

Chichester Park, Woodvale – Proposed Community Sporting Facility Frequently Asked Questions

What is the background of the project?

The City identified the clubroom facility at Chichester Park for redevelopment as part of a review of active reserves and facilities in 2014.

The City initially engaged with the community in July/August 2017 where over 90% of respondents indicated that they supported the redevelopment of the existing building. The Council approved the proposal to progress to concept design stage in October 2017 and concept plans were developed. In November 2018, Council supported the concept plans and agreed to undertake community engagement.

What is the purpose of this community consultation?

To seek community feedback on the concept plans for the redevelopment of the existing clubroom facility at Chichester Park, Woodvale.

Where is Chichester Park located?

Chichester Park is located between Trappers Drive, Chichester Drive, Landor Gardens, Standish Way and Henty Loop in Woodvale.

What works are proposed as part of the project?

The project will include:

- a new multi-purpose community sporting facility (replacing the existing clubroom in the current location)
- installation of a new barbeque/picnic area
- construction of additional car parking
- underground drainage to address the flooding issues on the southern playing field.

The proposed locations are indicated on the site plan.

In addition, the park irrigation filtration will be improved on the southern playing field to address the high iron issues.

The main focus of the project is the southern playing field (clubroom, car parking and drainage). Other infrastructure at the park e.g. playground, path networks, park benches, sports floodlighting, disc golf course etc. are not being considered as part of the project. The project also does not propose the installation of a fenced dog exercise area.

When would the works be undertaken?

If supported, construction for the project is proposed to commence in 2021/22.

How would the works be funded?

If supported, the project will be funded through the City's Capital Works Budget with City (reserve) funds. Grant opportunities would also be investigated as part of the overall project planning process.

Where would the new community sporting facility be located and what would it include?

The new larger facility will be located in the same position as the existing building as indicated as reference 1 on the site plan in order to service the groups using the southern playing field and have direct access to the existing car park.

To address the site contour/level changes, the proposed new community sporting facility has been designed over two levels with change rooms and sports storage located on the ground level (playing surface) and meeting room/ kitchen on the upper level with views over the playing surface. A floorplan and elevation of the building has been included to give a general indication of how the facility is proposed to look, however this may change slightly when more detailed plans are undertaken. Colours and finishes of the building will be determined during detailed design stage however will consider the local area and nearby residents. The highest point of the proposed facility (roof ridge) will likely be approximately 1.9 metres higher than the highest point of the existing clubroom building.

The City has a standard provision for this type of community sporting facility which will include:

- a meeting room (129m²) with undercover spectator viewing area overlooking the playing surface
- a kitchen with external servery area
- four change rooms, umpire change room and first aid room
- internal toilets and external unisex accessible park toilet (includes automatic timed door lock system)
- equipment/furniture storage and closed circuit television (CCTV) room

Four change rooms have been included due to the number of playing fields accommodated on the southern oval (three) and the growing demand on City facilities to accommodate increasing female sports participation.

The facility is proposed to include environmentally sustainable design features such as waterless urinals; photovoltaic (solar) panels; energy efficient light fittings and reduced flow water fixtures.

What drainage works are proposed as part of the project?

Currently, there are drainage issues on the southern playing field causing flooding during winter which impacts sporting club usage of the area as indicated as reference 7 on the site plan (winter flood zone). To capture and soak away the excess stormwater, it is proposed that approximately 240 cubic metres of underground stormwater drainage tanks are installed under the winter flood zone. It is anticipated that this will make a significant improvement to the drainage at the site to reduce the recurrence and severity of surface flooding that has previously impacted the playing surface.

What additional car parking works are proposed as part of the project?

Chichester Park currently has a 58 bay car park and 24 bays of formal off street parallel parking along Trappers Drive. The redevelopment is not anticipated to create more traffic/parking in peak periods as the number of teams using the oval can not increase (at capacity). The proposed new facility is designed to provide larger and improved facilities for the clubs to utilise while at the park and attract users to the facility during off peak periods (week day daytime use).

To address the site level changes and comply with access and inclusion requirements, a vehicle ramp and separate pedestrian pathways have been proposed to link the existing car park to the proposed new community sporting facility and park playing surface. This vehicle ramp will result in the loss of approximately nine bays from the existing car park.

