnel / retaining walls	19	m3	480.00	9,120
73	Pre-cast concrete tunnel (considered 4000 x 3100 high overall sections)	10	m	6,500.00	65,000
74	150mm Thick in-situ concrete retaining walls to suit final player race path level	50	m2	320.00	16,000
75	Back fill behind retaining wall using excavated materials	535	m3	12.00	6,420
76	Disposal of surplus materials	120	m3	8.00	960
77	Anti graffiti painting to exposed concrete wall surfaces	150	m2	26.00	3,900
78	Pool fence over retaining walls & tunnel opening	38	m	145.00	5,510
79	Waterproofing behind retaining walls	50	m2	18.00	900
80	Player race - considered concrete path	77	m2	62.00	4,774
81	Allow to repair and re-lay foot path	20	m2	62.00	1,240
82	Allow to temporally disconnect services & re-connect at completion of tunnel construction		ltem		2,700
83	Repair and re-grass mound as required (including make good to reticulation)		Item		7,500
	On Costs				
84	Design contingency		Item		14,000
85	Contract contingency		ltem		11,000
86	Preliminaries		ltem		30,000
	ESTIMATED BUILDING COSTS		\$\$		195,399
87	Rounding up/down factor		ltem		-399

Demolish and rebuild player race including tunnel, making it suitable for use in conjunction with newly constructed change rooms TOTAL

195,000

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Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd WILDE AND WOOLLARD (M Unit 1 / Ground Fk 1008 Wellington Str West Perth, WA 60



Project: Floreat Athena Football Club		Details: Master Plan Cost Indication - Option 2B			
Building: Litis Stadium		(Rev-1)			
Item No.	Item Description	Quantity Unit Rate Amount			

2.C.3 Internal refurbishment of existing clubrooms - (Kitchen refurbishment including new cabinetw/Odnaingleo fit-out, New bar cabinet) .a

	Refurbishment		
88	Allow for following works	Note	
89	Remove existing kitchen equipment, stainless steel shelvings and cabinetwork to suit new work	ltem	6,500
90	Remove existing bar cabinetwork and replace with new	Item	20,000
91	Clean existing tile and grout on floor and walls as required	Item	7,500
92	Allowance for new kitchen fit-out with new equipment and stainless steel benches	PSum	100,000
93	Allow to service existing extract system	Item	2,500
94	Re-paint existing ceiling	Item	1,500
95	Cool Room	Excl	
96	Assumed existing display fridge & glass shelvings remains	Note	
	On Costs_		
97	Design contingency	Item	7,000
98	Contract contingency	Item	4,000
99	Preliminaries	ltem	15,000
	ESTIMATED BUILDING COSTS	\$\$	164,000

including new cabinetwork and fit-out, New bar cabinet) TOTAL

2.C.3 Internal refurbishment of existing clubrooms - (Toilet re-refurbishment) .b

.0			
	Refurbishment		
100	Allow for following works	Note	
101	Replace existing toilet partitions and replace with laminated washroom partitions	Item	17,100
102	Replace existing toilet fittings	ltem	46,000
103	Allow to clean existing tiles and grouts as required	ltem	11,000
104	Re-paint existing ceiling	ltem	1,800
	On Costs		
105	Design contingency	ltem	8,000
106	Contract contingency	ltem	6,000
107	Preliminaries	ltem	16,000
	ESTIMATED BUILDING COSTS	\$\$	105,900
	1		1

WILDE AND WOOLLARD (W Unit 1 / Ground Fk 1008 Wellington Str West Perth, WA 60

Job No: 1867MPCI Cost Base Date: Date of Printing: 22/06/2017

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Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd

	REPORT DETAIL			WW	WILDE AND WOOLLARD
	Project: Floreat Athena Football Club D Building: Litis Stadium	etails: Master (Rev-1		ost Indication	- Option 2B
ltem No.	Item Description	Quantity	Unit	Rate	Amount
2.C.3 .b	Internal refurbishment of existing clubrooms - (Toilet re-refu	rbishment)			(Continuea
108	Rounding up/down factor		Item		100
	Internal refurbishment of existing clubrooms - (Toilet re-refurbishment) TOTAL				106,000

2.C.3 Internal refurbishment of existing clubrooms - (General area refurbishment)

.c

			· · · ·	
	Refurbishment			
109	Allow for following works	Note		
110	Sanding and re-seal existing parquet flooring	ltem		15,000
111	Remove and replace existing carpet	ltem		27,000
112	Re-paint existing plasterboard ceilings	ltem		5,500
113	Allow to clean and make good to existing metal strip ceiling in clubhouse area	ltem		2,500
114	Re-paint existing walls	ltem		15,000
115	Allow to clean existing tiles and grouts as required	ltem		11,000
116	Repair cracking in masonry parapet at flashing level including replacement of flashing if necessary	ltem		4,500
117	Additional support structure to awning roof cladding (additional purlins)	ltem		5,500
118	Allowance for roof maintenance especially gutters and downpipe	ltem		880
119	Allow to replace light fittings with dimmable fittings (use existing wiring)	ltem		45,000
	On Costs			
120	Design contingency	ltem		13,000
121	Contract contingency	ltem		10,000
122	Preliminaries	ltem		28,000
	ESTIMATED BUILDING COSTS	\$\$		182,880
123	Rounding up/down factor	Item		120

2.C.4 Construct new bin enclosure adjacent to clubrooms

	New Works				
124	New bin enclosure - Metal shed construction	30	m2	255.00	7,650
125	Allow for water supply & drainage as required (assumed connect to existing services at close proximity)		Item		3,175
126	Allow for electrical services (say single power point & a light connect to existing services in close proximity)		ltem		1,300
	On Costs				
127	Design contingency		Item		1,500
Job No: 1867 Cost Base D Date of Print				WI	LDE AND WOOLLARD (W Unit 1 / Ground Fk 1008 Wellington Str West Perth, WA 60

Item 8.4- Attachment 1



	Project: Floreat Athena Football Club Building: Litis Stadium	Details: Maste (Rev-		ost Indication -	Option 2B
ltem No.	Item Description	Quantity	Unit	Rate	Amount
2.C.4	Construct new bin enclosure adjacent to clubrooms				(Continue
128	Contract contingency		Item		1,00
129	Preliminaries		Item		3,00
	ESTIMATED BUILDING COSTS		\$\$		17,62
130	Rounding up/down factor		Item		37
	Construct new bin enclosure adjacent to clubrooms TOTAL				18,00
	Refurbish existing grandstand (Internal refurbishment rear wall facing toilet block	t of undercroft are	a) includ	ling renderir	ng of the
	Refurbishment				
131	Allow for following works including demolitions work		Note		
132	Internal refurbishment of undercroft area to include for two offices		Item		328,00
133	Allow for lift		Item		87,00
134	Render existing wall surfaces, assumed height at 10m	440) m2	35.00	15,40
135	New paint to the rendered walls	440) m2	16.00	7,04
136	Allow to design and erect scaffolding to full extent of the building		Item		19,80
	On Costs_				
137	Design contingency		Item		46,00
138	Contract contingency		Item		35,00
139	Preliminaries		Item		97,00
	ESTIMATED BUILDING COSTS		\$\$		635,240
140	Rounding up/down factor		Item		-24
	Exclusions				
	1		Excl.		(
141	Internal refurbishment of upper level				
141 142	Internal refurbishment of upper level Internal refurbishment of kitchen		Excl.		(

2.D.2 Refurbish existing grandstand (Repair cracking in front three rows, replace existing seats

	Refurbishment			
144	Allow for following works including demolitions work	Note		
145	Repaint roof structure including surface preparation	ltem		16,555
146	E.O for fire proofing intumescent paint as required	ltem		40,205
147	Replace existing roof plumbing with new	ltem		16,555
Job No: 1867MPCI Page 8 of 10 Cost Base Date: Date of Printing :2206/2017 Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wild			WI	LDE AND WOOLLARD (M Unit 1 / Ground Fk 1008 Wellington Str

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West Perth, WA 60



	Project: Floreat Athena Football ClubDBuilding: Litis Stadium	etails: Maste (Rev-1		ost Indication -	Option 2B
ltem No.	Item Description	Quantity	Unit	Rate	Amount
2.D.2	Refurbish existing grandstand (Repair cracking in front three	e rows, repla	ice exis	sting seats	(Continued
148	Allow for flexible sealant to pre cast concrete seats at construction joints		ltem		3,420
149	Repair cracking in front three rows at pre cast concrete seating plates		Item		8,200
150	Allow for condition survey report for seating plants		Item		1,500
151	Replace existing seats including new mechanical fixings with galvanised bolts and backing plates	364	No.	290.00	105,560
	<u>On Costs</u>				
152	Design contingency		Item		19,000
153	Contract contingency		Item		15,000
154	Preliminaries		ltem		41,000
	ESTIMATED BUILDING COSTS		\$\$		266,995
155	Rounding up/down factor		ltem		5
	Exclusions				
156	Internal refurbishment of upper level		Excl.		C
157	Internal refurbishment of kitchen		Excl.		C
158	Internal refurbishment of toilet		Excl.		C
	Refurbish existing grandstand (Repair cracking in front three rows, replace existing seats TOTAL				267,000
2.D.3	Internal refurbishment of toilet block				201,000
2.D.3	Internal refurbishment of toilet block				201,000
2.D.3			Note		207,000
	Refurbishment		Note Item		
159	Refurbishment				3,000
159 160	Refurbishment		Item		3,000
159 160 161	Refurbishment		ltem Item		3,000 22,000 6,500
159 160 161 162	Refurbishment		Item Item		3,000 22,000 6,500 6,300
159 160 161 162 163	Refurbishment		Item Item Item		3,000 22,000 6,500 6,300 1,200
159 160 161 162 163 164	Refurbishment		Item Item Item Item		3,000 22,000 6,500 6,300 1,200 13,000
159 160 161 162 163 164 165	Refurbishment		Item Item Item Item Item		3,000 22,000 6,500 6,300 1,200 13,000 2,700
159 160 161 162 163 164 165 166	Refurbishment_ Allow for following works Remove existing fittings and make ready for new toilet fittings (excluding stainless steel slab urinals) New toilet fittings; . Urinal cisterns . Stainless steel wash hand basins + taps . Ceramic wash hand basins + taps . WC & Cistern . Disable toilet WC & Cistern Allow to prepare and re-paint floor Allow to clean existing wall tiles Re-paint rendered walls (above tiles) Replace existing toilet cubicles (7 Nos.) Re-paint existing ceiling		Item Item Item Item Item Item		3,000

