

**CoSPRA'S DEPUTATION AGENDA BRIEFING MEETING 17<sup>TH</sup> SEPTEMBER, 2024**

**I SPEAK ON BEHALF OF THE CITY OF SOUTH PERTH RESIDENTS ASSOCIATION IN SUPPORT OF THE CITY'S RECOMMENDATION NOT TO PROCEED WITH THE OPTION TO LEASE FOR WASPS HOCKEY CLUB.**

**I WOULD LIKE TO POINT OUT THAT THERE ARE CURRENTLY 46,991 (2024) PEOPLE LIVING WITH THE CoSP AND THIS FIGURE IS PROJECTED TO GROW TO 67,497 BY 2046. IN OUR VIEW IT IS ABSOLUTELY IMPERATIVE TO HONOUR OUR PUBLIC OPEN SPACE FOR THIS CURRENT GENERATION AND FOR THE GENERATIONS TO COME.**

**FOLLOWING DFS ASSESSMENT, THE CITY DEEMED THE PROJECT WAS NOT FEASIBLE, AND THE PROPONENTS SUBSEQUENTLY AGREED WITH THE CITY IN WRITING. ON THAT BASIS ALONE WE ARE CONCERNED THAT BEST PRACTICE IS NOT BEING DEMONSTRATED SHOULD COUNCIL SUPPORT THE OPTION TO LEASE.**

**COSPRA IS ALSO CONCERNED THAT FURTHER EXPENDITURE OF RATEPAYER FUNDS ON A NON-VIABLE PROJECT DOES NOT DEMONSTRATE THE FINANCIAL RESPONSIBILITY RATE PAYERS WOULD EXPECT FROM THE CITY. THE PARTIES BENEFITING FROM THIS OPTION TO LEASE IS WASPS, HOWEVER THE POTENTIAL HOCKEY DEVELOPMENT WILL BENEFIT WASPS AND WESLEY COLLEGE SHOULD THEIR ASSOCIATION CONTINUE. NOT ONLY HAS ENDORSEMENT OF THE OPTION TO LEASE MOTION CONTINUED THE FINANCIAL OUTLAY, BUT ALSO PERPETUATED THE CONSIDERABLE UNCERTAINTY FOR THE CITY'S RATEPAYERS. IN PARTICULAR, THE RATEPAYERS, RESIDENTS AND SPORTING GROUPS CURRENTLY USING COLLIER RESERVE, ALONG WITH LOCAL RESIDENTS AND ENVIRONMENTAL ADVOCATES.**

**WE PREVIOUSLY ASKED THE CITY IF AN OPTION TO LEASE WOULD SET A PRECEDENCE FOR PRIVATE INSTITUTIONS AND SPORTING BODIES TO HAVE EXCLUSIVE USE OF PUBLIC LAND. THE CITY RESPONDED BY SAYING ALL PROPOSALS WOULD BE ASSESSED ON A CASE BY CASE BASIS BUT THEIR PREFERRED APPROACH WOULD BE AN EXPRESSIONS OF INTEREST PROCESS. HOWEVER, THE CITY DID NOT GO ON TO SAY THAT THESE CIRCUMSTANCES COULD HAPPEN AGAIN SHOULD COUNCIL PROPOSE AND SUPPORT A MOTION FOR THE BENEFIT OF A SINGLE USER GROUP, DESPITE A DFS NOT DEMONSTRATING VIABILITY AND DESPITE CITY RECOMMENDATIONS NOT TO PROCEED. THE CITY WOULD AGAIN BE REQUIRED TO IMPLEMENT THAT COUNCIL RESOLUTION.**

**THE CLUB'S EXPECTATION ON RATEPAYERS TO PAY MILLIONS FOR INFRASTRUCTURE WORKS TO SUPPORT A SINGLE-USE FACILITY THAT OFFERS NO BENEFIT TO THE BROADER COMMUNITY AND DOES NOT ALIGN WITH THE CITY'S**

STRATEGY OF SHARED FACILITIES AND IS SURELY A PRODUCT OF A DFS THAT DID NOT MEET THE CLUB'S EXPECTATIONS.

THE CITY CONFIRMED VIA THE FEASIBILITY REPORT AND SUBSEQUENT DISCUSSIONS WITH THE PROPONENTS THAT A COMMITMENT FROM THE CITY IS SOUGHT TO FUND ANY REQUIRED CAR PARKING UPGRADES; SPORTS LIGHTING FOR THE SYNTHETIC TURF AND GRASS HOCKEY PITCHES; SINKING OF THE ABOVE GROUND POWERLINES; AS WELL AS A CONTRIBUTION TO CONSTRUCTION OF A CLUBHOUSE. INITIAL ESTIMATES FOR THESE EXCLUSIONS TALLY OVER \$2.5M.

