

# SHIRE OF YORK

**MINUTES OF THE SPECIAL  
MEETING OF THE COUNCIL  
HELD ON 7<sup>TH</sup> NOVEMBER, 2008  
COMMENCING AT 10.37AM IN THE  
LESSER HALL, YORK**

## **MISSION STATEMENT**

***"To build on our history to create our future"***



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RAY HOOPER  
CHIEF EXECUTIVE OFFICER



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## SHIRE OF YORK

THE SPECIAL MEETING OF THE COUNCIL  
HELD ON FRIDAY 7 NOVEMBER, 2008, COMMENCING AT  
10.37AM IN THE LESSER HALL, YORK.

### **1. OPENING**

- 1.1 Declaration of Opening  
The Shire President, Cr Pat Hooper, declared the meeting open at 10.37am.
- 1.2 Chief Executive Officer read the disclaimer
- 1.3 Announcement of Visitors  
Nil
- 1.4 Announcement of any Declared Financial Interests  
Nil

### **2. ATTENDANCE**

- 2.1 Members  
Cr Hooper, Cr Fisher, Cr Randell, Cr Walters
- 2.2 Staff  
CEO Ray Hooper, ESO Julieanne Treloar
- 2.3 Apologies  
Cr Lawrance, Cr Boyle
- 2.4 Leave of Absence Previously Approved  
Nil
- 2.5 Number of People in Gallery at Commencement of Meeting  
One

### **3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

- 3.1 Previous Public Questions Taken on Notice  
Nil
- 3.2 Written Questions – Current Agenda  
Nil

### **4. PUBLIC QUESTION TIME**

Nil

**5. APPLICATIONS FOR LEAVE OF ABSENCE**

**RESOLUTION**

**011108**

**Moved: Cr Fisher**

**Seconded: Cr Walters**

***“That Council approve a leave of absence for Cr Randell for the Ordinary Meeting of Council to be held on the 24<sup>th</sup> November, 2008.***

**CARRIED (4/0)**

**6. PETITIONS / PRESENTATIONS / DEPUTATIONS**

Nil

**7. CONFIRMATION OF MINUTES OF PREVIOUS MEETING – N/A**

**8. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**

Nil

**9. OFFICER’S REPORTS**



## 9.1 Development Services Reports - Nil



## 9.2 Administration Reports



## **9. OFFICER'S REPORTS**

### **9.2 ADMINISTRATION REPORTS**

#### **9.2.1 Funding Application – Sport & Recreation Centre**

**FILE NO:**

**COUNCIL DATE:** 7 November 2008

**REPORT DATE:** 4 November 2008

**LOCATION/ADDRESS:** Forrest Oval

**APPLICANT:** Shire of York

**SENIOR OFFICER:** Ray Hooper, CEO

**REPORTING OFFICER:** Ray Hooper, CEO

**DISCLOSURE OF INTEREST:** Nil

**APPENDICES:** A – ABV Leisure Consulting Draft Master Plan

B – Funding Application

C – CEO'S Report

**DOCUMENTS TABLED:** Nil

**Summary:**

ABV Leisure Consulting have prepared a Sport & Recreation Draft Master Plan for the Forrest Oval Complex to upgrade and consolidate recreation infrastructure and a funding application has been prepared for staged funding for the redevelopment.

**Background:**

There have been numerous attempts to revitalise and upgrade the Forrest Oval facilities since the indoor facility was built 30 years ago with limited success.

In 2004 a plan for a Recreation Centre was approved, community funding was available and a grant was obtained from the Department of Sport & Recreation however the project did not proceed due to uncertainty as to how the operating costs would be met.

Over the past two (2) years Councillors have liaised with the sporting clubs in relation to locating the majority of sports at Forrest Oval with a shared club house to support the co-location of infrastructure and to reduce the amount of duplication.

The Draft Master Plan prepared by the consultants is based on the previous studies, the community survey of 2008 and state standards for sport & recreation needs for the current and projected size of the community as a document to be used as a guideline for the staged development of the facilities.

**Consultation:**

Council

Department of Sport & Recreation

Sporting Organisations

Community

York District High School

**Statutory Environment:**

Nil Applicable

**Policy Implications:**

Consultation and Communication Policy - External stakeholders will be actively consulted on all major decisions of Shire of York, their input and perceptions will be included in the decision-making processes.

**Financial Implications:**

The following amounts were included in the budget relating the redevelopment of Forrest Oval in 2008/09.

Operating Expenditure account 111370 - \$40,000 to pay for the planning & grant applications.  
Capital Expenditure account 113331 - \$40,000 for starting infrastructure works on the oval. Of the \$40,000 - \$20,000 was for materials & contractors & \$20,000 was for wages, employee overheads and plant operating costs.

Both amounts were to be funded from rates.

The following amounts were included in the future plan:

**2009/10**

|  |                           |
|--|---------------------------|
| Capital Expenditure a/c 113326 Pavilion Building           | \$1,500,000               |
| Capital Expenditure a/c 113331 Forrest Oval infrastructure | <u>\$ 500,000</u>         |
| <b>Total Expenditure 2009/10</b>                           | <b><u>\$2,000,000</u></b> |

|   |                           |
|---|---------------------------|
| Operating Income a/c 113229 Recreation Grants (CSRFF) | \$ 600,000                |
| Transfer from Recreation Reserve                      | \$ 200,000                |
| Transfer from Land & Infrastructure Reserve           | \$ 200,000                |
| Loan Proceeds   | <u>\$1,000,000</u>        |
| <b>Total Income 2009/10</b>                           | <b><u>\$2,000,000</u></b> |

**2010/11**

|  |                          |
|--|--------------------------|
| Capital Expenditure a/c 113331 Forrest Oval infrastructure | <u>\$ 600,000</u>        |
| <b>Total Expenditure 2010/11</b>                           | <b><u>\$ 600,000</u></b> |

|   |                          |
|---|--------------------------|
| Operating Income a/c 113229 Recreation Grants (CSRFF) | \$ 200,000               |
| Transfer from Recreation Reserve                      | \$ 100,000               |
| Transfer from Land & Infrastructure Reserve           | <u>\$ 300,000</u>        |
| <b>Total Income 2010/11</b>                           | <b><u>\$ 600,000</u></b> |

**Total project:**

|                          |                           |
|--------------------------|---------------------------|
| Planning                 | \$ 40,000                 |
| Infrastructure           | \$1,140,000               |
| Pavilion Building        | <u>\$1,500,000</u>        |
| <b>Total Expenditure</b> | <b><u>\$2,680,000</u></b> |

|                     |                           |
|---------------------|---------------------------|
| Council Budget      | \$ 80,000                 |
| Reserve Funds       | \$ 800,000                |
| Loan Funds          | \$1,000,000               |
| CSRFF Grants        | <u>\$ 800,000</u>         |
| <b>Total Income</b> | <b><u>\$2,680,000</u></b> |

**Strategic Implications:***Youth*

Objective - To enhance recreational and cultural opportunities for young people.

Performance Measures - The level of youth participation in recreational opportunities.

*Community Services***Objectives –**

1. To meet community needs in terms of physical infrastructure and overall community services.
2. To provide and maintain high quality services and infrastructure in an efficient and cost effective way.

**Performance Measures**

1. The level of community satisfaction with services and facilities available to the York community.
2. The value for money of services, facilities and infrastructure provided by Council (as indicated by benchmarking, best practice and market testing).
3. Delivery of community services, facilities and infrastructure on time and within budget.

**Voting Requirements:**

**Absolute Majority Required:**           **No**

**Site Inspection:**

**Site Inspection Undertaken:**           **Yes**

**Triple bottom Line Assessment:****Economic Implications:**

The establishment of a high quality combined sport & recreation facility will improve the viability of local clubs and improve the attractiveness of York as a place to live.

**Social Implications:**

Sport & recreation are integral components of rural living and they improve community inclusion and cohesion and provide opportunities for physical activity to support the health of residents.

**Environmental Implications:**

All environmental factors will be considered in the design and construction phases of the redevelopment.

**Comment:**

The Draft Master Plan provides for a conceptual development to meet the current and projected sport and recreation needs of the community as a form of consolidation, rationalisation of land and as a resource sharing promotion.

There is no doubt that York needs and deserves high quality sport and recreation infrastructure to retain its place in the peri-urban area as a preferred place to live and the Draft Master Plan provides a pathway to achieving this.

The cost estimates in the report are considered to be on the high side as concept plans generally have a plus or minus 25% factor for contingencies and rural building costs.

The task for Council and the community is to tailor the project development to affordability and priority and allocations already included in the plan for the future allow for the first two (2) stages to be undertaken with a high degree of surety.

New funding arrangements through increased financial resources for sport and recreation grants, changes to the matching fund levels, Royalties for Regions funds and the federal Community Infrastructure Australia grants will assist with the financial commitment for this large scale project.

The Draft Master Plan and the grant application are the first steps towards a high quality development of benefit to the community.



## **OFFICER RECOMMENDATION**

### **RESOLUTION**

**021108**

**Moved: Cr Fisher**

**Seconded: Cr Randell**

***“That Council:***

- 1. Receives the Forrest Oval Precinct Sport and Recreation Facilities Master Plan as a guideline for development in this location.***
- 2. Review the Master Plan on an annual basis to bring into account demographic, financial, social and environmental changes impacting on the community.***
- 3. Undertake any necessary studies, surveys analysis or assessment to ensure that the structural development of this sport and recreation complex is viable and sustainable and that it meets current and projected community needs.***

#### **Advice Notes:**

***There is a need for the following to be addressed:***

- a. Analysis of swimming pool needs now and in the future.***
- b. Determine service capacity available for the overall redevelopment eg power, water.***
- 4. Apply to the Department of Sport and Recreation for CSRFF funding based on the staging and financial levels contained in this report.***
- 5. Advertise the draft Sport and Recreation Master Plan for public comment for a period of 42 days.***
- 6. Liaise with clubs and organisations for the removal of buildings, structures and services which are not to be utilised in the development plan.***
- 7. Liaise with clubs and organisations in relation to any transfer or relocation of sports in the construction phases.***
- 8. Liaise with the Water Corporation for the preparation and implementation of a Water Management Plan by the 30<sup>th</sup> June, 2009.***
- 9. Commence grant applications for other funding eg. federal government, Royalties for Regions, water grants, Lotterywest to ensure that they are available in the designated timeframes.***

**CARRIED (3/1)**

*Cr Randell thanked the CEO and staff for all of the effort put into this project to get it to this stage.*

*Cr Hooper recognised Cr Fisher and Cr Lawrance for their extraordinary efforts over the past two years with regard to this project of great benefit to the community.*

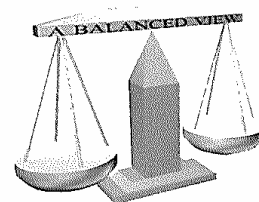


**SHIRE OF YORK**

**FORREST OVAL PRECINCT  
SPORT AND RECREATION  
FACILITIES MASTER PLAN**

**DRAFT REPORT**

**OCTOBER 2008**



**A Balanced View (ABV)  
Leisure Consultancy Services**



## **EXECUTIVE SUMMARY**

The Forrest Oval precinct is home to most of the sporting clubs within the Shire including netball, football, hockey, bowls, cricket, badminton, martial arts and also the Recreation Centre which includes an indoor multi-marked court, gymnasium and a squash court. The reserve is well located close to the town centre and adjacent to the York District High School. Many of the facilities at the Forrest Oval precinct are significantly aged and do not meet the current or future needs of the community.

The Shire of York is preparing for significant population growth over the next ten years and beyond. Current population projections suggest the population has potential to almost double within ten years due to excellent work and lifestyle opportunities, and its close proximity to Perth. The Shire has a strong sporting culture and the significant population growth will place additional demands on the existing sport and recreation infrastructure.

There is significant potential for the Forrest Oval precinct to be developed into highly utilised sport and recreation 'hub' within the Shire of York. The size of the reserve provides scope for further collocation of the Shire's sport and recreation facilities and an improved layout that supports the principles of flexible design, joint use / sharing of facilities and design for ongoing cost efficient management and maintenance.

The first stage of this report is the Needs Assessment. The study has been underpinned by a broad consultative approach, researching and establishing the current and future needs of key stakeholders and considering them in light of relevant industry trends to ensure optimum utilisation of the reserve and appropriate provision of future active sporting reserve facilities.

The needs assessment has identified the following key needs:

- A new hockey / multi-purpose field to cater for the growth of the Hockey Club and provide options for other rectangular field sports. Addition of minor changerooms and sheltered spectator viewing to the Hockey clubrooms will support users of these fields also.
- Realignment and upgrade of the football oval surface to provide improved playing conditions and create scope for a new layout that includes shared clubrooms and the collocation of multiple sporting facilities.
- The development of eight tennis courts including six synthetic courts and two tennis/netball hard courts with lighting to cater for the current and future needs of these sports. This will allow relocation of the Tennis Club to the Forrest Oval precinct. Lighting will provide a night time option for both netball and tennis.
- Development of shared clubrooms to replace multiple individual clubrooms thus optimising use of a community asset.
- Relocation of the cricket nets to a location where a north/south alignment can be achieved and close to storage and power.
- Upgrades to parking and relocation of the main entrance is required to manage traffic safely and efficiently.
- Relocation of bowling greens to proposed shared clubrooms and conversion of greens to synthetic. Synthetic bowling greens have greater usage capacity and are cheaper to maintain / replace than the cost of maintaining grass greens.
- Relocation of facilities no longer considered appropriate for the precinct including the Trotting Club facilities and Agricultural Sheds.



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### **Master Plan Concept**

A Master Plan has been developed from the Needs Analysis and is attached as Appendix 1 to this report. The principles that underpin this Master Plan include minimisation of facilities duplication, co location of sporting groups, joint use where possible, optimum location of facilities and design flexibility all improving the facility's sustainability.

The Master Plan includes the following design elements:

- Re-alignment of oval to north/south orientation and floodlighting to Australian Standards for community level training and competition (100 lux).
- Shared clubrooms with two sets of changerooms to cater for multiple clubs including Tennis, Football, Bowls, Cricket and Netball. The social facilities would also be used by the Hockey Club.
- Two multi-marked tennis / netball courts on hard court surface and six synthetic grass tennis courts. Areas identified for potential future courts if required. Viewing from northern side of proposed shared clubrooms.
- 12 rink synthetic bowling green with lighting. Viewing from western side of shared clubrooms.
- Large bitumen parking area supported with additional unsealed parking in centre of precinct with access from Barker St entrance. This will provide for almost all of parking needs for the facility.
- New grass hockey / multi-purpose field located parallel to existing hockey field on western side of clubrooms. Addition of minor changerooms and verandah to the existing hockey clubrooms.
- A looped pathway circuit that connects all the facilities within the precinct and links to the Town's existing pathway network. Also provides a walking / jogging facility for exercise.
- Relocation of cricket nets to south west corner of the oval facing north.
- Potential future swimming pool location identified in north western corner of the precinct in close proximity to the Recreation Centre.
- Removal / relocation of facilities that are no longer appropriate or required at the Forrest Oval precinct.

The capital cost estimates of the proposed Forrest Oval Precinct Master Plan have been prepared from the Concept Plan by Ralph Beattie Bosworth. The current construction cost estimate provided by Ralph Beattie Bosworth totals \$5,750,000. The detailed estimate can be seen as Appendix 6 to this report.



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The Shire of York has analysed the cost estimates and submits that the following is a more realistic and achievable cost option taking into account the community priorities and the affordability of the project from a local government perspective:

**STAGE 1**

|  |                   |
|--|-------------------|
| ▪ Architectural design   | \$ 120,000        |
| ▪ Preliminary works – Analysis of power, water, engineering, drainage and other service requirements | \$ 30,000         |
| ▪ Sewerage connection  | \$ 12,000         |
| ▪ Oval realignment including lighting and reticulation   | \$ 300,000        |
| ▪ Upgrade power supplies   | \$ 21,000         |
| ▪ Extend Hockey club rooms   | \$ 120,000        |
| ▪ Remove trotting track  | \$ 42,000         |
|  | <b>\$ 645,000</b> |

**STAGE 2**

|   |                    |
|---|--------------------|
| ▪ Construct shared club facilities        | \$1,800,000        |
| ▪ Construct new netball courts            | \$ 48,000          |
| ▪ Construct car parking and access ways   | \$ 48,000          |
| ▪ Install synthetic bowling green         | \$ 300,000         |
| ▪ Install site drainage                   | \$ 90,000          |
| ▪ Install cricket pitch and practice nets | \$ 36,000          |
| ▪ Landscaping                             | \$ 42,000          |
| ▪ Demolish buildings and structures       | \$ 33,000          |
| ▪ Entry and internal roads                | \$ 45,000          |
| ▪ Install pathways                        | \$ 21,000          |
| ▪ Install new grass hockey field          | \$ 120,000         |
| ▪ Contingencies                           | \$ 300,000         |
|   | <b>\$2,865,000</b> |

**STAGE 3**

|                                    |                   |
|------------------------------------|-------------------|
| ▪ Construct tennis courts          | \$ 306,000        |
| ▪ Demolish bowling club and greens | \$ 24,000         |
| ▪ Landscaping                      | \$ 42,000         |
| ▪ Parking                          | \$ 30,000         |
|                                    | <b>\$ 411,000</b> |

**STAGE 4**

|                          |                   |
|--------------------------|-------------------|
| ▪ Synthetic hockey field | \$ 384,000        |
| ▪ Swimming pool design   | \$ 60,000         |
| ▪ Review master plan     | \$ 21,000         |
|                          | <b>\$ 465,000</b> |

|              |                    |
|--------------|--------------------|
| <b>TOTAL</b> | <b>\$4,386,000</b> |
|--------------|--------------------|



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### RECOMMENDATIONS

*It is recommended that the Shire of York:*

- 1. Receive the Forrest Oval Precinct Sport and Recreation Facilities Master Plan as a guideline for development in this location.*
- 2. Review the Master Plan on an annual basis to bring into account demographic, financial, social and environmental changes impacting on the community.*
- 3. Undertake any necessary studies, surveys analysis or assessment to ensure that the structural development of the Forrest Oval precinct is viable and sustainable and that it meets current and projected community needs*

#### Advice Notes

There is a need for the following to be addressed:

- a. Ensure that there are adequate irrigation water supplies available.
- b. Analysis of current and future swimming pool needs of the community.
- c. Determine service capacity available for the overall redevelopment eg power, water.



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**Leisure Consultancy Services**

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## **INTRODUCTION**

The Shire of York engaged A Balanced View Leisure Consultancy to prepare a Master Plan for the Forrest Oval precinct.

There are three stages to the Master Plan:

- a. Needs Assessment
- b. Sport and Recreation Facilities Master Plan
- c. Concept Plan and Cost Estimates

The Master Plan considers the current and future needs of the Shire and key stakeholders within a prioritised development plan for the Forrest Oval precinct. This report will assist the Shire of York in providing a well planned, sustainable sporting and recreation facility that will maximise benefit to the community.

## **BACKGROUND**

The Shire of York is a growing Wheatbelt community with a strong sporting culture. The population has been estimated to almost double over the next 5 to 10 years to approximately 6,000 due to industrial, residential, commercial and health developments. The increase in population will place additional pressure on the Shire's sport and recreation facilities.

The majority of the sporting facilities within the Shire are located at the Forrest Oval precinct and includes the Recreation Centre, a football/cricket oval, trotting track, hockey field, bowls club and netball courts. Whilst the reserve is well utilised by the community the facility layout is disjointed and many of the facilities are ageing and do not meet the needs of the community. A number of clubs based at the precinct are experiencing growth and do not have adequate clubroom facilities.

The Forrest Oval precinct is close to the town centre and situated on 13.5 hectares of land. It offers considerable opportunity for facility upgrades and improvements. A master plan is required to provide direction for the future development of the reserve to ensure the maximum potential of the facility is realised.

The Shire has moved to plan for an integrated, efficient and sustainable active sporting reserve that fulfils the current and future needs of the community whilst minimising duplication of facilities and resources.



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**Leisure Consultancy Services**

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**ACKNOWLEDGEMENTS**

ABV wish to thank a number of people who have been integral to the compilation of this report via their valuable contributions;

**Ray Hooper**, Chief Executive Officer, Shire of York

**Paula Flinn**, Community Recreation Officer, Shire of York

**George Serebinski**, Works Coordinator, Shire of York

**Peter Stevens**, Health and Buildings Manager, Shire of York

**Jason Wright**, Manager Wheatbelt Office, Department of Sport and Recreation

This project has been funded by the Shire of York with support from the Department of Sport and Recreation.



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### **DOCUMENTATION REVIEW**

#### ***Recreation Needs 2008 to the Future, Shire of York, January 2008.***

This document was compiled by Shire staff to assist in identifying current and projected needs for recreation facilities and services.