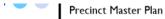


	Project: Floreat Athena Football Club Building: Litis Stadium		ev-1)	Cost Indication -	
ltem No.	Item Description	Quanti	ty Unit	Rate	Amount
2.D.3	Internal refurbishment of toilet block				(Continued
169	Contract contingency		ltem		5,000
170	Preliminaries		Item		12,000
	ESTIMATED BUILDING COSTS		\$\$		80,200
171	Rounding up/down factor		ltem		-200
	Exclusions				
172	. New paper towel dispensers				
173	. New soap dispensers				
174	. New mirrors				
175	. New shelvings				
176	. New toilet roll holders.				
177	. New plumbing works				
	Internal refurbishment of toilet block TOTAL				80,000
2.E.1	Install bicycle storage facilities within 30m2 are	a of car park			
	New Works				
178	Bicycle parking - Concrete paving		30 m2	65.00	1,950
179	Hot dipped galvanised steel bicycle racks		8 No.	350.00	2,800
180	Sundries		Item		500
	On Costs				
181	Design contingency		Item		1,000
	Contract contingency		Item		1,000
182				1 1	2.000
	Preliminaries		Item		2,000
182 183			ltem \$\$		2,000 9,250

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APPENDIX 8

Lifecycle Cost Analysis

UNDER SEPARATE COVER

Floreat Athena Football Club



CLUB DEVELOPMENT PLAN

Progress Report

June 2017

JWC Jo Wilkie Consulting

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INTRODUCTION

This project is one of two major initiatives being undertaken by the Club at this time. They are:

1. Club Development Plan

Jo Wilkie Consulting has been engaged to assist the Club to prepare a Club Development Plan including the following two key components.

- A. Explore opportunities and develop strategies aimed at:
 - > increasing the Club's engagement with the community
 - expanding the community benefit that can be derived from the asset that is the Litis Stadium
- B. Develop a 5-year Strategic Plan for the Club, with a focus on sound governance and financial sustainability, taking into consideration the changing regulatory, policy and funding environments.

2. Master Plan for Litis Stadium

The other project is the development of a Master Plan for the Litis Stadium for which Planning Solutions Pty Ltd has been contracted. The Master Plan has been requested by the City of Vincent and will form the basis of the renegotiation of the Club's future lease arrangement with the City.

The Club's Board and both consultants have worked together on the common elements of the two projects to ensure an efficient and joined-up approach.

The Club Development Plan lays important foundations for the Club moving forward and, as such, this progress report is included into the Master Plan report being provided to the City of Vincent.

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Specifically, the purpose of this project is to position the Club as:

- a relevant sporting, social and cultural asset;
- a successful Club within the WA State Football League and within the State's sporting landscape;
- > an organisation that is well-governed and managed;
- > an organisation that is financially and operationally viable;
- an organisation that is contemporary, with the agility and capacity to adapt to changing community needs and circumstances; and
- an organisation that is underpinned by principles of access, inclusion and maximum community benefit.

To achieve this, the Club has committed to engage as many key stakeholders as possible including, but not limited to:

- Players and their families
- Current and recent members
- Volunteers
- Sponsors and supporters
- Local residents and businesses
- > Key organisations within the City of Vincent
- Peak community sporting bodies such as FootballWest and WA Sports Federation
- Relevant government agencies such as the Department of Sport and Recreation
- > The City of Vincent

A Club Reference Group has been established to share ideas and have input into the project.

An expanded Board/Leadership Group has met regularly with the consultant to consider and/or determine actions going forward, based on emerging evidence and information.

To this end, the key agreed elements of the methodology for this Project are:

- > an environment scan and analysis;
- > an exploration and assessment of community benefit opportunities;
- > a review of the Club's governance and management;
- > a review of the Club's business model and operations; and
- > an assessment of the Club's financial sustainability.

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BRIEF HISTORY OF THE CLUB

The Floreat Athena Football Club is a not-for-profit community organisation governed by a voluntary Board of Management and has been operated for more than 60 years almost entirely by volunteers.

The (then) Athena Soccer Club was founded in 1951 and entered a team in the State Soccer Competition in 1953.

It was established through the resources of the Greek community keen for its members to participate in and celebrate its much-beloved, national sport. It also provided an opportunity to share the Greek culture with the broader Western Australian community.

This reflects the basis upon which almost all soccer clubs across Western Australia were originally formed, driven by growing interest in "the world game".

Within less than a decade, the Club became one of the founding clubs of the Soccer Federation of Western Australia and, since that time, has continued to contribute to the development of the sport at a local, state and national level through its participation in many of the reforms that have seen the sport become the most played in Australia.

Its first home was at Wellington Square in East Perth as part of a temporary arrangement with the City of Perth. It quickly outgrew this and was relocated to Perry Lakes Stadium, which was then within the municipality of the City of Perth.

The move also resulted in a change of its name to Floreat Athena, at the request of the City of Perth, to reflect its new local community.

It remained at Perry Lakes Stadium until the early 1970s when it moved again to its current premises, then known as Lake Monger Velodrome. It co-tenanted the facility with the Soccer Federation of WA until 1982 when the Federation moved to its own separate premises.

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The Club has been the sole tenant of the facility since then and recently renamed it the E & D Litis Stadium in acknowledgement of a lifetime supporter and major sponsor.

During the period 1960 to 2000, the Club also fielded teams in other sports including:

- Cricket junior and senior teams
- Water Polo
- Netball junior and senior teams
- Softball junior teams

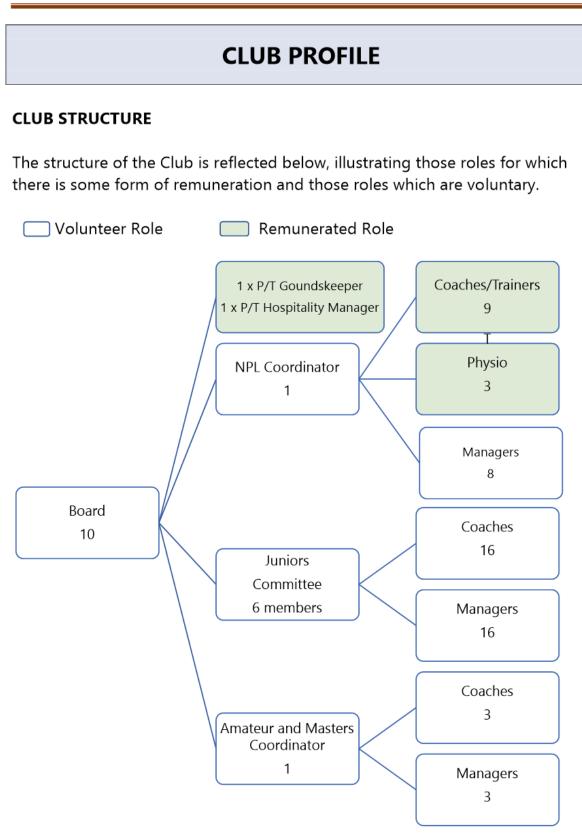
Across all of these sports, more than 60,000 players have played for the Floreat Athena Football Club; the majority for its football soccer teams, including amateurs, professionals, juniors, veterans, masters, social, girls and women.

For the majority, playing for the Club provides an opportunity to be part of a team, achieve fitness and health and have fun. However, many have achieved state, national and international success with some notables including:

- Stan Lazaridis -Socceroo 2006 World Cup, English Premier League, WA State Captain, World Youth Championship Team;
- Bobby Despotovski WA State Team, Perth Glory for 10 years, current coach of the Perth Glory National Women's team and Coach of the Year 2017; and
- Troy Barnard (dec. 2004)- youngest ever player to captain a WA State side at age 22.

The Club experienced great football success in the 1980s, dominating the competition at all levels. This attracted unprecedented player numbers in all categories and divisions, as well as increased membership and sponsorship.

This success also enabled the Club to invest in its new Clubrooms at Litis Stadium, which continue to provide an important amenity to the Club and other user groups.



TEAMS AND PLAYERS

The Club currently has 314 registered players and fields teams in the following competitions:

Competition	# Teams	Details
National Premier	3 Teams	1 x Seniors
Leagues Seniors		1 x Reserves
		1 x Under 18
National Premier	5 Teams	1 x Under 16
Leagues Juniors		1 x Under 15
		1 x Under 14
		1 x Under 13
		1 x Under 12
Junior Boys League	16	3 x Under 6
	teams	3 x Under 7
		3 x Under 8
		3 x Under 9
		2 x Under 10
		2 x Under 11
Amateur League	2 Teams	1 x Division 2
		1 x Div. 2 Reserves
Masters League	1 Team	1 x Division 2

VOLUNTEERS

The Club is governed by a voluntary Board of 10 who are elected by the membership at Annual General Meetings. The Board is responsible for the good stewardship of the Club, its financial viability and compliance with all regulatory and licensing requirements.

In its sporting activities, the Club is supported by some 60 active volunteers, without whom it could not support its teams and players. They undertake a range of tasks, including:

- ➤ Coaching;
- team management;
- > set-up and take-down of goals and pitch preparation;
- line-marking;
- ➤ first-aid;
- > care and maintenance of team and Club equipment;
- > pastoral care and support of players; and
- > match-day paperwork.

An additional 30 volunteers undertake tasks including:

- cleaning and maintenance of the grounds and facilities;
- ➤ fundraising;
- > assisting with events; and
- > spectator control.

Like most Clubs of this type, it often experiences the challenge of having most of the governance and management work of the Club performed by a small group, usually the Board, which then also necessarily assumes some operational functions.

The Club has a strong history of junior players maintaining their relationship with the Club and going on to become coaches, team mangers, Board members and other general volunteers.

The Club has a number of families where three-generations have now played with the Club and remained members.

