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City of Cockburn

Social and Economic Impact Assessment

May 2025

Document Control				
Document Version	Description	Prepared By	Approved By	Date Approved
v 1.0	Draft Report	Kelechi Osunwa	Dawson Demassiet-Huning	05/03/2025
v 2.0	Final Report	Jason Cook	Dawson Demassiet-Huning	09/05/2025

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1 EXECUTIVE SUMMARY

This Social and Economic Impact Assessment (SEIA) has been prepared for the City of Cockburn (the City) to support their decision-making process for advancing the upgrade and enhancement of Davilak Park (the Park).

The project has the potential to bring significant social benefits to the community through greater utilisation of the sporting facilities including the introduction of additional junior, adult male and adult female cricket and AFL teams. Upgrades to the clubrooms and community rooms will provide extra opportunities for community interaction and capacity for local businesses. The upgrades will also provide an additional avenue for organised physical activities through dance, yoga, karate and movement classes that would have otherwise been unavailable. Overall, the upgrades will attract high numbers of visitors to the park, encourage park-based physical activity and children's play, and support and promote community events and businesses associated with the park.

1.1 Need for the Project

Davilak Park is a district-level sporting space that serves as a cricket oval in the summer and an AFL oval in the winter. The Park is home to the Cockburn Cricket Club, the Cockburn Junior Football Club, the Cockburn Cobras Amateur Football Club, and the Cockburn Junior Cricket Club. Upgrade to the facilities will address the following community needs:

- Renewal of equipment that is at the end of its life cycle
- Easing stress on limited facilities in an underserviced area
- Limited playground offering
- Providing additional facilities to support a growing population
- Facilitate greater access and participation in sports for Women

The Park is set to upgrade its indoor (meeting/board room, club/community room, kitchen and changing room facilities for women and umpires) and outdoor (playground, walking track, cricket ovals, basketball court, parking, exercise equipment, lights) facilities. These upgrades will not only improve the functionality and capacity of Davilak Park but also contribute to the overall well-being and social cohesion of the local community by providing better opportunities for sports participation and recreation and cultural involvement.

1.2 Economic Impact

The estimated project expenditure for the redevelopment is approximately $15.7 million over two years. The construction expenditure was applied to the appropriate industry sectors based on the breakdown of costs to determine the direct and indirect employment, value add and output arising from the project across the broader economy. This expenditure is expected to generate a total output of $37.5 million for the broader

economy over two years. The output from the construction is expected to support 11 direct Full-Time Equivalent (FTE) jobs and 34 indirect FTE jobs annually.

Economic Impact		Output	Full Time Equivalent Jobs
Construction Impact	Direct	$11,700,000	23
	Indirect	$25,800,000	69
Total Economic Impact		**$37,500,000**	**92**

1.3 Ongoing Impacts

The redevelopment of Davilak Park will support an increase in organised and non-organised physical activity. Including additional capacity for member-based sports, improved walking and public exercise equipment, an expanded playground and space for fitness and wellbeing classes[2]. Additional club-based participation opportunities for children will support the development of soft skills, teamwork and positive health and wellbeing habits that support improved education outcomes.[3]

The redevelopment of Davilak Park will have a positive effect on the value of surrounding homes. High quality public open space and amenity support greater activation of space, improved sense of safety, reduced need to travel via motor vehicle to access activities and reduced anti-social behaviour.[4]

The Park redevelopment and the development of the multi-purpose facilities will offer residents additional opportunity for social interaction, community activities and events, and engagement with local businesses. These social and economic transactions are expected to contribute to a sense of community pride and increased social capital. [5] The project is expected to generate the following social impacts:

Social Impact	Present Value
Physical and Mental Health	$13,156,352
Human Capital / Productivity	$816,229
Property Value Uplift	$2,253,318
Social-Emotional Skills Development Reduction in Anti-Social Behaviour and Crime Sense Of Community Local Economic Benefit	*Qualitative*
Total Social Impact	**$16,225,899**

[2] For detail please see Section 6.1 Physical and Mental Health Impacts
[3] For details please see Section 6.2 Human Capital Uplift
[4] For details please see Section 6.3 Property Value Uplift
[5] For details please see Section 6.4 Qualitative Outcomes

The Davilak Park redevelopment is expected to ease the pressure on the exiting and surrounding parks by providing upgraded and additional facilities to the local community. This will in turn make the Park more attractive for use and provide the local community with additional avenues to engage in beneficial health activities. Overall, the social benefits achieved by the project are expected to amount to $17.9 million in present value terms over 20 years.

2 INTRODUCTION

This SEIA has been prepared for the City of Cockburn to identify and quantify the likely economic and social impacts of redeveloping Davilak Park. The SEIA is intended to provide an evidenced based justification for the capital expenditure required for the project and to underpin the social and economic benefits that the Park redevelopment will bring to the City of Cockburn and its community.

2.1 Project Context

Davilak Park (the Park) is a district level sporting space that serves as a cricket oval in the summer and an AFL oval in the winter. The Park contains benches, a playground, exercise equipment, cricket nets and club rooms. The Park is one of the oldest sporting reserves in the City and has significant local and historical importance as the current home of Cockburn Cricket Club, Cockburn Junior Cricket Club, Cockburn Junior Football Club and Cockburn Cobras Amateur Football Club.

The Park is located in Hamilton Hill and surrounded by Davilak Ave to the west, Recreation Road to the south, Strode Ave to the east and Rockingham Road/Lucius Road to the north (Figure 1).

Figure 1: Site Location



Source: Pracsys 2025

2.2 Project Overview

The project will see upgrades to current club and community room facilities, changing rooms for umpires, male/female changing rooms, increased storage capabilities, and toilets to be utilised by the cricket and AFL teams. The upgrades will also see the creation of an additional cricket oval and basketball half-court with 3v3 capabilities to replace the derelict tennis court.

Figure 2: Davilak Upgrades



Source: Pracsys 2025

Playground equipment will be upgraded to a nature play design while exercise equipment will also be upgraded. Floodlights around the perimeter will also be upgraded from 100 lux LED capacity to 200 lux. This upgrade will enable capabilities for night matches that will support local business opportunities, and provide added safety and lighting for the newly installed walking track.

A full list of upgrades can be seen below (Figure 3)[6].