The report outlines predicted future population growth of York from 3,700 to 6,000 in the medium term (5-10 years) which will result in a need for additional / improved recreational facilities across the board.

A recommendation from this document is for the development of a Recreation Plan for the Shire of York (Recreation and Public Open Space Strategy since completed in April 2008).

#### ***Officer's Report, Swimming Pool Survey Report, Council Date 17 March 2008.***

The Swimming Pool Survey Report provides an assessment of the York Swimming Pool and makes recommendations on future upgrades and repairs.

The Officer's recommendation is for the development of a 5 year plan for the replacement of the York Swimming Pool.

#### ***Recreation and Public Open Space Strategy, Shire of York, April 2008.***

This report was prepared by Council for the overall guidance and provision of recreation facilities for the Shire.

Recommendations relevant to the Forrest Oval Precinct include:

- The pacing track and showgrounds should be relocated to the Equine Precinct as this is a more suitable location and will free up space for other recreational uses.
- The Forrest Oval Precinct should remain as the focal area for organised sports.
- The aquatic centre should be relocated to the Forrest Oval Precinct once it is no longer economical to maintain as it is inappropriately located in a residential area.
- The York Bowling Club should retain its present position.
- The land tenure could be modified by amalgamation of the freehold lots and converted to a reserve, to avoid potential management problems and conflict, with the power to lease granted to the local authority.

#### ***Designing Out Crime: Crime prevention through environmental design. Susan Geason, Paul R. Wilson. Australian Institute of Criminology, 1989.***

Crime prevention through environmental design (CPTED) is based on the theory that crime can be prevented in built up areas through the design of the buildings and surrounds and the way in which they interact with each other. The document is targeted towards residential developments however the principles are transferable for public building purposes.

There are seven principles to CPTED, each with numerous strategies. The seven principles are:

- **Defensible Space:** a residential community must look as if it is defending itself and residents must have maximum control over their neighbourhood.



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- Territoriality: outdoor spaces should be redesigned to foster a greater sense of ownership.
- Natural Surveillance: surveillance can occur naturally through the everyday routines of residents. Good vision from surrounding streets and houses should be maintained as much as possible.
- Formal Organised Surveillance: equipment such as cameras and monitors can provide surveillance as well as neighbourhood watch and security patrols.
- Target Hardening: Improving building security standards. Doors and windows should be made more secure, external lighting and alarms can add to security also.
- Access Control: Access can be controlled through real and psychological barriers. Real barriers include fencing and walls, psychological barriers can include change in lighting or change of colour in the flooring. Traffic also can be controlled however too little traffic can attract crime.
- Activity Program Support: includes the onsite creation of day care centres and organised playgrounds. Programs on how to discourage crime should be run for residents and additional services such as youth centres are helpful.

### ***Fair Play – Strategic framework for inclusive sport and recreation – Department of Sport & Recreation and Disability Services Commission 2006***

This strategic framework document outlines the vision and values with desired outcomes of DSR and DSC with regards to inclusive experience for sport and recreation that should be considered within design of any new active sporting reserves.

The vision states “Our communities provide an inclusive environment where all Western Australians participate equitably, in a spirit of mutual respect, experiencing the benefit of sport and recreation.”

### ***Strategic Directions for Western Australian Sport and Recreation 2006 – 2010. (SD4 - Department of Sport and Recreation W.A)***

This document builds on the strategic direction of its preceding versions. It provides findings which detail the current situation within the sport and recreation industry within W.A. It also details the future challenges of determining which directions the government should take in order to build a more vibrant and stronger industry.

Of particular interest to this study is the Findings and Challenges category of “Infrastructure” section. Challenge 5 states “Sport and recreation infrastructure planning and provision must fully embrace principles and best practice of; sustainability, evidence based decision making, collaborative provision modelling and asset management and lifecycle costing”. These issues are imperative for any proposed developments or redevelopments of sport and recreation infrastructure within the Shire of York.

As a government reference document it is critical that the emphasis of this paper is considered in relation to all future planning and particularly any developments that will be sourcing contributions from the State.



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### *Aging Infrastructure Demands – Sport and Recreation Minister’s Council 2007- Agenda Item 5.3.3.*

The purpose of this report was to advise the Sport and Recreation Minister’s Council (SRMC) members about infrastructure issues faced Australia-wide.

A key finding was the inadequate maintenance of facilities estimated to have a backlog for WA Local Government facilities of \$1.75billion. It refers to the Systemic Sustainability Study (WALGA 2006) which highlighted “*the under-spending on the renewal of existing infrastructure by WA councils is partially explained by inadequacies in asset management practices. Only a small proportion of councils has asset management policies in operation, or plans to establish asset management practices*”.

Key issues identified in this report that relate to the Shire of York include:

- A lack of information regarding the condition of each facility / asset and where it sits in its’ Life-Cycle in order to predict future maintenance, replacement and disposal requirements
- A past tendency to provide single-use facilities rather than multi-use
- The historically poor application of asset management and life-cycle costing to sport and recreation infrastructure
- Limited implementation of “Sinking” funds or “ Reserve” accounts to fund future needs prior to changes in Accounting standards
- Climate change impacts on facility design and operations

Further, the report identifies the issue of dealing with aging infrastructure should be seen as an opportunity for all three levels of Government to:

- Educate communities and sports bodies across the country on the cost of providing and maintaining infrastructure
- Modify community expectations on the level of provision that can be serviced
- Develop facilities based on life-cycle cost principles rather than lowest initial cost and ensure appropriate asset management plans are implemented
- Rationalise infrastructure where appropriate
- Address climate change impacts in an integrated planning approach and taking into account significant climatic change requiring adaptation to new types of facilities and playing surfaces



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## DEMOGRAPHIC REVIEW

When comparing the Shire of York as a Local Government Authority area as compared to Western Australia in general, the following key comparisons can be made;

**Table 1. Population General Characteristics**

| Category                         | Shire of York | WA                |
|----------------------------------|---------------|-------------------|
| Population                       | 3,116         | 1,959,086         |
| Median Age                       | 45            | 36                |
| Median household income per week | \$650-\$799   | \$1,000 - \$1,199 |
| Mean household size              | 2.4           | 2.8               |
| Born overseas                    | 17%           | 27%               |

Source: Australian Bureau of Statistics, Census 2006

These statistics identify that the Shire of York has a greater proportion of older residents and a lower median household income than the State average. This indicates that the Shire of York has a high proportion of retirees. These key statistics will need to be considered in future sport and recreation facility planning to ensure appropriate provision of facilities for the community.

The following table provides a detailed view of age distribution trends in the Shire between 1996 to 2006.

**Table 2. Demographic Changes 1996 - 2006**

| Age Group    | 1996 Census  | 2001 Census  | 2006 Census  | % Change 1996-2006 |
|--------------|--------------|--------------|--------------|--------------------|
| 0-4          | 225          | 194          | 177          | -21%               |
| 5-9          | 223          | 262          | 201          | -10%               |
| 10-14        | 239          | 219          | 225          | -6%                |
| 15-19        | 120          | 142          | 148          | 23%                |
| 20-34        | 446          | 446          | 343          | -23%               |
| 35-49        | 659          | 673          | 688          | 4%                 |
| 50-64        | 510          | 614          | 799          | 57%                |
| 65+          | 383          | 438          | 535          | 40%                |
| <b>Total</b> | <b>2,805</b> | <b>2,988</b> | <b>3,116</b> | <b>11%</b>         |

Source: Australian Bureau of Statistics, Census 2006

These statistics reveal that the population of the Shire of York has significantly aged over the past 10 years. There has been large increase in the number of persons aged 50+, whilst at the same time there has been a decrease in the number of youths. It should be noted, however, that the York District High School has actually increased from 410 to 460 (12%) full time students between 2004 and 2008. Overall there has been a moderate population increase of 11%. Over the same period, the State population has grown by 15%.

These statistics indicate that a greater than average proportion of new residents to the area would be older persons. Older persons have higher participation in low impact activities such as lawn bowls and walking and should be included within future sport and recreation planning. The rise in school enrolments in recent years would indicate that the youth population may be entering a period of growth, thus additional demand can be expected for active sport and recreation facilities as the population grows.



## **POPULATION PROJECTION**

The population of the Shire of York has experienced moderate growth between 1996 to 2006, however, the Shire has identified potential for significant growth over the next 5 to 10 years. The population has been estimated to grow to a potential 6000 in the next 5 to 10 years due to industrial, residential, commercial and health developments (Recreation Needs 2008 to the Future, Shire of York, January 2008).

The Shire of York is currently dealing with 18 scheme amendments involving infill development, residential precincts and rural residential enclaves providing for 1,700 lots to be created. When applying an approximate rate of 2.5 persons per lot, there is potential for an additional 4,250 persons once fully developed. This would suggest that the Shire of York could have an ultimate population of over 7,000 based on current scheme amendments, with potential to grow further as more people seek a tree change lifestyle in areas close to Perth.

Known developments at the subdivision or formal planning stages include the following:

- Aged care units. 25 dementia care and 40 assisted care places to be operational by December, 2009. A staff ratio of 1:3 patients is forecast.
- Rural residential. A 154 lot development is underway at Grassvale 5kms south of York.
- Balladong Farm. A 150 lot residential and aged care facilities is at the final planning stage for the development of this historical location.
- Rural lots. Many farms on York are made up from numerous freehold titles which can be sold independently and without any subdivision process. Average sales of these lots has been 4 – 10 per annum and this is expected to continue as land values rise. The State planning policies now support the release of heritage homestead and conservation lots on agricultural land and this change is anticipated to support the release of 5 -15 lots per annum from 2010-11.
- Sewerage infill. The Water Corporation will extend the reticulated sewerage scheme into the Glebe and Western residential precincts in 2009 and this will allow for significant infill development.

Source: Shire of York, November 2008

The future population projection by the Western Australian Planning Commission is more modest with a population of 4,400 predicted by 2021 (WA Tomorrow, WAPC, November 2005). These figures, however, are intended as a guide only as they are now several years old and do not take into account recent Town Planning Scheme Amendments that will greatly increase the supply of residential lots.

For the purposes of this report the future population projection of 6000 by the year 2018 will be utilised. It should be noted that in the long term the population is likely to exceed this number, however, an estimate of the total would be largely speculative at this stage.



#### **RELEVANT INDUSTRY TRENDS**

Recently in WA there has been an increased awareness by LGAs of the importance of efficient use of public open space, specifically regional active recreational reserves. This has led to a number of LGA's undertaking master planning exercises on regional public open space areas, examples include; Proposed Armadale Regional Active Reserve - City of Armadale, Kingsway - City of Wanneroo, Hay Park - City of Bunbury, Centennial Park - City of Albany and Eadon Clarke Reserve - City of Geraldton – Greenough. This has been due to a number of factors including;

- Increased pressures on existing reserves
- Desire for efficient use of available land supply
- Forward planning for population growth

Trends in areas of the leisure industry that relate to and have effect on active reserves are summarised below, with an extended Trends document attached as Appendix 2. It is important in any well planned regional facility that they are considered within the planning process.

#### **Physical Activity Participation WA**

Key findings from the Premier's Physical Activity Taskforce Adult Physical Activity Survey 2006 (WA)

- Physical activity levels have increased slightly from 2002.
- 41% of the population are insufficiently active, and 49% of the population are overweight or obese.
- Walking is the most popular form of physical activity with local streets/paths identified as the most frequently used facilities for physical activity (49%).

#### **Organised Team Sports Participation**

Key Findings from Exercise, Recreation and Sport Survey (ERASS) 2001-2006, Australian Sports Commission. (Australians aged 15 years and over).

- Organised sport participation has increased slightly over the survey period. This evidence is in contrast to a common belief that the organised sport participation rate is in decline.
- Sport or Recreation Clubs are the primary provider of organised sport and physical activity (27.1%) followed by Indoor Sports Centres (13.7).
- Organised sport and physical activity participation decreases with age.
- Football and lawn bowls participation rates have grown moderately from 2001 levels.
- The outdoor cricket participation rate has grown by one third between 2001 and 2006.
- Tennis participation remained relative relatively steady to 2005, however recorded a moderate drop in the 2006 Survey.
- Horse riding/equestrian activities/polocrosse participation has remained relatively steady over the survey period recording some growth in 2006.





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The sports played at Forrest Oval have relatively stable or growing participation rates, providing support that as the local population grows the clubs are likely to increase their participation.

Key Findings from Children's Participation in Cultural and Leisure Activities Report, Australian Bureau of Statistics, 2000 - 2006. (Australians aged 5-14 years)

- Organised sport and physical activity participation has increased slightly from 59% in 2000 to 63% in 2006.
- Electronic gaming participation recorded a slight drop, whilst bike riding increased largely due to an increase in participation from girls.
- Boys have higher organised sport participation (69%) than girls (58%).
- 31% of children participated in more than one organised sport during the previous 12 month period.
- Outdoor soccer remains the most popular organised sport for boys with a participation rate of 19.6% remaining consistent over the survey period.
- Girls participation in outdoor soccer more than doubled between the six year survey period.
- Boys participation in Australian Rules Football has increased by 10% between 2000 and 2006.
- Boys participation in cricket has remained steady between 2000 and 2006.

With soccer experiencing rapid growth amongst girls and being the most popular boys' activity, it is likely that the Shire will experience some pressure in the future to provide soccer facilities and should be considered in active reserve planning.

### **Sporting Clubs**

- Sporting clubs, and the volunteers who run them face challenges such as busy lifestyles, changing participation habits, more competition from other activities, increased risk of litigation and increased administrative requirements. Clubs need to be aware of these challenges and continually look at how to respond to them.
- In recent years club development programs and resources have been provided to assist clubs and the people who run them. The WA Department of Sport and Recreation (DSR) manages the Club Development Scheme which provides resources, training and on line assistance for clubs throughout WA.

Issues for sporting clubs that have been highlighted by DSR include:

- Planning
- Volunteer Management
- Insurance
- Risk Management
- Liquor Licensing Changes
- Finance
- Safety



#### **Capacity and Sustainability of Sports Fields**

- Overuse of sporting grounds is an issue for many LGAs. Grounds that have excessive usage are damaged and become unsafe to play on.
- The amount of usage that a sporting field can handle is difficult to determine, as it is dependant on many variables including the type of users, quality of the soil, climatic conditions, amount of maintenance etc.
- Research by ABV amongst various LGAs across Australia has found that approximately 25 hours of usage per week is generally supported as being the optimum capacity of a well drained and reticulated active sporting field.
- Over use of sporting fields is being contributed to by:
  - Introduction of midweek competitions and year round sports
  - Increased floodlighting provision allowing longer hours of training
  - Insufficient rest and recovery periods between change of seasons
  - Increasing of housing/population density without matching provision of public open space.
  - Resources have been directed towards increasing physical activity participation without matching resources towards increasing supply of facilities
- Recommendations to rectify the identified problems include:
  - Increased resources and funding towards active public open space planning with focus on district and regional planning.
  - More land being allocated towards active reserves.
  - Longer recovery periods between seasons.
  - Utilisation of school grounds through a memorandum of understanding between LGA's and the Department of Education and Training.
  - Increased Federal and State Government funding.
  - Exploration of more alternative and more efficient irrigation methods.

#### **Water Shortage Implications**

- Climate change has significantly impacted on many LGA's capacity to maintain their active reserves with a shortage of water. The severe drought recently experienced in the Eastern states caused the closure of many sporting fields, and the cancellation of some sporting competitions during 2006/07.
- Almost all of WA's public open space is irrigated with ground water. As annual rainfalls continue to decrease, the current level of groundwater usage will become increasingly unsustainable.
- Substantial reductions in use of groundwater will be required. Irrigation will have to be more efficient and targeted. There will be an increased need for water harvesting.



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### **Key Success Factors of Regional Reserves**

Comparative research conducted by ABV in 2007 highlights a number of features considered to be success factors of regional active / passive reserves;

- Centrally located regional reserves are within short travelling distances of the majority of the population.
- A wide range of facilities both passive and active ensures there is something for everyone in the one location.
- Large areas of land allow for flexibility of use as the populations needs grow and change over time.
- Ample parking and road access is important as well as via public transport and being linked to a dual use path network.
- Facilities cater for large events such as state/national sporting events and concerts.
- Sustainable landscaping practices such as native plantings and computerised reticulation to give protection against the effects of climate change.
- The use of irrigation dams is useful in watering very large reserves that have high water usage. They can promote more efficient usage of ground water and utilise recycled water also. The dams also provide a passive recreation focus.



#### **FACILITY REVIEW KEY FINDINGS**

The Forrest Oval precinct site is approximately 13.5 hectares and is home to most of the Shire's sport and recreation facilities. The precinct is centrally located approximately 500m to the south west from the Town Centre. It is bounded by the old railway line to the east, South St to the north, Forrest St to the west and Henrietta St to the South.

The facilities at the precinct have been added to over many years and have not been coordinated by an overall master plan. As such, the layout of the precinct and the mix of facilities are not ideal for the current and future needs of the community.

The current facilities at the Forrest Oval precinct include:

- One senior football oval with synthetic cricket pitch.
- Cricket practice nets
- Recreation Centre
- Two outdoor netball courts
- Pavilion
- Turf hockey pitch and clubroom
- Bowling Club
- Public toilet block
- Skate Park
- Agricultural Sheds
- Trotting track around oval
- Tote building
- Old football clubrooms (now used as cricket/football storage)

The York Lawn Tennis Club is located on the opposite side of the River from Forrest Oval. This facility has also been reviewed in the master plan.

A review of each of the facilities has been provided as Appendix 3 to assist in determining the priority needs for the precinct. The key findings are as follows:

- Most of the buildings at the precinct are aged 30+ years. Some buildings such as the public toilets, old football clubrooms, tote building and trotting offices are nearing the end of their lifespan.
- The Recreation Centre, bowls clubroom and pavilion are still in relatively good condition and have significant life span remaining if maintained properly.
- The Trotting Track is only used for training as the venue is no longer allowed to host race meets.
- Parking is poor due to two entrance/exit points and poor layout causing traffic congestion, it is unsealed becoming dusty when dry, muddy in the wet.
- The overall layout of the precinct is poor with multiple small buildings spread over the area and the dislocation of sports fields/courts from each other.
- The oval has a poor quality surface, is aligned east/west and has inadequate floodlighting.
- The hockey field is in good condition but beginning to struggle with high level of use.
- An opportunity exists to redevelop the Forrest Oval precinct to create a community sport and recreation hub for the Shire. The multiple smaller buildings could be replaced with a shared clubroom facility. The sporting fields and parking can be redesigned around the proposed shared clubrooms to create a more functional layout.



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### **CONSULTATION**

#### **Public Submissions**

Six public submissions were received regarding the Forrest Oval Precinct Sport and Recreation Facilities Master Plan. The submissions are attached as Appendix 4 to this report.

The following suggestions for the improvement of the precinct were made:

- Addition of a cycling track for exercise around the perimeter of the precinct
- Provision of a large mirror to aid instruction for indoor classes
- Development of an indoor heated hydrotherapy pool
- Air-conditioning for the Recreation Centre
- A larger area is required for the gym
- Relocation of the cricket nets to a more suitable, safer location
- Improve disabled access to all facilities
- Provide shared clubroom facilities with ample storage for all clubs
- Improve the netball court surface and provide lighting and spectator seating
- Comment on the inadequacy of the Recreation Centre for netball as its dimensions do not comply for inter-association games and a lack of suitable spectator seating
- Need for car park and building security lighting to improve safety
- Parking area requires significant improvements
- The York Show should be better managed to improve pedestrian and vehicle traffic flow

#### **Shire Consultation**

Peter Stevens, Environmental Health and Buildings Manager, Shire of York

- The Forrest Oval precinct currently has an onsite effluent disposal system which at times struggles with the volume of sewage it is required to handle. It is anticipated the precinct will be connected to the reticulated effluent system when the Water Corporation upgrades the sewage system to the area in the near future.
- Power supply to the precinct is currently sufficient however if additional power is required in the future then upgrades may be necessary
- The precinct could handle the additional water requirements if additional turf is developed.
- Investigations being currently undertaken indicate the York Swimming Pool may be in better condition than previously anticipated and refurbishing the existing is likely to be more economical than rebuilding the pool in its present or new location in the short to mid term.

George Seredynski, Works Coordinator, Shire of York

- Water used for irrigation at the Forrest Oval precinct is a mixture of scheme water and recycled water from the Town Dam. The water quality is very good.
- The water supply from the Dam is currently sufficient, however, this year the Dam is quite low, and if not sufficiently replenished the reserve may not have adequate water supply in years to come.
- The hockey pitch turf is in good condition.



