



FOR COMMENT

# football facilities strategic plan

# 2006

Western Australian Football Commission  
&  
Department of Sport & Recreation  
December 2006

# policy report



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### **FOOTBALL FACILITIES STRATEGIC PLAN 2006**

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This 2006 Report is one of five reports that complete the 2006 Football Facilities Strategic Plan. The WAFC values any comments or feedback on these reports and this can be done through direct contact with the Commission.

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## Introduction

The provision of the necessary supporting infrastructure to all Australian Rules Football clubs within Western Australia, no matter in what level of competition they are currently participating, is a priority for the Western Australian Football Commission (WAFC). Similarly, the Department of Sport & Recreation (DSR), and Local Governments, which receive a large number of funding requests each year from football clubs to improve current infrastructure, have a role in determining funding priorities.

This document details important policies that the WAFC will consider for adoption in support of the Facility Classification Guidelines which have been developed and documented in the Facility Plan Report which formed Stage 3 of this football facilities project.

One of the aims of the project, undertaken by Syme Marmion & Co for the WAFC and DSR, was to develop a classification system within a football hierarchy, based on the sustainability of individual clubs, that will serve as a basis to plan for future infrastructure provision and upgrades. This would ensure those clubs which currently have facilities below the new classification system are given priority for upgrade expenditure over clubs which already meet the standards.

The development of a football club hierarchical classification will be linked to current demographic profiles for each football zone from which the development of a strategic plan for the provision of future club facilities for five years and ten years hence can be based. This will be undertaken as Stage 5 of the project.

The overall project is divided into five stages, with Stages 1, 2 and 3 preceding this Stage 4 report:

- Stage 1 – Scoping Report
- Stage 2 – Needs Assessment Report
- Stage 3 – Facility Review & Development
- Stage 4 – Policy Development Report
- Stage 5 – Strategic Plan

This report, the **Policy Report**, is the **fourth report** in the study and covers the development of the following policies:

- Division of state and metropolitan areas into facility districts
- Management of facility requirements, especially expansion in areas of lighting, clubrooms and seating
- Standard of ovals and maintenance
- Co-location, relocation and winding down of clubs
- Access by WAFC to existing and new school facilities
- Allocation of land in developing areas for AFL playing fields
- Criteria for the development of new facilities
- Methodology for WAFC endorsement of CSRFF funding for facility improvements

These draft policies are covered in the following sections of the report. This report has been prepared based on the information obtained from direct consultation with WAFC and input from the Department of Sport & Recreation and Local Government through representatives on the Football Facilities Reference Group.

Whilst the direct provision of football facilities for clubs is the responsibility of clubs, in association with local government, the District Football Development Council (DDC) and the Regional Football Development Council (RDC) in each football District of the State has a major role in assisting clubs with facility provision. This is demonstrated by the WAFC endorsed objects of DDCs and RDCs, which are:

- To administer the District Football Development Programme within the District as determined by the WAFC in consultation with the Council.
- To promote, manage, develop, control and encourage the playing of football within the District.
- To promote the education of coaches, administrators and umpires of football within the District.
- To prepare an annual plan for the development of football in the District for submission to and endorsement by the WAFC.
- To increase the number of football players within the District at all levels.
- To build and maintain football's profile within the District as a popular and successful sport.
- To promote all competitions within the District conducted under the auspices of the Council and complying with the WAFC Health and Safety Policy.

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- To encourage its members to actively participate in the attainment of the above objects.
- To optimise relationships between all football stakeholders within the District.

The DDCs and RDCs have the power to purchase, take on lease or in exchange, hire any lands, building, easements or property real and personal and any rights or privileges which may be requisite for the purpose of, or capable of being used, in connection with any of the objects of the Council listed above.

They also have the power to enter into any agreements or arrangements with any government or authority, statutory, municipal or local body, whether incorporated or not, that may seem conducive to the objects of the Council listed above. The objects, powers and membership of DDCs and RDCs are included as **Appendix 1** of this report.

As part of the review process, this draft report, along with all other reports produced as part of the football facilities project, will be circulated for further comment before being finalised.

## Section 1 1. Division of State and Metropolitan Areas into Facility Districts

### 1.1 Purpose and Background

The Western Australian Football Commission divides the State of Western Australia into metropolitan and regional districts for the purposes of defining competition areas and to assist in the proper planning and development of the sport. The metropolitan districts, which include Peel, each have a team in the Western Australian Football League (WAFL), which is the highest standard of football played in Western Australia after the Australian Football League, which is a National based competition.

Each of the regional districts throughout the State have their own competitions. The regional district areas are further divided into equitable recruiting areas for each of the nine WAFL clubs. It is the aim of the WAFC to have equality in terms of current and future player numbers for all nine WAFL clubs.

Hence there already exists a division of the State and the metropolitan area into areas which forms the current division of facility zones with each zone having an allocated WAFL club. There is no reason to develop a separate division of the State into facility zones that do not correspond with the current or future WAFL zones as designated by the WAFC. There is a need however to be mindful of possible future changes in WAFL zones when planning the development of new and improved facilities to ensure that facility equity is maintained for each zone.

The following section sets out the draft policy for adoption by the WAFC for the division of the State into facility districts.

### 1.2 Facility Districts

- The current WAFC districts shall form the basis for the division of the metropolitan and regional areas into facility districts. This allows for the planning for each WAFL district to have comparable catchments and facilities where practicable.
- The WAFC is solely responsible for determining zone boundaries and this is to be done through existing WAFL mechanisms in consultation with the nine WAFL clubs.
- The division of the State into facility districts does not exclude the sharing of facilities across district boundaries for any level of competition, including the WAFL competition. Leederville Oval is an example of two WAFL clubs sharing their major facility and this solution should be considered by other WAFL clubs that may not be in a sound financial position for their ongoing sustainability.
- The nine WAFL zones need to be monitored and assessed to ensure there is balance in football players between them. This monitoring is to include the allocation of appropriate regional areas to the nine metropolitan zones to also maintain the balance of players and the fairness of the competition.
- Consideration should be given, when allocating regional areas, to matching growth areas in the regions with metropolitan districts that will experience little or no growth in the future.
- Recommend that the current district boundaries be reviewed to ensure they coincide with the Australian Bureau of Statistics' (ABS) Census Catchment Districts (CCDs). This will simplify the calculation of demographic profiles and mapping for each zone. Districts should in the first instance be divided into Local Government areas and, if player balance cannot be achieved, the next level of refinement, CCDs, should be used.
- Changes to district boundaries should take into account the possible future staging of boundary changes to match growth projections. This will allow each district to better assess where they should allocate scarce resources for facility upgrades to ensure they benefit their own future district areas. This may mean some involvement by the WAFC to ensure that football clubs on boundaries that are planned to move into another zone in the future are not discriminated against.
- The growth of football facility provision within each district is to be monitored and supported by the existing District Development Committees (DDCs) in the metropolitan area and by the Regional Development Committees (RDCs) in the regions.
- The WAFC will assist District and Regional Development Committees with advice and liaison with Local Government, Department of Sport & Recreation and the Department of Education and Training (DET) on the provision of facilities for clubs within each district when required.

## 2. Management of Facility Requirements, especially expansion in areas of lighting, clubrooms and seating

### 2.1 Purpose and Background

The provision of adequate facilities for football clubs throughout Western Australia is a key requirement of the Western Australian Football Commission in its desire to promote the sport and ensure that all clubs have a minimum level of facility requirements.

Current football facilities vary widely from club to club with some junior clubs, for example, having no clubrooms and other junior clubs having facilities that would be the envy of some senior clubs. Even at the WAFL level there is a huge disparity between the facilities of clubs, with Peel being a stand out example of a club which has facilities well below current minimum standards.

The responsibility for managing club facilities rests with each club and is not that of the WAFC. However the WAFC, through its Football Facilities Manager, will assist clubs and District and Regional Development Committees in liaising with Local Governments for the provision of improved facilities such as lighting for training and change rooms where necessary. The WAFC will also liaise with the Department of Education and Training to assist with gaining access to school ovals and facilities when clubs see this as their most viable option to meet their facility demands.