KEY CLUB ACTIVITIES

Training Match	NPL Senior Teams	NPL Juniors Teams	Junior League Teams	Amateur Teams	Masters Team
Monday					
Tuesday					
Wednesday					
Thursday					
Friday					
Saturday					
Sunday					

	daily	weekly	fortnightly	monthly	annually
Passive social activities					
Fundraising activities					
Club Dinner Night					
Juniors Team Dinner					
Senior Teams Dinner					
Football West meetings					
NPL Meetings					
AGM					
Club Pre-Season Busy Bee					

Up to 30 members and friends attend the Club on most days to enjoy fellowship and participate in passive activites including cards, darts, board games and hospitality.

The Club hosts dinners for each of the junior teams on a rotational basis. The dinners include players and their parents/siblings and are aimed at building team spirit and camaraderie.

USE OF BRITANNIA RESERVE

The Club hires Britannia Reserve from the City of Vincent from April to September for its training and matches.

Training

- Monday and Wedensday from 4pm to 7pm
- Tuesday and Thursday from 4pm to 9pm

Matches

Sunday from 7am to 5pm

During these times, the Reserve is also accessed by other members of the community including recreationers, excercisers and dog walkers.

Although the pitches are marked out, there is not a physical demarcation of the areas for use by different groups. Instead, there is an expectation of a commitment to shared use and a common sense approach.

USE OF THE STADIUM PITCH

The Stadium Pitch forms part of the lease agreement over the Litis Stadium and is used primarily by the NPL teams, though not exclusively.

Pre-season training commences in mid-January with finals in November, leaving a minimal 6-8 week period to rest and prepare the pitch for the following season.

The pitch is required to meet NPL standards as a part of its license to partipate in that competition. This determines the extent to which the pitch can be used by both the Club and others.

Training

Monday, Wednesday and Thursday from 5pm to 8pm

Matches

- Saturday (fortnightly home games) 10am to 5pm
- Sunday (fortnightly home games) 8pm to 5pm

LEASE OF LITIS STADIUM

The Club's occupancy of the Litis Stadium has been managed through successive leases:

- > with the City of Perth until 1994; and
- > with the City of Vincent from 1997 until 2016.

The terms of the lease that expired in December 2016 required the Club to:

- > pay a lease fee, subject to annual increases based on CPI;
- meet costs of rates, taxes and all outgoings;
- > maintain adequate and appropriate insurances; and
- maintain the facility in clean condition and good repair, at its own expense.

The Club secured a 12-month lease from January to December 2016, during which time it is preparing the Master Plan that will form the basis of any future lease agreement.

During its tenure, and in addition to any rents and charges, the Club has invested some \$1.5M to improve the facility, the most significant being the construction of the Clubrooms in 1982. This was funded, in large part, by the Club, with support from the Local and State Governments. Club members provided significant in-kind and reduced-cost services to achieve the project successfully.

Due to its age, the elements of the stadium now require significant upgrade, particularly to the older facilities, the most pressing being the change rooms and player race which have been disused since 2015 and the grandstand, which requires structural repair.

In 2014, the Club was unsuccessful in securing a CSRFF grant to replace the change rooms and is now planning a major financing strategy, including a Capital Campaign, to raise the funds to achieve this and other improvements to the stadium. These plans are discussed in the Master Plan document.

EVIRONMENT SCAN

The following information provides both global and local context to the social, policy and regulatory environments that impact on the Floreat Athena Football Club and its operations.

THE BENEFIT OF PLAYING TEAM SPORT

There is compelling evidence, world-wide, that affirms the value of playing sport. Governments are investing heavily in the promotion of, and infrastructure for, sport and physical activity as a key strategy for addressing both long-standing and emerging social, cultural, physical and mental health challenges.

The New South Wales Department of Education, as part of its well-being strategy, identifies that children who take part in team sports develop:

- > friendship and camaraderie;
- cooperation and teamwork skills;
- > leadership skills;
- appreciation of different abilities;
- > respect for team mates/ opponents/officials;
- > a sense of belonging/team membership;
- social interaction skills;
- physical skills;
- > self-esteem and self-concept;
- team goal-setting skills;
- > self-discipline, patience and persistence; and
- > resilience through sharing positive and negative experiences.

UNITED NATIONS

The UN Inter-Agency Task Force of Sport for Development and Peace promotes sport as an important tool for achieving the UN Millennium Development Goals. Its 2005 report states "... that by its very nature sport is about participation. It is about inclusion and citizenship. Sport brings Individuals and communities together, highlighting commonalities and bridging cultural and ethnic divides.

Sport provides a forum to learn skills such as discipline, confidence and leadership and it teaches core principles such as tolerance, co-operation and respect. Sport teaches the value of effort and how to manage victory, as well as defeat. When the positive aspects of sport are emphasized, sport becomes a powerful vehicle through which the United Nations can work towards achieving its goals."

WORLD HEALTH ORGANISATION

The "Global Recommendations on Physical Activity for Health" was published by the World Health Organisation in 2010 and remain in place today. It urges a number of policy options aimed at achieving recommended levels of physical activity globally, such as:

- "the development and implementation of national guidelines for health-enhancing physical activity;
- the integration of physical activity within other related policy sectors in order to secure that policies and action plans are coherent and complementary;
- the use of mass media to raise awareness of the benefits of being physically active; and
- the surveillance and monitoring of actions to promote physical activity".

Sport: A Proven Vehicle for Physical and Social Health

The Club 's sporting activities address a number of global health and wellbeing challenges. Diabetes and obesity are just two now considered to be at epidemic levels.

Club and other organised sport is considered a key strategy for not only achieving globally agreed physical activity targets but for promoting social cohesion and peace.

AUSTRALIAN GOVERNMENT

The Australian Government, through the Australian Sports Commission, has recently invested in two major initiatives.

The first was a study into the Future of Australian Sport undertaken in partnership with the Commonwealth Scientific and Industrial Research Organisation (CSIRO). The key findings of the study that have relevance for football clubs including Floreat Athena are:

- Health, rather than competition, is becoming a major driver for participation in sport and sporting groups, particularly those involved in competitive sport, will need to consider how they provide opportunities for non-competition participation.
- The broader benefits of participation in sport are measurable and significant including mental health, crime prevention and social inclusion. It is important, therefore, for sporting groups to consider how their policies and practices can facilitate these outcomes.
- Sport is being increasingly embraced by older Australians and this will require sporting codes and clubs to consider how they can cater effectively and appropriately to this age-group.

The second major initiative has been the establishment of the Play.Sport.Australia (PSA) initiative, a national vision for increasing participation in sport by all Australians.

This initiative was further strengthened by the establishment of Ausplay, a national population tracking survey that provides evidence-based research to guide the P.S.A. initiative going forward.

The following information is provided though the AusPlay survey, which is commissioned by the Australian Sports Commission as part of its strategy "to get more Australians participating in organised sport more often".

It reports that:

- Almost 20% of all people involved in Club Sport play football (soccer), which represents by far the largest cohort.
- Football has the second highest rate of participation (22.8%) by children
 in an organised out of school activity. (swimming has the highest (28.3%) and Australian Rules Football has the third highest rate at 13.6%)
- More boys (22.8%) than girls (6.1%) play football in an organised outof-school activity.
- The report acknowledges that sporting clubs are the primary avenue via which children participate in active sport and physical activity.

The table below illustrates the top 11 Club sports played by adults and children combined.

	Club Sports	Population Estimate	% Population	% Club Sport Population
1	Football (soccer)	1,086,986	4.5%	18.8%
2	Golf	685,732	2.8%	11.9%
3	Australian Rules Football	635,627	2.6%	11.0%
4	Netball	625,721	2.6%	10.8%
5	Tennis	585,751	2.4%	10.1%
6	Cricket	562,669	2.3%	9.7%
7	Basketball	532,311	2.2%	9.2%
8	Touch Football	271,628	1.1%	4.7%
9	Swimming	267,890	1.1%	4.6%
10	Rugby League	247,883	1.0%	4.3%
11	Athletics, Track & Field	238,084	1.0%	4.1%

Sport: For Everyone

Floreat Athena Football Club responds to the need of almost one fifth of the Australian population that chooses to play a Club sport.

There is opportunity for the Club to expand its program to include noncompetition sport.

There is opportunity for the Club to offer more general health and fitness activities that can be accessed more flexibly across the week.

There is opportunity for the Club to consider how it can better respond to the needs of older population cohorts.

WESTERN AUSTRALIAN SPORTS FEDERATION

The Federation is the peak body for sport and recreation in Western Australia. It responds to needs and issues raised by its member bodies, the majority of which are sporting associations.

In line with contemporary thinking, the Federation is encouraging and supportive of the mixed use of sporting facilities in order to optimise their "usability" and also to maximise the return on the public investment in the asset.

Spaces that are Flexible and Responsive

There is opportunity for the Club to consider how the indoor and outdoor spaces within the Litis Stadium can be more creatively and flexibly used by diverse community organisations and their members.

FOOTBALL WEST

Football West is the sole governing body for all football competitions in Western Australia. It is affiliated with the Football Federation Australia (FFA) and, through it, the Fédération Internationale de Football Association (FIFA) which is represented in more than 209 countries.

A demographic breakdown of all players within Western Australia registered with Football West as at 31 October 2016 shows the following:

Gender	Male	33,227
	Female	6,611
Age	Junior	28,924
	Senior	10,914
National Premier	NPL	2,123
Leagues or Outdoor *	Outdoor	37,715

Note: It does not include those players registered in the Social Competition.

In 2010 the Football Federation of Australia commissioned the National Competition Review to consider opportunities for competition and club improvement.

This led to the establishment of the National Premier Leagues (NPL) in 2013 in most Australian States. Football West joined the NPL competition in 2014. The NPL ostensibly replaced the previous State Leagues and provided a more national platform for the development of football in Australia. It is regarded as the second tier of the sport of which the A-League is the first.

There are now 14 NPL teams in Western Australia including the Floreat Athena Football Club.

In 2016, Football West initiated the National Premier Leagues Strategy Development Project with the aim of establishing a framework for the NPL in Western Australia for the next five years.

The Project considers a number of barriers to optimal development of the sport, both within and outside Clubs. Amongst key considerations are:

- > increasing access to quality competition;
- > adoption of proven development models;
- improved coaching accreditation;
- increasing pathway opportunities;
- improving facilities;
- > accessibility and affordability at all competition levels; and
- > clear and fluid pathways between junior and senior clubs.