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- The oval has poor soil quality and spongy turf. The oval would benefit from the top 100mm being scraped off and replaced with quality soil.
- The reticulation system is aging but in good condition and gives good coverage to the oval, however, the pumps from the dam occasionally do not turn on which can be damaging during the summer if not picked up quickly.

Graham Stanley, Deputy CEO, Shire of York

- The Shire is currently investigating options for increasing water supply for irrigation of parks and reserves, including Forrest Oval.
- Strategies being investigated include:
  - Utilising rainwater from roofs
  - Ground water – through the Rural Towns Liquid Assets program
  - Stormwater runoff from the CBH sheds topping up the Town Dam.
- Additionally, further recycled water will become available as the sewerage system is extended and further residential developments are constructed. This will increase the recycled water supply to the Town Dam.

### **Department of Sport and Recreation WA**

Jason Wright, Manager Wheatbelt Office

- DSR supports joint use and collocation of facilities. Support is unlikely to be given for facility developments that are single use unless sound reasoning can be given within a master plan for the reserve.
- DSR supports the use of synthetics for reasons of reduced voluntary labour requirements and reduced reliance on water. Evidence of the clubs/Shire being able to adequately provide for replacement costs is required for funding.
- The current membership numbers of the tennis club may not warrant eight single use tennis courts. The use of multi-marked courts should be investigated.

### **York District High School**

Alan Smith, Principal

- The School currently has 460 full time students and has had an increase of 50 pupils from 2004.
- As the School is in close proximity to Forrest Oval, the School would benefit significantly from further collocation of facilities, particularly if tennis courts were introduced. The School would then be able to offer tennis to students.
- An additional hockey field would be beneficial for the school when carnivals are held.
- The school offers a bowling program with the York Bowling Club, however this is affected by the weather. A synthetic surface would still allow play during periods of wet weather.
- Improved access via pathways would improve safety for children going to and from Forrest Oval.



### **Club Consultation**

#### **York Imperial Cricket Club**

David Jenkinson

##### **Participation**

- The Club has 35 juniors consisting of 20 Milo have a go participants and one team of 9-12 yr olds and 17 seniors making one team.
- Membership has generally been stable in recent years however there has been some increase in the 8 year olds due to the Milo have a go program being introduced.

##### **Facility Usage**

- The Club trains on Friday evenings. Juniors play on Saturday morning and the Seniors play on a Saturday or Sunday afternoon.

##### **Facility Issues/Needs**

- The cricket nets are poorly located being too close to Forrest St, with the ball regularly being hit out onto the road. They are also facing east west making vision of the ball difficult in the afternoon sun. Ideally the nets would be relocated closer to new clubrooms if built and have access to power so that a bowling machine could be utilised.
- The synthetic surface of the cricket pitch has been recently replaced however the concrete base is beginning to crack and will require repair or replacement in the coming years.
- The oval surface needs improving as it is uneven.
- The Club requires improved clubroom facilities including social areas, toilets and changerooms and storage. The Club is supportive of a shared facility being built and would want to participate in a joint management committee to manage the building.

#### **York Hockey Club**

David Wallace, President

##### **Participation**

- The Club has 204 members including 52 minkey players, 4 junior teams and 5 senior teams.
- The Club is experiencing growth and anticipates there will be an extra 2 junior teams in 2009.

##### **Facility Usage**

- Each team utilises the grass hockey pitch at Forrest Oval for training and competition. Training occurs each weeknight and 4-5 games are played on the weekend.

##### **Facility Issues/Needs**

- The pitch is struggling to be maintained at a high level due to the significant usage it receives. The surface has become uneven and requires re-levelling.
- A second pitch is required to allow the Club to continue to grow. Ideally the pitch would be synthetic. If this were to occur, it is likely the East Avon Valley League would want to utilise the pitch also.
- A second pitch would ideally be located parallel to the existing hockey field.
- The Club reports a need for a children's playground.
- The Club has a need for changerooms and toilets. Currently they have a single room shelter for spectators. The existing public toilets are a considerable distance from the playing field and in poor condition.
- The Club would be satisfied if changerooms, toilets and spectator viewing was provided adjacent to the hockey field whilst a large function room and bar facilities could be utilised from a shared clubroom facility if built.



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**York Junior Netball Club**

Sharon MacDonald, President

**Participation**

- The Club has 8 teams.
- Numbers are reported to be increasing.

**Facility Usage**

- The Club trains on Monday, Wednesday and Thursday afternoons on the outdoor courts.
- Competition is held on Tuesday afternoons with 3 games played on the outside courts and 1 game played in the Recreation Centre.

**Facility Needs/Issues**

- The Club uses the outdoor netball courts and the indoor court at the Rec Centre.
- The Club is unsatisfied with the condition of the outdoor courts surface and the lack of shelter provided.
- The Club reports a need for additional and improved facilities including additional courts, storage, lighting, changerooms and social facilities.
- The Club would like a stadium to be built that would bring the elite sports out from Perth.
- The Club would prefer netball courts not to be multi-marked as it can be confusing for young children.
- The Club would be happy to share new clubroom facilities if built and be part of a joint management committee.

**York Senior Netball Club**

Angela Ashworth, President

**Participation**

- The Club has 36 players female players in the winter competition (4 teams) and 37 players (4 teams) in the shortened mixed summer competition.
- The trend in participation is reported as stable.

**Facility Usage**

- Two games are played on Tuesday evenings at 6:45 pm and then 9:00pm in the Recreation Centre.

**Facility Issues/Needs**

- The Club requires increased storage space for equipment.
- The Recreation Centre floor surface is very slippery.
- There is a need for improved toilet facilities.
- The Club is happy to share new clubroom facilities, however, it would not want to be part of a joint management committee as it is a small club of a social nature and does not have large requirements.





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### **York Junior Football Club**

Gary Weir, President

#### **Participation**

- The Club has 40 Auskick participants and 4 teams (100 children) including a 9's, 11's, 13's and 15's.
- Participation has been stable and expected to remain steady in coming years.

#### **Facility Usage**

- The Club plays on Saturdays between 9:00am – 1:30pm.
- Auskick is played at the school.

#### **Facility Needs/Issues**

- Improved playing surface required
- The club currently utilises the old football clubrooms for storage (sharing with cricket). Sufficient storage would need to be provided as part of any new development.
- The Club would be happy to share new clubroom facilities and be part of a joint management committee.

### **York Football Club (Senior)**

Alister Draper, President

#### **Participation**

- The Club has a league team and a reserves team and a total of approximately 60 playing members.
- Participation is expected to increase as the Town population grows.

#### **Facility Usage**

- There are 7 home games scheduled each year with most games played on Sundays.

#### **Facility Needs/Issues**

- A main point of concern of the Club is the poor quality of the playing surface. It is uneven and spongy in areas creating risk of injury.
- Improved clubroom facilities are required including:
  - Larger changerooms
  - Large function/social area with bar
  - Storage
  - Public toilets
- The Club is happy to share new clubroom facilities and to be part of a joint management committee.

### **York Bowling Club**

Ken Screigh

#### **Participation**

- The Club has 177 members including 22 juniors and 150 seniors. Approximately 90 of these are social and corporate members.
- Membership is stable. Most members are aged 50 and over.

#### **Facility Usage**

- Bowling occurs every day of the week however most activity occurs on Thursdays, Saturdays and Sundays during the summer.

#### **Facility Needs/Issues**

- The Club has two natural turf bowling greens and is currently maintained with voluntary labour. This is a temporary arrangement with several members of the Club, with an understanding that voluntary labour would only be required for three years until the Club had installed synthetic greens. Prior to voluntary labour, the club was



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spending \$39,000 per year for a greens keeper and approximately \$5,000 for chemicals. The Club spends a further \$10,000 per year on scheme water.

- Training lights on one green, soon to have lights installed on the second green. All facilities in good condition.
- Priorities for the Club include converting the greens to synthetic to reduce maintenance burden and expanded clubroom facilities and improvements.
- The Club would consider being part of a shared facility if a synthetic bowling green (12 rinks) could be placed adjacent to the building. The Club believes 12 rinks to be sufficient for the club's needs as it will reduce the burden on volunteers and increase usage capacity.

Note: The bowling club should consider this Master Plan before proceeding with installation of floodlighting on second bowling green

### **York Lawn Tennis Club**

Gary Lawrence

#### **Participation**

- The Club currently has 56 members.
- Junior members are expected to grow by 40-50 next year as all children being coached will be required to be members.

#### **Usage**

- 8 courts are used during pennants competition. Competition is played on Saturdays beginning around midday and finishing in the evening.

#### **Facility Needs/Issues**

- The Club is very happy with its current location and facilities and would prefer to remain at its present site.
- Facility development plans are on hold until a decision is made about its future location.
- The Club maintains its lawn courts to a very high standard through the use of a paid part time greens keeper and voluntary labour.
- If relocated to Forrest Oval as has previously been discussed with the Shire, the Club would prefer lawn courts however would be satisfied with synthetic grass courts.
- The Club has a strong emphasis on competition. The Club would not like multi-marked courts as it is more difficult to play on and reduce the quality of play.
- The Club would be happy to share clubroom facilities if built and be part of a joint management committee.

### **State Sporting Associations**

#### **Netball WA**

Adele Simmons, Regional Development Officer Wheatbelt Region

- There are approximately 2075 netball participants in the Wheatbelt region (approximately 3.0% of the population).
- 2 new multi-marked plexi-paved netball courts with floodlighting would greatly enhance the netball facilities available in the town of York. This would meet the needs of netball in York.
- The Association supports the use of shared facilities including clubroom facilities.



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### **Western Australia Cricket Association**

Wayde Mclean, Wheatbelt Regional Development Officer

- An important issue for clubs is good training facilities that include storage and access to power so that a bowling machine can be stored and operated, and should be included within the Forrest Oval redevelopment.
- The Association supports shared use facilities.
- Cricket participation is strong in the Wheatbelt Region.

### **Tennis West**

Andrew Stanbury, CEO

- Tennis Australia and Tennis West are promoting the development of hard courts as opposed to synthetic grass as it is more conducive to skills development. There is a national rebate scheme for clubs converting their old synthetic grass courts to hard courts. There is no funding for the development of new synthetic grass courts.
- Tennis West understands, however, that country clubs may prefer synthetic grass courts as they are cooler to play on during the heat of the summer.
- Tennis West understands that multi-marked courts are an inevitable reality for a percentage of courts available for tennis, however, multi-marked courts are not ideal for genuine competitive play.

Rebecca McDonald, Member Services

- Tennis participation has decreased slightly amongst seniors and juniors over the past three years (numbers not provided). This is believed to be a result of increased competition from other sports and recreational pursuits and also drought affecting regional areas.
- Tennis Australia has recognised that future tennis facility developments must have a high emphasis on sustainability. Tennis Australia is currently in the process of developing a blueprint for tennis clubs from local to national levels. Multi-purpose clubrooms that can be shared by various sporting groups are incorporated into the designs to assist with minimising construction and operational costs to sporting clubs and LGA's.

### **Lawn Bowls WA**

Pam Glossop, CEO

- Bowling participation in WA is experiencing slight decline. A new study being commissioned hopes to identify the causes of this trend.
- There are no recommended specifications or guidelines regarding clubroom facilities.
- There is a trend across the State towards the rapid implementation of synthetic surfaces.
- Most clubroom facility developments are now multi-sports facilities with the co-tenant clubs forming sports associations. Lawn Bowls WA supports this in principle.
- A review is planned in the near future of the 2003 Bowls Strategic Plan. This will include ascertaining recommended guidelines for facility provision.



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**Avon Valley Football Association**

Ashley Morgan, President

- The surface of Forrest Oval was noticeably poor despite best efforts of the Club to improve for the 2008 Grand Final. Spongy turf is a particular problem. Improvements to the surface are required.
- Realignment of the oval to North/South will be beneficial for afternoon play.
- The Association supports the development of shared use facilities including shared clubroom facilities.

**Youth Consultation**

The needs of the youth within the Shire of York have been assessed via the Shire of York Youth Sport and Recreation Questionnaire. This survey was developed and administered by the Shire of York Community Recreation Officer during March 2008. 128 surveys were completed with 55% male and 45% female respondents between the ages of 11 – 15. The results document is attached as Appendix 5 to this report.

Key findings from the Youth Survey and their implications for the Forrest Oval Precinct Master Plan are as follows:

- Most children (76%) play sports. The most popular sports played in competition include netball, football, hockey, tennis and swimming. This shows that Forrest Oval is an important facility for children's sport participation in York, and has potential to be the central hub of most youth sporting activities with the relocation of tennis and swimming facilities.
- 23% of children reported participating or being interested in soccer. Whilst there are no soccer teams at present in York, it is likely that there is some latent demand and once a club is formed it could become a popular sport amongst youths. Forrest Oval should provide flexibility to be able to cater for soccer if/when teams are formed in future years.
- A significant proportion of children report walking (34%) and riding (23%) to sport and recreation facilities within York. The Forrest Oval Master Plan should include consideration for pedestrian and cycling access.
- The survey indicates that the youth would like to see improvements on a wide range of facilities including all of the facilities provided at Forrest Oval.
- Other activities have also been identified in the survey as popular amongst youth including BMX and skate boarding. Facilities such as these are viewed as being more appropriately located at the Youth Centre.



## **CONSIDERATIONS**

### **Pool Relocation**

The York Swimming Pool is located on Georgina St in York and is less than 200m north of Forrest Oval. The existing facility is aged and in need of upgrading in the short term.

Initial investigations (Swimming Pool Survey Report, March 2008) revealed the pool was in relatively poor condition, with the recommended action to be replacement of the pool within five years. Subsequent investigations that are currently underway are indicating that the pool shell is good condition and upgrades/replacement of equipment could occur at a much reduced cost than rebuilding the swimming pool.

The Recreation and Public Open Space Strategy 2008 for the Shire of York suggests that the pool is inappropriately located in a residential area and should be relocated to the Forrest Oval precinct when the existing is no longer economical to maintain.

The rationale for relocating the swimming pool is as follows:

- If the pool is soon to reach the end of its useable life and will be no longer economical to maintain.
- Forrest Oval has sufficient space and will allow consolidated management between the pool and Recreation Centre.
- Opportunity for shared facilities such as parking and ablutions.
- Placing all leisure facilities in the same precinct creating a sport and recreation “hub” for the community.

Rationale for the pool to remain in its existing location is as follows:

- Building a new pool may be significantly more expensive than upgrades to the existing.
- DSR will not support the replacement of the 50m pool, the Shire would be required to downgrade to a 25m pool.
- The pool is located on Crown land vested in the Shire. It would be difficult to sell or utilise for an alternative purpose.



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**NEEDS ANALYSIS**

**Future Sports Field Requirements**

As identified in the Population Projection, the Shire has estimated a near doubling of the population from 3,116 (ABS, 2006) to 6,000. Future indicative demand for sporting fields can be estimated by applying current sport participation rates of the Shire to the projected population figure of 6,000. Future indicative demand for sporting fields has been calculated in the table below:

**Table 3. Indicative Additional Sporting Field Requirements**

| Sport      | Current Participation | Current Participation Rate % | 2018 Participation | Current Number of Fields in York | Additional Sporting Fields / Courts Required |
|------------|-----------------------|------------------------------|--------------------|----------------------------------|--|
| Football   | 188                   | 6.0%                         | 360                | 1                                | 0  |
| Tennis     | 56                    | 1.8%                         | 108                | 9                                | 0  |
| Hockey     | 204                   | 6.5%                         | 390                | 1                                | 1  |
| Cricket    | 52                    | 1.7%                         | 102                | 1                                | 0  |
| Netball    | 106                   | 3.4%                         | 204                | 3                                | 0  |
| Soccer     | 0                     | 0%                           |                    | 0                                | 1  |
| Basketball | 0                     | 0%                           |                    | 1                                | 0  |
| Bowls      | 87                    | 2.8%                         | 168                | 2                                | 0  |

\* Approximate guide only. These additional sporting fields / courts required figures are based on generally accepted standards where they exist, and on ABV experience.

Should the population of York reach 6,000, the table above reveals that the current provision of sporting fields and courts is generally sufficient apart from one additional hockey field being required and the possibility of soccer field being required if a soccer club were to be formed.

It should be noted that predicting future participation is an inexact science, particularly in regional towns. Participation in any given sport can fluctuate from year to year based on a number of variables including the enthusiasm of current committee members, sports supported by teachers at the local school and instances where a reasonable number of ex-residents come to town to play in competition only.

The nature of programming use of facilities will also impact on the demand for facilities. The nature of competition dictating particular times and days can result in a facility being used to maximum capacity. Increased participation demand can therefore create demand for further facilities without programming changes being effected.

**Water Supply**

Currently the Forrest Oval precinct is watered with a combination of scheme water and recycled water from the Town Dam. The use of scheme water is costly with the Shire having paid \$30,000 for watering of the oval and hockey field in 2007/2008. In addition to the cost, there is always a risk that if severe drought were experienced the supply of scheme water for watering of the sporting fields could be restricted. It is advisable for all Local Government Authorities to reduce scheme water dependence for irrigation of reserves. The Shire of York has been proactive on this issue and has identified a number of potential sources of sustainable water for irrigation purposes.



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Significantly, proposals for extensions to the sewerage treatment plan and holding dam will quadruple the volume of water available for re-use on ovals, gardens, etc from 2009/10 when the sewerage infill project is completed. In addition, the Shire of York is a participant in the Small Towns Liquid Assets Project and a number of bores will be drilled and equipped to draw water from the Avon River paleo channel. Furthermore, the Shire will have a Water Management Plan in place by the 30th June, 2009 to define water use requirements including surface water management, water capture and re-use, environmental flows and reticulation programmes.

It is advised that the Shire of York seek full independence from scheme water for the irrigation of the Forrest Oval precinct through the above proposals.

### **Shared Clubrooms**

There is a need for improved clubroom facilities at Forrest Oval. All clubs have expressed need for improved clubroom facilities, as the current facilities are inadequate in size and function, and most facilities available are aged and have limited life expectancy.

The clubroom facility needs of the user groups at Forrest Oval (and the York Lawn Tennis Club if relocated to the precinct) can be met through the development of a joint use facility. With appropriate design, a single clubroom building could provide adequate spectator viewing, changerooms, storage, administration and social facilities for the majority of user groups.

It is also anticipated that some minor changerooms and additional spectator viewing will be necessary for the hockey clubrooms. The Hockey Club could still utilise the new shared clubrooms for social, administration and storage facilities.

Key features of a new shared clubroom facility are proposed to include:

- 2 sets of changerooms to allow simultaneous use by sporting clubs. One set should be large enough to cater for football teams as they have the largest team sizes. The second set can be smaller but should have lockers as these are regularly used by tennis and lawn bowls participants.
- A medium-large sized function room to cater for most function requirements. Very large functions are able to be held at the Town Hall. A function room of approximately 180m<sup>2</sup> would seat 150 persons, fulfilling the clubs needs and for most functions such as birthdays, weddings, quiz nights for the general community.
- A large sized kitchen/kiosk that can service all areas of the facility.
- Flexible bar spaces that can offer a range of configurations simultaneously for functions and multi club users.
- Sufficient storage space for each of the sporting groups and storage for the building equipment such as tables and chairs. 25m<sup>2</sup> for each group is generally considered a large storage area.
- Multi use office area for the key user groups including lockable administration cupboards and desks for each club.
- Meeting room for committee meetings etc
- 2 small flexible use rooms that can be used as officials rooms etc.
- Public toilets.
- Umpires change room
- First aid room.
- Sufficient verandah area for sheltered spectator viewing.



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Joint use facilities are a strategic objective of the State Government as they reduce capital and ongoing maintenance costs whilst providing a high standard of facilities for user groups. Duplication is reduced, life cycle costs are lowered and an economy of scale is achieved when developing a single large facility over multiple small facilities. As such, joint use facility developments provide a greater ability to attract funding, primarily through the Community Sport and Recreation Facilities Fund administered by the Department of Sport and Recreation.

With the considerable number of user groups at Forrest Oval requiring clubroom facilities including football, netball, hockey, cricket, lawn bowls and potentially tennis, these multipurpose clubrooms will need to be designed in such a way that it can cater for multiple user groups simultaneously and have sound management in place.

### **Recreation Centre**

The Recreation Centre is still in good condition. Whilst the design of the building is not ideal, it is cost prohibitive to extend or rebuild the facility.

The gym is currently located on the upper level with a staircase as the only access. This prevents access from persons with disabilities or the frail and infirm. Should new changerooms be built in a new facility, there may be potential for the Recreation Centre changerooms to be remodelled as the new gym. Alternatively, should the decision be made to relocate the swimming pool, it would be a good opportunity to include a new gym within the pool facility design.

