

9.5 BRITANNIA RESERVE DEVELOPMENT PLAN

- Attachments:**
1. **Britannia Reserve Draft Development Plan**
 2. **Britannia Reserve Draft Changeroom Concept**
 3. **Britannia Reserve Engagement Plan**

RECOMMENDATION:**That Council:**

1. **APPROVES the Draft Britannia Reserve Development Plan to be advertised for community consultation in accordance with the City's Policy No. 4.1.5 – Community Consultation; and**
2. **NOTES that the Draft Britannia Reserve Development Plan will be presented back to Council In August 2021 for endorsement following the Community Consultation.**

PURPOSE OF REPORT:

To seek Council consideration and endorsement of the Draft Britannia Reserve Development Plan (Development Plan) for the purpose of community consultation.

BACKGROUND:

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

The planned project was intended to ensure that any funding opportunities, or resources that are invested would be used to further an overall vision for the site. Consideration was also given to reducing costs including identifying opportunities for multi-purpose infrastructure and reducing ongoing maintenance expenses. The agreed 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 their requirements for the site. This information was detailed at the Council Workshop on 17 August 2020 where Council were presented with the City's and FAFC's project priority details and options.

Rigorous discussion has been held between the City and FAFC through working group meetings to come to the now preferred option to locate the change rooms on the current site of the grandstand, based off the initial options within the project's Business Case. Construction of the change rooms on other potential locations and restoration of the current grandstand were explored, however due to the grandstand's condition and the estimated cost of restoration and maintenance it was deemed that this option was significantly beyond what both parties could facilitate. A structural assessment of the grandstand at Litis Stadium was undertaken in December 2020, finding that the grandstand was in poor condition making it unsuitable for continued occupation. The grandstand is currently non-operational.

Following Council direction and feasibility analysis of the site, the City continued to work with FAFC through additional project meetings from August 2020 to May 2021 to finalise the draft Development Plan.

The cost to deliver new change rooms and renewal and upgraded FAFC clubroom facilities has been estimated at \$3 million, meaning the \$3 million Federal Government grant could not be used for renewal and upgrade of the Britannia Reserve floodlighting. Additional funding has been provided by the Department of Infrastructure, Transport, Regional Development and Communications for this floodlighting renewal and upgrade. The total project cost for the lighting is \$750,000. Grant funding has been approved through the Local Roads & Community Infrastructure Program funding \$491,444 of the floodlighting. The balance is proposed to be funded through the City's capital works budget in the 2021/22 financial year.

The City has also been approached by Optus regarding the pending decommissioning of their current mobile phone tower located between Anzac Road and Lynton Street in Mount Hawthorn. Optus have proposed to locate a replacement tower on the western side of Britannia Reserve, near the freeway in order to fill the mobile reception blackspot that would be left when the existing tower is decommissioned.

DETAILS:

Change rooms and FAFC Clubrooms

The City and FAFC have been working closely to come up with a concept for the change rooms, clubrooms and floodlighting that would meet the requirements of the grant; meet the objectives of the City and FAFC respectively; and result in a positive outcome for the community.

The draft Development Plan in **Attachment 1** incorporates a newly constructed change room facility and refurbishment of the current clubroom facility, with both the City and FAFC Board now in agreement of this as a preferred option for the site. This is in line with the Masterplan for the site. Feedback received through this process will inform future masterplanning.

Attachment 2 displays the design proposed for the new community change room facility. The remaining grant funding is proposed to be used for renewal and upgrade of the existing clubroom facility.

The plan proposed the following work be carried out:

- Demolition of current grandstand and adjacent toilet block;
- Following demolition of grandstand and adjacent toilet block, build new fit-for-purpose change rooms and public toilets to the north of existing FAFC clubrooms;
- Address unsafe and non-compliant accessibility and general amenity to the existing Floreat Athena clubrooms and stands; and
- Renewal and upgrade of FAFC clubrooms.