The project is scheduled to be completed in mid-2017 and implemented in 2018.

The implementation of the recommendations of this NPL review will have significant impact on all of the 12 current Western Australian NPL Clubs including the Floreat Athena Football Club.

It will require the Club to revise and/or develop a number of policies and strategies in relation to governance, operations, player development, facility standards and financial planning.

Whilst the impending NPL Framework will apply consistently to all NPL Clubs, their accommodation costs and arrangements vary according to the local government municipalities within which they are located. These include: including:

- lease terms and conditions for facilities;
- hire fees for use of playing grounds;
- > assistance with pitch and facility maintenance; and
- support for major capital works.

These real costs impact on the Clubs' financial capacity including their ability to attract quality players from within and outside the State.

This is further exacerbated where ratepayers feel, somewhat justifiably, uncomfortable about their (local government) assets being used by groups whose members and participants are from outside the municipality.

Without a clear and agreed State-wide policy for this issue, the access to facilities and playing grounds for Clubs, such as the Floreat Athena Football Club, will be determined by the diverse approaches of respective local governments.

To develop and implement such a policy would require a collaborative approach between, at least, the State Government (through its appropriate department), Football West and the respective local government authorities.

WESTERN AUSTRALIAN GOVERNMENT - DEPARTMENT OF SPORT AND RECREATION

The Department of Sport and Recreation is responsible for the State Government's policy and strategy in sport and recreation. Its stated mission is to "enhance the quality of life of Western Australians through their participation and achievement in sport and recreation".

The State Sporting Facilities Plan forms the blueprint for the development of major state and national sporting infrastructure. Initially approved by the State Government in 2001, over \$25M has been allocated since 2005. These funds have been directed to large national and internal facilities such as nib Stadium, Perth Stadium, State Equestrian Centre and the Perth Arena.

The Western Australian Sport and Recreation Industry Strategic Direction 2016-2020 provides a framework for the direction of sport and recreation in WA.

Amongst the key challenges that it seeks to address, the following are most relevant for Floreat Athena and other similar sporting Clubs:

Governance – which recognises that affordability is a key barrier to young people's participation in sport.

- Public Open Spaces and Urban Form which encourages efficiency with the planning and use of public space resources to ensure equitable access for as many as possible.
- Financial (Un)Certainty acknowledges the need for sporting bodies to promote the many benefits of sport and recreation in order to better compete for diminishing public and private funding.
- Leveraging Facilities Investment facilities must become relevant to current communities by increasing local community sporting and nonsporting participation.

Support and Resources

The Club's purpose and activities align with the State Government's strategic direction with respect to sport and recreation

There is potential for the Club to access a range of cash and non-cash resources from the Department to assist with its Club Development Plan.

There is an opportunity for the Club to consider cash and non-cash fee structures as a further response to financial barriers to participation, particularly for children and seniors.

CURTIN UNIVERSITY - CENTRE FOR SPORT AND RECREATION

Established in 2009, the Centre for Sport and Recreation is a collaboration between Curtin University and the Department of Sport and Recreation. Its stated role is to be an independent advocacy and research centre that generates applied research to inform public policy and practice in the field of sport and recreation. Over recent years it has undertaken a number of research projects aimed at achieving a better understanding of the issues and challenges facing sporting clubs in Western Australia so as to effect better policies and practices.

Those studies that have relevance for Floreat Athena Football Club include:

- More than Winning: the real value of sport and recreation in WA (Middle, I & Tye, M.- 2014)
- Volunteering and sport in a WA context: A preparatory exploration (Costello D. & Tye M. - 2012).
- Sport and Recreation Online: A baseline investigation of the web presence of sporting and recreational organisations in Western Australia (Allen, M., Burnett, K., Leaver, T., & Scullin, C. – 2012)
- Emerging constraints for public open space in metropolitan Perth: Implications of bush forever, water sensitive urban design and Liveable Neighbourhoods for active sporting recreation (Middle, G., Tye, M., & Middle, I. – 2010)

Evidence-based Planning

There is further potential for the Club to enter into a partnership with Curtin University as a longitudinal study site with the benefit of having access to ongoing independent information and data that can inform the continuous improvement of its Club Development Plan

MAXIMISING COMMUNITY BENEFIT

The Club is keen to build on its current community engagement and provide a range of opportunities to maximise the benefit to the community of both the built and latent asset.

CURRENT COMMUNITY ENGAGEMENT ACTIVITIES

Notwithstanding that the Floreat Athena Football Club has been at Litis Stadium for more than 40 years, community members and organisations contacted through this project generally had very little awareness or understanding of the Club.

However, the possibility of engaging with the Club and its activities via a number of sporting and social strategies was very well received.

An assessment of the Club's current engagement with the community was undertaken via a review of available records and discussions with the current Board members and past committee members.

Overall, the Club tends to play down the extent to which it already delivers social benefit, primarily through providing its facilities and resources, usually for free, to the wider community. Both formal and informal discussions confirm the willingness of the Club (its members) to open its facilities to others.

Members and supporters are passionate about the sport and the Club and there is genuine camaraderie and sense of team, as evidenced by the consistent level of volunteering.

Although perceived by some members of the community as being inward focused and somewhat disengaged from the local community, once inside the Club, there is a genuine welcoming and hospitality, typical of the Greek culture

Externally however, the Club has not been consistent and proactive in its efforts to engage the broader community and this has, at times, presented the organisation as an aloof and disinterested member of its community.

This appears to be primarily because:

- there is not a clear and agreed Community Engagement Strategy;
- the Club does not yet have a Community Access and Usage Policy to clarify and guide the use of its facilities
- the arrangements for use of the facilities are more often than not made on an ad-hoc basis;
- the arrangements are not considered by the Club as community engagement "we just try to help as we can";
- the Club does not maintain consistent documentation about its engagement; and
- the pressure of attending to its core business of football, run almost entirely by volunteers, leaves limited capacity to properly consider and develop an approach to community engagement.

The following table shows how the Litis Stadium facilities have been utilised by various organisations over the past 24 months.

Use of the Litis Stadium Facilities Over the past 2 Years

Organisation	Purpose of Use	Charges/Fees
Aranmore Catholic College	School team soccer finals	No charge for pitches, equipment, facilities
Mount Hawthorn Primary School	School dances, quiz nights, bingo	No charge for venue and facilities Small charge for cleaning
St Basils Aged Care Services	Lunches and social events for seniors (from both residential and non-residential)	No charge for venue and facilities Small charge for cleaning
Water Corporation	Christmas Function	No charge for venue and facilities Small charge for cleaning
Wembley Police Station	Social Event	No charge for venue and facilities Small charge for cleaning
Latin American Association	Latin American World Cup Tournament	No charge for pitches, equipment, facilities
	A celebration of Latin American culture through its national sport	(Club operates some hospitality services during the event)
RSL	Anzac Day Match	Facilities provided at no
	Floreat Athena v Perth Glory NPL Club	cost All proceeds to local RSL
Roar Family	Fundraiser for Robbie Roar who contracted meningococcal disease	Facilities provided at no cost All proceeds to the family
Perth Glory v State Team	Charity Match to raise funds for cancer support	Venue and facilities provided at no cost
Vincent Cup	Floreat Athena v Perth Football Club Local rivalry friendly match between the two City of Vincent NPL Clubs	No charge for pitches, pitch preparation equipment, facilities

Football West	NPL and Junior NPL finals matches	No charge for pitches, pitch preparation equipment, facilities
		Club runs canteen
Football West	Training for coaches (not FAFC specific) meetings	Facilities provided at no cost
National A League Clubs e.g. Melbourne City, Central Coast Mariners and Perth Glory	Training base for major national Games	No charge for pitches, pitch preparation equipment, facilities
Malaysian Sarawak Football Club	Friendly match	No charge for pitches, pitch preparation equipment, facilities
Hellenic Community Aged Care	Luncheons, guest speakers on topics of social concern for ethnic Australian seniors	Venue and facilities provided at no cost
Centre for Hellenic Studies WA	Open presentations from visiting and local academics	Venue and facilities provided at no cost
Hellenic Community Greek Youth Dance Group	Rehearsal space	Venue and facilities provided at no cost
Pan Macedonian Association	Fundraising dinners	Venue and facilities provided at no cost
Castellorizian Association of WA	Fundraising events	Venue and facilities provided at no cost
Cypriot Community of WA	Fundraising events	Venue and facilities provided at no cost
Greek Orthodox Community of WA	Luncheons, morning and afternoon teas	Venue and facilities provided at no cost

POTENTIAL ADDITIONAL COMMUNITY BENEFIT

The Club has explored a range of other potential uses of the Litis Stadium facilities by other not for profit organisations via:

- > discussions with community organisations within the City of Vincent;
- > information about other multi-use sporting facilities;
- a workshop involving the Club Reference Group, established as part of this project; and
- > regular workshop/meetings with the current Board.

Underpinning Principles

The Club has determined that the following principles will underpin its approach to the shared use of the Litis Stadium facilities by other not-for-profit organisations within the City of Vincent.

The overriding principle is that the Club does not seek to generate income from sharing its spaces and requires only that any costs are recovered.

<u>Co-tenants</u>

- ✓ The Club is committed to sharing the available spaces with cotenants
- ✓ Co-tenants will be required to contribute proportionately to outgoings
- ✓ Co-tenants will <u>not</u> be required to pay rent

Regular and Casual Users

✓ Not-for-profit user groups within the City of Vincent will be required to contribute on a cost-recovery basis only for their use of the facilities

POTENTIAL NEW STRATEGIES

The following are seven strategies for maximising community benefit that have emerged from the consultations and are informed by research evidence and align with global, Federal Government and State Government strategies.

Strategy	Benefits		
Find 30 for Fitness Junior teams take turns in incorporating 30 minutes general fitness work at the beginning of their training session. The local community is invited to join in for this component of the session	 ✓ builds community relationships ✓ addresses a key health issue ✓ provides a simple way for the local community to meet the 30 minutes per day exercise target ✓ enables the Club to share its training skills and expertise ✓ training of coaches in general fitness will expand their skills set 		
Test Depar Vision			
 Next Steps: 1. Design a 10-week trial of this strategy including: a fitness program suitable for diverse ages and fitness levels, a communication strategy to inform local residents, a risk management plan; and an evaluation instrument that includes feedback from participants. 			
2. Trial the Strategy over 10 weeks.			
3. Review the Strategy using the evaluation tool.			
4. Determine whether the Strat	egy should continue as is, continue with modifications, or		

- not continue.
- 5. Communicate the decision and rationale with all participants and stakeholders.

