

# **SEACREST COMMUNITY SPORTING FACILITY**



# **COMMUNITY IMPACT ASSESSMENT**

Save Seacrest Park Committee  
Version: 0.8  
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## 1 Executive Summary

The City of Joondalup is proposing to build a large, 2-story facility with function rooms and a Club License in Seacrest Park Sorrento. This facility is referred to as the "Seacrest Community Sporting Facility".

The overwhelming majority of Sorrento residents, particularly those within 500 metres of the park, oppose this proposal for the following reasons:

- The proposed facility will inevitably give rise to an increase in the alcohol-related anti-social behaviour that already plagues our suburb.
- At 25 metres from the nearest house, the impact of noise on neighbouring houses including loud music from functions and large numbers of vehicles departing late at night will be debilitating to residents. A neighbour hosting regular noisy parties with many drinkers would be unacceptable and this facility is larger than normal neighbours and just as close.
- Traffic volumes, that are already high for a residential area, will be further increased.
- There will be insufficient parking to accommodate simultaneous AFL games requiring up to 250 vehicles to park on verges and in streets surrounding the park.
- The proposed facility has not appeared on any plan prior to April 2009. Similar facilities elsewhere in the City were built or planned prior to the construction of houses giving residents the opportunity to decide whether they wanted to live near the facility.
- The park will be used by junior sporting clubs. Young sports players require better role models if the alcohol-related problems that currently afflict adult sports are to be avoided. It is unacceptable to mix junior clubs and senior clubs attending licensed premises.

The residents of Sorrento, and those surrounding Seacrest Park, acknowledge the need for upgraded sporting facilities and would support a single-story, unlicensed facility providing change rooms, storage, kitchen and meeting area.

In summary, an overwhelming 95% of residents within 500metres of Seacrest Park are totally opposed to the current proposal due to the impact of the noise, anti-social behaviour, traffic and parking problems that will negatively impact the quality of life of the residents.

## **2 Situation**

### **2.1 Current**

Seacrest Park is a quiet community park surrounded by houses and 50kph suburban roads. The park is used by a variety of junior and senior sporting clubs (football, soccer, T-ball, cricket), families (playing, kicking balls around (both round and a variety of oval shapes), hitting balls around (cricket and baseball), shooting hoops, having picnics, flying kites and walking dogs), walkers, runners and schools.

The combination of a junior sports park and a green open space results in a perfect park for the whole community and a perfect location around which to raise families.

### **2.2 Proposed**

The City is proposing to relocate the Whitfords Amateur Football Club to Seacrest Park, utilising 2 full-size AFL ovals to allow 2 simultaneous games, and to construct a facility that may include:

- Licenced function and meeting areas
- Space for local sporting clubs
- Toilets and change-rooms
- Spectator viewing areas
- Additional floodlighting and parking
- Upgrade to the cricket wicket and practice nets,
- Football goals
- Playground refurbishment

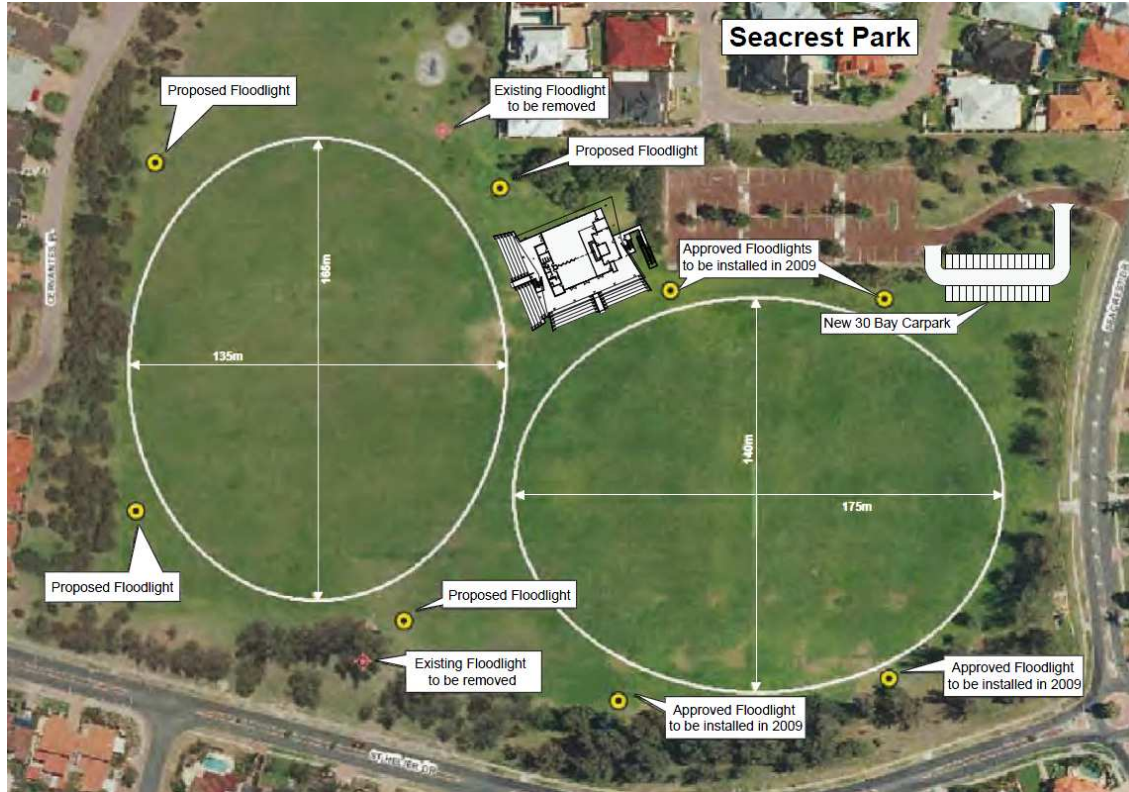
The function room, kitchen and offices are proposed to be managed through a lease arrangement which will provide a set of guidelines on how the facility would be managed including opening hours and types of activities.

The sporting ovals and infrastructure, floodlighting and toilets/change rooms will be managed by the City and are able to be hired by the community and sporting groups. The carpark and playground areas will continue to be managed by the City and be available for the community's use.

The proposed facilities would include a licenced area. The City has advised that the most similar arrangement to the proposed facilities at Seacrest Park would be the Beaumaris Sports Association (BSA) which is managed by a Community Sports Association responsible for the service and control of alcohol in accordance with the West Australian Liquor Control Act. BSA has

a full Club licence<sup>1</sup> and the Mayor has indicated that such a licence would be sought for the Seacrest Park facility.

A view of the proposed facilities provided by the City of Joondalup is shown below.