Future improvements could then be considered in future years, pending funding, such as:

- Create new open forecourt to FAFC clubrooms.
- Remove portion of the former velodrome on the south east side, which would open up the field with the rest of Britannia Reserve, and provide a strong visual and physical link between the two facilities and parks.
- Improve pedestrian and cycling link around the site.
- Improve the ecological and environmental performance of the area with native planter beds and additional tree canopy.

Sports Lighting Renewal and Upgrade

The Local Roads & Community Infrastructure Program has committed to fund \$491,444 of the project to renew and upgrade the lights at Britannia Reserve and address the problem definition outlined as:

Sports group floodlights are failing. This is a heavily used community reserve for cricket and football (soccer).

The area to be lit at Britannia Reserve is identified in **Attachment 1**. This would include lighting the western field up to 200lux to incorporate evening usage by the cricket club, whilst the remaining areas indicated would be lit up to 100lux. This would allow the club to train and play during the evenings across each of these grounds and reduces damage to the playing fields.

Telecommunications Tower

Optus have proposed to locate a telecommunications tower which would also accommodate Telstra and Vodafone on Britannia Reserve. This would reduce the demand for additional towers elsewhere in Mount Hawthorn.

CONSULTATION/ADVERTISING:

If approved, the Development Plan would be advertised for community consultation through the following mediums:

- Social media campaign;
- Letter to surrounding residents;
- Signage in Britannia Reserve;
- Imagine Vincent project page;
- Online survey;
- News item on website; and
- Workshop with FAFC.

Attachment 3 shows the Engagement Plan and further outlines the process of consultation to the community.

The specific consultation in relation to the Britannia Reserve Sports Lighting Renewal is being carried out as a separate exercise due to the short timescale in which this capital project needs to be completed (December 2021) as a requirement of the grant funding.

LEGAL/POLICY:

- Policy No. 4.1.5 – Community Consultation; and
- State Planning Policy 5.2 – Telecommunications Infrastructure (<https://www.dplh.wa.gov.au/spp5-2>).

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to approve the Development Plan for community consultation.

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.

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.

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 cost of advertising will be met through the City's existing operational budget.

Change rooms and FAFC Clubrooms

The Federal Government Department of Infrastructure, Transport, Cities and Regional Development announced a \$3 million funding commitment through their Community Development Grants Programme to Floreat Athena Football Club for the redevelopment of Litis Stadium, which is located on property owned in freehold by the City.

A Schematic Cost Estimate of \$2,386,138 has been provided for the demolition of the grandstand and construction of the new change room and spectator seating, as per the plans shown in **Attachments 1 and 2**.

The estimated remaining funds of \$613,862 would be used by FAFC to renew and upgrade their existing clubroom.

Floodlighting

The estimated total cost of renewing and upgrading floodlighting on Britannia Reserve in line with recommended floodlighting option is \$750,000.

Local Roads and Community Infrastructure Program has provided a funding allocation of \$491,444 towards the construction of the new floodlights on Britannia Reserve. The remaining costs would be contributed by the City which would come to an estimated total of \$258,556.

Telecommunications Tower

The rental return rates in the area have been estimated to be between \$25k-\$30k for this type of structure.

COMMENTS:

Britannia Reserve plays a key role in providing sufficient recreational and sporting opportunities to the local and wider community. The current assets are dated and below current standards, and these developments will greatly enhance the useability and quality of the respective facilities to meet growing community needs. The Development Plan aims to achieve full integration between Litis Stadium and Britannia Reserve, and rationalise any non-essential assets.

The respective potential investments of \$3 million (Community Development Grants Programme) and \$491,444 (Local Roads and Community Infrastructure Program) from the Australian Government into sporting and community facilities at Litis Stadium and Britannia Reserve would be of great benefit to the current users and local community.

The next steps will be to present the Development Plan to the community for feedback on the current proposed elements and potential improvements in the future.