The owner of most football club facilities is Local Government and hence the provision and expansion of football facilities requires liaison with Local Government and their endorsement. Funding for new and expansion of existing facilities is available from the Department of Sport & Recreation so they also have a role in supporting the expansion of club facilities.

Financing for the provision of club rooms and additional facility attributes such as sports lighting is the responsibility of each club and funding can be sourced through the Department of Sport & Recreation's Community Sports and Recreation Facilities Fund (CSRFF). This will require the club funding a third of the cost, seeking the Local Government to fund a third and DSR through their CSRFF the final third. If Local Government funding support is not available, clubs may have to meet two thirds of the cost.

The WAFC will support club applications for DSR funding based on a priority system with clubs that do not currently meet the preferred minimum guidelines having the highest priority. Clubs will be required to complete annual surveys which will detail current facility provisions and these will be compared by the WAFC against the preferred guidelines. The CSRFF Committee will consider WAFC ratings, along with Local Government and DSR ratings, when reviewing club applications for funding.

### 2.2 Management of Facility Requirements Policy

- Clubs generally utilise football facilities under a relevant legal agreement with the owner of the facility, such as a lease, licence or seasonal hire agreement. Clubs shall ensure that they comply with all conditions in relation to the responsible usage of the football facilities, including the Local Government regulations.
- District and Regional Development Committees are responsible for managing the coordination of large shared facilities between football clubs.
- Clubs to have a guide of what facilities they should have and the condition they need to be maintained to. This includes the provision of a club room, appropriate lighting and change rooms. **Appendix 2** details the preferred facility guidelines for WAFL, senior and junior clubs in Western Australia.
- WAFC is not responsible for maintaining or providing facilities for clubs but will support applications to DSR's CSRFF for those clubs that do not have facilities that meet the preferred guidelines detailed in **Appendix 2**.
- WAFC is examining how it may, in the future, generate funds to assist clubs directly in the provision of facilities. This may provide an additional avenue for clubs to source facility funding.
- The WAFC may support the provision of match lighting for a second oval (outside the WAFL venue) to promote night matches for older junior grades and colts competitions.

## Section 3 3. Co-location, Relocation and Winding Down of Clubs

### 3.1 Purpose and Background

The current position of the WAFC is that all WAFL clubs have their own facilities.

However, to maximise the utilisation of football facilities the WAFC supports the sharing of non-WAFL club facilities with other football clubs, or other winter sports, provided there is sufficient capacity for the facilities to be shared. This would require separate lockable storage areas for each club and agreements on sharing of change rooms, wet areas, club rooms and grounds. For WAFL clubs this would normally mean the provision of completely separate facilities that comply with the WAFL minimum requirements, such as East Perth and Subiaco have at Leederville Oval.

Clubs may have to relocate to another area for a number of reasons such as:

- Currently sharing facilities and growth of club requires more ovals and increased facilities which cannot be met at existing location;
- Local Government has advised football club that it has to move; and
- Demographics or catchment area of club has changed such that players are sourced from locations far from existing club facilities.

The winding down of clubs is necessary when club numbers drop below a level that is sustainable for the ongoing management of the club. A sustainable club requires the following elements:

- Membership – A club needs sufficient members to ensure there are enough players to form at least one team (in the metropolitan area a sustainable club may need to have more than one team) and enough volunteers to support the running of team and the club.
- Governance – Existence of an experienced management board that meets regularly and has defined roles and responsibilities for board members, including liaison with the District Development Committee.
- Facilities – access to a football oval for training and competition matches as well as change room facilities.
- Culture – a sustainable football club would have a welcoming culture that attracts new members and encourages and supports the contribution of all volunteers.
- Community Contribution – the ability to engage the whole community is a key to the value of a football club to Local Government and this can be achieved by catering for all levels of player ability.

Actual numbers required before a club becomes unsustainable could vary from club to club and location to location. Before a club winds down, the relevant District or Regional Development Committee should become involved to determine if there are some actions that could be put in place to avoid the wind-up. If this is not possible, amalgamating the club with a nearby club should be considered. Failing this, affected players should be encouraged to join other clubs so that overall player numbers are not adversely affected in the district.

### 3.2 Co-location, Relocation and Winding Down of Clubs Policy

- WAFC encourages the sharing of facilities by clubs to maximise facility utilisation and to reduce the overall operational costs of managing facilities.
- WAFC also recognises the importance of each club having their own identity with their own clubroom and social area. WAFL clubs need to have their own separate club facilities and change rooms even if they are co-located at the same ground.
- Arrangements for co-location of facilities and how they will be shared between clubs should be formalised and agreed between clubs through a Memorandum of Understanding (MOU) endorsed by the District or Regional Development Committee and by the relevant Local Government. This ensures that each club has no misunderstanding as to the rights of other clubs to certain areas of joint facilities.

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- An MOU between clubs for the sharing of club facilities should cover the following:
  - i. Use of oval for matches and training (days and times)
  - ii. Use of training lights and arrangements for sharing power and maintenance costs
  - iii. Use of change rooms
  - iv. Use of wet areas
  - v. Allocation of separate storage areas
  - vi. Use of club rooms
  - vii. Use and management of canteen and/or bar
  - viii. Agreement on sharing of oval and facility lease costs and ground marking
  - ix. Agreement on building and equipment maintenance
- Clubs should consider relocating to new premises if they are financially sustainable and any of the following criteria are met:
  - i. Currently sharing facilities and growth of club requires more ovals and increased facilities which cannot be met at existing location.
  - ii. Local Government has advised football club that it has to move.
  - iii. Demographics or catchment area of club has changed such that players are sourced from locations far from existing club facilities.
- Winding down of clubs is an issue for each club as a separately incorporated body in conjunction with the District Development Committee. To wind down a club, reasons need to be put forward to the DDC and it is then up to them to either support the wind down and allocation of any assets to other football clubs or provide the necessary assistance to keep the club going. This could be managerial support/advice or financial assistance if deemed beneficial to football in the zone.
- If the DDC or RDC agrees that a club should be wound down, the DDC should firstly consider if there is a possibility of a merger with an adjoining club to ensure existing players can be accommodated.
- If it is not possible to merge a club that is being wound down with an existing club, the DDC or RDC should make sure that all players that wish to continue in the sport are advised of the nearest club and encouraged to join.
- Assets of a wound down club should be treated in accordance with the Articles of Association of the club and Section 33 of the Associations Incorporation Act 1987 which allows for the assets to be passed on to another incorporated body. There is a role for the DDC or RDC to assist a club in the process of winding down on how to ensure its surplus assets are distributed to other clubs in the immediate locality.

## Section 4 4. Access by Clubs to Existing and New School Facilities

### 4.1 Purpose and Background

To play football requires an oval with goal and behind posts and, ideally, change room facilities for players. Most football ovals are on Local Government reserves, which are owned and managed by LGAs and which, for most of the Perth metropolitan area, are already defined. Hence the opportunity to access further oval space from new reserves is limited to the outer fringes of the metropolitan area when these reserves are created.

The only other alternative for accessing additional ovals and facilities for the WAFC is to use existing school ovals. In most cases schools do not use their ovals on weekends and there are times when they are also available on weekday afternoons. This provides an opportunity for a sharing arrangement between the Local Government and the school.

This arrangement is not new and some schools already allow access to their ovals and facilities to community sporting clubs. Given the high cost of land within the Perth metropolitan area, there are good reasons to maximise the utility of scarce ovals by sharing their use between schools and the community.

Similarly, there are good reasons for the Department of Education and Training (DET), when planning new schools to consider the benefits of entering into an agreement with Local Government to share the school oval with the community. This offers potential savings in construction costs by the DET if the Local Government agrees to meet some of these costs in exchange for having access to the oval outside school hours. There are also possible savings in ground maintenance for the DET if Local Government agrees to provide this service.

