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Admiral Park

Monday, 10 December 2012

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ANALYSIS OF “ADMIRAL PARK, HEATHRIDGE — PROPOSED REDEVELOPMENT” SURVEY

The following provides an analysis of the quantitative and qualitative data gathered from the *Admiral Park, Heathridge — Proposed Redevelopment* survey conducted with community members between Monday, 18 February and Monday, 11 March 2013.

BACKGROUND

For this survey, the City consulted directly with the following stakeholders:

- Residents living within a 200 metres radius from the site.
- Representatives from current oval user groups (Whitford Senior Cricket Club, Ocean Ridge Junior Cricket Club, Joondalup Giants Rugby League Club).
- Representative(s) from the adjacent primary school (Heathridge Primary School).

The survey was undertaken by way of a hard-copy Comment Form sent to postal addresses (together with a cover letter, Information Brochure and Frequently Asked Questions document).

In addition, the consultation was also advertised to the general public via advertisements in the community newspaper and on the City's website. Signage was also erected in a prominent place at Admiral Park outlining the details of the consultation. Members of the public (who did not receive a comment form via post) were able to complete the survey via the City's website, or were able to contact the City for a hard-copy Comment Form.

RESPONSE RATES

Within a 200 metres radius of Admiral Park, the City calculated that there were 281 (non-vacant) residential properties. The residents of these properties were sent hard-copy Comment Forms and the City collected a total of 52 valid responses (n.b. A “valid” response is one which includes the respondent's full contact details and for which the respondent has not submitted multiple survey forms). Based on these responses (N = 281), the response rate equates to 18.5%. Further to these, the City received 51 valid responses from interested individuals who were not contacted directly for comment.

The City also received 2 responses from representatives of organisations/groups that were contacted directly for comment. The following groups provided a response:

- Heathridge Primary School
- Joondalup Giants Rugby League Club

These data are summarised in Tables 1 and 2 and Chart 1 below.

Table 1. Responses by type of respondent

Type of respondent	Responses	
	N	%
Residents within 200 m of Admiral Park	52	49.5%
Interested individuals not contacted directly	51	48.6%
Organisations/groups contacted directly	2	1.9%
Total (valid) responses	105	100.0%

Chart 1. Responses by type of respondent

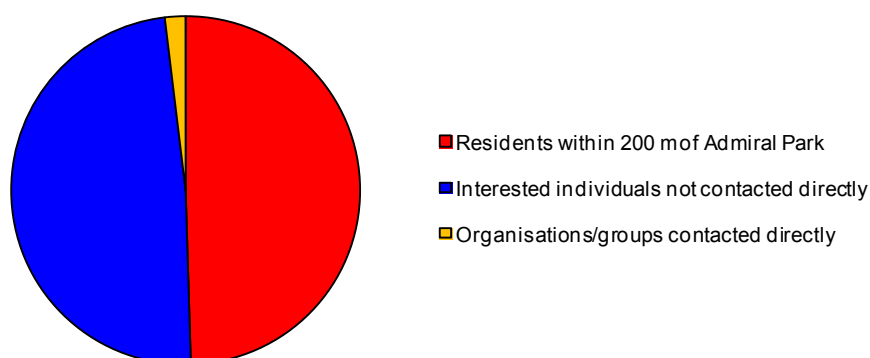


Table 2. Responses by type of survey completed

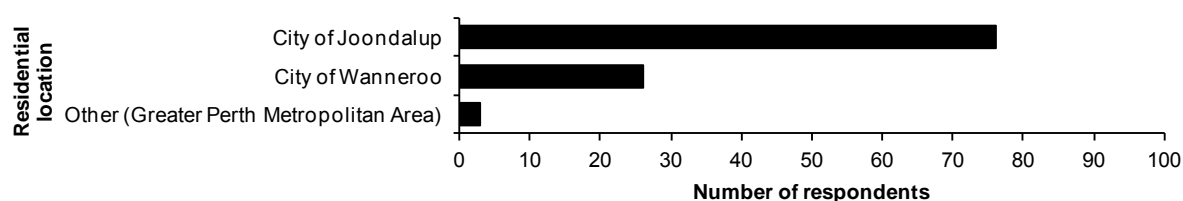
Type of survey completed	Responses	
	N	%
Hard-copy survey	103	98.1%
Online survey	2	1.9%
Total (valid) responses	105	100.0%

