6.2 BEATTY PARK RESERVE - TOILET BLOCK INSTALLATION

Attachments:
1. **Beatty Park Reserve - Toilet Block - Concept Design - Confidential**
2. **Beatty Park Reserve - Comms Reach Report - Toilet and Playground**
3. **Beatty Park Reserve - Survey Response Report - Toilet and Playground**

RECOMMENDATION:

That Council:

1. **ENDORSES the proposal to install a Toilet Block at Beatty Park Reserve;**

2. **NOTES that $200,000 (ex GST) being the City's contribution to the Beatty Park Toilet Block project will be included in the 2025/2026 budget for Council consideration; and**

3. **NOTES the $100,000 commitment from Perth Soccer Club through the Women's World Cup Legacy Funding program to partially fund this project.**

PURPOSE OF REPORT:

The purpose of the report is to seek Council endorsement for the installation of a Toilet Block at Beatty Park Reserve and note the funding arrangements for its construction which will be included in the 2025/2026 budget for Council consideration.

DELEGATION:

Delegation does not extend to determination of approval for projects to commence on public reserves.

BACKGROUND:

Beatty Park Reserve – Toilet Block History

Beatty Park Reserve is a key active recreation space in the City of Vincent, regularly used by a diverse range of sporting clubs, schools, and community members. It is home to both formal and informal sporting activities and plays a critical role in promoting physical activity, community connection, and wellbeing.

Historically, changerooms and toilet amenities at the reserve were located in the Alfred Spencer Pavilion, a structure that served the community for several decades. However, following a 2020 condition assessment of City-owned buildings conducted by an external contractor, the Alfred Spencer Pavilion was found to be in poor structural condition and demolished. The ongoing cost burden of maintaining the deteriorating facility was seen as inefficient and unsustainable, diverting resources from other community infrastructure needs. Its removal eliminated these potentially growing costs but also created a service gap for reserve users.

Since its removal, there has been a significant gap in accessible public toilet and changeroom facilities at Beatty Park Reserve. This has impacted the experience and amenity for reserve users, particularly participants of junior sporting programs, families, and visitors attending the Reserve. Feedback from user groups, including Perth Soccer Club, has consistently identified the lack of permanent amenities as a safety issue and a barrier to access and equitable participation—especially for female players and junior teams.

The proposal to install a new Toilet Block at Beatty Park Reserve is aligned with the City's ongoing commitment to inclusive community infrastructure and support for active recreation. Importantly, it also builds on the momentum of the Women's World Cup Legacy Funding program, which aims to increase opportunities and participation in women's sport by improving facilities.

Perth Soccer Club – Women's World Cup Legacy Funding

Perth Soccer Club received $300,000 from the Department of Local Government, Sport and Cultural Industries (DLGSC) as part of funding made available for eligible National Premier League Women's (NPLW) clubs through the Women's World Cup Legacy project.

In consultation with City Officers Perth Soccer Club (PSC) identified that installation of a Toilet Block at Beatty Park Reserve and Upgraded Floodlights at Birdwood Square would benefit the continued growth of the PSC female programs. PSC has committed $100,000 towards the Beatty Park Toilet Block and $100,000 towards the Floodlighting Upgrade at Birdwood Square – subject to agreement from the City to allow PSC to access these reserves on a long-term priority, non-exclusive arrangement.

DETAILS:

Project Details

It is proposed that a modular toilet block with two compliant Universal Accessible Toilets (UAT), 4.2m x 2.5m storage area and supporting veranda be installed at Beatty Park Reserve, see **Attachment 1**. This design meets the practical requirements of active and passive users accessing Beatty Park Reserve, in addition provides adequate storage for Perth Soccer Club as the priority user of the reserve.