Strategy	Benefits
Schools Football Clinics	✓ builds community relationships
Club coaches, trainers and senior	 assists schools to access accredited skills development for students
players conduct football clinics in local primary and high schools	✓ addresses a key health issue
	\checkmark enables the Club to share its training skills and expertise
XXXX	✓ creates pathways for new players and members

- 1. Co-design with the schools an appropriate School-based Football Clinic Program based on Football West and FFA models and standards and including:
 - A risk management plan;
 - > A written agreement with each school; and
 - An evaluation instrument, that includes feedback from students, teachers and parents.
- 2. Trial the strategy in two schools over one school term.
- 3. Review the Strategy using the evaluation tool.
- 4. Determine whether the Strategy should continue as is, continue with modifications, or not continue.
- 5. Communicate the decision and rationale with all participating schools participants and stakeholders.

Strategy	Benefits		
Blind Soccer	✓ increased use of the Litis Stadium		
Blind soccer is now a Paralympic sport and the Club has capacity to	 ✓ opportunity to integrate this sport into a mainstream Club 		
offer this as part of its program.	✓ learning opportunities for all involved		
	 ✓ break down barriers through incorporating sports for those with disabilities into mainstream sports environments 		
Next Steps			
1. Further explore the strategy with the WA Blind Sports Federation.			
2. Co-design the program with Blind Football Western Australia including:			

- safety and risk management;
- > awareness and education of Club members and others; and
- an evaluation instrument that includes input from all players, team support and stakeholders.
- 3. Identify and secure all cash and non-cash resources required to trial the program over one season.
- 4. Trial the strategy over one season.
- 5. Review the Strategy using the evaluation tool.
- 6. Determine whether the Strategy should continue as is, continue with modifications, or not continue.
- 7. Communicate the decision and rationale with all participants and stakeholders.

Strategy	Benefits
Co-tenant(s) The space behind the Grandstand is sub-leased to a not-for-profit organisation The sub-lease is on a cost-recovery basis only. That is, the Club does not profit from this arrangement, but rather, shares the asset with other not-for- profits	 supports the emerging multi-use policy for large facilities optimises the use of latent space within the facility supports another not-for-profit organisation to attain affordable accommodation provides an opportunity for sharing front and back-end operational costs and services provides an opportunity for collaboration around key activities reduces lease and facility costs for Club
 A draft sub-lease document; A communication strategy for inference of the opportunity; and 	mine a policy for shared tenancy including: orming not-for-profit organisations within the City of e co-tenant, to include non-Club and independent
 Invite Expressions of Interest. Determine the successful applicant. Negotiate and arrange the tenancy. 	

Strategy	Benefits
Regular and Casual Use	 ✓ optimises the use of space within the facility ✓ supports other not-for-profit organisation to access affordable spaces for meetings and other activities
Next Steps (pending renewal of lease)	
	indoor and outdoor spaces and facilities.
2. Develop a Club Access and Usage	e Policy.
 Develop a communication strateget about the opportunity. 	y to inform not-for-profit groups in the City of Vincent

Strategy	Benefits
Partnering for Health and Well-Being	
STRESS MANAGEMENT	 ✓ Assists organisations seeking to maximise the reach of their health and well-being messages
	 Mobilises the Club's "captive" audience of children, young people, parents, adult men and seniors who attend on at least a weekly basis
There are many organisations seeking to present information about physical and emotional health and well-being, E.g. Youth Focus, YMCA, Lifeline, Act Belong Commit, Women's Health Services. The Club can host these organisations to make presentations to its players, members and supporters. Members of the local community can also be informed	 ✓ The Club provides access to important health and well-being information to its members and participants ✓ Contributes to overall health and well-being
and invited.	
 Next Steps 1. Establish a Working Group including members of the Club and, if possible, the local community. The working group to explore and devise a 10-month program of monthly presentations and/or activities including: all cash and non-cash resources required; agreements with presenting organisations; a communication plan to inform club members and the broader community; and an evaluation tool that includes input from participants and stakeholders. 	
2. Trial the strategy.	
3. Review the Strategy using the evaluation tool.	
4. Determine whether the Strategy should continue as is, continue with modifications, or not continue.	
5. Communicate the decision and rationale with all C	Club and community members.

Velodrome Café (Interpretive Centre)	 ✓ acknowledges the importance of the heritage of the facility to the local and broader community ✓ supports disadvantaged people to undertake meaningful work experience and related opportunities ✓ generates income for two not-for- profit organisations
The original entry gates and buildings are converted to a Café open to the public. The Café is run during the week as a social enterprise in partnership with a not-for-profit. It is run on weekends by the Club as an income generator. An interpretive centre is woven into the fabric of the building and depicts the history and heritage of the facility, which was originally the velodrome for the Empire and Commonwealth Games in 1962.	 potential to attract patrons, players and members to the Club Image: Club attract patrons, players and members to the Club
Next Steps 1. Secure City of Vincent in-principle approval for the	use of the gates building and endorsement
 to undertake a feasibility study. 2. Establish a Project Working Group comprised of key stakeholders including but not limited to; the Club and potentially the Royal WA Historical Society; the WA Museum; Cycling WA; Friends of Britannia Reserve and the Mt Hawthorn Hub. 	
 Undertake an independent Study into the Feasibility of establishing the Café including the extent of community appetite for the Café, short and long-term benefits, initial and ongoing costs, and develop a potential business model that is a realistic and sustainable. 	

ORGANISATIONAL CAPACITY

Focusing on governance and financial sustainability

GOVERNANCE

The Club is incorporated under the Associations Act 1987 and reports to the Department of Commerce and, more recently, to the Australian Charities and Not-for-Profit Commission (ACNC).

It is notable and to its credit, that the Club, which has been operated by volunteers since its inception more than 60 years ago has, with a few minor exceptions, consistently met its regulatory and fiduciary obligations.

Board Governance Self-Audit

Board members (10) have completed a self-audit of the Club's governance.

The instrument used was the Better Practice Corporate Governance Checklist, which is user-friendly and suitable for an organisation of this type.

Participants rated the relevance to the Club of 56 key governance requirements, then rated the Club's performance against them. The requirements are grouped in the following areas:

- > Board Roles, Responsibilities and Skills;
- > Independence
- Board Meetings
- Board Resources
- Code of Conduct
- Risk Management
- Strategy and Planning
- > Financial and Operating Reporting
- Board Performance
- Statutory Accountability.

The results are currently being analysed and an assessment report will be prepared with recommended actions for governance improvement to be incorporated into the Club Development Plan.

FINANCIAL MODEL

The Club has developed over time a financial model that achieves, at the very least, a break-even budget. The model is reliant on:

- volunteers performing almost all operational tasks;
- sponsors and supporters providing considerable non-cash support via goods and services; and
- > reasonably stable sponsorship support from a small group of sponsors.

However, the impending renegotiation of the Club's lease over the Stadium suggests that the Club may be charged a higher rent and may have to take financial responsibility for the ongoing maintenance and any refurbishment of the Stadium. This will require the Club to establish a more sustainable and resilient revenue base.

In preparation for this, the Club's Board has identified a number of strategies aimed at delivering increased revenue and has commenced the planning to implement these immediately.

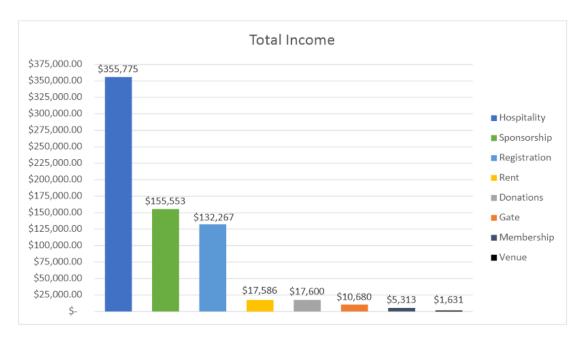
An operational budget for the Club has been developed to include the ongoing maintenance of the Litis Stadium over 10 years (using a Life Cycle Costing model). This is incorporated into the Master Plan document.

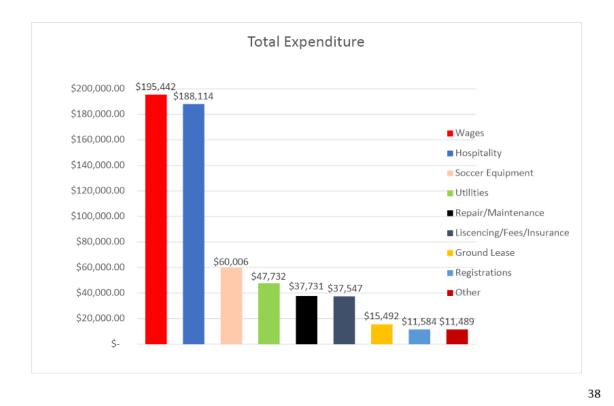
The Club has also prepared a financing plan for a major refurbishment of the Stadium over the next 3 to 5 years, for which the budget is estimated at \$3.8M (by an independent quantity surveyor). This refurbishment will not only address the immediate repair issues but will provide enhanced amenities that will enable the Club to fully implement its plans for:

- > program expansion;
- > community engagement; and
- business development.

INCOME AND EXPENDITURE

The following charts reflect the organisation's Income and Expenditure for the 2015/16 financial year.





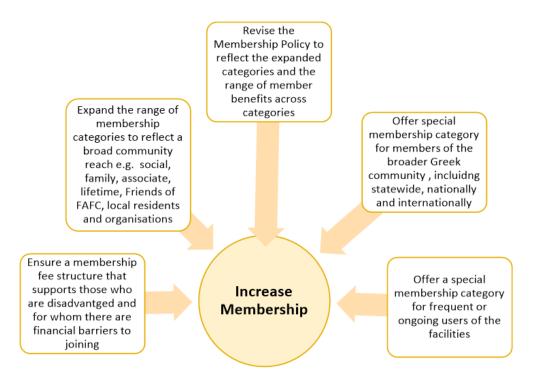
Item 8.4- Attachment 1

IMPROVING CURRENT REVENUE STREAMS

The following strategies were identified through a budget review undertaken by the Club's Board and members of the Club Reference Group.

