

**9.5 BRITANNIA NORTH WEST RESERVE DEVELOPMENT PLAN**

- Attachments:**
1. **Britannia North West Reserve Development Plan**
  2. **Community Consultation Summary**
  3. **Draft Britannia North West Reserve Development Plan**
  4. **Britannia North West Reserve Site Section**

**RECOMMENDATION:****That Council:**

1. **ENDORSES the Britannia North West Reserve Development Plan, included as Attachment 1; and**
2. **NOTES the:**
  - 2.1 **submissions received during the community consultation period and Administration's response, included as Attachment 2, in relation to the draft Britannia North West Reserve Development Plan, included as Attachment 3; and**
  - 2.2 **Litis Stadium Changeroom Design will be presented to Council for approval to formally submit to the Australian Federal Government in order to secure the \$3 million funding announced for Floreat Athena Football Club.**

**PURPOSE OF REPORT:**

To seek Council's endorsement of the Britannia North West Reserve Development Plan (**Attachment 1**) and note the submissions received during the community consultation period (**Attachment 2**) on the draft Britannia North West Reserve Development Plan (**Attachment 3**).

**BACKGROUND:**

On 12 November 2019 at its Ordinary Meeting, Council noted that the City would work collaboratively with Floreat Athena Football Club (FAFC) and the Australian Federal Government to obtain \$3 million through the Community Development Grants Programme towards upgraded sporting facilities, including a full integration between Litis Stadium and Britannia Reserve and rationalising any non-essential assets.

To determine facility upgrade priorities and ensure any funding opportunities or resources would be used to further an overall vision for the site, the City commenced the Britannia North West Development Plan (Development Plan) project. The agreed Development Plan vision was *'To identify the optimum layout for community and sporting use of the site which develops a strong connection between Litis Stadium and Britannia Reserve'*.

Between February and August 2020, the City liaised with FAFC through ongoing working group meetings to determine requirements for the site. These requirements and potential changeroom location options were presented at the 22 September 2020 Council Workshop. Between September 2020 and May 2021 working group meetings continued to be held to determine the preferred location option. The existing grandstand site was subsequently confirmed as the preferred location and the draft Development Plan was prepared.

On 22 June 2021 at its Ordinary Meeting, Council approved the advertising of the draft Development Plan for community consultation and noted that it would be presented back to Council for endorsement. At the same Ordinary Meeting, Council approved the Annual Budget 2021/22 and allocation of \$60,000 to the Development Plan project.

**DETAILS:**

The advertised draft Development Plan included proposed strategic opportunities that were identified as short-term improvements and future improvement opportunities. The consultation included the opportunity for comment on the proposed layout and feedback on improvements to the plan and future considerations.

The survey sought feedback on existing site use, the changeroom concept, future site opportunities and potential for a telecommunications tower.

A high-level summary of survey responses includes:

- 97% of respondents were either a Vincent resident, Vincent property owner, or both.
- 32% of respondents do not currently visit the Litis Stadium portion of Britannia Reserve.
- 47% of respondents did not know Litis Stadium is publicly accessible.
- 59% of respondents indicated they would visit Britannia Reserve more often if the area around Litis Stadium was more accessible.
- 76% of respondents stated that improving the connection between Litis Stadium and Britannia Reserve was important (44%) or somewhat important (32%).
- 82% of respondents were supportive (53%) or somewhat supportive (29%) of the idea of removing the bund to open up the space.
- Only 6 responses were received regarding the telecommunication towers, with 3 responders preferencing each proposed location.

The draft Development Plan (**Attachment 3**) were advertised during the community consultation period between 28 July 2021 and 29 August 2021. A revised Development Plan (**Attachment 1**) was prepared based on the feedback received during the consultation period.

### Changerooms

#### **Changeroom location**

There were a number of comments that referenced the location of the changeroom facility, most notably on the south-eastern embankment. The comments related to enabling the facility to better service the greater Britannia Reserve and users. Retention of the grandstand structure and location scenarios for the changeroom facility (including the south-east corner of Litis Stadium) were explored through the project working group.

A feasibility study was carried out to determine the potential to refurbish the current grandstand and construct a separately located changeroom facility in the south-east corner. The feasibility study deemed the south-east corner to be a high-risk location for the City due to the estimated construction costs and long-term maintenance costs associated with retaining and managing both buildings. Alternatively, the project working group explored the opportunity to demolish the grandstand structure and construct new changerooms on the existing grandstand footprint, effectively maximising the grant funding value and reducing long-term maintenance costs. This is the outcome that has been proposed in the Development Plan.

#### **Changeroom design**

During advertising, the draft Litis Stadium Changeroom Concept was available on the Imagine Vincent page and was referenced in the survey. Survey participants and those engaged at the pop-up sessions were asked what features or amenities they would like to see to add value to the changeroom facility. The common themes and responses included request to:

- ensure suitable public toilet access;
- include gender specific toilet and shower facilities;
- include child changing/parenting amenities to UATs;
- future proof the design to allow for use by other sports and clubs;
- increase FAFC and/or other community groups storage provisions;
- locate changerooms to the South/South West of Litis Stadium to improve access to Britannia Reserve; and
- ensure the visual appearance of the changeroom building is aesthetically pleasing and is cohesive with the surrounding landscape and historical context.

A Litis Stadium Changeroom Design will be developed and presented back to Council for approval, prior to being provided to the Australian Federal Government to secure the \$3 million funding announced for FAFC.

The Litis Stadium Changeroom Design development will include review and input from the City's Design Review Panel (DRP). This will occur through presenting the draft design to a scheduled DRP meeting in

November 2021, to gather feedback for inclusion in the final design. The Litis Stadium Changeroom Design will be based on community and DRP feedback received and will include the following proposed additions:

- Toilets accessible externally for the public;
- Accessible child changing/parenting amenities; and
- Ability for the four changerooms to be used as two to accommodate use by other sports and clubs.

The Litis Stadium Changeroom Design would then be presented to Council to recommend approval of the design and indicative costings, in order to submit these to the Australian Federal Government for approval to prepare a grant agreement and to release the announced grant funding.

### Bund Removal

The submissions and comments received outlined that the community were in favour of opening up Litis Stadium with the greater Britannia Reserve. Whilst there were varying responses in terms of the elements the community want to see in the proposed bund removal area, it was commonly agreed that the bund removal presented a great opportunity to better activate the area with club spectators, reserve users and families, to increase the connectivity between the sites, and provide a more open and inviting environment. The site elevations (**Attachment 4**) are provided to show the extent of the bund openings and levelling of this area.

Community members noted that the perceived exclusiveness of the ground persists, despite the announcement that the ground is now publicly accessible. This perception is attributed to the physical disconnect created by the bund. With the sports ground, ancillary area and proposed changerooms to be maintained by the City, there is appreciation for opening-up this space to improve pathway networks and wayfinding. There is some sentiment towards the potential removal of the mature tree, so opportunities to retain the tree will be explored during the detailed design phase. Noting the historical context of the bund will also be deemed a priority within future design considerations.

Some support for the bund to remain was demonstrated through the consultation. Key reasons for bund retention included the ability for FAFC to obtain spectator revenue, to preserve the bunds historical significance and 'stadium' feel for sporting activities, to prevent the loss of a mature tree, and to avoid the costs associated with removal. The detailed design phase of the Development Plan will evaluate where some of these considerations can still be incorporated and further workshopping will be done to achieve the best outcome for all users.

### Additional Elements

There were a variety of elements on the eastern and south-eastern bank that could be included within the Development Plan. The common theme of these elements are centred around passive viewing, play, and family areas and elements. Frequent comments included considerations such as built and natural shade elements, seating elements, passive children's play, and integrated walking/cycling pathways with native landscaping throughout.

The Development Plan has looked to incorporate the various elements and provide an indicative layout outlining both the internal connections and how the site connects with the greater Britannia Reserve. Detailed design of the Development Plan will seek to rationalise the quantities and locations of the elements to be integrated into the newly formed site.

The Development Plan also includes reference to the potential for a youth skate space that is being considered as a possible location by the Mount Hawthorn Skate Working Group.

### Telecommunications Tower

The submissions and interactions from the pop-up sessions outlined a divided opinion on a preferable location on where a telecommunications tower could be located at Britannia Reserve. Concerns were raised regarding Option 1, requiring an additional standalone tower to the new floodlighting towers, which would further diminish the visual appeal of neighbouring residents. Although Option 2 could be incorporated on to the existing sports lighting tower, concerns were raised regarding the proximity of Option 2 to the sporting fields and children's playground.

The City used the draft Development Plan's consultation period as an opportunity to notify and consult with the community regarding the telecommunications tower. The feedback results from the City's initial

consultation have been provided to Kordia Solutions who is managing the community consultation on behalf of Optus to determine a preferable location of the tower.

#### CONSULTATION/ADVERTISING:

Consultation on the draft Development Plan was undertaken to understand community sentiment towards the following:

- proposed changeroom concept;
- removal of a portion of the bund (embankment) to improve the visual link between Litis Stadium and greater Britannia Reserve; and
- potential telecommunications tower.

The community consultation period was also used as an additional measure to inform the community on the Britannia Lighting Upgrade that is occurring concurrently.

The draft Development Plan consultation commenced 28 July 2021 and closed 29 August 2021. The consultation campaign included:

- Social media campaign and news item on the City's website.
- Postcard drop to residents in a 400m radius of the north west portion, including bordering residents along the south eastern boundary of the reserve (1215 postcards).
- Postcard drop to local café's/businesses along Anzac Road and Oxford Street.
- Signage in Britannia Reserve.
- Pop-up engagement at FAFC Clubroom and Leederville Cricket Club Clubroom.
- [Imagine Vincent](#) project page contained the online survey.

A summary of the consultation engagement includes:

- Survey Participants: 34
- Email Submissions: 6
- Total Page Visits: 170
- Document Downloads: 72
- Social Media Interactions (4 posts): 55 likes & 4 comments
- FAFC Pop-up Visitors: 7
- Leederville Cricket Club Pop-up Visitors: 6.

The outcomes of consultation including the survey results, email submissions and pop-up visitor feedback are included as **Attachment 2**.

#### LEGAL/POLICY:

The following City Strategies relate to, and have been considered in the preparation of the Plan:

- Public Open Space Strategy 2018;
- Public Health Plan 2020 – 2025;
- NSW Sport – Clubroom and Change Facilities Guide; and
- Football Victoria Building Development Guide.

#### RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to endorse the Development Plan.

#### 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.  
Our urban forest/canopy is maintained and increased.*

Accessible City

*Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.*

Connected Community

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

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

Thriving Places

*Our physical assets are efficiently and effectively managed and maintained.*

Sensitive Design

*Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.*

Innovative and Accountable

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

*Our community is aware of what we are doing and how we are meeting our goals.*

**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 mental health and wellbeing*

*Increased physical activity*

**FINANCIAL/BUDGET IMPLICATIONS:**

The budget of delivering all elements of the Development Plan is \$1,257,296 and is shown in the tables below. These costs are indicative and are still subject to detailed design and the respective outcomes of this process. The elements outlined below will be subject to inclusion in the City's Long Term Financial Plan and workshopping specific design elements and locations with stakeholders including community, Council, user groups and local residents.

The costs outlined below exclude the \$3 million funding associated with the Federal Government Grant awarded to FAFC. This \$3 million external funding will be used to construct the new changeroom facility for FAFC and wider community (Development Plan #1) and refurbish the current FAFC Clubroom facility (Development Plan #3) to comply with current building standards. This will be the first stage of implementation of the Development Plan as this is included in the City's Long Term Financial Plan, and workshopping has commenced with stakeholders including key user FAFC. This element will be bought to Council for approval in the short term, to seek approval for the design, in order to obtain the \$3 million grant funding from the Federal Government.