This policy is important for clubs and zones that expect an increase in team numbers over the next five to ten years. The WAFC's Director of Facilities and Planning should be contacted to assist a club that needs access to more ovals and supporting facilities and sees the solution as being the use of facilities at a nearby school.

It should be noted that the Department of Sport & Recreation supports the joint use of school facilities between schools and the community and work closely with DET and the Department of Planning and Infrastructure (DPI) in the planning of future schools for this purpose. They have developed a joint provision agreement with DET to progress this initiative.

### 4.2 Access to DET Facilities Policy

- The WAFC supports the use of school ovals and facilities for football, provided agreement can be reached between the football club and the school on how and when access to the school is granted. The formalisation of any agreement would in most cases be between the LGA and the Department of Education and Training. The LGA may establish a committee made up of all users of the facility to be responsible for its overall management outside school hours.
- Recognising that in areas of growth in football there is a lack of available Local Government reserves for matches it may be necessary to approach State or private schools for use of their ovals and facilities when they are not being used by them. This would need to be through an arrangement with the club and the District such that costs for using the oval can be met by either the Association Competition or the club.
- Clubs and/or District and Regional Development Committees should seek WAFC advice before any approaches are made to LGAs to access school facilities.
- Clubs and/or DDCs and RDCs need to show a need for additional facilities through player and team projections before approaching the WAFC for advice and assistance in accessing DET facilities.
- The process for gaining access to DET facilities begins with the WAFC approaching the LGA where a problem with oval provision has been identified. The LGA would then approach DET directly and if the LGA experienced a lack of cooperation from the DET they should engage the assistance of DSR for support. The LGA should develop a standard protocol with the school that would address access times, responsibility for preserving school infrastructure and an agreed hire fee. Where school oval lights for training are used, the protocol would include payment by the club for power.

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**Appendix 3** includes a draft protocol which has already been developed between the City of Wanneroo and DET. This is a comprehensive document and is necessary when a Local Government plans to take on the responsibility for leasing the ovals and facilities outside school hours, including ground and facility maintenance. The WAFC supports the development of these arrangements being undertaken by Local Governments, particularly for all new senior high schools which have a senior size football oval.

- School ovals to be checked to ensure they comply with dimensions detailed in facilities plan for the grade of football played.

## 5. Allocation of Land in Developing Areas for Australian Rules Football Playing Fields

### 5.1 Purpose and Background

One of the most pressing issues for the WAFC is the lack of new football ovals that are being developed in new urban sub-divisions. In the past developers would set aside 10% of land for Public Open Space (POS) and this would invariably be a flat grassed area. Modern urban sub-divisions often have landscaped gardens, lakes and preserved bushlands and a lot less flat green space. This is creating a problem for the establishment of football clubs in these new areas as there may be no area suitable for a senior size oval.

The current Western Australian Planning Commission's (WAPC) policy on public open space (Policy No DC 2.3 – Public Open Space in Residential Areas) states that the Commission “favours an overall balance between incidental open space, readily accessible to all residents, and recreational open space in larger units suitable for active leisure pursuits.” It then adds, “... it will seek local government advice upon the suitability in physical terms of land shown upon plans of proposed subdivision for development as open space.” Hence, the current WAPC policy on the provision of public open space does have a mechanism for local government to provide advice and comment on its appropriateness at the subdivisional approval stage.

The WAPC have adopted a new policy document called “Liveable Neighbourhoods” which reinforces the requirement for developers to provide 10% of gross subdividable land free of charge for public open space. This new policy or code is covered in more detail in **Appendix 5**.

Despite the WAPC's policy on public open space allowing LGAs to provide comment on new sub-divisional applications, this is not producing the desired outcome for the WAFC with few new senior football ovals being created in greenfield residential developments within the metropolitan area.

Appendix 5 shows that there needs to be about 3 football ovals per 15,000 people and under the Liveable Neighbourhoods code which recommends a major POS area for each group of four neighbourhoods (Area of 400 metres radii for each neighbourhood) this would require at least 1 football oval at this location in a significant number of these proposed spaces.

The WAFC has established this policy which it hopes will highlight the current issue and allow Local Governments and the Department for Planning and Infrastructure to plan for future senior football ovals and to have these included in town planning schemes. The Department of Sport & Recreation supports this policy and has itself been working with DPI to establish playing field areas in future urban developments.

### 5.2 Policy for Allocation of Australian Rules Football Playing Fields in Developing Areas

- The WAFC needs to be aware of all new land developments, both greenfields and brownfields, through an appropriate mechanism with the Department for Planning and Infrastructure. It is proposed that the WAFC meets every six months with senior planners at the DPI to be briefed on latest urban development plans for the State, particularly the Metropolitan Development Plan.
- Based on population projections, the WAFC to provide relevant local authorities and DPI with anticipated future football oval location requirements from its strategic plan. This strategic plan to be updated every year. The WAFC is to keep DSR informed of future oval requirements as they also have a role in ensuring sporting grounds are provided in developing areas and can influence LGAs in the development of Structure Plans, and DPI in their approval of planning schemes.
- District Development Committees (DDCs) and Regional Development Committees (RDCs) to provide annual estimates for the expansion of existing clubs and the start-up of new clubs for the following five and ten year horizons.
- DDCs and RDCs to be briefed by WAFC on future land developments following each six monthly meeting with the DPI, and this communicated to DSR.
- DDCs and RDCs to identify potential locations for new ovals and include these on their strategic growth plans for forwarding to the WAFC's Football Facilities Manager and DSR.

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- DPI and Local Governments to develop a cost equalisation protocol to allow major football fields to be developed by one developer on their land but receive compensation from adjoining developers who did not have to provide this land.
- That eventually, the DPI would quarantine future land for ovals as it currently does for other major community infrastructure such as schools, hospitals and general Public Open Space (POS) and that these ovals be included in town planning schemes and such publications as the DPI's Liveable Neighbourhoods document.
- Developers shall include space for car parking facilities and adequate setbacks surrounding the entire playing surface from roads and other obstructions to ensure player's safety.
- WAFC to provide updated data to DSR's Facility Mapping Project on an annual basis for use in strategic planning.

Given the importance of this issue this policy needs to be supported by immediate action and hence the following recommendations are made by the Football Reference Group to the WAFC.

**Recommendation:**

1. That the WAFC approach the Western Australian Planning Commission (WAPC) to outline the Commission's concern over the lack of the provision of new recreational reserves in new urban subdivisions that are of a size suitable for a senior AFL football oval.
2. That the WAPC implement land use development guidelines that ensure sufficient land is available for recreational playing fields including of a size to allow for senior AFL football matches .
3. That the WAFC confirm the initial metric calculated for the City of Wanneroo and based on the current participation rate of the people within the West Perth football district that land use planners need to provide 3 AFL football ovals for every 15,000 people of which one must be a size suitable for senior matches.

## Section 6 6. Criteria for the Development of New Facilities

### 6.1 Purpose and Background

The provision of new facilities for a club may be required if there are no existing facilities available, existing facilities are not capable of accommodating the club or the existing facilities have deteriorated to such an extent that it is no longer economical to upgrade or expand them.

There are a number of requirements that must be met to begin the process of providing new facilities and these are detailed in the policy framework below.

If funding from either or both the Local Government and the Department of Sport & Recreation is to be sought for a new facility development, liaison is essential. Local Government needs to be contacted to agree on location regardless if they are in a position to assist with funding, as most facilities will be located on their land. Local Government also needs to consider the provision of new sporting facilities for football within the broader context of what other sports may need to be also accommodated in a new facility.

DSR will in most cases expect that as part of the justification for a new or expanded facility, a needs assessment be undertaken, together with a feasibility study to substantiate the need and the facility's ongoing viability. DSR have guidelines for what they require to be included in a needs assessment and a feasibility study which are similar to what is covered in the policy description below.