Figure 3. Davilak Park Redevelopment Upgrades

Item	Upgrade (m2)
Clubroom Buildings	
Kitchen	5
Board/Meeting Room	40
Toilets – Internal	3
Female Changerooms	230
Umpire Changerooms	20
Toilets – External	2
First Aid Room	15
Storage – Internal	24
Store – External	40
Circulation Space	125.3
Public Open Spaces	
Oval	1,125
Second Cricket Oval	11,309
Cricket Practice Wickets	150
Playground Equipment	50
Scooter / Bike Track	N/A

Source: Pracsys 2025

[6] This list reflects items that are set to grow following the development, items such as walking track, floodlighting, shade structures and exercise equipment have not been included as while they have been redeveloped, they have seen an increase in their size.

3 PROJECT NEED

3.1 Upgrade of Facilities

The Park was identified as a site in need of increased facilities and capabilities in the Western Suburbs Sporting Precinct Study (WSSPS) due to a significant level of population growth in the City of Cockburn[7]. This idea was supported in the City of Cockburn Community, Sport and Recreation Facilities Plan 2018-2023 with $7.4 million allocated to upgrades.

The City of Cockburn also earmarked 2024/2025 as the appropriate year for playground upgrades at Davilak Park with the current equipment coming to the end of its projected lifespan[8].

3.2 Address Growth in Population

Hamilton Hill has a growing youth population with the potential for greater infill development. According to the WSSPS, Hamilton Hill has public open space of 7.43%, well below the minimum requirement of 10%[9]. The undersupply of public open spaces adds pressure on parks such as Davilak Park to be able to cater to the current and future needs of the growing community. Upgrading Davilak Park would ease some of the pressure and enable additional individuals to participate in a safe and organised way.

3.3 Facilitate Participation of Women in Sport

There are currently only two player changerooms that do not meet the needs of female athletes. A minimum of four unisex changerooms are required to support female participation. The lack of suitable facilities for females also means junior girls need to play at Goodchild Reserve.

Studies show that women and girls are far more likely to disengage in sports than their male counterparts, and this typically occurs during their teenage years[10], despite being identified as the cohort likely to experience the most benefits from being physically active and participating in organised sports[11]. A 2019 report highlighting the relationship between female participation in sports and environmental attributes, found that adequate facilities for women were positively correlated with greater participation in sports[12]. The Davilak Park upgrades will provide female specific changing rooms that will remove a potential barrier to women's participation in sports.

[7] City of Cockburn. 2018. Western Suburbs Sporting Precinct Study: Final Report, October 2018. City of Cockburn.
[8] City of Cockburn. 2021. Parks & Environment 2020-2024. City of Cockburn.
[9] City of Cockburn. 2024. Draft Community Infrastructure Plan 2024-2041: Appendices 1-10. City of Cockburn.
[10] Women in Sport. 2022. Reframing Sport for Teenage Girls: Tackling Teenage Disengagement. Women in Sport UK. https://www.womeninsport.org/research-and-advice/our-publications/reframing-sport-for-teenage-girls-building-strong-foundations-for-their-futures/
[11] KPMG. 2020. Social Value of Sport: Quantifying the Non-Economic Benefits of Sport and Active Recreation. KPMG Australia. https://assets.kpmg.com/content/dam/kpmg/au/pdf/2021/social-value-of-sport.pdf
[12] Hanlon, C., Jenkin, C., & Craike, M. (2019). Associations between environmental attributes of facilities and female participation in sport: a systematic review. Managing Sport and Leisure, 24(5), 294–306. https://doi.org/10.1080/23750472.2019.1641138

3.4 Servicing Broader Community Needs

The needs of the Hamilton Hill community extend beyond AFL and Cricket, the City currently does not manage a community venue in Hamilton Hill. The upgrades to the Davilak Park community rooms, meeting rooms and board room provide an added avenue for community participation through the following:

- Cultural events and parties,
- Mothers/kindy groups
- Community classes such as Pilates, yoga, ballet and martial arts

All of these are diverse and varied activities that foster a sense of community and belonging in a growing community.

4 ECONOMIC IMPACT

The construction impact of the redevelopment of Davilak Park has been assessed using ABS National Input-Output tables at an Input-output Industry Group (IOIG)[13] level. The methodology involves estimating the total direct and indirect employment, value add and output arising from the project.

Input-Output Tables Methodology

Input-Output tables provide information about the supply and disposition of commodities in the Australian economy as well as the structure and inter-relationships between industries[14]. The National Input-Output tables were used to derive input-output multipliers. The multipliers predict the total impact on all industries of changes in the demand for output of any one industry. Total impact multipliers were calculated for employment, gross value added and output. The obtained multipliers were then combined with annual expenditure data to estimate the direct and indirect economic effect of the project on the economy.

Assumptions and Limitations

The following assumptions and limitations apply to the model:

- Results of the model represent the gross impacts in the absence of capacity constraints.
- National Input-Output table approximates the actual patterns of linkages between industries in the regional economy;
- Analysis assumes that the industrial structure of the economy is fixed. Considering the scale of the Redevelopment project, it is likely that this assumption stays true;
- Estimates the employment impact based on the average output per Full Time Equivalent (FTE) employee. It is likely a significant component of the impact will result in an increase in the number of hours worked by existing employees, with some additional employment created.

Construction Impact

The estimated project expenditure for the redevelopment is approximately $15 million. The project cost is approximately $11.7 million with the exclusion of contract contingencies and escalation. It is assumed the redevelopment will be delivered over two years for completion at the end of 2030. The capital expenditure was applied to the appropriate construction industry sector based on the breakdown of costs (Figure 4).

Figure 4: Construction Cost and Corresponding IOIG

IOIG	Construction Cost ($)
Non-Residential Building Construction	6,754,438
Construction Services	1,169,608
Heavy and Civil Engineering Construction	390,000
Insurance and Superannuation Funds	826,394