Britannia Reserve

Landscape Master Plan & Change Room Facility

Date: 17 / 05 / 2021

Issue H

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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

Prepared by:





Existing Conditions - Litas Stadium and Surrounds

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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.

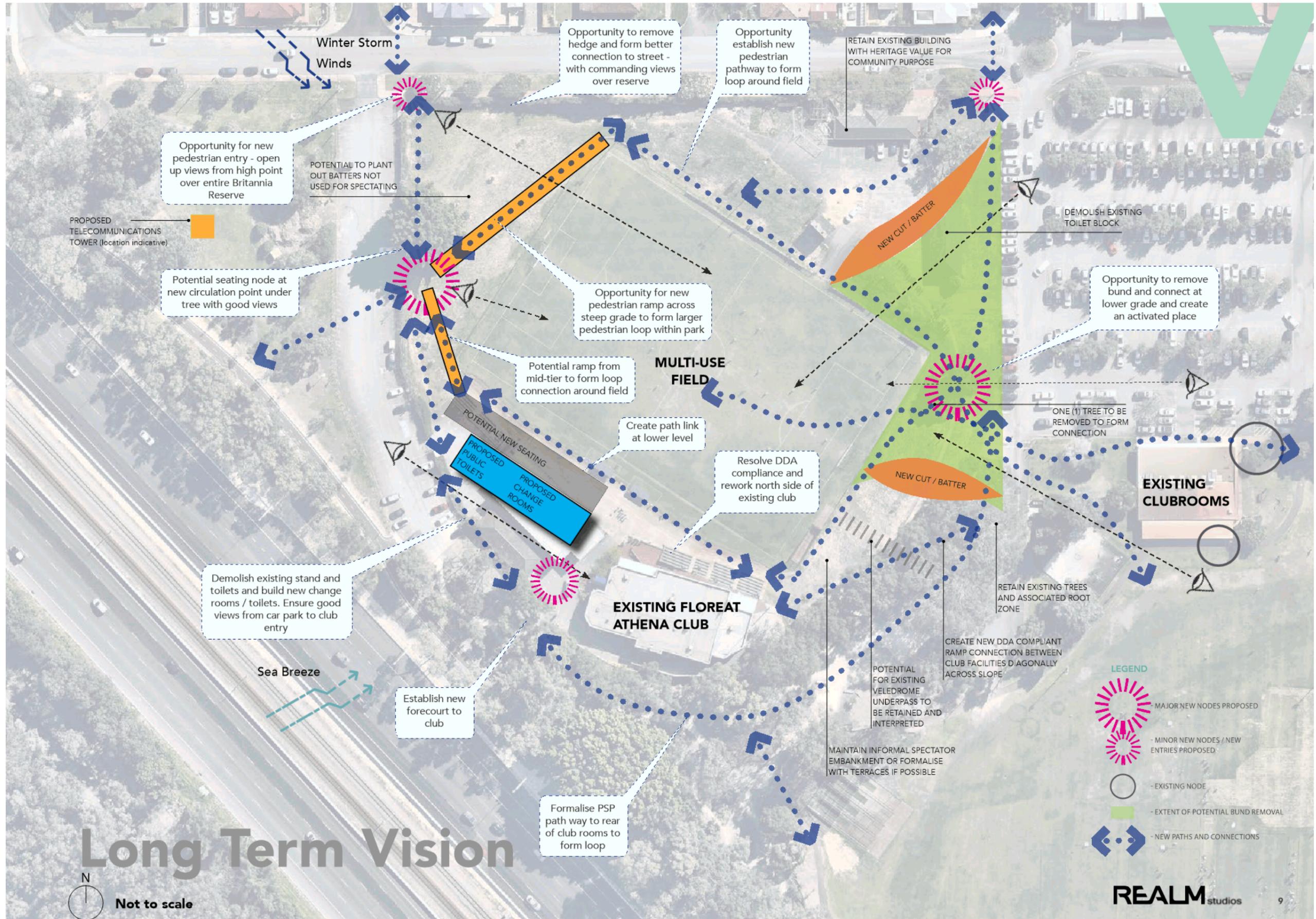
7. Create an attractive public walkway/footpath that loops around the proposed multi-use field - partly at grade of field and partly ramping up batters to the north side. Loop is already used by those who know about it.
8. Similarly, create an improved pedestrian and cycling link to southern side of 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.