**Figure 1: New facilities proposed for Seacrest Park**


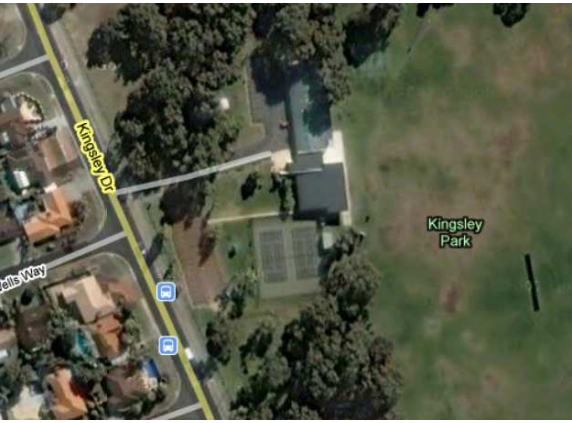

The north-east corner of the building is approximately 25 metres from the nearest house. The north-west corner of the building, with its associated terrace and grandstand, is approximately 30 metres from the nearest house.

<sup>1</sup> Club Licence details are provided in Appendix A.



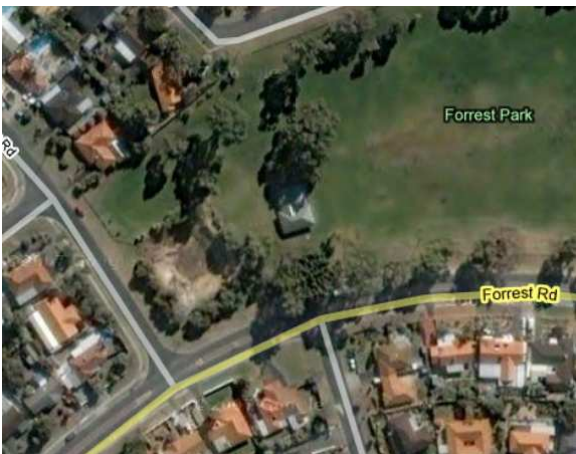





### 3 Comparison with Existing Similar Facilities


Sporting Club	Map
<p>Beaumaris Sports Association</p> <ul style="list-style-type: none"> <li>• Construction concurrent with that of houses. All purchasers aware of facility.</li> <li>• Distance to the nearest dwelling: approximately 100m</li> <li>• Access: Major road. Dual carriageway road off Marmion Avenue.</li> <li>• Licence: Club</li> </ul>	
<p>Edgewater Cricket Club Inc</p> <ul style="list-style-type: none"> <li>• Construction prior to or concurrent with that of houses. All purchasers aware of facility.</li> <li>• Distance to the nearest dwelling: approximately 50m</li> <li>• Access: Inner 50kph suburban roads.</li> <li>• Licence: Club Restricted. Summer season only.</li> </ul>	
<p>Greenwood Cricket Club and Wanneroo Lacrosse Inc</p> <ul style="list-style-type: none"> <li>• Construction prior to or concurrent with that of houses. All purchasers aware of facility.</li> <li>• Distance to the nearest dwelling: approximately 150m</li> <li>• Access: Penistone St. Inner 50kph suburban road.</li> <li>• Licence: Club Restricted.</li> </ul>	


Sporting Club	Map
<p>Joondalup Kinross Cricket Club Inc</p> <ul style="list-style-type: none"> <li>• Construction prior to or concurrent with that of houses. All purchasers aware of facility.</li> <li>• Distance to the nearest dwelling: approximately 150m</li> <li>• Access: Major road. Candlewood Blvd off Blue Mountains Drive.</li> <li>• Licence: Club Restricted.</li> </ul>	
<p>Kingsley Amateur Football Club and Kingsley Woodvale Cricket Club</p> <ul style="list-style-type: none"> <li>• Construction prior to or concurrent with that of houses. All purchasers aware of facility.</li> <li>• Distance to the nearest dwelling: approximately 75m</li> <li>• Access: Major road. Off Kingsley Drive</li> <li>• Licence: Club Restricted.</li> </ul>	
<p>Ocean Ridge Amateur Football Club Inc, Ocean Ridge Cricket Club Inc and Ocean Ridge Tennis Club Inc</p> <ul style="list-style-type: none"> <li>• Construction prior to or concurrent with that of houses. All purchasers aware of facility.</li> <li>• Distance to the nearest dwelling: approximately 50m</li> <li>• Access: Inner, 50kph, suburban roads</li> <li>• Licence: Club Restricted.</li> </ul>	



Sporting Club	Map
<p>Sorrento Bowling Club</p> <ul style="list-style-type: none"> <li>• Date constructed: 1978</li> <li>• Date houses constructed: 1995</li> <li>• Distance to the nearest dwelling: approximately 250m</li> <li>• Access: Major road. Off Warwick Rd.</li> <li>• Licence: Club.</li> </ul>	
<p>Kingsley Soccer Club Inc</p> <ul style="list-style-type: none"> <li>• Construction prior to or concurrent with that of houses. All purchasers aware of facility.</li> <li>• Distance to the nearest dwelling: approximately 50m</li> <li>• Access: Major road. Trappers Drive</li> <li>• Licence: Club Restricted.</li> </ul>	
<p>The Northern Warriors Veterans Football Club Inc</p> <ul style="list-style-type: none"> <li>• Construction prior to or concurrent with that of houses. All purchasers aware of facility.</li> <li>• Distance to the nearest dwelling: approximately 50m</li> <li>• Access: Major road. Forrest Rd</li> <li>• Licence: Club Restricted.</li> </ul>	

Sporting Club	Map
<p>Sorrento Football Club (Percy Doyle Reserve) and Sorrento Tennis Club</p> <ul style="list-style-type: none"> <li>• Date constructed: 1981</li> <li>• Date houses constructed: 1995</li> <li>• Distance to the nearest dwelling: approximately 500m</li> <li>• Access: Major road. Warwick Rd.</li> <li>• Licence: Club Restricted.</li> </ul>	
<p>Wanneroo Sports and Social Club</p> <ul style="list-style-type: none"> <li>• Constructed prior to surrounding houses.</li> <li>• Distance to the nearest dwelling: approximately 50m</li> <li>• Access: Close to Wanneroo Rd off Crisafulli.</li> </ul>	
<p>Whitfords Amateur Football Club, Whitford Hockey Club Inc and Whitfords &amp; Districts Cricket Club</p> <ul style="list-style-type: none"> <li>• Construction prior to or concurrent with that of houses. All purchasers aware of facility.</li> <li>• Distance to the nearest dwelling: approximately 100m</li> <li>• Access: Major Rd (80kph) Marmion Avenue</li> <li>• Licence: Club Restricted.</li> </ul>	

Sporting Club	Map
<p>Whitford City Soccer Club Inc</p> <ul style="list-style-type: none"> <li>• Construction prior to or concurrent with that of houses. All purchasers aware of facility.</li> <li>• Distance to the nearest dwelling: approximately 50m</li> <li>• Access from Warrandyte Drive. 50kph local road.</li> <li>• Licence: Club Restricted.</li> </ul>	

<p>Proposed Seacrest Community Sporting Facility</p> <ul style="list-style-type: none"> <li>• Proposed</li> <li>• Date houses constructed: Various but existing, some for over 15 years.</li> <li>• Distance to the nearest dwelling: approximately 25m</li> <li>• Access: 50kph inner suburban streets</li> <li>• Licence: Club.</li> </ul>	
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It should be noted that the proposed facility will be so close to the AFL ovals as to pose a safety risk to patrons from footballs kicked or bouncing from the ovals.



