

5.6 LEEDERVILLE OVAL PRECINCT MASTER PLAN
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Attachments: 1. Leederville Oval Precinct Master Plan - Project Plan and Timeline

RECOMMENDATION:

That Council:

- APPROVES** the inclusion of the Leederville Oval Precinct Master Plan as a Strategic Project, within the 2023/24 – 2026/27 Corporate Business Plan; and
- NOTES** the Project Plan and Timeline, as at Attachment 1.

PURPOSE OF REPORT:

Report on the Notion of Motion that was adopted by Council at its Meeting on 13 December 2022.

BACKGROUND:Site

The Leederville Oval site at No. 246 Vincent Street, Leederville is 4.65 hectares and includes:

- The main oval;
- Three grandstands and two clubrooms;
- The main office for the Department of Local Government, Sport and Cultural Industry;
- Leederville Early Childhood Centre;
- Margaret Kindergarten;
- City of Vincent Administration Centre; and
- Loftus Recreation Centre including the City of Vincent Library and Recreation and Community Centre.

The site is listed on the City's Local Heritage Survey. The current leases and terms on the site are as follows:

Building	Lease/User	Expiry	Option
City of Vincent Library	City of Vincent		
Vincent Community Centre	City of Vincent		
Portion of Vincent Community Centre	Toy Library	23 March 2026	2 x 5 years – 24/03/2026 to 24/03/2031 24/03/2031 to 24/03/2035
Child Health Clinic – Vincent Community Centre	Child and Adolescent Health Services	30 June 2023	3 x 5 years
Loftus Recreation Centre	Belgravia	31 December 2027	Nil
Portion of Loftus Recreation Centre	Gymnastics WA	30 April 2038	Extension of Lease – 01/05/2018 to 30/04/2028
Leederville Childcare Centre	Department of Communities	30 June 2024	01/07/2024 to 30/06/2029
Margaret Kindergarten	Department of Communities	31 July 2025	1 x 5 year remaining 01/08/2025 to 31/07/2030
Department of Local Government, Sport and Cultural Industry Offices	Minister for Works (Department of Local Government, Sport and Cultural Industries – DLGSC)	21 December 2029	1 x 5 years – 22/12/2029 to 21/12/2034
Leederville Oval Clubrooms	East Perth Football Club	31 October 2025	01/11/25 to 31/10/34
Leederville Oval Clubrooms	Subiaco Football Club	31 October 2025	01/11/25 to 31/10/34

Leederville Oval Master Plan

The City's Corporate Business Plan 2018/19 – 2021/22 included *Item 4.4: Prepare and Implement the Leederville Oval Master Plan*.

The project identified that the Leederville Oval facilities were dated, generally aging, and not keeping pace with increasing community expectations.

The Leederville Oval Master Plan was to consider the upgrade, replacement or construction of new buildings, landscaping, playing surfaces and other facilities for community and sporting club use. This project was co-funded with the West Australian Football Commission (WAFC) and the Department of Local Government, Sport and Cultural Industries.

A draft Leederville Oval Master Plan was prepared in 2019. The redevelopment options identified were not feasible for the City to deliver and through the engagement of the Leederville Precinct Structure Plan (LPSP) it was identified that the Leederville Oval Master Plan should not be finalised in its current form.

Leederville Precinct Structure Plan

The LPSP is currently with the Western Australian Planning Commission for consideration.

The LPSP allows for flexible development options for Leederville Oval and the surrounds. Community facilities in the precinct are included within the Education and Civic Sub-Precinct. These include:

- North Metropolitan TAFE;
- School of Isolated and Distance Education;
- Leederville Oval (Public and shared access between East Perth Football Club and Subiaco Football Club);
- City of Vincent Library and Community Centre;
- City of Vincent Administration Centre and Function Room;
- Kindergarten and childcare;
- Loftus Recreation Centre; and
- The 'Y' HQ and Skate Park (located in the Cityscape Sub-Precinct).

Rather than reserving these properties for a particular land use, the LPSP zones these properties 'Centre' to allow Commercial and Mixed Uses. The existing community uses can then continue in their current layout or can adapt over time to more commercial nature, to fund non-profit and community uses.

Leederville Oval itself remains as a Public Open Space Reserve. The Department of Local Government, Sport and Cultural Industries (DLGSC) offices are rezoned to Commercial to provide more opportunities if the DLGSC ever vacate the property.

Leederville Oval and the surrounding sites is labelled a 'Key Development Site' in the LPSP, with the Education and Civic Sub-Precinct height of acceptable 6, maximum 10.

Asset Management

The City continues to invest funds into the site. This includes:

- Drainage works to the Loftus Centre roof to address the discharge on the oval, to maximise usage;
- Female friendly changeroom upgrade;
- Changeroom upgrade to Loftus Community Centre to accommodate umpires and additional teams on game day;
- Electrical works;
- Upgrades to water meters; and
- New parking agreement reached to assist users.

