



# Town of Claremont Public Open Space and Community Facilities Strategy



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## Executive Summary

The Public Open Space and Community Facilities Strategy (POSCFS) focuses on infrastructure provided by the Town and / or in partnership with other agencies to deliver a range of services which contribute to the current and future needs of residents within the Town of Claremont. The plan is to be used as an informing document contributing to the Integrated Planning and Reporting Framework of the Town and to support development of the draft Local Planning Strategy (LPS) and draft Town Centre Precinct Structure Plan.

A key consideration of the plan is current and forecasted growth of the Town. Currently there are 11,216 residents which is to grow to 14,600 residents by 2041, representing an increase of 30.17% persons in the 20 year period. This growth is a relatively limited with the greatest change being from 2022 to 2026. The projected growth is unlikely to necessitate the need to provide significant additional community infrastructure, but rather lead to improvements (renewals, major refurbishments or redevelopment) of its existing facilities to meet local needs, unless a significant deficit is identified. The relatively high proportion of 15 to 25 year old's, seniors and a stable population ageing in place indicates a potentially high demand for social meeting / gathering places, youth and inter-generational play / activity spaces.

Current POS and community facilities were assessed against contemporary design standards and functionality. In addition, an assessment was made of their accessibility to the resident population and extent of provision in accordance with a defined hierarchy set out in the State POS Classification Framework. The key outputs from this assessment identified the following:

- The only regional level POS provision within the Town of Claremont is Lake Claremont. This however is limited to the lake and native bushlands and not the adjacent parklands which perform a district level function.
- Within the Town, while the suburbs of Claremont North and Swanbourne currently meet the benchmark for Sport POS, Claremont South currently has no provision to sporting space within the control of the Town.
- The recreational space is more evenly split between the three suburbs with Claremont South having the largest number and area. Claremont South includes the foreshore area. In all metrics the Town performs well with a relatively high level of accessibility to all POS.
- An assessment of the current level of Sport and Recreation Space indicates that the Town has 2.75ha per 1,000 head of population compared to a desired benchmark of 3.36ha. With the projected population growth diminishing this figure to 2.11ha per 1,000 head of population by 2041.
- In comparison to neighbouring local governments and metropolitan Perth the availability of POS Sport within the Town is high. Nevertheless, the overall provision is significantly below Metropolitan Perth.
- In respect of community buildings the only areas where gaps are evident include the southwest portion adjacent to the foreshore and on the eastern boundary. These are offset by accessibility to neighbouring local government infrastructure.
- The Town does benefit from a number of community facilities but many are compromised functionally due to the heritage status of the buildings. Most notably this includes the Claremont Station Precinct, the Library and the Claremont Museum area.
- Those that are not of a heritage value are operated by single service users (i.e. tennis, bowls, yachting and golf). In the case of bowls and tennis, both clubs are in need of significant investment to manage and maintain their facilities effectively and efficiently. The option to expand opportunities to provide multi-functional / co-located facilities in accordance with industry trends should be a focus of future planning.
- The aquatic centre provides a relatively unique level of service to a community of the size of the Town and Claremont Library and Community Hub provides a relatively high level of provision.

Consideration in respect of future investment in both sites should however take into account accessibility to similar space within or in close proximity to the Town but provided by others.

- The assessment of community needs identifies a number of components which in addition to the above should be addressed:
  - The lack of youth based infrastructure.
  - Skate parks / informal wheeled sports facilities.
  - Extended trails / dual use footpaths etc.
  - Provision of an additional sporting space.
- Given the significant apartment growth expected in the Town Centre and along the transport corridors, there is opportunity to adopt mechanisms to assist in the development of community facilities essential for the development of these places and to accommodate the needs of future populations.

While in a number of assessment processes the Town has a relatively low level of publicly accessible infrastructure, the Town does benefit from a high level of alternative provision. There are two significant areas of recreational / sporting space which would not be considered to be public open space under the POS Classification Framework (Claremont Oval managed by the Claremont Tigers Football Club and the Royal Agricultural Showgrounds). These spaces provide accessibility to the general public at most times when they are not used by their primary users. There are also the private schools of Christ Church Grammar School, Scotch College and Methodist Ladies College which provide similar resources which are accessible by the general community.

Through diverse consultation process it became evident that the Town residents benefitted from access to a variety of infrastructure and opportunities, some of which incorporate access to community resources outside of Town control. The analysis confirmed there are therefore significant opportunities for the Town to deliver a range of community services which meet the needs of residents without recourse to significant additional expenditure and / or duplication of provision.

A series of options and opportunities were considered for the plan including defining a standard level of POS provision aimed at increasing the quality and functionality of the existing open space. This also included formalising agreements with key partners to secure community access on an ongoing basis and a series of facility development considerations which included:

- A review of the management and financial viability of Claremont Bowling Club and potential rationalisation of existing infrastructure, a ground redevelopment or relocation.
- Facilitate the tennis club in reviewing alternative approaches to the longer term development and future of the club.
- Facilitating private schools to expand their sport, recreation and community access to facilities.
- Explore opportunities that may exist in the medium to long term at the Royal Agricultural Showgrounds, subject to its redevelopment potential being realised.
- Further enhancing walking and cycling paths.
- Enhance the customer experience and increase dry-side use at Claremont Aquatic Centre.
- Consideration of the future for library and community hub services within the Town which may deliver a more cost efficient ways in which the service can be retained while improving its reach, accessibility and extended alternative community services (i.e. meeting room, community activity and social connectivity options).
- Ongoing support from council to the ongoing evolution of Lake Claremont.
- Expanding youth and seniors provision.
- Obtaining more intuitive data on usage of facilities.

- Maintaining high levels of accessibility to POS and community facilities and services provided by the Town and those provided by others.

Section 8.1 (page 52) contains 19 recommendations related to Strategic, Policy, Processes and Planned Investment and Section 8.2 (page 56) to 12 site specific recommendations and responsibilities for delivery.

## 1. Public Open Space & Community Facilities Strategy: The Context

This Public Open Space and Community Facilities Strategy (POSCFS) covers the following facilities which are generally provided by the Town to deliver services provided by the Town or in partnership with other agencies:

- Publicly accessible Public Open Space (regional, district and local open space). These include the different functions of POS - nature space, recreational spaces and sporting spaces.
- Sporting and recreation facilities (leisure centres, pavilions, reserves),
- Library
- Heritage, Cultural and arts facilities
- Youth and seniors infrastructure

It specifically excludes:

- Utilities and services
- Commercial facilities
- Schools
- Health Clinics / Hospitals

Reference will however be made to facilities and services provided by others which contribute to the current and future needs of residents within the Town of Claremont. This includes those services which are provided by neighbouring local governments within a defined catchment of the Town Boundary. It also includes services provided by private schools, Claremont Oval (Claremont Football Club) and the Royal Agricultural Society (RAS) which reside within the Town boundary and permit a range of community use of their infrastructure. The POSCFS however can only influence the delivery of Town infrastructure and potential gaps which need to be addressed to ensure the community have access to a range of facilities and services which meet their ongoing need.

### 1.1 Vision and Mission

The Vision for the POSCFS is taken from the Town's Strategic Community Plan which is:

*The Town is a progressive, respectful, sustainable local government supporting a connected, flourishing community.*

The Mission further states: *"We exist to deliver quality services for Claremont today and to build the foundation for the future."* The POSCFS will build on the vision and mission by adhering to the themes which emerged from the consultation process undertaken during the development of the draft Local Planning Strategy (LPS) and draft Town Centre Precinct Structure Plan. It will inform the preparation of the LPS by identifying future POS and community facility requirements as a result of current recognised gaps in provision.

## 1.2 Purpose

The POSCFS is to provide a conceptual framework for the delivery of POS and community facilities to address current and future community needs.

The POSCFS is intended to be flexible in responding to the changing needs of the community over the next ten years while also establishing clear goals for the future together with recognised priorities and timelines for delivery.

The intention is to promote partnership opportunities and integrated service delivery having regard to workforce planning requirements, available funding and emerging challenges and influences.

## 1.3 Objectives

The objective of the POSCFS is to:

- Build upon the work and influence the development of the Town of Claremont LPS by providing clear recommendations and a dynamic approach to implementation that will facilitate delivery of POS and community facilities for the Town's community to 2030.
- To define the Town's various roles in the delivery of POS and community facilities.
- To develop guidelines based on a hierarchy of provision and facility characteristics that can be used as a tool for future planning, resourcing and budget setting.

## 1.4 Planning Principles

As part of the initial development of the POSCFS, it was important to confirm a set of *Planning Principles* for POS and community facilities development. These are identified as:

1. Maximise the use of existing facilities owned or controlled by the Town of Claremont.
2. Future decisions on investment are to be evidenced based.
3. Provide accessible and equitable opportunities for all residents to enhance social connectivity and provide a positive social impact.
4. To ensure the current and future resident population have access to a coordinated network of POS and community facilities whether they are provided by the Town, or in partnership with other service providers.
5. Develop facilities in an environmentally responsible and sustainable way.
6. Ensure the use of POS and community infrastructure is financially viable within agreed funding parameters.
7. Provide adaptable community facilities to facilitate the diverse level of service demanded.
8. Ensure that POS and community facilities are safe, sustainable and wherever possible, multi-functional in their design.
9. All new and existing community facilities are adaptable to changes in technology.

## 1.5 Methodology

The Methodology used in the development of the POSCFS is identified in Figure 1 below:



*Figure 1: The methodology for developing the POSCFS.*

- Phase 1: Project inception to establish the extent of infrastructure to be considered in the POSCFS.
- Phase 2: A full review of all influencing documents to provide an understanding of:
  - o The strategic direction, Town priorities, trends and benchmarking.
  - o The demographic influences on POS and community facility provision.
  - o Existing facilities through a facility audit to identify potential gaps and oversupply of POS and community facilities and their current functionality.
  - o Current usage levels and capacity of POS and community facilities;
  - o Trends in POS and community facility provision.
  - o Comparative infrastructure and analysis related to a wide range of benchmarks and industry best practice in relation to state and national policy positions and emerging local government standards of provision.
  - o The Towns hierarchy by classifying all Town of Claremont infrastructure and provision of a GIS database and catchment analysis.
- Phase 3: The verification of the above data and analysis to confirm any gaps and potential shortfalls in provision.
- Phase 4: A stakeholder engagement process targeting internal staff, current user groups and the general community.
- Phase 5: An options analysis based on the outputs of all of the information collected to date having regard to economic, social, environmental and community development benefit.
- Phase 6: The provision of a series of recommendations in relation to guiding principles; strategic actions based on hierarchy/classification and specific actions for the development of identified POS and community facilities.
- Phases 7: Development of the draft and final POSCFS with aligned implementation plan.



## 1.6 How to Use the POSCFS?

The POSCFS is to support the Integrated Planning and Reporting Framework of the Town which is referenced in Section 2 below. More specifically it will:

- Confirm the short, medium and long term priorities for investing in POS and community facilities.
- Inform the ongoing development of the draft LPS and provide input into the Town's Long Term Financial Plan (LTFP).
- Inform the land use planning process and requirements of developers / future development considerations.
- Confirm the Town's Standards of Provision for the development of POS and community facilities to inform future decision making.
- Inform other key strategies and plans.
- Inform future workforce and staff resource planning.
- Establish a set of monitoring and evaluation processes.

## 2. Background Documentation Review

This section identifies the critical considerations identified through the document review process and in particular the strategic context and guidance for the development of POS and community facilities within the Town of Claremont. This section references the key implications. It should be stressed that many state government documents reference social infrastructure which is a term that is interchangeable with the terms 'community infrastructure / POS and community facilities'.

### 2.1 Town of Claremont Strategies and Informing Documents

The most critical documentation under which the Town of Claremont sets the future direction is the Integrated Planning and Reporting Framework which consists of:

- Claremont Ahead Strategic Community Plan Strategic Community Plan 2021 - 31. The SCP document contains Strategic Outcomes under key themes which are consistent with the POSCFS.
- Town of Claremont Corporate Business Plan 2017-18 to 2020-2021: The Corporate Business Plan (CBP) translates the outcomes and objectives of the SCP into operations, matching Council priorities with the resources available.
- Town of Claremont Long Term Financial Plan 2017-18 to 2026-27: Identifies current budget commitments to the projects referenced in the above documentation.

Claremont Ahead Strategic Community Plan is focused on providing a diversity of opportunities across the arts, culture, sports, recreation and community development areas. Underpinning all of this is the need to adhere to and meet key performance indicators while managing the viability of clubs and assets effectively.

Town of Claremont 2019 Customer Satisfaction Study Report of 2019 identified a range of services and infrastructure in need of improvement which included street art, murals, public art; footpaths and cycleways; access to youth services and access to services for the disabled. Strong performers were however identified as Lake Claremont; Claremont Aquatic Centre; playgrounds; the Community Hub /Library, parks and POS and the river foreshore.

Other key Town of Claremont documents are highlighted in Table 1 below and their relevance to the POSCFS referenced. The current projects should have resources identified (financial and staff) through the Integrated Planning and Reporting Framework and are to be recognised within the POSCFS as ongoing commitments which have a direct impact on decisions relating to new development, redevelopment, repurposing or disposal.

*Table 1: Town of Claremont Influencing Documents*

Document	Takeaways
Town of Claremont Annual report 2019-2020	Projects of particular note included upgrades to Claremont Aquatic Centre; McKenzie Pavilion and Claremont Museum and foreshore improvements. These along with the upgrades to Claremont Railway station to accommodate two turnbacks (required for METRONET'S Forrestfield-Airport Link), with the addition of a bus interchange and underpass west of the station highlight the ongoing investment and changes to the services offered within the Town.
Town of Claremont 2018 – 2022 Disability Access and Inclusion Plan (DAIP)	More seating required in the natural environment, which is to include path access, provide more shade in pedestrian areas, universal accessible toilets and changing facilities. The DAIP lists the requirements for the Town to meet Building Code of Australia (BCA) and the Australian Standards on Access and Mobility (i.e. AS 1428 suite). However this is the minimum standard. The Town needs to consider what its own standards are, as

	there may be a case to provide above these standards on a consistent basis. All future upgrades, renewals or new facilities, must consider the outcomes in the DAIP.
Sustainable Living Action Plan 2018-2020 Town of Claremont	This Action Plan is the key document supporting environmental sustainability across the Town (including water use, transport, energy, waste and green living). The Town needs to consider how to future proof for some of the sustainability initiatives within the design of its facilities. This will include greater use of solar and wind energy, re-use of waste plus a need to look at methods to minimising the use of water on POS / turf.
WESROC Climate Change Risk Assessment and Adaptation Plan, June 2010	While a dated document the principles are still relevant in seeking to consider the implications of climate change, in the context of decision making. Buildings and parks need to be future proofed to enable the Town to be responsible in regard to water and energy management. The provision of more trees and shade throughout the Towns public spaces will assist in reducing the effects of heat and will encourage more people to use its spaces.
Lake Claremont Management Plan 2016-2021	The plan recognises Lake Claremont as a key land area within the Town of Claremont providing cultural, heritage art, recreational and sporting value to the local community. This area will need to be recognised and dealt with sensitively as a critical long term community asset for a variety of conservation, biodiversity, heritage and community functions and purposes.
Western Suburbs Greening Plan 2002 – Ecoscape	In consideration of the above, there is a need to identify public open space that may contribute to development of greenway and habitat areas and seek ways to improve these spaces. There is a requirement to incorporate public art to create spaces with unique identities that create a sense of place and local community ownership.
Claremont Showground Management Plan  Prepared for the Royal Agricultural Society of WA (November 2019) by Element	The plan references a significant area of land within the boundary of the Town which provides an extensive range of community spaces, community activities and complimentary services to those provided by the Town. This needs to be considered in any future planning process to ensure community infrastructure is not duplicated and / or undermines existing provision. It is also important to understand future development aspirations which may impact on the re-location or potential loss of community facilities which may need to be replaced elsewhere.
Asset Management Plan Buildings (2013)	The AMP covers 19 main buildings (4 for recreation, 3 in the Aquatic Centre, 4 for community activities, 2 for Administration, 2 for Historic purposes and 4 at the Museum). Three of the five recreation buildings are leased to sporting clubs with the Community Hub (library) being a heritage building (former church) and therefore may be limited in its contemporary functionality without Development Approval and consideration of the heritage context.
Asset Management Plan Public Open Space (2013):	This covers infrastructure, ground management and environmental care for 17 designated Parks and Reserves (based on a classification framework - 11 local, 3 neighbourhood, 2 district and 1 regional). 10 of these have playgrounds, Every residence at the time of the plan was estimated to be within 500m of public open space. The Tennis Club, Claremont Recreation Club and Creswell Park are leased from the Town and the grounds are

	managed and maintained by the associated Clubs. The SW portion of the Town is identified as having a potential deficit.
WESROC - Enhanced Stormwater Infiltration Project Plan Final June 2017 (JDA)	Western Suburbs are considered to have a fully allocated groundwater supply (volume) as approved by the Department of Water. Saltwater intrusion is a growing concern. Hydro-zoning and water sensitive planting is being used to manage allocations. Future investment in POS provision will need to take into account these limitations.
Town of Claremont Walking Trails	The Town has six defined trails critical to the connectivity of POS. It will be important to ensure accessibility is not compromised but enhanced by future development. They are also critical in managing public access to recognised biodiversity sites and those which are of significant Aboriginal heritage significance.