As part of the community consultation undertaken in July/August 2017, some local residents raised concerns with traffic and parking issues at the park. Parking on residential verges and visibility issues/driving safety concerns were raised so as part of the project, a traffic and parking assessment was undertaken.

The traffic and parking assessment analysed the existing traffic conditions to determine if improvements are required to the road network. The analysis focused on the intersection of Trappers Drive and the existing car park access. The report concluded that based on the peak demand for entry into the existing car park; the car park capacity; and traffic counts undertaken in May 2018; analysis of the intersection indicated no road capacity problems are expected.

The parking survey undertaken indicated that there were two main factors contributing to the parking issues at Chichester Park. One is the shortage of formal parking areas at certain times of the peak usage period. The second is the desire to park as close as possible to the training/game pitch. As the field accommodates three playing pitches, some people prefer to park as close to the allocated pitch as possible using local streets such as Landor Gardens and Standish Way in particular.

The report proposed three potential additional off street parallel parking areas totalling 39 bays to assist with parking issues during peak periods as indicated as reference 4 (4a; 4b; 4c) on the site plan. Area 4a proposes 19 bays and is located along Trappers Drive to the south of the existing car park. Area 4b proposes 8 bays and is located along Landor Gardens. Area 4c proposes 12 bays and is located along Standish Way. The project is proposed to include all three of these additional parking areas.

In addition, the City monitors parking in accordance with the City of Joondalup Parking Local Law. Illegal parking can result in infringements being issued. Any instances of illegal parking should be reported to the City Rangers on **1300 655 860**.

What barbeque and picnic facilities are proposed as part of the project?

The project includes a proposed new barbeque, shaded picnic table and drink fountain (with dog water station) near the new community sporting facility for sporting clubs and the general community to access as indicated as reference 2 on the site plan. It is not proposed to include a playground in this area as space is limited and there is an existing playground at the site in the natural park area located north of the playing field.

The barbecue would be managed in line with similar City facilities and be available for use from 6.00am to 10.00pm in the summer, with shorter operating hours during the winter period.

Is a fenced dog exercise area proposed as part of the project?

No, this project does not include the installation of a fenced dog exercise area. The recent community engagement undertaken by the City regarding a proposal to establish a fenced dog exercise area at Chichester Park is being considered by Council separately to this project.

How would the new community sporting facility be managed and how will it be used?

Similar to the existing clubroom, the new community sporting facility would be managed by the City and be available for hire by sporting clubs, schools, community groups and individuals. Bookings would be managed by the City, in accordance with the City's existing hiring process. Not-for-profit community groups would be able to hire the facilities at a subsidised rate in accordance with the City's *Facility Hire Subsidy Policy*.

It is expected that the usage of the new facility would increase as a result of the larger and more functional layout. This additional usage is anticipated to be during the day by local community groups who currently do not use the existing clubroom due to the size and layout issues. It is not expected that the usage of the park would increase as the playing fields are already heavily utilised (particularly in the winter season).

How would the City manage any increased anti-social behaviour at the site?

The proposed new community sporting facility has been designed to limit anti-social behaviour and excessive noise using 'Design Out Crime' principles by keeping clear sightlines and passive surveillance opportunities. Furthermore, perimeter lighting would be included to limit anti-social behaviour and loitering around the facility. The facility is also proposed to include a CCTV system to monitor the exterior of the facility if required.

All facility users would be bound by the City's *Terms and Conditions of Hire*. Additionally, the City has absolute discretion over whether it approves a function or event and considers all bookings in line with the City's *High Risk Booking Policy*. The City Rangers service would also monitor the park and building as required. As is the case for the existing clubroom, any bookings made for the new community sporting facility would only extend to 12.00midnight.

How would the City manage any liquor licence requests for the new community sporting facility?

The sporting clubs currently using the existing clubroom hold a liquor licence over the facility. Therefore subject to approval by the Department of Local Government, Sport and Cultural Industries, it is expected that these licences would be applied to the new facility.

All park facility users are bound by the City's *Terms and Conditions of Hire* and any group seeking to sell/consume alcohol on the premises would be required to obtain a Liquor Licence in accordance with the *Liquor Control Act 1988*.

Would use of the park be impacted during the works?

Yes. During installation of the drainage tanks, it is anticipated that part of the playing field will be unavailable for use for approximately two months. The timing of the works would be planned to reduce the impact on peak sporting club usage of the park. The remainder of the park will still be available for organised sport and informal recreation usage.