Additional views of the proposed Seacrest Park facility are shown below.



**Figure 2: Aerial view of proposed facility with 20 metre scale.**



**Figure 3: Aerial view of proposed facility with 50 metre scale.**



In summary, by comparison with similar facilities, the proposed facility:

- Was not planned when the existing residences were built or purchased by the current residents. Residents surrounding existing facilities had the opportunity to vote through a buy/not buy decision. Sorrento residents surrounding Seacrest park have been disenfranchised and have no such choice.
- Is only 20-25 metres from the nearest home. All other similar facilities are more than 50m from the nearest house with the majority being significantly further from residences.
- Will require high-traffic-volume access along 50kph inner suburban roads whereas the majority of similar facilities are accessed via primary distributors.
- Is proposed to have a Club licence rather than a Restricted Club licence.

The building proposed for Seacrest Park is a slightly modified version of three similar buildings constructed at Lark Hill Sportsplex in Rockingham. The size is the same but instead of having grandstands on opposite sides, the Seacrest proposal has the grandstands on adjacent sides to overlook the two AFL ovals. An aerial view of the Lark Hill Sportsplex is shown in Figure 4.



**Figure 4: Aerial View of the Lark Hill Sportsplex.**





**Figure 5: A view of one of the Lark Hill Sportsplex Buildings**

Lark Hill has over 270 hectares of land within the complex. As can be seen from Figure 4 and Figure 5, the buildings are surrounded by sports fields. It is over 500 metres from a building to the nearest home.

## 4 Community Impact

### 4.1 Anti-social Behaviour

#### 4.1.1 Alcohol Abuse

Australian studies have shown that non-elite sportspeople consume excessive levels of alcohol, and that members of male sporting teams feel pressured to drink alcohol because of the masculine image of sporting activity and mateship (Lawson and Evans, 1992). Consumption of alcohol is typically associated with sport among Australian teenagers and young adults as an important component of post-game celebrations (McGuifficke, Rowling and Bailey, 1991). However, it is also associated with the general ethos of being part of the team, and men in particular are more likely to drink excessively when socialising with members of their sporting team than other groups of friends (Black, Lawson and Fleishman, 1999).

With excessive alcohol consumption comes anti-social behaviour. The following quote is from a WA Drug and Alcohol Office report:

Many verbal and physical assaults in Western Australia are fuelled by drunkenness. According to the 2004 National Drug Strategy Household Survey, it is estimated that each year over 80 000 Western Australians are physically abused by people who are drunk and over 400 000 are victims of alcohol-related verbal abuse.

In 2004, the same survey reported that 45,000 Western Australians aged 14 years or over admitted they had damaged public and private property after they had too much to drink and 54,000 created a public disturbance.

The Western Australian Police estimate that between 60% and 80% of their call-out time is spent dealing with people who are drunk, and the damage and injury they've caused.

Police are already over-stretched dealing with serious crime and do not have the resources to respond to all calls relating to anti-social behaviour.

The following quote is from the Alcohol and other Drugs Council of Australia (ADCA):

The harm caused by the misuse of alcohol and other drugs in our communities cannot be underestimated.

"Research has shown that alcohol abuse causes 1 in 4 hospitalisations of young people aged 15-24," said ADCA CEO David Templeman, "The Australian Bureau of Statistics reports that 84% of women who were sexually assaulted were attacked by a person who had been consuming alcohol or drugs, while about 80% of men aged 18-24 who were physically assaulted by another male said the perpetrator had been drinking or taking drugs. (ABS Australian Social Trends, 2007 & 2008 )

Figure 6 shows an advertisement from the Whitfords Amateur Football Club (from <http://www.wwafc.8m.com/>). This is an example of the alcohol-centred culture prevalent at many sporting clubs.

[Whitford Warriors Amateur Football Club](http://www.wwafc.8m.com)

Social Scene  
David Schwartz 22nd May (With Ryan Cambell)  
See Nelly for tickets \$20.00per person

Coming soon  
Thursday /Night 22nd May  
David Schwartz (Former AFL & TV Star)  
\$20.00 tickets on sale now  
See Warren Ned or call 0407 991 220

**BEER OR  
BUST!!!**

**SATURDAY MAY 10<sup>TH</sup>**  
8.00PM

COST:\$10(\$2 BEERS FOR  
ENTRANTS)

**RULES**

1. A BEER MUST BE DRUNK EVERY  
TEN MINUTES

2. ENTRANTS TO REMAIN SEATED  
IN ROPED OFF  
AREA

WAYS OF BEING ELIMINATED!

1. NEEDING TO GO TO THE TOILET

2. NOT MAKING IT TO THE TOILET

3. GETTING OUT OF YOUR SEAT

4. NOT DRINKING YOUR BEER IN  
THE TIME  
REQUIRED

5. DOING ANYTHING THAT IS  
UNAUSTRALIAN

**PRIZES**

1<sup>ST</sup> :\$150

3<sup>RD</sup> :\$ 50

Figure 6: Whitfords Amateur Football Club Social Event ([www.wwafc.8m.com](http://www.wwafc.8m.com))

The Australian Drug Foundation “Good Sports” program highlights the results of a survey into alcohol consumption in Sporting Clubs:

- 44% drank 5 or more Standard Drinks each visit
- 23% drank 7 or more Standard Drinks each visit
- 7.5% drank 13 or more Standard Drinks each visit
- 34% drink alcohol at the club 2 days a week
- 80% travel to & from the club by car, as the driver

Alcohol prices at Sports Clubs are generally cheaper than elsewhere, further encouraging excessive consumption.

Mayor Troy Pickard has recognised the relationship between alcohol and anti-social behaviour and is supporting a new scheme to be introduced in Joondalup CBD to ban some patrons from licensed premises.

