

Jubilee Reserve Redevelopment

Business Case



Executive Summary

Jubilee Reserve is a large 12.75-hectare District Sports Reserve which comprises of 11-hectares of grass spaces marked into six separate fields for junior and senior sports. The Reserve also contains two areas of remnant vegetation. The Jubilee Reserve site is suitably located, making it an ideal location for the development of a multi-use sports precinct that can host sporting fixtures, large tournaments and events and will draw people from surrounding Local Government Areas (LGA's) and the greater Perth area.

The reserve is currently utilised by several seasonal sporting groups:

Winter (April-September)

- Bassendean Caledonian Soccer Club
- Bassendean Caledonian Junior Soccer Club
- Bassendean Amateur Football Club
- Bassendean Junior Football Club

Summer (October-March)

- Bassendean Senior Cricket Club
- Bassendean Junior Cricket Club
- Eden Hill Little Athletics Club
- North Bassendean Little Athletics Club.

In addition to the seasonal users above, the reserve is used by a number of local schools, state sporting associations, personal trainers, residents, and the Eden Hill Dog Fellowship.

Vision

“Jubilee Reserve will become a flexible multiuse sporting hub that provides a range of shared and accessible sporting services for existing and future user groups, clubs and the broader community”.

Purpose

The purpose of this project is to redevelop Jubilee Reserve in Eden Hill, maximising sustainable reserve usage and including an accessible, multipurpose facility. The redevelopment will include a multipurpose facility with greater community use.



Problem Statement

The sports grounds, Australian football ovals, cricket grounds, and soccer pitches are rated as either good or satisfactory, indicating that the general condition of the Reserve is acceptable. However, the infrastructure outlined below were all rated as poor in stakeholder consultation findings. Therefore, these areas are a priority for the redevelopment:

- Unisex changerooms to cater for growing demand for female sport in both soccer, cricket and AFL codes.
- Improved parking provisions and access points, to reduce impacts on surrounding residents.
- Stan Moses Building upgrade so it meets the needs of the various sporting clubs and caters for new and emerging community needs.
- Improved public toilet facilities.
- New clubrooms and changerooms for Caledonian soccer club.

Most of the infrastructure at Jubilee Reserve is dated and in need of an upgrade. The main facility is the Stan Moses Pavilion, located at the southern end of the Reserve. This Pavilion has primarily served Australian rules football and cricket. However, it's now nearing the end of its functional lifespan, with outdated amenities including toilets, changing rooms, a function area, bar, and kitchen. The entire building requires an upgrade to meet Australian standards. The current setup causes friction among user groups and lacks flexibility for expansion, especially for junior sports. The showers and toilets are shared between the home and away teams, which is inefficient. Female sport is growing rapidly in the area and the poor amenities in the current facility could act as a deterrent to prospective players.

The function area of the Pavilion is situated on the upper level, accessible only by stairs, which poses accessibility challenges for certain groups. On weekdays during business hours, the facility remains unused. An upgrade to the facility would enable the Town to better meet the growing needs and demands of emerging and existing communities. This will broaden community use and maximise the return on local government investment in community infrastructure. Adequate space adjacent to the Pavilion allows for potential future upgrades.

Project Progress

The Community Facility Audit/Needs Assessment was conducted in 2017 in partnership with AECOM. This report identified the urgent need for a Jubilee Reserve Masterplan, due to ageing infrastructure and sporting trends. From the 2017 report:

“Jubilee Reserve - Precinct master plan for the site, including infrastructure, surfaces and amenities (access/ lighting/services). The site is currently not meeting the needs for the associated sports groups and surrounding local residents; explore an option with a centrally located mixed-use community building as well as activation and maintenance to open space surfaces.”

The Jubilee Reserve Masterplan was completed by the Town in the first half of 2021 with Tredwell Management, which included consultation with all existing clubs, plus Bassendean Galaxy Basketball Club, Eden Hill Dog Fellowship and Casa Mia Montessori School.