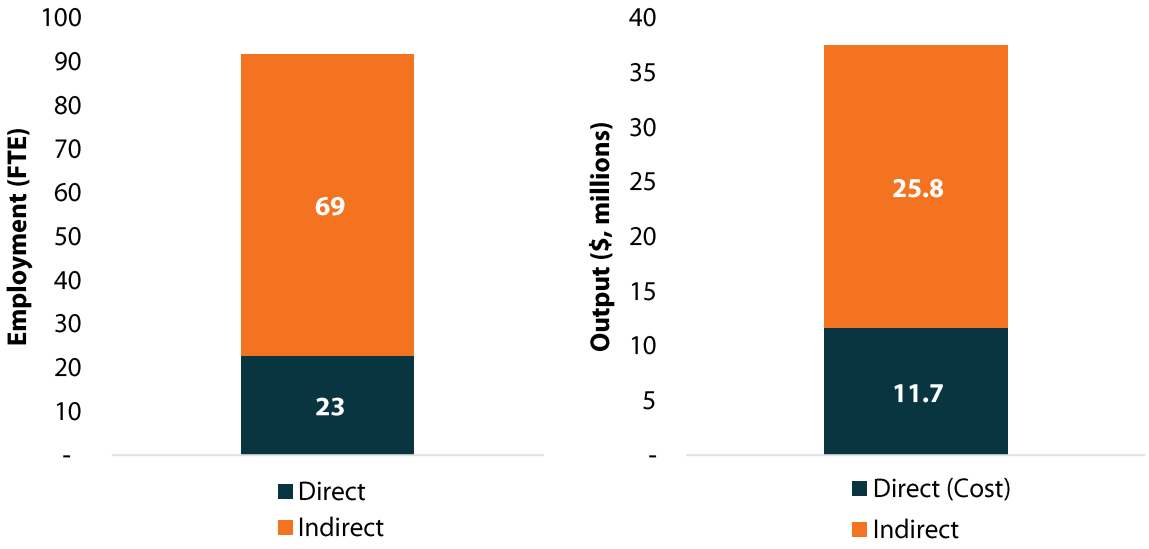
[13] Industry grouping used by the ABS for constructing National Input-Output Tables
[14] ABS, 1995, Introduction to Input-Output Multipliers

IOIG	Construction Cost ($)
Heritage, Creative and Performing Arts	99,994
Professional, Scientific and Technical Services	2,034,872
Water Supply, Sewerage and Drainage Services	100,000
Wholesale Trade	299,981
Total	**11,675,287**

Source: Pracsys 2025, NBQSS 2025

This expenditure is expected to generate an indirect output of $25.8 million for the broader economy. The output is expected to support a total of 23 direct FTE jobs and 69 indirect FTE jobs (Figure 5). This equates to a total output of $18.8 million and 46 FTE direct and indirect jobs annually.

Figure 5: Construction Impact



Source: Pracsys 2025

5 ONGOING IMPACT PATHWAYS

The theory of change is central to the economic and social impact assessment. Theory of change is a method of summarising the process by which social value is created through a project or initiative (Figure 6). The identified impacts are then monetised by using the 'benefit transfer' method – drawing values (through financial proxies) from high-quality studies and applying them to the context in question. This cost-benefit analysis identifies and quantifies the likely economic and social impacts of undertaking the Project.

Figure 6: Theory of Change Approach



Source: Pracsys 2025, based on the SROI Network International's Guide to Social Return on Investment 2015

5.1 Critical Assumptions

First Year of Operation

For the purposes of the benefit estimation and modelling, it is assumed that construction will be completed by the end of 2030 with the first year of operation being 2031.

Additionality

The analysis only considers the additional participation supported through the project to ensure benefits are relevant to the proposed scope of infrastructure and facilities redevelopment.

Discount Rate and Present Value

For monetised flows to be directly comparable in a Cost Benefit Analysis (CBA), future costs and benefits need to be discounted back to current dollar terms. This reflects society's preferences, which place greater weight on consumption occurring closer to the present, and the opportunity cost of the investment. In the analysis, all future costs and benefits are discounted to obtain the present value of benefits and costs. A standard 20-year timeframe was set for this analysis; after 20 years, present value costs and benefits become very minor.

The rate that converts future values into present values is known as the discount rate. The Office of Impact Analysis (2023) requires the calculation of present values at an annual real discount rate of seven percent (7%) with recommended sensitivity testing at three (3%) and ten (10%) percent. This is consistent with WA Treasury guidance.

Park Visitors Growth

Park visitors' growth is a variable used to estimate a number of benefits. Due to the community's enthusiasm towards the project, it is evident that the Park has the potential to attract more visitors. The projected pedestrian and playground visitor data has been calculated from a previous report conducted by Pracsys from a comparable Local Government Association to the City of Cockburn. The initial estimates were scaled down

to account for the popularity and size of Davilak Park and estimate approximately 118,500 pedestrians/playground and non-organised recreational visits to the Park annually[15][16].

Figure 7: Estimated Visitors Breakdown

Visitor Group	Proportion (%)	Assumption / Source
Informal Recreation	78%	Based on Community Survey, excl. park non-users
Incl. Playground Visitors	19%	Exploring Park Playground Planning & Management
Organised Recreation (sport)	15%	Based on Relevant Community Survey, excl. park non-users
Other	7%	Based on Relevant Community Survey, excl. park non-users

Source: Pracsys 2025, Community Survey 2017 (confidential, data has been aggregated), Exploring Park Playground Planning & Management 2014

There is a significant body of evidence that park refurbishments and renewals increase park visitation and park-based physical activity. An Australian natural experiment examined the impact of improvements in a small neighbourhood park (including the installation of a modest playground, walking path, landscaping and a fenced dog off-leash area) and showed significant increases in park visitation (>300% increase) and the number of people engaging in vigorous park-based physical activity (>500% increase) following park refurbishment compared with a control park[17].

In the USA, a study that examined the impact of park renovation including the installation of new play equipment (as well as other features such as landscaping, ground surfaces, outdoor fitness equipment and an indoor recreation centre) found that the number of visitors more than doubled[18].

A 2018 Australian study on the impact of a play-space installation on park visitation and park-based physical activity has found that playground refurbishment increased visitation by 176%, and a 119% increase in visitors engaging in vigorous physical activity[19]. This natural experiment provides evidence that park refurbishments involving high-quality regional-scale playground installation has the potential to positively influence both overall park visitation and park-based physical activity.

Taking into consideration that the Park upgrades involve other elements that have the potential to significantly increase visitation such as walking/running tracks, furniture, fitness/exercise facilities, recreational upgrades, directional signage etc, it is expected that the conservative impact of the project on

[15] This is made up of individuals who identified their reasons for being at the park as either informal recreation, playground visits, walking visits or other/spectating/dog walks etc. Participation in organised sports and community activities estimates were provided to Pracsys by the City of Cockburn

[16] The approximate breakdown of Park visits was prepared using the results from Community Engagement Outcomes Survey from a comparable LGA and the Exploring Park Playground Planning and Management study. They include counting for pedestrians, walkers, dog walkers, playground visitors and general non-organised, recreational park use.
Park Base, State of the Sector Report on Playgrounds – Exploring Park Playground Planning & management, 2014

[17] Veitch, Jenny, Kylie Ball, David Crawford, Greg R. Abbott, and Jo Salmon. 2012. Park Improvements and Park Activity: A Natural Experiment. American Journal of Preventive Medicine 42 (6): 616–19. https://doi.org/10.1016/j.amepre.2012.02.015

[18] Cohen D et al. Impact of Park Renovations on Park Use and Park-based Physical Activity, 2015

[19] Veitch, Jenny, Jo Salmon, David Crawford, et al. The REVAMP Natural Experiment Study: The Impact of a Play-Scape Installation on Park Visitation and Park-Based Physical Activity. International Journal of Behavioral Nutrition and Physical Activity 15, no. 10 (2018). https://doi.org/10.1186/s12966-017-0625-5.

visitation will be on par with the 176% increase for playgrounds and 119% increase for park visitation found in the playground study (Figure 8).