## 2.2 State Government and State Sporting Association Documents

The state government has produced a variety of documentation across departments which have direct relevance to the provision of POS and community facilities. A summary of the relevant documentation is provided in Table 2 below:

*Table 2: Influencing State Government Documentation relating to POS and community facilities*

Document	Takeaways and relevance to the POSCFS
State Planning Strategy 2050	The Strategy outlines the Government's intention to undertake a collaborative approach in planning for the State's land availability, physical and social infrastructure (community facilities), environment, economic development, and security. The Strategy recommends that a detailed understanding of a community's makeup, cultural and social connections, and social pressures is required to determine the level of investment in current and future infrastructure.
The Central Sub-Regional Planning Framework (March 2018)	<p>The framework is part of the <i>Perth and Peel @ 3.5 million</i> suite of land use planning and infrastructure frameworks and sets out proposals to, amongst others:</p> <ul style="list-style-type: none"> <li>• Identify requirements for key community and social infrastructure, such as those required for health and tertiary education.</li> <li>• Guide the staging and sequencing of future urban development.</li> </ul> <p>The framework re-enforces the approach that all levels of government have a role to play in the delivery of social infrastructure without specifying any requirements. Within the Town of Claremont the focal point is likely to be on existing infrastructure, renewal, replacement and / or consolidation. There are potential opportunities which need to be considered regarding land held in freehold as these provide the opportunity to raise capital for future community infrastructure development.</p>
State Planning Policy 3.6 Developer Contributions for Infrastructure (2021)	This document sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. It identifies community and recreational facilities as social infrastructure where development contributions can be sought. Contributions may be sought for new items, land; upgrade in the standard of provision, extensions, replacement and reasonable costs associated with the

	<p>preparation, implementation and administration of a development contribution plan.</p> <p>The policy in referencing Social Infrastructure items, states that they may only be included in a DCP if those items are first identified as being necessary in a local government's Strategic Community Plan and capital works program. The local government's Social Infrastructure Plan identifies the community needs that impact on the development contribution plan.</p> <p>A maximum levy for infrastructure of \$5,000 per dwelling shall apply for local governments seeking contributions for the capital cost of social infrastructure</p>
<p>Planning Bulletin 92 (2008)</p> <p>Draft State Planning Policy 2.9 Planning for Water</p>	<p>The draft policy provides a focus on the impacts of climate change and managing water use for non-drinking water purpose and the impact on sensitive flora, fauna and ecosystems.</p> <p>Together, both documents provide guidance on urban water management matters and assists in the management and sustainable use of water resources. The new draft policy intends to deliver a consistent approach to drinking water source protection across WA and minimisation of contaminants entering water resources.</p>
<p>Residential Design Codes Volume 2 – Apartments (RDC Vol. 2)</p>	<p>Section 2.8 of Part 2 under the document references Development Incentives for Community Benefit. Under this section it provides guidance for local government on relevant considerations to establish development incentives that may be provided in exchange for community benefit in nominated areas.</p> <p>Under the guidance, additional plot ratios and / or heights may be obtained for tangible community benefits such as public amenities, culture and recreation facilities. The cost and value of community benefit must be capable of being objectively measured and assessed and a local government must determine whether the incentive is sufficient to attract investment into the desired community benefit and is broadly commensurate with the additional development entitlement. It advises that it should not become the default development standard in the area and should be limited to a focused area or specific site that is identified for community infrastructure. Whole of lifecycle costs and maintenance are to be considered in the calculation. This offers the Town the opportunity, to secure tangible community benefits through the adoption of a formulae similar to that secured in South Perth.<sup>1</sup></p>
<p>Strategic Priorities for Western Australian Sport (SportWest 2020)</p> <p>Classification framework for public open space (DSR) 2013.</p> <p>State Sporting Infrastructure Plan Review 2019 (DLGSC)</p>	<p>These documents reference sport and recreation organisations as being increasingly reliant on public investment for their survival. The Sport West document identifies the need to grow the sports sector through embracing knowledge, collaboration, data, and technology to promote the value of community sport.</p> <p>The Classification Framework for POS identifies the primary functions for recreation space which include providing a setting for unstructured play and physical activity, relaxation, and social interaction. For sports space, the focus is on providing a setting for structured sporting activities. The classification framework is referenced later in the document and is used as the basis for assessing accessibility and service catchments around POS and sporting infrastructure.</p>

<sup>1</sup> City of South Perth Activity Centre Plan Town Planning Scheme No. 6 - Amendment No. 61

	<p>The approach by state government to funding is now moving towards outcome-based assessments. The development of evidence-based outcomes enables alignment with external funding objectives.</p> <p>The strategy highlights there is a significant opportunity to create integrated cultural hubs or precincts that provide both efficient use of shared facilities and offer a wider variety of cultural and entertainment offerings.</p>
<p>Department of Culture and the Arts Strategic Plan 2016 and Strategic Directions Framework 2015-2030 for Arts and Culture in WA</p>	<p>The documents advocate the promotion of a diverse, vibrant, and sustainable cultural sector. Local areas have their own unique and diverse arts and cultural needs which need to reflect the Aboriginal culture and diverse demographic needs of planning areas.</p> <p>Critical services which are required to be developed in partnership with local government include galleries libraries and museums. In addition the recognition of the Aboriginal culture through ongoing support of sympathetic environmental and interpretive signage at Lake Claremont is an important consideration as is the activation of this space and other culturally significant POS .</p>
<p>Better Choices: Youth in WA (Department of Local Government and Communities) 24/10/17</p>	<p>A recognition that across the state, youth service is fragmented between several service providers (including religious institutions). The private school infrastructure within the Town provides alternative opportunities for the youth albeit limited daytime access to those other than those within the Collegiate. A focus will need to be on multi-functional youth services, which have the capability to provide a diverse mix of activities and social engagement opportunities. It will be important for the Town to consider supporting innovative youth-led initiatives is an empowering way of involving young people in their delivery.</p>
<p>Western Australian Public Libraries: Our Future and WA Public Libraries Strategy: A New Chapter for Our Public Library System Strategy 2017</p>	<p>The document refers to libraries as moving away from being solely transaction-oriented resource lenders towards more activity focused community spaces.</p> <p>In addition, there is an emerging link between libraries and community development functions as a driver for workforce development. The main consideration is to determine whether the existing library service within the Town is meeting a need and is capable of adapting to these changing circumstances. The need to provide a dedicated resource servicing the population growth or to provide a service in partnership with neighbouring local governments is an important consideration.</p>
<p>Age Friendly Communities; Age Friendly WA Toolkit and Seniors Strategic Planning Framework (The Department of Communities 2016</p>	<p>The toolkit does not advocate for dedicated seniors' infrastructure but to provide opportunities for seniors to take part in a variety of recreational pursuits. It is important to make use of skills where seniors are valued and can contribute to society. Currently there are significant Town facilities providing for seniors including a dedicated Men's Shed at The Royal Agricultural Showground, Library, Bowling infrastructure and a Tennis Club. There are also other local community groups such as the Friends of Lake Claremont which provide significant opportunities for a diversity of activity.</p>

## 2.3 Other Strategic Plans and Guidelines

The following documents have been produced by a number of industry organisations and are particularly relevant to the provision of a standards based approach to sporting infrastructure:

- Tennis West Strategic Facilities Plan (2018)

- Bowls WA Strategic Facilities Plan (2012)
- Westcycle: Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia (2014)
- Western Australian Cricket Infrastructure Strategy 2019-2028 (referenced as WACIS and published by the Cricket WA)
- Cricket Australia Design Guidelines: Community Cricket Facility Guidelines (2015)
- Hockey WA Strategic Facilities Plan 2009 to 2025 (2009)

All of these documents set out either the strategic direction for the sport or provide specific guidance in respect of the design and development of sports facilities and pavilions. They are important reference points for issues of floodlighting, gender diverse changing facilities and appropriate levels of supporting infrastructure to meet the needs of sports.

## 3. Projected Growth Factors

This section identifies the projected growth and implications for the Town of Claremont. The demographic analysis outlines the key data for the Town, which has been obtained using the following sources:

- Australian Bureau of Statistics (ABS) 2016 Census
- Forecast. id (Town of Claremont)

### 3.1 Community and Residential Profile Influences

The following summarises the current population influences on the need for POS and community facilities:

- The Town had an estimated population of 11,216 in 2021.
- The Town's population growth in the last five years has been attributed medium to high density development. In comparison to Greater Perth, the Town has a lower proportion of people in the younger age groups (under 15) and a higher proportion of people in the older age groups (65+).
- The higher average age range is likely to indicate a greater demand for more passive recreational uses such as walking, cycling, seniors activities, non-contact sport and greater use of the natural environmental opportunities.
- Due to high housing prices within the Town, once people move into the area, they are likely to stay. Overall, 15.9% of the population was aged between 0 and 15, and 22.9% were aged 65 years and over, compared with 19.1% and 13.8% respectively for Greater Perth.
- The Town has larger lot-older style homes which attracts large families or mature age couples, through to medium density housing opportunities (town houses and strata villa), which tends to attract young families, and high density (apartments) which tends to attract young adults, professionals and other smaller households.
- In the Town of Claremont, 26.6% of the population earned an income of \$1,750 or more per week and 36.4% of households earned an income of \$2,500 or more per week in 2016. Compared to Greater Perth there was a larger proportion of high income households (those earning \$2,500 per week or more) and a lower proportion of low income households (those earning less than \$650 per week). Overall, 36.4% of the households earned a high income and 13.9% were low income households, compared with 24.8% and 15.7% respectively for Greater Perth. This indicates a higher propensity to have available expenditure to commit to community, cultural, arts, sport and recreational activities (i.e. 'non-essential' services, programs and activities).

### 3.2 Projected Population Growth Influences

The following is a summary of the key demand influences as a result of projected population growth within the Town:

- The Town is forecast to grow to 14,600 by 2041, representing an increase of 30.17% persons across the 2021 to 2041 period. This growth is a relatively limited.
- The greatest population change for the Town is forecast to be from 2022 to 2026, with a net increase of 1,452 people. Claremont South will have the largest increase in persons (2,173), followed by Claremont North (1,448), however Claremont North will have the greater percentage of change at 69.6%. This may be due to the extent of development and the type of dwellings in the area.
- The increase in population from 10,630 (2016 – the last accurate Census data produced) to 14,600 (2041).
- Between 2016 and 2031, the age structure forecasts for the Town of Claremont indicate a 20% increase in population under working age, a 26.4% increase in population of retirement age, and a



27.8% increase in population of working age. The Town's population structure in five-year age group from 2016-2041, identifies an increase in population for all age groups, noting the following:

- A 20% increase in population under working age (youth/adolescence, children and toddlers).
- A 26.4% increase in population of retirement age.
- A 27.8% increase in population of working age.
- In 2016, the dominant age group for persons in the Town was the 15 to 19, which accounted for 7.8% of the total persons, and will continue to be the predominant age group to 2041. As a cohort, the 'young people' age group of 15 to 25 is a significant proportion of the Town's current population but is expected to slightly decrease by 2041.
- The number of dwellings in the Town is forecast to grow from 4,842 in 2016 to 6,882 in 2041, with the average household size falling from 2.30 to 2.23 by 2041.
- In 2016, the dominant household type in the Town was 'Lone person households' accounting for 30.9% of household types, increasing to 31.6% by 2041. The second highest is 'Couples with dependents' increasing from 27.5% in 2016 to 28.1% by 2041.
- An analysis of the household types indicate they will remain relatively constant and the following can be assumed:
  - Lone person households account for single professionals, students and retirees.
  - Persons moving into the area will do so with a small family, one to two children or an adolescent.

The projected growth is unlikely to necessitate the need to provide significant additional infrastructure, but rather lead to improvements (renewals, major refurbishments or redevelopment) of its existing facilities to meet local needs, unless there is a significant deficit in place currently.

### 3.3 Conclusions: Demographic Implications

The following factors are important considerations in assessing future POS and community facility provision:

- The high proportion of 15 to 25 age group is likely to indicate a demand for inter-generational play spaces and those providing for higher risk activities: parkour (extreme sport), skate, BMX etc.
- Housing is less affordable and there is a stable population ageing in place which is likely to give rise to a demand for seniors and more passive recreational use.
- There is likely to be a high dependency on public transport and safe and connected pathways. These are both important to an ageing population and are critical for those of high school age.
- As a general rule, the high proportion of medium to high density dwellings increases the demand for public open space.
- The larger proportion of high income households indicates a greater capability generally to pay for non-essential services.
- Young (small) family units are showing some growth from inward migration and births. Social connectivity is critical for carers. This indicates a need for good accessibility to child care infrastructure.
- Seniors provision will generally need to focus on low impact activities and social gathering areas
- The POS demand is likely to be for pathways, seating, shade, social and family gathering spaces.

All of these aspects were required to be tested and verified through the community consultation process.

## 4. POS and Community Facility Trends

This section identifies trends in POS and community facility development and service provision which is likely to influence the direction for the Town of Claremont POSCFS.

### 4.1 Basic Principles

Table 3 references the key themes across the majority of local governments who are seeking to develop appropriate community infrastructure based on need, while also seeking to diversify and increase use of current provision:

*Table 3: Consistent themes in the provision of Community Facilities*

Themes	Themes
There needs to be an appropriate level of provision relative to the hierarchy.	Wherever practicable community infrastructure should contribute to the sense of place and respond to the environment and local heritage.
Facilities should be central to their catchment	The most effective facilities are accessible by all and in particular meet or exceed the requirements of the Disability Access and Inclusion Plan (DAIP).
Wherever possible facilities should have a positive profile and be readily identifiable.	The importance of future proofing community infrastructure to accommodate growth without over providing / duplicating is an important consideration.
Co-location is essential to maximise use and is generally a requirement to secure state / federal grant assistance.	The importance of securing a financially viable outcome having regard to an acceptable level of subsidy.
Multi-use of community infrastructure, where provided should be achieved across a diverse range of user groups.	Community infrastructure should adhere to environmentally sustainable outcomes and be adaptable to accommodate adverse impacts of climate change.
Facilities should respond to local needs and be justified based on thorough research to ensure the long term viability is achievable.	Facilities should be safe and secure to ensure users and user groups are comfortable. This generally requires a high level of passive surveillance and good lighting for night time use.
Community facilities should be inclusive and welcoming to attract the broadest and most diverse usage.	Community facilities should wherever possible be master planned to ensure long term development options to accommodate growth are protected.
The importance of understanding the obligations in respect of managing the asset either by local government or as a community tenant should be well communicated and understood. This includes the whole of lifecycle costs, planned and reactive maintenance.	A local government should establish clear and transparent policies in respect of the development and use of community facilities which should set out the obligations to the resident community and other hirers.