### 6.2 Establishment of New Facilities Policy

- Establishment of the need for a new facility must be endorsed by the relevant DDC or RDC.
- Facility need is to be based on the following criteria:
  - i. Identified support from consultation with local government and the DDC or RDC.
  - ii. Current facilities not coping with numbers and there is no scope for expansion.
  - iii. Analysis of participation trends and population growth.
  - iv. Existence of a management structure or proposed management structure.
  - v. Existence of a champion or community leader within the club to project manage implementation of new facilities.
  - vi. Identified source of funds to finance new facility, which could include funds from DSR, Local Government and club. Club can also provide in-kind building services which would reduce the total capital cost of project.
  - vii. Identified support from consultation with Local Government, DSR and DDC/RDC.
  - viii. Facility will not simply transfer players from another club but will generate a net increase in player numbers in district or zone.
  - ix. Costed development plans that conform to facilities guidelines for category of club.
  - x. Operational budget to show that club can be financially sustainable.
- Endorsement of new facility concept design by DDC/RDC and advice of such to WAFC Facilities Manager.

## 7. Methodology for WAFC Rating & Prioritising of CSRFF Funding for Facility Improvements

### 7.1 Purpose and Background

It is not WAFC's policy to provide direct funding for community football facilities but it will support club applications for funds from sources such as DSR, Lotteries Commission and Local Government.

The Western Australian Government, through the Community Sporting & Recreation Facilities Fund, administered by the Department of Sport & Recreation, provide funds for the ongoing development of sustainable facilities for sport and recreation. The WAFC has a policy which sets out the necessary criteria which must be met if a club wishes to apply for funding from the CSRFF for the establishment of new facilities or the expansion of existing facilities.

As part of the DSR selection process it will seek input from both the local authority and the WAFC for all applications from football clubs for CSRFF funds. Hence the WAFC has a significant role in prioritising club applications which has a bearing on whether they are successful or not.

The section below sets out the WAFC's policy on how it will rate and prioritise football clubs applications for CSRFF funds.

### 7.2 WAFC Policy on Prioritising & Rating of CSRFF Funding Applications

- Previously there has been no policy from which the WAFC can prioritise individual club applications for CSRFF funding.
- Priorities will now be based on the gap between the preferred facility requirements for each type of club and what the club currently has in terms of facility provision.
- All football club applications for CSRFF funding will require rating from the WAFC before the DSR will give consideration to the application.
- The WAFC will be required to assess all football club applications and rank their priority within the guidelines and timeframes set by DSR.
- DDCs and RDCs will be required to rank and prioritise club applications for CSRFF funds within their own district.
- No application from a club to the WAFC will be rated by the WAFC without the club firstly completing its annual up-date of its current facilities inventory. This may affect its ranking and its likelihood of receiving funding.

## Section 8 8. Standard and Maintenance of Football Ovals

### 8.1 Purpose and Background

The WAFC recognises that the standard of grass football ovals varies not only depending on the level of competition but also on the area of the State that the oval is located. The main priority for the WAFC is for an oval to be available for football matches and training to occur but it also has a responsibility to provide guidelines on the requirements and usage of ovals to ensure they are of a sufficient standard not to affect the safety of players.

The highest standard of football oval turf cover is for the WAFL and there are established assessment criteria for the suitability of playing surfaces for these games. These assessment criteria, which are included as **Appendix 4**, address the following:

- Turf cover
- Levelness of the surface
- Surface stability
- Irrigation
- Sprinklers
- Surface hardness
- Traction
- Surface consistency, and
- Cricket wickets.

For most other senior and junior clubs whilst playing on an oval that meets the WAFL standard would be desirable, there is a cost to clubs and Local Government for achieving this standard which is not justifiable for other than WAFL fixtures. However, clubs should inspect the condition of ovals and advise councils if they have concerns over the quality of surface and particularly if there are any hazards such as exposed sprinklers.

In order to set a policy to ensure the quality of playing surfaces is adequate for all levels of football, the WAFC and Local Government have agreed on placing limits on the use of a football oval reserve. This can be achieved under three different options which are detailed in the policy below.

### 8.2 WAFC Policy on Football Oval Standards and Maintenance

Three main options are available to Local Government Authorities in placing limits on the use of a sporting reserve, to effectively manage the sporting surface quality. Clubs can use these guidelines to determine if they are over using their grounds and discuss options with Local Government for developing operational strategies to ensure they are adhered to.

#### **Option 1**      **Maximum hours**

Some Local Authorities restrict the use of reserves to 25 hours per week during summer and 22 hours per week in winter. The intent of this restriction is obvious in its desire to ensure a quality of service but fails to take account of the number of feet on the turf, the type of footwear worn and specific areas of high wear and tear, eg. centre square or goal-mouths. Also the difference between junior usage and senior usage is not accounted for.

#### **Option 2**      **Maximum hours/maximum number of users per hour per hectare**

The City of Cockburn has spent considerable time in developing a "Sports Field User Loading Indicator" specifically for winter football use. The indicator states that:

- Maximum hours of use per week = 24 hours total.
- Number of users per hour per hectare = 10 people per hour per hectare, with activities equally distributed across the entire hectare.
- Spread of hours of use = Five sessions between Monday-Friday at a maximum duration of four hours per session, with a minimum of twenty four hours between sessions from the start of each session; or Three

sessions between Monday-Friday at a maximum duration of six hours per session, with a minimum of forty eight hours between sessions from the start of each session.

Finally it is noted that 200 person hours is the maximum user loading that can be sustained.

This indicator may be the most accurate measure of ground capacity, but any policy also needs to take into account the level of understanding of the user groups and their commitment to the policy intent.

### **Option 3      Maximum player numbers/playing surfaces**

The continued use of the reserve throughout the year requires commitment from all resident football clubs and acknowledgement that they need to be committed to turf management and maintenance issues.

Each playing surface can support two teams per season based on both teams wishing to train and undertake match play. Match play is based on one team playing at home and one playing away each weekend day. Hence if there are three playing areas at a reserve for football, it can support six teams per season.

This option provides for finite numbers to allow the clubs to easily understand the restrictions. It does not take into account the number of sub-junior playing surfaces the reserve can support and estimates need to be made on the number of potential playing areas and restrictions determined, based on two teams per playing surface.

LGAs need to ensure that all users of ovals are aware of their ground allocations each season. It is recommended that on-site meetings are held by club officials with Local Government prior to commencement of the season. Each club can then be physically shown their allocation and understand other club allocations if there is shared usage.

# Appendices

## 1. Appendix 1 - WAFC District Football Development Council – Objects, Powers & Membership

### **DISTRICT FOOTBALL DEVELOPMENT COUNCIL**

#### **OBJECTS:**

The objects for which the Council is established will be:

- To administer the District Football Development Programme within the District as determined by the WAFC in consultation with the Council.
- To promote, manage, develop, control and encourage the playing of football within the District.
- To promote the education of coaches, administrators and umpires of football within the District.
- To prepare an annual plan for the development of football in the District for submission to and endorsement by the WAFC.
- To increase the number of football players within the District at all levels.
- To build and maintain Football's profile within the District as a popular and successful sport.
- To promote all competitions within the District conducted under the auspices of the Council and complying with the WAFC Health and Safety Policy.
- To encourage its members to actively participate in the attainment of the above objects.
- To optimise relationships between all football stakeholders within the District.

#### **POWERS**

The Council shall have power, in accordance with the policies from time to time promulgated by the WAFC, and subject to the right of the WAFC to veto any resolution of the Council, the Executive or the Junior Competition Committee, to do all such acts and things whether solely or in conjunction with any person or persons as are considered necessary, incidental or conducive to the attainment of the objects of the Council or any of them. The powers of the Council shall include the following:

- To take such steps as may from time to time be deemed expedient to raise funds by subscriptions, affiliation fees, registration fees, levies, loans, other receipts or accepting donations of real or personal property, or to seek and accept sponsorships in money and/or kind and conduct or organise other fund raising ventures not inconsistent with the objects of this Constitution or agreements in place by the WAFC.
- To purchase, take on lease or in exchange, hire any lands, building, easements or property real and personal and any rights or privileges which may be requisite for the purpose of or capable of being used in connection with any of the objects of the Council.
- To enter into any agreements or arrangements with any government or authority, statutory, municipal, local or otherwise or any other person or body of persons whether incorporated or not that may seem conducive to the objects of the Council or any of them and to obtain from such government, authority, person or body of persons any grants, rights, privileges and concessions which the Executive might think it desirable to obtain and to carry out, exercise and comply with any such agreements, rights, privileges or concessions.
- To appoint, employ, remove or suspend such managers, clerks, secretaries and other persons as may be necessary or convenient.
- To delegate to such appropriate person or persons such powers or responsibilities it considers appropriate.
- To invest and deal with the money of the Council not immediately required in such manner as may be permitted by law for the investment of trust funds.
- To borrow or raise or secure the payment of money in such manner as the Council may think fit and to secure the same or the repayment or performance of any debt, liability, contract, guarantee or other engagement incurred or to be entered into by the Council in any way.
- To make, draw, accept, endorse, discount, execute and issue promissory notes, bills of exchange, bills of land and other negotiable instruments.