Figure 8: Increase in Visitation

Visitor Group	Proportion Increase (%)	Assumption
Informal Recreation with Physical Activity	119%	That the participants are engaging in vigorous physical activity
Playground Visitors	176%	Based on 176% total increase in total visitation
Walking Visitors	176%	Based on 176% total increase in total visitation

Source: Pracsys 2025, Veitch et al. 2018

The increase in visitor numbers is assumed to be a step change in participation that remains unchanged after the initial effect (Figure 9). This is a conservative assumption as the changes are likely to attract a greater proportion of new participants as the population grows compared to the current facilities and equipment.

Figure 9: Visitation Numbers

Visitor Group	Current Visitor Estimate per annum	Future Total Visits per annum	Additional Visits Per Year
Informal Recreation with Physical Activity	79,789	94,949	15,160
Playground Visitors	19,354	34,063	14,709
Walking Visitors	12,233	21,513	9,290

Source: Pracsys 2025, Veitch et al. 2018

Organised Sports Participation

Engagement with Cockburn Cobras Football Club (CCFC) and Cockburn Cricket Club (CCC) has identified the need for additional capacity to support member growth. The Project will enable the clubs to support additional adult and junior teams (Figure 10).

Figure 10. Additional Sports Teams

Sport / Segment	Additional Teams	Additional Participants	Year Beginning
AFL (Adult / Male)	1	22	2031
AFL (Adult / Female)	1	22	2031
AFL (Junior)	1	15	2031
Cricket (Adult / Male)	1	13	2031
Cricket (Adult / Female)	1	13	2034
Cricket (Junior)	1	11	2031

Source: Shane Spinks Consulting 2024

Training and match duration estimates have been used to develop a schedule of additional hours of participation by sport and segment (Figure 11).

Figure 11. Additional Hours of Participation

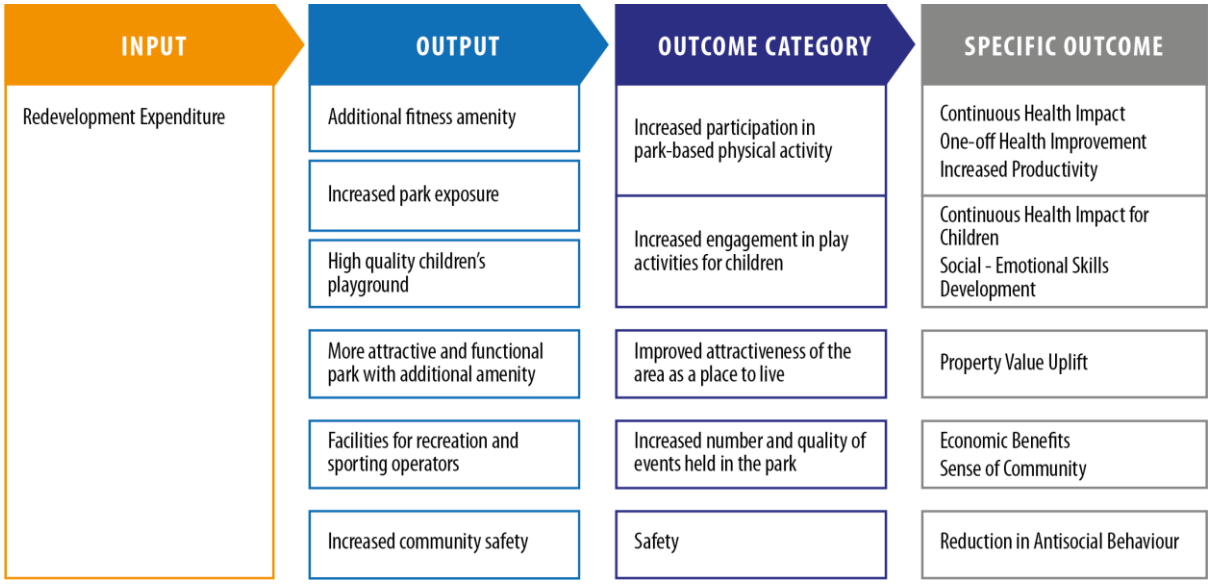
Activity	Season Training Hours	Season Game Hours	Total Physical Activity Hours
Adult Sport			
Adult AFL (First Three Years)	66	36	102
Adult AFL (After Four Years)	132	72	204
Adult Cricket	126	149	275
Cricket Night Games (Year Two)	0	35	35
Cricket Night Games (Year Three Onwards)	0	87.5	87.5
Junior Sport			
Junior AFL	54	21	75
Junior Cricket	54	84	138
Total Organised Adult Sports Hours	*324*	*380*	*704*
Total Organised Junior Sports Hours	*108*	*105*	*213*
Total Organised Sports Hours	**432**	**485**	**917**

Source: Shane Spinks Consulting 2024

Benefit Pathways

The direct investment in the Davilak Park redevelopment allows for several positive outputs to be achieved that in turn trigger positive changes in behaviour (outcomes). The process through which specific outcomes are achieved is mapped in (Figure 12).

Figure 12: Outcome Pathways



Source: Pracsys 2025

The main outcome streams are related to:

- Additional fitness amenity.
  The project includes upgraded fitness/exercise equipment, a 3v3 basketball, additional cricket nets and a well-lit walking track. These additional elements can increase the Park's attractiveness as a place to undertake physical activity.
- High quality children's playground.
  Current play equipment is proposed to be upgraded to a nature style playground. This will likely attract more parents with children to the Park from a wider catchment.
- A more attractive and functional Park with additional amenities.
  Footpaths and new furniture (shelters, drinking fountains, BBQ etc) are expected to improve the overall amenity of the Park, supporting the overall attractiveness of the surrounding residential neighbourhood.
- Facilities for recreation and sporting operators.
  The Park currently hosts community events that attract participants as well as spectators from across the Perth Area. The project will provide an additional opportunity for the City and other community groups to hold more events and programs at the facility. These programs will support community wellbeing and encourage the community to come together.