## 4.2 Facility Development Trends

Table 4 references key trends and considerations associated with the development of new or upgraded / replacement facilities:

*Table 4: Consistent themes in the development of Community Facilities*

Themes	Themes
<p><b>Neighbourhood Centres/Multipurpose Community Centres:</b> The approach is to identify single user facilities as a low or no priority for investment.</p>	<p><b>Men's Sheds / Community Gardens:</b> The emergence of new / developing services for the community which are focused on mental health and personal wellbeing for those members of the community who have the potential to become detached from traditional social groups.</p>
<p><b>Integrated Community and Sporting Hubs:</b> Many new developments have a range of aligned services provided in one location including library, sporting facilities, youth precinct and child care. Thematic provision (sports hub, lifelong learning hub, family and children's services hub and health and aged care hubs) is commonplace.</p>	<p><b>Sports Floodlighting:</b> The costs associated with the provision of LED lighting has come down and is affordable. The functionality and reduction in light spill has improved with advances in technology. Clubs and organisations are seeking the provision of higher level floodlighting to enable greater flexibility on ovals, courts, greens, diamond's and rectangular based sports.</p>
<p><b>Changing role of Public Libraries:</b> As lifelong learning centres and social gathering spaces. The major challenge is to remain relevant and adaptable to technological change.</p>	<p><b>Increased Community Expectations:</b> The community, with advances in technology and services being offered expect a higher quality of infrastructure. They are also more demanding in respect of the services being provided within the facilities while not being willing to pay the realistic market rate.</p>
<p><b>Leisure and Recreation Centres:</b> Incorporating commercial services as part of the community provision (i.e. health, wellness, spa, physio, sports injury clinics etc.)</p>	<p><b>Commercialising aspects of Community Facilities:</b> this has resulted from the need for local governments to reduce subsidy and ongoing operational costs. Good, aligned examples include sub-leasing of spaces for a café, gym and functions.</p>
<p><b>External Competition (gyms):</b> The external market in respect of recreation and leisure centre provision is often able to be more agile in responding to the local market than traditional local government models.</p>	<p><b>Emerging design and development initiatives to increase diversity:</b> A greater focus has been placed on the inflexibility of current changing facility infrastructure to service the growth in girls / women's competitive sport.</p>
<p><b>Accommodation of Single Use Community Groups:</b> Single use of facilities is generally not acceptable in most circumstances i.e. for seniors, youth, playgroup etc. Exceptions may be made where the service offered is unique to the area or multi-generational in its use.</p>	<p><b>The use of heritage buildings:</b> Wherever possible the use of heritage buildings should be utilised and adapted to a community use. In certain circumstances, this may not be possible due to limited functionality and an alternative use will need to be considered.</p>

### 4.3 Hierarchy of Provision: POS and Community Buildings

The typical approach to the development of POS and community facilities is to establish a hierarchy of provision. In respect of POS the Hierarchical Framework for POS within the Town should align to the state governments Classification Framework (Ref: Dept of Sport and Recreation 2013 – now DLGSC). This identifies the following:

- **Regional Open Space:** likely to attract a significant number of visitors from outside of the Town.
- **District Open Space:** Services a catchment of the Town being, wherever possible, centrally located to achieve the optimum level of accessibility (sport and recreation).
- **Neighbourhood Open Space:** provide for the immediate neighbourhood area and surrounding areas.
- **Local Open Space:** For immediate residents within 400m or 5 minute walk of the provision.

This is also underpinned by a functionality component which includes nature, sport and recreation.

For non-POS social infrastructure it is important to establish a similar hierarchy of provision which is consistent with similar local governments. This is to include:

- **Regional:** Size is variable depending on function. They are typically long stay buildings which provide a service which is accessed by a community which extends beyond the Town.
- **District:** Services several neighbourhoods and normally with a catchment of 5km to 10km or 10 -15 minute drive time to the facility.
- **Neighbourhood:** Services the immediately surrounding community with a catchment of between 2km and 5km.
- **Local:** Services a local walkable catchment within 800m to 1km of the facility. This may include localised family support and childcare provision.

It should be emphasised that within all of these community building hierarchical assessments, the services provided within the buildings do not necessarily need to be provided by the Town. The Town play an important role in facilitating access to services and a variety of community facilities, but do not necessarily need to be the direct provider.

It is on the basis of this hierarchical approach and building functionality that the catchment mapping and needs assessment is undertaken in the subsequent sections.

## 5. Current Facility Provision, Mapping and Functionality

The assessment process included an assessment of the current location, functionality and catchment of existing POS and community facilities (i.e. those publicly accessible and not private schools, Claremont Oval and Royal Agricultural Showgrounds). This section provides a summary of the assessment process. This has included the development of:

- The appropriate benchmarking against which accessibility to POS and community buildings are typically assessed.
- Catchment Maps and summary data analysis against standards of provision. This has included an analysis of spatial distribution of POS and community facilities.
- A visual audit of current built infrastructure within the control of the Town of Claremont.
- POS and Community Infrastructure Demand Assessment based on the PLA WA Community Facility Guidelines and a Playing Pitch Demand assessment model

### 5.1 POS and Community Building Benchmarking

The catchment benchmarks are generally determined in accordance with a typical distance a user / user group will travel to gain access to a particular facility and type. The Classification Framework for POS produced by the then Department of Sport and Recreation in 2013 identified POS infrastructure as being categorised by one of three primary functions: recreation, sport and nature space; and by their respective catchment: local, neighbourhood, district or regional open space. This is referenced at Section 4.3 above.

The catchment mapping of POS within the Town of Claremont responds to the functions and hierarchy of provision (regional, district, neighbourhood and local parks) and includes those smaller areas of POS which are referenced as pocket parks. The assessment also took into account those POS areas designated for on-lead or off-lead dog walking. These are identified at Table 5 below and the current location of POS is identified at Figure 2 overleaf:

*Table 5: POS Within the Town of Claremont by Hierarchy and Function*

Hierarchy	Function						
<b>Regional</b>	Lake Claremont Parklands (N-ON)						
<b>District</b>	Lake Claremont Parklands (N-ON)						
<b>Neighbourhood</b>	Ballaruk Bushland (R), Claremont Oval (S), Claremont Park (R-OF), Cresswell Park (S-ON), Lake Claremont Dog Exercise Area (R-OF), McKenzie Bushland (N-ON), Mrs Herberts Park (R-ON), Rowe Park, Stirling/The Cedus Park (R-ON)						
<b>Local</b>	Claremont Foreshore Reserve (R), Corner Stubbs Terrace/Mengler Avenue (R), Maclagan Park (R-OF), Mulder Park (R), Freshwater Bay Scarp / Foreshore (N)						
<b>Pocket Parks</b>	Agett Park (R-OF), Alex Prior Park (R-OF), Belleville Park (R), First Avenue Reserve (R-ON), Grange Street Reserve (R), Hatchett Park (R), Mary Street Reserve (R), Moffilin Reserve (R-OF), Motteram Reserve (R), Parry Street Reserve x 3 (R), 1 Airlie Street (R)						
<b>KEY</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">S – Sport</td> <td style="width: 33%;">ON – On-lead</td> <td style="width: 33%;">R – Recreation</td> </tr> <tr> <td>N – Nature</td> <td>OF – Off -lead</td> <td></td> </tr> </table>	S – Sport	ON – On-lead	R – Recreation	N – Nature	OF – Off -lead	
S – Sport	ON – On-lead	R – Recreation					
N – Nature	OF – Off -lead						



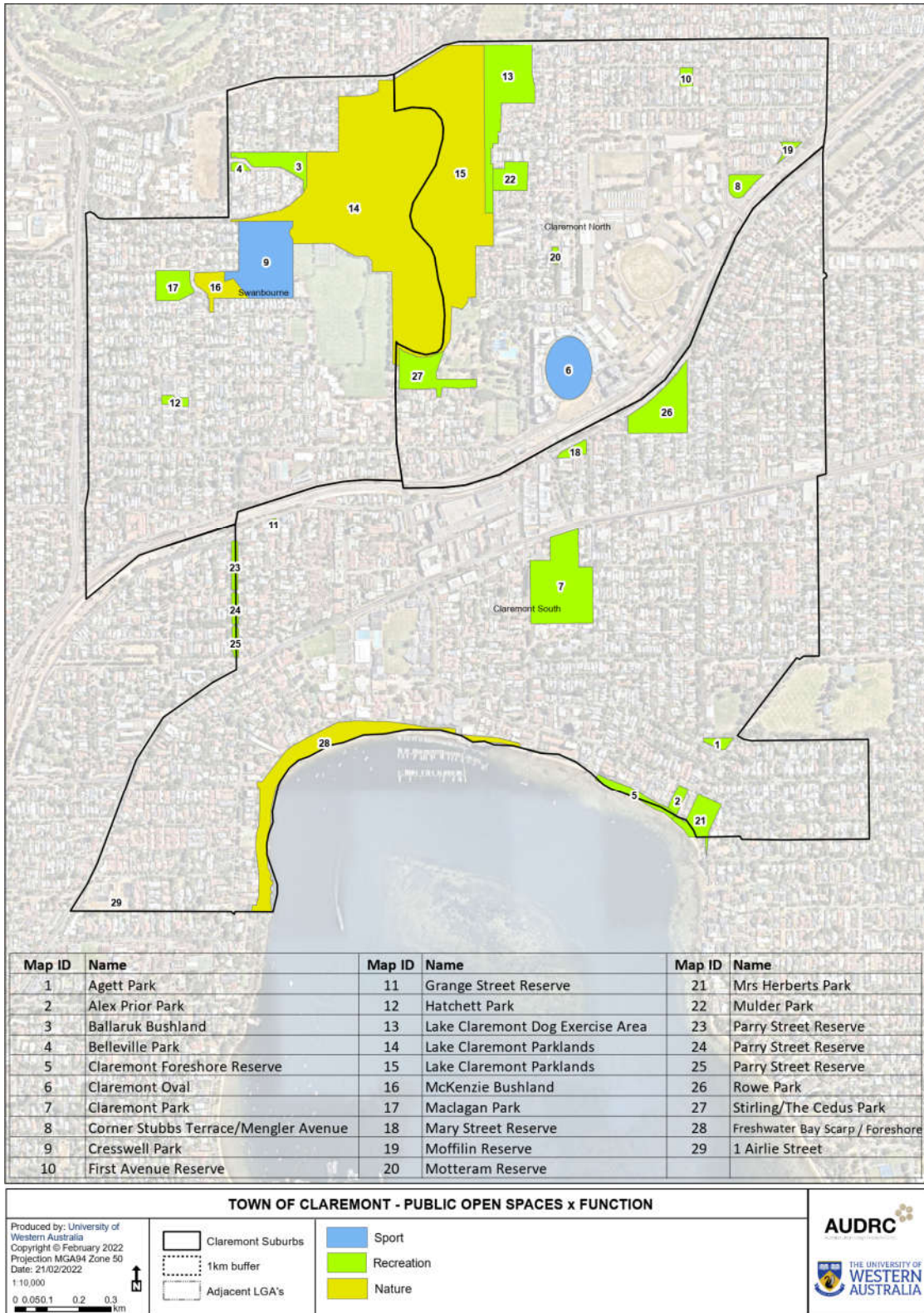


Figure 2: Town of Claremont POS Functionality

Having regard to the community buildings, Table 6 identifies those facilities which were mapped and their relative hierarchy and functionality. These are predominantly Town of Claremont owned facilities with only two other significant additional facilities considered (The Agricultural Showgrounds and Claremont Oval Grandstand on the basis they are significant land holdings providing access to a variety of functional community spaces).

In addition to the POS, all community building located within the Town were mapped together with those located within 1km of the Town boundary. The following facilities were included from within the Town of Claremont. Those starred include meeting room space / small function space which can be hired by the local community. Those with two stars provide significant function and event space:

*Table 6: Community Facilities within the Town of Claremont by Function and Hierarchy*

Facility	Ownership/Managed	Function	Hierarchy
<b>Administration Centre*</b>	ToC	Civic Building	District
<b><i>Agricultural Showground**</i></b>	<i>Private Ownership</i>	<i>Exhibitions and Events</i>	<i>Regional</i>
<b>Anzac Cottage</b>	ToC	Heritage	District
<b>Aspire Fitness and Golf Club</b>	ToC	Sport and Recreation	District
<b>Claremont Aquatic Centre*</b>	ToC	Sport and Recreation	District
<b>Claremont Bowling Club*</b>	ToC	Sport and Recreation	Neighbourhood
<b>Claremont Bright Beginnings</b>	ToC	Childcare	Neighbourhood
<b>Meals on Wheels</b>	ToC	Seniors	Neighbourhood
<b>St John's Ambulance</b>	ToC	Health	Neighbourhood
<b>Claremont Community Hub and Library*</b>	ToC	Library	District
<b><i>Claremont Oval Grandstand**</i></b>	<i>Private Ownership</i>	<i>Sport and Recreation</i>	<i>District</i>
<b>Claremont Tennis Club*</b>	ToC	Sport and Recreation	District
<b><i>Claremont Yacht Club*</i></b>	<i>Private Ownership</i>	<i>Sport and Recreation</i>	<i>District</i>
<b>McKenzie Pavilion*</b>	ToC	Sport and Recreation	Neighbourhood
<b>Claremont Museum</b>	ToC	Heritage	District
<b>Museum Boatshed</b>	ToC	Heritage	District

Facility	Ownership/Managed	Function	Hierarchy
<b>Museum Education Centre and Museum Office</b>	ToC	Heritage	District
<b>Operations Centre</b>	ToC	Civic Building	District
<b>Typika</b>	ToC	Café	District

The key aspects to note is the level of community infrastructure identified under Figure 3 within 1km of the Town boundary which could potentially provide access to Town residents. In particular it is to be noted, in respect of sport and recreation space to the east and west there are 2 substantial sport and recreation facilities (Allan Park and College Park located within the City of Nedlands) and smaller oval with changing facilities on the boundary to the north (Mount Claremont Oval and pavilion, also within the Town of Nedlands). In addition, to the south west of the Town and within 1km of the Town boundary is The Grove Library.



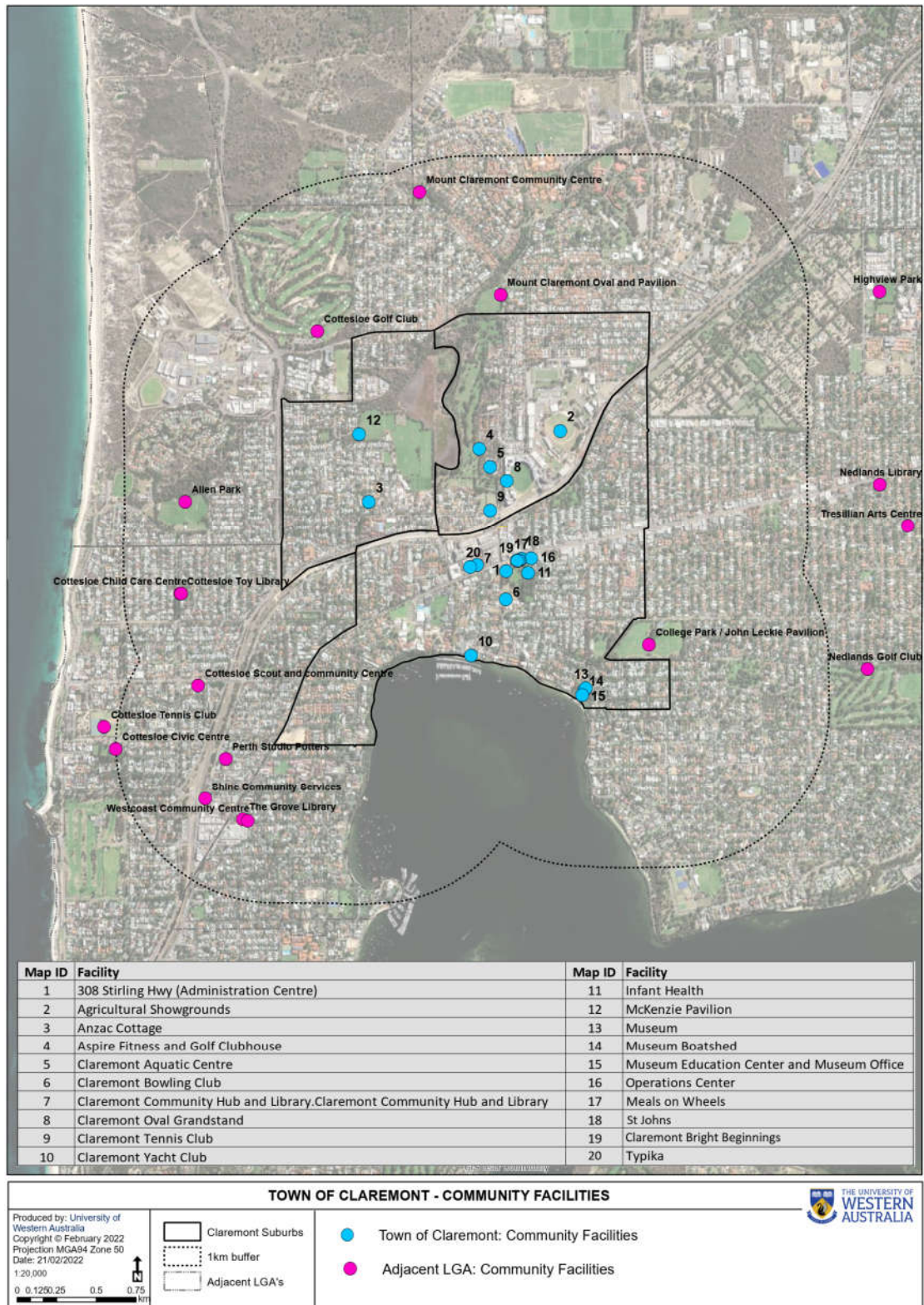


Figure 3: Town of Claremont Community Facilities and Surrounding Local Government Infrastructure

## 5.2 Catchment Mapping: POS

Table 7 identifies the general accessibility catchments used for catchment mapping. These are based on recognised industry benchmarks developed by state government (POS Classification Framework). While these distance catchments may vary depending on the specific use, they are a valuable tool in developing an understanding of where gaps may occur and where there may be an over-provision / duplication of different types of POS and community facilities. While an MRS designation may identify POS as regional, this does not take into account its function, public accessibility, size and catchment.