Image 1: Beatty Park Reserve – Toilet Block Concept

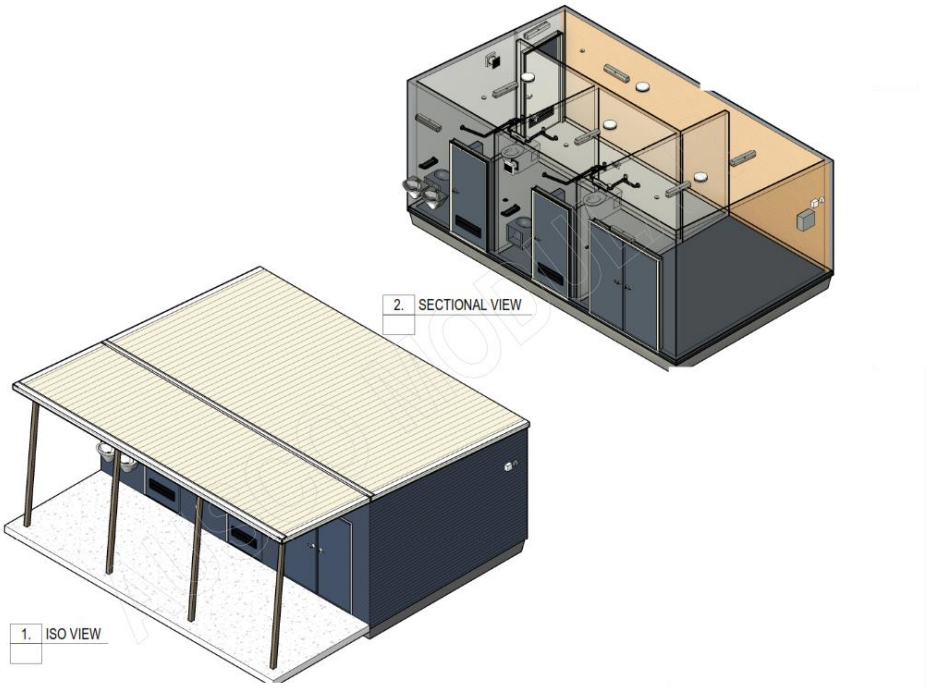


Image 2: Beatty Park Reserve – Toilet Block Concept Plan

The sewer connection is currently at the northeast corner of the park approximately 200m from the proposed location. In addition to the toilet structure the following works will be required -

1. Location of sewer riser that was used for original Alfred Spencer Pavillion.
2. Trench approx. 200m from original sewer point to the new toilet block.
3. Install dual pump station for the new Toilet Block.

The toilet block will face the reserve and include a path connecting the verandah section to the walking/cycling path located behind. This will ensure easy access to the toilets for reserve users, people using the pathway and Beatty Park Leisure Centre carpark users.

Modular Option

City Officers assessed multiple modular designs from several suppliers to determine suitability for Beatty Park Reserve. This assessment concluded that a modular design was a cost effective, durable and flexible medium-long term option to service Beatty Park Reserve.

The ability to easily move the facility to another site or extend on the existing facility provides great long-term flexibility to meet current and future demands. The semi-fixed nature of the assets also means the material cost is significantly less than a fixed build. City Officers assessed similar builds and received positive feedback from other local governments with similar infrastructure.

In addition to the Toilet Block the City will be required to install a hardstand concrete pad, sewer pump/connection and supporting footpath to connect the building to the neighbouring carpark.

Perth Soccer Club

Beatty Park Reserve remains the primary training venue for the PSC female program. The City has had an arrangement in place with PSC to use Beatty Park Reserve for their female program since 2020. As the PSC female program continues to grow the importance of fully activating Beatty Park Reserve becomes imperative. Since 2020 PSC has doubled in female participation (60 females registered in 2020 to 120 females registered in 2025) and expects sustained growth in the years to come.

Due to Beatty Park Reserve not currently having toilet facilities, PSC players and officials are required to walk through a busy carpark to access Beatty Park Leisure Centre. Having a toilet block at the reserve will increase safety by ensuring players and officials don't need to walk through carparks and provide adequate onsite storage which will reduce the burden on volunteers to bring equipment to and from Beatty Park Reserve.

CONSULTATION/ADVERTISING:

The City undertook a formal consultation period from 7 October – 30 October 2024 which had an estimated reach of 8,212 through a combination of website views, e-newsletters, social media posts and QR code scans. **Attachment 2.**

The City consulted on two locations which were considered feasible and cost effective to install sewer pump to ensure the toilet block was operational and addressed connectivity to the neighbouring carpark and wider Beatty Park Leisure Centre precinct.

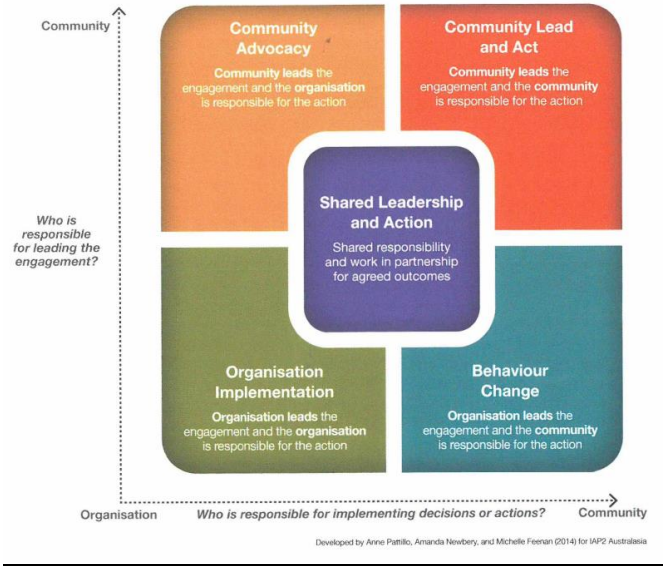
Image 1: Proposed Toilet Block Locations