THE CITY HAS ALSO ADVISED THERE ARE *“NO FUNDS ARE CURRENTLY SET ASIDE IN THE CITY'S 10-YEAR FINANCIAL PLAN FOR HOCKEY FACILITIES OR THE ABOVE WORKS, AND THE CITY HAS A NUMBER OF OTHER CAPITAL WORKS PRIORITIES THAT WOULD POTENTIALLY COMPETE FOR FUNDS AGAINST THESE WORKS.”*

WE NOTE THE CITY'S COMMENTARY IN JUNE 23

*“THE STATE GOVERNMENT'S DECISION TO APPROVE \$135 MILLION IN FUNDING FOR A HIGH-PERFORMANCE HOCKEY CENTRE AT CURTIN UNIVERSITY CAMPUS WILL LIKELY DIMINISH THE ABILITY TO SOURCE THE STATE GOVERNMENT FUNDING REQUIRED TO ESTABLISH ANOTHER SYNTHETIC TURF HOCKEY FACILITY NEARBY”.* WE MAINTAIN OUR VIEW THAT THIS COUNCIL CONTINUES TO KICK THE CAN DOWN THE ROAD GIVEN THE HIGH LIKELIHOOD THAT WASPS CANNOT MEET THEIR FUNDING REQUIREMENTS.

PUBLIC OPEN SPACE COMPRISES THE FREELY ACCESSIBLE AREAS THAT SUPPORT THE FUNCTIONS OF RECREATION, RELAXATION, SOCIALISATION, ORGANISED SPORTING ACTIVITIES, INFORMAL PLAY AND ENVIRONMENTAL PROTECTION. SHOULD THIS PROPOSAL BE APPROVED, THIS AREA WILL NO LONGER BE FREELY ACCESSIBLE. A FENCE WILL BE REQUIRED FOR RESTRICTED ACCESS. COSPRA IS DEEPLY CONCERNED ABOUT THE DECLINE IN ACCESSIBLE PUBLIC OPEN SPACE. THE CITY HAS BEEN WORKING ON A REVISED PUBLIC OPEN SPACE STRATEGY TO ACCURATELY ASSESS THE CURRENT AVAILABILITY OF SUCH SPACE. ALTHOUGH THIS WORK IS NOT YET FINALISED, THE MOST CURRENT DRAFT FIGURES SUGGEST THAT WE HAVE APPROXIMATELY 4% LOCAL PUBLIC OPEN SPACE ACROSS THE DISTRICT, COMPARED TO THE RECOMMENDED 10%. WITH THE RECENT ADOPTION OF LOCAL PLANNING SCHEME 7 WHICH WILL BRING CONSIDERABLE URBAN INFILL, ANY LOSS OF ACCESSIBLE PUBLIC OPEN SPACE WOULD DEPRIVE THE EXISTING AND EVER-INCREASING CITY POPULATION OF THIS ENORMOUSLY BENEFICIAL AMENITY – AN AMENITY THE CITY ALREADY FAILS TO PROVIDE THE RECOMMENDED AREA OF PER RESIDENT.

THE 2011 POS STRATEGY IDENTIFIED COLLIER RESERVE AS HOLDING SIGNIFICANT POTENTIAL FOR A PLANTING PROGRAMME TO INCREASE TREE CANOPY WITH

**MINIMAL INVESTMENT. THIS WOULD INCREASE BIODIVERSITY AND ENHANCE SUSTAINABILITY OF THE RESERVE, ENCOURAGING FURTHER USE BY RESIDENTS WITH INCREASED SHADE PROVIDED IN THE SUMMER HEAT.**

**IMPORTANTLY, THIS DOCUMENT STATES THAT OPEN SPACES NEED TO BE MANAGED IN THE PUBLIC INTEREST AND NEVER BE SACRIFICED FOR PRIVATE INFLUENCE OR GAIN. WESLEY ARE A PRIVATE INSTITUTION AND VIA THEIR ARRANGEMENT WITH WASPS WILL BENEFIT GREATLY THROUGH INCREASED SPORTING OFFERINGS TO POTENTIAL STUDENTS AT THE EXPENSE OF THE CITY'S RESIDENTS.**

**IT IS WORTH NOTING THAT LESS THAN 400 WASPS MEMBERS LIVE IN THE CITY – THAT'S LESS THAN 1% OF THE CITY'S POPULATION OF OVER 46,000. THE USE OF COLLIER RESERVE FOR AN EXCLUSIVE USE SCENARIO IS NOT A FAIR AND EQUITABLE USE OF THIS CITY LAND FOR THE REMAINING 99% OF RATEPAYERS AND RESIDENTS.**