With regard to the residential location of respondents, the majority of respondents live within the City of Joondalup (72.4%). However, there are also a substantial proportion from the City of Wanneroo (24.8%). These data are summarised in Table 3 and Chart 2 below.

Table 3. Responses by residential location

Residential location of respondents	Responses	
	N	%
Beldon	1	1.0%
Connolly	1	1.0%
Currambine	3	2.9%
Heathridge	59	56.2%
Iluka	2	1.9%
Joondalup	3	2.9%
Kinross	3	2.9%
Ocean Reef	4	3.8%
Total (City of Joondalup) (valid) responses	76	72.4%
City of Wanneroo	26	24.8%
Other (Greater Perth Metropolitan Area)	3	2.9%
Total (non-City of Joondalup) (valid) responses	29	27.6%
Total (valid) responses	105	100.0%

Chart 2. Responses by residential location



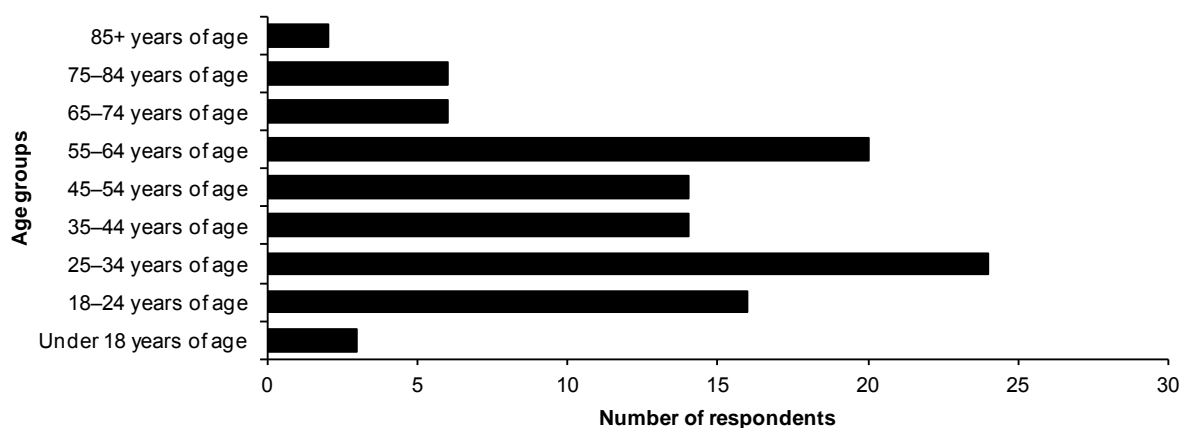
DEMOGRAPHICS

Of the 105 valid responses collected, over one fifth of these were submitted by people between 25 to 34 years of age. The City also received a significant proportion of responses from people aged between 18–34, and 55–64. These data are summarised in Table 4 and Chart 3 below.