The operational short-term priorities for the oval are currently being undertaken. This includes:

- Completion of a structural engineering report;
- Request for tender for the repair works associated with the structural engineering report. These repair timeframes will be aligned with the WAFL season to not interrupt this schedule;
- Planning and costing of floodlighting renewal. A lighting design has been completed for 1000 LUX and costed at \$3.5million. The Australian Football League (AFL) has offered \$1million, \$250,000 has been secured through the Community, Sporting and Recreation Facilities Fund and \$250,000 will be contributed from East Perth and Subiaco Football Clubs. This leaves a funding gap of \$1.5million. The City of Vincent, AFL, WAFC and East Perth and Subiaco Football Clubs have written to the State Government to request funding of the \$1.5million gap to make the site fit for night telecast games; and
- Assessment of turf renewal which will be required following the lighting upgrade.

Leederville Oval Precinct Master Plan

At the 13 December 2022 Ordinary Council Meeting, Council adopted the following Notice of Motion:

That Council:

1. *NOTES the 2019 Leederville Oval Master Plan Report at Attachment 1 (Master Plan);*
2. *INSTRUCTS the Chief Executive Officer (CEO) to form a Project Working Group (Leederville Oval Working Group) to input into the strategic direction of the Master Plan including funding options which is likely to involve preliminary non-binding discussions with the WA Football Commission (WAFC), the Australian Football League (AFL) and the State Government and further that:*
 - a. *Update the Project Plan to include a project that appropriately gives effect to this Motion;*
 - b. *Acknowledging the considerably relevant skills and experience in the related subject matter, appoint Cr Ron Alexander as Chair with the remaining composition of the Leederville Oval Working Group to be determined through consultation between the CEO, Mayor and Cr Ron Alexander;*
 - c. *Given that timing is of the essence with regard to WAFC and AFL funding possibilities, that the composition of the Leederville Oval Working Group be determined prior to 23 December 2023 and that one briefing session be held so that all relevant information may be presented to the Leederville Oval Working Group; and*
 - d. *Based on the deliberations and strategic input of the Leederville Oval Working Group, provide an UPDATE on the Master Plan process by 30 April 2023 for Council consideration at its meeting on 16 May 2023.*

DETAILS:

The Leederville Oval Working Group has been formed and met on 20 December 2022 and 19 April 2023.

Members of the Working Group are outlined below:

- Cr Ron Alexander;
- Cr Suzanne Worner;
- Cr Ashley Wallace;
- Executive Director Strategy & Development;
- Executive Director Infrastructure and Environment;
- Executive Manager Urban Design & Strategic Projects;
- Specialist Strategic Projects;
- Manager Community Facilities;
- Manager City Buildings and Asset Management; and
- Executive Manager Corporate Strategy and Governance.

The Project Plan has been updated, as at **Attachment 1**.

The proposed scope of the Leederville Oval Precinct Master Plan is:

Prepare and implement the Leederville Oval 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.

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

The revised master plan will go beyond the focus of Leederville Oval and supporting sporting infrastructure. The master plan will look to deliver community facilities for the current and future community, maximise land opportunities and explore commercial and mixed uses developments within the precinct.

CONSULTATION/ADVERTISING:

Consultation with a wide variety of stakeholders including current leaseholders will be necessary to ensure future lease arrangements are strategically planned and accounted for.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to include the Leederville Oval Precinct Master Plan in the 2023/24 - 2026/27 Corporate Business Plan as a Strategic Project.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and well utilised.

Accessible City

Choose an item or delete if not relevant.

Connected Community

Our community facilities and spaces are well known and well used.

An arts culture flourishes and is celebrated in the City of Vincent.

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

Thriving Places

We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.

Our physical assets are efficiently and effectively managed and maintained.

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

Urban Greening and Biodiversity

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased physical activity

FINANCIAL/BUDGET IMPLICATIONS:

Administration has included \$50,000 in the proposed operational budget for 2023/24 as this project is estimated to require 0.6 FTE staffing plus technical inputs from a consultant.

COMMENTS:

This project is important for the City to plan for the future of these aging facilities and take a broader approach to maximise funding opportunities within the precinct.