The runoff areas for the indoor court are short and discourages competition to be played there. As it would be very expensive to modify the building to accommodate larger runoff areas, it is not viewed as necessary to address this issue until the time comes to replace the building.

### **Oval**

There is a need for improved turf quality for the oval, and for realignment to a more north/south orientation.

The Town oval is an important recreation facility for York being used by both the football and cricket clubs and the school. The surface is in poor condition being uneven and spongy which affects the quality and safety of play. Whilst verti-mowing and top dressing may help improve the surface quality to a degree, the Shire Works Co-ordinator advises that the replacing of the top 100mm of soil is required to properly rectify the quality of the turf. This is primarily due to the current topsoil being of poor quality making turf maintenance difficult. An improved playing surface will increase the usage capacity of the ground, with further usage to be expected as the Shire population grows.





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If the trotting facilities are relocated from Forrest Oval (as indicated by the Shire), there is an opportunity to realign the oval closer to a north/south orientation. This would improve the quality of play during afternoons limiting the effects of sun in players eyes. Importantly, realignment of the oval creates opportunities for further redevelopment of the precinct including collocation of tennis, bowls, netball and football/cricket facilities around a shared clubroom building. Realignment of the oval would require some earthworks to the new northern and southern ends of the oval. This would present a good opportunity to replace the topsoil of the oval and replant the ground with a drought resistant grass variety.

New floodlighting for the full oval is also required. The existing lighting is unlikely to be meeting Australian Standards for community level football training or competition. Lighting to 100 lux will allow training and competition of all large ball sports. The full oval should be lit to allow competition and to enable training on all parts of the ground, thus spreading wear and tear over the full surface. An electronic control system should be included in the lighting design to ensure user groups know and regulate their consumption and the Shire can charge appropriately. The control system should also allow for the lights to be used at 50 lux for training and 100 lux for competition.

It is advised that the tender for the supply of the light fittings be separate from the tender for installation and electrical works. Some Local Government Authorities have had issues with electrical contractors that have used cheap, inferior light fittings from China that do not have the same performance or lifespan of quality fittings. An alternative is to specify the light fittings to be used in a supply and install tender to ensure the desired light fittings are used.

### **Tennis/Netball Courts**

The York Lawn Tennis Club is satisfied with its current facilities which include clubrooms and 9 grass courts (1 unused). The Club prefers grass over other surfaces. The Club expects to have approximately 100 members next season and is well represented in competition with 2 pennants teams being fielded.

The Club has strongly expressed a need for minimum 8 courts to facilitate pennants competition. If relocated, the Club has a preference for synthetic grass courts over plexi-paved hard courts as they are cooler to play on during summer.

Given the Tennis Club's strong representation in competition, potential future growth of the town and increased use that could be expected from the school and the community at its new location there is a strong rationale for a total of 8 courts to be constructed at the Forrest Oval precinct with 6 being synthetic grass tennis courts and two being multi marked netball/tennis hard courts with floodlighting. The eight courts should be located together to facilitate competition and maintenance.

The benefits of this combination are:

- Tennis will have access to two lit courts which it currently does not have. Evening play will provide additional revenue raising opportunities if the Shire determines the club can manage and collect fees for this usage.
- Tennis will be able to be played all year round rather than just the summer season.
- Children will have access to hard courts which will assist in player pathway skills development.
- Reliance on scheme water will be negated with the introduction of synthetics and hard courts.



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- The Club will have six tennis only marked courts that will cater for the majority of competitive play, with a further two lit multi-marked courts.
- An overall rationalisation of three courts (one tennis court and two netball courts) is achieved from current provision to proposed provision without affecting opportunity options to the community as netball and tennis are predominantly played in opposite seasons.
- As the existing Tennis Club land is owned freehold by the Shire it can be sold to raise revenue for facility developments and the Club can be part of a new shared clubroom facility at the Forrest Oval Precinct.
- The neighbouring School can utilise tennis courts during the day time as part of its program at this location.

Netballs' needs will be met through the provision of two new netball courts as the existing courts are in very poor condition. Two new courts (multi-marked with tennis) with floodlighting will significantly improve the quality of play and programming options for the netball clubs and school. Two outdoor courts and one single court in the Recreation Centre is considered adequate for current usage and provides capacity for increased usage in the future.

### **Lawn Bowls**

Lawn Bowls currently has two greens and clubrooms which satisfy their current needs. The current greens, however, are maintained with voluntary labour on a temporary basis as the Club aims to achieve the implementation of synthetic greens. Prior to the use of voluntary labour three years ago, the Club paid for a full time greens keeper at a cost of \$39,000 pa. The Club also pays for approximately \$10,000 of scheme water per year plus chemicals coming to a total of approximately \$55,000 pa.

The high cost of maintaining the greens provides a strong rationale for conversion to synthetic greens. After the initial capital cost, the replacement and maintenance costs of a synthetic surface are much reduced (approximately \$25,000 pa for carpet synthetic with 10 year replacement). The Club currently has 2 greens (total of 12 - 14 rinks), however, the club feels that a single 12 rink synthetic green would fulfil its current and future needs. A 12 rink synthetic surface will enable the Club to continue to participate fully in pennants competition whilst significantly reducing operational expenditure and removing its dependence on scheme water use.

Furthermore, synthetic bowling greens have higher usage capacity and can be played on year round. Maintenance costs are relatively low (approximately \$1,000 pa) and can be largely performed by volunteers for further savings)



### **Cricket Nets**

There is a need for the relocation of cricket nets. The current location and orientation is poor as it runs east/west and balls frequently cross on to South St, a busy local street. New nets should be running in a north/south orientation and hit out onto a playing field. Storage and access to power for a ball machine is also important in the location of practice nets. Ideally the nets are close to parking and the clubrooms.

Practice nets are an important facility for cricket clubs and for general use by the community. A three net facility is viewed as adequate for the current and future needs of users of the Forrest Oval Precinct.

### **Hockey Facilities**

#### New Hockey/Multi-Purpose Field

There is a need for a second hockey field at Forrest Oval. The current grass hockey field is maintained to a high standard however is showing signs of wear and tear with training five nights per week and 4 – 5 games each weekend (approximately 20 hours use). Hockey is also experiencing participation growth with more teams expected in the coming season. A second field would relieve usage load from the existing, allowing a good quality of turf to be maintained.

The proposed new field would have capacity to be used as a multi-purpose field. It would create potential for soccer, touch football and rugby to be facilitated in school sports programming or in the community also. A flexible use field would be particularly useful when extra area is required for training for any sport, junior sports such as Auskick, when demand needs to be alleviated on the oval because of disrepair or time table clashes and to accommodate school carnivals. Hockey could still utilise the grass field for training and matches and two fields combined could facilitate hosting of regional events.

There is potential at some time in the future that additional rectangular field capacity could be required, at which point conversion of one of the fields to a dry sand filled synthetic hockey field should be explored. Whilst the capital costs of synthetic fields are high (approximately \$350,000 - \$400,000 for a good quality sand filled surface) a synthetic field has several advantages over a grass field. The rationale for a synthetic hockey field is as follows:

- A synthetic hockey pitch has a far higher usage capacity and could be expected to handle approximately double the current usage of the existing grass hockey pitch. As such, a synthetic field could handle a significant increase in usage from the Hockey Club allowing the multi-purpose field to continue to be used for alternative sports.
- A synthetic hockey field allows for a higher quality of play and may have the effect of attracting new participants.
- A sand filled synthetic hockey field requires no water,



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- Whilst the initial capital costs of a synthetic hockey field are high, the replacement costs are considerably reduced (replacement cost is approximately \$160,000). Given approximately \$4,000 would be spent on maintenance per year, the annual cost for replacement and maintenance of the synthetic surface is \$20,000 per year when allowing for a ten year lifespan of the surface. This is comparable to the annual maintenance costs of a grass hockey pitch, yet the quality and usage capacity of a synthetic surface is much greater than grass. If maintained properly, manufacturers believe the synthetic hockey surfaces can have a lifespan of 12-15 years.

### **Hockey Clubroom Additions**

- There is a need for minor changerooms with toilets and showers to be added to the existing hockey clubrooms. Currently the club makes use of temporary toilets located near the agricultural sheds and are inadequate for players and spectators needs.
- Additional verandah facing the direction of the proposed new hockey field is desirable for providing sheltered spectator area for users of the proposed new field.

### **Parking/Driveway**

There is a need for improved parking and traffic flow at the Forrest Oval precinct. Currently the parking is unmarked, disjointed and causes traffic flow problems entering and exiting the reserve. As all the parking is unsealed, dust in the air is a significant problem when it is dry and mud and puddles are a problem when it is wet. A sufficient sized, central area of bitumen parking utilising the Barker St entrance would improve the parking and traffic flow to the Forrest Oval Precinct. The parking area should include security lighting. The Barker St entrance should also be upgraded to suit.

Additional gravel parking area should be included in the parking design to handle peak usage.

### **Playground**

Within the redeveloped Forrest Oval precinct, there will be a need for a playground. A playground can support the participation of parents for competition and training, multi aged siblings as well as provide a support venue that will assist in attracting venue hirers to the facilities (eg mothers groups etc). The playground should have shading to protect children from the sun, and a sand base is preferred as it is much less expensive to install and replace than synthetic alternatives.

### **Agricultural Sheds**

The Shire has identified the Agricultural sheds to be more suitably located at the proposed equine precinct, making way for additional recreation facilities at Forrest Oval. A new hockey pitch would be best placed parallel alongside the existing hockey field in place of the existing agricultural sheds.



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### **Trotting Facilities**

The Shire has identified the trotting facilities to be more suitably located at the proposed equine precinct, allowing additional recreation facilities at Forrest Oval. The current facility can no longer be utilised for racing meets, only training.

Equestrian facilities are generally considered to be inappropriate for collocation with sporting fields or within residential areas. The land requirement is very large, therefore public open space that could otherwise be used for the general public is unavailable. The potential for horses to bolt is also a safety concern as Forrest Oval is situated close to the Town Centre in a built up area. Relocation of equestrian facilities for these reasons are currently being considered by a number of Shires including the Shire of Murray and the City of Gosnells.

The trotting track, tote building, offices and horse stalls are proposed to be demolished to make way for improved sport and recreation facilities.

### **Skate Park**

The existing skate park is limited in function to skate boards only. A skate/BMX facility such as a portable ramp set up would be better utilised by youth. The shire has indicated a preference for a skate park to be located near the youth centre, however, it could also be well located at Forrest Oval as the majority of users of the reserve are youth. When a new skate/BMX park is built the existing facility could be removed.

### **Old House**

The old house located on the Forrest St side of the reserve is in poor condition having reached the end of its lifespan. It is understood the Shire has capacity to house the current users elsewhere. The building should be removed, thus reducing the number of facilities required to be maintained.

### **Pathway**

The development of a paved pathway will provide improved access for pedestrians and persons with prams, wheelchairs or gophers. A pathway entry point linking to the existing town pathway network on South St will also improve safety for school children crossing to the reserve.

The pathway should connect the facilities located within the reserve and also provide a looped trail which would be well utilised for exercise. As identified in Relevant Industry Trends, walking is the most popular physical activity for adults in Western Australia.



## **CONCEPT PLAN**

The proposed concept plan for the Forrest Oval Precinct Sport and Recreation Facilities Master Plan can be seen as Appendix 1 to this report.

This concept plan has been interpreted from the perceived needs of the sporting and recreation organisations, the community from public submissions, technical advice from City staff and best practice examples in like facility development.

This information has then been applied to the existing facility provision to design a concept design that aims to provide a sustainable master plan for the development of the Forrest Oval precinct into the future.

The master plan design is based on sound best practice principles with a coordinated, integrated approach to development. This will provide the York community value for money through less duplication of facilities and assets that receive maximised utilisation.

The broad principles that underpin this Master Plan are as follows;

- Minimise duplication of facilities
- Collocation of compatible users
- Joint use / sharing of facilities (limit single use facilities)
- Rationalisation and replacement of poor facilities
- Optimum location of facilities where possible (considering existing provision)
- Flexible design
- Access and opportunity for all
- Creation of a sporting and Recreation community “Hub” for Shire
- Design to minimise anti social behaviour
- Integration between areas creating flow
- Design for ongoing cost efficient management and maintenance
- Environmentally sustainable features (water conservation, energy efficiency and waste minimisation)

The collocation of compatible usage types is integral to the effective optimisation of facilities. Benefits of collocation include;

- It is less expensive to maintain and replace fewer buildings.
- Minimised duplication of facilities - toilets, change rooms, office admin areas, storage etc.
- More efficient use of land as required as a result of less building duplication
- From the Local Government perspective it provides a level of insurance for stakeholders that funded buildings are likely to have maximised use (i.e. alternative uses will be made by other sports, or programming options) and maintained to a high level even when a sport is in a cyclical decline or in a poor state of governance.

The Concept Plan sketch has been prepared by Donovan Payne Architects. The proposed facility developments are explained below.



### **Shared Clubrooms**

A shared clubroom building of approximately 1220m<sup>2</sup> including veranda's is included on the concept plan. Specifications for the clubrooms are provided as a guide for the future detailed design stage of this facility. The dimensions are derived from similar clubroom developments within WA. These specifications are based on the assumption of each of the clubs identified in the Needs Analysis becoming a user of the facility.

#### **Clubroom Specifications**

- Function/social room – 180m<sup>2</sup>. This will seat approximately 150 persons.
- Kitchen/kiosk – 70m<sup>2</sup>
- Bar/coolroom – 60m<sup>2</sup>
- Equipment storage x 8, 25m<sup>2</sup> each
- Multi use office– 60m<sup>2</sup>
- Meeting room - 30m<sup>2</sup>
- Small multipurpose rooms x 2 , 15m<sup>2</sup> each (used as officials rooms etc)
- Major changerooms home and away, 60m<sup>2</sup> each
- Minor changerooms male and female, with lockers 40m<sup>2</sup> each
- Umpires room - 15m<sup>2</sup>
- Public toilets - 60m<sup>2</sup>
- First aid room - 15m<sup>2</sup>
- Verandah – 300m<sup>2</sup>

Security lights and Crime Prevention through Environmental Design (CPTED) design features should be included in the detailed design to protect the facility from vandalism.

The location of the clubroom facility towards the western flank of the re-aligned oval allows good viewing onto the oval to the east, the tennis courts to the north and the bowling green to the west. A large central car park can service all the facilities including the hockey pitches to the south.

### **Oval**

The existing trotting track and buildings have been removed, thus allowing the realignment of the oval to a north/south orientation. The surface of the oval should be improved through the replacement of the topsoil.

New floodlighting is included to provide training and competition lighting to Australian Standards for all large ball sports (football, soccer, touch football etc).

A new synthetic cricket pitch aligned north / south is situated towards the southern end of the oval to allow good viewing from the shared clubrooms.



#### **Tennis/Netball courts**

Six synthetic grass tennis courts and 2 multipurpose plexi-paved hard courts are situated on the northern side of the shared clubrooms. This allows good viewing of the tennis courts from the clubrooms whilst the multi-purpose courts are adjacent to the recreation centre so that all three netball courts are kept together. The multi-purpose courts have floodlighting

An additional area allowing for future expansion for a further two multi-purpose courts and two tennis courts is also shown on the Concept Plan if the need arises in the future.

#### **Lawn Bowls**

A 12 rink synthetic lawn bowls surface allowing year round utilisation is located on the western side of the shared clubrooms. This allows good viewing from the building and is situated close to the available car park for the older patrons. The green includes lighting for evening use.

#### **Cricket Nets**

A three cricket net practice facility is located towards the southern end of the oval facing north. This location allows easy access to power and storage from the shared clubrooms to operate and store a bowling machine.

#### **Hockey Facilities**

A new hockey / multi-purpose field is located parallel to the western side of the existing pitch. The location allows good viewing from the hockey clubroom facility and is serviced by the central parking area to the north. The alignment is relatively close to north/south which will ensure that the sun will not be a problem for hockey or any other sports that utilise the new sporting field and still allows for a large parking area (7,000m2+) in the centre of the Forrest Oval precinct.

The Hockey clubroom is indicated to have the additions of two minor change rooms (30m2 each) and 65m2 verandah for spectator viewing towards new synthetic hockey pitch north west / south east parallel to existing turf pitch on west side of hockey clubroom.

A goals storage pen 50m2 is located on the western side of the multi-purpose field for storage of football, hockey and any other goals as required.

#### **Playground**

A local level playground with shading is located on the southern side of the shared clubrooms. This is the preferred location as it is easily accessible from the parking area and close to the amenities of the clubrooms.





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### **Parking/Driveway**

A bitumised parking area with approximately 100 car parking bays is located centrally on the reserve providing access to all facilities. 100 bays is considered sufficient for the majority of events and functions that could be held at the reserve. This parking area includes security lighting. An extended gravel parking area indicated on the Concept Plan will allow increased parking capacity for large events such as grand finals or when multiple sports are having home competition.

The field in the south west corner of the reserve is proposed as future active reserve space / over flow parking. This area could be used as additional parking for particularly large events.

The Barker St entrance is proposed to be upgraded to bitumen. This will become the main entrance to the new parking area. The South St entrance is marked for removal to reduce traffic congestion. Parking for the Recreation Centre can be shared with the pool (if/when it is relocated), however, until that time the entrance should stay open only to be used as access to the Recreation Centre. It is proposed that traffic access will not be permitted through to the main parking area from South St.

### **Removal/Relocation of Facilities**

A number of existing facilities at the Forrest Oval precinct are indicated to be removed. These facilities will no longer be required under the proposed developments of this Master Plan. A number of these facilities have reached the end of their life span or have been identified as better located elsewhere as indicated in the Facility Audit and Needs Analysis. Facilities that have been removed include:

- Old football clubroom building
- Pavilion
- Trotting track, tote building, office building and horse stalls
- Existing cricket nets
- Existing netball courts
- Existing bowling club and greens
- Public toilet block
- Agricultural sheds
- Skate park
- Old house located on s/w corner of precinct

The timing of removal of each of these facilities will vary according to development of the new facilities in order to cause minimal disruption to sports competitions.



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**COST ESTIMATES**

The capital cost estimates of the proposed Forrest Oval Precinct Sport and Recreation Facilities Master Plan have been prepared by Ralph Beattie Bosworth from the Concept Plan depicted and can be seen as Appendix 6 to this report. A summary of the costings are provided below.

|   |                  |
|---|------------------|
| Football Oval with lighting                                 | \$ 490,000       |
| Cricket Pitch   | 10,000           |
| Cricket Practice Nets                                       | 25,000           |
| Multi-Purpose Hard courts with Lighting                     | 200,000          |
| Synthetic Tennis Courts                                     | 335,000          |
| Synthetic Bowling Green with Lighting                       | 330,000          |
| Entrance & Car Parking                                      | 375,000          |
| New Hockey/Multi-Purpose Field                              | 115,000          |
| Hockey Clubroom Additions                                   | 145,000          |
| Shared Clubrooms  | 1,660,000        |
| Consultant Fees for Shared Clubrooms                        | 130,000          |
| Playground  | 60,000           |
| Goals Storage Area  | 10,000           |
| Pedestrian Pathway  | 21,000           |
| Site Clearance and Demolition Works                         | 130,000          |
| Site Works  | 560,000          |
| Contingency (10%)   | 454,000          |
| Site Area Loading (15%)                                     | 700,000          |
| <b>Total Estimated Current Construction Cost (excl GST)</b> | <b>5,750,000</b> |

Notes:

- There is no consideration for the life cycle costs of any of the proposed developments contained within this Master Plan.
- Construction cost escalation is currently estimated by Ralph Beattie Bosworth at 5% per annum and need to be factored in to the above costs over the projected time period of redevelopment.
- Consultation with the Shire reveals substantial reductions to these costings are possible as the Shire has the capability of performing a significant portion of these works including earthworks and roadway/parking construction.