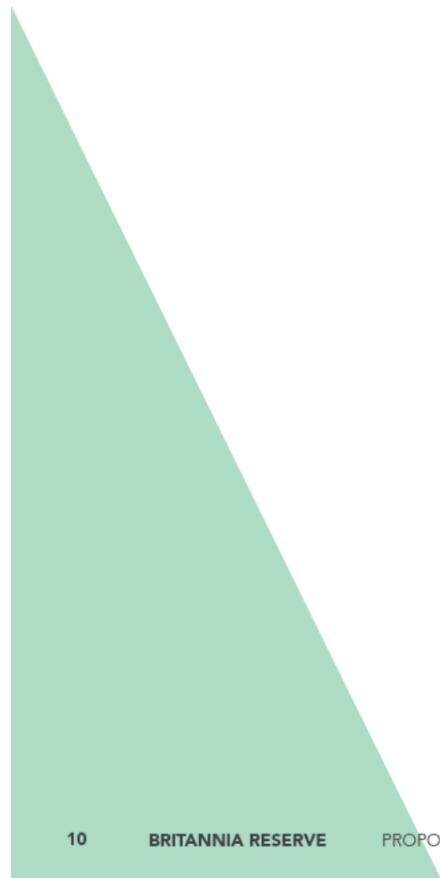
There is an opportunity for this to be partially funded through The Local Roads & Community Infrastructure Program.

LEGEND

 - PROPOSED LIGHTING 100 LUX

 - PROPOSED LIGHTING 200 LUX

LIGHT POST HEIGHTS, NUMBER AND LOCATION TBD





Lighting

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city making + liveability

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Changeroom Concept



City of Vincent
E & D Litis Stadium
41 Britannia Road, Leederville



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City of Vincent
E & D Litis Stadium
41 Britannia Road, Leederville

SHEET 1 of 8 03/06/21 Amended CS



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Executive Summary

Executive Summary

The existing Grandstand has been determined to be in a dilapidated condition and not economically viable to be retained, remodelled or repurposed. Similarly the existing toilet block to the south of the Grandstand is also not compliant or suitable for continued use.

It was proposed that Design Right undertake preliminary Project Design work on two Options that have been broadly discussed by the club or council, for the purposes of considering and evaluating the merits of each option.

Consider the following;

Demolition of the existing Grandstand and Toilet Block.

Provide Accessible footpath/ramps to allow people with disabilities to access the proposed toilet facilities and a designated viewing location via an accessible path to a compliant carparking bay.

Both options are substantially different in terms of Civil Works and the overall use and functioning of the facility. Consideration should be given to the differing impacts both of these options have on the existing infrastructure, parking, access and use of the facility by the Club and members.

Whilst the concepts do include toilet facilities for the Players, Officials and Wheel Chair bound visitors, the proposed changerooms do not seek to provide for the amount of toilet facilities that may be required to suit large amounts of spectators. Further analysis of the existing facilities and/or the use of temporary toilet facilities is required to ensure that the location can cater adequately for the intended "game-day" capacities.

The proposed facilities have been designed to suit approx 14 players per team. A review of various resources was undertaken to determine the appropriate number of fixtures and fittings and overall sizing of the changerooms. These publications include:

- NCC Building Code of Australia Volume 1
- Sport and Recreation Victoria - Design for Everyone Guide
- NSW Sport - Clubrooms and Change Facilities Guide
- Football Victoria Building Development Guide

There is some variation within these documents with regards to the number of fixtures required. The BCA document should be seen as establishing the required minimum standard and Football Victoria's recommendations possibly being considered more relevant to this project. Attached is a table taken from Football Victoria's publication.