Would use of the existing clubroom be impacted during the works?

Yes. It is proposed the existing clubroom facility will be demolished and a new community sporting facility constructed. Due to the site level changes; location of services (water/power); and the size/access required for delivery of the temporary facilities – if the project proceeds to construction, temporary facilities (toilets, change rooms, kiosk and storage) will be provided throughout the construction period in the location indicated as reference 6 on the site plan. The City will work closely with all existing user groups of the park and clubroom to ensure minimal disruption.

Would I still be able to use the park for informal recreation activities (such as walking, jogging, dog walking etc.)?

Yes. The usage of the park is not expected to change, and the project does not propose to fence any of the playing fields.

As a public open space, the area will continue to be accessible by the local community. As is the case currently when sport is being played at the park, informal recreation activities can still be undertaken around the perimeter and in any space that is not booked.

Would there be any changes to the existing sports floodlighting?

No. It is not currently proposed to make any changes to the standard of sports floodlighting at the site.

Would the playground or disc golf course be impacted or upgraded as part of the project?

No. The main focus of the project is the southern playing field (clubroom, car parking and drainage). Other infrastructure at the park e.g. playground, path networks, park benches, sports floodlighting, disc golf course etc. are not being considered as part of the project.

Would the primary school or its access to the park be impacted?

No. North Woodvale Primary School currently has a 'shared use agreement' with the City for the use of the northern playing field and this will not be impacted by the project.

What impact would the redevelopment have on the existing vegetation at the site?

The proposed new facility has been designed to ensure minimal impact to the existing vegetation at the site. This has included the consideration of structural root and tree protection zones of surrounding trees. Given the challenges with the varied site levels and the infrastructure needed for appropriate paths and ramps in accordance with access and inclusion requirements, some root pruning of trees surrounding the building site may be necessary. However, any root pruning or excavation within the tree protection zones will be undertaken manually to minimise disturbance to the trees.

As part of the project an arboricultural assessment was undertaken which recommended the removal of four trees due to their existing poor health and structural condition as indicated on the site plan. In response to this assessment, the City planted 16 new trees at Chichester Park during the 2018 winter tree planting program.

The arboricultural report also assessed the vegetation with the fenced area to the north of the existing clubroom facility. It was determined that the proposed construction works would unlikely have an impact on this vegetation. However during construction, environmental protection measures will be implemented to manage potential environmental impacts on this vegetation.

Who is being engaged on this proposal?

The City is directly engaging with the following stakeholders:

- All City of Joondalup landowners and residents within a 500 metre radius of Chichester Park
- Community Engagement Network members living in Woodvale
- Kingsley Soccer Club
- Woodvale Football Club
- WA Christian Football Association
- Kingsley Woodvale Junior Cricket Club
- Kingsley Woodvale Cricket Club
- North Woodvale Primary School
- Woodvale Waters Landowners Association.

In addition, signage has been installed at Chichester Park and all information is available on the City's website. Anyone interested in the project can complete a comment form. Responses are limited to one per person, or one formal response per organisation.

How do I provide feedback on the proposal?

If you are interested in providing feedback, please complete the online comment form via the Community Consultation section of the City's website joondalup.wa.gov.au. Hard-copy comment forms are also available upon request.

When does the engagement period close?

The community engagement period is open between **Monday 25 March** and **Monday 15 April 2019**.

What happens next?

The results of the community consultation will be collated and presented to the Council seeking endorsement to progress to the next stage of the project in mid 2019. This phase would involve confirming funding arrangements for the project including external grant opportunities. The summary of results of this consultation will be available for viewing on the Community Consultation section of the City's website at joondalup.wa.gov.au

Who do I contact for more information project?

For further information, please contact the City's Leisure Planning team on **9400 4221** or via email at info@joondalup.wa.gov.au

Site Plan



Legend

- ① New community sporting facility
- ② New BBQ/picnic area/drinking fountain
- ③ Existing car park
- ④ Potential additional parking (parallel)
- ⑤ Existing disc golf course
- ⑥ Temporary facilities
- ⑦ Winter flood zone
- ⑧ Trees to be removed

Proposed Elevations



SOUTH-EAST



NORTH-WEST (CAR PARK)

Floorplan



UPPER LEVEL



GROUND LEVEL

Meeting room/kitchen Change rooms/toilets Storage/Circulation Space