The upgrades will also provide critical infrastructure to support the growth of female participation in sports.

- Multi-Purpose Community Space

  The upgrades to the community/club rooms will provide another avenue for recreational activities that will bring additional health benefits to participants. These participants would otherwise have limited opportunity to participate in the current outdoor recreational activities provided by the cricket and AFL teams due to capacity constraints.

- Increased community safety.

  Increased visitation improves the perception of safety and individual confidence by increasing passive surveillance in the area. The installation of CCTV has the potential to deter crime and anti-social, increasing the overall sense of security for Park visitors.

6 VALUEING ONGOING IMPACTS

This section of the report aims to discuss and quantify, where possible, the impacts (benefits) associated with each outcome identified in Section 5.1.

Due to the nature of the benefits associated with the Davilak Park Redevelopment, only certain benefits can be successfully expressed in monetary value, therefore the total benefits of the project are expected to be higher than those quantified. All benefits were assessed over a 20-year period using a 7% discount rate to determine the present value of future benefits.

6.1 Physical and Mental Health Impacts

Participation in sports and physical activities offers a wide array of benefits that extend far beyond physical fitness. Regular engagement in sports and active recreation has been shown to reduce the risk of chronic diseases and premature death, while also improving mental health and overall well-being[20]. Participation in organised and unorganised sports or engaging in physical activities extends to improved health outcomes for currently inactive persons, with studies indicating that becoming physically active can lead to significant health benefits[21].

Ongoing Health Impact

There are significant health benefits attributable to participating in sports that provide continuous health impacts every time they take place. Physical activity has been linked to a reduction in the development of several chronic diseases and improved mental health.

An Australian study was able to provide a value of $4.32 (in $2024) to represent the healthcare savings and health benefits that are generated from one hour of moderate physical activity.[22] This figure is what is utilised for calculations relating to ongoing physical activity benefits from an organised and non-organised sporting perspective.

6.1.1.1 Organised Sports Health Impact – Adults

From an organised sports perspective, the upgrades will have a significant impact on the Cockburn Cobras Football Club (CCFC) and Cockburn Cricket Club (CCC). The redevelopments will see the CCFC add an additional adult men's team at the completion of the project followed by an additional women's team three years later. Conservatively estimating that each member of the 22-person teams engages in 66 training hours and 36 game hours a season, the total activity hours and averages can be determined to highlight the physical health impact of the additional teams[23].

[20] KPMG. 2020. Social Value of Sport: Quantifying the Non-Economic Benefits of Sport and Active Recreation. KPMG Australia. https://assets.kpmg.com/content/dam/kpmg/au/pdf/2021/social-value-of-sport.pdf

[21] Ibid

[22] Trubka, R., Newman, P., Bilsborough, D., 2010. The Costs of Urban Sprawl – Physical Activity Links to Healthcare Costs and Productivity

[23] It is estimated that each team will have 22 players and engage in 1.5 hours of training twice a week for the duration of a 22 week season (66 hours), including the pre and post season. It is also estimated that each season will be 18 weeks long and consist of two hour games (36 hours).

It is estimated that adult male and female participants at CCFC will engage in an extra 2,244 hours of moderate physical activity annually following the completion of the project. This number will increase to 4,488 with the establishment of the women's team three years later. This results in $9,697 in value from physical activity annually. This equates to a present value of $102,734over 20 years (Figure 13)

Figure 13: Health Impact – Adult AFL

Impact per Additional Visit	Average Additional Hours of Activity per Year[24]	Average Impact per Year	PV Total Impact
$4.32	2,244	$9,697	$102,734

Source: Pracsys 2025

The redevelopments will see CCC add additional men's and women's teams at the completion of the project. It is estimated that each member of the 13-person men's team will engage in 72 hours of training and 100 hours of matches; the women's team is estimated to participate in 54 hours of training and 49 hours of game time. Adult male and female participants at CCC will cumulatively engage in an extra 3,575 hours of moderate physical activity in the first-year post completion of the project, 4,030 hours in the second year and 4,485 hours every year following the third year. This results in $15,449 of value from physical activity in the first year, $17,415 in the second and $19,381 annually after the third year, which equates to a present value of $116,949 over 20 years (Figure 14).

Figure 14: Health Impact – Adult Cricket

Impact per Additional Visit	Average Additional Hours of Activity per Year[26]	Total Impact per Year	PV Total Impact
$4.32	3,575	$15,449	$116,949

Source: Pracsys 2025

6.1.1.2 Organised Sports Health Impact – Juniors

CCFC anticipate creating an additional mixed girl's and boys' team of 15 individuals that will engage in 54 hours of training and 21 hours of game time for the year, totalling 1,125 hours of physical activity per year[27].

In Junior cricket, CCC anticipate the creation of a mixed girl's and boy's team of 10-11 individuals that will engage in 27 hours of training and 42 hours of game time for the year, totalling 1,449 hours of physical activity per year[28].

In its first full operational year (2028), it is estimated that Junior Sport (Junior AFL and cricket) participants will engage in an extra 2,484 hours of moderate physical activity from training and matches.

[24] Number of additional organised recreation (sport) visits from Section 5.1 Critical Assumptions
[26] Number of additional organised recreation (sport) visits from Section 5.1 Critical Assumptions
[27] This is based on the assumption of an 18 week season with two 1.5 hour training sessions and 14 1.5 hour games for 15 individuals per team.
[28] This is based on the assumption of an 18 week season with one 1.5 hour training session and 14 three hour games for 10.5 individuals per team

It is assumed that children receive the same benefits from participating in physical activity as adults - $4.32 (in $2024) per hour of health benefits[29]. This results in $11,123 of value from physical activity annually. Over 20 years, this equates to a present value of $69,325 (Figure 15).