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The York Shire Council has analysed the cost estimates and submits that the following is a more realistic and achievable cost option taking into account the community priorities and the affordability of the project from a local government perspective:

### STAGE 1

|  |                   |
|--|-------------------|
| ▪ Architectural design   | \$ 120,000        |
| ▪ Preliminary works – Analysis of power, water, engineering, drainage and other service requirements | \$ 30,000         |
| ▪ Sewerage connection  | \$ 12,000         |
| ▪ Oval realignment including lighting and reticulation   | \$ 300,000        |
| ▪ Upgrade power supplies   | \$ 21,000         |
| ▪ Extend Hockey club rooms   | \$ 120,000        |
| ▪ Remove trotting track  | \$ 42,000         |
|  | <b>\$ 645,000</b> |

### STAGE 2

|   |                    |
|---|--------------------|
| ▪ Construct shared club facilities        | \$1,800,000        |
| ▪ Construct new netball courts            | \$ 48,000          |
| ▪ Construct car parking and access ways   | \$ 48,000          |
| ▪ Install synthetic bowling green         | \$ 300,000         |
| ▪ Install site drainage                   | \$ 90,000          |
| ▪ Install cricket pitch and practice nets | \$ 36,000          |
| ▪ Landscaping                             | \$ 42,000          |
| ▪ Demolish buildings and structures       | \$ 33,000          |
| ▪ Entry and internal roads                | \$ 45,000          |
| ▪ Install pathways                        | \$ 21,000          |
| ▪ Install new grass hockey field          | \$ 120,000         |
| ▪ Contingencies                           | \$ 300,000         |
|   | <b>\$2,865,000</b> |

### STAGE 3

|                                    |                   |
|------------------------------------|-------------------|
| ▪ Construct tennis courts          | \$ 306,000        |
| ▪ Demolish bowling club and greens | \$ 24,000         |
| ▪ Landscaping                      | \$ 42,000         |
| ▪ Parking                          | \$ 30,000         |
|                                    | <b>\$ 411,000</b> |

### STAGE 4

|                          |                   |
|--------------------------|-------------------|
| ▪ Synthetic hockey field | \$ 384,000        |
| ▪ Swimming pool design   | \$ 60,000         |
| ▪ Review master plan     | \$ 21,000         |
|                          | <b>\$ 465,000</b> |

|              |                    |
|--------------|--------------------|
| <b>TOTAL</b> | <b>\$4,386,000</b> |
|--------------|--------------------|



## **MANAGEMENT**

### **Management of Shared Clubrooms**

This Master Plan proposes the development of a shared use clubroom facility for use by multiple user groups including:

- York Football Club (Seniors)
- York Junior Football Club
- York Senior Netball Club
- York Junior Netball Club
- York Hockey Club
- York Bowling Club
- York Lawn Tennis Club
- York Cricket Club

The Clubroom facility would also be available for casual hire by the community. The management of this proposed facility is an important issue.

Management of shared clubroom facilities generally fall under two categories:

1. Sportsman Association Model

The new shared clubrooms built at the Forrest Oval precinct could be leased to a Sportsman Association comprising of the key users, anticipated as being the York Hockey Club, York Football Club, York Junior Football Club, York Tennis Club, York Bowls Club and the York Junior Netball Club with a Council representative in the formative years.

The Sportsman Association would be responsible for managing the building including general maintenance, bookings and operating the kiosk and bar. The Sportsman Association would then determine how revenue from the kiosk and bar and the building operational costs be divided. Arbitration of issues could be chaired by the Council representative on the Sportsman Association Committee. An example of a sportsman association operating successfully is the Leeming Sportsman Association, City of Melville. A bowls club, cricket club and soccer club form the association. The success of the association is aided by the innovative design of the facility in which the bar is divided into a seasonal section and an all year section. The cricket and soccer clubs have seasonal liquor licences whilst the bowls club maintains an all year liquor licence.

A sportsman association works well when each of the clubs work together for the best interests of all. In some instances however, members of the sportsman association fail to cooperate fully and the association fails. This can be the case when there are a large number of stakeholders. Brian Blechynden, Facilities Planning Officer, City of Swan advises that the sportsman association at the Midland Sports Complex failed as a management committee because there were too many stakeholders, they lacked the required management skills and the facility was too big for them to manage adequately. The association consisted of a bowls, tennis, baseball, cricket and football clubs.

An additional consideration is the management of large events. A manager is required to be onsite to manage the complex during these events. This cannot be guaranteed when managed by a sportsman association.



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Brian advises the Midland Sports Complex is now successfully being operated under Shire management.

### **2. Shire Managed Model**

The Shire takes responsibility for bookings and all maintenance of the clubrooms. For larger facilities with high utilisation, the Shire may employ a centre manager and bar staff. The main user groups can make seasonal bookings with the Shire whilst other users can make casual bookings.

The Shire of Kulin manages the Freebairn Recreation Centre (FRC). The FRC is a large building complex that includes two indoor courts, 2 function rooms, a large kitchen and bar, a hydrotherapy spa and three football size changerooms. The facility caters for all of the sporting groups within the town. All user group members are required to become members of the Recreation Centre with adults charged \$50 and juniors \$15.

Most facilities are free for members to use however there is a charge for use of the kiosk and spa. The Shire has staff employed to manage the facility, operate the bar and maintain the grounds and building. The Shire retains all revenue raised from hire of facilities and bar takings and pays for all of the expenses. Whilst the facility is operated at a loss, the Shire believes the cost is outweighed by the benefit of ensuring the complex is managed and maintained to a high standard. Additionally, the clubs are able to use the facilities without the burden of management, enabling the clubs to devote more energy towards the provision of sporting programs.

A further option is to lease a facility directly to one club to manage who then sub let to other clubs as required. A weakness of this model is that one club is given control over the facility, however, the lease document could encourage them to allow other clubs equitable use. This option can be appropriate in cases where there are a limited number of clubs sharing a facility and only one club has the capacity to manage a facility. Often, small clubs that may be of a social nature do not wish to be burdened with facility management. This option would not appear to be the most suitable for the Forrest Oval precinct however, as there are many potential user groups with almost all having expressed an interest in being part of a joint management committee if a sportsman association was formed.

It is suggested that the proposed shared clubrooms be managed by the Shire primarily due to the large number of clubs involved. This may involve a similar staffing scenario to the Freebairn Recreation Centre in which the Shire employs a full time centre manager and a full time bar manager who also performs general grounds maintenance around the facility. Casual staff are employed as required.



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**Current Operating Expenditure**

The current operational expenses for buildings and grounds within the Forrest Oval precinct and the York Lawn Tennis Club are as follows:

**Table 4. Indicative Current Operating Expenditure, Forrest Oval Precinct**

| Facility                          | Operating Expenditure (\$) |
|-----------------------------------|----------------------------|
| Recreation Centre maintenance     | 40,000                     |
| Forrest Oval grounds maintenance  | 36,500                     |
| Forrest Oval water                | 32,000                     |
| Skate Park                        | 800                        |
| Pavilion                          | 10,000                     |
| Hockey Field maintenance          | 15,000                     |
| Hockey Clubroom                   | 4,000                      |
| Bowling Club building maintenance | 20,000                     |
| Bowling greens maintenance        | 45,000                     |
| Bowling greens water              | 10,000                     |
| Tennis Club building maintenance  | 15,000                     |
| Tennis Club court maintenance     | 5,400                      |
| Tennis Club water                 | 7,000                      |
| <b>TOTAL</b>                      | <b>240,700</b>             |

Note: building operating expenses have been calculated at 2% of estimated building replacement cost to enable comparison with potential future operating expenses.

**Future Operating Expenditure**

The following table provides an estimate of potential future operating expenses of the Forrest Oval precinct redeveloped as per this Master Plan.

**Table 5. Indicative Future Operating Expenditure, Forrest Oval Precinct**

| Facility  | Operating Expenditure (\$) |
|---|----------------------------|
| Recreation Centre maintenance   | 40,000                     |
| Shared Clubroom maintenance   | 34,000                     |
| Forrest Oval grounds maintenance  | 36,500                     |
| Multi-purpose field maintenance   | 15,000                     |
| New hockey field maintenance  | 15,000                     |
| Hockey Clubrooms maintenance  | 8,000                      |
| Forrest Oval water  | 42,000 <sup>#</sup>        |
| Relocated Skate Park maintenance  | 800                        |
| Synthetic Bowling Green replacement allowance*<br>(10 year cycle) and maintenance | 25,000                     |
| Synthetic Tennis Courts replacement allowance*<br>(10 year cycle) and maintenance | 12,000                     |
| <b>TOTAL</b>  | <b>227,800</b>             |

<sup>#</sup> This figure may be significantly reduced in future years as more water becomes available from the Town Dam

\* Based on advice from Tiger Turf October 2008 using replacement with high quality synthetic surfaces.

As can be seen from the current and future operating expenditure tables above, the building maintenance expenses (excluding the Rec Centre) could be expected to decrease moderately from \$49,000 to \$42,000 through the rationalisation of the bowling clubrooms, the pavilion and the tennis clubrooms to be replaced with a shared clubroom building. The shared clubrooms will provide a superior level of facilities whilst building expenditure will be shared between multiple clubs, several of which did not previously have clubrooms to be based from.



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The replacement cost of the proposed synthetic bowling green and annual maintenance costs is approximately \$25,000 per year. This is significantly less than the current cost of maintaining the greens which is approximately \$55,000 per year including greens keeper, water and chemicals. The synthetic green's reduced operational expenses, ability to be used all year and no longer relying on water usage provides a strong rationale for the development of a 12 rink synthetic green. The improved facilities provided may also increase income compared to the previous facilities as it may be more inviting for social drinks after games and for corporate bowls.

The replacement and maintenance costs of the six proposed synthetic tennis courts is approximately \$12,000 per year. This is about equal with the current water and maintenance costs of maintaining the eight lawn courts at the York Lawn Tennis Club (approximately \$12,400 per year). It should be noted that a significant level of voluntary labour is currently used to maintain the tennis courts. Should a full time greens keeper be employed annual operational expenditure difference would be heavily in favour of the synthetic courts. The synthetic tennis court's similar operational expenditure, ability to be used all year, reduced voluntary labour requirements and no longer relying on water usage provides a strong rationale for the development of six synthetic grass tennis courts.

An additional grass hockey field is assumed to have the same maintenance and water requirements as the existing hockey field. Therefore, the cost of water usage could be expected to increase by \$10,000 per year. This water usage cost may be significantly reduced in future years as additional sources of ground or recycled water are obtained for irrigation of parks and gardens.

Overall, the above tables reveal that with the proposed developments including the addition of a grass hockey field and the development of a shared clubroom building to replace the pavilion, bowls clubrooms and tennis clubrooms, the estimated operational expenditure is \$13,000 less than the existing.

The overall cost to the Shire may be significantly less if the Tennis and Bowls clubs are required to continue to pay for court maintenance / replacement costs, however, this will depend on the outcome of management and profit sharing arrangements of the new shared clubrooms.



#### **POTENTIAL DEVELOPMENT PLAN PRIORITIES**

The following details a proposed order of priorities for implementation of the Forrest Oval Precinct Sport and Recreation Facilities Master Plan. This plan is an interpretation of the stakeholders needs and has been developed in conjunction with the Shire. The Master Plan is prioritised as follows:

|             |              |
|-------------|--------------|
| Immediate   | 0 – 1 years  |
| Short Term  | 1 – 3 years  |
| Medium Term | 3 – 5 years  |
| Long Term   | 4 – 10 years |

##### **Immediate Priorities 0 – 1 years**

- Detailed design and architectural drawings for the new shared clubrooms.
- Analysis of electrical, engineering, drainage, water and other service needs for the overall development.
- Relocation of the York Trotting Track and associated facilities.
- Relocation of the Oval to the new alignment.
- Extension of the Hockey clubrooms to incorporate change rooms and toilets to meet current and projected needs.
- Completion of a water management plan for the reticulation needs of the sport and recreation complex.
- Call tenders for the construction of the shared clubrooms.

##### **Short Term Priorities 1 – 3 years**

- Construction of the shared clubrooms, play area, parking areas and access ways.
- Construct netball courts.
- Install cricket wicket and oval lighting.
- Construct drainage to meet the requirements of the overall development.
- Connect the buildings to the reticulated sewerage scheme.
- Construct cricket practice nets.
- Construct synthetic surface bowling greens.
- Remove all buildings, structures and services not required for or suited to the overall redevelopment.
- Construct new grass hockey / multi-purpose field.
- Demolish existing pavilion and netball courts.
- Construct a new entrance to the Forrest Oval precinct.
- Upgrade power and water to meet the overall redevelopment requirements.
- Commence landscaping requirements.

##### **Medium Term Priorities 3 – 5 years**

- Construct tennis courts including lighting to multi-purpose courts.
- Demolish existing bowling club.
- Conduct York Swimming Pool Needs and Feasibility Study.
- Finalise demolition or relocation of any remaining structures.
- Finalise landscaping including pathways and access areas.
- Finalise the development and construction of onsite parking.





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### **Long Term Priorities 4 – 10 years**

- Design and plan for the relocation of the swimming pool to the site if the existing site has reached the critical replacement stage.
- Review current and projected sport and recreation needs for York and the subregion for the next 10 year period.
- Review and update the Forrest Oval Precinct Sport and Recreation Facilities Master Plan.
- Construct synthetic hockey field.



## **FUNDING AND GRANTS**

There are a number of funding sources that may provide funding opportunities for this Master Plan project. The timing of funding applications for this project will depend on a number of factors including; the agreed level of overall development, the timing and potential staging options and the capabilities of different users to contribute to costs.

### **Sporting Organisations**

The key stakeholder sporting organisations have varying degrees of capacity to contribute financially towards the future development of facilities that benefit their sport at the Forrest Oval precinct. A number of clubs are able to raise funds through farmers donating the proceeds of a paddock of crop.

Once a firm future development proposal is adopted, more specific consultation with the key sporting group stakeholders should be undertaken in order to fully assess the potential for those groups to contribute. Likely funding contribution scenarios include fundraising towards the capital costs, provision of in kind services towards the projects development (including general labour, and some specialist services that members may possess skills for) and ongoing servicing of a self supporting loan.

### **Shire of York**

The Shire of York will most likely be responsible for the majority of funding for any redevelopment of the sport and recreation facilities at the Forrest Oval precinct. This could occur via a number of methods including utilising financial reserves, general rates, loan borrowings or sale of assets.

Apart from the Shire's reserves and borrowings and the sporting organisations and their respective governing bodies, the following Funding and Grant opportunities have been identified.

### **Department of Sport & Recreation**

#### **▪ Community Sport and Recreation Facilities Fund (CSRFF)**

CSRFF is the primary source of funding accessible to LGA's and sporting organisations within WA for sport and recreation facility development projects.

CSRFF is administered by the Department of Sport and Recreation (DSR) and "aims to increase participation in sport and recreation with an emphasis on physical activity, through rational development of sustainable, good quality, well designed and well utilised facilities".

Currently, the State Government invests \$9 million annually (via CSRFF) towards the development of quality physical environments in which people can enjoy sport and recreation. This level of funding is currently under review from the new State Government and may be increased in line with election commitments. The maximum grant currently available to one project is \$1.8Million. Large grants are typically apportioned over 2-3 years if successful. Applications are lodged via relevant local governments in September of each year, with applications then submitted to DSR in October.

Priority will be given to projects that lead to facility sharing and rationalisation. Multipurpose facilities reduce infrastructure required to meet similar needs and increase sustainability.



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Applicants must be either a local government authority, not for profit sport, recreation or community organisation and incorporated under the WA Associations Incorporation Act 1987. Clubs must demonstrate equitable access to the public on a short term and casual basis.

The types of projects which will be considered for funding include:

- Upgrade and additions to existing facilities where they will lead to an increase in physical activity or more rational use of facilities.
- Construction of new facilities to meet sport and recreation needs.
- New or replacement (not resurfacing) of synthetic surfaces. Where an application is made for a new or synthetic surface, evidence of long-term planning for all nearby facilities is required.

DSR advises that multi-sport development should consider the need for utility upgrades support the potential development (i.e. power and water supply). The issue of water supply to the area should be explored fully, especially in light of current climate change considerations.

It is also important for DSR to understand how this potential regional development fits in with other regional priorities. Potential applicants must contact their local DSR office to discuss projects before lodgement.

### **Additional Funding and Grants**

Numerous additional funding and grants are also available for facility development and programs and services. These are listed below with further details provided in Appendix 6

#### **Lotterywest**

- Community Facilities Grants
- Trails Funding Program

#### **Department of Local Government and Regional Development, State Government**

- Community Facilities Grants Program
- Regional Collocation Scheme
- Regional Investment Fund
  - Regional Infrastructure Funding Program (RIFP)
  - Regional Headworks Program (RHP)
  - Indigenous Regional Development Program (IRDP)
  - Western Australian Regional Initiatives Scheme (WARIS)
  - Regional Development Scheme (RDS)

#### **Department of Planning and Infrastructure, State Government**

- Country Pathways Grant Scheme

#### **Department of Infrastructure, Transport, Regional Development and Local Government, Federal Government**

- Better Regions
- Regional and Local Community Infrastructure Program

#### **Australian Government Water Fund**

- Community Water Grants Scheme



## **RECOMMENDATIONS**

*It is recommended that the Shire of York:*

- 1. Receive the Forrest Oval Precinct Sport and Recreation Facilities Master Plan as a guideline for development in this location.*
- 2. Review the Master Plan on an annual basis to bring into account demographic, financial, social and environmental changes impacting on the community.*
- 3. Undertake any necessary studies, surveys analysis or assessment to ensure that the structural development of the Forrest Oval precinct is viable and sustainable and that it meets current and projected community needs*

### **Advice Notes**

There is a need for the following to be addressed:

- a. Ensure that there are adequate irrigation water supplies available.
- b. Analysis of current and future swimming pool needs of the community.
- c. Determine service capacity available for the overall redevelopment eg power, water.



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**APPENDICES**

- Appendix 1    Forrest Oval Precinct Concept Plan**
- Appendix 2    Relevant Industry Trends Document**
- Appendix 3    Facility Review**
- Appendix 4    Public Submissions**
- Appendix 5    Youth Consultation**
- Appendix 6    Cost Estimates**
- Appendix 7    Funding and Grants**



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**Appendix 1    Forrest Oval Precinct Concept Plan**

(Separate electronic attachment)



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**Appendix 2 Relevant Trends Document**



## **RELEVANT TRENDS**

Recently in WA there has been an increased awareness by LGAs of the importance of efficient use of public open space, specifically regional active recreational reserves. This has led to a number of regional public open space areas the subject of master planning exercises eg, proposed Armadale Regional Active Reserve - City of Armadale, Kingsway - City of Wanneroo, Hay Park - City of Bunbury, Centennial Park - City of Albany, Eadon-Clarke Reserve - City of Geraldton-Greenough. This has been due to a number of factors including;

- Increased pressures on existing reserves
- Desire for efficient use of available land supply
- Forward planning for population growth

Trends in areas of the leisure industry that relate to and have effect on active / passive reserves are featured below. It is important in any well planned regional facility that they are considered within the planning process;

### **Physical Activity Participation**

Findings from the Premier's Physical Activity Taskforce (PPATF) Adult Physical Activity Survey 2006 reveal West Australians have slightly increased their physical activity levels from 2002. However, there is still a large proportion of the population who are insufficiently active. WA records 41% of the population as being insufficiently active, with 49% of the population being overweight or obese.

The 2006 Survey reveals that more people are walking for transport, performing incidental physical activity and using a gym. Local streets/paths were identified as the most frequently used facilities for physical activity (49%) followed by the home (48%).

### **Organised Team Sports Participation**

There are a number of trends in sport participation numbers that are worth noting with regards to sporting reserve provision. There were concerns several years ago that many sporting clubs would struggle to survive because of the increasing popularity of informal recreation at the expense of organised sports which were seen as contradictory to the increasingly convenience oriented lifestyle of Western culture. This trend has not eventuated. As the following tables will show, organised sport and physical activity has remained steady in Australia over the past six years and increased slightly in WA, with sport and recreation clubs being the primary provider.





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ERASS (Exercise Recreation and Sport Survey) conducted annually by the State and Territory Departments of Sport and Recreation shows organised physical activity trends for 15+ yr olds over a six year period, 2001 – 2006 as increasing by 1.6% in Western Australia.

Participation in organised sport and physical activity reduces with age in the following degrees;

Percentage of population participating in organised sport & physical activity by age (WA)

| Age group | 2001 | 2006 | % change |
|-----------|------|------|----------|
| 15 – 24   | 62.2 | 69.2 | + 7.0    |
| 25 – 34   | 46.2 | 50.4 | + 4.2    |
| 35 – 44   | 40.5 | 43.9 | + 1.1    |
| 45 – 54   | 36.3 | 29.2 | - 7.1    |
| 55 – 64   | 31.8 | 36.3 | + 4.5    |
| 65+       | 27.5 | 29.4 | + 1.9    |
| Total     | 42.2 | 43.8 | + 1.6    |

Source: Exercise, Recreation and Sport Survey, 2001 – 2006

It is interesting to note that the 15-24 year olds recorded a significant increase in participation whilst those aged 45 – 54 recorded a significant decline. Overall, the popularity of organised sport and physical activity participation has remained steady over the past six years having increased slightly from 2001 levels.

According to the ERASS report, sports and recreation clubs are the largest provider of organised physical activity. From 2002 onwards Indoor Sports Centre provision has fluctuated year to year whilst Sports or Recreation Clubs have remained strong and steady at approximately 28%.