Table 4. Responses by age

Age groups	Responses	
	N	%
Under 18 years of age	3	2.9%
18–24 years of age	16	15.2%
25–34 years of age	24	22.9%
35–44 years of age	14	13.3%
45–54 years of age	14	13.3%
55–64 years of age	20	19.0%
65–74 years of age	6	5.7%
75–84 years of age	6	5.7%
85+ years of age	2	1.9%
Total (valid) responses	105	100.0%

Chart 3: Responses by age

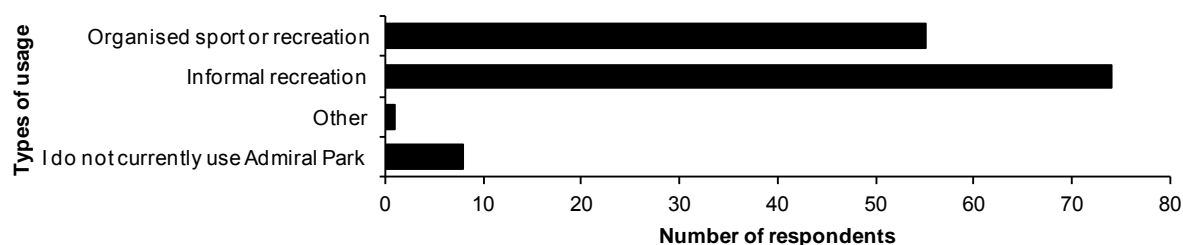


QUESTION 1 — “HOW DO YOU CURRENTLY USE ADMIRAL PARK?”

A total of 105 respondents provided a response to this question. Of the responses collected, the majority use Admiral Park for informal recreation (such as walking, running, playing, dog walking). Additionally, over half of the respondents use Admiral Park for organised sport and recreation (such as rugby, cricket). These data are summarised in Table 5 and Chart 4 below.

Table 5. Types of responses to “How do you currently use Admiral Park?”¹

Types of usage	Responses	
	N	%
Organised sport or recreation	55	52.4%
Informal recreation	74	70.5%
Other	1	1.0%
I do not currently use Admiral Park	8	7.6%
Total (valid) responses	105	N/A

Chart 4: Types of responses to “How do you currently use Admiral Park?”¹

¹ Some respondents use Admiral Park for multiple purposes.

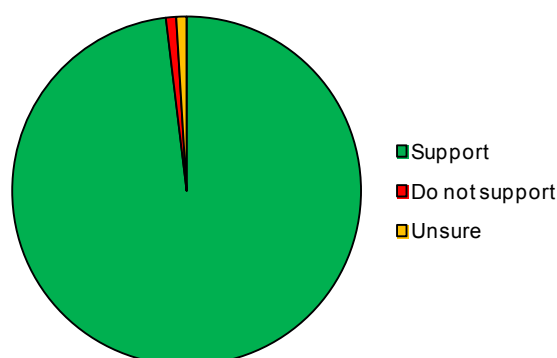
QUESTION 2(A) — “THE FOLLOWING NEW INFRASTRUCTURE IS PROPOSED AS PART OF THE PROJECT. DO YOU SUPPORT THE FOLLOWING BEING CONSTRUCTED/ INSTALLED? — REFURBISHMENT OF EXISTING TOILETS AND EXTENSION/ REFURBISHMENT OF EXISTING CHANGEROOMS”

Respondents were asked to indicate their level of support for the refurbishment of existing toilets and extension/refurbishment of existing changerooms. A total of 105 respondents provided a response to this question; the results have been summarised in Table 6 and Chart 5 below. The majority of respondents (98.1%) indicated that they supported the refurbishment of existing toilets and extension/refurbishment of existing changerooms.

Table 6. Level of support for the refurbishment of existing toilets and extension/ refurbishment of existing changerooms

Level of support	Responses	
	N	%
Support	103	98.1%
Do not support	1	1.0%
Unsure	1	1.0%
Total (valid) responses	105	100.0%

Chart 5. Level of support for the refurbishment of existing toilets and extension/ refurbishment of existing changerooms