Figure 15: Health Impact – Organised Junior Sport

Impact per Additional Visit	Average Additional Hours of Activity per Year[30]	Average Impact per Year	PV Total Impact
$4.32	2,484	$11,123	$69,325

Source: Pracsys 2025

6.1.1.3 Multi-Purpose Community Space – Adult Health Impact

The Project will include much-needed upgrades to the community room and clubrooms. These upgrades provide additional opportunities for residents, community clubs, and small businesses to utilise the premises for a variety of multi-purpose functions ranging from meetings, martial arts classes, yoga/mediation classes, playgroups, book clubs, mothers' groups, community and cultural events/activities and classes for the elderly. Some of these events provide an additional avenue for adults, children and the elderly to engage in moderate physical activity and its associated health benefits. A schedule of activity has been developed to understand additional programming of the community space; the following are related to physical activity (Figure 16)

Figure 16. Summary of Adult Activity Schedule

Activity	Weekly Activity Hours	Maximum Participants	Weekly Participation Hours	Yearly Participation Hours	Total Value
Pilates	6	75	450	21,600	$93,340
Yoga	6	75	450	21,600	$93,340
Dance Fitness	4	50	200	9,600	$41,484
Prime Movers (Elderly Movers)	2	50	100	4,800	$20,742

Source: Pracsys 2025

[29] Trubka, R., Newman, P., Bilsborough, D., 2010. The Costs of Urban Sprawl – Physical Activity Links to Healthcare Costs and Productivity,
[30] Number of additional organised recreation (sport) visits from Section 5.1Critical Assumptions

It is anticipated that adults will engage in an additional 57,600 annual hours of moderate physical activity from the upgrading the multipurpose facilities at Davilak. The hours of additional activity result in an annual value of $248,906. This equates to a present value of approximately $1.55 million over 20 years (Figure 17).

Figure 17: Health Impact for Adults and the Elderly through Multi-purpose Community Spaces

Value per Hour of Activity	Yearly Hours of Activity	Yearly Value of Participation	PV Total Impact
$4.32	57,600	$248,906	$1,551,323

Source: Pracsys 2025

6.1.1.4 Multi-Purpose Community Space – Junior Health Impact

The revamped multi-purpose facilities also offer additional recreational activities beyond AFL and cricket at Davilak Park for junior participants. It is projected that reoccurring Ballet and Karate classes will take place in accordance with the typical ten week and four term school schedule and provide 8,000 hours of moderate physical activities for participants (Figure 18).

Figure 18: Summary of Junior Activity Schedule

Activity	Weekly Activity Hours	Maximum Participants	Weekly Participation Hours	Yearly Participation Hours	Total Value
Ballet	4	50	200	8,000	$34,570
Karate	4	50	200	8,000	$34,570

Source: Pracsys 2025

It is estimated that juniors will engage in 16,000 hours of moderate physical activity. Utilising the proxy for moderate physical activity value ($4.32), the hours of physical activities result in a participation value of approximately $69,140. This equates to a present value of approximately $430,923 over 20 years (Figure 19).

Figure 19: Multi-purpose Community Spaces- Junior Health Impact

Value per Hour of Activity	Yearly Hours of Activity	Yearly Value of Participation	PV Total Impact
$4.32	16,000	$69,140	$430,923

Source: Pracsys 2025

6.1.1.5 Children – Playground Participation

High-quality playgrounds create an opportunity for free play for children. Playgrounds provide critical space for children to be given opportunities to move and be encouraged to advance into the next stage of development. Lack of physical fitness among children poses a danger to their health as adults and playground equipment is one avenue to promote physical activity in children[31].

It is assumed that children receive the same benefits from participating in physical activity as adults - $3.02 (in $2010) per hour of health benefits[32]. In 2024 dollars this is $4.32 per hour of physical activity. It is estimated that the new nature playground will increase attendance to approximately 34,000 visitors, an increase of approximately 15,000 visits.

This benefit will accrue to all additional children who visit the Park playground. It is conservatively assumed that each visit lasts for an hour and generates an annual value of $63,582. This equates to a present value of $396,154 over 20 years (Figure 20).

Figure 20: Playground Participation - Health Impact for Children

Impact per Additional Visit	Number of Additional Visits per Year[33]	Value of Additional Visits per Year	PV Total Impact
$4.32	14,709	$63,582	$396,154

Source: Pracsys 2025

6.1.1.6 Health Benefits – Elderly

Premature mortality in Australia is defined as deaths among people younger than 75[34]. In Hamilton Hill, 1,718 people in 2021 were between 60 and 74 years old[35]. Based on the City of Cockburn averages, around 65.6% of them are inactive (undertook no or low exercise)[36]. In Australia around 34% of all deaths are premature[37] with 9% of them being primarily from physical inactivity[38]. With 1,127 of the elderly population estimated to be inactive, 3.1% of them (35 individuals) are estimated to be at risk of premature death.

Research suggests that walking for 15 minutes a day can reduce the risk of premature mortality by 22%[39], and a 2017 study by the Victorian Transport Policy Institute found that "residents in a pedestrian-friendly community walked, bicycled, or rode transit for 49% of work trips and 15% of their non-work trips, 18- and 11-percentage points more than residents of a comparable automobile-oriented community"[40]. Fear of crime can deter people from using even good-quality public spaces. The development of the Park also improves the

[31] Hudson, S., Thompson, D. 2001, Are Playgrounds Still Viable in the 21st Century? Parks & Recreation, 36,
[32] Trubka, R., Newman, P., Bilsborough, D., 2010. The Costs of Urban Sprawl – Physical Activity Links to Healthcare Costs and Productivity,
[33] Number of additional playground visits from Section 5.2 Critical assumptions. Assumed one child per parent.
[34] Australian Institute of Health and Welfare. 2016. Australia's Health 2016. Australia's Health Series No. 15. Cat. no. AUS 199. Canberra: AIHW. https://www.aihw.gov.au/reports/australias-health/australias-health-2016..
[35] ABS Census, 2021, Hamilton Hill - https://abs.gov.au/census/find-census-data/quickstats/2021/SAL50609
[36] Phidu, 2024, Social Health Atlas of Australia – Local Government Area (2021 ASGS,
[37] Australian Institute of Health and Welfare. 2016. Australia's Health 2016. Australia's Health Series No. 15. Cat. no. AUS 199. Canberra: AIHW. https://www.aihw.gov.au/reports/australias-health/australias-health-2016.
[38] Lee et al., 2012, Impact of Physical Inactivity on the World's Major Non-Communicable Diseases, pg. 2.
[39] Bazian, 2015, A 15-minute Daily Walk 'Will Help you Live Longer' says Study -
[40] Cervero and Radisch 1995, as cited in Victorian Transport Policy Institute 2017, Traffic Calming

perception of safety and individual confidence by increasing passive surveillance with increased activity occurring and the installation of lights and CCTV. For the elderly and other vulnerable community members, this added surveillance and added lighting provides added safety for early morning and evening walks.