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- To sell, improve, manage, develop, exchange, lease, dispose of, turn to account or otherwise deal with all or any part of the property and rights of the Council.
- To make any gift of property whether subject to any special trust or not for any one or more of the objects of the Council.
- To print and publish any newspapers, periodicals, books, leaflets or other literature that the Council may think desirable for the promotion of its objects.
- To administer the rules contained in the AFL's National Junior Policy (or equivalent document), and regulations for the conduct of junior football within the District as approved or amended by the WAFC. All decisions of the Council, the Executive or the Junior Competition Committee are subject to the right of the WAFC to veto such decision and to substitute a different decision in place of the original decision.

For the purposes of this Constitution, the Secretary shall notify the District Development Manager of West Australian Football Development of any decision made by the Council, the Executive or the Junior Competition Committee within 7 days of the making of that decision.

## MEMBERSHIP

The membership of the Council shall consist of the WAFC and:

### Executive Members

- The Chairman
- The Deputy Chairman (the "Competition Director")
- A representative of the Football Club Inc ("the WAFL representative")
- One other person as determined by the DFDC at the AGM

### Ordinary Members

- A representative of the Community Football Council
- The umpires' representative
- The coaching co-ordinator
- The assistant competition director
- A representative of the schools located within the District

### Club Members

The admission of Clubs and Bodies to the Council as members shall be at the discretion of the Council, although by way of guidance:

- **Junior Football Clubs** who participate in the Auskick (6-12 year old) and Youth (13-17 year old) competitions must affiliate with the Council in order to participate in competitions conducted under the auspices of the Council.
- **Community Clubs** who participate in competitions under the auspices of the Community Football Council may affiliate to the Council.

### Administration Members

- The secretary
- The treasurer

The Junior Development Officer employed by the WAFC from time to time. The Junior Development Officer shall be the Executive Officer of the Council.

The Youth Development Officer employed by the WAFC from time to time.

Such other person as is seconded by the Council.

**2. Appendix 2 - WAFL Preferred Facility Guidelines for WAFL,  
Senior & Junior Clubs**

Hierarchy Model Incorporating AFL Preferred Facility Requirements							
<b>Proposed Football Club breakdown</b>							
Category 1 - WAFL Clubs (Central or Core Club within a zone/region)							
Category 2 - Senior Clubs							
Category 3 - Junior Clubs							
Preferred Facility Requirements for each Club Category							
Facilities	Preferred Minimum Sizes (m <sup>2</sup> )			Core or optional requirement			Comment
	WAFL Club	Senior Club	Junior Club	WAFL Club	Senior Club	Junior Club	
<b>Playing Area</b>							
<b>Oval Length</b>	135 to 185 metres	135 to 185 metres	Auskick (5-12ys) – 80m Auskick 15 per side (5-12ys) – 110m Youth (13 yrs) – 140m, < 150m Youth (14 - 17 yrs) – 135 to 185 metres	core	core	core	For senior ovals the preferred size is 165m x 135m. The boundary line should be 5 metres from perimeter fencing or any other boundary object for WAFL clubs and 3 to 4 metres for other clubs.
<b>Oval Width</b>	110 to 155 metres	110 to 155 metres	Auskick (5-12ys) – 60m Auskick 15 per side (5-12ys) – 80m Youth (13 yrs) – 120m, < 130m Youth (14 - 17 yrs) – 110 to 155 metres	core	core	core	
<b>Number of Ovals</b>	1 Main Oval and may require additional oval for training	Depends on the number of senior teams	Depends on the number of junior teams	core	core	core	
<b>Oval Fencing</b>	No specific standards	No specific standards	not required	core	optional	not required	Oval fencing should be approximately 900mm high with mesh in-fill and allow for 5m of run off from oval boundary fro WAFL clubs.

Facilities	Preferred Minimum Sizes (m <sup>2</sup> )			Core or optional requirement			Comment
	WAFL Club	Senior Club	Junior Club	WAFL Club	Senior Club	Junior Club	
<b>Playing Area</b>							
<b>Goal Posts</b>	6.4m apart, 12 to 15m high	6.4m apart, 8 to 15m high	6.4m apart, 8 to 15m high	core	core	core	Padding from ground to 2.5 metres, 35mm thick foam covered in canvass or painted
<b>Behind Post</b>	6.4m apart, 6 to 10m high	6.4m apart, 4 to 6m high	6.4m apart, 4 to 6m high	core	core	core	Padding from ground to 2.5 metres, 35mm thick foam covered in canvass or painted
<b>Ground Lighting - for training</b>	Average Minimum Lux - 50	Average Minimum Lux - 50	Average Minimum Lux - 50	core	core	core	
<b>Ground Lighting - for games</b>	Average Minimum Lux - 200	Average Minimum Lux - 100	not required	core	optional*	not required	* to allow a night match on another ground in each Zone, one Senior club may require lighting
<b>Club Boundary Interchange Benches</b>	2 covered benches for 10 people each (each 6m long)	2 covered benches for 8 people each (each 4.8m long)	not required	core	core	not required	Positioned on western wing looking away from the sun
<b>Officials' Interchange Bench</b>	1 covered bench for officials (3.6m long)	1 covered bench for officials (1.8 m long)	not required	core	optional	not required	Located between two club interchange Benches
<b>Siren</b>	Permanent Installed siren	yes, but does not have to be permanently installed	yes, but does not have to be permanently installed	core	core	core	An approved siren must be installed for Senior grounds and in multiple locations if necessary to achieve for desirable amplification
<b>Scoreboard</b>	required with 300mm lettering	Yes, can be fixed or portable	desirable, except for Auskick	core	core	optional	Display to be Goals, Behinds and Points
<b>Count Down Clock</b>	required	desirable	not required	core	optional	not required	Approved match clock that can be seen by spectators fro all WAFL grounds
<b>Spectator Facilities</b>	WAFL require under cover seating for 500	desirable (no specific standards)	not required	core	optional	not required	