***Residents of Sorrento do not want this culture centred on drinking alcohol, often to excess, introduced into the very heart of our community. The majority of these drinkers will be from outside our community.***

#### 4.1.2 Examples of Alcohol-Related Anti-social Behaviour

The following examples highlight the risk of anti-social behaviour in the vicinity of licensed premises. The first example occurred at a function centre similar to that proposed for Seacrest Park. The second example documents action being taken in Joondalup to combat alcohol-related anti-social behaviour there.

Belmont Tennis Club May 30 <sup>th</sup> 2009-07-07 ABC News	People planning parties in Perth are being urged to advise the police after a 21st in Belmont spiralled out of control at the weekend.  Teenagers hurled bottles at police, did burnouts in cars and jumped on police vehicles as a crowd of 300 people, many of them gatecrashers, spilled out onto the streets near the party being held at a tennis club.  Six people have been charged with various offences stemming from the disturbance.  Sergeant Leisa Reynolds says police were not aware the party was being held.  “If we're aware that a party or a large party is being held, patrols can be maintained around the area,” she said.  “If we see people starting to mill that aren't welcome
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	<p>there, police can get there before the numbers get too large.”</p> <p>A neighbour, Glenda Goodchild, says the party was out of control.</p> <p>“We had people on our lawn, people obviously drunk or collapsing,” she said.</p> <p>“They went next door and banged on her door and she called out to them and said go away and they abused her. It was quite terrifying.”</p> <p>Another neighbour, Darren Brew, says there should be security at the parties.</p> <p>“We actually heard, at one stage, a car come up and they threw a stubby at a police car,” he said.</p> <p>“Nobody wants to come out, obviously. There was probably easily a hundred people and you're thinking what's going to happen. It's not a good idea to be here.”</p> <p><b>The tennis club says it will no longer hire out the hall for young parties.</b></p>
<p>“Louts facing pub bans” Joondalup Weekender 2/7/09</p>	<p>Joondalup CBD pub and club owners have banded together to create Pub Watch, a new scheme to stamp out anti-social behaviour and promote patron safety in the area.</p>

**4.1.3 Initiatives to Tackle Binge Drinking**

On 18 January 2008, the Minister for Sport, Kate Ellis, announced that six of Australia’s largest sporting organisations had signed-up to a National Alcohol Code of Conduct to help tackle binge drinking.

The code outlines responsibilities for both organisations and individuals and expects those covered by the Code should consume alcohol in a safe and responsible manner and promote responsible drinking.

The code also establishes a set of principles for the responsible service and consumption of alcohol, including the promotion of sensible drinking to the broader community by national sporting organisations and sports people.

The Australian Football League was a signatory to the code.

Alcohol is responsible for more than 3,000 deaths a year and around 72,000 hospitalisations, many of which are related to binge drinking.

One of the Organisation Responsibilities under the code is:

**Not encouraging the promotion or service of alcohol in and around competition areas at underage events.**



One of the individual responsibilities required under the code is:

**To act as role models for their club and team**

It is understood that 70% of the Whitfords Amateur Football Club's income is derived from the sale of alcohol. The Club therefore has a vested interest in selling as much alcohol as possible. This represents a severe conflict of interest.

**4.1.4 Police Opposition to yet another licenced premises in Sorrento**

The Minister for Police and Member for Hillarys, Mr Rob Johnson MLA, has advised that:

- The police already receive numerous complaints from Sorrento/Hillary's residents regarding anti-social behaviour associated with the consumption of alcohol at Hillarys Marina.
- The development of the proposed Seacrest Park Community Sporting Facility will only increase alcohol-related "suffering" and "complaints".
- Residents' concerns should outweigh any other groups' concerns.

**4.1.5 Impact of Alcohol-Related Anti-social Behaviour on Sorrento Residents**

Sorrento residents have been suffering the unpleasant effects of alcohol-related anti-social behaviour for many years due to fallout from licenced premises at Hillarys Marina. Before security measures were implemented at Seacrest Park, residents had to endure large groups of young drinkers congregating at the park on summer evenings, and then noisily walking the streets damaging gardens and property.

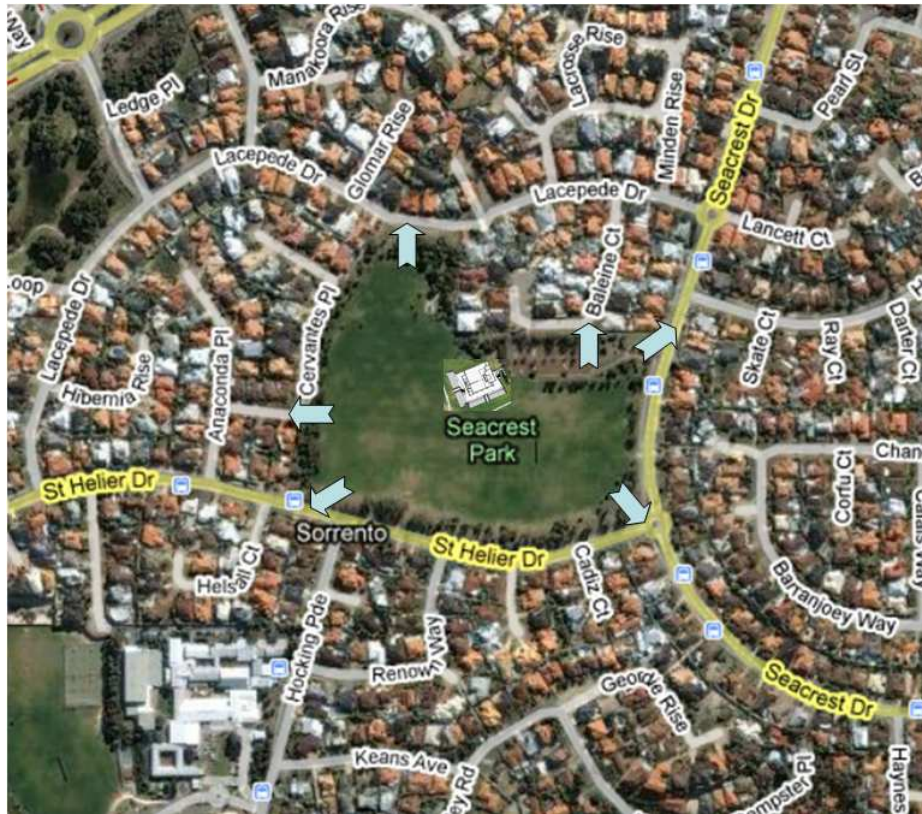
Patrons leaving the proposed centre on foot at night after functions, will leave by various routes, often heading to the Hillarys Marina. Pedestrian routes leaving Seacrest Park are shown in Figure 7.

