

## Leederville Oval Civic Precinct Master Plan

### Leederville Oval Civic Precinct Master Plan Scope

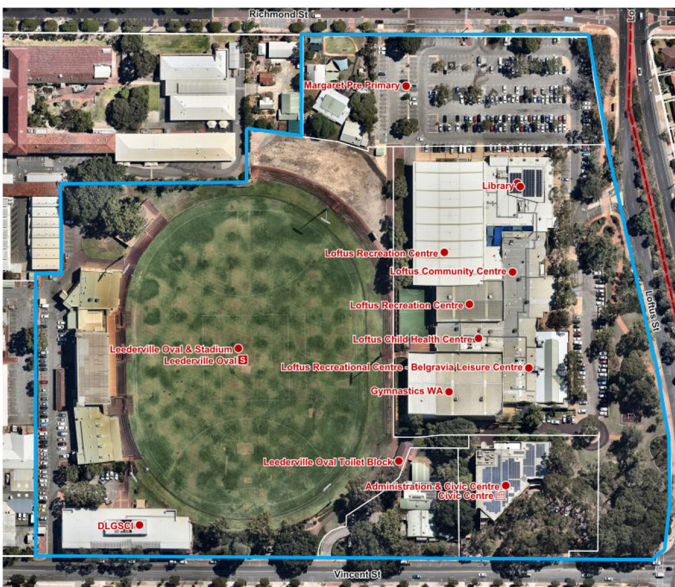
Develop the Leederville Oval Civic Precinct Master Plan which includes a peer review of the Draft Leederville Oval Master Plan and inclusion of the wider precinct to maximize land to create a positive and sustainable precinct with a balance of sporting, community, events, commercial and mixed-use opportunities.

The master plan will represent the strategic vision for the precinct over the next 10 years and beyond, with a focus of delivering achievable and sustainable short term, medium term and long-term actions.

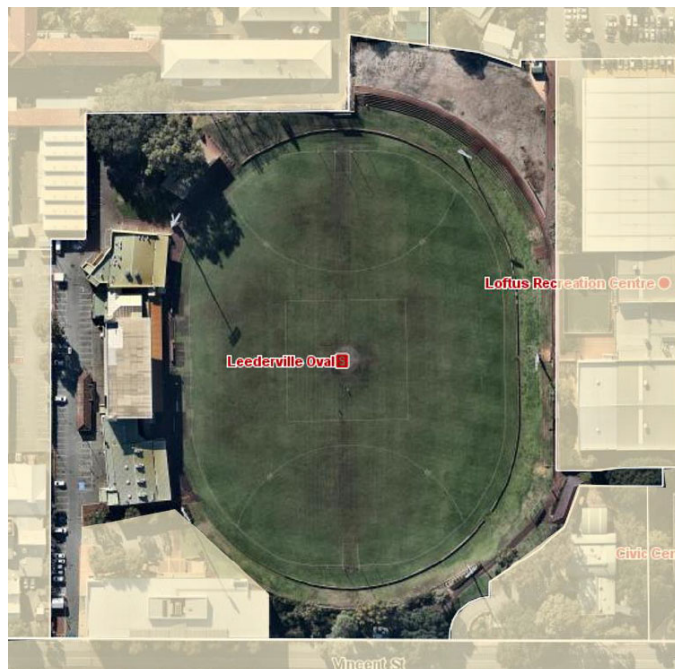
### Project Site Map

The Leederville Oval Civic Precinct Master Plan will go beyond the focus of Leederville Oval and supporting sporting infrastructure to enhance and support the community facilities, maximise land opportunities and explore commercial and mixed uses developments within the precinct.

The Leederville Oval Civic Precinct Master Plan site map is outlined in blue below.



The previous Leederville Oval Master Plan site map is outlined below for reference.



## Methodology

The Leederville Oval Civic Precinct Master Plan will be developed from the following methodology.



A consultant will be engaged to guide and assist the City with the underlined actions above. \$50,000 will be included in the operational budget for a consultant's technical input when required.

This project will be proposed for inclusion in the 2023/24 - 2026/27 Corporate Business Plan as a Strategic Project.

# Project on a Page

<b>Project Name:</b>	<b>23FY PP - Leederville Oval Civic Precinct Master Plan</b>
<b>Project Description:</b>	Develop the Leederville Oval Civic Precinct Master Plan which includes a peer review of the Draft Leederville Oval Master Plan and inclusion of the wider precinct to maximize land to create a positive and sustainable precinct with a balance of sporting, community, events, commercial and mixed-use opportunities.