Facilities	Preferred Minimum Sizes (m <sup>2</sup> )			Core or optional requirement			Comment
	WAFL Club	Senior Club	Junior Club	WAFL Club	Senior Club	Junior Club	
<b>Playing Area</b>							
<b>Members' Facilities</b>	Match viewing for 200 (100 from each club), social facilities for seating 250, wheel chair access	desirable for major clubs in Sunday League and Regional Leagues only (AFL preferred minimum - 75 m2)	not required	<b>core</b>	<b>optional</b>	<b>not required</b>	It is strongly recommended that social/community rooms that provide for social interaction, community building, social capital and club sustainability be provided at all club levels.
<b>Public Toilets</b>	Male 20m <sup>2</sup> , female 20m <sup>2</sup> , disabled 5m <sup>2</sup>	Male 10m <sup>2</sup> , female 10m <sup>2</sup> , disabled 5m <sup>2</sup>	Male 10m <sup>2</sup> , female 10m <sup>2</sup> , disabled 5m <sup>2</sup>	<b>core</b>	<b>core</b>	<b>core</b>	To meet relevant Australian standards
<b>Public Address System</b>	required to cover all areas of ground	desirable	not required	<b>core</b>	<b>optional</b>	<b>not required</b>	Not considered essential by AFL but required by WAFC for WAFL grounds
<b>Reserve Fencing</b>	No specific Standards	No specific Standards	not required	<b>core</b>	<b>optional</b>	<b>not required</b>	Reserve fencing is required for WAFL venues to control crowd access and management, including collection of entrance fees
<b>Functional Rooms</b>							
<b>Changing Areas (Male/Female - Home &amp; Visitors)</b>	Minimum 35m <sup>2</sup> x 2	25m <sup>2</sup> x 2	desirable - 25m <sup>2</sup>	<b>core</b>	<b>core</b>	<b>core</b>	It is desirable that change rooms are available for all grounds but it is recognised that some junior grounds may not have these facilities. Junior clubs should at least have toilets and an area to expand to include changerooms.
<b>- Floor finish</b>	Carpeted or non-slip matting	Carpeted or non-slip matting	Carpeted or non-slip matting	<b>core</b>	<b>core</b>	<b>optional</b>	
<b>- Clothes hooks or lockers</b>	40 minimum x 2	30 minimum x 2	30 minimum x 2	<b>core</b>	<b>optional</b>	<b>optional</b>	
<b>- Bench seating</b>	In front of lockers or hooks	In front of lockers or hooks	In front of lockers or hooks	<b>core</b>	<b>optional</b>	<b>optional</b>	
<b>Warm-Up Area (Home &amp; Visitors)</b>	Minimum 60m <sup>2</sup> , lights with impact covers, carpeted/non-slip matting	Minimum 45m <sup>2</sup> , lights with impact covers, carpeted/non-slip matting	not required	<b>core</b>	<b>optional</b>	<b>not required</b>	

Facilities	Preferred Minimum Sizes (m <sup>2</sup> )			Core or optional requirement			Comment
	WAFL Club	Senior Club	Junior Club	WAFL Club	Senior Club	Junior Club	
<b>Functional Rooms</b>							
<b>Total warm-up &amp; Changing Area</b>	Minimum 85m <sup>2</sup> for both home and visitors if combined	Minimum 30m <sup>2</sup> for both home and visitors if combined	Desirable 30m <sup>2</sup> for both home and visitors if combined	core	core	core	
<b>Coaches' Room (Home &amp; Visitors)</b>	Separate room desirable, seating for 30 with whiteboard	desirable	not required	core	optional	not required	
<b>Property Area</b>	6m <sup>2</sup> , power, lockable, vehicle access	desirable	not required	core	optional	not required	
<b>Trainers' (Massage/Strapping) Room</b>	16m <sup>2</sup> x 2, 4 strapping tables, power & bins	12m <sup>2</sup> x 2, 2 strapping tables, power & bins	not required	core	optional	not required	
<b>Medical/First Aid room</b>	15m <sup>2</sup> , 1 examination table, hot & cold water, bin, power, phone, towel dispenser, vehicle access, lockable.	15m <sup>2</sup> , 1 examination table, hot & cold water, bin, power, phone, towel dispenser, vehicle access, lockable.	not required	core	core	not required	
<b>Combined Property/Medical/Trainers Room - option</b>	25m <sup>2</sup>	desirable	not required	core	core	not required	
<b>Wet Area - (Male - Home &amp; Visitors)</b>	4 showers, anti-skid tiles, 1 urinal, 2 toilets, 6 clothes hooks	4 showers, anti-skid tiles, 1 urinal, 2 toilets, 6 clothes hooks	desirable	core	core	optional	
<b>Wet Area - (Female - Home &amp; Visitors)</b>	4 showers, anti-skid tiles, 2 toilets, 6 clothes hooks required if women's matches played at WAFL ground at same fixture	required if club has a women's competition	desirable	core	core	optional	
<b>Drug Testing Facility</b>	Separate room with toilet, allowing privacy for testing	not required	not required	core	not required	not required	

Facilities	Preferred Minimum Sizes (m <sup>2</sup> )			Core or optional requirement			Comment
	WAFL Club	Senior Club	Junior Club	WAFL Club	Senior Club	Junior Club	
<b>Functional Rooms</b>							
<b>Umpires' Rooms</b>	Separate Room – 30m <sup>2</sup> , 12 hooks, bench seating, 1 toilet, 2 curtained showers (lockable doors preferred for female umpires, 1 massage table. Where possible, separate race to arena	Separate Room – 20m <sup>2</sup> , 12 hooks, bench seating, 1 toilet, 2 curtained showers (lockable doors preferred for female umpires, 1 massage table. Where possible, separate race to arena	Separate Room – 20m <sup>2</sup> , 12 hooks, bench seating, 1 toilet, 2 curtained showers (lockable doors preferred for female umpires, 1 massage table. Where possible, separate race to arena	core	core	optional	Whilst separate umpires' room is optional for juniors it is desirable for junior clubs that have an under 17s team
<b>Coaches' Boxes</b>	Sound proof boxes with seating for 4, elevated position on centre wing, direct access to arena, phone to bench, phone & computer connection to statisticians, power	desirable	not required	core	optional	not required	
<b>Umpires'/Observers' Room</b>	15m <sup>2</sup> , enclosed & private area for 3, elevated position with clear view of entire ground, bench with power.	not required	not required	core	not required	not required	
<b>Club Statistician Area</b>	Enclosed viewing for 6 with unobstructed view, bench, cabling connection to coaches box, phone connection to coaches box & statistician	not required	not required	core	not required	not required	
<b>Timekeepers' Room</b>	Elevated clear unobstructed view of ground for 2, bench, access to siren	required	not required	core	core	not required	
<b>Gymnasium/Fitness Room</b>	35m <sup>2</sup> +	25m <sup>2</sup>	not required	optional	optional	not required	

Facilities	Preferred Minimum Sizes (m <sup>2</sup> )			Core or optional requirement			Comment
	WAFL Club	Senior Club	Junior Club	WAFL Club	Senior Club	Junior Club	
<b>Clubrooms</b>							
<b>Floor Area for Clubroom (Social/Community Room)</b>	recommended minimum 200m <sup>2</sup>	required - 100m <sup>2</sup> minimum	desirable - 50 m <sup>2</sup> minimum	core	core	optional	WAFL Clubs have indicated that their floor area ranges from 263m <sup>2</sup> to 2,500m <sup>2</sup> . (71% of junior clubs have a clubroom)
<b>Floor area for Administration</b>	recommended minimum 50m <sup>2</sup>	recommended minimum 20m <sup>2</sup>	recommended 15m <sup>2</sup>	core	core	optional	
<b>Kitchen/Canteen</b>	40m <sup>2</sup>	25m <sup>2</sup>	25m <sup>2</sup>	core	core	core	Facilities Survey showed 92% of junior clubs have canteen areas ranging from 5 to 200 m <sup>2</sup> and 95% of senior clubs
<b>Bar Area</b>	recommended - 25m <sup>2</sup> minimum	recommended - 10m <sup>2</sup> minimum	not required	core	core	not required	96% of senior clubs have a licensed bar, DSR funding not available for bar areas
<b>Storage Areas</b>	recommended 50 m <sup>2</sup> minimum	recommended - 20 to 30m <sup>2</sup>	recommended - 10 to 20m <sup>2</sup>	core	core	core	
<b>Parking</b>							
<b>Number of sealed parking bays</b>	recommended - 200 bays	no specific standards	no specific standards	core	core	core	Per LGA requirements
<b>Lighting of car park</b>	recommended	recommended	recommended	core	core	core	To lux level of Australian Standards and LGA requirements

**3. Appendix 3 – Example of MOU between Local Government and  
DET for access to DET facilities (City of Wanneroo Draft  
Protocol)**

**CITY OF WANNEROO**

**And**

**DEPARTMENT OF EDUCATION AND TRAINING**

**PROTOCOL FOR CONSIDERING CO-LOCATION OF SCHOOL SITES  
WITH PUBLIC OPEN SPACE**

September 2004

## **PROTOCOL FOR CONSIDERING CO-LOCATION OF SCHOOL SITES WITH PUBLIC OPEN SPACE**

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### **Purpose**

To establish a protocol for the City of Wanneroo (City) and the Department of Education and Training (DET) to follow when considering proposals to co-locate schools and public open space.