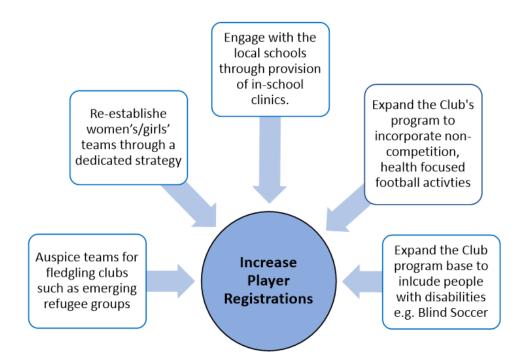
A. MEMBERSHIP

Membership accounts for approximately 1% of the Club's income, which is not reflected in the level of patronage and attendance at events and functions, which is much higher. Opportunities to offer bespoke memberships to guests, parents, local residents and other high mass cohorts need to be developed and offered. Some ideas that have emerged from the consultations and workshops are below.



B. REGISTRATIONS

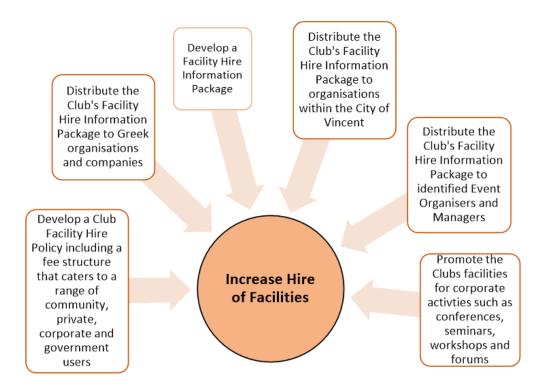
Player registrations account for approximately 20% of Club annual income. The Club is well-placed to expand its player registration base through a range of strategies as described below.



C. FACILITY HIRE

The Club facilities include the Clubman's (dining) room, a main hall, a commercial kitchen, outdoor balconies and open areas, the football pitch, a grandstand, grandstand terraces, a canteen and a Boardroom. There is considerable potential to generate income from the hire of these facilities. An independent assessment of the "hire-ability" of the facilities, undertaken by a professional Event Manager, reports that there is strong potential to increase this income stream.

NB The Hire of the Stadium facilities is entirely separate from the sharing of the Stadium spaces with other not-for-profit organisations within the City of Vincent, which forms part of the Club's Community Engagement Strategy



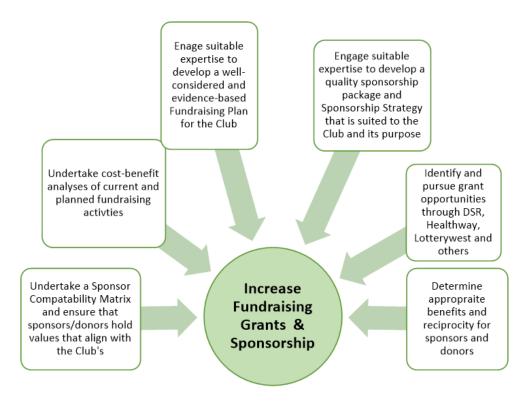
D. MATCH ENTRY (GATE)

Gate takings across the State's football clubs is steadily decreasing, which is a similar experience to that of the WA Football League Clubs (WAFL) that have been impacted by the Australian Football League (AFL). There is an argument that free entry should be considered other than for major games and the Club is open to considering this option as it may increase its reach and enable more people to enjoy the sport. In the interim, the following ideas have also been put forward.



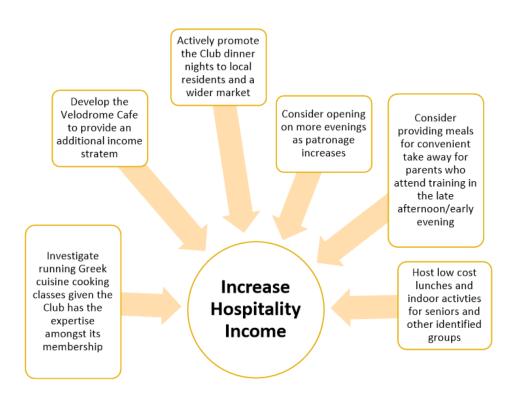
E. FUNDRAISING AND SPONSORSHIP

Fundraising and Sponsorship accounts for almost 30% of the Club's revenue. It is critical to the viability of the Club but is unreliable from year to year and requires disproportionate effort on the part of many volunteers. The fields of fundraising and sponsorship have developed considerably and now require high-level expertise to ensure success.



F. HOSPITALITY

Hospitality accounts for almost one half of the Club's annual revenue, notwithstanding, the overriding premise of the hospitality is to create opportunities for fellowship and Club-building. The Club hosts dinners on two evening each week; one is for one of the Junior teams and their parents to come together. The other is for the senior players as part of a team-building strategy. For members and guests, the price of food, usually authentic Greek cuisine prepared on site, is very reasonable and similarly for drinks with prices below the industry average.



CLUB DEVELOPMENT PLAN PROGRESS CHART

This chart summaries the status of the Club Development Plan project as at 30 June 2017.

It is important to note the following:

- All of the task areas have been commenced and are at different points of advancement.
- The timeframe takes into account that the Club is operated primarily by volunteers and needs to consider their time capacity.
- The Club is committed to fully engage in this process and, therefore, the process is one of "working with" rather than "doing for". This will:
 - ✓ maximise the transfer of knowledge to the current and emerging Club leadership; and
 - \checkmark ensure strong ownership of the process and the outcomes.
- The implementation of a number of tasks will be contingent on the future of the Club's tenure at Litis Stadium and the nature of any new lease.

	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1. Vision and Mission												
2. Core Values												
3. SWOT Analysis												
4. Short & Long-term Goals												
5. Action Plan												_
Implement Action Plan												

Strategic Plan: Develop a 5-year Strategic Plan for the FAFC

Governance: Develop a Governance Improvement Action Plan

	esent findings of Self dit Analysis						
1.	Board Roles Responsibilities and Skills						
2.	Independence						
3.	Code of Conduct						
4.	Board Performance						
5.	Board Meetings						
6.	Board Resources						
7.	Strategy Setting and Planning						
8.	Risk Management						
9.	Financial & Operating Reporting						
10	Leading Organisational Culture						
11	Implement Governance Action Plan						

Business Model: Develop a Sustainable Business Model for the FAFC

		Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1.	Value Proposition												
2.	Current and new programs/activities												
3.	Key resources												
4.	Key partners												
5.	Engagement with key stakeholders												
6.	Cost Structure												
7.	Revenue Streams												

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Improving Revenue: Implement the agreed strategies for improving current revenue streams

	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Мау	Jun
1. Membership				\searrow								
2. Registrations				\mathbb{Z}								
3. Facility hire												
4. Gate												
5. Fundraising												
6. Hospitality												

Community Engagement: Implement the agreed community engagement strategies

		Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1.	Find 30 for Fitness												
2.	Schools Clinics												
3.	Blind Soccer												
4.	Co Tenant												
5.	Regular and Casual Users												
6.	Partnering for Health												>
7.	Velodrome Cafe												

Refurbishment of Litis Stadium

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Develop a Detailed												
Financing Plan												
Prepare a Capital												
Campaign Strategy												
and Prospectus												
1. Appoint Campaign												
Committee												
2. Appoint Campaign												
Patrons and												
Chairperson												
Execute the												
Capital Campaign												
Meet with Funding												
Bodies												
Prepare and submit												
Applications												
Meet with Social												
Investors												
Prepare and Provide												
documentation to												
Social Investors												
Articulate non-cash												
support												

Attachment 1 Community Consultation

To date, the following organisations have been consulted with respect to this project. Several more organisations have indicted their interest and will be consulted over the next 5 weeks.

Aboriginal Health Council of Western Australia Aranmore Catholic College Aranmore Primary School Artrinsic WA Arts Radio RTR FM Arts Radio RTR FM Association of Services to Torture and Trauma Survivors Castellorizian Association of WA Curtin University Centre for Sport and Recreation Department of Sport and Recreation Football West FORM Gay and Lesbian Singers WA Leederville Connect Leederville Cricket Club Leederville Gardens Mount Hawthorn Hub Mt Hawthorn Primary School Multicultural Services Centre Oxford (Youth) Foyer

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Perth Football Club
Playgroup WA
Returned Services League Mount Hawthorn Sub-branch
Saint Basils Aged Care Service
Scouts WA
Seniors' Recreation Council of WA
Vincent Men's Group
WA Sports federation
Youth Affairs Council of Western Australia
Youth Legal Service
Mr Tim Hammond MLA, Federal Member for Perth
Ms Eleni Evangel, immediate past State Member for Perth
Mr John Carey State Member for Perth

Attachment 2 Project Steering Group and Club Reference Group

Project Steering Group (Board of Management)

President: Dimitri Thomas Vice President: Taki Lambetsos Treasurer: Michael Christodoulakis Secretary: Jenny Veneris Members: Andrew Tiniakos

Con Veneris Evan Maounis

Gerry Economou

Harry Barbas

Nicholas Tsadilas

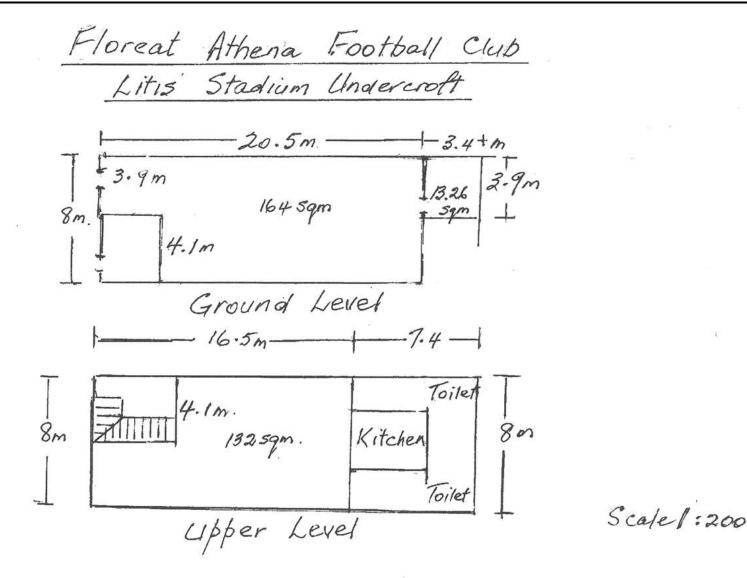
Peter Tzoganos

Club Reference Group

Dim Thomas John Novatsis James Limnios Sam Albanis Kendra Koranis Marguerita Maounis Con Poulios Jim Litis Theo Christidis Larry Doropoulos Evan Maounis Evan Maounis Evan Kakulas Jenny Veneris Klary Andritsos Michael Christodoulakis

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EXECUTIVE SUMMARY

The Floreat Athena Football Club (**FAFC**) has prepared a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan offers a vision for upgrades and development associated with the facility over the next 20 years and examines potential funding sources for the proposed upgrades.