Seacrest Drive, St Helier Drive, Anaconda Place, Lacapede Drive and Baleine Court can all expect an increase in intoxicated pedestrian traffic and the associated anti-social behaviour.

To make matters worse, the police simply don't have the manpower to address the majority of complaints that will be generated by this anti-social behaviour.

The evidence and data available clearly indicate that, as proposed, the Seacrest Community Sporting Facility will increase the incidence of alcohol-related anti-social behaviour around Seacrest Park and in Sorrento.

***If a liquor licence application is made to the Department of Liquor and Gaming it will be strongly opposed by the Sorrento community.***



**Figure 7: Pedestrian Routes out of Seacrest Park.**

## 4.2 Noise

### 4.2.1 Licensed Club and Function Centre

#### 4.2.1.1 Objective Discussion

The Western Australia Department of Environmental Protection and the Western Australian Environmental Protection Authority are responsible for setting and publishing regulations relating to noise. The document “Environmental Protection (Noise) Regulations 1997” applies. This document states that “the assigned level for all premises is to be determined by reference to the following table<sup>2</sup>:

Type of premises receiving noise	Time of day	Assigned level (dB)		
		LA 10	LA 1	LA max
Noise sensitive premises at locations within 15 metres of a building directly associated with a	0700 to 1900 hours Monday to Saturday	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sunday and public holidays	40 + influencing factor	50 + influencing factor	65 + influencing factor

<sup>2</sup> The “influencing factor” is zero in the residential environs of the proposed facility.

SEACREST COMMUNITY SPORTING FACILITY - COMMUNITY IMPACT ASSESSMENT

Type of premises receiving noise	Time of day	Assigned level (dB)		
		L <sub>A 10</sub>	L <sub>A 1</sub>	L <sub>A max</sub>
noise sensitive use	1900 to 2200 hours all days	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + influencing factor	45 + influencing factor	55 + influencing factor
Noise sensitive premises at locations further than 15 metres from a building directly associated with a noise sensitive use	All hours	60	75	80

Where L<sub>A 10</sub> is the level not to be exceeded more than 10% of the time, L<sub>A 1</sub> is the level not to be exceeded more than 1% of the time, and L<sub>A max</sub> is the level never to be exceeded.

Furthermore:

Noise emitted from any premises or public place when received at other premises —

- (a) must not cause, or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind; and
- (b) must be free of —
  - (i) tonality;
  - (ii) impulsiveness; and
  - (iii) modulation,

when assessed under regulation 9.

The regulations go on to define and state the limits allowed on tonality, impulsiveness and modulation.

The penalty for contravening these regulations is \$5000.

Music from a band or DJ would typically be around 95 dB(A). Since music noise received at neighbouring residences will be impulsive, a penalty of 10 or 15 dB(A) is generally applied. Therefore, the building would need to achieve a reduction of around 40 dB(A). This is achievable with strict attention to design and construction. An Acoustic Assessment will need to be performed.

***Strict attention will need to be paid to design and construction in order to comply with EPA noise regulations.***

#### 4.2.1.2 Subjective Discussion

The following is a quote from the Department of Environment and Conservation web site:

##### **Party Noise**

Music noise emitted from a party will generally exceed the assigned levels set by the Environmental Protection (Noise) Regulations 1997, however, most neighbours will generally tolerate "one off parties" if they have been advised of the following in advance:

- The date of the party. Neighbours can make alternative arrangements to go out for the evening.
- The music will be switched off or turned down to a quiet level after 10pm.
- A phone number to ring if the music gets too loud.

Even if the above guidelines have been followed neighbours can still lodge a complaint with the Police or Council. Authorised Noise Officers and Police Officers have the power to ensure music is turned down or confiscate equipment if the noise continues to cause a disturbance to neighbours.

The WA Police Party Safe brochure contains information on strategies to help ensure minimal disturbance to neighbours and others in your local area. If you plan on hosting a party, you should also consider registering your party with the WA Police.

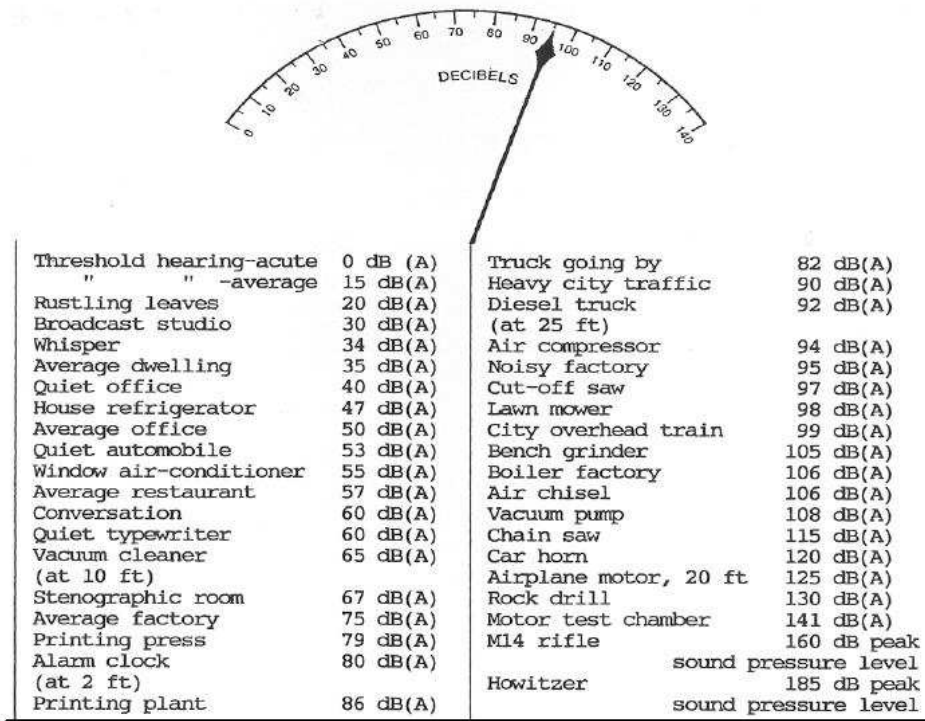
Functions held at the proposed facility will essentially be "parties". However, they won't be "one-off" and music is unlikely to be switched off or turned down after 10pm.

Table 1 below lists noise levels associated with typical situations. It should be noted that the maximum level prescribed by the EPA at noise-sensitive premises of 60dB is typical of normal conversation. Subjectively, normal conversation isn't very loud. However, if you were trying to sleep, or you were trying to get your young children to sleep, normal conversation would be most annoying.