Provision of organised sport by type of organisation is shown in the following table;

Organised Physical Activity - Type of Organisation % (Australia)

| Year | Indoor Sports Centre | Sport or Recreation Club | Work | School | Other | Total Organised Participation |
|------|----------------------|--------------------------|------|--------|-------|-------------------------------|
| 2001 | 19.4                 | 20.5                     | 0.5  | 2.2    | 3.1   | 39.9                          |
| 2002 | 13.4                 | 27.8                     | 0.6  | 3.5    | 5.1   | 40.9                          |
| 2003 | 15.1                 | 28.2                     | 1.1  | 3.7    | 4.4   | 42.8                          |
| 2004 | 17.3                 | 29.8                     | 1.2  | 3.4    | 4.2   | 42.7                          |
| 2005 | 13.9                 | 28.4                     | 1.2  | 3.3    | 4.8   | 41.8                          |
| 2006 | 13.7                 | 27.1                     | 0.8  | 3.5    | 4.2   | 39.1                          |

Source: Exercise, Recreation and Sport Survey, 2001 – 2005

The Department of Sport and Recreation (DSR) acknowledges the slow but steady growth of organised club based sport in Australia. DSR recommends using caution when analysing the organised sport statistics from the ERASS due to the small sample size relative to the total population. Yvette Peterson (Consultant DSR) notes that significant initiatives to strengthen sporting clubs were introduced by Federal, State and Local Government around the turn of the century. Such initiatives include the Club Development Scheme offered by DSR, the Club Development Network operated by the Australian Sports Commission and the Clubs Forever program run by the City of Stirling.



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**Organised Sport Participation in Australia, 15yrs and over**

| <b>Organised Sport Activity</b> | <b>Participation Rate %</b> |      |      |      |      |      |        |
|---------------------------------|-----------------------------|------|------|------|------|------|--------|
|                                 | 2001                        | 2002 | 2003 | 2004 | 2005 | 2006 | Change |
| Tennis                          | 3.6                         | 3.5  | 3.8  | 3.8  | 3.4  | 2.7  | -17%   |
| Netball                         | 3.5                         | 3.4  | 3.5  | 3.2  | 3.2  | 3.1  | -11%   |
| Soccer (Outdoor)                | 2.5                         | 3.1  | 2.8  | 2.8  | 2.7  | 2.7  | 8%     |
| Basketball                      | 2.4                         | 2.8  | 2.4  | 2.2  | 2.4  | 2.3  | -4%    |
| Football                        | 1.8                         | 1.9  | 2.1  | 2.2  | 2.4  | 2.1  | 17%    |
| Lawn Bowls                      | 1.8                         | 2.2  | 2.3  | 2.2  | 2.1  | 2.0  | 11%    |
| Cricket (Outdoor)               | 1.8                         | 2.1  | 2.1  | 2.2  | 2.0  | 2.4  | 33%    |
| Touch Football                  | 2.3                         | 1.9  | 1.8  | 1.9  | 1.9  | 1.9  | -17%   |
| Rugby Union                     | 0.5                         | 0.6  | 0.7  | 0.8  | 0.9  | 0.9  | 80%    |
| Hockey                          | 0.9                         | 0.9  | 0.8  | 0.8  | 0.8  | 0.9  | 0      |
| Athletics                       | 0.5                         | 0.6  | 0.7  | 0.6  | 0.4  | 0.4  | -20%   |
| Badminton                       | 0.4                         | 0.4  | 0.5  | 0.6  | 0.3  | 0.5  | +25%   |

Source: Exercise, Recreation and Sport Survey, 2001 - 2006

- Soccer participation levels have remained strong and steady between 2001 and 2006.
- Cricket recorded strong growth in 2006 with a one third higher participation rate than 2001.
- Touch football has remained steady since 2002 sitting on 1.9%, however this is slightly lower than 2001 levels
- Australian rules football has slightly increased its adult participation rate from 2001 levels.

Recent high profile international success in cricket and soccer appears to have had an immediate effect on player participation numbers with cricket experiencing growth across Australia (particularly in juniors) estimated by administrators at between 5 and 15%. Soccer has been experiencing a rapid growth period (particularly juniors and women) and the CEO of Football West has been quoted in the Sunday Times newspaper (November 20, 2006) as predicting that the current 22,000 soccer participants in WA could double within 2 years.

Whilst sporting administrators have a vested interest in predicting increase in participation in their sport, there can be no doubt that following high profile international success sports experience a “bubble” increase in participation. How well the sport retains that increase will determine the level of need it creates in supporting infrastructure such as sporting reserves.



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Local Government Authorities should work with these sports to ensure that early planning for increased need for active reserves and supporting infrastructure is considered in an overall strategic sense and not ad-hoc provision which can prove to be expensive, short term and a hindrance to the longer term needs for the community as a whole.

### Children's Participation

The Children's Participation in Cultural and Leisure Activities report (ABS, Cat. 4901.0, April 2006) measured the participations rates of children aged 5-14 years across a variety of cultural and leisure activities in the 12 months prior to April 2006.

The study found that organised sport participation has increased slightly amongst both boys and girls from 59% in 2000 to 63% in 2006. Boys recorded higher organised sport participation (69%) than girls (58%). 31% of children played two or more organised sports during the 12 month period.

The table below shows the participation rates of some of the most popular organised sports for children.

| <b>Boys</b>               |                 |                 |                       |
|---------------------------|-----------------|-----------------|-----------------------|
| <b>Sport</b>              | <b>2000 (%)</b> | <b>2006 (%)</b> | <b>% change 00-06</b> |
| Outdoor Soccer            | 19.6            | 19.6            | 0                     |
| Swimming                  | 13.1            | 16.5            | + 26%                 |
| Australian Rules Football | 12.6            | 13.8            | + 10%                 |
| Cricket                   | 9.9             | 10.1            | + 2%                  |
| Basketball                | 8.8             | 7.4             | - 16%                 |
| Hockey                    | 2.3             | 1.7             | -26%                  |
| <b>Girls</b>              |                 |                 |                       |
| Swimming                  | 15.8            | 18.2            | + 15%                 |
| Netball                   | 18.2            | 17.3            | - 5%                  |
| Tennis                    | 7.7             | 6.6             | - 14%                 |
| Outdoor Soccer            | 2.9             | 6.4             | + 121%                |
| Basketball                | 6.3             | 5.7             | - 10%                 |
| Hockey                    | 2.5             | 2.2             | - 12%                 |

Source: Children's Participation in Cultural and Leisure Activities, ABS, April 2006

- Outdoor soccer remains the most popular organised sport for boys with a participation rate of 19.6% remaining consistent over the survey period. Girls' participation in soccer more than doubled.
- Swimming has significantly increased its participation rates of boys and girls. It is now the most popular sport for girls.
- Boys participation in Australian Rules Football has increased by 10% between 2000 and 2006 whilst cricket has remained relatively the same.
- Boys and girls participation in organised hockey and basketball has decreased between the 2000 and 2006 surveys.
- Girls netball participation has decreased slightly between 2000 and 2006 and decreased by 14% in tennis participation.



### **Sporting Clubs**

Today there are more and more challenges facing clubs and the volunteers who run them, such as busy lifestyles, changing participation habits, more competition from other activities, increased risk of litigation and increased administrative requirements. Clubs need to be aware of these challenges and continually look at how to respond to them.

The WA Department of Sport and Recreation has developed the 'Club Development Scheme' which provides resources, training and on line assistance to clubs and volunteers across WA. The issues which have been highlighted that need to be addressed are:

- Planning
- Volunteer Management
- Insurance
- Risk Management
- Liquor Licensing Changes
- Finance
- Safety

Research from the Premier's Physical Activity Taskforce and from SCORS shows that organised physical activity has halted the declining trend and has grown slightly over the past five years. However, the recreation environment is increasingly competitive and organised sports face strong challenges to maintain and improve their participation levels. Other trends affecting sporting clubs are:

- Many people do not want the added responsibility or commitment which comes with belonging to a club.
- It is becoming increasingly necessary for clubs and groups, at all levels, to remunerate coaches, players, instructors and administrators.
- Clubs are finding it harder to attract volunteers to help with coaching, administration and maintenance. This is due to more clubs seeking the services of a smaller number of people willing to become involved in local Sport and Recreation. The effect has been for fewer volunteers to do more work and greater reliance on paid staff. DSR recognises this issue and provides information and support to clubs to better manage their volunteers.
- There is an increased awareness of the need for community groups to be publicly accountable for the management of their activities and provide a duty of care for their members.

During the early part of this decade around 2001-2003 there was great concern amongst the sport and recreation industry about the rapidly rising insurance premiums. Due to the limited financial capacity of mostly volunteer run organisations many clubs were concerned they would lose their capacity to remain financially viable if premiums continued to rise.

The State Government responded to the issue by reforming laws of Tort. This includes the Civil Liability Bill 2002 and amendments in 2003 and 2004, and the Volunteers (Protection from Liability) Bill 2002. These Bills have increased the level of protection afforded to volunteers and have limited and regulated claims made for death or injury.



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Since the legislation reforms were made insurance premiums have stabilised and in some instances have been reduced over the past three to four years. The reason for the stabilisation of premiums can only be partly be attributable to the Tort law reforms however. More likely, the stabilisation occurred because insurance premiums had reached a point where they better reflected the risk associated with sport and recreation activities.

In addition, the West Australian Government has recently introduced Liquor License Reforms that will affect most sporting clubs that serve alcohol. Some of the reforms that will impact on clubs are:

- Licensed premises will be required to provide potable drinking water to patrons, free-of-charge, at all times liquor is available.
- All bar staff will be required to undergo training in the responsible service of alcohol.
- An approved manager will have to be on duty during all permitted trading hours.
- Penalties for breaching the Liquor Control Act have been doubled.
- There is a new definition of drunkenness that strengthens the ability for bar staff to refuse service.
- Police will have greater powers to deal with alcohol related, anti-social behaviour
- Applications for liquor licences will be subject to the public interest test.
- Occasional Licences - Any person engaged in the sale, supply and service of liquor are required to demonstrate that they have successfully completed a course of training in the responsible service of alcohol according to the criteria.

### **Capacity and Sustainability of Sports Fields**

The issue of capacity on sports grounds is very topical and contentious. During consultation with other LGAs during this and other recent similar projects the vast majority of Councils reported not having policies on such and being under pressure to fit requests for reserves use with demands. Many LGAs are operating on loose guidelines based on the ability of the reserves to cope with the current levels of usage they receive, although in these cases most reported that this practice was not sustainable at present levels.

The identification of optimum hours use of a reserve appears to become an issue for an LGA when either sporting club demands for reserves exceed availability or the quality of reserve is threatened. The issue is very difficult to define and set policy for due to the vast number of variables each active reserve is exposed to. The soil types, the drainage system, the reticulation effectiveness, the shade, the grass type all have varying degrees of impact at each reserve.

The figure of 25 hours per week use has been generally supported by a number of LGAs as optimum and a sustainable level in normal conditions. Whilst “normal “ is not defined in this context, from consultation with a number of LGA representatives, for practical purposes, it constitutes weather patterns of average nature, well constructed reserves with effective drainage and irrigation systems and training use that avoids continued over-use of particular areas of the reserve (generally under lights or in front of changerooms and pavilions).

This figure was supported by the City of Maroondah (Victoria) for its “A” level reserves, the City of Gosnells which has a policy (Wanneroo also aims for this target) of 22 hours use in Winter and 25 hours in Summer, and 25 hours was also recently identified within a Feasibility Study for the Development of Soccer Facilities within the City of Mandurah.



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The 2005 September / October issue of Australasian Leisure Management contains an article by Stephen King (PLA President and Director of Community & Recreation Services for Sutherland Shire Council) titled *Unsustainable Sport*.

In this article King suggests that pressures on sports ground capacities and sustainability is due to Australian cities and town's growth and the historical planning methods not matching current community needs and expectations. He identifies trends in participation to show that it has changed in that out of season sports have emerged, year round versions of sport, growth in women participation and mid week competition has emerged in recent times.

There have also been increases in organised sport numbers due largely to physical activity initiatives and sports development programs, but little emphasis on the provision of the supporting infrastructure to support these increases.

King believes the solution to better leisure planning is for a more coordinated approach from industry partners to provide more resources and money for recreation planning and provision. He also suggests further agreement is needed on the purposes of planning, the scope to be delivered and tools to be used and opportunities to be gained from liaison and coordination with other community service providers.

Further confirmation of the issues of sports ground capacity and sustainability are raised within an article by Wendy Holland (National Projects Manager for Parks and Leisure Australia) within the summer 2005 issue of Parks and Leisure Australia titled *"Sports Ground Capacity and Sustainability"*.

Within this article Holland identifies the key issue as being too few sports grounds that receive too much use and not sufficiently rested between seasons to recover to their optimum condition. This has been due to a number of reasons; increased population, higher density housing, government campaigns aimed at increasing physical activity levels, extended sporting seasons, the introduction of new sports and changes to existing sports and growth in junior and master level sports.

She identifies a number of strategies to rectify the identified problems;

- Industry wide research into sports ground capacity and sustainability
- Focus on sub regional and regional planning
- Liaison between federal, state and local government planners; state sporting associations; education department; universities and insurance companies
- Review the way in which sport is delivered
- Development of additional fields
- Improved leisure planning, education and training

A report by the NSW Parliament *"Inquiry into Sports Ground Management in NSW"* (November, 2006) also arrives at the same conclusions and makes the following additional recommendations:

- Utilisation of school grounds through a memorandum of understanding between LGA's and the Department of Education and Training.
- Increased Federal and State Government funding.
- Exploration of more alternative and more efficient irrigation methods.
- Reduced playing seasons to allow for longer recovery periods.
- Improved floodlighting to allow more even use of grounds during night training.
- That the Department of Planning purchase and allocate more land for the exclusive use of community sports grounds.



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In the lead up to the 2007 Federal Election, national sporting bodies of 11 major sports formed a partnership to lobby the Federal Government for major funding of community sporting infrastructure. The sports involved include Australian rules football, cricket, soccer, hockey, netball, rugby league, golf, bowls, rugby union, tennis and athletics. They are asking the Federal Government for a \$1 billion dollar commitment over four years to address the shortage of playing fields, the sub-standard condition of many playing fields and ancillary infrastructure requirements. [1]

The proposal included the provision of three types of grants to be made directly to local governments. The first type of grant would address drought related problems such as irrigation upgrades and installation of drought tolerant turf. The second type of grant would address the shortage of playing fields through obtaining green field sites in newly developing areas. The third type of grant would address the need for sporting ground infrastructure such as clubrooms and lighting. [1]

The proposal called for Australia's first nationwide audit of sport and recreation facilities, which would guide community sports policy for the next 20 years. [1]

Nb. With the recent change of Federal Government it is not known as to the status of this proposal.

[1] Dan Silkstone & Royce Millar, (12/09/2007). Push to save sporting fields goes national. The age.com.au. Available [www.theage.com.au](http://www.theage.com.au) [24/10/2007].

### **Flexible Open Space Design**

The need to provide flexible open space is becoming increasingly important due to factors such as demographic shifts and changing sport and recreation preferences. The provision of broad acre style space is preferable to fencing and specific field developments as these limit the types of usage if needs change.

This is also becoming difficult in new areas where Developers are increasingly contributing land of a size, shape and quality that limits flexibility.

### **Water Shortage Implications**

The water shortage crisis is now impacting on almost all LGA's across Australia. Currently the effects are being felt most acutely in the Eastern States. It is assumed that in time WA will experience the same level of shortages.

Water management plans and ground maintenance practices such as regular coring and use of wetting agents are being utilised to maximise water efficiency. Ipswich City Council along with many other Queensland councils are faced with making the decision to heavily reduce the amount of sports played on their reserves or incur substantial future repair costs for the playing surfaces.

In a submission to the State Water Plan of Western Australia, Parks and Leisure Australia reports that Canberra had to close 19 sporting grounds which has caused serious community concern (January 2007). Councils in NSW and Victoria are facing similar situations also.



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In the report “*Rationalising Provision of Irrigated POS*” Western Australia is reported to irrigate almost all public open space (POS) from ground water. The declining trend in rainfall and increasing extractions of groundwater has led to falling groundwater levels in much of Perth’s shallow aquifers. This unsustainable water consumption not only has significant implications for natural eco-systems that rely on shallow ground water, but also for all POS including sporting reserves that are reliant on ground water. Much of Perth’s irrigated POS would not survive without regular watering. The report asserts that there are substantial groundwater savings to be made from improvements in irrigation efficiency including water efficient plantings and deficit irrigation practices.

### **Synthetic Turf Surfaces**

Synthetic turf sports surfaces have been in use for over 30 years. After initially having a high uptake, sports such as soccer and gridiron turned away from synthetic surfaces due to player safety concerns. Since the 1990’s however, there have been significant technological advances that have greatly improved the playability of the surfaces. In Australia, the drying climate has encouraged significant replacement of natural turf with the latest synthetic turf particularly in relation to bowls and hockey. The national bodies for Soccer, Cricket and Australian Rules Football have commenced investigations into the suitability of synthetic surfaces for their respective sports.

#### Bowls

Many bowls clubs across Australia are converting one or more of their greens to synthetic carpet primarily to reduce the significant amount of labour and specialised skills required to maintain natural turf greens. This can be expensive if a paid greenkeeper is required, or very draining on members if voluntary labour is utilised.

Whilst regular maintenance of synthetic bowling greens is still required, it has a much reduced requirement of labour hours and does not require specialist skills, thus much easier for club volunteers to perform.

Additional benefits include ability for winter bowling, watering of greens not required, increased water harvesting opportunities and an improved playing surface (if installed correctly and adequately maintained) making the club attractive to new members.

Some of the problems encountered with synthetic surfaces include the speed of the greens increasing with age, no standards developed for synthetic surfaces, lack of guidance towards maintenance of greens and replacement of greens required at around 10 years.

The cost for a new synthetic green is approximately \$300,000.

#### Hockey

Hockey has strongly embraced synthetic surfaces over the past 15 years due to the superior playing characteristics (ball roll and speed) compared to natural turf. Almost all hockey above local club level is played on synthetic surfaces. The latest generation synthetic surfaces known as hybrid surfaces have infill whilst also using some water before use, however can be played wet or dry.

Synthetic hockey pitches are expensive costing between \$600,000 and \$1,000,000 and have a life expectancy of around 10 years.





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The advantages of synthetic hockey pitches include a superior playing surface capable of withstanding high usage, reduced water requirements with opportunities for water harvesting, reduced maintenance requirements and the ability for multipurpose use (synthetic surfaces with hockey, tennis, netball markings are now being produced).

### **Strategic Directions 4 - WA DSR**

Other trends in relation to the participation of Sport and Recreation, as indicated in the 2006 – 2010 strategic directions for Western Australian Sport and Recreation (SD4) are as follows:

- Parents are becoming increasingly concerned about the safety of traditional play environments of their young children. Parents are increasingly prohibiting their children from playing in the park and walking home from school. As a result, young children have less opportunity for incidental physical activity.
- People of all age groups can now choose from a wide range of Sport and Recreation options. This increased choice of options has led to increased client expectations of Sport and Recreation Service deliverers.
- Consumers expect high quality services, with considerable variety in type and availability. This expectation has invariably led to cost increases. As a result some services have become cost prohibited for some sectors of the community.
- There are substantial demographic and social shifts (e.g. ageing population, rural drift and family makeup) impacting on Sport and Recreation participation. This is reflected in the availability and willingness of players, coaches, spectators and administrators to participate.
- There is an increasing emergence of Industry Standards (both voluntary and legislation based) as a basis for better responding to community expectations in service delivery.

### **Passive Public Open Space Trends**

Start With the Park: Creating sustainable urban green spaces in areas of housing growth and renewal. - Authors: Rob Cowan & Daniel Hill - Commission for Architecture and the Built Environment (CABE), 2005

CABE Space is a United Kingdom organisation that is part of the Commission for Architecture and the Built Environment. Its purpose is to promote excellence in the design and management of parks, streets and squares in towns and cities of the UK

The CABE Space publication 'Start with the Park' provides advice on eight qualities of successful green spaces.

#### **1. Sustainability**

Parks should be built to withstand the extremes of nature. In the UK this is often flooding. In many parts of Australia parks are being affected by drought. Drought tolerant plantings, advanced irrigation techniques and water recycling are key features of a sustainable park design in Australia.



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### **2. Character and distinctiveness**

A successful green space should promote and reflect the identity of the culture of a community. Natural features such as streams, bushland, hills and valleys should be protected. The choice of plants, materials, furniture, paving and public art are all important.

### **3. Definition and enclosure**

Smaller urban spaces should have clear boundaries that define public and private property through the uses of fencing, paths or gardens. Larger spaces enable people to escape the intensity of urban life where they can enjoy being immersed in nature.