This document should be used to assist discussions with the various stake holders including the broader Community, Club Members, the Local Authority, Builders and others prior to undertaking the preparation of more detailed documentation and the approvals process.

The following is a summary of minimum accommodation requirements for each of the above categories:



	NATIONAL PREMIER LEAGUE	LOCAL & COMMUNITY COMP LEVEL	
		SENIOR LEVEL	JUNIOR LEVEL
OUTDOOR			
Pitch Size	100-105m x 60-68m	96-105m x 60-68m	90-105m x 50-68m
Pitch Runoff (min.)	3m	3m	3m
Covered Players Race	2m wide x 2.2m high covered race from change rooms to playing fields	NIL	NIL
Technical Area	Formally line marked	Marked by cones	Marked by cones
BUILDING			
Players Change Room	4no. @ 35sqm each	2no. @ 25sqm	2no. @ 25sqm
Players Amenities	4no. @ 25sqm (min. 3 pans, 3 showers in each)	2no. @ 16sqm (min. 2 pans, 2 showers in each)	2no. @ 16sqm (min. 2 pans, 2 showers in each)
Match Officials Room	20sqm	20sqm	No min size. (More than 15sqm recommended)

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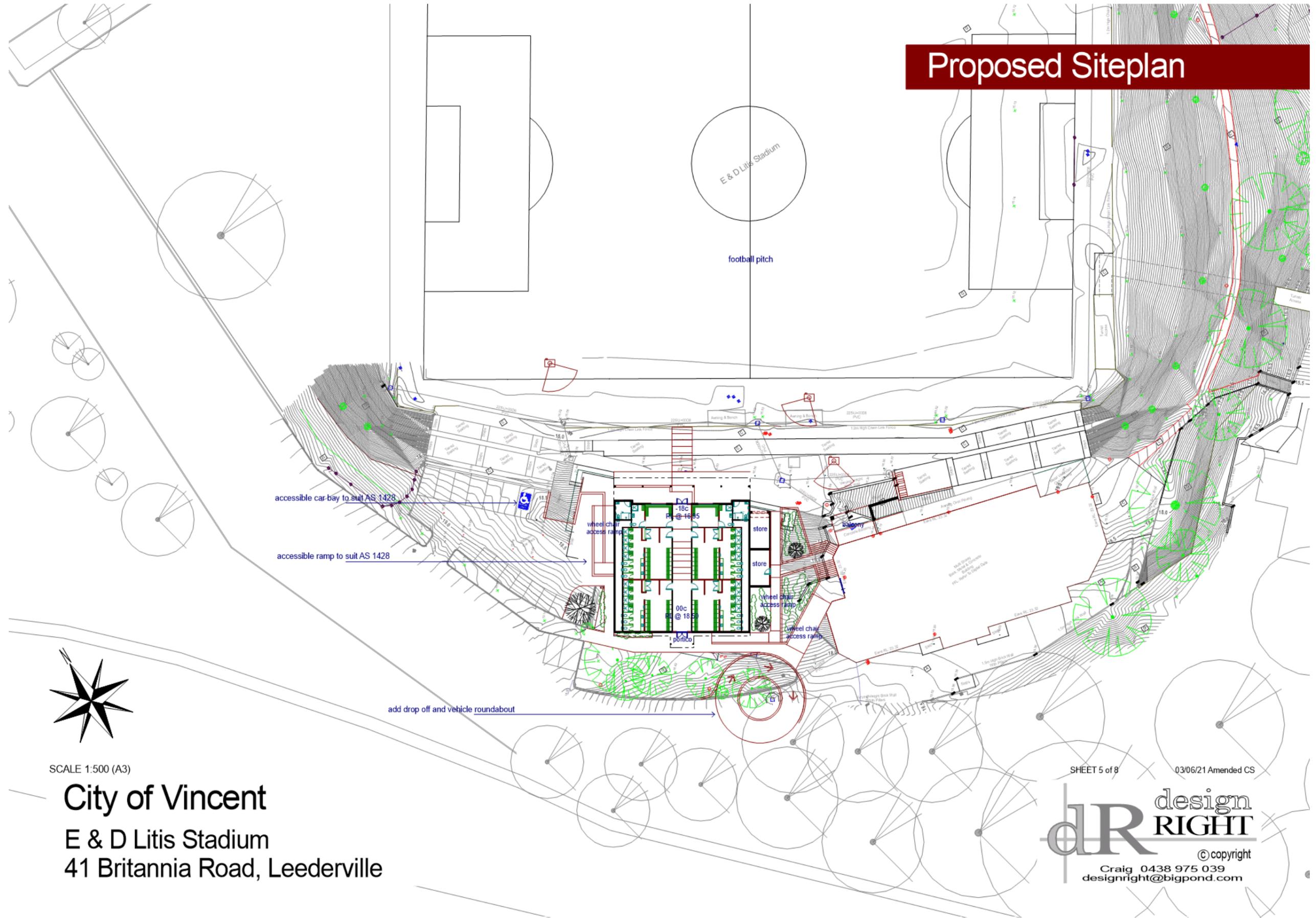
Location Plan