Table 2 below shows sound pressure level for normal conversation and amplified rock music. Amplified rock music contains significant power below 100Hz which normal conversation doesn't. Low frequency sound suffers less attenuation with distance than high frequency sound – this is why continuous thumping can be heard from cars playing loud music, even when car windows are closed.

At distances greater than 200 or 300 metres from the proposed facility, low frequency sound will be the predominant nuisance.

It should also be noted, that smoking patrons of the function centre will be talking loudly on the terraces outside the function rooms.



**Table 1: Typical Noise Levels**

Source	Sound Pressure Level (dBA)								
	63Hz	125Hz	250Hz	500Hz	1000Hz	2000Hz	4000Hz	8000Hz	dBA
Normal Conversation at 1metre	n/a	57	62	63	57	48	40	n/a	60
Amplified Rock Music	116	117	119	116	118	115	109	102	121

**Table 2: Sound Level versus Frequency for Normal Conversation and Amplified Rock Music**

In addition to noise from functions, during the summer, close residents will also have to endure noise from air-conditioners.

This facility could indeed be a “neighbour from hell”.

***If the proposed facility goes ahead, noise from functions will be a never-ending annoyance for nearby residents, and a continuous source of complaints to Police and Council.***



#### 4.2.2 Traffic

The car park for the proposed facility is metres away from residences. It is already our experience that, after sporting matches, vehicles often do not leave the car park quietly. The noise of vehicles leaving the car park late in the evening is likely to be extremely disruptive.

Vehicles will be leaving the vicinity of Seacrest Park, after functions finishing late at night, via Seacrest Drive and St Helier Drive (see Section 4.3). The noise from vehicles travelling along these residential streets, exceeding the speed limit (see Section 4.3), with drivers potentially suffering the effects of consuming alcohol, will be extremely disturbing to residents.

#### 4.3 Traffic

Seacrest Park is located within a residential precinct with limited road access. Roads in the vicinity of Seacrest Park are shown in Figure 8. Access to Seacrest Park will be from Hepburn Avenue and Marmion Avenue via the 50kph residential streets, Harman Road, Seacrest Drive and St Helier Drive. A closer view is shown in Figure 9.

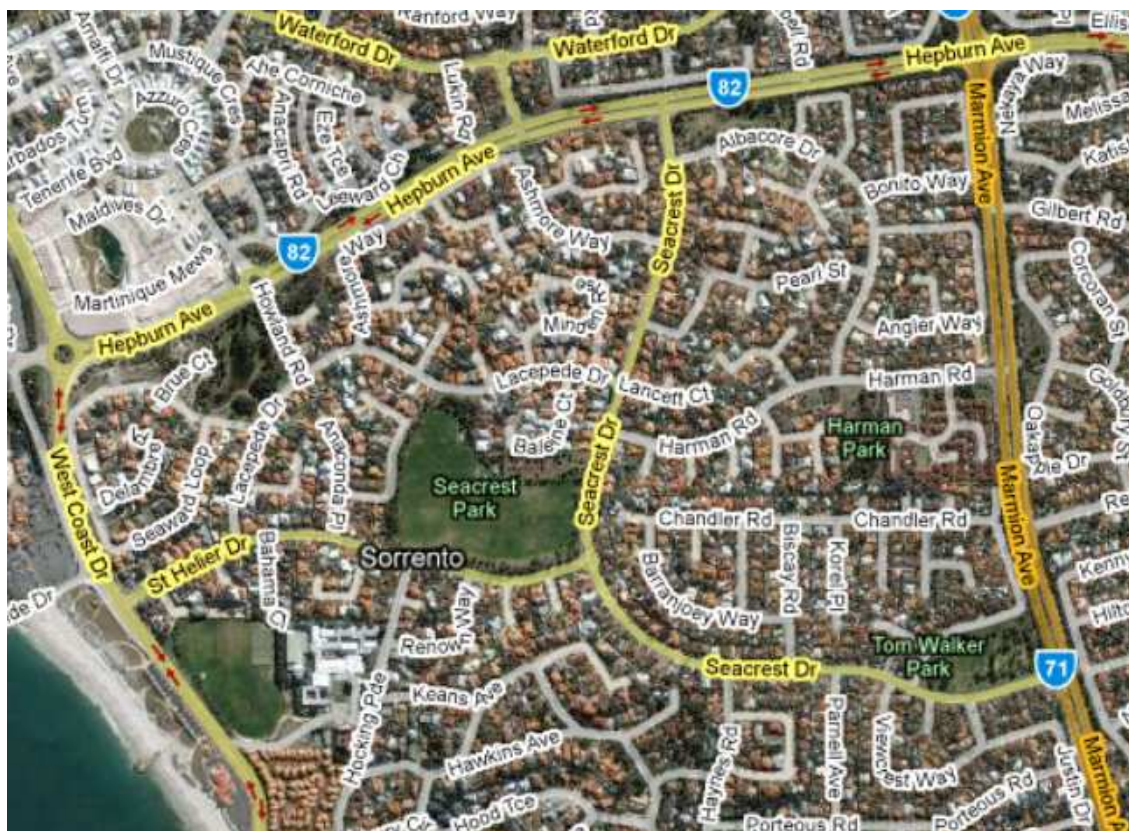
Traffic on Seacrest Drive and St Helier Drive has long been recognised as an issue by the City of Joondalup. Damaged properties, burnouts, road rage and road crashes are some of the consequences. In May 2003, a community action group was formed to address the on-going traffic issues on Seacrest Drive. On June 6<sup>th</sup> 2003, a petition signed by 56 residents was presented to then Councillor Janine Gollant in a meeting and called for an immediate implementation of traffic calming measures to address the ongoing traffic issues. In a letter to Mr Jeff Oo, of 123 Seacrest Drive, dated 15 October 2003, Mr Peter Pikor, City of Joondalup Manager Infrastructure Management and Ranger Services advised that

**Council has resolved to consider future enhancements of Seacrest Drive and priority for treatment to be reviewed as part of the City's 2004/05 Draft Five Year Capital Works Program.**

In a letter dated 10 February 2004, City of Joondalup Chairman of Commissioners, John Paterson, advised that:

**The Infrastructure and Operations Directorate has advised that treatment of Seacrest Drive is currently listed in the City's Five Year Capital Works – 2006/07 Local Road Enhancement Program.**

No work has yet been performed on Seacrest Drive.