### **4. Connectivity and accessibility**

People feel safer in parks that are easily accessible and well utilised. Integrated pathways should link green spaces together as well as to work places, schools and local services to encourage people to travel by foot or bicycle.

### **5. Legibility**

Parks should have separate areas for different uses that are well defined. Different spaces allow for different kinds of behaviour. A park can have quiet areas, play areas, adventure areas, picnic areas and more. People feel more comfortable when they have a clear sense of where they are.

### **6. Adaptability and robustness**

Adaptability is key to sustainable green spaces. Challenges that face disadvantaged areas take years to overcome. Planners and clients need to be flexible in green space planning. Temporary uses of green space help to create a 'virtuous' circle of sustainable development.

### **7. Inclusiveness**

Parks should include facilities that attract people from a wide range of backgrounds, of both sexes.

### **8. Biodiversity**

Protection and management of biodiversity should be a key feature of all types of parks. Creating habitats has a number of benefits including repairing damaged areas, providing a stimulating area for adults and children, and reversing long term habitat loss.

### **Future Parks Provision**

Michelle Prior and David Vial in their article in *Australasian Parks and Leisure* Winter 2007 identify three factors that are challenging the parks of the future;

- The existence of minimal worth parks
- Catch up (where park planners attempt to deal with the historic undersupply of parklands per capita).
- Pressure for catering for future demand (increasing competition for available land, increasing populations & urban density, inadequacy of statutes to provide adequate levels of parks).



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### **Outdoor Amphitheatres**

The provision of outdoor amphitheatres should consider the following design issues; compatibility with surrounding park environments, nearby residents, other park users and purpose of use. Traffic egress, ingress and parking also need to be considered in line with the scale of the events planned.

Vandalism has proven to be problematic for outdoor amphitheatres and should be addressed at design along with prevailing winds and traffic noise, lighting requirements, built facilities such as green rooms and public toilets.

Management issues include the operational management and bookings systems, inclement weather, power supplies and wear and tear on natural surroundings.

### **Trails**

Trails are used by the community for transportation and recreation and have the ability to provide substantial social, economic and health benefits to a community. Trails encourage people to walk and cycle instead of driving, protect the environment, preserve and promote historical sites, attract tourist dollars and promote health through physical activity outdoors. Therefore trails are an important component to be considered in the development of both passive and active public open space.

Trails come in many forms. There are trails for walking, cycling, trail biking, snorkelling, scuba diving, horse riding, paddling and more with walking being the most popular. Almost everyone can participate in walking and is the most popular form of physical activity in Australia (Australian Bureau of Statistics, 2007).

Key benefits of trails in Australia have been identified by Garry Crilley (Senior lecturer and Director of the Centre for Tourism & Leisure Management) as;

- Trails provide opportunities for positive recreation and commuting
- Trails are positive public assets
- Trail use provides individual personal benefits such as improved fitness and wellness
- Socially trails provide a community benefit for a range of users
- Property owners with good access to trails perceive environmental and economic benefits from the trails

### **Classification system**

There is an increased awareness among trail providers that a standardised classification system for trails is required. This will provide greater certainty for potential users in their assessment of ability to utilise. A Walking trails classification and Improvement project has been funded in Victoria by the State Department of Sustainability and Environment to develop a standard classification system for walking trails across Victoria (and possibly nationally).



### **Comparative Regional Active/Passive Reserves**

ABV conducted research into comparative regional reserves for the City of Geraldton – Greenough Eighth St Sporting Precinct Master Plan in 2007 in order to gain an understanding key success factors and issues of with such facility provision.

### **Casey Fields**

Casey Fields is located in the City of Casey on the outskirts of the Melbourne Metropolitan Area, about 45km from the CBD. The 70 hectare site is bounded by the Leongatha rail line (not operational) and is currently surrounded by rural land to the south, east and west. Its location allows for good access by car and has the potential for upgrades to public transport with bus and rail possible.

Casey Fields has a current population of 226,000 and is growing rapidly. It is expected to reach 350,000 within the next two decades. Casey Fields is designed to meet the future needs of the growing population as the surrounding rural land becomes residential.

### **Facilities**

Casey Fields is being developed as the premier sports facility in Melbourne's South East and includes a broad range of active and passive sport and leisure opportunities. Construction started in 2004 and has 8 stages, with an approximate completion date of 2015. When fully developed the facilities will include:

When fully developed in around eight year's time Casey Fields will accommodate:

- 2 Football / Cricket ovals and cricket nets with capacity to develop 2 additional ovals, and potential to use each pair of soccer pitches as an extra cricket oval
- VFL Football oval and pavilion with function facilities
- 2 Premier Cricket ovals and pavilion with function facilities (also to be utilised for junior Australian football)
- 6 netball courts
- 12 tennis courts
- Criterium cycling track
- Golf Practice net
- 4 soccer pitches, with potential to develop 4 additional pitches, including a State level soccer field and stadium
- Athletics track
- 2 rugby fields
- Space for potential development of a large social club, comprising function facilities, restaurant and gaming lounge
- Space for potential development of other field sports (eg archery).

Casey Fields will also provide for passive leisure activities through the development of:

- Village Green which provides an open grassed area for informal 'kick about' spaces and community events
- Over 3km walking and cycling paths
- Lakes and passive leisure area
- Public Art Project Teamwork
- Dog obedience area and a dog playground
- Large children's playground
- Series of wetlands



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- Picnic area centred around the wetlands.
- Large tracts of woodlands

The total cost of development is expected to be \$30 million. To date \$15 million has been spent. There are multiple funding partners that each contribute to particular facilities being developed at Casey Fields. These include:

- VFL Football Oval and Pavilion. The total cost for the facility is \$4.7 million with the Council contributing \$4.15 million and Football Victoria contributing \$550,000.
- Cricket Victoria has provided \$250,000 for development of Premier League cricket facilities.
- The Victorian State Government has provided a total of \$1 million, with \$500,000 for the Criterion Track and \$500,000 for the development of Stage 1 facilities including netball and tennis courts, a pavilion, cricket nets and lighting.

### **Charges to tenants and user groups**

Current Council policy is that Maintenance Charges are equivalent to 10 per cent of the cost of ground and building related maintenance at each sporting precinct. Tenants and users groups are responsible for utility charges.

### **Watering**

Casey Fields uses recycled water from the Carrum Water Plant for irrigation of the fields and land scaping. The water is stored in the lake which is part of the wetlands area.

Casey Fields has a stormwater runoff management system that utilises swales and wetlands for the treatment of water, and can then be reused on the fields. The water is collected in a 50 megalitre lake and wetland system. In addition to this, recycled water from the Carrum Water Plant is stored in a 5 megalitre dam. During the most recent drought Casey Fields had enough water for construction and irrigation and the water was also used for watering of other ovals in the Council and for other purposes such as grading of the gravel roads.

### **Passive Areas**

The passive elements of the reserve are still being developed. To date, 2 kms of walking trails, the lakes and leisure area and a village green have been developed. Further walking trails, a regional playground and family picnic facilities are still to be constructed.

### **Strengths**

- The sustainability of the water supply ensures irrigation can be maintained during periods of drought. In addition, the lake and wetlands have ecological benefits for native flora and fauna and are an attraction for passive recreation users. The lake has even had rainbow trout recently added and will be used for recreational fishing and competitions.
- The Criterion Track used for cycling and other human powered vehicles achieves good casual use as well as club use. Robyn Bowen states that the track is almost always in use by cyclists for training and exercise purposes.
- The VFL football stadium is a good venue for large community events. It recently catered for 11,000 people for a preseason AFL match. Additional parking was utilized from the centre of the Criterion track and from neighbouring farmland.
- Many walkers are already utilizing the walking trails. The trails are a popular feature for passive recreational users.
- Most pavilions are dual use with 4 sets of change rooms and overlook two fields.



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- There are good combinations of complimentary sports that will attract a number of people and at differing times, i.e. bike circuit, lake and sports grounds, golf practice cage, walking trails etc.

### **Weaknesses**

- There is limited shade/shelter on most pavilions and only shade structures not much larger than a bus shelter at various locations such as the netball courts. They will not accommodate many spectators.
- Most ovals have been fenced around the boundary. Two senior soccer pitches can normally be placed on an oval with only a small amount of extra turf required outside the oval boundary. In this instance the fencing prohibits it and only one senior rectangular pitch could be marked out without removing the fencing.
- The main cricket oval and main football oval are underutilised as they are not used for 6 months of the year during the off season.
- No public toilets have yet been built for the passive parkland around the lakes which is limiting the number of visitors. Externally facing public toilets have been built into the pavilions which partly remedies the situation. Purpose built public toilets will be included with the construction of the regional playground in the next stage of development.
- The narrow access to the reserve from the North creates access difficulties when large events are held and during peak usage times. Access from the East is blocked by the railway line. Future upgrades to the entry will allow for greater ease of traffic flow.
- Parking is reaching its limits when large events are held such as AFL games. During winter alternate parking areas cannot be used as because of the rain.

### **Lark Hill**

The City of Rockingham and the WA Planning Commission are working in conjunction to develop a major sporting and recreation complex in Lark Hill, Rockingham located 60km south of Perth. It will cover over 270 hectares of land and will serve the rapidly growing population of the Rockingham/Mandurah/Peel region. The complex will have public transport access including the proposed rail line.

### **Facilities**

Stage One of the Lark Hill Reserve will include construction of 27 ha of playing grounds and 7 ha of landscaping to cater for all major sports including:

- Rugby league
- Rugby union
- Touch football
- Softball
- Cricket
- Soccer
- Football
- Hockey (synthetic pitch)
- Extensive outdoor playing areas and social facilities.

A number of sports grounds will be available for use by the end of 2007. In addition to the sporting grounds, WA Cycling has put forward a proposal for a velodrome and criterion track to be located on the site and an all weather thoroughbred horse training venue is already established.



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Passive leisure activities will be provided for with the development of walk trails and viewing platforms throughout the conservation and heritage listed areas within the site, providing interpretive signage and eco tourism opportunities.

### **Watering**

An irrigation lake is utilised at the site for watering of the extensive playing fields. An irrigation lake is used rather than water tanks due to the large volume of water that is required for irrigation of the Reserve. Water is pumped in to the lake externally outside of the shallow aquifer the Reserve occupies so as to conserve the wetlands. Most of the water comes from other reserves' bores that have been connected with 5.5km of piping and pumps costing \$1.8 million.

The lake itself was constructed as part of the entire reserve's earthworks but is estimated to have cost in the region of \$150,000 to \$200,000.

### **Costs**

Stage One will cost approximately \$21 million. The project is receiving significant funding from the State and Federal Government and comprises of:

- \$5 million from The WA Planning Commission for planning and infrastructure costs.
- \$900,000 from the Department of Sport and Recreation for the development of playing fields.
- \$275,000 from the Federal Government for the development of environmental walk trails.
- \$660,000 from the Federal Government Regional Partnership Funding for clubroom infrastructure.

### **Strengths**

- The large number of playing fields Lark Hill is able to provide will enable sporting clubs to have all their teams playing at one venue which is particularly helpful for families with children playing in different age groups.
- Lark Hill has an additional 25 – 30ha of developable land available when required.

### **Weaknesses**

- Lark Hill is constrained by the high conservation value of the land it occupies, restricting access and design options for the reserve.



### **Hay Park, City of Bunbury**

Hay Park is a 50 hectare regional sporting precinct located 4km to the South of Bunbury's centre. The South West Sports Centre is also located on this reserve. The City of Bunbury has recently advertised for a Master Plan to be developed for the Hay Park Precinct.

A wide range of sports are played at Hay Park. Facilities include:

- Cricket - 4 synthetic, 2 turf wickets.
- Junior Football - 5 junior ovals (shared with cricket)
- Hockey - 2 astro turf pitches and 9 hectares of turf for juniors.
- Tennis - 6 hard courts, 27 turf courts.
- Dog training/Archery - 5.3 hectares
- T-ball - collocated with two turf cricket wickets 6.25 hectares
- Soccer - 6.4 hectares junior and senior pitches
- Netball - 14 outdoor courts
- Croquet - 6 courts
- Badminton stadium

#### **Strengths**

- Most junior sport is played in the one place
- It is located in close proximity to the City centre and so is within a short travelling distance of the majority of the population

#### **Weaknesses**

- Limited lighting for night training or games.
- Reticulation is old and needs to be replaced
- The large area of turf sporting fields uses a lot of water
- Lack of parking
- Numerous separate buildings over site

### **South West Sports Centre**

The South West Sports Centre is a large multi purpose indoor stadium containing the following facilities:

- Indoor 50m ten lane heated swimming pool.
- Combined leisure / 25m learn to swim pool
- 3 indoor basketball courts with sprung wooden floors
- 6 squash courts
- Gym and group fitness rooms
- 2 multi purpose meeting rooms
- Creche
- Café

#### **Strengths**

- The multi purpose sports centre, in conjunction with the outdoor sporting fields of Hay Park creates a major sporting precinct with a wide variety of sports facilities available in the one area.





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### **Weaknesses of the Sports Centre**

- The 6 squash courts are currently used only once per week as the popularity of squash has been declining for the past ten years. The space has potential to be for martial arts and other activities that are currently experiencing strong participation and there is also demand for additional shop and office space at the centre.
- There are no dividing walls between any of the three basketball courts. This limits the ability to program indoor sports that require boundaries on all sides such as indoor cricket and soccer.

### **Harmony Fields – Gosnells**

Harmony Fields is a new regional reserve in the City of Gosnells nearing completion at a total cost of \$6 million. The grounds have been developed from base at a cost of \$3.5 million and the pavilion has been constructed at a cost of \$1.4 million. Facilities at Harmony Fields include:

- 5.5ha of Active Reserve. Will initially be configured as 2 cricket ovals in summer and 1 senior + 2 junior football ovals in Winter.
- Shared use pavilion including 4 sets of change rooms + umpire's change room, social/function room for 150 patrons, large kitchen with servery, meeting room, multiple storage rooms, 4m wide verandah all around.
- Dual use pathways
- Floodlighting of entire reserve to training standards (50 lux)
- Children's playground
- BBQ area including gazebo

### **Strengths**

Harmony Fields has not yet commenced sports on the site, however, Rachel Ward of the City of Gosnells believes one of the key strengths of the site is the location of the pavilion. Its elevated central location allows good viewing over both ovals and provides good views of the hills.

### **Additionally;**

- Parking has been kept away from the pavilion to allow for future expansion of the building if required.
- Wide verandah surrounds the pavilion to provide sufficient spectator shelter.
- The reserve has been designed to allow for future additions of sports facilities if and when required.

### **Weaknesses**

- Cricket Clubs have complained the ovals situated too close to the two main roads, however this is not the opinion of the Council Officers as there is 26m between the oval boundary and the roads.
- The cricket practice nets are possibly too close to the oval.
- The cricket wickets are lined up with each other which may cause difficulties with distractions in the batsman's line of sight. The pitches were not lined up in the original design however the contractor has mistakenly constructed the pitches in this way.
- The change rooms have been built on either side of the social area of the pavilion which means the social area cannot be expanded easily without significant works.



### **Booyembara Park**

Booyembara Park is an area of passive open space located in the City of Fremantle and adjoins two golf courses. The 16 hectare site has progressively been developed since 1998. Prior to being developed into a park, the area was a limestone quarry and then became a waste disposal site for car bodies and building rubble. \$2.5 million has been expended to date, with a further \$2.5 million required to complete the project as planned.

There is uncertainty as to when the Park will be completed as the Council currently has other funding priorities.

The vision of Booyembara Park is “to create a unique open space that provides leisure and recreation opportunities for the whole community and is visionary in terms of innovative design, appropriate technology and sustainability.”

Facilities at the Booyembara Park include:

- Dual use paths – asphalt and crushed limestone - with shaded rest spots.
- Skate park and eco friendly toilets located close to the road for passive security.
- Plaques for identification of plants along pathway.
- Story telling circle and bush tucker garden.
- Themed gardens.
- Bocce Court
- Man made lake for recreation and for irrigation.
- Aboriginal art
- Community notice boards
- Fencing to protect rehabilitated bush areas from people and animals.
- Amphitheatre
- Reticulated turf areas and soccer goals for informal play.

Facilities still to be constructed include a billabong (wetland area), completion of the amphitheatre and development of community gardens that represent the various types of gardens found in Fremantle.

### **Strengths**

- The Park offers a ‘sense of escape’ from the surrounding built up area; offering a relaxing setting with native gardens, lake, seats under the shade of trees, grassed areas and paths through the park.
- The dual use paths through the park land encourage walking for exercise and recreation from nearby residents providing physical health benefits and a de-stressing environment.
- There are a variety of features of the park that attract many different user groups including walkers, bird watchers, children kicking footballs and skateboarding, community groups utilizing the amphitheatre and story telling circles, model boat enthusiasts and others.

### **Weaknesses**

- The size of the park may be too large for the City of Fremantle to develop and maintain. Due to the high cost the development has been spread out over many years, and in this time Council priorities have changed.
- The Council currently allocates \$150,000 pa to maintain the park whilst the Environmental Officer believes \$300,000 - \$400,000 pa is required to keep the park



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sufficiently maintained. Developing some of the land may have helped contribute funds toward the project and leave the Council with a more manageable sized park.

- The sprinkler heads used in the reticulation system are not suitable for established native plants. Coverage is patchy and over watering can occur. An underground dripper system is better suited to watering native plants.
- There were limited funding opportunities for the development of this park as it was not natural vegetation prior to being developed. Environmental grants are geared towards conserving existing natural bush rather than converting cleared areas such as waste disposal sites. In total only \$150,000 to \$200,000 was contributed to the project from grants, the rest has been funded by the Council.

### **Piney Lakes Reserve, City of Melville**

Piney Lakes Reserve is located the City of Melville well within the Perth Metropolitan area. The Reserve is approximately 67 hectares, comprising around 50ha of bushland and wetland environments and about 17ha of developed parklands to the South and West.

The Reserve currently accommodates a variety of passive recreational activities including, walking, jogging, cycling, flora and fauna observation), dog walking, children's play activities, night walks and community purposes/education.

Facilities in the park include:

- A path network to provide alternative paths for pedestrians throughout the Reserve and cyclists at the perimeter of the Reserve.
- A boardwalk for controlled access in the wetland area.
- Open space and picnic areas to the south of the bushland and wetland conservation area.
- The Environmental Education Centre.
- A sensory playground in the parkland area.
- A lake adjacent to the playground, to provide a focus for recreation and used for irrigation.

### **Watering**

Piney Lakes utilises two man made irrigation lakes for the irrigation of the 17 ha of grassed parkland. The lakes are also used as a point of focus for recreational users and are landscaped including waterfalls and plantings. The lakes are fed solely from bore water and are used for watering of the grassed areas and also for the toilets at the playground and the Environment Centre.

The Acting Manager of Infrastructure Services at the City of Melville informs that irrigation lakes need to be carefully designed with many examples, particularly in new housing estates, of lakes that have been built for irrigation/recreation purposes that have become stagnant, unattractive and even toxic due to poor design. Expert advice should be sought prior to developing a man made lake.

### **Strengths**

- Accessible via public transport.
- Paths and playground are well utilised by nearby residents.
- Parking and easy access provided for coaches and the disabled.
- The landscaped areas are maintained in a sustainable way.



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- Specific measurements and testing is performed to ensure the grass receives the minimum water and fertiliser required.

### **Weaknesses**

- Vandalism and anti social behaviour can be a problem due to the bushland restricting passive security.

### **Centennial Park Albany**

Centennial Park is an elongated active sporting reserve almost 2km long and 300 metres wide located in central Albany. Facilities include:

- 2 football ovals
- Agricultural society buildings
- BMX track
- Athletics track shared with rugby union.
- 3 turf wickets, 2 synthetic wickets and 4 synthetic practice wickets
- Fire fighters training track
- Croquet green
- Multi use grounds (soccer/cricket/hockey)
- Skate park
- 3 soccer pitches
- 1 synthetic hockey pitch.
- Multiple clubhouses
- Basketball Centre (indoor cricket and netball training played also)
- Albany Leisure and Aquatic Centre – multi purpose indoor recreation centre
- Private gymnasium and aerobics hall
- Lotteries house
- PCYC facility
- Scouts Hall
- SES building

### **Future Development**

- In 2003 a Precinct Plan was produced and adopted by Council. The Plan proposed the redevelopment of Centennial Park including redesigning passive and active grounds, lighting and construction of a large multipurpose sports building to cater for number of indoor and outdoor clubs as well as smaller satellite facilities to service the outer lying grounds. An estimate of \$20 million for the development has meant the Council has had to delay further detailed design concept planning for at least the next two to three years.