Conservatively assuming 11% of the 35 inactive elderly residents (3.8 people) started walking an average of 15 minutes a day due to the increased safety and convenience provided by the enhancements and upgrades, they could reduce their risk of premature mortality by 22%. This would result in an additional 6.8 years of life across the affected individuals. The Department of the Prime Minister and Cabinet has estimated the value of a statistical life year at $245,000 in 2024 dollars[41]. The reduction in risk of premature death due to inactivity in aged residents is around $1,676,227 per year[42]. Assuming the proportion of the population between 60 and 74 years old in Hamilton Hill remains unchanged, the health benefit will grow in accordance with the projected population growth.

The present value of health benefits is estimated at $10.45 million over a 20-year period (Figure 21).

Figure 21. Value of Life Saved

Years of Life Saved	Statistical Value of Life	Annual Value of Life Saved	PV Annual Value of Life Saved
6.8	$245,000	$1,676,226	$10,447,204

Source: Pracsys 2025

One-off Health Improvement for Currently Inactive Persons

A 2001 study by Lee and Skerrett found that higher volumes of physical activity correlated with progressively lower mortality rates[43]. The study highlighted a typical risk reduction of 30% (including all causes of mortality) for those achieving the recommended levels of at least moderate intensity physical activity on most days of the week, compared to those who are inactive.

In 2021, The World Health Organisation estimated that the healthcare savings associated with inactive people becoming active is approximately $500 USD per person. The number was adjusted to $2024 AUD, using RDA currency exchange estimates and WA Treasury CPI estimates, and is equal to approximately $1,611 AUD[44].

The Park upgrades will support additional informal recreation including some additional park-based fitness participants who are currently inactive. The number of unique visitors was estimated by assuming that average active users who participate, do so three times per week, every week. The total number of unique additional participants who would exercise in the Park (97 people) was multiplied by the proportion of Australians who are inactive, 40% (did not participate in sport or physical recreation at least once during the 12 months prior to the ABS interview). The health care savings of those becoming active amounts to $62,651

[41] Department of the Prime Minister and Cabinet, 2024, Office of Impact Analysis, Guidance Note, Value of St Note: Value of Statistical Life, pg. 1.

[43] Lee, I, Skerrett, P., 2001. Physical Activity and All-Cause Mortality: What is the Dose-Response Relation?
[44] World Health Organisation, 2003 as citied in Frontier economics, The Economic Contribution of Sport to Australia, 2009

Over 20 years, the benefit equates to a present value of $41,740 in healthcare savings [45].

Figure 22: One-off Health Improvement

Impact per additional participant	Number of Inactive Participants made active	PV Total Impact
$1,611	39	$41,740

Source: Pracsys 2025

Health Impact Benefits Summary

It is estimated that the total continuous health benefits from the Davilak Park redevelopment will be approximately $2.16 million annually. This equates to approximately $13.16 million in present value over the next 20 years (Figure 23).

Figure 23. Health Impact Benefits

Activity	Annual Value	PV Continuous Value
Organised Sports – Health Impact for Adults AFL	$9,697	$102,734
Organised Sports – Health Impact for Adults Cricket	$15,449	$116,949
Organised Sports – Health Impact for Junior Sports	$11,123	$69,325
Multipurposed Community Space – Adult Physical Activity	$248,906	$1,551,323
Multipurposed Community Space – Junior Participants	$69,140	$430,923
Playground Health Impacts – Children	$63,582	$396,154
Added Value of Life Saved	$1,676,226	$10,447,204
One Off Health Impact	$62,652	$41,740
Total Health Impacts	**$2,156,775**	**$13,156,352**

Source: Pracsys 2025

6.2 Human Capital Uplift

Participation in sports can increase an individual's skills, knowledge, and leadership. Physical activity has been shown to stimulate brain development, which is correlated with improved academic performance[46]. A German study on education attainment and sport participation has found that the chances of attaining a university degree is increased by 5% on average due to participation in sports[47].

[45] ABS Participation in Sport and Physical Recreation, 2013-14 (http://www.abs.gov.au/ausstats/abs@.nsf/mf/4177.0)

[46] Martin, K, 2010. Brain boost: Sport and physical activity enhance children's learning. Government of Western Australia, Department of Sport and Recreation.

[47] Pfeifer, C, Cornelißen, T. The Impact of Participation in Sports on Educational Attainment: New Evidence from Germany, Economics of Education Review, Volume 29, Issue 1, 2010, 94-103 IZA DP No. 3160, 2007

Based on ABS data, the difference in mean weekly earnings, for those with a bachelor's degree and those with only a school qualification or less, is $569 per week ($29,608 per year). The value of a 5% increase in the probability of attaining a university is, therefore, $1,725 per year. This value is attributable to all children who will be participating in the newly established Junior AFL and cricket teams who would normally achieve a high school education level[48].

It is estimated that of the 36 players participating in Junior sports, 18 on average would go on to attend university and create $31,000 of increased earning potential annually. This is a cumulative value that equates to a present value of $816,229 over 20 years.

Figure 24.Human capital uplift benefit - NPV

Activity	Junior AFL Annual Benefit	Junior Cricket Annual Benefit	Total PV
NPV	$154,417	$110,298	$816,229

Source: Pracsys 2025

6.3 Property Value Uplift

Redevelopment of public spaces aids in the regeneration of the urban fabric of an area. There is evidence that a well-planned, well-managed public space has a positive impact on the price of nearby properties. In the cities of Emmen, Appledoorn and Leiden in the Netherlands, it was shown that a garden bordering water can increase the price of a house by eleven percent, while a view of the water, or having a lake nearby, can boost the price by ten percent and seven percent respectively. A view of a park was shown to raise house prices by eight percent and having a park nearby by six per cent. This compares with a view of an apartment block, which can reduce the price by seven per cent[49]. In Berlin in 2000, proximity to playgrounds in residential areas was found to increase land values by up to 16 percent[50].

A recent Australian study has examined the impact of proximity to a small playground on property prices in urban Australia. They found that the presence of a playground within 300 metres adds around 5 percent to the average property price[51].

As Davilak Park already has some play equipment and is utilised for organised and non-organised recreation, it is expected that the redevelopment would have a more modest impact. It was conservatively assumed that the expected uplift would be around 2.5%[52]. With the median property price in Hamilton Hill of $830,000 as of January 2025[53], the uplift equals approximately $41,500 per property. The uplift was applied only to the properties within 300m of Davilak Park. The estimated property value uplift from the Davilak Park

[48] Based on 50% proportion of Australians with only school qualifications (ABS, 2008, Education Across Australia)

[49] Luttik, J., 2000, The Value of Trees, Water and Open Spaces as Reflected by House Prices in the Netherlands.