A total of 135 survey responses were received during the consultation period. Please note the Toilet Block Consultation was also combined with the Beatty Park Playground consultation due to the neighbouring proximity of the assets. **Attachment 3**. The key outcome of the consultation are as follows:

1. No preference on location clearly identified.
2. Concerns raised about proximity to neighbouring houses.
3. Consideration of visibility to neighbouring playground and connection to Beatty Park Leisure Centre.

City Officers have determined **Location 2** as the preferred option due to its connectivity to Beatty Park Leisure Centre, playground and car park, proximity to neighbouring footpath and available space adjoining Toilet Block for future development.

Follow up consultation has been requested on specific details of design should this report be approved.



Organisation Implementation

Engagement is used to both inform the community about the proposed policy, project or propositions, and to provide some input to the shape or execution of the policy, project or proposition.
Tension: People feel forced leading to an unresponsive process.
Mitigation: Increasing the level of influence, and implementing a transparent, robust process.

Your organisation has the legitimacy to lead and implement

Communicate how community and stakeholder input has influenced the decision-making or implementation

LEGAL/POLICY:

Nil

RISK MANAGEMENT IMPLICATIONS:

Low: It is low risk for Council to endorse a Toilet Block to be installed at Beatty Park Reserve. The project is aligned with the Council's adopted Appetite and Risk Tolerance Statement as following -

Risk Category	Risk Appetite / Tolerance Statement	Descriptor / clarification
Sustainable future for our community	The City supports investments, activities and developments that result in a sustainable future for our community while meeting the current needs of our residents. It recognises that this may at times involve accepting some degree of risk and is comfortable with this, subject to always ensuring that potential benefits and risks are fully understood before planning is approved and that appropriate measures to mitigate risk are established.	There is often a payoff. Proposals need to consider the risks and rewards based on the promises made to the community. This has been envisaged with the City's Project Management Framework implementation and future actions.
Activities against ratepayer values & ethics	The City has a ***very* low risk appetite** for investments and activities that do not align with the City's values.	The City has set its vision, purpose and guiding values based on the interpretation of those of the community it serves. When entering into new projects, investments and proposals, these values must be considered as one of the key consideration sets.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and are accessible for all members of the community.
We have improved resource efficiency and waste management.
We have minimised our impact on the environment.

Connected and Healthy 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.
We are an inclusive, accessible and equitable City for all.
We protect, improve and promote public health and wellbeing within Vincent.

Thriving Places
Efficiently managed and maintained City assets in the public realm.

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.
Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

Innovative and Accountable

We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible.

SUSTAINABILITY IMPLICATIONS:

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

Waste Reduction

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:

Table 1: Proposed Funding Model – Beatty Park Reserve Toilet Block

Funding Source	**Cost (ex GST)**
City of Vincent 2025/2026 Budget	$200,000.00
Club Contribution/Additional Funding Opportunities	$100,000.00
TOTAL PROJECT COST	**$300,000.00**

Table 2: Material Breakdown

Material	**Approx Cost**
Modular Structure	$155,000.00
Sewer Pump and Connection (including trenching)	$45,000.00
Hardstand and Footpath	$25,000.00
Landscaping	$10,000.00
Contingency	$65,000.00
TOTAL	**$300,000.00**

Operational Maintenance

The annual operational maintenance of the toilet block costs approximately $25,000. This comprehensive maintenance plan includes several key activities to ensure the facility remains clean, functional and compliant with regulatory standards. The activities include daily cleaning, general maintenance, pest treatment, and the provision and maintenance of sanitary and nappy bins. Regular maintenance ensures the toilet block remains clean, safe for users, and extends its lifespan.

COMMENTS:

The attached concept design was provided to the Design Review Panel (DRP) with no concerns raised.

The continued growth in the PSC female program and the provision of financial support from the club presents an opportunity to deliver a project with significant recreational and community benefit at a subsided cost to the City. With the delivery of this project will ensure Beatty Park Reserve remains activated and readily available for both active and passive users, and has capacity to address future needs.