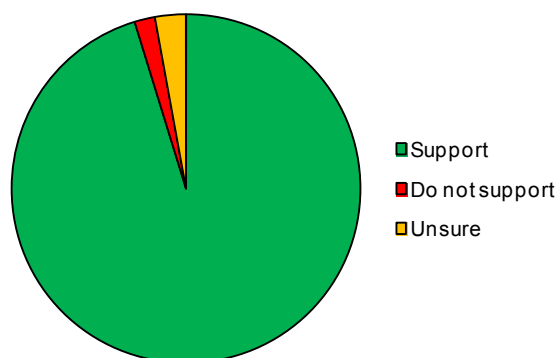
QUESTION 2(B) — “THE FOLLOWING NEW INFRASTRUCTURE IS PROPOSED AS PART OF THE PROJECT. DO YOU SUPPORT THE FOLLOWING BEING CONSTRUCTED/ INSTALLED? — REDEVELOPMENT OF THE EXISTING CLUBROOM FACILITY (INCLUDING A NEW KITCHEN, STORAGE AND A MEETING SPACE)”

Respondents were asked to indicate their level of support for the redevelopment of the existing clubroom facility (including a new kitchen, storage and a meeting space). A total of 105 respondents provided a response to this question; the results have been summarised in Table 7 and Chart 6 below. The majority of respondents (95.2%) indicated that they supported the redevelopment of the existing clubroom facility (including a new kitchen, storage and a meeting space)

Table 7. Level of support for the redevelopment of the existing clubroom facility (including a new kitchen, storage and a meeting space)

Level of support	Responses	
	N	%
Support	100	95.2%
Do not support	2	1.9%
Unsure	3	2.9%
Total (valid) responses	105	100.0%

Chart 6. Level of support for the redevelopment of the existing clubroom facility (including a new kitchen, storage and a meeting space)



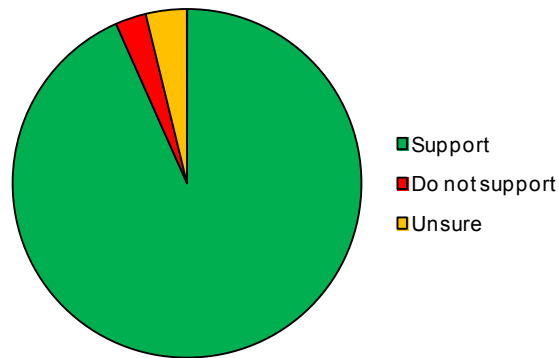
QUESTION 2(C) — “THE FOLLOWING NEW INFRASTRUCTURE IS PROPOSED AS PART OF THE PROJECT. DO YOU SUPPORT THE FOLLOWING BEING CONSTRUCTED/ INSTALLED? — REPLACEMENT OF THE EXISTING FLOODLIGHTING INFRASTRUCTURE”

Respondents were asked to indicate their level of support for the replacement of the existing floodlighting infrastructure. A total of 105 respondents provided a response to this question; the results have been summarised in Table 8 and Chart 7 below. The majority of respondents (93.3%) indicated that they supported the replacement of the existing floodlighting infrastructure.

Table 8. Level of support for the replacement of the existing floodlighting infrastructure

Level of support	Responses	
	N	%
Support	98	93.3%
Do not support	3	2.9%
Unsure	4	3.8%
Total (valid) responses	105	100.0%

Chart 7. Level of support for the replacement of the existing floodlighting infrastructure



QUESTION 2(F) — “IF YOU DO NOT SUPPORT THE CONSTRUCTION/INSTALLATION OF ANY OF THE INFRASTRUCTURE, PLEASE TELL US WHY”

Respondents who indicated that they did not support the various new infrastructure proposed as part of the project were asked why. A total of 3 respondents did not support 1 or more of the infrastructure proposed. These respondents shared concerns relating to:

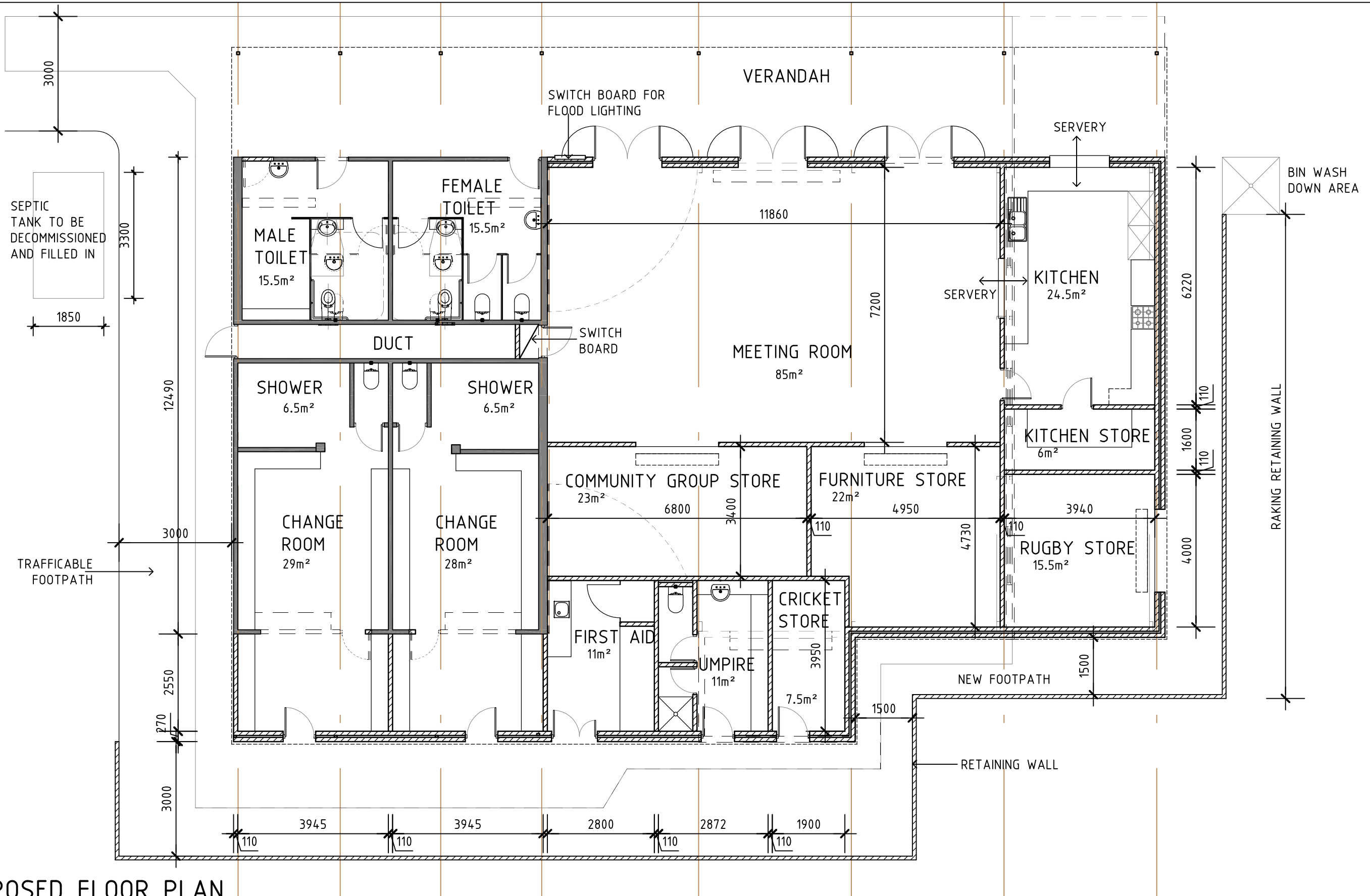
- Increased power usage to operate the floodlighting.
- Potential for floodlighting to “spill over” into surrounding houses.
- Potential increases in antisocial behaviour, littering and dumping.
- Potential escalation in parking issues and dangerous driving/”hooning”.