**GIVEN THE CITY IS AN OLDER, ESTABLISHED INNER CITY DISTRICT, THERE ARE LITTLE TO NO FURTHER OPPORTUNITIES FOR THE CITY TO PROVIDE POS FOR ITS ENTIRE COMMUNITY. IT'S CRUCIAL TO MAINTAIN COLLIER RESERVE UNDER THE MANAGEMENT OF THE CITY OF SOUTH PERTH. THIS ENSURES THAT COMMUNITY GROUPS, INCLUDING MINOR SPORTS CLUBS THAT LACK RESOURCES AND CONNECTIONS THAT WASPS ENJOY, CAN LEASE THE SPACE DIRECTLY FROM THE CITY.**

**IF WASPS SUCCEED, THE MANAGEMENT RIGHTS OF THIS LAND WILL CHANGE, WITH OPPORTUNITIES FOR EXISTING USER GROUPS DRAMATICALLY REDUCED OR ELIMINATED ALTOGETHER GIVEN THE PROPOSED WASP/WESLEY USAGE DETAILED IN THE DFS.**

**THE APPROVAL OF THE PROPOSAL WOULD RESULT IN WESLEY COLLEGE, A PRIVATE INSTITUTION, GAINING COMMERCIAL BENEFITS FROM A PUBLIC AREA VIA THEIR POTENTIAL JOINT VENTURE AGREEMENT WITH WASPS. WASP AND WESLEY ALREADY HAVE MANAGEMENT RIGHTS TO A SIGNIFICANT PORTION OF THE CITY'S PUBLIC LAND, NOTING:**

- THE HOCKEY CLUB ALREADY HAS A 21-YEAR LEASE ON RICHARDSON RESERVE**
- WESLEY COLLEGE CURRENTLY HAS A 21-YEAR LEASE ON COLLINS OVAL WHICH IS ADJACENT TO COLLIER RESERVE.**
- THE COLLEGE HAS RECENTLY RECEIVED SUPPORT FROM THE CITY AND DBCA TO EFFECTIVELY DOUBLE THE FOOTPRINT OF THEIR ROWING SHED LOCATED ON THE FORESHORE AT THE EASTERN END**

**OF SIR JAMES MITCHELL PARK FOR ITS OWN EXCLUSIVE SPORTING ACTIVITIES.**

- **WESLEY HAVE EXPRESSED INTEREST FOR PREFERENTIAL ALLOCATION AT ELLAM ST PUBLIC OPEN SPACE SHOULD THIS BECOME AS A SPORTS SPACE.**

**THE SPORT AND RECREATION INDUSTRY GUIDELINES RECOMMEND A CATCHMENT RATIO OF ONE SYNTHETIC TURF PER 75,000 RESIDENTS. THE CITY'S POPULATION IS NOT ESTIMATED TO REACH THAT LEVEL EVEN BY 2040, SO THE APPARENT 'NEED' FOR WASPS TO HAVE THEIR OWN SYNTHETIC TURF AND CO-LOCATED FACILITIES APPEARS MORE OF A DESIRE.**

**WASPS HAS THE OPTION TO REMAIN AT RICHARDSON PARK TO UTILISE THE 6 GRASS TURFS AND CLUBHOUSE THEY CURRENTLY LEASE AND THEN ALSO UTILISE THE SYNTHETIC TURFS AT THE HIGH PERFORMANCE HOCKEY CENTRE ONCE THE \$135M UPGRADE IS COMPLETE.**

**LET'S NOT FORGET THAT IN THE LATEST BUDGET, THE CITY HAS ALLOCATED \$1.3 MILLION FOR SPORTS LIGHTING UPGRADES AND \$740,000 FOR CHANGEROOM AND TOILET UPGRADES AT RICHARDSON PARK. WASPS WOULD DIRECTLY BENEFIT FROM THESE IMPROVEMENTS. STAYING AT RICHARDSON MAKES FINANCIAL SENSE FOR BOTH THE CLUB AND THE CITY.**

**WE URGE COUNCIL TO VOTE AGAINST THE OPTION TO LEASE IN THE INTERESTS OF THE CITY'S 46,000 RATEPAYERS AND RESIDENTS, NOT THE 1% WHO ALREADY HAVE A CLUBHOUSE AND GRASS TURF – AND WILL BE ABLE TO UTILISE THE INTERNATIONAL STATE OF ART HOCKEY FACILITIES THAT ARE TO BE PROVIDED AT CURTIN UNIVERSITY FOR ALL ITS TRAINING PURPOSES.**

**IN CLOSING MAY I SAY COSPRA STRONGLY SUPPORTS THE OFFICERS FIRST RECOMMENDATION.**

**THANK YOU**