**Figure 8: Access to Seacrest Park**

The traffic issues relate to both volume and speed. Traffic counts conducted by the City of Joondalup in the winter months of 2003 showed that more than 7000 vehicles per day (vpd) travelled along Seacrest Drive near Marmion Avenue, and nearly 4000 vpd at the northern end near Hepburn Avenue. The traffic volumes in summers would be higher by an additional 10 percent due to through traffic to Sorrento beach and the coastal areas. 7000 vpd is significantly more than one would expect for a typical suburban street. Based on the AASHTO guidelines, the desirable maximum traffic volume on a “collector street” such as Seacrest Drive is 3000 vpd. A separate report by Eppell Olsen and Partners for Main Roads Queensland stated that the desirable maximum traffic volume on a residential street to satisfy amenity considerations is 2,000 vpd – 3,000 vpd (*Eppell, Bunker & McClurg, A four road hierarchy for network planning and management, 20<sup>th</sup> ARRB Conference, 2001, Melbourne*).

Traffic speed check records by the City of Joondalup show that the majority of the motorists on Seacrest Drive are travelling above the legal speed limit of 50 km/hr. Based on a record by the City of Joondalup in August 2003, the 85 percentile speed along Seacrest Drive were 59 km/hr and 62 km/hr during peak flow periods. During non-peak periods, the motorist speed is much greater. Following complaints from residents in 2004, the City of Joondalup had requested for the Local Police to increase their speed reinforcement along Seacrest Drive. Police officers were on site on a number

of occasions in 2004 and 2005. Since then, traffic speed remains an on-going issue.

There are a number of factors contributing to high traffic volumes on Seacrest Drive. These are:

- Seacrest Medical Centre – a popular medical centre which opens 7 days a week and up to 8pm during weekdays
- Sorrento Primary School and Sacred Heart College – major traffic generators in the precinct.
- Traffic congestion at the intersection of Marmion Avenue and Hepburn Avenue at afternoon peak hours – the delays at the traffic control signals results in north-bound motorists on Marmion Avenue taking detours via Seacrest Drive (rat running) to other residential precincts north of Hepburn Avenue.
- Distance from Beach Road, the nearest local distributor/collector street. Beach Road is 2km south of Seacrest Avenue where the ideal distributor spacing is 1km or less. This means that Seacrest Drive provides road access to a large residential precinct – a flaw in the town planning.



**Figure 9: Close-up view of Seacrest Park and Access Roads**



The high traffic volumes and speed have resulted in road crashes, community stress and road rage. A traffic accident summary from Main Roads Western Australia for the 5-year period between 1/1/2004 and 31/12/2008 shows there were 72 crashes on Seacrest Drive. A separate record from Main Roads shows 40 crashes at the intersection of Seacrest Drive and Marmion Avenue for the same period. In recent years, the City of Joondalup has installed a concrete island at the intersection of Marmion Avenue and Seacrest Drive to improve traffic safety, but it is a “bandaid” solution as traffic safety remains an issue at this intersection because of the high traffic volumes on both Seacrest Drive and Marmion Avenue.



**Figure 10: Road crash on 27 September 2003**

This image shows a station-wagon that rolled-over, crossed the pedestrian path and landed on Seacrest Park after losing control from speeding on Seacrest Drive.



**Figure 11: Road crash on 13 June 2009**

In this image, a car crashed into a parked car on the verge and rotated 180 degree on Seacrest Drive north of Lacepede Dr.

Additional traffic contributed by the proposed facility and move of Whitfords Amateur Football Club to Seacrest Park will be:

- Match Days. A single game at MacDonald reserve attracts around 200 vehicles. Two games could be running simultaneously at Seacrest Park suggesting a total of 400 cars.

- Training nights. Whitfords Amateur Football Club has around 200 playing members. Assuming a car each, there could be 200 vehicles travelling to Seacrest Park on training nights. It is anticipated that there would be a minimum of 2 training nights each week. The Sorrento Duncraig Junior Football Club will also have training nights at Seacrest Park. Expect another 100 vehicles a week for junior training nights.
- Licensed Club. Expect 25-50 vehicles of an evening and more than 100 vehicles on weekends.
- Functions. The function centre appears to be designed to accommodate 400 patrons. Assuming 1 vehicle for each 2 patrons, functions can be expected to attract at least 200 vehicles.

The proposed facility and move of Whitfords Amateur Football Club to Seacrest Park can be expected to generate on the order of an additional 1800 cars per week on Seacrest Drive. This is an average of an extra 250 cars per day.

Average age of the additional drivers will be lower than that of the typical driver population. Stereotypes aside, factual data shows that a relatively higher percentage of younger, more inexperienced drivers are involved in traffic accidents, break traffic laws and have their vehicles confiscated under hoon legislation.

The additional traffic load that will be imposed by the proposed facility and move of the Whitfords Amateur Football Club will add to a traffic load that is already in excess of suburban road norms. These are residential streets frequented by children. The roads will be less safe and there will be an increased risk of traffic-related accidents.

***The additional football and function centre traffic will exacerbate traffic issues on Harman Road, Seacrest Drive and St Helier Drive that are well-documented and recognised by the City of Joondalup***

#### **4.4 Parking**

Car counts have been conducted recently on two different two different game days at Whitfords Amateur Football Club. The results were 187 Cars and 202 cars. The plan is for 2 games to be run simultaneously at Seacrest Park. This would suggest a requirement to accommodate at least 400 vehicles.

There are currently 107 Car Bays at Seacrest Park. The proposal will increase this by 30 bays allowing for a total of 137 Car Bays. This is a shortfall of 263 parking bays. These vehicles will inevitably park on verges and in streets surrounding the park. Parking on verges around Seacrest Park is shown below in Figure 12.





**Figure 12: Parking on verges around Seacrest Park.**

***Accommodation of over 250 cars on game days on local verges and streets (many of which are narrow) will be a nightmare for local residents and will create dangerous situations for both cars, pedestrians and young children.***

#### **4.5 Impact of Alcohol Consumption on Children**

The City of Joondalup has indicated that, in addition to the Whitfords Amateur Football Club, the following clubs will be using the proposed facilities:

- Sorrento Duncraig Junior Football Club
- Wanneroo Joondalup Tee-Ball Club
- Sorrento Duncraig Junior Cricket Club
- Sorrento Duncraig Senior Cricket Club

Clearly, under the current proposal, players from the three junior clubs, will be around what are proposed to be, licenced premises, and around older, sporting role models.

The following quote is from the NSW Department of the Arts, Sport and Recreation:

The ugly side of alcohol and sport has dominated news recently with shocking headlines about sports stars behaving badly after misusing alcohol.

Sport and alcohol abuse is certainly not a new issue. But many now want to stop the association between the two – and for good reason.

At a personal level, alcohol misuse can devastate individuals' wellbeing and safety. At the sport level, it damages the integrity of the sport and club. It also takes the emphasis off the game, performance and the 'good stories' within the sport. Negative associations arising from a 'drinking' culture could jeopardise sponsorships, which sustain sport from the elite through to community level. And at a broader social level,

continued alcohol misuse creates negative role models and builds a culture of acceptance of inappropriate behaviour.