### **Background**

The Western Australian Planning Commission Policy sets out the general criteria and design standards for the provision of school sites in residential areas.

The policy generally allows for primary school sites of 4 hectares in area and high school sites of 10 hectares in area.

There is provision in the policy for the area of school sites to be reduced, where the school site is co-located with public open space, the open space is fully utilised by the school and where arrangements are in place to provide for long term management contributions from the education provider to the Local Government.

As primary school sites are provided by the development industry free of cost to the Government, there appears to be an increased trend toward co-location. In principle, this should be of benefit to both the State and Local Government, given that it provides for a more efficient use of land and resources.

In recent times however, co-location has been assumed appropriate, rather than the merits of each case being subject to individual assessment. There are generally no development principles established for each party to be guided by and consequently development outcomes are often not maximised. In addition, maintenance agreements are not prepared which has resulted in inequitable cost sharing and conflicts in respect to the development and use of the open space.

### **Detail**

To address these issues and ensure that maximum benefit is derived from co-locating schools and open space, it is critical that prior agreement exists regarding the planned use, development and ongoing management of the open space. The desirability of co-location needs to be specifically determined in each case. To maximise flexibility, the decision to proceed with co-location is most appropriately made at the structure planning stage.

To assist in making such a decision, and in order to properly plan for co-location, the following issues need to be determined at the respective stage of the planning and development process.

#### *Structure Plan Stage*

- Agreement on the following items is to be negotiated between the City, the DET and where appropriate, the developer.
  - School and open space location (spacing, catchments etc);
  - Area of the school and open space sites;
  - Configuration of the individual and overall site;
  - Topography of the individual and overall site;
  - Form and extent of any public utility infrastructure, such as drainage, easements etc within the overall site;
  - Transport integration (road capacity, paths, street parking, set down areas, traffic management etc);

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- Determination of joint facilities eg active/passive recreation, car parks, access points, hall, library, other partnering opportunities etc;
- Key development principles, such as car park locations, school entry location, active playing field location, vegetation protection, utility service connection points etc. This should take the form of a concept plan with appropriate notations, in sufficient detail to demonstrate that the key development principles and major land use components can be accommodated;
- Key principles for sharing of development, use and maintenance of joint facilities, including cost sharing and likely timing of development of the school and open space, as well as design and construction responsibilities.

It is envisaged that the agreed principles would be contained within an exchange of letters and also within the structure planning documentation.

### Subdivision Stage

- The developer is to cede or otherwise set aside serviced land for school and open space;
- A traffic impact study/safety audit is to be undertaken and recommended traffic management works implemented;
- Frontage roads are to be designed and constructed with appropriate traffic management, parking, set down areas, paths etc;
- Development timeframes for the school and open space is to be estimated.

### Design and Development Stage

- The City is to become involved in the DET School Project Control Group as necessary;
- The school and open space design and construction is to be undertaken in accordance with the previously agreed principles and normal development requirements (an information package/guidelines should be developed to assist with this process);
- Onsite car parking is to be designed and constructed;
- An appropriate formal written agreement relating to the development, use, and maintenance of shared infrastructure is to be entered into between the City and the Minister for Education. Where appropriate this should also include the developer. This should be based on a standard template, with variations as necessary. The detailed terms of the agreement would need to be negotiated between the City and the DET, however key principles should be as set out on Attachment 1;
- Ongoing maintenance commences in accordance with the agreement.

## KEY PRINCIPLES FOR JOINT USE AGREEMENT

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### Development

- The City constructs the open space, including turf, bores, pumps, reticulation, landscaping and other infrastructure such as practice wickets, football goal posts etc;
- The DET provides a 50% contribution (or such other sum as agreed based on the area that the DET would normally provide on the school site) toward the cost of the open space development at the time of the school opening;
- Contributions towards other infrastructure, such as car parks, toilet blocks and change rooms etc are negotiated on an individual basis;
- The City and DET agree to enter into negotiations to contribute toward future capital works, based on an evaluation of school and community needs where appropriate.

### Use

- The City maintains overall booking responsibility for the open space;
- The DET has exclusive use of the shared open space during school hours (say 8am to 4pm or such other hours as agreed) excluding school holiday periods;
- A process is outlined for each party to follow in the event that it wishes to use shared facilities outside agreed times.

### Maintenance

- The City maintains entire shared open space area;
- The DET provides a 50% contribution (or such other sum as agreed based on the area and facilities the DET would normally provide on the school site) to the City, based on the City's costs to maintain the facility. Maintenance includes the following:
  - turf mowing, fertilising, renovations, top dressing;
  - bore and pump maintenance;
  - watering costs;
  - maintenance of other shared infrastructure such as cricket practice wickets;
  - landscaping;
  - active playing field marking;
  - insurance;
  - other as determined by City and DET.

## 4. Appendix 4 – Assessment Criteria for WAFL Playing Surface

### WAFC – ASSESSMENT CRITERIA FOR WAFL PLAYING SURFACE

In regard to the assessment and suitability of regional sports' fields for WAFL football, the following minimum requirements are recommended.

#### Turf Cover

In terms of turf cover ideally there will be a complete cover of grass across the field and if it is a mixed grass turf then the various grass species should ideally be evenly distributed, ie. do not occur as patches.

An even grass cover is desirable, however, under normal play, thinning out or loss of grass cover is going to occur. The problems related to a loss of grass cover are reduced traction (ie. footing) and a change in surface firmness.

The loss or thinning of the grass cover must not result in surface instability.

#### Levelness of the Surface

There should be no obvious depressions in the surface. Of most concern are the depressions where there is a sudden or sharp drop such as what will occur with a hole. A hole, in the WAFL's opinion, is a depression greater than about 10cm x 10cm in area and greater than about 2-5cm in depth with sharp or well defined sides.

Holes must be repaired with a turf block using a "turf doctor" or similar device that provides a turf block that is 15cm x 15cm in area and about 20cm in depth. Repair with specialist thick turf that is a minimum of 5cm thick and 200cm x 100cm (2m x 1m) in area, is also permissible.

Under no circumstances should holes be filled with loose sand.

Slight undulations that occur over a metre or more are generally of no concern.

#### Surface Stability

Ideally there will be good footing or surface "grip" and no loose turf sods (particularly where new turf sods have been laid). It is important to note that the nature of the sport and the foot wear the players wear is such that some turf/grass dislodgement is always a possibility.

#### Irrigation

The selected field must be irrigated and there must be a high degree of uniformity in water distribution. That is, there must not be dry areas and wet areas across the surface.

The selected fields must not be affected by water restrictions as this is the main tool in controlling the quality and condition of the turf and surface hardness.

#### Sprinklers

Sprinklers must be level with the surface and the area surrounding the sprinkler must also be level.

#### Surface Hardness

Surface hardness must be monitored using the Clegg Impact Soil Tester using the 2.25kg hammer with a drop height of 30cm. Peak deceleration is measured in gravities.

Readings must be taken at 20 locations across the field. At each location the hammer will be dropped 3 times and the 1<sup>st</sup> and 3<sup>rd</sup> drop readings recorded.

The hardness of the surface should be within the preferred range as follows –

Performance Indicator	Unacceptably Low	Low Normal	Preferred Range	High Normal	Unacceptably High
Surface Hardness (gravities)	<30	31 – 69	70 – 89	90 – 120	>120

## Traction

Where possible traction should be measured. There are traction devices in each state used as part of the WAFL Grounds monitoring study and could be used for monitoring traction.

The traction device is 40kg x 150mm diameter disc with studs on the base (there are six 15mm long studs). The device is dropped from a set height of 50mm so that the studs penetrate the surface. The torque required to tear the surface layer is measured in Nm using a torque wrench.

Readings must be taken at 20 locations across the field according to the attached sheet.