<b>CONSTRUCTION WORKS – SUMMARY</b>	
Item	Amount
<b>Preliminaries</b>	\$43,800.00
<b>Provisional Sums</b>	\$483,916.00
<b>Landscape and Irrigation Works</b>	\$729,580.00

<b>CONSTRUCTION WORKS – SUMMARY</b>	
<b>TOTAL</b>	<b>\$1,257,296.00</b>

Should an external Landscape Architect be required for detailed design and construction administration, this would result in an additional cost of \$125,729.60 to the City, based on a percentage fee of 10 percent.

A detailed breakdown of the estimated construction costs is as follows:

<b>1. PRELIMINARIES</b>	
Item	Amount
<b>Compliance, Insurances and Management Plans</b>	
Compliance with the Specification and General Conditions of Contract inc. insurances	\$20,000.00
Management Plans	\$8,000.00
<b>Site Establishment</b>	
Include all costs for setting up of works.	\$12,000.00
<b>As-Constructed Drawings</b>	
As-constructed drawings for all works	\$3,800.00
<b>TOTAL PRELIMINARIES</b>	<b>\$43,800.00</b>

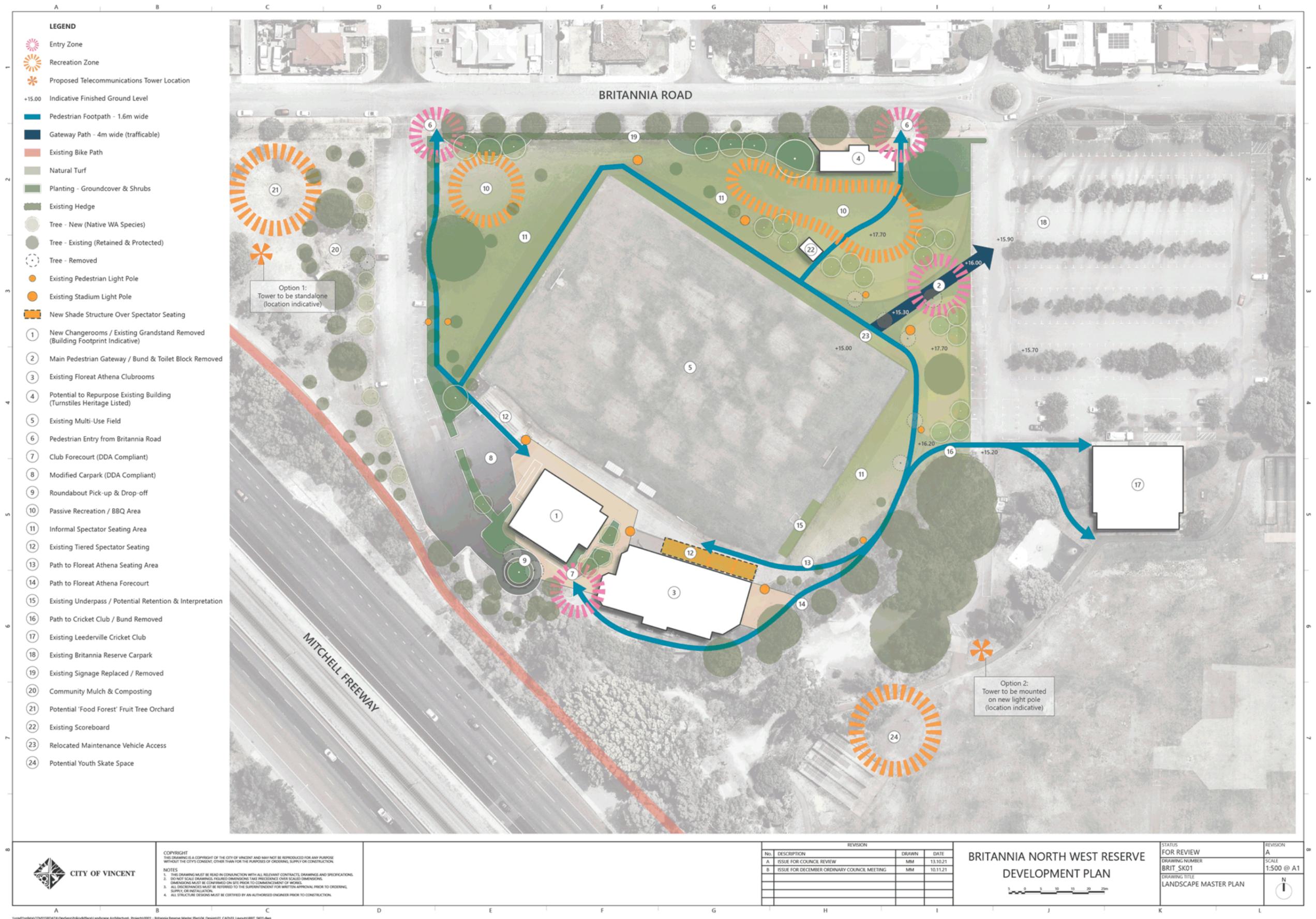
<b>2. PROVISIONAL SUMS</b>	
Item	Amount
<b>Public Art</b>	
Allowance for 10% public art	\$72,958.00
<b>Interpretive Signage</b>	
Allowance for interpretative signage	\$8,000.00
<b>Theft and Vandalism</b>	
Repair of theft and vandal damage during Consolidation Period	\$10,000.00
<b>Tree Works - existing</b>	
Allowance for works to existing trees including arborist advice	\$10,000.00
<b>Bulk Earthworks</b>	
Allowance for bulk earthworks to achieve design/remove bund (Bulk earthworks by Civil contractor)	\$150,000.00
<b>Remove Toilet Block</b>	
Allowance to remove the toilet block	\$25,000.00
<b>Universal Access Toilet</b>	
Allowance to supply and install "Yarra 2" by Modus	\$60,000.00
<b>Repurpose Turnstile Building</b>	
Allowance to repurpose the turnstile building	\$75,000.00
<b>Contingency</b>	
Allowance for 10% contingency	\$72,958.00
<b>TOTAL</b>	<b>\$483,916.00</b>

<b>4. LANDSCAPE AND IRRIGATION WORKS</b>	
Item	Amount
Site Preparation	\$27,450.00
Pavement and Surface Profiles	\$185,750.00
Edge Profiles	\$12,420.00
Wall Profiles	\$10,500.00
Furniture Elements	\$262,920.00
Play Elements	\$18,815.00
Lighting	\$92,400.00

<b>4. LANDSCAPE AND IRRIGATION WORKS</b>	
Vegetation Profiles	\$88,925.00
Irrigation	\$20,000.00
Maintenance	\$10,400.00
<b>TOTAL</b>	<b>\$729,580.00</b>

**COMMENTS:**

Britannia Reserve and Litis Stadium is an active recreational hub that services the immediate Leederville/Mount Hawthorn areas, wider Vincent and neighbouring inner-city catchments. The Development Plan has been designed to improve accessibility to the already active and diverse range of social and sporting activities that occur here. The importance of providing adequate greenspace in this area is significant, based on this reserve being purposed as a Regional Open Space in close proximity to the Perth CBD, and increasing levels of higher density living in the surrounding areas.





CITY OF VINCENT

# Britannia Reserve North West Development Plan

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## Community Consultation Summary



### **Consultation Overview**

Throughout the community consultation period, the City has received submissions either via the online survey, electronic submissions or in-person via pop-up engagement sessions.

The draft Britannia North West Development Plan consultation period commenced 28 July 2021 and closed 29 August 2021.

The summary of submissions are as follows:

- Survey Participants: 34
- Email Submissions: 6
- Total Page Visits: 170
- Document Downloads: 72
- FAFC Pop-up Visitors: 7
- Leederville Cricket Club Pop-up Visitors: 6

The following consultation methods were used to raise community awareness and seek feedback during the comment period:

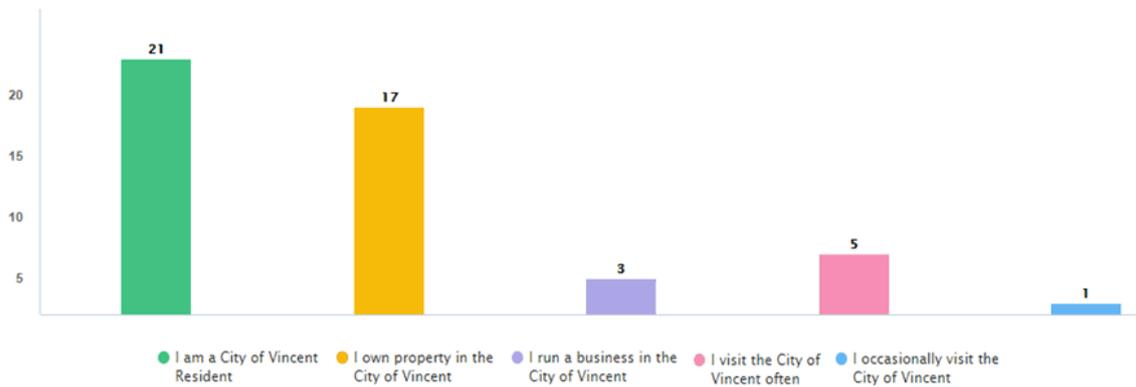
- Social media campaign and news item on website.
- Postcard drop to residents in a 400m radius of the north west portion, including bordering residents along the south eastern boundary of the reserve (1215 postcards).
- Postcard drop to local café's/businesses along Anzac Road and Oxford Street.
- On site signage around Britannia Reserve.
- Pop-up engagement sessions at Floreat Athena Football Club clubroom (Thursday, 12 August) and Leederville Cricket Club clubroom (Saturday, 21 August).
- Imagine Vincent project page containing the draft changeroom concept, draft Development Plan, and online surveys relating to the Development Plan & Telecommunications Tower location.

All online submissions have been included in the below summary and applicable graphs. Following these, the email submissions and pop-up engagement comments have been included under the relevant category.

### Online Survey Results

#### Current Britannia Reserve Usage

##### Online Submitter Demographics



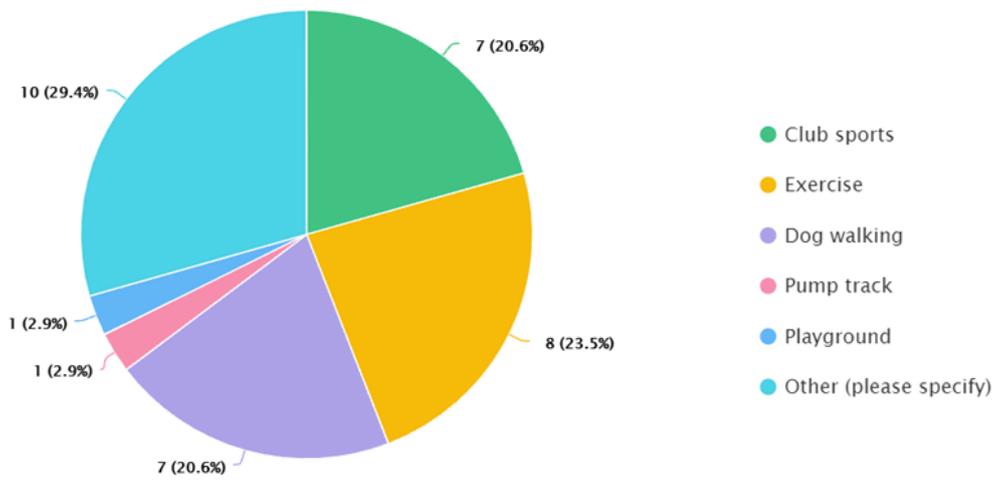
The above graph indicates that 97% of the submitters are either property owners, residents, or both.  
 NB: Multiple answers could be provided in response to this question.

##### How often do the users visit Britannia Reserve and/or Litis Stadium?

	Daily		Weekly		Monthly		Yearly		I don't	
	#	%	#	%	#	%	#	%	#	%
<b>How often do you visit Britannia Reserve?</b>	16	47%	16	47%	2	6%	0	0%	0	0%
<b>How often do you visit Litis Stadium</b>	2	6%	15	44%	2	6%	4	12%	11	32%

32% of these respondents don't currently use or visit the Litis Stadium portion of Britannia Reserve.