<b>Project Code (CBP):</b>	[Project Code (CBP)]	<b>Sensitivity Analysis:</b>	Medium	<b>Project Size</b>	Large - High Risk, Profile, Budget and Impact	<b>Start Date</b>	20/07/2022
<b>Estimated Timeframe:</b>	18	<b>Total FTE cost (estimated):</b>	\$56,400.00	<b>Priority</b>	High	<b>Estimated Finish Date</b>	30/06/2023
<b>Project Estimated Cost:</b>	\$50,000.00	<b>Number of FTE</b>	0.6	<b>Project Board:</b>	Yes	<b>Project Manager:</b>	Katherine Birch
<b>Contingency:</b>	\$0.00	<b>Total Project Cost (ex. GST):</b>	\$106,400.00	<b>Accountable Executive Sponsor:</b>	John Corbellini	<b>Service Area:</b>	PP - Policy and Place Services
<b>Total Expenditure:</b>	\$50,000.00	<b>Account Number</b>	[Authority Project Account Number]	<b>Expenditure Type:</b>	Opex	<b>Container &amp; Record No:</b>	SC3883

Objectives & Scope	Benefits
<p>Develop the Leederville Oval Civic Precinct Master Plan which includes a peer review of the Draft Leederville Oval Master Plan and inclusion of the wider precinct to maximize land to create a positive and sustainable precinct with a balance of sporting, community, events, commercial and mixed-use opportunities.</p> <p>The master plan will represent the strategic vision for the precinct over the next 10 years and beyond, with a focus of delivering achievable and sustainable short term, medium term and long-term actions.</p>	<ul style="list-style-type: none"> <li>An exciting facility where people can enjoy both community, sporting and cultural events</li> <li>Improved infrastructure to better cater the community and users</li> <li>Opportunities for increased use of the oval by local residents and visitors through activation with festivals, concerts and other community-based activities scheduled throughout the year</li> <li>An asset for the Vincent community, whilst also providing football with improved facilities and a strong future</li> <li>Increase the quality and connectedness of the sport and community facilities and spaces</li> <li>Contribute to the vibrancy of Leederville through diverse facility and activity opportunities</li> <li>A development of a Masterplan that will outline key findings including building concepts and direction for the future management and staged implementation</li> <li>Adopt a sound and innovative management practice that contributes to well used and viable facilities</li> <li>The opportunity to identify potential commercial operations</li> <li>Opportunity to identify mixed use development</li> <li>Maximise undeveloped land</li> </ul>
Key Stakeholders (internal and external)	Project Success is...
<ul style="list-style-type: none"> <li>City of Vincent</li> <li>East Perth Football Club</li> <li>Subiaco Football Club</li> <li>West Australian Football Commission</li> <li>Leederville Connect Town Team</li> <li>Lease holders of Loftus Recreation Centre and Childcare building</li> <li>Local Vincent Business Community</li> <li>Local Residents &amp; Community</li> <li>Government agencies</li> <li>Other State and National recognised stakeholders</li> </ul>	<ul style="list-style-type: none"> <li>A plan and clear direction for the precinct over the next 10 years and beyond, with a focus of delivering achievable and sustainable short term, medium terms and long-term actions.</li> <li>To have a plan for the future of the facility provision and development</li> <li>Delivery a financially viable and achievable plan for Leederville Oval precinct</li> </ul>

Risks (what could happen):	Issues (what has been identified):	What happens if we don't do the project?
<ul style="list-style-type: none"> <li>Inability to deliver a strategic priority</li> <li>Continuance of ad hoc reactive planning</li> <li>Aging non-compliant infrastructure</li> <li>Continued increasing repair &amp; maintenance costs</li> <li>Implementation cost</li> </ul>	<ul style="list-style-type: none"> <li>Underutilisation of community facilities</li> <li>Lack of activation of space &amp; facilities</li> <li>Understanding WAFC's future WAFL requirements &amp; needs</li> <li>Understanding WAFC, EPFC &amp; SFC's requirements &amp; needs strategic plans, financial capacity, opportunities &amp; initiatives</li> </ul>	<ul style="list-style-type: none"> <li>Non-compliant aging infrastructure</li> <li>Continued ad hoc reactive planning and poor financial management</li> </ul>

# Project on a Page

<b>People or Engagement Activities</b>	<b>Process/Policy changes or improvements required for this project to succeed</b>	<b>Technology tools or infrastructure changes or improvements required for this project</b>
<ul style="list-style-type: none"> <li>Stakeholder engagement</li> <li>Community engagement</li> </ul>	<ul style="list-style-type: none"> <li>Leederville Structure Plan</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>

Project Deliverables / Milestones <i>(Optional Phasing and Gantt Charts available)</i>		MoSCoW Priority (M, S, C, W)	Year 1 23/24												Year 2 24-25						
			Budget (\$)	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1.	Project Establishment																				
2.	Where Are We Now		\$20,000																		
3.	Where do we want to be		\$10,000																		
4.	How do we get there		\$20,000																		
5.	Have we got it right																				
Total			\$50,000	-																	

Internal Service Requirements: <i>Please discuss with the appropriate Service Area as soon as practicable and indicate here which areas will be included.</i>														
	Consulted	Plan attached	Plan to be developed	Not applicable		Consulted	Plan attached	Plan to be developed	Not applicable		Consulted	Plan attached	Plan to be developed	Not applicable
Engagement / Media:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Human Resources:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Risks & Issues:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Engineering / Parks:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ICT:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other (insert):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Planning: Consulted:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Finance / Procurement:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>