*Table 7: Catchments for POS and Community Facilities by Hierarchy and Function*

Hierarchy	Sporting Space Catchment	Nature POS Catchment	Recreation POS	Community Building Catchments
<b>Regional</b>	10km +	5km+	5km+	10km+
<b>District</b>	2-5km	2-5km	2-5km	5-10km
<b>Neighbourhood</b>	2km	800m	800m	2-5km
<b>Local</b>	N/A	400m	400m	Under 2km
<b>Micro</b>	N/A	200m	200m	N/A

While the mapping is generic in nature for community buildings (i.e. in referencing meeting spaces, activity rooms and event space) the facilities are mapped by type and the analysis takes into account different functional uses. For instance an aquatic centre is likely to service a district catchment as is the library/community hub, exhibition / art space. These facilities are also likely to service a different customer / community based groups and offer significantly different service offerings. All of these facilities do however have community meeting spaces as do those facilities operating at a neighbourhood and local level. The assessment process seeks to address these nuances while also providing those an accessibility mapping context. For the purposes of the mapping processes an assessment is made of the standard benchmarks for specific types of community facilities which are likely to draw people from 2km, 5km and 10km+ catchments. They are merely consistent benchmarks against which comparisons can be made rather than an exact science.

In addition to the traditional catchment mapping based on road access a further analysis is undertaken on residential lot accessibility. The minimum road network distance to the closest POS site was computed from all residential meshblocks within the urban zone across the Town. Mesh Blocks are the smallest geographical area defined by the Australian Bureau of Statistics (ABS) containing approximately 30 to 60 dwellings. All residential meshblocks located within the urban zoned area of the Town were extracted. Points were created at 50m intervals along the perimeter of all POS sites to represent the multiple entry points to a POS. This provides the most accurate method of computing the accessibility of each residential property to the nearest POS.

A summary of the current distribution of POS and an assessment of the level of provision is provided below:

- The only regional level POS provision within the Town of Claremont is Lake Claremont. This however is limited to the lake and native bushlands and not the adjacent parklands which perform a district level function. The nature POS is located in Claremont North and Swanbourne, being dominated by Lake Claremont and surrounding biodiverse wetland.
- Currently Claremont North and Swanbourne have the only sports spaces within the Town (one each) amounting to 6.36ha in total.

- The recreational space is more evenly split between the three suburbs with Claremont South having the largest number and area. Claremont South includes the foreshore area.
- When sport and recreation space is combined the extent of accessible land across the Town is influenced particularly with the high level of accessible POS in South Claremont (Table 8 refers).

Table 8: Current POS Provision: Town of Claremont

Suburbs	Sport		Rec		Nature		Sport + Rec		TOTAL POS	
	No.	Area (Ha)	No.	Area (Ha)	No.	Area (Ha)	No.	Area (Ha)	No.	Area (Ha)
<b>Claremont North</b>	1	2.21	7	7.53	1	15.16	8	9.7	9	24.9
<b>Claremont South</b>	0	0.00	13	10.2	1	4.50	12	10	13	14.7
<b>Swanbourne</b>	1	4.13	4	2.51	2	23.69	5	6.6	7	30.3
<b>Town of Claremont</b>	2	6.3	24	20.2	4	43.4	25	26.3	29	69.9

- When assessing the combined area of sporting space, it is currently recognised based on current Liveable Neighbourhood standards that the optimum level is 6.5m<sup>2</sup> per person for sporting space and 3.36ha per 1,000 head of population for a combination of sport and recreation space. Within the Town, while the suburbs of Claremont North and Swanbourne currently meet the benchmark for Sport POS, Claremont South currently has no provision. When combined the overall provision within the Town is almost half of the overall requirement at 3.73m<sup>2</sup>. With the projected population growth, this is set to fall further below the benchmark at 2.87m<sup>2</sup> by 2041. To address this shortfall alternative opportunities / initiatives will need to be considered. Table 9 refers.

Table 9: Current and Future Population-based benchmarks: Sport-POS - m<sup>2</sup> per person ("standard" = 6.5m<sup>2</sup>)

Suburbs	CURRENT POPULATION Forecast ID	Sport Playing Area (m <sup>2</sup> )	Sport POS (m <sup>2</sup> ) per person Forecast ID 2021	Population 2041 Forecast ID	Sport POS (m <sup>2</sup> ) per person Forecast ID 2041
<b>Claremont North</b>	2,806	22,134	7.89	3,529	6.27
<b>Claremont South</b>	5,973	0	0.00	8,368	0.00
<b>Swanbourne</b>	2,437	19,756	8.11	2,708	7.30
<b>Town of Claremont</b>	<b>11,216</b>	<b>41,890</b>	<b>3.73</b>	<b>14,600</b>	<b>2.87</b>

- An assessment of the current level of Sport and Recreation Space indicates that the Town has 2.75ha per 1,000 head of population compared to a desired benchmark of 3.36ha. With the projected population growth this will diminish to 2.11ha per 1,000 head of population. Claremont South in spite of having the greatest level of space is projected to fall significantly below the benchmark at 1.73 ha per 1,000 head of population by 2041. Table 10 refers. Again this indicates a need to consider alternative levels of provision, land acquisition and / or potential partnerships with other service providers to ensure the potential lack of access to sport and recreational space is suitably mitigated.

Table 10: Population-based benchmarks - Rec + Sport POS -Ha per 1000 population ("standard" = 3.36 ha/1000 pop.)

Suburbs	CURRENT POPULATION Forecast ID	Area Rec + Sport	Current Ha per 1,000 pop	Population 2041 Forecast ID	Future Ha per 1,000 pop
Claremont North	2,806	9.7	3.47	3,529	2.76
Claremont South	5,973	14.5	2.42	8,368	1.73
Swanbourne	2,437	6.6	2.72	2,708	2.45
<b>Town of Claremont</b>	<b>11,216</b>	<b>30.84</b>	<b>2.75</b>	<b>14,600</b>	<b>2.11</b>

- In comparison to neighbouring local governments and metropolitan Perth the availability of POS Sport within the Town is high except for the City of Nedlands. The Town does however fare better when sport and recreation space is combined. Nevertheless, the overall provision is significantly below Metropolitan Perth. Table 11 refers.

Table 11: Comparison with Neighbouring LGA's

Neighbouring LGAs	Recreation and Sport per 1,000	Sport POS (m <sup>2</sup> ) per person	Area Sport
Town of Claremont	2.75	3.73	41,890
Cottesloe	0.6	3.28	25,583
Nedlands	2.4	16.21	348,478
Peppermint Grove	0.0	0.0	0
Perth Metro		5.49	

- When accessibility is laid over the top of the current POS provision it can be determined that, on the whole, the Town residents benefit from a high level of accessibility to recreational and sporting space. A walkable distance of 400m or less indicates a highly accessible POS community. With regard to accessibility to sporting space a walkable catchment of less than 800-1km is also considered to present a high level of accessibility to the local community. In all metrics the Town performs well with a relatively high level of accessibility. Table 12 refers. This can also be seen visually with the catchment mapping identified at Figure 4 below. This plan highlights the catchments surrounding each POS by function and hierarchy and confirms the Town is well provided for when taking into account accessibility to the full range of pocket park to district level POS hierarchies, even without taking into account neighbouring local government POS provision.

Table 12: Residential accessibility to POS Sport and POS recreation within the Town of Claremont.

Residential Access	Distance (m) to closest sport-POS	Distance (m) to closest rec/sport POS
Claremont North	537.1	175.8
Claremont South	935.2	276.3
Swanborne	566.10	251.9
<b>Town of Claremont</b>	<b>789.35</b>	<b>253.2</b>



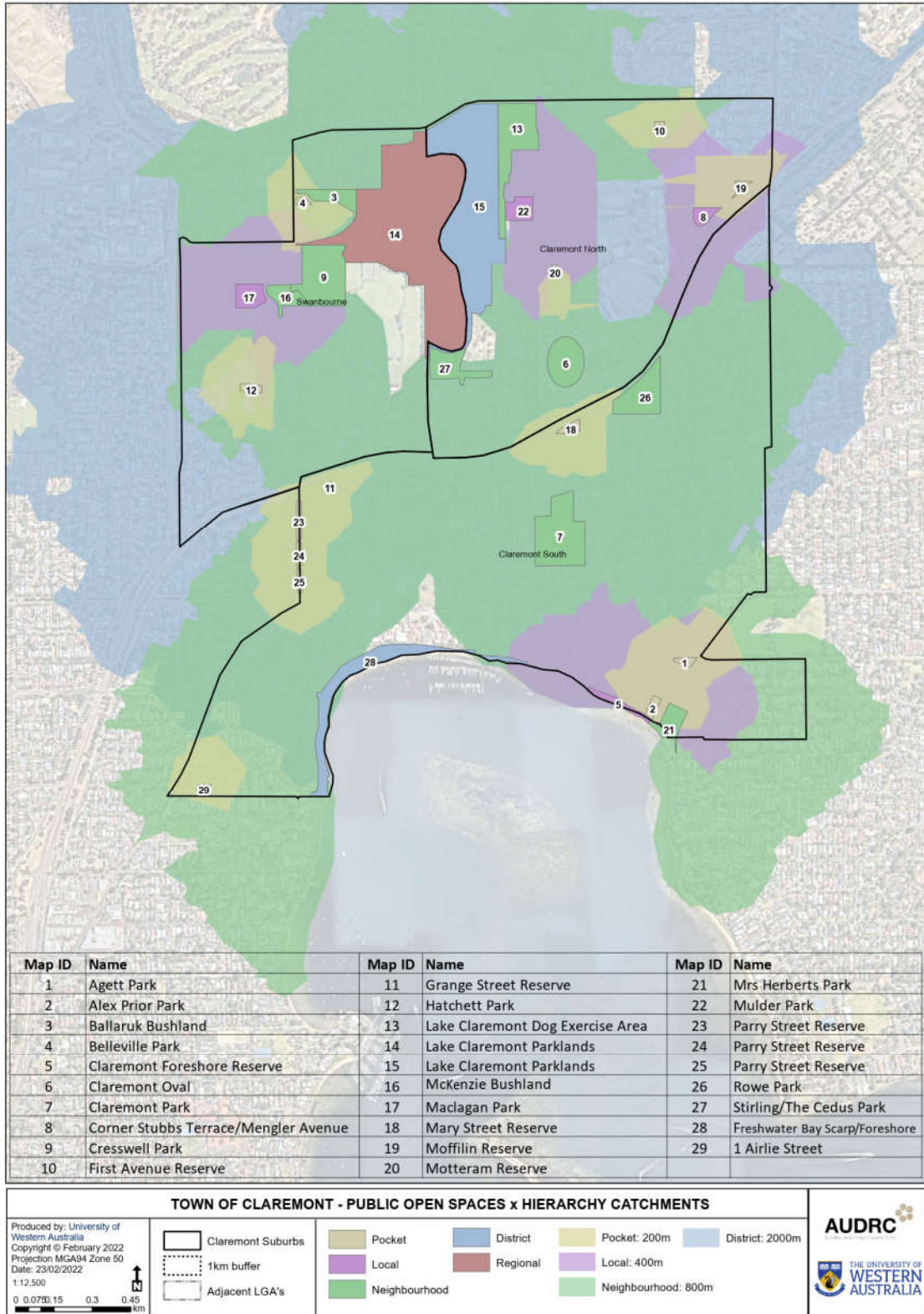


Figure 4: Town of Claremont Public Open Spaces, Hierarchy and Hierarchical Catchment

### 5.3 Offsetting POS Shortfalls: Standards of Provision

The analysis has specifically identified a potential POS shortfall related to current provision. Within inner urban areas it is often difficult to achieve a suitable level of POS provision across all functionalities (sport, recreation and nature). Provision is generally one aspect of the assessment process, particularly where accessibility is generally high. In such circumstances the level of embellishments associated with POS is often a critical consideration in how the POS can be activated and perform a higher level of functionality for the local community. Table 13 below identifies a potential minimum level of provision associated with POS which could be adopted across the Towns POS.

*Table 13: POS Embellishments by Function type – Standards of Provision*

Classification	Embellishment
Pocket	Natural Shade; Nature Space; Bench Seat Play Space; Rubbish Bin and Turf Area
Local	Natural Shade; Nature Space; Bench Seat Rubbish Bin; Turf Area; Play Space; Water Fountain; Internal Path Network and Pedestrian Network Connection;
Neighbourhood	Natural Shade; Nature Space; Bench Seats; Rubbish Bins; Irrigated Turf Area; Play Space; Conservation Space; Internal Path Network; Water Fountain; Car Parking; Public Toilets; Youth Space; Security/Path lighting and Pedestrian Network Connections.  For sporting areas: Sports Goals; Sports Lighting; Sports Training Nets/Safety Fencing;
District	Natural Shade; Nature Space; Bench Seats; Rubbish Bins; Irrigated Turf Area; Play Space(s); Conservation Space Internal Path Network; Car Parking; BBQ(s); Pavilion/Toilets; Water Fountain(s); Fitness Equipment; Security Lighting and Youth Space.  For sporting areas: Sports Goals; Sports Lighting; Sports Training Nets/Safety Fencing;
Regional	Outdoor Exercise; open space network; Casual, unorganised sport Children’s Play; Youth Recreation; General Recreation; Community Event Space and Bushland/wetland conservation

In addition to embellishing existing POS, as referenced previously there are other mechanisms available to the Town to address recognised shortfalls in the provision of POS through the following mechanisms:

- Repurposing of surplus land i.e. partial road closures / activation of road reserves as viable POS in sections of road where traffic management plans identify closures may assist traffic management.
- The construction of viable POS over previously unusable drainage reserves by using underground storage tanks where appropriate.
- The development of an appropriate and tangible community benefits assessment for apartment development related to additional plot heights where the incentive is sufficient to attract investment into the desired community benefit and is broadly commensurate with the additional development.
- The adoption of a POS and Community Benefit Policy/Scheme requirements.

- Formalising community use of existing private school facilities where appropriate to secure ongoing community access.
- Private Accessible Public Open Space (PAPOS) for apartments to offset the need to provide additional POS.

## 5.4 Catchment Mapping – Community Facilities and Sports Spaces

The catchment of existing community facilities and sports spaces were assessed to highlight the level of access to facilities within the Town of Claremont. Catchments were assessed on the basis of:

- Leisure Facilities: Considering 2-5km catchment around the main recreation and leisure facilities and those provided within neighbouring local governments.
- Community Centres: 2km catchments around each of the main community centre facilities and those provided within neighbouring local governments. In the case of the Town of Claremont the most significant community centre is the library and community hub.
- POS Sport with supporting infrastructure: An assessment of POS-Sport 2km POS catchment and potential overlap with neighbouring local governments POS - sport.

Based on the mapping outputs the following can be determined:

- In general the extent of community infrastructure across the Town, being a relatively confined urban area with a small population base is relatively evenly spread along a central spine from the foreshore north to Lake Claremont. The only areas where gaps are evident include the southwest portion adjacent to the foreshore and on the eastern boundary. These are offset by accessibility to neighbouring local government infrastructure, within the Shire of Peppermint Grove (The Grove Library and Westcoast Community Centre).
- Many of the Town facilities are however compromised due to the heritage status of the buildings. Most notably this includes the Claremont Station Precinct and the Claremont Museum area. The limited functionality of these facilities are critical as they may adversely impact on the local communities accessibility to a diverse range of services and programs.
- The station precinct heritage buildings do however appear to provide buildings which are adaptable to arts and cultural activities although it is evident that the building fabric must be maintained.
- In the case of leisure and recreation facilities the Claremont Aquatic Centre being centrally located within the Town, provides for a catchment for all Town residents and beyond the Town boundary. Claremont Bowling Club, Aspire Fitness and Golf Club and Claremont Tennis Club are similarly of a size and location which provides be-spoke sport and recreation facilities for a Town catchment (albeit due to the historic nature of the tennis club membership, it is understood they draw from a more diverse regional area). The McKenzie pavilion is the only infrastructure supporting a community oval space used for cricket and hockey. Typically, this limited level of sporting oval provision would be below the recognised standard level of provision for the current and future projected growth for the Town.
- There are two significant areas of recreational / sporting space which would not be considered to be public open space under the POS Classification Framework (Claremont Oval and the Royal Agricultural Showgrounds). These spaces do however provide accessibility to the general public at times when they are not used by their primary user. These would therefore contribute to offsetting the need for additional POS, albeit this accessibility is reliant on the continued goodwill of the owner / manager of the land (there is currently a use and maintenance agreement with Claremont Oval). In addition the significant level of additional private school playing field space, which although dedicated for school use, could potentially provide an opportunity to offset the POS demand.