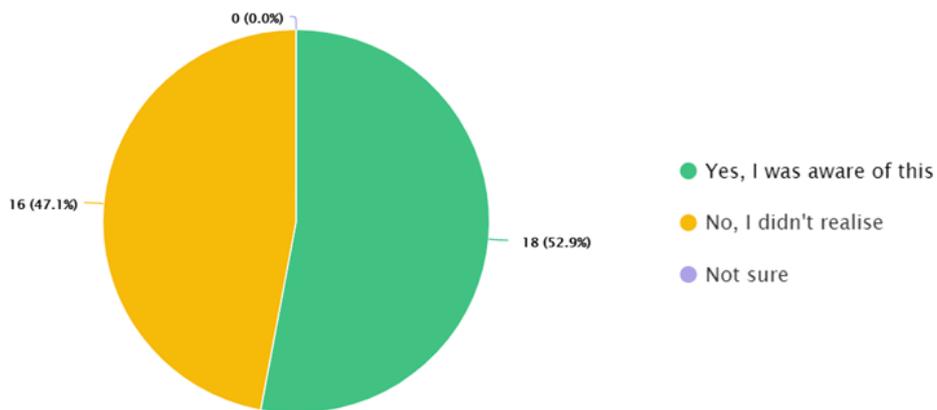
What do you visit Britannia Reserve/Litis Stadium for?



The main reasons for users to visit Britannia Reserve and/or Litis Stadium is for (23%) Exercise, (20%) Club Sports and (20%) Dog Walking. While (6%) conduct all 3 of these activities on a regular basis. (12%) of respondents also visit the Reserve for the Community Tool Library.

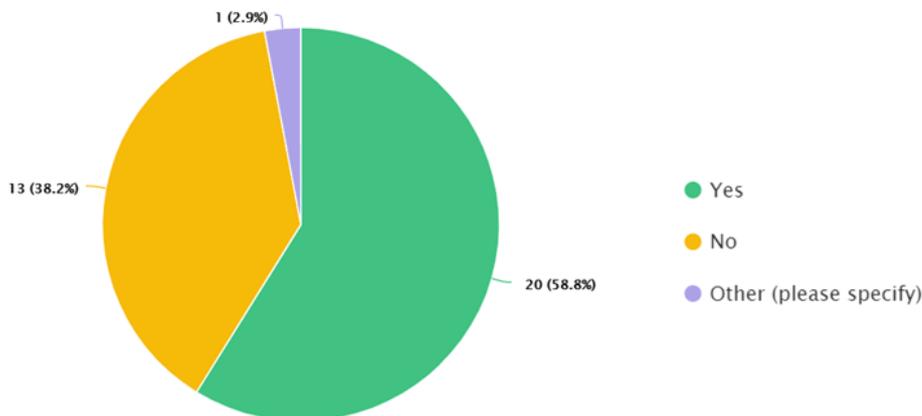
**Site Accessibility**

Did you know that Litis Stadium is now a publicly accessible park outside of FAFC’s operational hours?



47% of respondents didn't know prior to the consultation that Litis Stadium is now publicly accessible.

Would you visit Britannia Reserve more often if the area around Litis Stadium was more accessible or improved?



59% of respondents indicated they would visit Britannia Reserve more often if the area around Litis Stadium was more accessible or improved through the Development Plan.

**Litis Stadium Changerooms**

The current plan includes upgrades to the changerooms at Litis Stadium. What features or amenities would you see that add value to the change room facility?

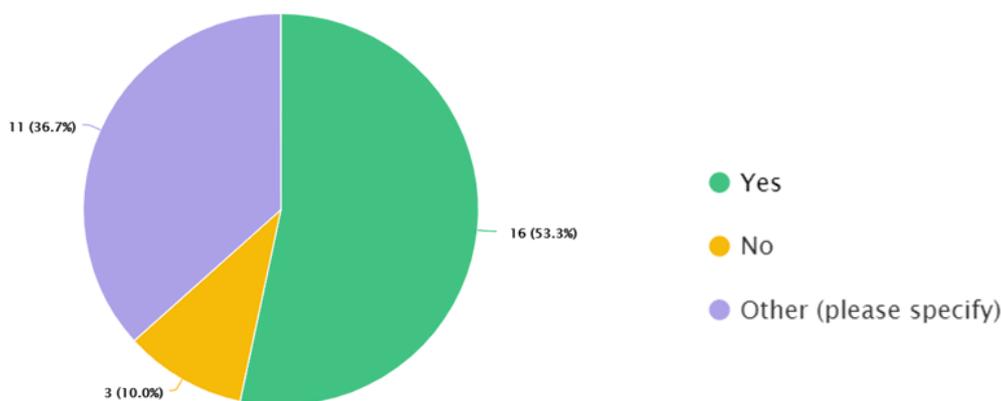
- Public toilets.
- Current design meets needs, storage is always an issue so maximising the storage capabilities for the club.
- Players Race.
- Improved shade for spectators given proposed removal on only existing weather protection to erect new facility.
- Public toilets that are accessible to all, parents room.
- Better access to the Clubrooms and public toilet facilities. Needs to include enough undercover area for spectators.
- Full refit of change room.
- Having an additional space for the community to use for meetings, gatherings, social events, storage area for community projects.
- Accessibility.
- All gender restrooms and showers.
- Male and female home and away change rooms, replacement seating for seating being removed, plenty of lockable storage.
- Opportunity for local homeless people to access showers on a weekly basis.
- The facility would be better located on the south west side where it would be accessible to juniors and sporting clubs using Britannia Reserve; (ii) maximum flexibility of use should be considered to allow for future multi-function use - don't assume only soccer, only male; only Floreat Athena or other limitations; (iii) consider including external lock up spaces for other sports and clubs; (iv) include parents room; (v) include nearby children's play area.

- *Good hand dryers.*
- *Should be dual use, for hockey people too.*
- *Baby change tables, water bubblers.*
- *Parent room(s) for changing small infants, and kid sized toilets. Put this accessible and obvious to the outside to make it more useful for Britannia visitors too.*

Do you have any comments or suggestions on the change room facility layout? This could include the design/functionality of changing rooms, storage areas, wet areas.

- *I have viewed the plans and am happy with the proposed concept.*
- *The need to make the 4 smaller changerooms be opened up into 2 larger ones for events like the FIFA womens world cup or other events where the squad requirements require more room. I would make the rooms bigger by removing the plumbing duct as any repairs could be conducted during the day when the changing rooms are not being used by anyone.*
- *Make sure it's suitable for international guests.*
- *Ensure that safety in design principles are considered for the benefit of ongoing maintenance and ease of end user.*
- *I think the overall external design is aesthetically unpleasant. It appears as a functional design only. I believe there is an opportunity to create something that recognises the history of the site while creating interest to the observer.*
- *The Plans have no illustrations of the proposed change rooms from the outside, as the first version was so architecturally appalling, so how can I possibly comment on the design? Will it include parents/babies change facilities? Are there gender specific areas?*
- *Does the community support the destruction of the heritage stadium?*
- *Enough toilets.*
- *Soccer players shouldn't have to clear their shoes on a wall and leave dirt and grass everywhere.*
- *Open hours need to be monitored.*
- *Wet area. lockers for hire.*
- *Toilets are all hidden away through changerooms. To make it useful for general public visitors to Britannia, direct and obvious access to basic toilet facilities would be beneficial. As it stands this is simply a changeroom to support the stadium and not really useful for anyone else.*

Would constructing a shade structure over the current seating in front of Floreat Athena’s Club room be sufficient for spectators?



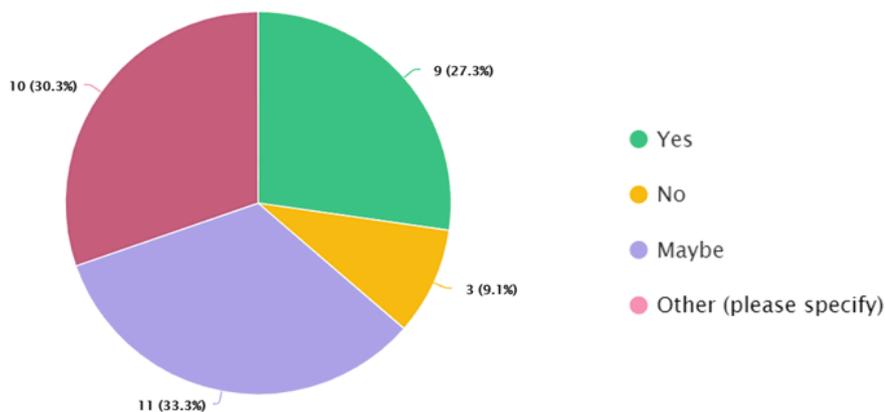
‘Other’ Comments:

- *Yes, however I feel it will be even better if there is some shaded area added to the front of the new changerooms and or to the grass banks to the south.*
- *Yes assuming it allows views from the clubroom and proper weather protection.*
- *I believe the seating area faces NE (no cardinal compass points on drawings) and as such shading would have to be quite large at certain times... which is fine with me as opportunity for solar panels and rain water collection.*
- *As long as the shade structure was waterproof this would be sufficient.*
- *It is essential, and should be compulsory, to have a shade structure over the seating area.*
- *As the seating faces north, as most games are played in winter, shading would not affect spectators as sun would likely still be on them during the day.*
- *Ideally there needs to be rain protected seating / viewing areas - football is a winter sport.*
- *The value and service of the proposed shelter should be aligned with the whole of life financial cost including ongoing operating and future replacement.*
- *Its winter time.. shade won’t help.. needs to be sturdier.*

How important to users is the value of environmentally sustainable designed facilities?

100% of respondents indicated they view environmentally sustainable designed facilities as (67%) very important and (33%) somewhat important.

Would you like to see some form of art such as a mural included in the changeroom design?



54% of the submissions were directly in favour of incorporating a mural, this was made up of (27%) directly responding with ‘yes’ and a further (27%) noting support through their comments. Only one comment noted non-support for a mural, the other 9 comments made reference to the former velodrome site if a mural is considered. Only 12% of respondents directly opposed a mural, it will be investigated through further Development Plan considerations in relation incorporating heritage features across the site.

‘Other’ Comments:

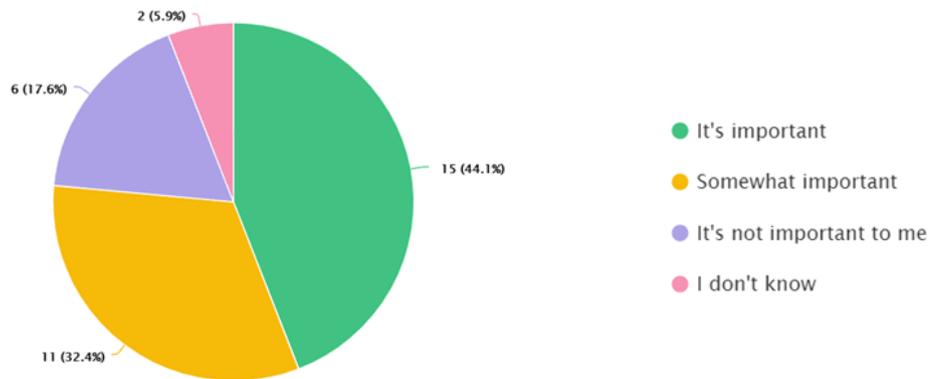
- *Only if it represents the history of the venue from cycling velodrome to state home of football including many international matches and the story of the migrants that started Floreat Athena 70 years ago and the benefit they have given the wider community.*
- *Absolutely. Also there is HUGE opportunity for an art installation with original lights from the velodrome. This could link the changerooms to the main clubrooms. I feel Voxlab would be best to deliver this.*
- *Yes but not taking away from the cost of more practical improvements such as increased weather protection or lighting that meets FFA game requirements.*
- *The Tool Library is hoping for a mural on the old ticket office walls that would reflect the past usage of the velodrome but similar elsewhere would be good.*
- *Mural with a nod to the old velodrome.*
- *Yes, recognition of the sites history and usage could be incorporated.*
- *The design should be consistent with good design practice and the built design standards of the City. The building will be prominent and presumably last for some time so it should look decent. Reasonably that could include appropriate murals. architecture or other features.*
- *No more murals! what about an interactive wind chime to create some music!*
- *Yes, but not for the sake of a mural. Better no mural than something hastily/cheaply thought out and put up.*

Do you have any comments on the location of the changeroom facility and associated seating?