There was also an Elected Member consultation in Feb 2021, where Councillors provided feedback on the plans for the site. As part of this consultation, the wider community had the chance to complete a survey. Over 500 responses were received, with an overwhelming majority in favour of a redevelopment of existing infrastructure. Overall, the active playing surface layouts were to remain mostly as is, with minor upgrades to passive infrastructure such as path networks and non-sports lighting.

The floorplan presented after consultation to Council and user groups was largely agreed upon, with minor amendments mostly arising from Elected Members in reference to making the space more accessible for community groups, casual/social hirers, and civic events.

Benefits of Redevelopment

The redevelopment of Jubilee Reserve will:

- Facilitate activities for all ages.
- Increase participation by female participants through the provision of additional changerooms.
- Encourage young people to participate in activities on an ongoing basis.
- Provide facilities that are flexible in functionality, accessible and affordable.
- Encourages participation across a range of formal and informal community, sport and recreational activities.
- Support club and user group sustainability and development.
- Explore opportunities to capitalise on emerging technologies to support the use and management of the reserve over time.
- Embrace and support volunteers in the community.
- Sustainably cater for future community needs.
- Cater to the broad and multicultural nature of the community.

Online community surveys identified common themes regarding the value of Jubilee Reserve to the community:

- The large open spaces and playing fields.
- The natural environment, remnant bushland and birdlife.
- Large trees which provide shade.
- The pathway, playground, and exercise equipment.

Cost Analysis

The cost plan below relates to funding of Concept Plan 1 and Concept Plan 3 in the attached Jubilee reserve Concept Master Plan and Building design report dated August 2021.

The new cost plan totals **\$7,187,119** and is based on:

- A redevelopment to Stan Moses without basketball courts.
- Upgrades to Caledonians soccer Club.

The Town of Bassendean with support from Commonwealth Sporting and Recreation Facilities Fund (CSRFF) will fund the lighting upgrade for the entire precinct of Jubilee Reserve in 2024/25. These costs have been removed from the cost plan.

Concept Plan Option 1 features a new multipurpose facility with the potential for indoor sports courts in future.

Concept Plan Option 3 features additional scope for the extension of the Bassendean Caledonian Soccer Clubrooms, to cater to the Caledonian Soccer Club's growing needs.



Jubilee Reserve Town of Bassendean Redevelopment of Facilities Option 1 and 3 of Master Plan

Master Plan Costs Updated March 2024

SUMMARY									
	Element	Element Cost	Contingencies		Headworks	Public Art	Professional Fees	Escalation	TOTAL
			Design	Contract					
								10% 2024	
	Carpark and Paths	\$ 506,251	\$ 50,625	\$ 27,844	\$ -	\$ 5,847	\$ 70,868	\$50,625	\$ 712,060
	Sports Lighting Upgrade – Stage 1 funded 2024/25.	\$ -525,000	\$ -52,500	\$ -28,875	\$ -	\$ 6,064	\$ 73,493	NA	\$ -685,931
	New Multi Purpose Sports Facility – Option 1	\$ 3,155,580	\$ 315,558	\$ 190,000	\$ 105,000	\$ 67,216	\$ 631,116	\$315,558	\$ 4,780,028
	Upgrade Existing Soccer Club Rooms Option 3	\$ 1,205,110	\$ 120,511	\$ 66,281	\$ -	\$ 13,919	\$ 168,699	\$120,511	\$ 1,695,031
	Total excluding GST	\$ 4,866,941	\$ 486,694	\$ 284,125	\$ 105,000	\$ 86,982	\$ 870,683	\$ 486,694	\$ 7,187,119

NOTE
GST Excluded.



Funding Request

The total project cost as per the updated cost plan is \$7,187,119.

The Town has committed funds of \$2,000,000 to the project.

The Town is seeking government support of \$5,187,119.