The traction of the surface should be within the preferred range as follows –

Performance Indicator	Unacceptably Low	Low Normal	Preferred Range	High Normal	Unacceptably High
Traction (Nm)	<20	21 – 39	<b>40 – 55</b>	55 – 74	>75

## Surface Consistency

This is an all encompassing overview of the field where we look for inconsistencies in turf cover, firmness, stability and levelness.

### Cricket Wickets

Cricket wickets on grounds used for WAFL football are a concern because of the difference in soil type, hardness (or softness) and turf cover compared to the remainder of the field. It is the lack of surface consistency that poses the greatest concern.

Cricket wickets must meet the following **minimum** criteria –

1. Have an even cover of grass (at least 50% grass cover) with no bare areas greater than 15cm x 15cm.
2. The preparation of wickets for play generally results in a diminished turf cover. The last used wicket strip should have at least 2 weeks (preferably longer) recovery before used for play. The hardness (measured using the Clegg Impact Soil Tester) of this strip must be no greater than that for the remainder of the field.
3. The moisture content of the pitch must be sufficient to provide some softness and pliability of the surface without being sticky and causing excessive grip (using the traction device).
4. The hardness of the surface must be measured with the Clegg Impact Soil Tester and be within the same range as the outfield.

## 5. Appendix 5 – Provision of AFL Senior Ovals in New Developments

The Western Australian Planning Commission (WAPC) has a policy that 10 percent of the gross subdivisible area of a conditional subdivision shall be given up free of cost by the subdivider for public open space. This has been the basis of public open space policy in WA since 1955 and remains in the WAPC's 2002 *Policy Document DC 2.3 – Public Open Space in Residential Areas*. This Policy is subject to comprehensive review and is to be modified where appropriate following the current review of the WAPC's October 2004 *Liveable Neighbourhoods Community design Code*.

As of November 2006, verbal advice from the WAPC was that the *Liveable Neighbourhoods* code had been adopted by the Commission and that the requirement for 10% public open space remains a requirement of subdividers.

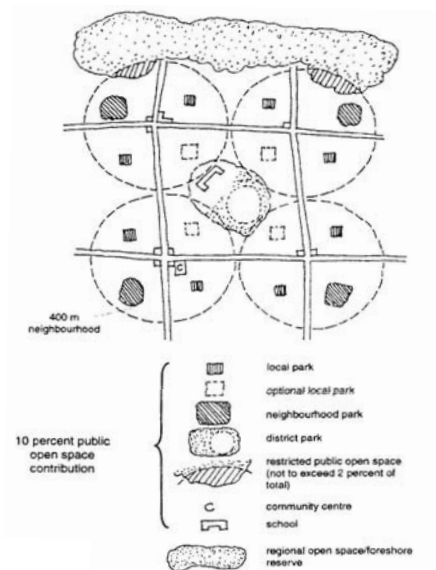
Of interest to the Western Australian Football Commission (WAFC) is the following commentary in the *Liveable Neighbourhoods* code:

*"In the past, restraints on local government expenditure have limited local government's ability to develop and maintain public open space. This has resulted in some local governments proposing much public open space being provided as large playing fields (sometimes combined with schools and other community facilities) for ease of maintenance. More recent trends have seen the creation of smaller, more accessible parks."*

*"The WAPC favours a balanced provision of open space, with a range of open space types being provided to meet the needs of all users and age groups, particularly the young."*

Of concern to the WAFC is that there is more emphasis by subdividers and some local governments on smaller public open space areas for passive use and this is resulting in a paucity of large level grassed areas of a size suitable for a senior AFL ground. The commentary in the adopted *Liveable Neighbourhoods* code does not emphasise the need to still maintain a certain amount of public open space for large playing fields.

The following Plan is extracted from page 84 of the *Liveable Neighbourhoods* code (Element 4 – Figure 1 Public open space model) which diagrammatically shows the policy of providing public open space within 400m radius neighbourhoods and between these neighbourhoods.



#### Policy requirements:

- Most dwellings within 400 m of a park.
- Larger district and neighbourhood parks located on edge of neighbourhood.
- At least one neighbourhood park per neighbourhood.
- All parks (POS) landscaped to a minimum standard.
- Some ovals can be shared with schools.

Figure 1: Public open space model

# football facilities policy report 2006

Syme Marmion & Co undertook an analysis of the expected population densities of the 400 metre radius neighbourhoods of the *Liveable Neighbourhoods* code to determine the impact on the need for AFL senior football ovals.

The basis of the analysis is as follows:

- There is 1 large POS per 4 nodes of 400m radius. (ie 1 large POS per 4 neighbourhoods)
- Each 400m radius neighbourhood is 50.26 hectares
- Base on 15 dwellings per urban hectare (R15) gives 750 dwellings in each neighbourhood or **3,000** dwellings surrounding the large POS area (ie from the 4 neighbourhoods)

Hence there are 3000 dwellings facing each large POS as designated by Liveable Neighbourhoods and we have used the City of Wanneroo as an example of an area facing new development.

The likely household size for new households from 2001 to 2021 in the City of Wanneroo (majority of West Perth zone) is outlined below.

City of Wanneroo Household Structure 2001 and 2021	2001		2021		Change 2001 to 2021	
	Proportion		Proportion		Proportion	
Couple Family no Ch HHs	6,844	25.6%	17,134	24.4%	10,290	23.7%
Remainder Family HHs	15,081	56.5%	37,801	53.9%	22,720	52.4%
Lone person households	4,208	15.8%	13,526	19.3%	9,318	21.5%
Group households	582	2.2%	1,651	2.4%	1,069	2.5%
Total	26,715	100.0%	70,113	100.0%	43,398	100.0%
Average HH Size	2.87		2.79		2.74	

Source: ABS CDATA 2001, WA Tomorrow (WAPC, 2005) and Syme Marmion & Co Household Size Model

Hence using the projected 2.74 persons per household, 3,000 dwellings would have a likely population of around 8,000 persons in the City of Wanneroo. It is possible to estimate the number of these 8,000 people that would be playing football based on the current West Perth participation rates.

## Current Participation Rates (2004/05)

Australian Rules Football Player Proportion of Population in Zone

Player ages	West Perth
5-12 yrs	12.8%
13-17 yrs	5.7%
18-34 yrs	2.0%
35-49 yrs	0.3%
<b>Total</b>	<b>3.7%</b>

With a participation rate in West Perth zone (2005 figures) of approximately 3.7% of the total population, an area containing 8,000 people would contain about 300 Australian Rules football players of all ages. This equates to 12 teams consisting of 25 players each or based on the average player numbers per club in the Perth metropolitan area, equivalent to 1.6 football clubs. Of these 12 teams there would be at least 1 senior team which would require a senior size oval.

The consequences of this analysis is that Liveable Neighbourhoods needs to consider Australian Rules Football oval provision in district and local structure plans in based on participation rates and population data. The analysis above shows strong support for a significant number of the designated large public open spaces shared by adjoining neighbourhoods (as indicated by the *Liveable Neighbourhoods* code) to be of a size suitable for an AFL senior size oval.

# football facilities policy report 2006

Further to the analysis above, which indicates that for a population of 8,000 people you will generate about 300 football players (based on new development in City of Wanneroo and the current West Perth Football Club participation rates), there are some local governments that have a policy of having one large sporting reserve or complex for every 15,000 people. Using the same assumptions this would generate nearly 600 AFL players (24 teams) and support 3 football clubs. A sporting reserve supporting 15,000 people would require a number of AFL football ovals, depending on how matches were scheduled, but assuming away games by half the teams there would still be 12 home matches each week which would suggest at least 2 ovals with 3 games on each in the morning and 3 in the afternoon. If this was reduced to 2 games in the morning and 2 in the afternoon then there would be a need for 3 football ovals per 15,000 people.

Based on the current demographics that show about 11% of players within a club are above the age of 18 years of age their would be about 66 players in a sample of 600, equivalent to nearly 3 senior teams. Hence for a sporting reserve supporting 15,000 people, one of the proposed 3 football ovals would have to be a senior sized AFL oval.