- *Given the removal of the grandstand it seems logical to place the new building adjacent to the club rooms and allows for the activation of the eastern side of the ground for other uses in the future.*
- *Angled appropriately.*
- *Refer to comments above re: weather protected seating and lighting.*
- *One questions as an individual the need to demolish the grandstand. It already represents a considerable investment by a previous generation in CO2 from cement and concrete production. Engineers reports can vary as witness Subiaco Hay Street. 60/70 architecture may not be fashionable but some of it should be preserved and I believe the Grandstand should be preserved. It could offer a great community space up stairs and bellow the seating area.*
- *Accessible to the main car park via footpath.*
- *The Western side is appropriate.*
- *Make sure they are not intrusive ugly eyesores and that sufficient thought is put into the project, not just box ticking to get the funds! Residents will have to live with the result for a very long time.*
- *Protection from strong winds and afternoon sun should be design factors.*
- *The main problem with the location is it is far away from the main Britannia reserve. This means it is only really suitable for use in conjunction with the Litis stadium field. However this surface gets quickly degraded from over use, so most Athena teams have to use Britannia reserve fields where there are no / poor facilities.*
- *If the change rooms were located in a more south easterly direction closer to the ovals then they could be shared by the Leederville Cricket Club too.*
- *The change room should be located on the South West side of the stadium with access from both sides. It should serve both the stadium, the kids bike area, the Britannia sports and practice fields and all clubs.*
- *Add hockey to the upgrade.*
- *Make sure people don't vandalise them or break them.*
- *Given it's location and the current lack of access to Britannia it's hard to see how it adds value to the visitors of the adjacent (Britannia) area. To do this wouldn't it be a better idea to have a larger set of shared changerooms between Litis and Britannia for both sporting areas?*

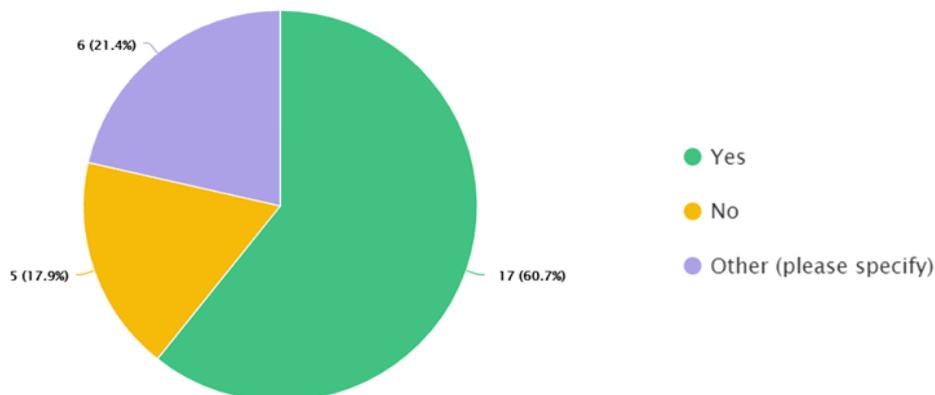
**Bund Removal**

How important to you is improving the connection between Litis Stadium and Britannia Reserve?



76% of respondents stated that improving the connection between Litis Stadium and Britannia Reserve was important (44%) or somewhat important (32%).

Do you feel the proposed improvements to the connectivity of the site are sufficient?



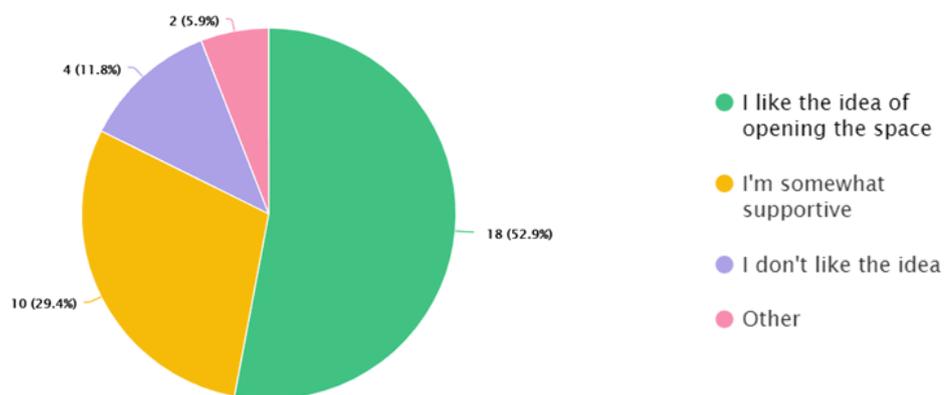
'Other' Comments:

- *It would be great to have a level/flat area for kids to play on football game days. I hate the thought of a mature tree being killed to create connectivity between litis and the carpark.*
- *The proposed improvements are a reasonable start but there must be more community consultation. Also, there is absolutely no need to destroy the mature native tree to lower the*

'bund'. A retaining wall can be built around the existing tree. Why are you considering keeping the tunnel? It is already a safety and security risk, and will need constant upkeep. What would the tunnel be used for?

- Somewhat. I feel that the improvements are in line with what the Floreat Athena Football Club want, but I do not feel that the other users of Britannia Reserve such as biker, dog walkers, cricket players and families will benefit much from the improvements.
- The original fenced secure compound approach with boundary fences and bunds is a blight and disconnection. It blocks connectivity between facilities. Every effort should be made to incorporate the stadium into the surrounding reserve and provide connections and access to different uses of the reserve. For example connecting to the Freeway pedestrian bridge, Principle shared path, kids off road bike facility, kids playground, main barbecue social area and sporting fields.

How do you feel about the removal of a portion of the South East Bund (embankment) as a way to increase connectivity between both grounds?



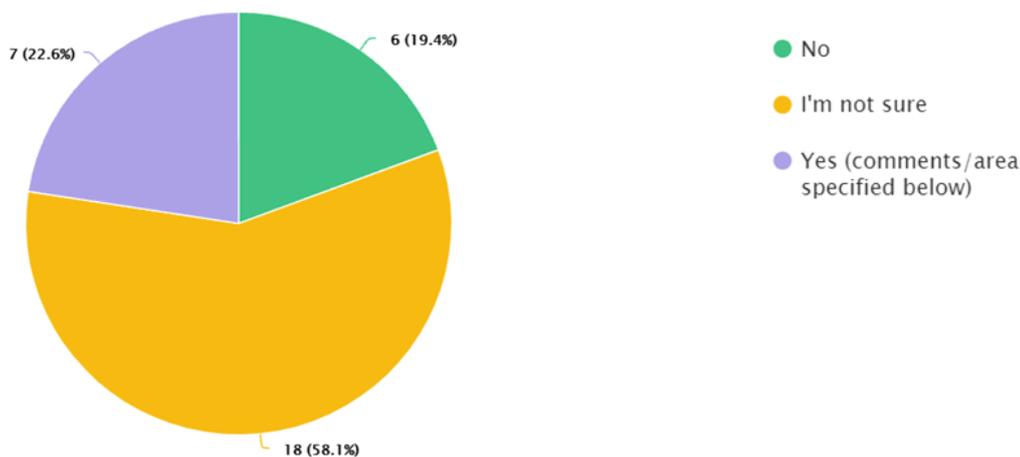
82% of respondents were supportive (53%) or somewhat supportive (29%) of the idea of removing the bund to open up the space

If the bund (embankment) is removed, what elements would you like to see at the newly developed site?

- Flat turfed area for kids to play close to the field on match day or allow warm up.
- Fruit trees.
- Facilities such as small business food outlets that support the club rooms and Britannia for game days.
- A new community building to permanently home another community NFP / org focused on sustainability and connecting the community and a second building for community multi hire/use.
- Nicely paved / exposed aggregate path with feature landscaping.
- Dont remove the bund. Connectivity to Brittannia Reserve is not achieved, removal of the bund connects litis to the carpark only.
- BBQ facilities.

- *Social recreation facilities + exercise equipment.*
- *The existing but endangered mature tree must be retained and preserved with a retaining wall. In addition I would like to see more accessible gardens, tree plantings and seating. As a nearby resident who has been denied access to the Litis Stadium for the past 20 years it is a great initiative to open it up to all at last.*
- *Seats & attractive vegetation*
- *Shade structure and seating. Tables for chess and table tennis BYO equipment. Sand volleyball courts A labyrinth Toddler friendly play equipment.*
- *A training field(s) similar to the Astro turf ones at Dorian Gardens, so teams can train and warm up close to the new change rooms without having to use the main Litis surface.*
- *New, bigger playground area for kids. More BBQ and picnic areas. Dog watering area.*
- *Good location for a shared toilet block and change rooms. Possible site for expanded childrens play area, possible site for BBQ play area.*
- *Turf pitch.*
- *Hockey turf.*
- *Good to watch sport on the grass and have young kids paying on the hill.*
- *Facilities to encourage teenage girls to be active and outdoors.*
- *Open up the space with walkers and cyclists.*
- *Do not remove hedging on north side as this provides a sound barrier for residents from stadium and freeway noise.*
- *Clear and open path, natural bush landscaping, water fountain, exercise structures, a shared changeroom facility (if my other comment to move the location is taken up). It should be inviting and obviously accessible to people from Britannia.*

Are there any locations in the Development Plan where you would like to see additional shaded areas constructed?



Additional Comments:

- *Improve the quality of grass on the banks and provide some shade sails or similar as the use of the stadium is inhibited by the lack of shade in summer for spectators of event event now that the grandstand has been closed. it is quite frankly dangerous to view anything in summer since the grandstand was shut as I have personally heard many complaints from people earlier this year getting sunburnt while trying to watch their children.*
- *Plant more olive trees.*
- *As many spectator viewing points as possible. The sun and rain can be intense when watching all levels (juniors and seniors) and at the extremities of the weather can be a long time exposed whilst watching a game (60-120mins).*
- *Shading and seating outside the old turnstile building (between the field and turnstile building at the car parking area) to connect the areas again.*
- *Yes, as I have already been treated for skin cancer because of sun exposure I am a passionate advocate of protecting people, especially the young, so want to see as much shade, from structures or trees, as possible.*
- *Shade/rain shelters at various points around the outside of Britannia reserve would be a great addition for the weekend amateur sports events.*
- *If new terraced seats are installed on the south east section of the bund (east of the existing club rooms) that would be a great area to include some shade.*

What do you like most about the Development Plan?

