

LITIS STADIUM MASTER PLAN

DRAFT CONCEPT PLANS FOR PUBLIC COMMENT

INTRODUCTION

The Floreat Athena Football Club (FAFC) is preparing a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. The project also examines potential funding sources for the proposed upgrades.

Following feedback received through the initial community consultation period conducted in March 2017, two draft concept plan options have been prepared to reflect the potential upgrades and refurbishment of Litis Stadium. The concepts have been informed and influenced by a range of internal reviews, assessment/analysis and consultation with key stakeholders, including the local community and local community groups. The key considerations reflected in the concept plans relate to:

1. Improving the interface and relationship of the Stadium with Britannia Road and Britannia Reserve
2. Upgrading and enhancing the facilities within the Stadium.

We now seek the community's input on these draft concept plans. A summary of the upgrades and refurbishments proposed in the concept plans is provided in this pamphlet.

PROJECT OBJECTIVES

Through consultation with key stakeholders of Litis Stadium the following objectives have been established for the Litis Stadium Master Plan:

- Set the vision, direction and principles for the evolution and revitalisation of Litis Stadium over a 20 year period as a multi-functional community sporting facility catering for the FAFC, the surrounding residents and the wider community.
- Produce a range of innovative concept and schematic scenarios for Litis Stadium through consultation and collaboration with the local community and City of Vincent.
- Provide facilities appropriate to support and maintain football as the primary use of the facility.
- Promote and enhance community use of Litis Stadium and its facilities through the facilitation and encouragement of participation through the master planning process.
- Undertake a credible financial review and budget analysis, to capture funding as the project progresses.
- Provide improved connectivity between the Litis Stadium and Britannia reserve.

CONCEPT PLAN - KEY INITIATIVES

Two concept options have been prepared which reflect 'idealistic' and 'affordable' initiatives. A number of the proposed facilities and upgrades, or 'key initiatives' are consistent across the two options.

Britannia Road and Reserve interface

The modifications to the Britannia Road and Reserve interfaces have been a key consideration in the concept plan preparation. Through the initial community consultation phase 72% of respondents identified the need for Litis Stadium to be more open to the community (visually and/or physically). The following initiatives are proposed to improve these interfaces:

- Replace existing fencing along Britannia Road and the Britannia Reserve carpark with visually permeable fencing and new landscaping.
- Provide operable (openable) gates/fencing along Britannia Reserve.



- Upgrade the internal footpath network from the entrance points at north-eastern corner of the site and from Britannia Reserve.
- Convert the former entry gate building fronting Britannia Road into a heritage café which would be open to the public.



Spectator facilities

- Replace the turf on the spectator hill at north-western side of football pitch to improve the viewing environment.

Club facilities

- Install new LED lights at each corner of the football pitch.
- Demolish and rebuild players race from the changerooms.
- Internal refurbishment of existing clubrooms.

Car parking and access

- Provide additional car parking bays within car park.
- Install bicycle parking facilities within the car park.

CONCEPT PLAN - OPTION 1

Option 1 is an idealistic plan. The elements of the plan are subject to funding and include longer term upgrades. The following key elements are featured in the Option 1 concept plan:

Spectator facilities

- As a long term action, construct a new grandstand to replace the existing grandstand (includes approximately 700 seats and an undercroft area for changerooms or other space).
- Upgrade scoreboard at northern side of football pitch, to make suitable for community movie nights.

Interface with Britannia Reserve

- Remove the mound along the south-eastern side of site and grade to the level of the pitch and the car park. In its place, construct a practice pitch (artificial playing surface suitable for multiple uses). The removal of the mound will further assist in 'opening up' the facility, by removing the physical barrier between Britannia Reserve and the Stadium.



- Construct new changerooms/storage/multipurpose building (approx. 500m²) at the south-eastern corner of the site.

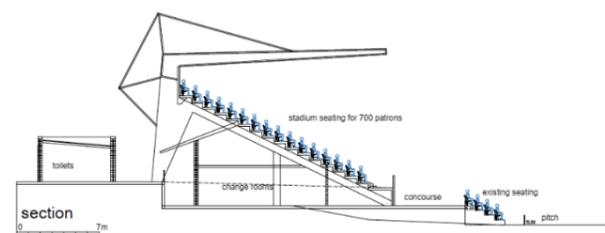


CONCEPT PLAN - OPTION 2

Option 2 is a more 'affordable' approach and does not rely heavily on external funding sources. The following key elements are featured in the Option 2 concept plan:

Spectator facilities

- Refurbish existing grandstand (internal refurbishment of undercroft area, repair cracking in front three rows, replace existing seats).



Club facilities

- Reconstruct changerooms (approx. 250m²) at the south-eastern corner of the site.

OTHER INITIATIVES

Whilst the Master Plan itself focuses on the infrastructure of Litis Stadium, the Club is also working on some initiatives to better utilise the existing facilities at Litis Stadium. As part of the broader master planning, the Club is preparing a strategic plan and is considering community initiatives which do not necessarily involve external modifications to the facility. We want to understand how you believe the facility can be better utilised. The feedback form asks for your input on a range of initiatives.

FINANCIAL MODEL

FAFC is committed to securing funds for the ongoing maintenance of Litis Stadium as well as any capital works program. It is currently developing a financial model that will include, but not limited to:

- Its own budget capacity
- State and Commonwealth Government grants/funding
- Funding from relevant bodies such as the Australian Sports Foundation
- Social enterprise and social investment
- Partnerships and alliances
- Sponsorship and donations
- Consolidation of current and new non-cash contributions from supporters both within and external to the Club.

NEXT STEPS

The master plan and accompanying documents will be provided to the City of Vincent by 30 June 2017. The City has advised that it will undertake further community consultation process on the full master plan.

HAVE YOUR SAY

The feedback period on the draft concept plans closes on Monday 12 June 2017.

- Download more information from the Club Website: <http://www.floreatathenafc.com.au>
- Fill out the online feedback form by Monday 12 June 2017 on <https://www.surveymonkey.com/r/LitisStadium>
- Look out for updates on the Floreat Athena and City of Vincent Facebook pages and post a comment.

Should you require any information regarding this project please contact the Club's Master Plan Project Manager, Trent Will from Planning Solutions on (08) 9227 7970.