In addition to the reasons for not supporting the proposal, 7 respondents also provided additional comments relating to the project. These respondents shared concerns relating to:

- Ensuring floodlighting does not “spill over” into surrounding houses.
- Addressing existing parking issues and dangerous driving/”hooning” at the park.
- Ensuring noise levels are kept to a minimum.

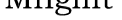


LEGEND	
1	EXISTING CAR PARK
2	CAR PARK EXTENSION
3	NEW FLOODLIGHTS
4	REDEVELOPED CLUBROOM



PROPOSED FLOOR PLAN

SCALE 1:100

REV	DATE:	REMARKS:	REV	DATE:	REMARKS:	DRAWING TITLE: FLOOR PLAN	PROJECT: REFURBISHMENT OF EXISTING TOILET AND CHANGE ROOM FACILITY	<div>City of Joondalup Building Asset Mngmt</div> <div>PO Box 21, Joondalup Western Australia, 6919 Telephone: (08) 9400 4000 Facsimile: (08) 9400 4501</div> <div></div>	DATE: MARCH 13	BUILDING No:	BUILDING NAME:		
A	28.03.13	PROPOSED FLOOR PLAN	E						SCALE: 1:100	2001	ADMIRAL PARK TOILET/CHANGE ROOMS		
B	03.04.13	FLOOR PLAN AMENDED	F						DRAWN: D.S			DRAWING No: A001	REV No: B
C			G						APPROVED: C.D				
D			H										
THIS DRAWING IS THE PROPERTY OF THE CITY OF JOONDALUP BUILDING ASSET MANAGEMENT AND MAY NOT BE COPIED OR USED WITHOUT CONSENT. CHECK ALL DIMENSIONS BEFORE FABRICATION AND AGAINST ON SITE DIMENSIONS						THIS DRAWING TO BE PLOTTED ON A3 SIZE PAPER - DO NOT SCALE, IF IN DOUBT ENQUIRE WITH ASSET MGT 94004340	1 / 65 ADMIRAL GROVE HEATHRIDGE						

Project: COJ Admiral Park Heathridge
Building: Refurbishment to Existing Changeroom
 Facility

Details: Budget Cost Estimate Revised

Item	Description			Rate	Total
	<u>EXECUTIVE SUMMARY</u>				
1	Alterations and additions to existing changerooms			1,231.43	416,370
2	External works and services			1,435.67	485,430
3	Provisional Sums			273.57	92,500
	Subtotal			2,940.67	<u>994,300</u>
4	Preliminaries (approx. 10%)	10	%	294.87	99,700
	Subtotal			3,235.54	<u>1,094,000</u>
5	Design contingency allow			73.94	25,000
6	Building Contingency allow			236.60	80,000
	<u>ESTIMATED TOTAL CONSTRUCTION COST (Excl GST)</u>			3,546.08	<u>1,199,000</u>
7	Professional Fees			177.45	60,000
8	Council and Survey Fees			17.75	6,000
	<u>ESTIMATED TOTAL COMMITMENT</u>			3,741.28	<u>1,265,000</u>
9	FECA	338			
	<u>NOTES & EXCLUSIONS</u>				
10	This Opinion of Probable Cost is provisional and could vary substantially depending on the final scope of the works.				
11	This Opinion of Probable Cost (OPC) is based on the sketch drawing A001 Rev A and notes received from The City of Joondalup dated 8 April 2013 and SK013, 4, 5, 6 received on the 15th April 2013				
12	The rates used in this OPC are based on the works being procured via a conventional, competitive tendering process				
13	We have not received any advice from the Services Consultants except the Floodlighting and it is advisable that further costings be obtained to establish the limit of cost on the nature of this project.				
14	No allowances made for site services such as sewer, water and gas to the building as this was done in a forward works contract				
	<u>The following has been specifically excluded from this OPC for which separate provision should be made as required</u>				
15	- Landscaping and irrigation				
16	- Commercial kitchen equipment				
17	- Fire services				
18	- Data and Communication installations				
19	- Goods & Services Tax				