- *The existing buildings are dilapidated, unhygienic and unsafe. The upgrade is long overdue and will benefit all users of the area.*
- *Clubroom Upgrades, new changerooms.*
- *Good collaboration with the soccer club.*
- *Improved lighting at Britannia and improved change room facilities*
- *What don't I like about the Plan. 1. The topography of the Old Velodrome should be preserved along with its history. Many persons ask about and some older persons remember it in it's prime 2. The elevated pathway in the SE corner is frequently used and is a pleasant elevated walk which is unusual. 3. Grassed terraced banks make a good location for unstructured play for children rather than formal playground . Hidden nocks and crannies are more fun than large open vistas .*
- *That it will be more inviting and easily accessible to do loop walks. Will bring in more people to a bit of a community hub!*
- *Remove bund and level.*
- *Greening the area and upgrading the paths.*
- *That the local community is finally able to use and enjoy its own facility, which until now has been denied.*
- *Hopefully it will stop the space from looking like a sore thumb.*
- *Better Lightening for Britannia.*
- *Modern change room facilities and increased accessibility.*
- *I am very hopeful that when the area is redeveloped it will be better maintained. Currently I am saddened by the amount of aluminium cans, plastic food wrappings, strapping tape, broken furniture and general rubbish is left around the stadium. It is as though no one cares for the place and the natural environment nearby.*
- *Opening up of the barriers around Litis stadium.*
- *Opening the bund to incorporate the stadium into the community.*

- *it should be a multi sport site, not just a football club site. If City of Vincent is spending money on only one sport, its not fair. Other clubs have to use shred facilities and with dog walkers.. This will ahve to be marketed as a multi use stadium!!!*
- *Connecting to Britannia reserve and improved resident access.*
- *Everything that encourages the access to and use of Litis by the general public.*
- *It renews the older buildings.*

Is there anything you would change in the Development Plan? (Further suggestions/Improvements):

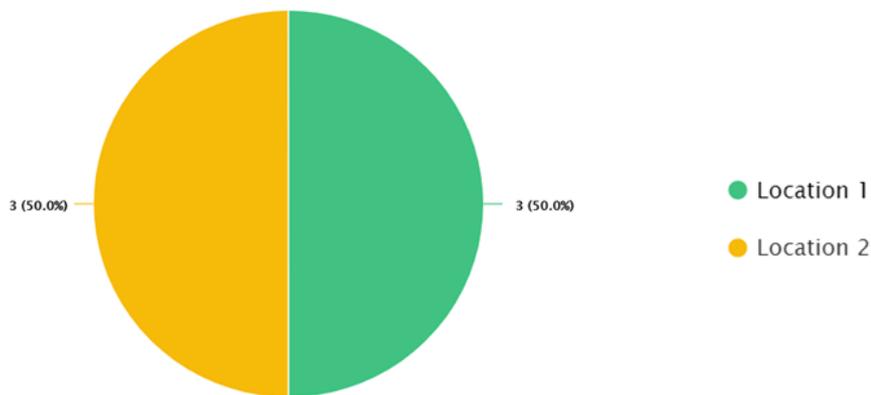
- *Need 500 lux level lighting inside Litis Stadium to comply with requirements for a training ground for the womens world cup. Need to ensure although public is allowed into litis stadium, we find a way to stop people wearing out the goalmouths taking shots on goal. Need a hedge low barrier to stop car headlights during night time as the glare from headlights due to parked cars in the carpark blinds the players/spectators especially on the top Egina St Carpark.*
- *There appears to be a lot of proposed areas that overlook the main pitch. I think the club would struggle to generate sufficient income on game days if people can spectate without paying an entry fee. I think some research into other NPLWA / Football West clubs in this regard would be of benefit at this early stage. From my experience, most club 'stadiums' are gated for this reason.*
- *Keep the scoreboard please. utilize those building on the east side.*
- *Yes see previous comments re improvements to weather protection and FFA minimum standard lighting.*
- *Make sure the Bike Trail and Pump up Track is preserved until it is no longer in fashion*
- *Consideration needs to be taken in relation to entry fees on football game days. Opening up the velodrome with multiple access points will allow people to access the stadium without paying entry fees which is a revenue earner for Floreat Athena FC.*
- *Resurface surrounding car park west side. greatly improve car park lighting around area. remove old storage cages / booth gate along britannia road. a real eyesore.*
- *Yes. Replace all the bitumen around the old changerooms with paths and planting. Repurpose the missing turnstiles in some form as recognition to the history.*
- *The whole area, both Britannia Reserve and the Litis Stadium needs to be renamed to reflect its original custodians and its new start. It should be renamed 'Galup' its original Aboriginal name. Also, what traffic calming measures are being implemented to address current and future traffic issues associated with attracting more people to the area? Britannia Road is already a rat-run/race track and more users will make it even more dangerous.*
- *Add a café.*
- *I would like to see if we can reinstate the cycling velodrome.*
- *Anything that helps improve the surface and durability of the Litis stadium surface so more Athena teams can actually play on it on match days. The surface gets too degraded at the moment from training and games such that many teams have to use Britannia reserve where there are still poor facilities.*
- *Moving the changeroom area to be closer to Britannia park so that is able to be used by Leederville Cricket Club players and members of the public rather than just Floreat Athena Football Club players.*
- *New toilets and change rooms are required for Britannia Reserve. Sports lighting for night training is a great idea. Need to make them automated and smart.*
- *Turf pitch.*
- *I think we should turn it into something that more people will use such as a hockey turf. Because soccer can and is played on the grass as Britannia and there is literally no benefit to*

*having more soccer fields but just with stands, so it would make more sense to make a hockey turf because it is much harder to play hockey on normal grass there is also a shortage of turfs in Perth so some divisions miss out on playing turf games. These are usually the lower teams and it causes more opportunity for the higher grades teams.*

- *Yes, field hockey and other sports should be able to use this space.*
- *Do not remove hedging on north side as this provides an important sound barrier for residents from stadium and freeway noise.*
- *It does almost nothing to open up access to Litis, make it clear public can go there, provide any utility to the general public...*

**Proposed Telecommunications Tower Location**

Users preference for the location of the proposed telecommunications tower (as referenced in the Development Plan):



Only 6 responses were received regarding the telecommunication towers, with 3 responders preferring each proposed location.

User Feedback on Telecommunications Tower:

- *Exactly why was it been agreed that the tower is to go on public open space, namely either location 1 or 2? What consultation was undertaken to ensure the residents, ratepayers and users of these spaces want the tower there at all? Just another nasty City of Vincent tactic to raise more money to squander on the latest woke project. Let's put it in the mayor's or CEO's backyard?*
- *I am not impressed with either site as there are children playing all around both areas & they will be affected either way.*
- *Why can't the tower remain where it is currently located?*
- *Adding to a lighting tower seems an excellent idea. Keeping it discrete and reducing the visual noise of yet more towers.*

Email Submissions

**Written Submission #1**

*Would it be possible to improve the boundary fence and adjacent footpath at the North side of the development? This path is extensively used by local pedestrians, joggers and dog walkers on their way to the dual use paths by the freeway and Lake Monger. It always gets restricted by overgrowth of the plants that entwine the wire mesh fence and the council frequently prunes it. Most of the time if people cross each other one has to walk on the verge as there is no room to pass.*

*One solution would be to remove the existing plants, refurbish the fence and plant further back or simply remove the plants which are now patchy in parts and not very attractive.*

Summarised Submitter Comments	Administration Comments
Boundary Fence.	Noted. This will be reviewed once the Development Plan progresses to detailed design.

**Written Submission #2**

*My suggestions are as follows:*

1. *Litis Stadium*
  - a. *keep the venue as a closed venue as possible with no removal of banks. As a venue of historical significance as a velodrome, the grass banks along the terrace/seating is the only reminder of a velodrome that it once was.*
  - b. *It also provides an intimate setting for the soccer club and games held there which provide a great atmosphere.*
  - c. *The venue is a great boutique rectangular sports venue and should be treated similar to Leederville Oval. It provides a great sporting venue to a league similar to the WAFL.*
  - d. *Once the club rooms and stands are upgraded, and new change rooms are built, it will be the second best rectangular sports venue in the state. Perhaps will just need a lighting upgrade.*
  - e. *With the womens world cup here in 2023, the venue can be easily used as a training venue.*
  - f. *But the venue needs to have the ability to be closed to host a (semi) major event. Further removal of banks and fencing is unnecessary.*
2. *Britannia reserve*
  - a. *It is connected enough to the Litis stadium venue.*
  - b. *Removal of bund is unnecessary and will only detract from Litis stadium as a semi-pro sports stadium.*

- c. *There is plenty of room around Britannia for further recreational activity development without detracting from the stadium.*
- d. *Floodlighting the reserve will be fantastic and long overdue.*

*In summary, Britannia reserve can be upgraded without the need to change the aesthetics of Litis stadium. Litis stadium should be used as a semi-pro sports venue the same way Leederville Oval is used.*

Summarised Submitter Comments	Administration Comments
1. Litis Stadium.	Noted.
2. Britannia Reserve.	Noted.

**Written Submission #3**

*I wish to express my strong opposition to the proposed Litis demolition. In particular:*

*Destruction of the bund and tress between the oval and Britannia park it is a horrific idea. These tress are amongst the largest and healthiest in the area and are habitat for a large number of birds and marsupials. As the only very large trees set back from the freeway, they represent an important part of our natural environment. Creating convenient access for soccer players to the ovals is simply not justification to destroy this habitat. The bund provides important sound barrier to the oval, helping keep the Britannia open space more suitable for boarder community use, not just the soccer clubs. I simply cannot understand why rate payer and taxpayer funds are being used to remove trees - I would have expected Vincent to be seeking every means of keeping and improving our tress and green spaces.*

*Further, it is a particular shame that this project includes the destruction of mid-century grandstand. This proposal makes no reference to its potential heritage value or any justification. Oddly, the ugly, utilitarian block adjacent to it is left untouched - altogether odd.*

Summarised Submitter Comments	Administration Comments
Demolition of Grandstand.	Various options were considered to retain the current grandstand; however, the value, estimated construction costs and long-term maintenance costs associated with retaining the grandstand were deemed high-risk to the City.
Bund Removal.	There is some sentiment towards the potential removal of the mature tree, so opportunities to retain the tree will be explored during the detailed design phase. Further planting is being proposed in the Development Plan not withstanding this decision.

**Written Submission #4**

*Driving home this evening I saw the sign outside Floreat Athena Football Club regarding the proposed Floreat Athena Football Club - Britannia Reserve Upgrades.*

*I have been considering approaching the City of Vincent for some time about my idea and feel this is the perfect opportunity.*

*As an avid cyclist with a specific interest in track cycling, I have competed at an international level and am well connected in the cycling community.*

*I have often discussed the idea with friends and acquaintances in the cycling of reinstating the cycling track once used for the 1962 British Empire and Commonwealth Games.*

*Cycling has exponentially grown in popularity in the past 10 years and whilst we have an indoor track in Midvale many people do not use the facility because of its location.*

*I believe that a 333m banked outdoor cycling track located in the CBD responds to the growth in popularity and compliments the existing pump track and extensive cycle path network.*

*It would provide a safe place for children learning to ride and local residents to exercise, as well as a facility for athletes to safely train and compete.*

*Up until the late 1980s, the outdoor cycling track in Midland hosted exciting track cycling events. Other states in Australia still host some of the most prestigious and historic cycling events in the country at outdoor velodromes.*

*Often these cycling tracks have football pitches in the centre and I am confident that both cycling and Football can co-exist and will benefit from the increased use of the space.*

*Reinstating the cycling track is an opportunity to improve the functionality of the space for the community and increase its use by providing a dual-use facility that could be used year-round.*

*Local Olympian and dual Gold Medallist from the Athens Olympics, Graeme Brown is in support of the idea and is happy to be involved, should this move forward.*

*I would be very interested to hear your thoughts and how we can best present this opportunity.*

Summarised Submitter Comments	Administration Comments
Potential to re-instate cycling track.	There has been significant support to open up Litis Stadium and increase the connectivity between this area and greater Britannia Reserve. The City would like to incorporate elements that pay respect to the sites historical value, however reinstating a cycling track would be beyond the City's current capacity to build and maintain to a reputable standard.

**Written Submission #5**

*I have noticed the consultation period for the Britannia Reserve Upgrade closed on 29 August even though the letter residents were supposed to receive never arrived, and that very few locals and other Reserve users knew about it.*

*As described to you recently at the Reserve (cricket club), this whole process has been a disappointing example of 'consultation', especially for such a large scale project. Or was it a deliberate CoV decision to let few people know about it - except of course those who will benefit the most, the Floreat Athena Club?*

*Regarding the telephone tower, the community is reeling that one option is for it to be placed near the children's bike and pump track, cricket nets and playground. The potential extraordinary health risks to Reserve users, especially children need to be addressed as a matter of priority.*

*Can you please tell me when the community will be provided with an update on the outcome of the 'consultation process', when a decision will be made regarding the location of the phone tower and when we will see the updated plans for the 'change rooms'?*

Summarised Submitter Comments	Administration Comments
Notification didn't arrive.	A review is to be undertaken on the basis of this feedback that some immediate residents didn't receive any mail notification.
Consultation advertising.	Consultation advertisement was conducted with the City's policy including various public forums to provide the best opportunity for people to provide their feedback on the proposed developments at this site.
Telecommunication Tower.	This City is not involved in this project, outside of assisting with an added layer of consultation and results be provided to the relevant consultant. Kordia Solutions are conducting their own method of consultation and will go through the appropriate Development Application process with the City.
Updated plans for the Changeroom.	The City are engaging a consultant to conduct further design work of the changerroom facility, through collaboration with the Project Working Group and City's Design Review Panel, the intention is to get then bring the design to December OCM.