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Proposed Siteplan



SCALE 1:500 (A3)

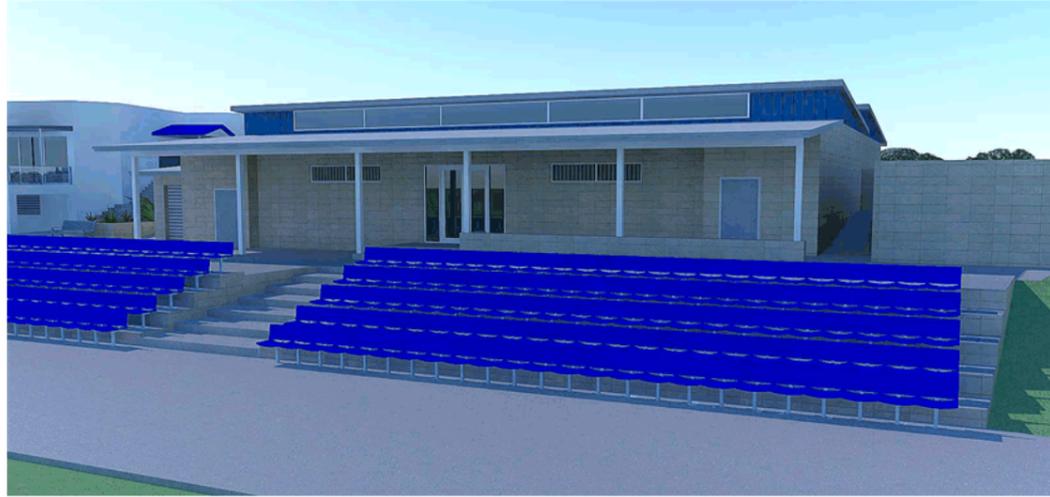
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3D Elevations



View 1



View 2



View 3

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Selections

Plumbing Selections

The above pictures illustrate, in a general context the plumbing fixtures to be selected and fittings to be provided. They are generally consistent with the City of Vincents' standard plumbing selections.