- When considering broader community centres and spaces, it is evident that such space is limited to the Administration Centre and Claremont Community Hub and Library. This level of provision for the Town would be considered to be substandard and likely to show a deficit in provision. When undertaking the mapping of infrastructure however it became clear that there are a number of facilities which provided the potential for community space (for meetings, functions and events). These include Claremont Bowling Club, Claremont Tennis Club, Claremont Yacht Club and both the Agricultural Showgrounds and Claremont Oval Grandstand. These facilities collectively would offset the need for additional community space.
- When assessing the sporting space it can be seen that immediately to the north of the Town boundary is Mount Claremont Oval and to the east College Park (both within the City of Nedlands). In addition to the west is Allen Park, also in the City of Nedlands. These collectively provide for sporting catchments which extend across the Town. It is on the basis of these sporting spaces that the level of provision across the Town is considered reasonable.
- Overall the residents of the Town of Claremont have reasonable access to a range of community facilities which provide opportunities to socialise, undertake group activities / meetings and to take part in various craft dance, personal health and wellbeing opportunities.

It should be noted however that current facilities are varied in condition and functionality and accessibility. An understanding of their effectiveness to service the community requires further investigation and analysis.

## 5.5 Visual Facility Audit

The visual auditing of key Town facilities involved an inspection related to their fitness for purpose and relative functionality. This was also informed by the document review which included an assessment of current community building assets. The following community facilities were audited and the outcomes provided in Table 14 below:

*Table 14: Facilities Audited and Assessment Outcomes*

Facility	Implications
<b>Claremont Aquatic Centre</b>	<p>Claremont Aquatic Centre is a co-generated outdoor facility with a 50m x 8 lane pool with attached diving pool and separate 25m x 7 lane pool which during the summer months has a series of shade sails covering the 25m pool facility.</p> <p>The facility has benefited from the recent refurbishment of the site entry and changing facilities and introduction of solar panel system to offset the ongoing operational costs. The facility is located adjacent to the golf course and Lake Claremont with a car park shared between all three users. The car park is entered at different levels with the area adjacent to the aquatic centre at the high point and gradually falling towards the lower level adjacent to the golf course, pro-shop and two commercial café's.</p> <p>Within the site and adjacent to the aquatic entry is a retail area and office space to monitor the entry / exit.</p> <p>The aquatic centre has large areas of grassed lounging areas together with a recently installed water play feature on its northern boundary which replaced a small paddling pool and playground. Over 50% of the grassed area and water play has the capability of providing shade through shade sail structures.</p> <p>To the south of the aquatic centre facing to the north are a series of club / training rooms at the top of an extended limestone terrace which provides the spectator viewing area for carnivals / events. To the west of the 50m pool is a storage shed which is also utilised by the local; swim school / squad swimming.</p>



Facility	Implications
	<p>The facility has a series of buildings and structures of varying ages with some nearing the end of life and due for replacement. The Town has identified within the Long Term Financial Plan a budget of \$3m to be invested in the facility within the next five years.</p>
<p><b>Claremont Library and Community Hub</b></p>	<p>Claremont library is a converted heritage church which provides a range of typical contemporary library functions including a children's reading / storytelling area, IT, lending area and separate small meeting room. It is accessed off the adjacent car park area adjacent to Typika Café and which has time limited parking (2 hours) and a high flow of shopping / business traffic throughout the day. The building also houses the Justice of the Peace (Thurs evening) and provides a range of children's activities during the week.</p> <p>The facility is open from Mon to Weds and Fri from 9:30am to 5pm and Thurs from 9:30am to 7pm. It is open on Sat from 9am to 12pm but closed on Sunday. Claremont residents also have automatic access to any Western Suburbs Library Group (WSLG) which includes Subiaco, Nedlands, Mt Claremont and The Grove libraries.</p> <p>As an old heritage building it is compromised by its limited size and extremely high internal ceiling and layout. It has however been adapted well for the library use albeit having constraints associated with accessibility and a traditional book lending service operation (i.e. no evidence of self-service lending, drop off and pick up although it does provide a delivery service).</p> <p>The future of the Library should be assessed in detail given the proximity of the adjacent WSLG libraries to determine whether it provides a cost effective service to residents given it has a limited collection and capability. There may be opportunities to provide alternative partnership arrangements which do not require a dedicated space but retain the service outputs for residents.</p>
<p><b>Lake Claremont and Surrounding Parkland / Friends of Lake Claremont</b></p>	<p>Lake Claremont, the wetland conservation area and the surrounding recreational land provides a unique biodiverse community within the centre of Claremont. The parkland provides a significant level of recreational and sporting infrastructure within close proximity of the water body. In addition it incorporates extensive pathways throughout. These pathways provide strong links to the neighbouring residential properties and links to Aboriginally significant heritage walks..</p> <p>To the north of the lake is extensive Aboriginal Heritage signage and information boards referencing the wetland. This level of signage is inconsistent throughout the wetland area.</p> <p>There is also a range of play equipment and formalised sport and recreation infrastructure surrounding the lake. These are understood to co-exist without creating damage to the ecosystem through the introduction of chemicals to manage and maintain sports playing surfaces.</p>
<p><b>McKenzie Pavilion and Cresswell Park</b></p>	<p>The McKenzie pavilion has recently been replaced by a contemporary fit for purpose facility which will service the needs of the sporting users for the next 20 years or more. At the time of the inspection, the construction work was well advanced. The elevated position looking eastwards across the Cresswell Park Oval is in the optimum location and provides a good viewing area across the sporting fields which are utilised for hockey and cricket. Car parking is limited on site but there are sufficient on-street and off-road verge car parking options within close proximity. The adjacent tennis courts (9 grass, 6 hard courts), basketball courts x 2 and Scotch Playing fields are</p>

Facility	Implications
	maintained to a high level although some of the built infrastructure is tired and in need of upgrade / replacement.
<b>Claremont Tennis Club</b>	The tennis club provides an extensive facility within the centre of the Town, albeit to the north of the railway station and east of Claremont Oval. The court infrastructure provides for 12 grass, 4 acrylic, 2 synthetic. The clubhouse is ageing although in reasonable condition and not reaching the end of its useful life. It has been extended to provide a workshop and there is also a separate building centrally located within the site which is utilised by the clubs tennis coach. Opportunities do exist to reconfigure the site and potentially reduce the extent of grass tennis court surfaces. The courts are well maintained and understood to be well utilised. The facility does however provide a service which is well provided for within the neighbouring local governments of the City of Nedlands, Town of Cambridge where there are extensive levels of grass court provision. The Tennis West Strategic Facilities Plan of 2018 groups Claremont with Perth, Subiaco, Nedlands, Mosman Park, Cottesloe highlighting the area has 11 venues and 182 courts with a member to court ratio of 14:1. The conversion of natural grass to acrylic hard courts is identified as a priority. The strategy also identifies the future growth of Hot Shots through the provision of dedicated Hot Shot courts with Claremont identified as having one of the greatest opportunities for such development. To increase the financial viability of the club consideration should be given to alternative aligned and growing racquet sport opportunities (Padel, Pop and Pickle Ball).
<b>Claremont Oval</b>	The recently developed Claremont Oval precinct provides an open and accessible oval space (albeit a dedicated WAFL ground) with access to a commercial gym, retail and a variety of conference / meeting room and hospitality rooms. The main grandstand to the ground provides the opportunity to hire different aspects of the venue for corporate functions and community events. The facility provides a resource for the community which can be hired by community groups at a nominal rate. The flexibility of the internal space provides a valuable local resource which could be utilised by the Town to deliver services (subject to agreement with Claremont Football Club).
<b>Claremont Museum and Whadjuk Trail Walks</b>	The Heritage precinct which includes buildings previously used as a boarding house, school, church, police quarters and police station has recently been renovated. It provides an attractive tourist destination linked to the Whadjuk Trail Walks which skirt the foreshore and link remnant bushlands. They provide links back to Lake Claremont and extend to Herdsmans Lake and Kings Park. This area provides a well maintained social meeting area including a BBQ, shade, seating and panoramic views across the Swan River.
<b>Claremont Yacht Club</b>	Claremont Yacht Club while operated independently of the Town of Claremont provides a function venue on the foreshore which would offset the need for additional similar infrastructure in the immediate location.
<b>Railway Buildings</b>	The railway buildings include former rail housings to the north and south of the railway line. Those to the south (railway station) are converted into office space occupied by FORM. Those to the north (The Goods Shed) provide an arts space and café which has assisted in activating the area adjacent to the railway car park. The buildings have been maintained in a good condition and provide a focal point for heritage, culture and arts within the Town. Current works around the station relate to the Train Station upgrade incorporating turn backs (to support the Forrestfield-Airport Link). The

Facility	Implications
	development includes the re-alignment of the dual use footpath and associated amenity which when complete will enhance accessibility.

## 5.6 Community Facility Guideline Needs Assessment

The Community Facility Guidelines produced by Parks and Leisure Australia WA in 2020 identifies a number of facility benchmarks and potential population triggers for the development of infrastructure. Table 15 below identifies the key facilities and level of provision currently within or adjacent to the Town boundaries which are likely to impact on future need.

Table 15: Assessment of Need for Community facilities based on PLA WA Community Facility Guidelines (R – Regional, D – District, N – Neighbourhood).

Descriptor: Community Infrastructure	Indicative requirement		Current Provision
	2021 11,216	2041 14,600	
Multi-functional branch library	0 (R) 0-1 (D)	0-1 (R) 0-1(D)	Library and Community Hub
Neighbourhood Community Centre	1-2	2	The provision of community space exists through the combined provision of the Administration Centre and Claremont Community Hub and Library together with Claremont Bowling Club, Claremont Tennis Club, Claremont Yacht Club.
District Community Centre	0-1	0-1	There is currently no dedicated district centre but a combination of the above could be considered to meet the need
Youth Centre/Youth Space	0-1	0-1	None
Seniors Centre	0-1	0-1	None
Skate Park	0 (R) 1 (D) 1-2 (N)	0 (R) 1 (D) 1-3 (N)	None
BMX dirt track facility	1-2	1-3	None
BMX facility (formal bitumen track)	0	0	None – no need expressed
Regional Public Open Space/Park	0	0	Lake Claremont
Community and Performing Arts	0 (R) 0-1 (D)	0 (R) 0-1 (D)	No dedicated facility and not sustainable based on projected population growth
Amphitheatres	Local Need	Local Need	RAS / Private Schools

Descriptor: Community Infrastructure	Indicative requirement		Current Provision
	2021 11,216	2041 14,600	
Outdoor Meeting Place	Local Need	Local Need	Lake Claremont Foreshore
Trails (walking, cycling, and bridlepaths)	Local Need	Local Need	
Arts and Cultural Centre	0	0	No dedicated facility and not sustainable based on projected population growth
District Park	0-1	0-1	Lake Claremont Parklands
Neighbourhood Park	2	3	Currently 8 provided
Local Open Space	10	14-15	Currently 4 provided
Sports Space (to potentially incorporate sports identified below)	2-3	3	Currently 2 sports spaces
<ul style="list-style-type: none"> <li>AFL ovals</li> </ul>	1-2	2	None – WAFL Ground
<ul style="list-style-type: none"> <li>Rugby Union/League</li> </ul>	Local Need	Local Need	None
<ul style="list-style-type: none"> <li>Diamond Sports</li> </ul>	1	1	None
<ul style="list-style-type: none"> <li>Soccer pitches</li> </ul>	2	2-3	None
<ul style="list-style-type: none"> <li>Cricket ovals</li> </ul>	1	1-2	One
<ul style="list-style-type: none"> <li>Athletics (grass and synthetic)</li> </ul>	0 (R) 0 (D)	0 (R) 0 (D)	None
<ul style="list-style-type: none"> <li>Hockey pitches (grass and synthetic – water, sand based and alternatives)*</li> </ul>	Local Need	Local Need	Two grass
Multi-use synthetic surfaces	Local Need	Local Need	None
Netball Courts	1-2	2-3	None
Basketball Courts (indoor and outdoor)	3-4	4-5	None
Outdoor, Beach and Indoor Volleyball	Local Need	Local Need	None
Indoor Volleyball	Local Need	Local Need	None
Lawn Bowls	0-1	0-1	One (2 Greens)
Squash	Local Need	Local Need	None
Tennis (multi surface courts and grass)	1 x 8 court facility (D)	1 x 8 court facility (D)	Claremont Tennis Club with 12 grass courts, 4 hard courts and 2 synthetic courts
Golf Course	1	1	One
Cycling facility	Local Need	Local Need	None

Descriptor: Community Infrastructure	Indicative requirement		Current Provision
	2021 11,216	2041 14,600	
Trails (walking, cycling and bridle paths)	Local Need	Local Need	Locally provided
Local Government Aquatic Facilities indoor/Outdoor (various configurations)	0 (R) 0 (D) 0-1 (N)	0 (R) 0-1 (D) 0-1 (N)	One district level facility provided at Claremont Aquatic Centre
Regional Sports Facility (including aquatics)	0	0	None required
Indoor Sport and Recreation Centre (dry)	0 (R) 0-1 (D)	0 (R) 0-1 (D)	None and not sustainable based on projected population growth
Aerobics/Fitness/ Gym (Local Government)	Local Need	Local Need	Claremont Oval
Community Shed	Local Need	Local Need	Royal Agricultural Showground
Community Garden	Local Need	Local Need	Claremont Park

## 5.7 Benchmarking: Playing Pitch Generation Assessments

This assessment is based on the analysis of Ausplay data and the likely number of teams which are to be generated by a given population. This are then factored into training requirements, competition requirements and the extent of time required to utilise a playing surface. The full breakdown of the assumptions and analysis is provided in a separate appendices document. A summary of the output is provided below.

For children (ages 0-14), the analysis is undertaken on the key top ten sports, of which only those that are played on a court, oval, rectangular pitch or diamond are considered. The estimated junior court and pitch surface required is provided at Table 16 below where the three columns on the right identify the Rectangular/Oval Pitch Demand between 2016 (the latest accurate census data) to 2041 (the last projected growth year).

Table 16: Projected Pitch Generation Requirement for the Town of Claremont (Junior Level)

Children (0-14)	Participation	Rectangular/Oval Pitch Demand		
		2016	2031	2041
Basketball	12.4%	2	2	2
Australian football	11.5%	2	2	2
Football / soccer	9.7%	2	2	2
Netball	9.4%	1	2	2
Tennis	5.6%	1	1	1
Cricket	4.2%	1	1	1

For adults (ages 15-59), the analysis is undertaken on the key top fifteen sports, of which only those that are played on a court, oval, rectangular pitch or diamond are considered. The estimated junior court and pitch

surface required is provided at Table 17 below where the three columns on the right identify the Rectangular/Oval Pitch Demand between 2016 to 2041.

*Note: \*Those grass sports denoted with an asterisk indicate the provision is identified as a senior standard as junior sport invariably is located within the senior oval, rectangular or court space. For cricket and AFL the only provision captured is senior oval space with the majority of junior oval space located on primary schools with various limitations on access. Basketball and Netball references indoor court provision only.*

Table 17: Projected Pitch Generation Requirement for the Town of Claremont (Senior Level)

Adult (15-59)		Rectangular/Oval Pitch Demand		
Sports Venue Based	Participation	2016	2031	2041
Australian football	3.1%	1	1	1
Netball	3.7%	4	4	5
Football / soccer	3.4%	2	3	3
Cricket	2.1%	1	1	1
Basketball	3.1%	1	2	2
Hockey	1.4%	1	1	1
Tennis	1.4%	2	2	3

The actual demand for adult oval space is the key determinant of need as junior provision can generally be accommodated on the adult oval space and / or through negotiated agreement on school space. This assessment is used to verify the CFG benchmarks of provision.

From this analysis it can be seen that the demand for Australian Rules Football is lower than that predicted under the CFG but soccer is higher. Cricket is relatively comparable. The one concerning factor is the provision of Netball and Basketball courts. Given the relatively close proximity of the State Netball and Basketball Centre within the Town of Cambridge, the demand for additional courts is likely to be addressed by those regional level facilities (in addition to those present on private school sites within the Town).

## 5.8 Implications for Future Planning

The initial analysis has indicated the following:

- Based on the analysis of current provision, the areas of POS are providing the functionality and accessibility that generally satisfy public requirements. Accessibility is high and they are generally activated through good levels of connections via the local pathway network.
- The gaps in POS provision relate to the relatively lower level of local POS. However, this is offset by the high level of neighbourhood level POS infrastructure. It is however evident that the extent of POS provision overall is below accepted levels and this is likely to be exacerbated based on future growth projections. Given the limited ability to acquire POS to offset this demand the Town should consider a number of alternative solutions, which should include:
  - Obtaining secured access (formally agreed) with other significant owners of POS (i.e. Royal Agricultural Showgrounds or private schools through shared use agreements).
  - Acquiring additional land through compulsory purchase. This however is unlikely to be viable if future growth targets are to be met.
  - Increase the capability and functionality of existing POS through the provision of enhanced additional infrastructure (site embellishments).