**Written Submission #6**

*Dear Sir*

*RE: LITIS STADIUM UPGRADES 2021 - PUBLIC COMMENT*

*Thank you for the opportunity to comment on the proposed works at Litis stadium including replacement of toilet block and other miscellaneous works advertised for comment on fliers and the City web site.*

*Statement of General Support*

*I support proposed measures to open the existing enclosed compound of Litis stadium and join it to the remainder of Britannia Reserve. I provide detailed comment below.*

*I support the continued and increased use of Britannia Reserve for amateur and club sports, as well as other niche uses such as adventure playground, bike track, dog walking, personal exercise, school sports.*

*I express concern and advise caution that the City maintain probity and invest wisely in sporting facilities. In particular that the location of the proposed change facilities is not of maximum benefit to the City and approval for it needs to comply with due process of the City.*

*My interest and qualification to comment*

*Proximity interest - I live at XX Egina Street, Mt Hawthorn within 200 metres of the Litis stadium.*

*My property and life is affected by parking, noise and other impacts from the stadium.*

*User of reserve - I am a regular (near daily) user of the reserve for passive and active recreation.*

*Financial - I am also a qualified asset management engineer who has a continuing interest in the financial sustainability and quality of services provided by the City.*

*Commentary*

*Specific comments and feedback on the current proposal.*

*I trust you will appreciate my blunt and honest feedback. I lack soft communication skills and tend to be very direct. Please also excuse the length of response.*

*1. Apparent Fait Accompli.*

*The nature of the consultation and information provided suggests construction of the Changerooms and Toilet block for Floreat Athena football club (FAFC) has been previously committed to. Various minor improvements to Litus stadium are being advertised for comment but matters of import are not discussed.*

*It seems to an external observer that the City has either been placed in the position of providing additional facilities in the nominated location, or is not genuinely open to consultation on options. I*

have taken the approach of asking questions and raising matters that ought to be raised about the overall development as well as the minor issues for which comment is requested.

2. *The relationship between the City and Floreat Athena club (FA).*

*This relationship remains opaque to residents including myself. Proposals to develop Litis stadium in the past, and currently, are presented by the City on behalf of FAFC whereas these proposals often do not appear serve the interests of the City, other sporting clubs or residents.*

*a. Is this proposal an initiative of the City for the betterment of the reserve for all sporting clubs or an initiative for the FAFC club?*

*b. Is FAFC an amateur or a professional/commercial sporting club?*

*c. How does FAFC contribute to, support and benefit the community? It appears to be a private professional sporting club with few links to the City rather than a community club? If it is not of benefit to the community should the City be supporting it financially?*

*d. Is the City treating FAFC and this project with the same standard and policy applying to other sporting clubs?*

*e. Will the changeroom and toilet facilities be available to all sporting clubs that use Britannia Reserve?*

*f. Are there other greater priority needs for infrastructure for other sporting clubs around the City, such as providing a toilet block and change room for the greater Britannia Reserve.*

3. *Probity issues*

*Britannia Reserve is a regional recreation facility identified in the Metropolitan Region Scheme. Change of use and substantial changes will require both the approval of the Council, the Department of Planning and Heritage and community consultation. The intended use as described complies with reserve functional objectives. However, including other uses such as commercial café, restricting use of reserve, significant increase in capacity would require a more rigorous approval and consultation. The City has an unfortunate history of hiding substantive change within minor proposals for Litis stadium.*

*a. Are the proposed improvements aligned with the Council Long Term Community Plan and Strategic Plan? Are they aligned with the infrastructure plan?*

*b. Do the proposed improvements constitute a substantive change to the use of the reserve, capacity of the stadium or type of use? If so the proposal needs to be advertised properly.*

*c. Is this proposal intended to support commercial and professional sporting engagements of large size at the venue?*

*c. Does the provision of the change facility meet the requirements of the Council policy for provision of facilities for sporting clubs?*

*e. Is this a good investment for the City?*

*f. Have the risks and costs of the proposal been considered? Including whole of life obligations?*

*g. Have Council Policies on consultation been met?*

*h. Have necessary planning, building and health approvals been obtained?*

*i. Does the building design and approval conform to Council built form and planning policies?*

*Suggestion – have a senior officer stand clear of the main process and audit the probity of the planning and decisions.*

*4. Consultation Process.*

*As mentioned above this consultation appears more focussed on cosmetic issues than the proposed significant changes.*

*5. Benefit of toilet block and change room to FAFC and Community.*

*Undoubtedly the new change room facility is a significant asset to benefit the stadium and FAFC. The question is whether it is also of benefit to the community or just another financial liability to the City.*

*6. Costs and Risks.*

*A fully funded new facility is not without costs and risks to the City. Risks include budget overruns, acquiring a white elephant, FAFC dissatisfaction with outcomes, failure to comply with due process, abandonment of the facility by FAFC.*

*Costs include ongoing operational, maintenance, depreciation and eventual replacement costs. The City appears to have been placed in the awkward position of delivering a significant project, funded by others and for others, without due planning and consideration and with responsibility for all liabilities and risks.*

*7. Financial considerations*

*It seems likely the proposal is of benefit to the City if original construction is fully funded by others. However due process requires proper assessment.*

*a. Has a proper business case been provided?*

*b. Is the proposal value for money for the city?*

*c. Is the proposal affordable to the City?*

*d. Who is funding the works? Who benefits from the project? Who will own and be responsible for the assets?*

*e. Who is funding the ongoing depreciation, operation, maintenance and eventual asset replacement?*

*f. What are the risks? Who owns the risks?*

*8. Lack of Strategic Plan*

*Development of Britannia Reserve and Litis stadium continues to occur without strategic plan or vision. Rather development occurs in response to immediate demands from stakeholders. This is not good strategic planning by the Council and the lack of planning leaves the Council vulnerable. Various attempts have been made in the past to develop a strategic plan in the past but these are routinely bypassed in favour of immediate demands.*

*9. Preferred location of the toilet block on south-east side.*

*The change room and toilet block would be better located on the south-east corner of Litis where it is accessible to both Litis stadium and Britannia reserve. Note Britannia is currently home to junior soccer and cricket players nightly training, BMX track, children's playground, other sporting clubs and*

events, BBQ area, interschool sports, general users of the reserve and others and is not provided with adequate toilets or change facilities.

Please note that the existing Cricket clubroom toilets are not changerooms, are showing age, have poor aesthetic, are often closed and are insufficient for the growing use of the oval (particularly if evening training is increased). New facilities will be required soon for Britannia Reserve.

10. Open planning and access.

The proposal to remove hedges, fences and bunds and generally open the area around the stadium up is enthusiastically endorsed. The new landscaping on the north-east side is pleasant and, in a few years, will provide an appropriate separation of uses without the previous shabby "poor man's berlin wall" character. The choice of low maintenance and low water demand species is also appropriate. The previous condition might best be described as a fenced compound isolated from the community.

11. Western Bund and significant tree.

Removal of the western bund to open access is also enthusiastically supported. I note discussions about retention of the significant tree on a remnant of the bund. I am not an arborist but from my experience the significant earthworks around the tree will likely kill the tree or leave it at risk of being blown over in a storm. If sufficient bund is retained to protect the tree the opening up will be minimal. A matter for the professional staff at the City to consider.

For my part I think it would be preferable to remove the tree (and bund) and plant replacement trees. The loss of amenity for the short term would be recouped with a usable area of space, linkage between activity centres and a stand of young healthy replacement trees for our children.

12. Tree species and biodiversity.

My understanding is the existing tree species in the area is not indigenous to the area and represents significant falling branch hazard. The vegetation also lacks biodiversity. A potential opportunity is to progressively restore some areas of indigenous vegetation along the western boundary for passive recreation.

13. Linkages to other uses.

Litis stadium fenced compound has long obstructed access at a potential focal point of the reserve. Please note and consider opportunities to improve linkages to the western car park, Lake Mongers footbridge, bike track, basketball half court and sporting fields.

14. Old Underpass.

This has no residual value and high liability to the City. It is an attractant to anti-social behaviour. If not removed now it will need to be removed in the future

15. Sports field lighting.

This is a great initiative and good use of ratepayer funds. The reserve and playing fields are underutilised with activity restricted to a small corner after dark. Modernised and effective lighting will increase the value and use of the reserve.

16. Britannia Road

Can the Council please list Britannia Road for minor upgrade and resurfacing in the forward

plan. The road pavement and surface is currently aged but functional. Resurfacing is presumably due within the next decade. Traffic tends to speed along the road. Minor upgrading in the form of marking parking bays, parking nibs, splitter islands and line marking would provide traffic calming.

#### 17. Heritage

The existing Litis stadium grandstand intended for demolition represents one of very few remaining vestiges of the Perth Commonwealth games. Personally, I am not concerned with preserving this building but it seems prudent the City take due consideration of heritage assessment in its decision.

#### 18. Aboriginal Significance

The site of Litis stadium is not designated a site of aboriginal significance, although Lake Monger across the freeway is so designated. As a high point overlooking a water body the Site of Litis stadium no doubt was an important historical camping ground. However, the site has been so modified with human occupation since settlement it would have little heritage value remaining.

#### 19. Telephone Towers

Both options seem equally undesirable from a local community perspective but presumably necessary for the wider community. Basic principles would suggest locating with maximum distance to any residence.

#### Background

I take a few moments to brief you on history you may not be fully aware of. I think it necessary you understand this in order to understand the suspicion with which I (and others) may regard this proposal and the City generally. It will also help you understand issues of concern. I do not intend to resurrect past issues and recognise this Council and administration has changed.

Over the years there have been several proposals to "improve" Litis stadium including at least two proposals to build new stadiums and turn Litis into a major sports centre, with regular crowds in the thousands, millions of dollars of investment and no consideration of impacts or financial wisdom.

Regrettably to manner these were handled left much to be desired and has left a lasting Bad Will.

The principal rejection of PAST PROPOSALS centred around various themes

- A near corrupt, misleading, and appalling bad previous public consultation process. I do not say this lightly. I am a professional with considerable experience in public consultation.
- Apparent failure to follow proper planning process, terms of use and assessment.
- Perception that the Floreat Athena club is not a Vincent community club and a failure to provide any evidence it is.
- The exclusive provision and use of land and facilities by Floreat Athena as compared to the treatment of other worthy local clubs.
- A history by the City of making significant investments of ratepayer funds into providing, maintaining and refurbishing facilities at Litis for exclusive use of a club that appears to operate as a commercial venture, professional sporting club and not be linked to or recognise Vincent sponsorship
- Bad investment planning by the City.
- Anti-social behaviour by the club and guests (up to and including police riot squad attendance).

- Size and frequency of proposed events with no consideration of impacts of change (traffic, noise, etc) or the constraints of the site.