Site Analysis

The site analysis identified the following key opportunities and constraints:

- FAFC is the tenant of Litis Stadium opportunities therefore exist for multiple uses and diversification of activities.
- Former entry gate and turnstiles building fronting Britannia Road is capable of being adapted for a commercial use, subject to internal and external refurbishments.
- Existing players race is structurally unsound and requires a full upgrade to be used – representing an area of the stadium which is underutilised.
- Change room facilities at south-eastern corner of stadium are structurally unsound and are no longer in use.
- The low-lying topography of the soccer pitch and relatively high mound to the east creates a visual barrier between the site and Britannia Reserve.
- Existing buildings throughout the site would generally benefit from an external refurbishment.
- Existing soccer pitch lights are not up to the standard of the Football Federation of Australia and upgrades would be desirable for Litis Stadium to host televised games.

- The stadium's connectivity to Britannia Road is restricted due to the presence of dense hedging along its northern fence line.
- Bitumen in the north-eastern corner of the site is unsightly.
- Existing fencing along Britannia Reserve could be upgraded to enhance openness and accessibility by the local community.
- The stadium lacks bicycle storage facilities.

The stadium has a rich history, having been formerly used as the Perth velodrome, originally constructed for the Empire and Commonwealth Games in 1962.

There are opportunities to embrace the heritage of the site by incorporating elements into the plan.

Concept Plans

Following feedback received through various stakeholder engagement and community consultation processes, two concept plan options were prepared to reflect the potential upgrades and refurbishment of Litis Stadium.

Option I presents an idealistic view of what could be achieved with available funding sources. **Option 2** presents a more affordable scenario, cognisant of financial constraints.

The plans have been informed and influenced by a range of internal reviews, assessment/analysis and consultation with key stakeholders, including the local community and local community groups. The key considerations reflected in the concept plans relate to:

 Improving the interface and relationship of the Stadium with Britannia Road and Britannia Reserve.

- 2. Upgrading and enhancing the facilities within the Stadium.
- 3. Incorporating elements which allow for a range of user groups.

The Master Plan embodies a strategic vision for Litis Stadium and its integration with the wider Britannia Reserve. The Master Plan aims to deliver and maintain a high quality venue, which is open to the local and wider community.

Community Engagement

The plan has been prepared through a consultation process, which allows broader community interests and future use options for Litis Stadium to be considered, in addition to the aspirations of the FAFC.

The consultation was conducted by Consult WG and took place in two parts:

- 1. Preliminary feedback from community;
- 2. Feedback on draft concept plans.

Both consultations involved a feedback form being completed by the respondents. The consultation also involved a community open day, a community focus group and a number of one-on-one meetings with key stakeholders.

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EXECUTIVE SUMMARY

Implementation

The Master Plan is expected to be used as the guiding document for the evolution and improvement of Litis Stadium over the foreseeable 20 year horizon. Ultimately, the Litis Stadium is envisaged to remain a fully functional sports facility used primarily for football, which will also operate as a functional community space.

The Master Plan provides an implementation strategy, which scopes out the delivery of the 'key initiatives' and an analysis of funding considerations associated with the implementation of the two concept options.

Funding

The proposed works are intended to be funded primarily via a capital funding campaign with the Floreat Athena Football Club. The budget projections indicate at least 50% of the works for Option 2 could be funded via this method. The accompanying report by Jo Wilkie Consulting also considers membership strategies, subletting or co-tenanting parts of the stadium and additional hospitality offerings. The Club also has a number of noncash resources such as volunteers which will help to subsidise a number of the initiatives.

Other funding sources are likely to include the Community Sport and Recreation Facility Fund (CSRFF) from the Department of Sport and Recreation, Lotterywest and social investment (specifically relating to the co-tenanting arrangements).

A lifecycle cost analysis has been prepared to support the implementation strategy.









Attachment 5 – Litis Stadium Master Plan Community Benefits Excerpts

CONCEPT PLAN KEY INITIATIVES

1. Changerooms and Players' Race

Proposal - demolish the existing changerooms building and construct a new changerooms building on the south-eastern corner of the site. Option 1 involves a 500m² changeroom building which comprises four changerooms, referee rooms, a medical room, a multipurpose room fronting Britannia Reserve, a kiosk and storage facilities. Option 2 involves a 300m² changeroom building, which comprises the same facilities as Option 1, except for the kiosk and multipurpose room.

Community Benefits

The new changerooms primarily cater for the Club and its sporting pursuits. The existing changerooms have been in a dilapidated state since mid-2015. The new building(s) will result in a facility which presents in an improved manner to Britannia Reserve. The changerooms are designed in a manner which is adaptable to various sports and ventures. Britannia Reserve is currently used for rugby and cricket, although the City has advised that Rugby WA will not continue to use the ground in the future.

2. Interface with Britannia Road

Proposal - replace existing fencing along Britannia Road frontage with approximately 180m of visually permeable fencing. Remove existing bitumen along northern portion of site and replace with landscaping.

Community Benefits

Studies have shown that increased permeability between the public and the private realm increases safety and reduces opportunities for crime and antisocial behaviour. In simple terms, if someone knows they are being watched they are less likely to commit a crime. For this reason, residential development in Western Australia is (as a general standard) require to maintain fences which are visually permeable above 1.2m in height. It is considered the same principles can be applied to Litis Stadium, particularly considering feedback from residents about anti-social behaviour at the facility in the past.

In both options, fencing to Britannia Reserve will include a series of gates, which will allow for a more connected interface and further encourage users of Britannia Reserve to access Litis Stadium. An entry statement will contribute to a sense of place for the venue and act as a welcoming feature for people accessing the venue via Britannia Reserve.

With respect the removal of the mound, it is considered there are substantial benefits to the community, particularly regular users of Britannia Reserve. This upgrade would increase visibility of the stadium and soccer pitch from Britannia Reserve and consequently enhance community interest. In addition to the upgrade of fencing, a clear and legible pedestrian linkage to Britannia Road will assist in facilitating a more open and inviting venue. Responses from preliminary engagement expressed general support for the venue to be more open to Britannia Reserve and welcoming to the local community, both from a physical and visual perspective. Whilst the proposal to remove the mound and provide a multi-purpose playing pitch was not well supported in the second round of consultation, it is considered the small sample size may have contributed to this feedback. Preliminary discussions with City of Vincent officers indicated there was in-principle support for this idea. The Mt Hawthorn Primary School has also strongly supported the initiative.

Removal of the mound will facilitate the construction of a 5-a-side/multipurpose pitch. It is anticipated that junior training sessions could be held on the pitch, which will reduce the amount of space required on Britannia Reserve (one of the issues identified in preliminary consultation). More importantly, the practice pitch would also be capable of multiple sports and community use. It is intended the Club

Attachment 5 – Litis Stadium Master Plan Community Benefits Excerpts

would be the primary user of the pitch, however the pitch would present an opportunity for community groups (i.e. yoga or Pilates) to utilise a modern, open space for their specific purpose, or for any local community sporting or recreation groups.

3. Re-use of Former Entry Gate Building

Proposal - convert former entry gate building fronting Britannia Road into a heritage café. Incorporate alfresco dining adjacent to the café.

Community Benefits

There is a notable community benefit associated with the café conversion, as the café would be open to and available for use by the public. The café offers a facility for the local community to gather nearby, without having to venture to the busier Oxford Street strip. It also offers a facility where parents and carers can socialise whilst children are playing sport at either Britannia Reserve or Litis Stadium. The café has been well supported in the community consultation exercises.

The community consultation also highlighted the community's desire to incorporate heritage elements which respect the site's former use as a velodrome and Empire Games venue. Whilst further design and implementation is required, it is considered this can be facilitated without undue costs. The installation of the outdoor dining/viewing area would provide an integrated facility which can be used in conjunction with the refurbished café for various social functions, and also allow spectators to view football matches in an alfresco style setting. The outdoor dining/viewing area presents opportunities for various social/community groups to conduct meetings and other events. As the café is open to the public, the outdoor dining/viewing area is considered to encourage community enjoyment of the venue and facilitate use of the stadium by non-members.

4. Grandstand Upgrades

Proposal - Option 1 demolish the existing grandstand and toilet block and construct a new grandstand with 700 seats, comprising undercroft changerooms and toilets. Option 2 refurbishment of existing grandstand including new seating, repainting of roof structure and repairs to concrete, fit-out undercroft for use as office / community purpose facility, internal refurbishment of existing toilet block comprising new toilets and fittings, painting and retiling.

Community Benefits

The grandstand is primarily a facility which caters for the Club as the primary sporting organisation which occupiers the stadium. Other groups such as Mt Hawthorn Primary School and Aranmore Primary School would be likely to benefit from a refurbished grandstand if they use the ground. However, one of the key components of the upgrade is to utilise the undercroft space for community organisations. This provides a dual benefit by offering the organisation(s) space in the local community at what is likely to be inexpensive rent.

5. <u>Refurbish Clubrooms</u>

Proposal - internal refurbishment comprising a new kitchen, new bar, lighting upgrades, refurbished toilets, repainting and new carpet/floor coverings.

Community Benefits

The refurbishments will make the building more attractive and provide a venue which is more conducive to community events.