Typical Toilet selections
Caroma Cube or Similar Vitreous China Suite



Typical Toilet and Shower Partitioning
Signage to suit Aust Standards



Typical Basin Selections



Indicative Shower Cubicle Design
Plumbing Fixtures as per City of Vincents' Standard Specification

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Project Name	Britannia Reserve Development Plan	Project Contacts	Tara Gloster/Ryan Gray	Engagement level (IAP2)	Consult
Project in a nutshell?	<p>Topic One: Inform residents and users of the Britannia Reserve of the lighting upgrades.</p> <p>Topic Two: The Floreat Athena Football Club (FAFC) will receive upgrades to its clubrooms. The existing grandstand will be removed to make way for new changeroom facilities, consult with the community on the design of these as well as further consultation on the future amenity of Britannia Reserve.</p>	Important dates or milestones		Topic One: Inform Topic Two: Inform and consult	
Communication and Engagement Objectives		Key stakeholders		Key risks and mitigations	
<p>Topic One: To inform the community on the installation of new lighting at the Britannia Reserve.</p> <p>Topic Two: To seek community views on the improvements planned for FAFC. To close the loop on feedback received and incorporate feedback into the final outcomes.</p>		<p>Residents surrounding Britannia Reserve.</p> <p>Users of Britannia Reserve.</p> <p>Members of the Floreat Athena Football Club.</p> <p>Member of the local sporting groups that use the Britannia Reserve ovals, including soccer and cricket clubs.</p> <p>Elected Members.</p>		<p>Topic One: Local residents concerned about light spillage. Possible calls for additional lighting.</p> <p>Topic Two: Possible perception of choosing one sporting codes needs over another.</p> <p>General considerations/risks: Number of consultations running at the same time.</p>	
Communication/ consultation phases			IAP2 level	Key messages (simple – to be further refined)	
<p>Phase 1: Community information campaign (6 weeks design and deliver / 3 weeks in market)</p> <p>Phase 2: Community consultation (6 weeks design and deliver / 3 weeks in market)</p> <p>Phase 3: Results of community consultation (4 weeks post council decision)</p>			<p>Inform</p> <p>Consult</p> <p>Inform</p>	<p>Topic One: Three sporting fields will be illuminated to increase the ability for local sporting clubs to play and train at night.</p> <p>Topic Two: Improvements to the FAFC will increase the amenity of the facilities for club members and the local community. The improvements will also address the unsafe and non-compliant accessibility issues in the clubhouse and stands and upgrade FAFC to achieve compliance.</p>	
Description of communication and engagement tactics (What)	Target timeframe delivery* (When)	Audiences / stakeholders (Who to)	Responsible (Who by)	Notes (How / Why / How much)	
Topic One: Inform – Lighting					
Social media campaign		Vincent Residents	M&C		
Letter to surrounding residents		Local residents	M&C		
Door knock and discussion with direct impacts		Impacted residents	M&C		
Email/call local sporting clubs		Local sporting clubs	M&C		
Signage in Britannia Reserve		Park users	M&C/Parks		
Topic 2 - Community Consultation - FAFC					
Survey developed with options – where they exist		All stakeholders	M&C		
Imagine Vincent project page created		All stakeholders	M&C		
News item on website		Vincent residents	M&C		
Social media campaign		Vincent residents	M&C		
Signage in Britannia Reserve – around FAFC		Park users	M&C / Parks		
Letter or postcard to surrounding residents		Impacted residents	M&C		
Workshop with FAFC		FAFC members	M&C		
Phase 3 – results of consultation					
Imagine Vincent project page updated		Vincent residents	M&C		
Email to those who engaged		Vincent residents	M&C	Include details of when report going to Council	
Council report with results of consultation		Elected Members	Rangers		
Letter to surrounding residents		Local residents	M&C		
Phase 4 – Implementation (if change to occur)					
Imagine Vincent project page updated		Vincent residents	M&C		
Noticeboard in library		Library visitors	M&C		
Email to those who engaged in consultation		Engaged stakeholders	M&C		
Press release		Local media	M&C		
News item on website		Vincent residents	M&C		
Social media		Vincent residents	M&C		
Signs at FAFC		Park users	M&C/ Parks		
How will we measure success?	No. of people engaging in consultation		Proposed budget & GL	02.00003405.5802.0714	

* Timeframes are suggested and may change