*I am very pleased that the CURRENT PROPOSAL is near the opposite of past proposals.*

*I would also like to publicly acknowledge that over the last half decade anti-social behaviour has largely disappeared and would now be no worse than any other public street.*

*Closure*

*Thank you for your consideration. I am available to discuss further if needed.*

*Please keep up the good work"*

Summarised Submitter Comments	Administration Comments
1. Apparent Fait Accompli.	Noted.
2. The relationship between the City and Floreat Athena club (FA).	The intention is to improve the facilities that service this area, and open the ground to the public to increase passive awareness of the club to surrounding residents. Floreat Athena Football Club (FAFC) are the grant grantee, and both the Club and City have worked to come to a desirable outcome, pending community feedback. The changeroom facility will be available to anyone who books the reserve, and opportunities will be explored to secure a summer sports club tenant while soccer is not in season.
3. Probity issues.	Once the funding is allocated, it will be reviewed and included in the City's Long Term Financial Plan. The reserve will still operate as it does currently with the City now maintaining and booking the ground. The intention is to explore having a summer tenant and/or other users that can benefit from the new changeroom facility and proposed opening of the south eastern corridor. Subject matter experts provided various inputs based on the proposed design work to date, and as we progress the Development Plan in more detail further input will be sought.
4. Consultation Process.	Noted.
5. Benefit of toilet block and change room to FAFC and Community.	Noted.
6. Costs and Risks.	Noted.
7. Financial considerations.	Preliminary long-term cost estimations were prepared in relation to location options for the changeroom facility. The proposed option will allow a rationalisation of maintainable assets at this site. The City will own and manage the changeroom facility once constructed and be responsible for the facilities ongoing maintenance.
8. Lack of Strategic Plan.	The initial design work is being funded by the City. Further design work and construction would be

	<p>covered by the Australian Federal Government Grant. The City will own and manage the changeroom facility once constructed.</p> <p>The City deem the changeroom facility as value for money given the current changerooms are in poor condition and require significant refurbishment work, this is also the same situation with the grandstand. The proposed design and location rationalises the built form assets on site.</p>
9. Preferred location of the toilet block on south-east side.	Retention of the grandstand facility was explored through the project working group with multiple location scenarios for the changeroom facility (including the south-east corner of Litis Stadium), however the value, estimated construction costs and long term maintenance costs were deemed high risk to the City. This has resulted in the proposed location and schematic design of the facility.
10. Open planning and access.	Noted.
11. Western Bund and significant tree.	Retention of the mature tree will be considered during detailed design. If this is unachievable, the City would replant similar native trees in close proximity.
12. Tree species and biodiversity.	Noted.
13. Linkages to other uses.	Noted.
14. Old Underpass.	This element will be explored further given its historical significance. Options to remove and retain the underpass will be explored through detailed design and consultation.
15. Britannia Road.	Noted.
16. Britannia Road.	Noted.
17. Heritage.	Retaining the grandstand facility was explored through the project working group with a separate location for the changeroom facility. The value, estimated construction costs and long term maintenance costs were deemed a high risk to the City.
18. Aboriginal Significance.	Noted.
19. Telephone Towers.	Noted.
Background.	Noted.

## Pop-Up Sessions: Visitor Comments

### **5pm – 6:30pm Thurs 12 August Britannia Reserve Pop-up Consultation at FAFC Clubroom**

#### Pop Up Visitor 1

*Supports the removal of the bund to increase connectivity amongst the site, and didn't have any immediate comments in relation to the Litis developments.*

*Raised the cricket clubs intention to contact the City and West Australian Cricket Association in terms of the Britannia Lighting Upgrade, to propose raising the lux of the western oval from the current 200lux design to 300lux. This would increase the lighting standard from training to match play, and allow further playing and social opportunities for the club, community and WACA.*

*As a future provision, wished to see a change room or changing facility at the lower end of the reserve to cater for users at the southern ground, particularly for female players.*

*Given the rise in their membership of junior girls, and that the senior club is reviewing the potential to formalise an EOI for senior women to play competition grade following the success of their sunset scorchers program (women's social cricket competition).*

#### Pop-Up Visitor 2

*Unsure on the benefit of the bund being removed, or if there is potential to have it opened in a more southerly direction towards the cricket clubroom, as opposed to the car park.*

*Wanted to see historical links to the former velodrome retained/included in some form.*

*Thought the telecommunications tower at option 1 was more suitable, away from the children's playground*

### **9.30am – 11am Saturday 21 August Britannia Reserve Pop-up Consultation at Cricket Club**

*The consultation is poorly articulated. There is no call to action for the community to respond to.*

*There was no indication on the postcard when the consultation closed or on any of the signage placed around Britannia Reserve.*

*Letters should have been sent to all residents and ratepayers and a paper survey should have been included. If you're not computer literate there is no way to complete the survey.*

*The computer address to the survey, the consultation closing date, the call to action, and the pop-up engagement locations and times should have all been included on the postcard.*

*The postcards were only recently sent, and this has been a short advertising period.*

*The floodlights at the oval are still on and have been on over the weekend. This is an incredible waste of ratepayer's money. The light spills into people's homes. They should be automated to ensure they are not wastefully left on.*

*Residents and ratepayers should be offered the opportunity to look at the built form of the change-rooms before it's determined.*

*The change-rooms are gender neutral. There should be gender specific areas.*

*There should have been a letter to residents, and not a postcard, in line with the City's Community Engagement Framework.*

*The telecommunications tower should not be located anywhere near where children play. The side effects of being in proximately to such a thing are completely unknown.*

*There should be no tree removal. They need to be retained. The bund removal can be achieved without this.*

*Litis Stadium should be renamed 'Galup' because of the Aboriginal historical significance of the site.*

*The club should be opened. It belongs to the residents and ratepayers. It's frustrating that the surrounding community can't use their own asset.*

*Do not keep the tunnel.*

#### Pop-up Visitor 2

*Have lived in the area for 25 years.*

*Fantastic that the site is being opened up.*

*There is long term distrust with the City regarding its role as proponent and assessor. There is a lack of definition regarding the roles and responsibilities of the City. The City plays two roles including:*

- 1) Promote community and businesses; and*
- 2) Legislate and run consultation*

*The City needs to remain independent from clubs and groups.*

*Based on the City's Property Management Framework requirements, the City and club should be reporting on how the club contributes to the community and what the community benefit of the lease of Litis is.*

*The City should be considering the Asset management Framework when developing any new facilities. The community inherits the costs of new buildings and this needs to be considered.*

*The toilets should be upgraded and prioritised over the development of an elite change-room facility.*

*Changes to the reserve have historically been delivered in an ad-hoc manner.*

*Fully support removal of the bund to improve passive surveillance and connection.*

*Queried if an arborist will be engaged to manage the potential removal of the street.*

*The underpass is a liability and has to go.*

*Very supportive of the long term vision and opening up the site.*

Pop-up Visitor 3 and 4

*Don't want the history of the velodrome to be lost.*

*The tree should be retained at all costs.*

*Like the idea of renewing the change-rooms.*

*Could improve the playground to be nature play.*

*Could incorporate heritage interpretation into any new built form.*

*Underpass should be removed.*

*Telecommunications tower should be located near the freeway.*

Pop-up Visitor 5

*Generally supportive of the overall plan and concept to open up Litis Stadium.*

*Walks dog regularly through Britannia Reserve, although not Litis as the feel is it's not public even though has knowledge the City have taken ownership*

*Is supportive of additional pathways for walkers/cyclists around the whole precinct*

*Didn't have a preference on the telecommunications tower location*

Pop-Up Visitor 6

*Understands both Club perspective and community perspective of the bund removal and change room upgrade.*

*Would have liked to see a plan that includes facilities that better services both Litis and Britannia, as opposed to specifically just Litis. A number of teams have to train/play at Britannia, and don't have a central or serviceable facility to cater for everyone, and to ensure provisions for females.*

*Had concerns over the usage and maintenance of the Litis Ground now being open to the community and potential for other summer tenants, many FAFC teams already have to train on Britannia to keep it a safe and usable surface for match play through the winter season.*

Summarised Pop-Up Visitor Comments	Administration Comments
300 lux Sports Lighting on Britannia West Oval.	Noted.
Historical links to former velodrome retained.	Noted.
Bund removal direction.	This had been considered, however in taking out embankment in a southern direction significantly increases the number of mature trees in this proximity. So was deemed unsuitable.
Community consultation.	A review is to be undertaken on the basis of this feedback in relation to distribution

	materials, and that some immediate residents didn't receive any mail notification.
Flood lights left on.	Noted to relevant department. New lighting infrastructure will be automated.
Community view of changeroom.	All submitters will be advised at the appropriate time of the changeroom design being presented to Council.
Supportive of long term vision.	Noted.
Gender specific changerooms.	Gender specific changerooms are not deemed suitable for any new community changeroom facility. The majority of State and National sporting bodies, including Football West have facility guidelines that align to gender-neutral amenities to cater for the variety of users.
Telecommunications Tower location not near children's play area.	Noted.
Tree removal.	There is some sentiment towards the potential removal of the mature tree, so opportunities to retain the tree will be explored during the detailed design phase. Further planting is being proposed in the Development Plan, not withstanding this decision.
Renaming Litis Stadium to 'Galup'.	The project team will work with the City's Reconciliation Action Plan Community Partner throughout the implementation of this project.
Do not keep the tunnel.	Noted.
Arborist Engagement.	The City initially engaged an Arborist to conduct a site inspection and evaluation of the tree, in proximity to the proposed bund removal area. It was determined that if the levelling was to that of the carpark, it likely wouldn't survive. Opportunities to retain the tree through gradient levelling will be explored at the detailed design phase.
Underpass/Tunnel Removal.	Noted.
Don't want history of velodrome to be lost.	Noted.
Incorporate heritage interpretation into new built form.	Noted.
Underpass should be removed.	Noted.
Telecommunications Tower near freeway.	Noted.
Generally supportive overall plan and concept to open up Litis Stadium.	Noted.
Supportive of additional walkers/cyclists pathways.	Noted.
Amenities to service Britannia Reserve.	This Development Plan is only relative to the North West portion of the Reserve, a future Masterplan process will be conducted by the City that will encompass the entire site.

# Britannia Reserve

Landscape Master Plan & Change Room Facility

Date: 30 / 06 / 2021

Issue 1

**REALM** studios  
**NOMA** \*  
architecture • public realm • interiors

# Introduction

Following a number of site visits, meetings, presentations and briefings with Vincent staff and Floreat Athena Club representatives, a number of concept plan iterations were explored. A strategic direction was established with the design included in this report as preferred.

With negotiations between the City of Vincent and Floreat Athena Club now in general agreement the proposed design will soon go to community consultation.

**Project:** Britannia Reserve Landscape Masterplan & Change Facility  
**Authors:** Damien Pericles

**Client:** City of Vincent  
**Date:** 20th September 2020

**Document Issue:**

Issue for:	Revision:	Date:
Presentation	A	20/09/2020
Draft Revision	B	08/10/2020
Presentation	C	05/11/2020
MP Update	D	23/12/2020
MP Review	E	21/01/2021
Final Report	F	27/04/2021
Final Report	G	06/05/2021
Final Report	H	17/05/2021
Final Report	I	30/06/2021

**Prepared by:**





# Existing Conditions - Litas Stadium and Surrounds

REALM studios

# Existing Conditions - Site Images



Existing Floreat Athena grand stand and toilet block - view from north



View to Floreat Athena Club entry not clear -



Existing entry to Floreat Athena Club



Access grades non-compliant



Access grades non-compliant



Northern edge condition of park



Northern edge condition of park looking east



View to Floreat Athena Club looking south west

# Existing Conditions - Site Images



View looking west



Existing Cricket Clubrooms



Existing terraced spectator seating



Existing maintenance access



View from existing car park towards Floreat Athena Club - Views and connection blocked



View from car park towards existing toilet block



Existing Heritage Building



Existing toilet block

# Strategic Opportunities

The following key strategic opportunities are identified;

**Immediate Opportunities:**

1. Following demolition of grand stand and adjacent toilet block build new fit-for-purpose change rooms and public toilets to north of existing Floreat Athena Clubrooms. Rework open air stands if funds available.
2. Create a new and open forecourt to Floreat Athena Clubrooms - potential to reconfigure vehicle entry and address CPTED issues in that location.
3. Address unsafe and non-compliant accessibility and general amenity to the existing Floreat Athena Clubrooms and stands.
4. Upgrade to FAFC clubrooms to achieve compliance.