6. Bin Store

Proposal - new, enclosed bin store with wash down and drainage facilities.

Attachment 5 - Litis Stadium Master Plan Community Benefits Excerpts

Community Benefits

Improves the appearance and presentation of the facility.

7. Bicycle Parking

Proposal - provide a bicycle parking/storage facility adjacent to the Litis Stadium car park.

Community Benefits

The bicycle parking may be used by community members. Importantly, it supports sustainable modes of transport to and from the facility. Well designed and secure bicycle parking can strongly encourage cycling as a mode of transport, potentially encouraging players, junior players and perhaps even spectators to cycle instead of drive.

CONCEPT PLAN KEY INITIATIVES — OPTION 1

1. Artificial Turf to Playing Pitch

Proposal - apply artificial turf to the main playing surface.

Community Benefits

During the consultation period, some community members raised concerns about the Club's use of Britannia Reserve. As synthetic turf requires less maintenance compared with natural turf, it is able to be used more regularly without harming the pitch.

2. Community Garden

Proposal - develop a community garden in the north-east corner of the site.

Community Benefits

Community gardens offer a number of benefits. They are a place for community interaction and collaboration. They offer a fresh and nutritious source of food reducing or supplementing household food budgets. Litis Stadium, being situated between two primary schools is ideally located to offer programs for children, potentially with the local schools where children learn about growing plants and food.

3. Spectator Hill

Proposal - replace the turf on the spectator hill at the north-western side of the football pitch to improve the viewing environment.

Community Benefits

N/A

4. <u>Lighting</u>

Proposal - install new LED lights at each corner of the pitch.

Community Benefits

LED lights emit light in a specific direction. It is expected this will minimise light spill to adjoining and surrounding properties. Furthermore, they use less energy than regular lights.

9 CHIEF EXECUTIVE OFFICER

9.2 DRAFT CEO PERFORMANCE REVIEW POLICY

TRIM Ref:	D17/154841
Author:	Len Kosova, Chief Executive Officer
Authoriser:	Len Kosova, Chief Executive Officer
Attachments:	1. DRAFT CEO Performance Review Policy No. 4.2.16 🗓 📆

RECOMMENDATION:

That Council ADOPTS Draft Policy 4.2.16 – CEO Performance Review included as Attachment 1, and AGREES that public advertising and community consultation is not required due to the internal focus of the policy.

PURPOSE OF REPORT:

To consider the Draft CEO Performance Review Policy.

BACKGROUND:

At the Council Meeting held on 17 October 2017, Council considered the CEO's Annual Performance Review for the period August 2016 to August 2017 and resolved (among other things):

"That Council:

• • •

3. NOTES the following items will be presented to Council for consideration on 14 November 2017:

(a) (a) Draft CEO Key Performance Indicators for the 2017-18 review period;

(b) (b) Draft CEO Performance and Remuneration Review Policy."

This report and attached draft policy are provided to Council in response to resolution 3(b) above. A separate confidential report is presented to Council in this agenda in response to resolution 3(a).

DETAILS:

The attached draft policy has been prepared in collaboration with the 2016/17 CEO Performance Review Panel. The draft policy:

- Establishes a clear and consistent methodology for undertaking the CEO's annual performance review;
- Defines roles and responsibilities for commencing, conducting and completing the CEO's annual performance review;
- Establishes a position to transition the CEO's performance review period to align with the financial year in the event that the CEO's anniversary date does not align with the financial year; and
- Will ensure that Council and the CEO comply with relevant statutory and contractual obligations and established expectations relating to the CEO's annual performance review.

CONSULTATION/ADVERTISING:

Policy No. 4.1.5 Community Consultation in Appendix 2 of the Guidelines (Item 10), states that community consultation is required for new policies, or significant amendments to existing policies. Notwithstanding, it is recommended that Council waives this requirement in the case of the Draft CEO Performance Review Policy, given the exclusively inward focus of the policy.

LEGAL/POLICY:

Section 5.38 of the *Local Government Act 1995* requires Council to review the performance of the Chief Executive Officer at least once each year.

The Salaries and Allowances Tribunal (SAT), established under the *Salaries and Allowances Act 1975* (the Act), has responsibility for determining and recommending rates of remuneration for local government CEO's in accordance with sections 7A and 8 of that Act.

RISK MANAGEMENT IMPLICATIONS:

Low: The attached draft policy will ensure clarity, consistency and compliance in the conduct of the CEO's annual performance review.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Plan 2013-2023 - Key Result Area Four – "Leadership, Governance and Management" and, in particular, "4.1.2 - Manage the organisation in a responsible, efficient and accountable manner.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The Draft CEO Performance Review Policy has been prepared in consultation with and has been agreed by the CEO Performance Review Panel. It is recommended that Council adopts the draft policy without the need for public advertising.

POLICY NO. 4.2.16

CEO ANNUAL PERFORMANCE REVIEW

OBJECTIVE

To guide Council's annual performance and remuneration review process for the City's Chief Executive Officer.

BACKGROUND

Section 5.38 of the *Local Government Act 1995* requires Council to review the performance of the Chief Executive Officer at least once each year. Conducting this review is an important function of Council because the CEO is Council's only employee and it is through this review process that Council can also review the performance of the organisation. At the same time, it is appropriate for Council to also conduct an annual review of the CEO's remuneration package.

The Salaries and Allowance Tribunal (SAT), established under the Salaries and Allowances Act 1975 (the Act), has responsibility for determining and recommending rates of remuneration for local government CEO's in accordance with sections 7A and 8 of that Act. Rather than determine a specific remuneration package amount, SAT sets the minimum and maximum Total Reward Package (TRP) to be paid or provided to local government CEOs depending on a 'Band' classification structure established by the SAT. The SAT has classified the City of Vincent as a Band 2 local government.

POLICY STATEMENT

1. Performance Review Panel

- 1.1 The Council shall establish a CEO Performance Review Panel (the Panel) to have carriage and oversight of the Annual Review Process.
- 1.2 The Panel shall be appointed by resolution of Council for a two year term ending on the date of the next ordinary local government election.
- 1.3 The Panel shall comprise the Mayor as Chairperson and three other Council Members.
- 1.4 The primary functions of the Panel are to:
 - Subject to clause 2.4, determine the scope of work to engage a consultant to assist with the conduct of the review process;
 - (b) Review quotations received from consultants to assist with the conduct of the review process;
 - (c) Provide a recommendation to Council on the appointment of a suitable consultant to assist with the conduct of the review process;
 - (d) Manage the consultant appointed by Council;
 - (e) Review the results of the performance review process and remuneration review and provide a recommendation to Council on the same; and
 - (f) Discuss possible KPIs and measurements with the CEO for reporting to Council arising from the performance review process.

2. Appointment of Consultant

2.1 Council shall have due regard to the advice of the Panel and shall appoint a suitably qualified and experienced consultant to assist with the conduct of the performance review process in an independent and equitable fashion.

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- 2.2 Unless otherwise determined by Council, the selected consultant shall be appointed for a two year term to coincide with the membership term of the Panel.
- 2.3 To ensure the review process is commenced in a timely manner, Council will make the decision to appoint a consultant by no later than one month before the CEO's 12 month anniversary date falls due.
- 2.4 The appointed consultant shall, as a minimum, undertake the following as part of the performance review process:
 - (a) Prepare and distribute a questionnaire to all current Council Members on the extent to which the CEO is considered to have achieved the KPIs and measurements that applied during the review period;
 - (b) Provide all current Council Members with the opportunity to provide verbal feedback on:
 - the extent to which the CEO is considered to have achieved the KPIs and measurements that applied during the review period;
 - (ii) the CEO's responsibilities during the review period; and
 - (iii) the organisation's performance during the review period.
 - (c) Prepare and distribute a confidential questionnaire to all Directors and Managers on the extent to which the CEO is considered to have modelled the desired leadership behaviours outlined in *The Vincent Way*;
 - (d) Conduct a review of the CEO's remuneration package;
 - (e) Convene and attend at least one meeting between the consultant and the CEO to discuss the feedback received;
 - (f) Convene and attend at least one meeting between the consultant and the Panel to discuss the feedback received;
 - (g) Convene and attend at least one meeting between the consultant, the Panel and the CEO to discuss the feedback received; and
 - (h) Provide to the Panel and the CEO an Annual Performance Review report incorporating the results of the review exercise.
 - (i) Conduct a review of the CEO's Key Performance Indicators (KPIs) and recommend draft KPIs and measurements for the upcoming review period in discussion with the CEO and the Panel.

3. Roles & Responsibilities

- 3.1 The Office of the Mayor will be responsible for:
 - (a) Coordinating the activities of the Panel throughout the review process; and
 - (b) Two months prior to the completion of the KPI review year falling due, initiating the Request for Quotation (RFQ) process to appoint a consultant in accordance with Council's Purchasing Policy and relevant corporate procedures.
- 3.3 No later than six weeks following the completion of the KPI review year, the CEO shall provide to Council's appointed consultant a written self-assessment of the CEO's own performance against the KPIs and measurements that applied during the review period.

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- 3.4 Council's appointed consultant will be responsible for coordinating Council Member feedback on the CEO's self-assessment against KPIs and measurements, and the Director and Manager's feedback on the CEO's leadership behaviours.
- 3.5 The Panel is responsible for:
 - (a) Presenting a report to Council to appoint a suitable consultant prior to the CEO's anniversary date falling due; and
 - (b) Overseeing the performance review process and ensuring that a final review report is presented to Council to conclude the process within 3 months of the completion of the former KPI review period. If a local government election, or another extraordinary event, falls within this 3 month period, the Panel shall establish revised timeframes for the review process in liaison with the CEO.
- 3.6 The Panel and the CEO shall be responsible for presenting the draft KPIs and measurements to Council for determination within 3 months of the completion of the former KPI review period.

4. KPI Review Period

- 4.1 If the CEO's anniversary date does not align with the financial year, then over a period of time agreed between Council and the CEO, the CEO's KPI review period (inclusive of remuneration review) will be transitioned to align with the financial year.
- 4.2 To give effect to clause 4.1, Council and the CEO may agree to conduct a performance review(s) for a period of less than 12 months based on KPIs that align to that same duration of time.

Date Amended:	
Date Amenueu.	
Date Reviewed:	
Date of Next Review:	