When it comes to managing alcohol in sport, the focus is often on our elite stars and the big sporting codes.

But grassroots sport has a major role too as this is where the majority of sport takes place. For young people, it's also where role models are formed and lifelong attitudes cemented.

So it's a good time for community clubs to examine their own position on alcohol and how it affects the culture in their organisations. Good questions to ask are is our approach to alcohol risking member safety and enjoyment? Is it affecting our reputation and business opportunities?

The National Alcohol Code of Conduct to help tackle binge drinking was discussed in section 4.1. To repeat:

One of the organisation responsibilities under the code is:

**Not encouraging the promotion or service of alcohol in and around competition areas at underage events.**

One of the individual responsibilities required under the code is:

**To act as role models for their club and team**

***If children from Junior clubs are to be playing around the proposed facilities, it is totally irresponsible for those premises to be licenced.***

#### **4.6 Reduced diversity and compromised character of the park**

The proposed large two-story licensed club and function rooms will dominate and change the character of Seacrest Park.

Building large licensed premises with a large amateur football club as the primary tenant and limiting winter sport to AFL only will result in a severely down-graded park and a loss of enjoyment for the wider community that currently use it. These premises will actually reduce the value of the park to the wider community.

#### **4.7 Increased Risks to Pedestrians**

Studies have showed that vehicular traffic of above 3000 vehicles per day on a residential street will have an impact on the amenity of the street including pedestrian facilities (*Eppell, Bunker & McClurg, 2001*). A direct consequence is increased risk to path users from out-of-control vehicles. This is demonstrated in Figure 10 and Figure 11 of Section 4.3 which show road crashes that resulted in a vehicle ending-up across the footpath.

Current sport activities such as junior/senior football, soccer, T-ball and cricket have seen cars parked along the verge of Seacrest Drive and St Helier Drive and blocking the existing pedestrian path surrounding Seacrest Park. Path users (pedestrians and cyclists) are forced to use the road, posing potential crashes/conflicts between motorists and path users. As discussed in section 4.4, on game days, up to 250 vehicles could be parking on the streets and verges surrounding Seacrest Park. This will increase the risks to pedestrians.

***The City has a duty of care to all footpath users. The proposed sporting facilities will generate additional traffic, additional path users and more vehicles blocking the footpath and increasing risks to pedestrians.***

#### 4.8 Health Effects of Second-Hand Smoke

Smoking will not be allowed within the function room/bar area of the proposed facilities. Therefore smokers will congregate on the second-story terraces. When there are large functions, there could be large numbers of smokers on these terraces for the duration of the functions. For example, given that around 18% of men, and 15% of women smoke in Australia, a function of around 400 people would include around 70 smokers.

Prevailing winds will blow second-hand smoke from smokers on the second story terraces into the adjacent houses. This will at the very least be unpleasant for the residents but also poses a significant health risk to the residents.



There is a large amount of evidence that breathing in other people's tobacco smoke is bad for health.

Findings from major scientific reviews in Australia, Europe and the United States conclude that exposure to second-hand smoke causes:

In adults

- Heart disease
- Lung cancer
- Irritation of the eyes and nose

In children and infants

- Sudden infant death syndrome (SIDS or cot death)
- Lower birthweight (where the pregnant mother was exposed to SHS)
- Bronchitis, pneumonia and other lung/airways infections
- Wheeze illnesses in early childhood
- Middle ear disease (otitis media or 'glue ear', middle ear effusion)
- Respiratory symptoms including cough, phlegm, wheeze and breathlessness
- Higher rates and worsening of asthma
- Lower level of lung function during childhood (i.e. they cannot breathe in as deeply or breathe out as hard as they would otherwise)

Exposure to second-hand smoke is also linked to a number of other diseases and conditions including other cancers, stroke, chronic obstructive pulmonary disease (COPD), development of childhood asthma, adult asthma and other breathing problems, meningococcal disease in children, and preterm delivery of babies.

As a consequence of the risks of second-hand smoking, authorities around the world, having banned smoking in the work place, are also legislating to move outdoor smoking areas away from buildings.

The City could leave itself open to litigation if significant amounts of cigarette smoke drift into adjacent houses on a long-term basis.

#### **4.9 Construction Disruption and Damage**

The proposed building will be constructed within metres of existing houses. Noise from the construction, workers, streams of large cement trucks, building traffic etc will be extremely disruptive for residents of the existing

houses. There is also the risk of damage to these properties from excavation and compaction works.

The proposed building contains a great deal of concrete, meaning that there will be many cement trucks travelling along Seacrest Drive causing a traffic hazard to residents.

## 5 Petition

The Save Seacrest Park Committee presented a petition to the Council on the 16<sup>th</sup> of June. The petition stated:

**We the undersigned, all being electors of the City of Joondalup, strongly oppose the planned Community Sporting Facility being planned at Seacrest Park.**

1176 residents within 500 metres of Seacrest Park signed the petition. 1200 houses were surveyed and 400 were not at home.

***95% of residents surveyed opposed the proposal***



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## Appendix 1: Club/Club Restricted Liquor Licence

This information is from the website of the Department of Racing, Gaming and Liquor.

A club licence allows liquor to be supplied to a member, or guest in the company of a member of the club, for consumption on and off the premises.

### Trading Hours

The trading hours for a club licence are -

Day	When		General Conditions
	Open	Close	
Monday to Friday	6.00am	midnight	
Monday to Friday	6.00am	12.30am Saturday	(ancillary to a meal only)
Saturday	6.00am	1.00am Sunday	
Sunday	10.00am	10.00pm	
New Year's Eve (Monday - Saturday)	6.00am	2.00am	
New Year's Eve (Sunday)	Until 12.30am New Years Eve morning; then, 10.00am	2.00am New Years Day	
Good Friday	No permitted trading hours after 12.30am Good Friday morning		
Christmas Day	Until 12.30am Christmas morning; then,		(ancillary to a meal only)
	12 noon	10.00pm	(ancillary to a meal only)
ANZAC Day (Monday to Saturday)	12 noon	12 midnight	
ANZAC Day (Sunday)	Until 1.00am ANZAC Day morning; then,		
	12 noon	12 midnight	

Club restricted licences only differ from a club licence in that

- a club restricted licence doesn't permit the sale of packaged liquor; and
- the licensee only has access to the premises during certain hours of the day.

### Trading Hours

## SEACREST COMMUNITY SPORTING FACILITY - COMMUNITY IMPACT ASSESSMENT

Day	When	
	Open	Close
The trading hours for each club restricted licence is determined individually by the Director of Liquor Licensing.		