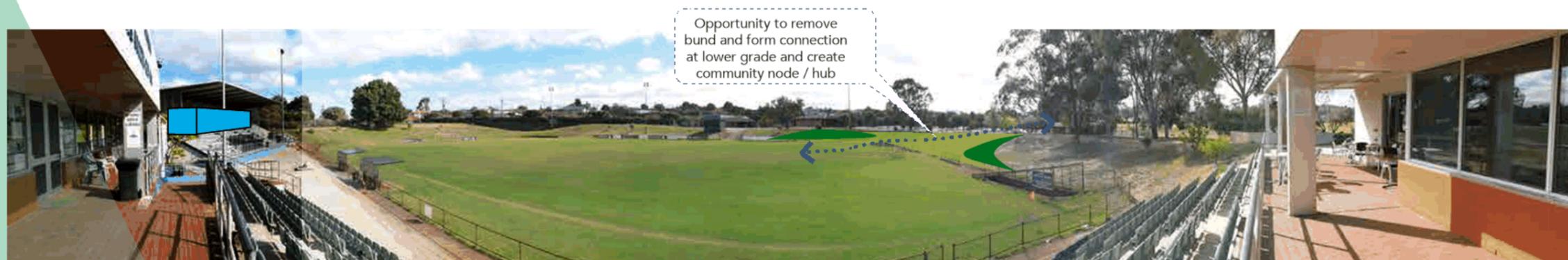
**Future Opportunities:**

5. Remove a portion of the former velodrome topography (bund to the SE) that creates separation and a barrier with rest of Britannia Reserve. Establish a strong visual and physical link between the two facilities / parks and carpark and establish an activity node at pitch level.
6. At location of newly connected ground plane there is potential to create a new node/hub based around; fitness, play, BBQ facilities or other community function.

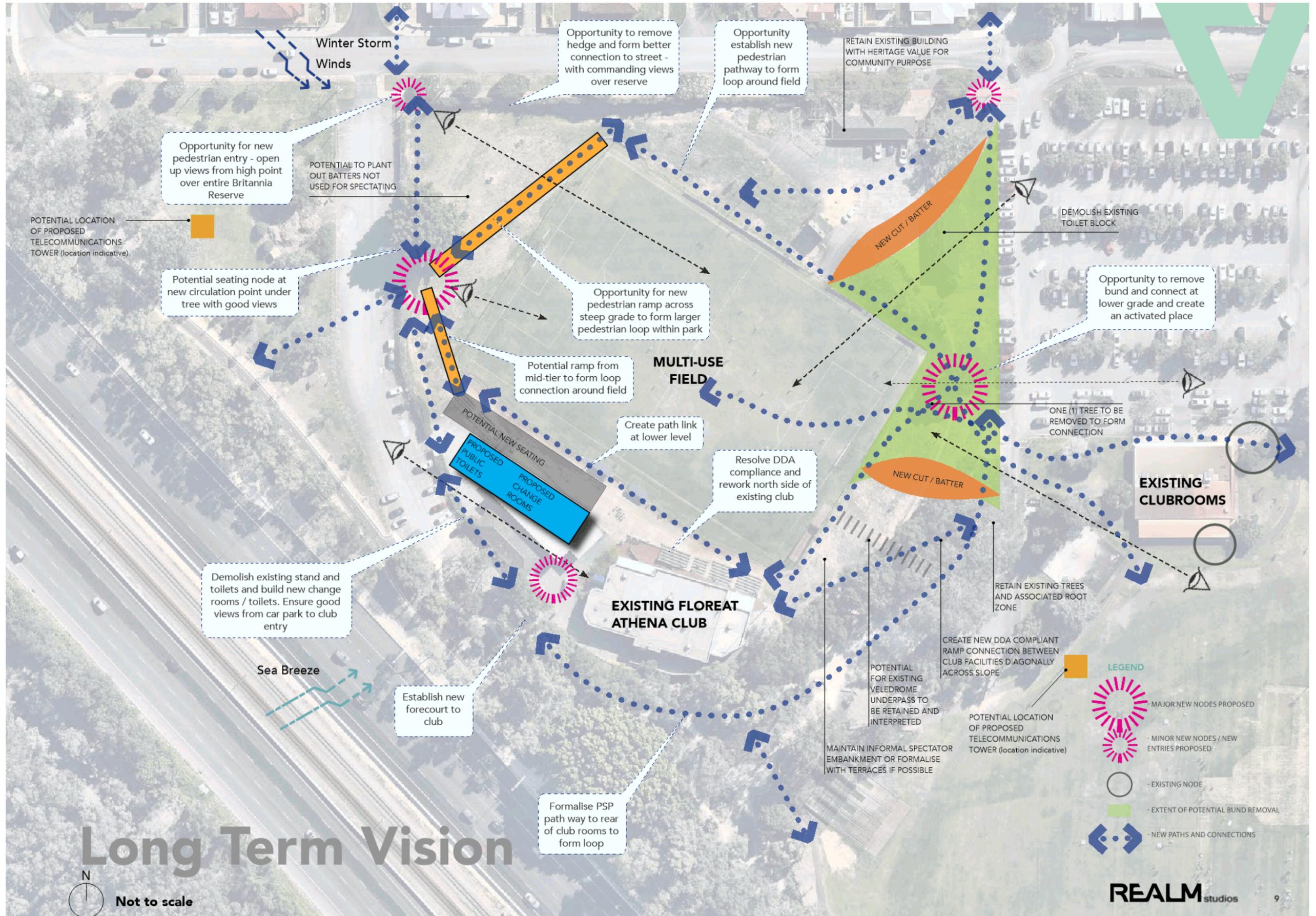
7. Create an attractive public walkway/footpath that loops around the proposed multi-use field - partly at grade of field and partly ramping up batters to the north side. Loop is already used by those who know about it.
8. Similarly, create an improved pedestrian and cycling link to southern side of Floreat Athena Clubrooms.
9. Potential to improve the ecological & environmental performance of the area with native planter beds replacing turf areas and additional tree canopy to align with Vincent Greening Plan.



Existing conditions: View looking south



Proposed cut in bund with new Change & Toilet Facility: View looking east



# Sportsfield lighting

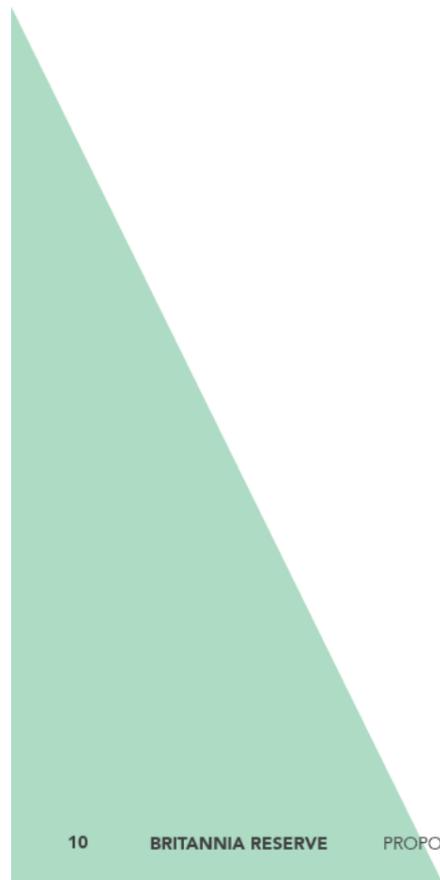
The cricket and football community are heavy users of the Reserve into the evening. Currently existing lighting is in disrepair and floodlights are failing. Consequently lighting upgrades are proposed.

There is an opportunity for this to be partially funded through The Local Roads & Community Infrastructure Program.

## LEGEND

-  - PROPOSED LIGHTING 100 LUX
-  - PROPOSED LIGHTING 200 LUX

LIGHT POST HEIGHTS, NUMBER AND LOCATION TBD







# REALM studios

**city making + liveability**

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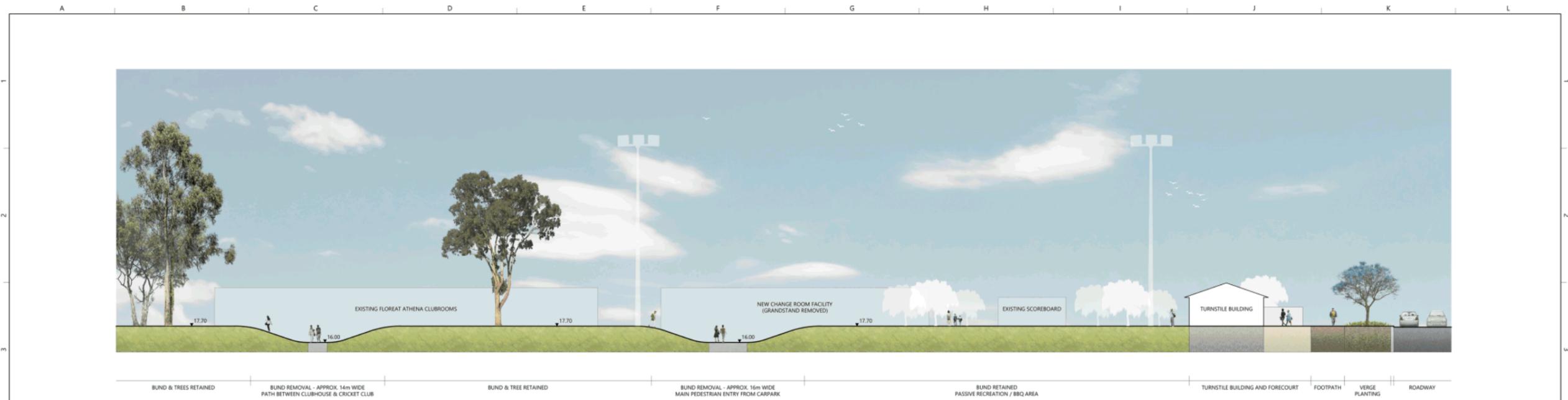
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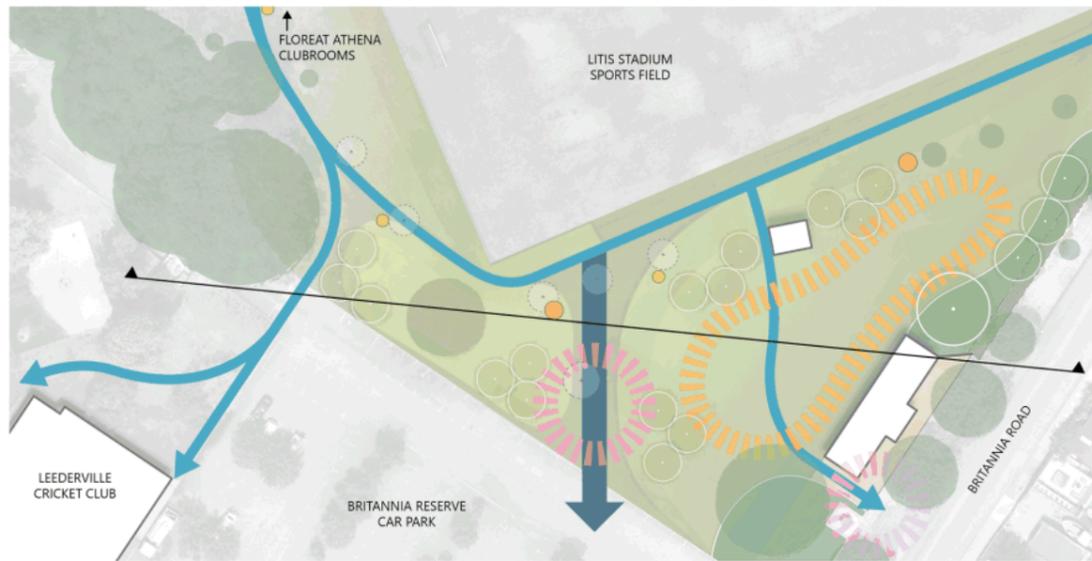
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BRITANNIA RESERVE - SECTION 1 - VIEW FROM CAR PARK FACING LITIS STADIUM  
SCALE 1:200 @ A1 / 1:400 @ A3



BRITANNIA RESERVE - SECTION 1 - KEY PLAN  
SCALE 1:500 @ A1 / 1:1000 @ A3

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				<p>DRAWING TITLE SITE SECTION</p>																												