- The only regional level POS provision within the Town of Claremont is Lake Claremont. This is of a unique quality and will require ongoing investment and support to management and maintain the resource for the local community. This will require ongoing support to be provided to the Friends of Lake Claremont to secure available grants and ensure the management plan is being adhered to.
- Private Accessible Public Open Space (PAPOS) for apartments could be considered and incorporated as a mechanism to offset the need to provide additional POS.
- Overall, based on a review of the assets, the Town's POS is generally in good condition. There are however elements that will require ongoing and additional investment to renew and replace. Across the Town, key infrastructure such as irrigation, lighting, park furniture and equipment is ageing and is due for replacement.
- The provision of sporting POS and assessment against benchmarks and guidelines indicates that while the number of sporting spaces is adequate, the level of provision in meeting the range of high participation sports is limited. Within the Town there is no provision for the sports of AFL, soccer or any of the rugby codes. In addition there is no diamond pitch provision. While this is a concern, the requirement for such infrastructure should be led by an expressed demand. This would need to be tested through community consultation. It is to be noted however that accessibility to sporting space across the Town is good.
- While most major sports are not being catered for within the Town, there is a significant level of infrastructure provided by neighbouring local governments and state government which may offset the need for additional infrastructure (including the provision of major indoor court provision at the state basketball and netball centres in the Town of Cambridge).
- In respect of community buildings the only areas where gaps are evident include the southwest portion adjacent to the foreshore and on the eastern boundary. These are offset by accessibility to neighbouring local government infrastructure, within the Shire of Peppermint Grove (The Grove Library and Westcoast Community Centre). Consideration should be given to the future of the Library and Community Hub within the Town to ascertain whether a more cost effective measure of delivering the service may be to partner with service providers and reduce the extent of small library services within the Western Coastal local governments.
- In respect of community buildings The Town has a range of community buildings but a large number of these are of a heritage value. Those that are not of a heritage value are operated by single service users (i.e. tennis, bowls, yachting and golf). The Town in reviewing its future services and provision of community facilities should be seeking to reduce the single user groups and expand the opportunities to multi-functional / co-located facilities in accordance with industry trends.
- While investment has recently been made into the museum and McKenzie Pavilion, the older facilities are likely to require significant infrastructure upgrades/redevelopment if they are to be capable of providing more adaptable/flexible space to accommodate greater utility.
- The aquatic centre provides a relatively unique level of service to a community of the size of the Town. The rationalisation of this facility over time would be beneficial to maximise the use of space and provide an opportunity to increase the functionality of adjacent land which incorporates substantial car parking areas, cafes, POS and other sports facilities. This should be considered as part of the committed investment proposed in the facility within the next five years.
- In addition to Claremont Oval and the Royal Agricultural Showgrounds which provide a level of community use within their sites, there are also the private schools which include Scotch College, Christ Church Grammar School and Methodist Ladies College which provide similar resources. It will be important to factor access to these schools into any potential future development in advance of developing new / duplication of provision. Scotch College in particular provides basketball courts x 2 and playing fields which are maintained to a high level adjacent to Cresswell Park. All schools have indoor court space which could be accessed in addition to performing arts opportunities.

- Claremont Library and Community Hub could be further enhanced through the development of Typika café. Consideration should be given to how this space could provide a more expansive and fit-for-purpose venue. This however would need to be balanced against the requirement to generate income from limited Town resources and offsetting apparent deficits in community infrastructure.
- With the bowling club and tennis club infrastructure, both of these clubs occupy substantial areas of land within close proximity to the Town Centre. Both clubs are in need of investment to manage and maintain their facilities effectively and efficiently. Opportunities exist for both sites to be rationalised while maintaining a good standard of provision.
- The assessment of community needs identifies a number of components which in addition to the above should be addressed:
  - The lack of youth based infrastructure.
  - Skate parks / informal wheeled sports facilities.
  - Extended trails / dual use footpaths etc.
  - Provision of an additional sporting space.



## 6. Consultation Outputs

The consultation process incorporated the following:

- Survey responses received through the Local Planning Strategy Survey which had been undertaken by the Town of Claremont to ascertain the views of residents and their future aspirations related to the development of a new Local Planning Scheme.
- A separate Public Open Space and Community Facilities Survey which asked specific questions in relation to existing facilities and services to establish the general view of the quality, capability, functionality and requirement for infrastructure.
- One to one meetings with selected private schools, clubs and organisations within the Town of Claremont that provide significant sport, recreation cultural and arts infrastructure used by the resident population.
- A specific facility survey related to specific sporting clubs and management bodies to pick up other usage and forecast growth in relation to existing facilities and their future aspirations.

### 6.1 Local Planning Strategy Survey Outputs

The Town of Claremont Local Planning Strategy survey saw a total of 326 people respond. Table 18 below identifies the key considerations which emerged from the LPS survey process:

*Table 18: Relevant Local Planning Strategy Survey Outputs*

Themes	Implications
Consistent positive attributes during the visioning process which were used to describe the Town included convenient, green, accessible, peaceful, heritage, attractive and clean.	The development of POS and community infrastructure should seek to maintain the attributes resident population consider to be part of the unique character of the Town.
Consistent negative attributes during the visioning process which were used to describe the Town included noisy, traffic, car focused traffic congestion, expensive, crowded, unplanned and parking issues.	The development of POS and community infrastructure should where possible seek to address areas of deficiency within the Town. It is however unreasonable for the strategy to address common issues associated with car parking, traffic congestion and noise.
The geographical location is the most valued reason for living in the area, followed by its link to the natural environment, parks and community facilities.	While the Towns existing facilities appear to be well used and generally well valued by the community, it is evident from the respondents to the survey, parks and natural areas rated the highest and areas that the community want addressed are related to protecting the natural environment and activation of the area.
Facilities identified for additional provision and improvement included public toilets, shelters, tree cover, cycling and enhanced maintenance.	The Strategy will need to address paths within the context of open spaces and buildings.  Improving trees canopy/greening and waste reduction were the two highest areas

## 6.2 POS and Community Facility Survey Outputs

The POS and Community Facility Survey focused more specifically on the built infrastructure and POS sites. A total of 176 people responded. Table 19 references the key considerations which emerged from the POS and Community Facility Survey outputs:

*Table 19: Relevant POS and Community Facility Survey Outcomes*

Key Themes	Implications
Lake Claremont is consistently identified as the favourite park within the Town of Claremont	This re-emphasises the importance to the local community and the requirement to continue to invest in both its environmental and natural character but to also manage the use and public accessibility to the area
Mrs Herberts Park (adjacent to the museum) is identified as the second most important with Claremont Park (adjacent to the Administration Offices) as an important social meeting area.	Both parks which are located in the Southern portion of the Town obviously provide important social meeting areas and gathering spaces. It will be important to enhance these opportunities. With works nearing completion on the museum and surrounding land at Mrs Herberts Park it will be opportune to look at Claremont Park and potentially master plan the area by incorporating the bowling club and associated meals on wheels, child care and St John's Ambulance building.
Close proximity to home is important as is close proximity by foot / cycle	This re-enforces the importance of the ability for people to gain access to POS which is readily available within the Town based on the research. The most significant issue to resolve is the quality of space and shared use infrastructure which encourages greater activation.
Shade (trees) and natural bush is valued most	The continued support for the provision of additional native tree should be re-enforced and continued.
Social gatherings is identified as a key use of POS as is exercising the dog and availability of playgrounds (Noting that the majority of respondents used the park areas at least once a week, if not daily for up to an hour)	The Town benefits from a good level of POS accessible by dogs / dog walkers. POS embellishments should however be assessed in greater detail to ensure the social infrastructure (BBQ's, seating, drinking fountains, playgrounds and shade) is contemporary and meets the changing needs of the community.
Individual exercise ranked as the highest level of usage while enjoying nature and relaxation was comparable.	This re-enforces the importance of maintaining good levels of controlled access to the park areas by well maintained pathways, signposting and maintaining the natural ambience.  The option to introduce more fitness equipment in strategic locations within the park areas and adjacent to pathways could be explored further.
Dog owners not controlling their dogs	This ranked highly in the comments received relating to parks, indicating there is a potential need for more education and re-enforcing obligations in respect of dog control and picking up excrement.

Key Themes	Implications
Maintenance and width of footpaths / dual use paths is raised as a concern	This was also identified as a concern through the comments received and re-emphasises the importance of the ongoing maintenance of assets both within and outside of the Towns control.
Reference to poor lighting, particularly in respect of personal safety.	It is important to ensure wherever possible users have the capability and confidence to use paths and parks throughout the day. This can be achieved through passive solar lighting adjacent to park entries and along defined pathways.
Claremont Community Hub and library was identified as the most popular facility and valued by a lot of respondents but also criticised for its limited space, lack of car parking, opening hours and availability of stock.	The variety of services and location is seen as a significant benefit but the limitations related to the service being offered is clearly an issue which is constrained by the building design and space. A decision will need to be taken on whether it is important to retain the current facility or to explore an alternative approach which is more cost effective but maintains the level of service to patrons.
While Claremont Aquatic Centre was also identified as a popular facility it was criticised for its age, limited flexibility, cleanliness and diversity of use.	The variety of services and location is also seen as a significant benefit associated with a centrally located aquatic centre. Options should be explored to enhance the car parking. The facility has been the subject of previous master planning which has not reduced the services on offer. This will however need to be addressed if an aquatic facility is to be maintained within the Town where there are potential increased accessible water spaces and competition associated with Christ Church / Methodist Ladies College and Scotch College.
The lack of toilet facilities at Lake Claremont	A need for a toilet within close proximity to the Friends of Lake Claremont shed building
The retention and improvement of accessible green spaces	This re-emphasises the comments referenced above in the need for the Town to manage and maintain current infrastructure and where possible seek to embellish with additional supporting infrastructure to increase activation.
Enhancing the diversity of activities across a range of user groups including children, the youth and seniors.	This will necessitate greater levels of partnership working with other service providers, user groups and acknowledged private entities located within the Town who have the ability and potential resources to assist (i.e. private schools, Claremont Football Club and RAS)
Enhance disability access	The need for the Town to invest in maintaining existing infrastructure and to enhance disability access was emphasised in a variety of comments related to the broader infrastructure base.
The requirement for an indoor recreation centre	Based on the benchmarking, provision of hall space within the private school sites located within the Town and those in close proximity but in neighbouring local governments, the provision of additional indoor court space could not be justified.

### 6.3 One to One Meeting Outputs

The one to one meetings focused on existing facility infrastructure and POS with a range of organisations based in the Town. The potential opportunities to work in partnership with the Town to offset ongoing community needs through providing increased accessibility to non-Town assets where possible was explored.. Table 20 references the key considerations which emerged:

Table 20: One to One Meeting Outputs with Selected Local Organisations

Consultee	Opportunities
<b>Scotch College</b>	<ul style="list-style-type: none"> <li>• Would welcome the use of their facilities when not required for collegiate use.</li> <li>• The majority of their infrastructure is available on a commercial rate.</li> <li>• Grounds are made available on a bookings basis. The College see no problem working with the community regarding the booking of facilities.</li> <li>• They have recently introduced a new swimming club into the community (The Highlanders)</li> <li>• Identified need: They consider they are one hockey turf short in the area.</li> <li>• They would be prepared to consider a composite maintenance contract across all sports space.</li> </ul>
<b>Royal Agricultural Showgrounds</b>	<ul style="list-style-type: none"> <li>• They are committed to staying on site but will need to rationalise their landholdings.</li> <li>• Currently there is a community Men's Shed on site and a community garden. The RAC consists of 60 affiliated societies within the organisation. They connect very strongly with regional WA.</li> <li>• Future potential opportunities include a POS / sports facility which may be provided as part of a future redevelopment, subject to an approved re-zoning.</li> </ul>
<b>Methodist Ladies College</b>	<ul style="list-style-type: none"> <li>• They currently have limited sports space within their control although work effectively with Christ Church Grammar School to jointly develop the aquatic infrastructure. This is managed by a private operator who encourages community use.</li> <li>• The campus is really open and they do have a lot of community using the courts without authority already. Fremantle Netball Club use sports hall and it is used throughout the day and booked into the evenings by college and outdoor users.</li> <li>• Needs relate to the closed access for ICSA sport. MLC offer 18/19 sports but a run for shorter seasons due to the lack of access to facilities.</li> </ul>
<b>Christ Church Grammar School</b>	<ul style="list-style-type: none"> <li>• The College is heavily invested in the community partnerships as they consider it is an important component of the school.</li> <li>• Child protection is there single biggest objective which is a focus for all activities within the site.</li> <li>• Reference was made to the newly developed aquatic facility and the high demand for Water Polo. This space is accessible by the</li> </ul>

Consultee	Opportunities
	<p>community as is, when available, the performing arts building which is intended to be developed</p> <ul style="list-style-type: none"> <li>• Need: Concern was expressed that there is no hockey turf within the Town and the sharing of a hockey turf is a potential opportunity to satisfy an emerging local need</li> </ul>
<b>Claremont Tennis Club</b>	<ul style="list-style-type: none"> <li>• Currently looking at its landholding due to the current financial pressures (maintenance of the courts is the highest cost).</li> <li>• They have an older club but not with a strong junior base. Scotch College is effectively the junior club. Only 6% of juniors transfer to senior members.</li> <li>• The preferred position is to move the clubhouse and re-align it to site between court 10 and the bottom courts. The idea would be to improve the functionality of the club but the cost may be prohibitive and not necessary.</li> <li>• Relocation would however free space up for the option of Padel Courts (also bocce / patenque). The bowling club at Bayview Terrace could also be relocated.</li> <li>• The club is currently used by a number of community groups but the extent of usage is limited.</li> </ul>
<b>Friends of Lake Claremont</b>	<ul style="list-style-type: none"> <li>• The emergence of the group dates back to previous use of the site and has been a good collaboration with the Town.</li> <li>• The group have achieved over \$3/4M of grants to manage and maintain the area and re-plant / restore it to its original status.</li> <li>• Previous Master Plan planting has been completed. At a cost of approx. \$400k.</li> <li>• They do not want to go into the commercial side – they wish to stick with what they do best.</li> <li>• As a conservation category wetland there is a 5 year management plan for Lake Claremont Site – work has now started on the review. The Bushfire Management Plan is integrated within the mgt plan for the site</li> <li>• They have no pressing needs although there have been discussions relating to the provision of an education centre and potential installation of a composting toilet.</li> </ul>

## 6.4 Selected Club and Facility Management Outputs

In addition to the above, selected club / facility questionnaires were completed to ascertain membership / usage levels, current constraints and future aspirations. Table 21 references the key considerations which emerged:

*Table 21: Selected Club and Facility Management Outputs - Overview*

Organisation	Implications
<b>Claremont Nedlands Cricket Club</b>	<ul style="list-style-type: none"> <li>• Currently a premier cricket club</li> <li>• Typical age profile of 5 to 65.</li> </ul>

Organisation	Implications																								
	<ul style="list-style-type: none"> <li>Club numbers are generally stable with growth in the juniors (just over 30% reside within the Town).</li> </ul> <div data-bbox="517 439 1337 920" data-label="Figure"> <table border="1"> <caption>Membership - Claremont Nedlands CC</caption> <thead> <tr> <th>Year</th> <th>Membership</th> <th>Junior</th> <th>Senior</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>600</td> <td>380</td> <td>120</td> </tr> <tr> <td>2017</td> <td>640</td> <td>500</td> <td>120</td> </tr> <tr> <td>2018</td> <td>640</td> <td>500</td> <td>120</td> </tr> <tr> <td>2019</td> <td>660</td> <td>530</td> <td>120</td> </tr> <tr> <td>2020</td> <td>670</td> <td>530</td> <td>120</td> </tr> </tbody> </table> </div> <ul style="list-style-type: none"> <li>The lease the McKenzie Pavilion from 1<sup>st</sup> Oct to 31<sup>st</sup> March annually.</li> <li>Little opportunity for the development of additional sporting fields in the Western Suburbs (2ha in size required)</li> </ul>	Year	Membership	Junior	Senior	2016	600	380	120	2017	640	500	120	2018	640	500	120	2019	660	530	120	2020	670	530	120
Year	Membership	Junior	Senior																						
2016	600	380	120																						
2017	640	500	120																						
2018	640	500	120																						
2019	660	530	120																						
2020	670	530	120																						
<b>Claremont Community Hub &amp; Library</b>	<ul style="list-style-type: none"> <li>Lending figures indicate between 3,300 and 4,900 transactions occurring monthly in 2021. The usage figures are volatile because each COVID-19 shutdown makes the return of library programs slow to recover.</li> <li>The facility provides for regular activities including children (storytime, rhyme time, crafters, school holiday programs), adults (conversation sessions English, German, French, Italian, Chinese) book club meetings, Mahjong, Art Group and Knitting Club</li> </ul>																								
<b>Golf Oracle, Golf Maintenance</b>	<ul style="list-style-type: none"> <li>Currently manage the golf course with a typical age profile of 16 to 80 years.</li> <li>They would like to provide more practice facilities, (driving range, short game chipping area) and have indicated they would like an extra 1-3 ha for extra training and practice facilities. The adjacent parkland is identified as providing the potential opportunity.</li> </ul>																								
<b>Claremont Recreation (Bowling) Club</b>	<ul style="list-style-type: none"> <li>They currently provide for competitions, social bowls and venue hire within two grass greens and a clubhouse facility.</li> <li>The catchment is identified at 10km with 14-98 being the age range provided for.</li> <li>Membership over the past three years indicates a gradual reduction from 120 in 2018 to 104 in 2020. Approximately 40% of current bowlers reside within the Town.</li> <li>The biggest constraint is the high cost of maintaining the greens and surrounds (\$83k per annum). Concerns were raised over maintenance costs and level of Council support which has reduced from \$42k to \$19k annually.</li> <li>All infrastructure is considered to be adequate.</li> </ul>																								