[50] Luther, M. and Gruehn, D., 2001. Putting a Price on Urban Green Spaces.

[51] Breunig R et al, 2018, Impact of Playgrounds on Property Prices: evidence from Australia,

[52] Half of the impact of playground on property prices from the Breuning et al. study

[53] https://www.realestate.com.au/wa/hamilton-hill-6163/

redevelopment is $3,382,250; a one-off benefit accrued upon project completion in 2031. This equates to a present value of $2,253,318 (Figure 25).

Figure 25: Property Value Uplift

Impact per Property	Number of Properties	Total Impact	Total PV
$41,500	163	$3,382,250	$2,253,318

Source: Pracsys 2025

6.4 Qualitative Outcomes

Social-Emotional Skills Development

Playgrounds provide crucial and vital opportunities for children to play. There is substantial research showing a clear link between play and brain development, motor skills, and social capabilities. All learning, emotional, social, motor and cognitive, is accelerated, facilitated, and fuelled by the pleasure of play. Playgrounds that promote different types of play are vital for a child's cognitive, emotional, physical, and social development.

Research on brain development shows that the most crucial time for a child's development is in the earliest years. The act of play by a child stimulates brain development and function and has a key role in building the foundation, organisation, and capabilities of the brain[5455].Play is the primary vehicle for the development of the imagination, intelligence, and language. The playground maximises opportunities to engage in a greater amount of play with their peers. Through the act of playing they learn social and cultural rules, experiment with various emotions, and explore the socially shared system of symbols[56].

Reduction in Antisocial Behaviour and Crime

The Australian Institute of Criminology published a paper outlining several trends and issues that have arisen from sports participation and community involvement by troubled youths. While it is noted that crime prevention is not the objective of sport, some of the outcomes that occur are very beneficial for the individual and community as a whole. For many people sport is about enjoyment but for disadvantaged people, it can be an opportunity to escape daily abuse, conflict, and homelessness[57]. Research has identified a link between increased participation in sport and reduced crime rates for personal and non-personal crimes. The report established that a 10% increase in participation in sports would reduce personal crimes by between 1.30% to 1.56%, and non-personal crimes by between 0.64% to 0.73%[58].

The Project will support additional organised a non-organised participation in sport and physical activity for youths and children. This will encourage positive behaviours and reduce the likelihood of anti-social behaviour.

[54] Rivkin, M. Outdoor Experiences for Young Children. ERIC Digest, 2000.
[55] Perry, B., Hogan, L., Marlin, S. Curiosity, Pleasure and Play: A Neurodevelopmental Perspective. Haaeyc Advocate, 2000.
[56] Frost, J. Child Development and Playgrounds. Parks & Recreation,1997.
[57] Cameron and MacDougall, 2000 – Crime Prevention Through Sport and Physical Activities, pg. 2
[58] Brosnan, 2017 – The Impact of Sports Participation on Crime in England between 2012 and 2015

Sense of Community

Sports and physical activities serve to foster community pride and collective identity through shared participation. This shared participation unites diverse populations through local teams, events and communal activities which research suggests can be a source of civic pride, celebration and recognition[59]. The additional teams created for CCFC and CCC, along with the shared participation in yoga, pilates and other fitness activities, will contribute to increasing a sense of pride in the local Hamilton Hill community.

In addition to the benefits directly from participating in physical activities, public spaces are open to all, regardless of ethnic origin, age or gender and they bring communities together, provide meeting places and foster social ties. These spaces shape the cultural identity of an area, are part of its unique character and provide a sense of place for local communities[60].

Participation in mothers' groups and kindy classes provides essential social support to new mothers, reducing feelings of isolation and stress[61]. Upgrades to the Park offer new parents a platform for sharing experiences, advice and emotional support[62].

The upgrades provide an opportunity for routine get-togethers, neighbourly interaction and community/personal events that improve communities and make them appealing places to live.

Economic Benefits

A high-quality public environment can have a significant impact on the economic life of an area. As towns increasingly compete with one another to attract investment, the presence of good parks, squares, gardens and other public spaces becomes a vital business and marketing tool: companies are attracted to locations that offer well-designed, well-managed public places and these in turn attract customers, employees and services.

The Park currently hosts community and sporting events that attract participants as well as spectators from across the Perth area. The project will provide an additional opportunity for the City to hold more events and programs and therefore attract additional visitors to the area. The two additional night matches for the ALF teams and improved community and club rooms will also encourage additional opportunities for transactions between businesses and the local community.

[59] KPMG. 2020. Social Value of Sport: Quantifying the Non-Economic Benefits of Sport and Active Recreation. KPMG Australia. https://assets.kpmg.com/content/dam/kpmg/au/pdf/2021/social-value-of-sport.pdf

[60] CABE Space. The Value of Public Space: How High Quality Parks and Public Spaces Create Economic, Social and Environmental Value. London: Commission for Architecture and the Built Environment, 2004.

[61] Crnic, Keith, Mark Greenberg, Andrea Ragozin, Naomi Robinson, and Robin Basham. 1983. "Effects of Stress and Social Support on Mothers and Premature and Full-Term Infants." Child Development 54 (1): 209–217.

[62] O'Neal, Craig W., Jessica K. Mallette, and Jay A. Mancini. 2018. "The Importance of Parents' Community Connections for Adolescent Well-Being: An Examination of Military Families." American Journal of Community Psychology 61 (1–2): 204–217.

7 CONCLUSION

The SEIA presented in this report estimates the economic and social impact associated with the development of Davilak Park, a district level sporting space in the City of Cockburn and the suburb of Hamilton Hill.

Davilak Park has significant local and historical importance to the community. It is used for winter and summer sports, it provides a playground, and it is used as venue for regular exercise and community events.

This construction expenditure of the development of Davilak Park is expected to generate a total output of $37.5 million for the broader economy. The output is expected to support a total 23 direct Full-Time Equivalent (FTE) jobs and 69 indirect FTE jobs.

It has been determined the upgrading of the Park will provide social impacts in the form of:

- Physical and mental health benefits
- Human capital benefits
- Property value benefits
- Greater sense of community and local pride
- Economic benefits

There are clear social and economic benefits resulting from the project with a PV of $16.23 million. This is strong evidence of community benefit that supports investment by the City.