Leederville Oval Precinct Master Plan

Leederville Oval Precinct Master Plan Scope

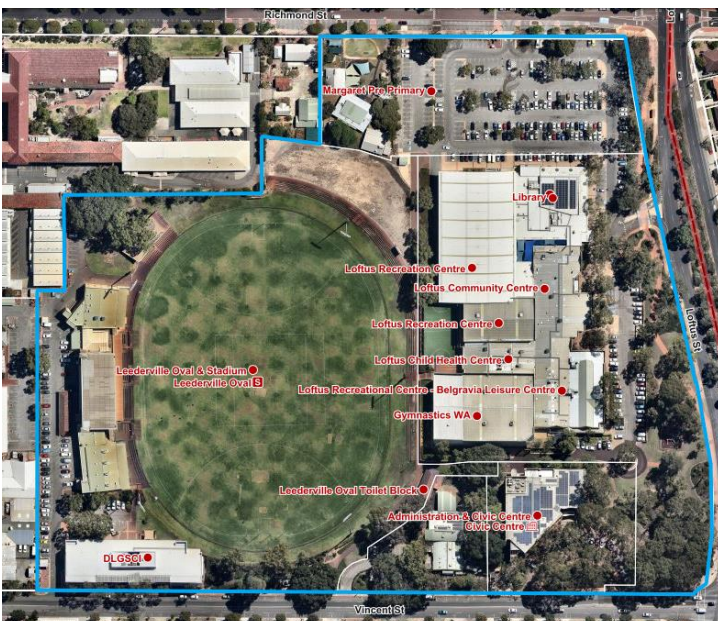
Prepare and implement the Leederville Oval Precinct Master Plan which includes a peer review of the Draft Leederville Oval Master Plan and inclusion of the wider precinct to maximize land to create a positive and sustainable precinct with a balance of sporting, community, events, commercial and mixed-use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

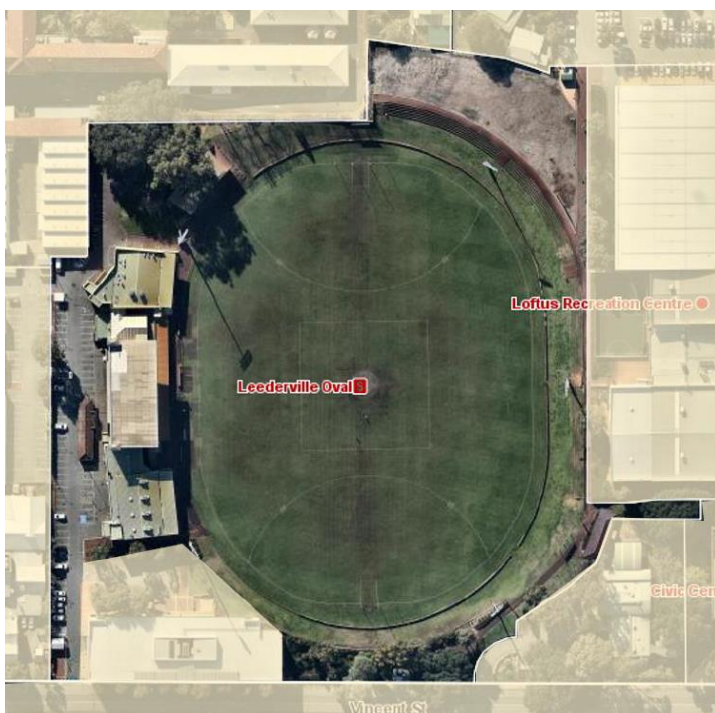
Project Site Map

The Leederville Oval 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 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 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

Project Name:	23FY PP - Leederville Oval Precinct Master Plan
Project Description:	Prepare and implement the Leederville Oval 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.

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

Objectives & Scope	Benefits
<p>Prepare and implement the Leederville Oval 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"> An exciting facility where people can enjoy both community, sporting and cultural events Improved infrastructure to better cater the community and users 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 An asset for the Vincent community, whilst also providing football with improved facilities and a strong future Increase the quality and connectedness of the sport and community facilities and spaces Contribute to the vibrancy of Leederville through diverse facility and activity opportunities A development of a Masterplan that will outline key findings including building concepts and direction for the future management and staged implementation Adopt a sound and innovative management practice that contributes to well used and viable facilities The opportunity to identify potential commercial operations Opportunity to identify mixed use development Maximise undeveloped land
Key Stakeholders (internal and external)	Project Success is...
<ul style="list-style-type: none"> City of Vincent East Perth Football Club Subiaco Football Club West Australian Football Commission Leederville Connect Town Team Lease holders of Loftus Recreation Centre and Childcare building Local Vincent Business Community Local Residents & Community 	<ul style="list-style-type: none"> 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. To have a plan for the future of the facility provision and development Delivery a financially viable and achievable plan for Leederville Oval precinct

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

Project on a Page

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

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.	Milestone 1 - Project Establishment																					
2.	Milestone 2 - Where Are We Now		\$20,000																			
3.	Milestone 3 - Where do we want to be		\$10,000																			
4.	Milestone 4 - How do we get there		\$20,000																			
5.	Milestone 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"/>