Organisation	Implications																								
	<ul style="list-style-type: none"> <li>Needs are identified as shade, decking with seating, storage space and a kitchen renovation. This would enable the club to provide a better service to members.</li> </ul>																								
<b>Westside Wolves Hockey Club</b>	<ul style="list-style-type: none"> <li>A hockey club with members ages ranging from 4- 70+. A relatively equal male female representation. The basic catchment area is across the Western suburbs.</li> <li>Membership over the past three years indicates a gradual reduction from a high of 1,547 in 2018 (pre-Covid). Approximately 21% of current members reside within the Town.</li> </ul> <div data-bbox="502 667 1332 1160" data-label="Figure"> <table border="1"> <caption>Westside Wolves Hockey Club Membership Data</caption> <thead> <tr> <th>Year</th> <th>Members</th> <th>Juniors</th> <th>Seniors</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>800</td> <td>0</td> <td>0</td> </tr> <tr> <td>2017</td> <td>1050</td> <td>0</td> <td>0</td> </tr> <tr> <td>2018</td> <td>1547</td> <td>0</td> <td>0</td> </tr> <tr> <td>2019</td> <td>1400</td> <td>1050</td> <td>300</td> </tr> <tr> <td>2020</td> <td>1300</td> <td>950</td> <td>350</td> </tr> </tbody> </table> </div> <ul style="list-style-type: none"> <li>The Club believes its core membership base is relatively optimal at the present time.</li> <li>The lack of artificial grass with a clubhouse is seen as the biggest inhibitor to growth. The challenge is their turf is not located with their grass pitches at Cresswell Park.</li> </ul>	Year	Members	Juniors	Seniors	2016	800	0	0	2017	1050	0	0	2018	1547	0	0	2019	1400	1050	300	2020	1300	950	350
Year	Members	Juniors	Seniors																						
2016	800	0	0																						
2017	1050	0	0																						
2018	1547	0	0																						
2019	1400	1050	300																						
2020	1300	950	350																						
<b>Claremont Museum</b>	<ul style="list-style-type: none"> <li>The Museums promotes the education of local Claremont history to daily visitors through exhibitions, public programmes and through a local history research facility both in person and on-line (all ages).</li> <li>The education program for primary students is always offered first to local schools. Most participants in the history talks are local but visitors and researchers are from across the country.</li> <li>Visitations vary from over 5,000 in 2016 when it was fully open to just over 1,100 in 2019 and below 500 in 2017 and 2020 when the facility was partially closed.</li> <li>There are three distinct themes that were identified that may inhibit the growth of the Museum as a service to the community: 1. A lack of internal space in the summer months which means the program cannot expand; 2. The need to hire storage resulting in limited artifact storage and 3. The lack of a digitisation of collections enabling a wider audience to access the collection. Investment has since been made in some of these areas to enable the potential expansion of the program and enhanced storage.</li> <li>Reference is made to options to increase activation including the provision of mobile coffee truck in the summer, small on-site storage and the creation of larger internal space.</li> </ul>																								



Organisation	Implications																								
	<ul style="list-style-type: none"> <li>The program and facilities could always expand and improve with increased funding, however for a small local government the Town is actually doing very well in this area.</li> </ul>																								
<b>Claremont Aquatic Centre</b>	<ul style="list-style-type: none"> <li>Claremont Aquatic Centre operates as a class 1 outdoor pool that operates 12 months of the year.</li> <li>The main catchment area is a 10km radius and the centre caters for learn to swim, lap swimming, aqua aerobics, birthday parties, family fun days, water walking, squad swimming, synchronised swimming, water polo, splash pad activities, freediving and professional development (lifeguarding)</li> <li>Membership has shown a recent upturn as has adult and junior throughput with almost 200,000 visits annually. The centre provides for a wide catchment with only 10% or less of users living within the Town.</li> </ul> <div data-bbox="513 792 1343 1323" data-label="Figure"> <table border="1"> <caption>Claremont Aquatic Centre - Annual Visits (Estimated)</caption> <thead> <tr> <th>Year</th> <th>Membership</th> <th>Junior</th> <th>Adult</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>80,000</td> <td>30,000</td> <td>150,000</td> </tr> <tr> <td>2017</td> <td>75,000</td> <td>30,000</td> <td>140,000</td> </tr> <tr> <td>2018</td> <td>75,000</td> <td>25,000</td> <td>175,000</td> </tr> <tr> <td>2019</td> <td>65,000</td> <td>25,000</td> <td>135,000</td> </tr> <tr> <td>2020</td> <td>80,000</td> <td>35,000</td> <td>160,000</td> </tr> </tbody> </table> </div> <ul style="list-style-type: none"> <li>Due to the current available pool space the future growth during peak times is minimal.</li> <li>Need: It is stated additional lane space is needed to expand current programs. Group fitness could be expanded if the club room were expanded. The public BBQ is in need of replacement and there is a need to increase the fixed shaded areas over the pool deck. An estimated cost for these works is \$400k and would increase family orientated activities including birthday parties and club events. There is however some capacity for the private schools to contribute to demand for water space in the Town as evidenced already with the joint Christ Church/MLC aquatic facility assisting to provide water polo training facilities.</li> </ul>	Year	Membership	Junior	Adult	2016	80,000	30,000	150,000	2017	75,000	30,000	140,000	2018	75,000	25,000	175,000	2019	65,000	25,000	135,000	2020	80,000	35,000	160,000
Year	Membership	Junior	Adult																						
2016	80,000	30,000	150,000																						
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2020	80,000	35,000	160,000																						
<b>Showgrounds Community Men's Shed (Gate 8 off Ashton Avenue)</b>	<ul style="list-style-type: none"> <li>The facility is located within the Royal Agricultural Showgrounds (RAS) site to provide opportunities for members to work on their own projects (woodworking), work on Shed activities, or socialise / recreate with other members. A variety of other activities are undertaken from art through to computing and social media, photography and cooking.</li> <li>The Shed arose from the opportunity to utilise the former Farm Animal Kingdom pavilion on the RAS site. A formal lease was agreed in March 2019 for a twenty-year period at a nominal annual rental with the Shed was</li> </ul>																								

Organisation	Implications
	<p>officially opened on February 27<sup>th</sup>, 2020, supported by six Rotary Clubs being Dalkeith, Nedlands, Crawley, Matilda Bay, West Perth, Bay View / Claremont and Western Endeavour, who provide guidance and seed funding.</p> <ul style="list-style-type: none"> <li>• The Showgrounds Community Men's Shed (SCMS) has an overarching Management Committee which is supported by various Program Groups.</li> <li>• The Shed is open on Weekdays and Saturdays from 9:00am to 4:30pm (not Public Holidays).</li> <li>• Membership is annual from November at a cost of \$150 or a six year fee of \$750 or a 20 year fee of \$1,500. The Shed also sells produce to enhance its financial viability.</li> <li>• From September 2021 a new Community Liaison Co-ordinator role was created to provide a single point of contact for local community based organisations and local government to exchange information with the Town of Claremont, develop joint initiatives and facilitate partnerships with other like-minded groups.</li> </ul>

All of the above facilities and community groups provide valuable community resources for residents from within the Town and neighbouring local government areas. All with the exception of the Men's Shed utilise Town own and controlled facilities.

The one to one meetings held with other groups also highlighted the range of resources available within the Town. These included those organisations which provide access to Town residents to a variety of infrastructure and opportunities, some of which incorporate access to community resources outside of Town control. In developing the POS and Community Facility Strategy it has been important that these partnerships are recognised as providing ongoing and valuable resources.

All of the resources identified provide a collectively higher level of community services and asset available to Town residents than that which could be solely provided by a local government entity. Where possible, services and facilities provided by others should be recognised as a mechanism to offset the ongoing need for investment and duplication should be avoided. This will enable the Town to focus on more pressing priorities and target investment accordingly.

## 7. Options and Opportunities

The consultation process involved a range of approaches to assist in ascertaining the potential future need of the community. It is evident that there are a number of partnerships within the Town and alternative aspects of service delivery which emerged through the consultation process. These need to be assessed against the earlier analysis and projected future needs to enable the Town (Council) to clarify where gaps exist and identify options and opportunities available to be considered as priorities for future resourcing. These include:

- **Public Open Space:** It is evident that residents value existing POS and wish to see it protected. There are however concerns raised in respect of the quality and functionality of the existing space which could potentially benefit from:
  - A greater level of embellishment which may improve accessibility and the ability for the local community to socialise within that space. This may be incorporated to offset the acknowledged deficit in provision (i.e. improved functionality combined with a high level of accessibility within the Town, which is currently the case is likely to provide a better community outcome).
  - Increased level of native tree and bush cover to enhance the natural areas and provide shade and shelters to protect from the sun or rain.
  - Enhanced signage related to the conservation and heritage value (both Aboriginal / Noongar cultural interpretive signage and relating to early European settlers) of existing POS and associated community buildings.
  - Potential rationalisation and improvement of key public spaces (Claremont Park while used annually to host the Christmas and concert events and providing use by the Freshwater Primary School for sporting events would benefit from structured master planning).
  - A mixture of seating both under shade and in the sun for the colder times of the year.
  - Increasing the level of solar ambient lighting around walking paths to increase activation and provide a layer of passive security for users.
  - A strategic approach to the replacement and development of play infrastructure which is responsive to the natural environment and a variety of different age ranges from toddlers through to teenagers.
- **Sustainability at the core of future investment.** Council have committed to future proof the design of its facilities. This includes greater use of solar and wind energy, re-use of waste plus a need to look at methods to minimising the use of water on POS / turf. This needs to be re-enforced within the strategy as the gradual increase in the use of sustainable energy and reduction in water use is critical in maintaining localised natural resources for future generations.
- **Sporting Space:** It is recognised, based on industry standards that the Town has a shortfall of up to one football / cricket oval. It is highly unlikely that sufficient land could be acquired to address that requirement given current constraints and the need to protect land of high natural biodiversity value. Potential opportunities may be realised by:
  - Entering into agreements with existing private schools to gain access at available times to their existing oval space or
  - Entering into an agreement with the RAS, subject to future planning and rezoning, to secure an oval space as part of the potential redevelopment of the land.

- Sporting Clubs: It is evident that there are specific needs which should be addressed in respect of sporting clubs. Clarity is required on the following matters:
  - The future of Claremont Bowling Club: It needs to be re-enforced that it is not the responsibility of the Town on an annual basis to provide financial support to any sporting club. Nor is it the responsibility of the Town to replace the current infrastructure. Fairness and equity amongst sporting users groups need to be stated. It is important that the club are in a position to manage and maintain the asset they are responsible for. This may require the provision of a different management approach, rationalisation of existing infrastructure, a ground redevelopment or relocation. All of these aspects will need to be explored and potentially tied into the master planning of Claremont Park.
  - The future of Claremont Tennis Club: The tennis club have indicated they are assessing alternative approaches to the longer term development and future of the club. It will be important for the Town to facilitate this process to protect the long term viability of the asset.
  - Westside Wolves Hockey Club. There is a clear desire for the hockey club to develop a turf. Based on the POS analysis the only potential options to secure such investment without deleteriously impacting upon POS provision is to secure a partnership with one of the private schools within the Town. Both Scotch College and Christ Church Grammar School have expressed a desire to develop a turf. The Town should facilitate this approach to explore potential opportunities.
  - Claremont-Nedlands Cricket Club: The club have expressed a desire to find additional oval space. An opportunity may exist in the medium to long term at the RAS, subject to its redevelopment potential being realised. The Town should facilitate this approach.
- Dog Walking areas: There is a need to ensure dog walkers adhere to basic standards of behaviour. While the strategy does not suggest this is applicable to all dog owners, basic standards of behaviour will need to be re-enforced for those who ignore the advice. The signage (combined with interpretive, wayfinding and heritage signage) is considered adequate but may need to be supplemented with promotional literature. This can also apply to areas where anti-social behaviour is prevalent.
- Walking and cycling paths: It is evident from feedback through the various community consultation processes that the dual use path provision requires consistent monitoring and upgrading (i.e. specifically areas to the west of Lake Claremont). A considered annual investment program will need to be put in place (potentially in partnership with the Dept of Transport) to ensure this investment can be managed effectively and within limited financial constraints.
- Claremont Aquatic Centre: The facility is a highly valued resource. Although the general throughput is comparatively low for an all year round aquatic facility in comparison to industry benchmarking, there is potential to enhance the customer experience and increase dry-side use. Investment is necessary to incorporate a greater rationalisation of the site and enhanced group fitness functionality.
- The current library and community hub: The facility is small and while valued as a service is limited in its capability. Many of the modern lending library capabilities are limited due the internal constraints of a heritage building and customers identify accessibility / car parking as a significant issue. Consideration should be given to reviewing the current provision to identify alternative and more cost efficient ways in which the service can be retained while improving its reach, accessibility and extended alternative community services (i.e. meeting room, community activity and social connectivity options). This may incorporate an expansion of the existing site or a redevelopment elsewhere within the Town. Potential opportunities include:
  - The extension of and integration with the Town of Claremont Administration Building and additional land owned / controlled by the Town associated with Claremont Park (including

integration of kindergarten / community space / St Johns WA – Western Suburbs Division).

- Extension of community space into the Typika site to expand the library service and community hub – ground floor development.
- Lake Claremont: Under a separate process the Lake Claremont Management Plan is under review. This has proved to be a valuable tool in managing the wetland area biodiversity effectively in partnership with the community. It has also assisted in securing continued investment and support from other external agencies. This will require the ongoing support of council in fostering the positive community outcomes and to ensure future plans for significant wetland infrastructure is supported and guided through the state approvals processes as is the need for toilet facilities to service the requirements of the Friends of Lake Claremont.
- Indoor court space: It has been identified as a need by some respondents through the consultation process. Basketball in particular is identified, but court spaces would also support provision of indoor netball, badminton and volleyball (and other indoor multi-court users). While there is a deficit of public indoor court space within the Town, when the wider area is considered, a need could not be justified for such an investment. The more viable proposition would be to formalise community access to available private school facilities within the Town (which is currently the case on an ad hoc basis). The obligation of Council should be to assist in facilitating this and consider whether a more formalised approach is necessary. This could be combined with access to oval space, performing arts and additional aquatic infrastructure.
- Youth provision - Skate parks / pump tracks: There is a relatively high proportion of 15 to 25 year age cohort within the Town. It is evident with the closure of a previous skate / wheeled sport facility that there is a lack of youth centred activity. This has been re-affirmed by the assessment of provision against recognised community facility provision standards / guidelines. Consideration should be given to identify a specific youth centred precinct where social and recreational youth activity could be supported. This could incorporate temporary / transportable infrastructure such as pump tracks and mobile skate ramps which have the capability to be located on hard standing / car park areas to test the viability of more permanent provision.
- Seniors provision: The need for a dedicated seniors service was identified through the consultation process. The level of seniors provision is however reasonable within the Town for a variety of social and recreational activities (i.e. access to facilities such as the Claremont aquatic Centre, Library and Community Hub, Claremont Bowling Club, Claremont Tennis Club, Men's Shed etc.). It is not considered that a dedicated seniors space is necessary but the service should be an integral part of multi-functional facilities (referenced below).
- Usage data: It was evident through the review process that there is limited understanding over the usage and throughput across the range of community facilities owned / controlled by the Town of Claremont. Greater reliance could be placed on consistent annual surveys across users of all facilities to assist in understanding the level and type of throughput, together with a greater understanding of the actual social return on the investment made by Council. There is potential to add value to the current limited throughput data collected, in particular for Claremont Aquatic Centre and the Library and Community Hub to align to known capacity and industry benchmarking.
- Upgrade and Renewal: Based on the assessment process undertaken and the outputs from the community surveys and one to one meetings, the focus of the council in respect of its current and future assets should be on upgrade renewal and replacement rather than on significant new build. This should incorporate the master planning and ongoing investment in selected POS and sporting facilities. Where facilities and services are provided by others (i.e. private schools, RAS, Claremont Oval grandstand), the focus should be on where possible providing greater security to community groups in accessing those facilities at times which are suitable.

- Multi-functional use: Future investment in Council assets should be targeted at multi-functional shared facilities which services the needs of a number of community and / or sporting groups. This is particularly relevant when considering potential development opportunities identified above.
- Accessibility: It is important that the Council continues to assess and ensure compliance with disability access requirements across all facilities. Adherence to the principles outlined within the Disability Access and Inclusion Plan should be re-enforced and where possible buildings, POS and access to natural areas should be upgraded to meet that obligation. With an ageing demographic and high number of seniors an annual investment program is essential in addressing these considerations.
- Standards of Provision for community buildings / infrastructure: Aligned to the requirement under accessibility and multi-functional use, the Council are to re-enforce and specify the standards of provision it is seeking to achieve. This is also to be aligned to asset management planning upgrade and renewal program with the aim of improving functionality of council assets.
- Program to support and assist voluntary organisations: It is evident that voluntary organisations within the Town require assistance and support on an ongoing basis. This level of support will vary depending on the current position of each voluntary organisation. Due to limited Council resources this will need to be consistent across all clubs, groups, associations in assisting them in securing grant assistance, long term site planning and maintaining good governance. Good practice has been established with Friends of Lake Claremont and more recently with Claremont Men's Shed. This ongoing communication approach will assist in identifying challenges and providing, where possible, resolutions at an early stage.
- Leases: It is considered that all leases of Council land / buildings should be reviewed on a regular basis to ensure that they are fair and equitable. This should also be used as a mechanism to ensure the management of assets and obligations of user groups is clearly understood and where necessary interventions undertaken to resolve anomalies.
- Lake Claremont Golf Course: The commercial operator of the golf course has indicated a desire to expand usage by developing learn and play from within local schools programs and provision of more practice facilities, (driving range, short game chipping area – 1-3 ha). Care needs to be taken to ensure the formalised sporting use does not adversely impact on the passive recreational nature of Lake Claremont and will require this aspect to be considered in more detail while ensuring the integrity of the Lake Claremont Management Plan is maintained.
- Guiding Principles for future community development: It is important, as a mechanism to assess future investment, that the guiding principles identified within the strategy are re-enforced as a policy.
- Increasing accessibility to POS: To explore initiatives and adopt planning practices to facilitate the provision of new open space areas. This should include negotiated access to private open space provided through development processes and those available through private schools. The Town is relatively unique in the extent of private open space provided by others which is publicly accessible.
- Adoption of a POS and Community Benefits Local Planning Policy or Scheme Amendment to address developer benefits for consideration of height or plot ratio discretion.

## 8. Recommendations and Implementation

The ongoing consideration and development of POS and community facilities is necessary to ensure all members of the community have access to a range of facilities and services which support the sustainable and effective growth of the Town of Claremont and its diverse community. The recommendations have been split into Town wide recommendations (which relate to key principles, policies and processes) and to site specific recommendations.

### 8.1 Town Wide Recommendations

The analysis has identified a number of areas of 'Best Practice' which should be addressed in supporting the development of POS and community facilities to meet the needs of the current and future population of the Town of Claremont. These are referenced in Table 22 below:

Table 22: Recommendations: Across the Town of Claremont: Strategic, Policy, Processes and Planned Investment

Principles Associated with the Development of Community Facility Provision	Monitoring
<b>General Development Principles and Standards</b>	
<p><b>1. Guiding Principles for the Use and Future Development of POS and Community Facilities:</b> The Town will ensure the provision of community facilities is in line with the following identified guiding principles of development:</p> <ul style="list-style-type: none"> <li>• Equality of Access.</li> <li>• Non-discrimination on age, gender, sexual orientation, race, colour, etc.</li> <li>• Wherever possible, promoting self-sufficiency of community organisations by establishing appropriate governance and financial management structures.</li> <li>• To work in partnerships to develop opportunities across community clubs, organisations, associations or other recognised bodies to maximise the return on limited resources.</li> <li>• To ensure effective and efficient management of assets.</li> </ul>	<p>Annual Asset Management Review.</p> <p>User feedback and reporting processes</p>
<p><b>2. The Councils Commitment to Supporting Clubs, organisations, associations or other recognised bodies:</b> The Council is committed to providing support to voluntary organisations which operate within or conduct activities within the Town of Claremont. Due to limited financial and staff resources, this is restricted to ongoing officer facilitation and support of current and future facility planning and development but not an ongoing financial commitment to the maintenance of the assets, membership base and services provided.</p>	<p>Annual Asset Management Review.</p> <p>Lease agreements</p>



Principles Associated with the Development of Community Facility Provision	Monitoring
<p><b>3. Multi-Functional Facility Developments:</b> Town investment in community facilities will only be considered (except in exceptional circumstances) where it is proposed to develop a multi-functional shared facility which services the needs of a number of community groups and can be appropriately identified and confirmed.</p>	<p>Annual Asset Management Review. Ongoing user needs assessment.</p>
<p><b>4. Standards of Provision in Public Open Space:</b> The Town will work towards developing appropriate levels of infrastructure embellishments on public open space in accordance with the standards of provision identified within this plan. This is to include differing seasonal needs and will be subject to community consultation prior to installation. These are to be gradually implemented through an established program of investment prioritised in accordance with the Long-Term Financial Plan.</p>	<p>Annual Asset Management Review. User feedback and reporting processes.</p>
<p><b>5. A Commitment to Financially Contribute to Community Facilities:</b> As part of any new development being considered, the Town will seek, wherever possible, a commitment (financial and in-kind) to the development of new infrastructure from user groups / clubs / organisations.</p>	<p>Annual Review. Annual Reporting Process agreed with user groups.</p>
<p><b>6. General Accessibility:</b> The Town will ensure that the development of new or upgraded/modernised infrastructure adheres to the principles of the Disability Access and Inclusion Plan and in accordance with the State's <i>Age Friendly Community Framework</i> to develop and maintain a high level of equitable access to facilities for all members of the community.</p>	<p>Annual survey of facilities and identification of anomalies with users and building functionality.</p>
<p><b>7. POS and Community Building Sustainability:</b> Council are committed to explore greater use of solar and wind energy, re-use of waste and minimising the use of water on POS / turf to facilitate a previous stated intent in maintaining localised natural resources for future generations.</p>	<p>Annual Asset Management Review.</p>
<p><b>Developments to be gradually implemented through an established program of investment prioritised in accordance with the Long-Term Financial Plan.</b></p>	
<p><b>8. Rationalisation of existing facilities:</b> Where existing community facilities are identified as being under-utilised, the Town will identify opportunities for alternative community use to ensure the optimum utilisation of the land and buildings is generated.</p>	<p>Annual Asset Management Review. Annual Budget setting process informed by outcomes.</p>

Principles Associated with the Development of Community Facility Provision	Monitoring
<p><b>9. Culture and Arts Provision:</b> A theatre / small performance venue should be considered to enhance the current service offering provided within Claremont Station Precinct. Ongoing consideration should be given to the potential use of heritage buildings for alternative arts and cultural use (i.e. artists in residence, performance spaces and low cost studios). Expanded programs and activities will be explored to enhance the relevance and viability of the Claremont Museum.</p>	<p>User feedback and reporting processes.</p>
<p><b>10. Wayfinding and Interpretive Signage Strategy:</b> Council is to develop a Wayfinding and Interpretive Signage Strategy associated with all of its footpaths and dual use pathways. This strategy will seek to identify appropriate signage and implementation of end of trip / supportive cycling infrastructure to align with neighbouring local governments and in the case of Lake Claremont, the intent of the Friends of Lake Claremont. The strategy will also consider educational components related to the behavioural aspects associated with dog owners and responsibilities of all users of POS.</p>	<p>User feedback and reporting processes.</p>
<p><b>11. POS enhancements and increased Native Tree and Bush Cover:</b> Council will support the enhancement of existing POS with increased tree and bush cover in accordance with an agreed program of investment</p>	<p>Annual Review.</p>
<p><b>12. Playground Enhancement Program:</b> Council will support the gradual replacement and enhancement of existing playground infrastructure and the strategic identification of new infrastructure (in accordance with a separate review process) and aligned to an agreed program of investment</p>	<p>Annual Review.</p>
<p><b>Strategic Interventions to Deliver the Optimum Return on Investment</b></p>	
<p><b>13. Town Prioritisation:</b> Council will develop and apply a weighting system to request council assistance (whether under existing funding programs or other requests for support). This will be required to enable Council to prioritise resources to be allocated to the use of existing facilities, the management of assets, grant submission processes and provision of services. Applications which align with the guiding principles will be given the highest priority.</p>	<p>Implementation of assessment criteria. Feedback from organisations and clubs.</p>
<p><b>14. Commercial Partnerships:</b> Wherever practicable, Council will enable and/or facilitate development by not-for-profit or commercial entities who wish to establish a service within The Town which meets an identified or perceived need within the Town.</p>	<p>Gradual implementation program reports and performance managed against desired outcomes.</p>

Principles Associated with the Development of Community Facility Provision	Monitoring
<p><b>15. Asset Maintenance and Replacement:</b> Council will continue to regularly review all leased and licensed facilities to ensure they are appropriately managed and maintained in accordance with recognised standards for lifecycle costing.</p>	<p>Phased Implementation Strategy – report against outcomes</p>
<p><b>16. Alternative Service Providers:</b> Council will undertake a review of alternative service providers to ascertain the potential opportunity to work in partnership to deliver facility infrastructure which has been identified as a need. This will include the RAS and Claremont Football Club but may also include faith/religious organisations, seniors' providers, youth groups and cultural organisations. Council will investigate the identification and securing of potential land or co-location opportunities that may provide an agreed community facility / service.</p>	<p>Market Evaluation. MRS approval processes</p>
<p><b>17. Community Use of Private School Sites:</b> To offset the current deficit in access to the provision of sporting space across the Town, private schools will be approached to identify opportunities for community use that are consistent with their objectives and a shared use framework which is to be drafted in partnership with the individual schools / colleges.</p>	<p>Shared Use Agreements established and subject to ongoing review (Number) and Usage Reports.</p>
<p><b>18. General Community Group Space Requirements:</b> Council will endeavour to facilitate community groups utilising existing Town-owned and managed facilities or within any new multi-functional inter-generational community facilities in the future.</p>	<p>Survey of users.</p>
<p><b>19. Increasing accessibility to POS:</b> The Town is committed to exploring initiatives and adopt planning practices to facilitate the provision of new open space areas. Options include the consideration of:</p> <ul style="list-style-type: none"> <li>• Partial road closures / activation of road reserves as viable POS in sections of road where traffic management plans identify closures may assist traffic management.</li> <li>• Constructing viable POS over drainage reserves by using underground storage tanks where appropriate.</li> <li>• Develop an appropriate and tangible community benefits assessment for apartment development related to additional plot ratio and heights where the incentive is sufficient to attract investment into the desired community benefit and is broadly commensurate with the additional development entitlement. Privately Accessible Public Open Space (PAPOS) with at grade pedestrian access agreements are to be considered where appropriate.</li> <li>• The adoption of a POS and Community Benefit Policy/Scheme requirements</li> <li>• Formalising community use of existing private school facilities where appropriate to secure ongoing community access.</li> </ul>	<p>Implementation of initiatives and ongoing review of success / challenges.</p>

## 8.2 Site Specific Recommendations

Table 23 overleaf includes specific recommendations relating to site specific developments / considerations that have been based on the future growth projections of the Town.

The recommendations are prioritised in accordance with the following:

- Immediate (I): 1 year in planning and implementation (Year one of the POSCFS).
- Short Term (ST): 1-5 years in planning and implementation (Year one to Five of the POSCFS).
- Medium Term (MT): 5-15 years in planning and implementation (Year Five and onwards of the POSCFS).
- Long Term (LT): 15 years plus in planning and implementation (Long Term development and land allocation).

These subsequently will need to be broken down into key tasks and resources / timelines specifically set against each task.

*Table 23: Site and Facility Specific Recommendations*

Recommendation/Action	Priority	Responsibility	Monitoring
<b>20. Library and Community Hub:</b> Council will review the current facility and services to identify alternative and more cost efficient ways in which the service can be retained while improving its reach, accessibility and extended alternative community services. This may incorporate an expansion of the existing site or a redevelopment elsewhere within the Town.	I		Review Undertaken
<b>21. Claremont Park Precinct:</b> Council will undertake a full master planning exercise on Claremont Park to incorporate the Town's Administration Building, Claremont Park, Claremont Bowling Club and associated infrastructure (including the potential integration of kindergarten / community space / St Johns WA – Western Suburbs Division). The aim of the master plan will be to explore increased functionality and use of Claremont Park while also exploring the potential opportunity to develop an integrated community hub to offset potential shortfalls with the Library and Community Hub	ST		Budget Setting Master Planning Process Ongoing Engagement Process
<b>22. Claremont Bowling Club:</b> Council is committed to reviewing the future viability of the club as part of the Claremont Park Master Plan and assist in putting in place an appropriate management and governance structure with the aim of securing its future viability. Alternative options will be considered for the club in relation to its current location and potential opportunities to relocate as	ST		Ongoing Engagement Process

Recommendation/Action	Priority	Responsibility	Monitoring
part of a consolidated community hub.			
<p><b>23. Claremont Aquatic Centre:</b> Council is committed to continually invest in Claremont Aquatic Centre to increase usage to meet emerging community need and reduce the operational deficit. In the short term this will include investment in enhancing dry-side activity and increasing the level of shade and improved customer experience within the site.</p>	ST		Annual Review of budgets and User Survey Data
<p><b>24. Claremont Tennis Club:</b> Council will support and assist in facilitating a review of the current club infrastructure to ensure the long term viability of the club within the Town is secured. Options to be explored will include a rationalisation of the existing site to increase functionality and reduce ongoing operational costs. Alternative mechanisms to introduce new income streams will be explored and the potential expansion of the facility to accommodate Padel Sport or alternatives.</p>	ST		Ongoing Engagement Process
<p><b>25. Royal Agricultural Showgrounds:</b> Council will continue to foster relationships with the Royal Agricultural Society Board and officers and explore the future development opportunities to maintain their presence within the Town. The potential redevelopment of the RAS, subject to potential MRS amendment / rezoning provides an opportunity to deliver additional community facilities and sporting / recreational space for the current and emerging Town of Claremont population including the ongoing requirement for oval space of Claremont-Nedlands Cricket Club.</p>	MT		MRS Process Ongoing Engagement Process
<p><b>26. Westside Wolves Hockey Club:</b> Council may explore the potential opportunity of developing a synthetic turf pitch with associated fencing, floodlighting and associated shared community facility potentially in partnership with existing private schools within the Town. The Council is committed to support the club maintain its home base within the Town and also the further development of the sport.</p>	MT		Ongoing Engagement Process
<p><b>27. Sporting Space – Neighbourhood level:</b> There is insufficient POS Sporting Space at a neighbourhood level within the Town. It is considered an additional neighbourhood space should be provided through partnering with the private schools and ensuring access to their sport and recreational facilities are readily accessible when not required for collegiate use.</p>	MT		Ongoing Engagement Process
<p><b>28. Lake Claremont (Friends of Lake Claremont):</b> Council is committed to the development and implementation of the ongoing review of the Lake Claremont Management Plan in conjunction with Friends of Lake Claremont and relevant state government departments to secure controlled</p>	MT		Management Plan Implementation

Recommendation/Action	Priority	Responsibility	Monitoring
recreational access and minimise potential damage. The Council will commit to working in partnership to improve current infrastructure supporting the work of the group.			Ongoing Engagement Process
<b>29. Lake Claremont Golf Course:</b> Council will explore commercial opportunities with the current operators of Lake Claremont Golf Course to identify whether there are opportunities to expand the current use which is consistent with the Lake Claremont Management Plan.	ST		Ongoing Engagement Process
<b>30. Youth Provision:</b> Council recognise the deficit currently in the provision of youth infrastructure. A separate process will be instigated to explore the potential opportunities to develop a youth precinct within the Town aligned to existing POS infrastructure.	ST		Ongoing Engagement Process
<b>31. Dual use paths, tracks and trails:</b> Council is committed to an ongoing investment in the maintenance and improvement of tracks and trails within the Town. Opportunities will be explored to secure additional funding through state government, and where appropriate, federal government to expand and improve connectivity throughout the Town.	I and Ongoing		Dept of Transport Liaison  Ongoing Engagement Process

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