### **Strengths**

- Centennial Park is the primary sporting precinct for the City of Albany. It is centrally located where the community can access a wide variety of sport and recreation activities in one location.



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### **Weaknesses**

- The sporting fields are spread over many acres and does not facilitate the most efficient use of the available land. There is demand for more playing fields from the community.
- Management arrangements differ for each club as Council has historically dealt with each club individually. This has resulted in some clubs receiving favourable treatment over other clubs.

### **Kingsway Reserve, City of Wanneroo**

Kingsway Reserve is the major sporting precinct for the City of Wanneroo. It covers almost 70 hectares and caters for football, hockey, soccer, rugby, baseball, cricket, athletics, netball and badminton. The original master plan for Kingsway has been revised after consultation with sporting clubs and upon completion of the planned upgrades the following facilities will be provided:

- 5 hockey fields
- 2 turf cricket pitches (1 shared with hockey, 1 single use) and turf practice nets
- 3 senior and four junior soccer pitches
- 2 senior rugby fields
- 2 shared soccer/rugby fields
- Senior fenced football oval shared with athletics
- 3 Senior and 1 junior baseball diamonds
- 57 outdoor netball courts with competition standard lighting to 27
- International standard badminton stadium
- 2 irrigation lakes fed by bores also acting as recreation focal point for passive users.
- Dual use pathways
- Passive parkland & Regional playground
- Multiple clubrooms. Each sport has own clubrooms except for hockey and cricket that share.

### **Watering**

Two man made lakes will be developed at Kingsway for irrigation of the sporting fields as well as a focal point for passive recreation users. The lakes will gather water runoff from the adjacent large car park and playing fields and will be topped up from existing bores at the reserve.

### **Parking**

Kingsway has large parking areas in the central, western and northern ends of the reserve along with several smaller parking lots around the reserve and roadside parking through out.

### **Strengths**

- The Reserve has access from all four sides,
- The amount of parking will be significantly increased
- Accessible via public transport and pedestrian/cycle paths.
- New passive recreation elements will encourage local residents into the reserve.
- The reserve has the potential to be developed to a point where it can attract State and National teams to train or play exhibition matches
- The large size of the sporting complex is very rare these days and offers flexibility in use of the sporting grounds.

The works for the reserve will be completed in a staged approach over an approximate 6 year period.



### **Key Findings**

The comparative research highlights a number of features considered to be success factors of regional active / passive reserves;

- Centrally located Regional Reserves are within short travelling distances of the majority of the population.
- A wide range of facilities both passive and active ensures there is something for everyone in the one location.
- Large areas of land allow for flexibility of use as the populations needs grow and change over time.
- Good parking and road access is important as well as via public transport and being linked to dual use path network.
- Facilities cater for large events such as state/national sporting events and concerts.
- Sustainable landscaping practices such as native plantings and computerised reticulation to give protection against the effects of climate change.
- The use of irrigation dams is useful in watering very large reserves that have high water usage. They can promote more efficient usage of ground water and utilise recycled water also. The dams also provide a passive recreation focus.



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**Appendix 3 Facility Review**



## **FACILITY REVIEW**

The Forrest Oval precinct site is approximately 13.5 hectares and is home to most of the Shire's sport and recreation facilities. The precinct is centrally located approximately 500m to the south west from the Town Centre. It is bounded by the old railway line to the east, South St to the north, Forrest St to the west and Henrietta St to the South.

The facilities at the precinct have been added to over many years and have not been coordinated by an overall master plan. As such, the layout of the precinct and the mix of facilities are not ideal for the current and future needs of the community.

The current facilities at the Forrest Oval precinct include:

- One senior football oval with synthetic cricket pitch.
- Cricket practice nets
- Recreation Centre
- Two outdoor netball courts
- Pavilion
- Turf hockey pitch and clubroom
- Bowling Club
- Public toilet block
- Skate Park
- Agricultural Sheds
- Trotting track around oval
- Tote building
- Old football clubrooms

The York Lawn Tennis Club is located on the opposite side of the River from Forrest Oval. This facility has also been reviewed in the master plan.

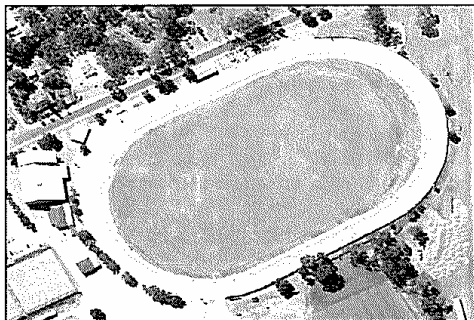
A review of each of the facilities has been provided below to assist in determining the priority needs for the precinct.



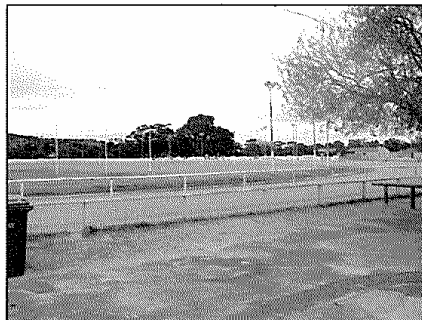


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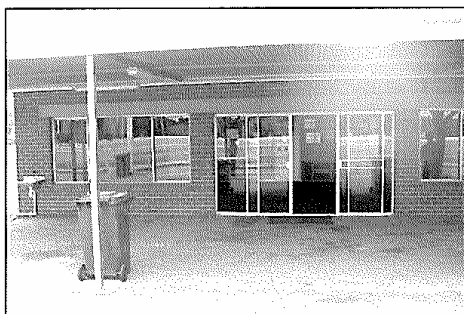
### Oval



Aerial View of Oval



Oval surrounded by trotting track



Pavilion



Social Area of Pavilion

#### Description

- Senior sized football oval running in an east/west direction. Has some lighting for training only.
- Surrounded by pacing race track (used for training only)
- Trotting offices have white ant damage, cracks in ceilings. Still in use by York Trotting Club. 30+ years old.
- Synthetic cricket pitch (north south direction)
- Practice nets (2 wickets) facing east
- Home and away changerooms located at Recreation Centre. Fair condition, in need of refurbishment.
- Separate pavilion with kitchen, function area and m/f toilets. 30+ years old, fair condition with some minor cracking. 10 years life expectancy.
- Old football clubrooms used as cricket storage. 50+ years old, basic and run down facility, unviable to refurbish.
- Disused tote building. 30+ years old, poor condition.

#### Utilisation

- The pavilion is hired out for meetings, seminars, workshops parties etc with 91 recorded in the Shire of York Sport and Recreation Facilities Audit 2007/2008.
- The Pavilion and Oval was hired out to Football, Cricket and the Trotting Club for 28 bookings



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**Strengths**

- Large oval size.

**Weaknesses**

- Mixture of scheme water and recycled water used to irrigate the oval, at risk of water restrictions in future.
- Oval turf is spongy and has poor quality soil.
- The pacing track is no longer used for meets as it does not meet the required standards for racing. For this reason the tote building is no longer used and receives little or no maintenance.
- Lighting to football oval is poor, the pacing light poles are too low.
- Multiple buildings to cater for users needs, i.e. separate buildings for storage, social area and changerooms.
- Oval running east / west for football, players facing into afternoon sun.
- The cricket practice nets are poorly located and create safety hazard. Balls regularly go onto Forrest Rd and bowlers face into the afternoon sun.
- The Pavilion is small (caters for approximately 70)

**Opportunities**

- Sufficient area to realign oval north / south.
- A multi-purpose facility could be built to replace the multiple single use buildings, reducing the maintenance burden.
- Lighting could be improved for night training and games.
- The pacing facilities could be relocated to the proposed Equine Precinct, may be potential for the gravel surface to be reused.
- Sufficient area to relocate cricket practice nets

**Obstacles**

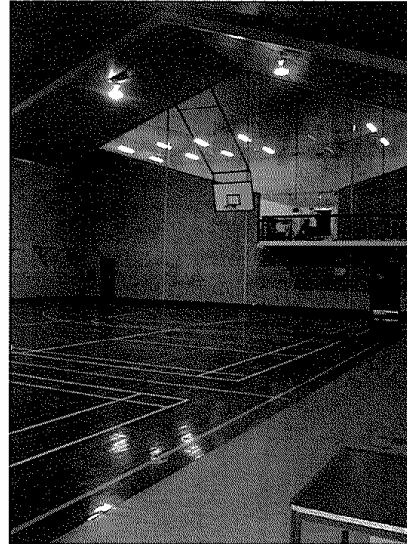
- Power supply to the oval may need upgrading.



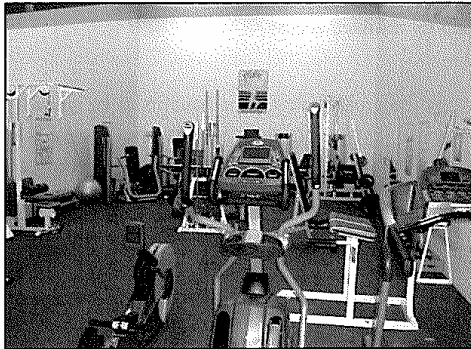
### Recreation Centre



Aerial view of Recreation Centre



Multi-purpose indoor court



Gym

### Description

- Single court stadium – multi marked for netball, basketball and badminton. Sprung wooden floors in good condition.
- One squash court upstairs
- One gym upstairs
- Small office
- Storage
- Male and female changerooms.
- Building is 30 years old and in good condition. Life expectancy of 20 years with ongoing maintenance.

### Utilisation

- Regular users include
  - Senior and junior netball
  - Martial arts
  - Aerobics
  - Seniors mobility group
  - York District High School
  - Badminton



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- In 2007 the Gym had 11hrs per week of regular bookings and a total of 57 other bookings.

### **Strengths**

- Building in good condition
- Multi-use facility for whole community

### **Weaknesses**

- Access to gym and squash court only available by stairs, no wheelchair access.
- Changerooms are aesthetically poor.
- No disabled access toilets.
- Poor parking, congested during peak usage.
- Changerooms are small and are crowded when used by football teams.

### **Opportunities**

- The building could be expanded for additional width around indoor court and additional spectator area.
- Gym could be brought to ground level for disabled access.

### **Obstacles**

- The costs to expand the building would be prohibitive for the benefits to be gained.

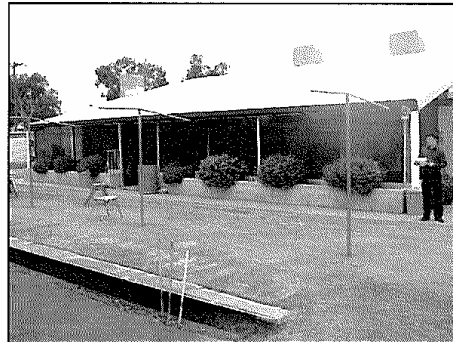


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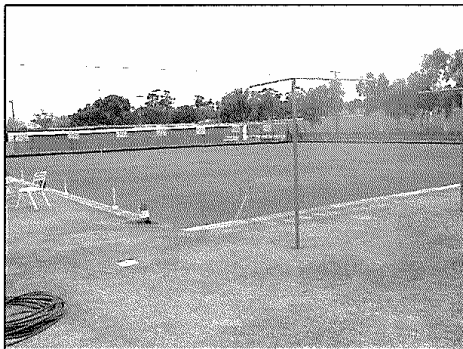
**York Bowling Club**



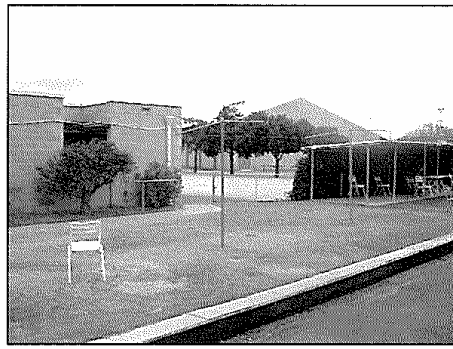
Aerial view of bowling club



Clubhouse



Turf bowling green



Entrance

**Description**

- 2 turf bowling greens. One is lit, second to have lighting installed in near future.
- Clubhouse with kitchen, bar, social area, office and male and female toilets. Air-conditioned. 30 years old, good condition, life expectancy of 20+ years with ongoing maintenance.

**Utilisation**

- Approximately 180 members. 56 are pennants players.
- Mostly summer use with some limited social use during winter.

**Strengths**

- Turf greens are in good condition
- Building is in good condition



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**Weaknesses**

- Larger social / clubrooms required
- Greens reliant on scheme water. At risk if water restrictions are introduced.
- Turf greens require significant voluntary labour contribution. At risk if key members leave.

**Opportunities**

- Synthetic greens could be installed to reduce voluntary labour and watering requirements, increase usage capacity and enable play all year.
- Could be part of new multi-purpose centre.

**Obstacles**

- Club members may not wish to give up having own clubroom facility to be part of a shared facility.

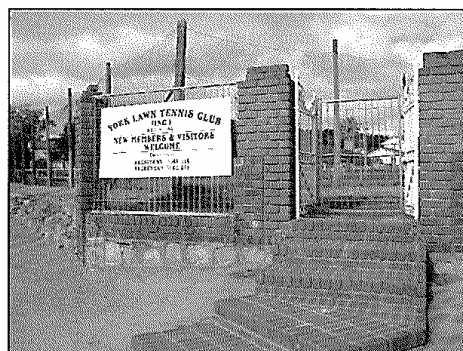


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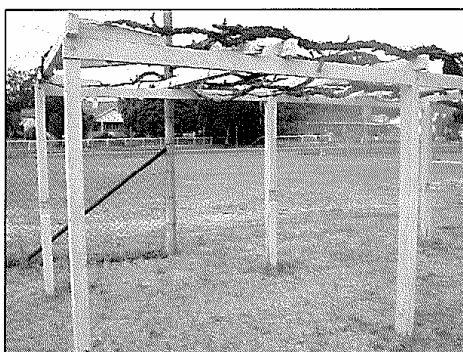
**York Lawn Tennis Club**



Aerial view of tennis club



Entrance to club – steps and steep ramp



Low height shelter



Clubhouse

**Description**

- The club has 8 turf courts (plus area for one additional court)
- Clubrooms including bar, kitchen, storage, male and female changerooms, toilets and social room seating 80.
- Located on the corner of Glebe St and Clifford St on the east side of Town (approx 800m north east of Forrest Oval)

**Utilisation**

- Used in summer only
- 56 members (approximately 100 expected for 08/09 season), 2 pennants teams

**Strengths**

- Lawn is attractive to members as it is cool to play on during hot summer days
- Sufficient for club's current needs
- Building in good condition



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**Weaknesses**

- Parking is across a main road
- Access is via stairs or a steep ramp
- Currently using scheme water for all watering
- Lawn maintenance requires greenkeeper services
- Spectator shelter has low height
- Playground with wooden equipment is degraded and unsafe

**Opportunities**

- Potential to be relocated to Forrest Oval precinct. Current land could be sold as residential lots

**Obstacles**

- Club is very happy with their current location and facilities.





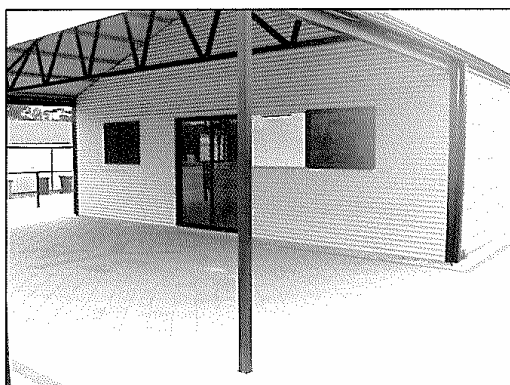
### **Hockey Pitch**



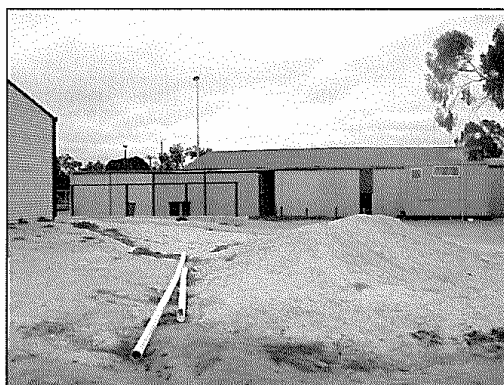
Aerial view of hockey pitch



Hockey pitch with new lighting



Clubrooms



Agricultural Sheds, potential location for new pitch

#### **Description**

- One turf senior sized pitch with flood lighting
- New clubrooms (single enclosed room social area only). 3 years old.

#### **Utilisation**

- Used by the York Hockey Club 7 days per week for training and competition during winter season

#### **Strengths**

- New floodlighting for training and competition
- New clubrooms are expandable



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**Weaknesses**

- Public toilets located considerable distance away.
- Small sheltered spectator viewing area
- Watered using scheme and recycled water. At risk if increased water restrictions are ever enforced.
- Turf beginning to struggle with high level of usage.

**Opportunities**

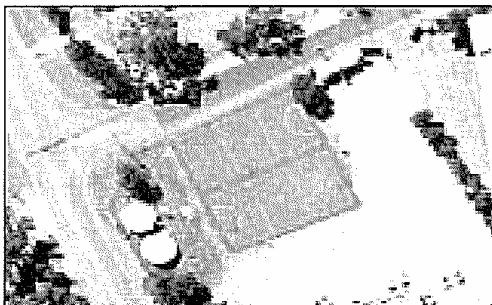
- If agricultural sheds are relocated there is space for a second hockey pitch
- The clubrooms are expandable if required

**Obstacles**

- New location for agricultural sheds required. Possibly Equine Precinct.



### **Netball Courts**



Aerial view of netball courts



Heavily cracked surface

#### **Description**

- Two netball hard courts, no lighting.
- Reversible basketball/netball poles.
- Small public toilet block 50+ years old. Poor condition, no disabled toilets. Unviable to refurbish.

#### **Utilisation**

- The York Junior Netball Club plays on Tuesday afternoons (4 games) during the winter and trains on Mondays, Wednesdays and Thursdays

#### **Strengths**

- Limited strengths

#### **Weaknesses**

- Reversible goal posts not ideal for netball
- Surface is in very poor condition, heavily cracked
- Public toilets are in poor condition
- No lighting

#### **Opportunities**

- New netball courts could be constructed in a more appropriate location when other developments take place
- Lighting could be provided for evening use, making evening competition and training available

#### **Obstacles**

- Netball club would prefer single use courts.



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**Appendix 4    Public Submissions**



## **FORREST OVAL PRECINCT SPORT AND RECREATION FACILITIES MASTER PLAN**

**Have your say on the redevelopment of the Forrest Oval Precinct to ensure your current and future sport and recreation needs are considered.**

The Shire of York wants to make the best use of the facilities provided at the Forrest Oval Precinct for the future. A leisure consultant has been engaged to research the community's needs and prepare concept plans of the area including the buildings and sporting fields.

Are you currently satisfied with the sport and recreation facilities at the Forrest Oval Precinct? What do you think is needed? These are the types of questions that the Shire of York is asking in order to assist in determining the strategic direction for the Forrest Oval Precinct.

You can participate in the process by making a submission in writing, facsimile or email and forward to;

Shire of York  
PO Box 22  
York WA 6302  
Phone 9641 2233  
Fax 9641 2202  
[records@york.wa.gov.au](mailto:records@york.wa.gov.au)

For specific information concerning this study, please contact Paula Flinn at the Shire of York on 9641 2233.

**Please note the final date for submissions is Friday the 12th of September.**

### Public Submissions

**From:** York Olive Oil Co. [mailto:info@yorkoliveoil.com.au]  
**Sent:** Wednesday, 3 September 2008 6:58 AM  
**To:** Kate Hooper  
**Subject:** Forrest Oval Precinct Master Plan:CCP.3

Hello,

Here's my submission regarding Forrest Oval:

Incorporate a cycling track in the design of new facilities – nothing fancy, 2~3 metres wide of hotmix - with one way directional arrows and distance markings at regular intervals.

It would be more interesting if it was more than an oval track, something winding its way around the whole complex.

Young and old could use it safely and the school could use sections (or even the whole track) to organise competitions amongst the students.

Oldies, like myself, would appreciate at least part of the circuit being suitable for very fast cycling.

Cycling is an inexpensive activity that can be practised by almost anyone of any age, solitary or in group.

In my opinion, incorporating cycling amongst the other traditional activities would make this precinct stand out from the crowd.

There is plenty of space for this track and I have no doubts that once established volunteers will come forward to share their knowledge and passion about the subject and organise activities suitable for all levels of fitness.

Regards

Arnaud Courtin

York Olive Oil Co  
PO Box 688, York, WA 6302  
Tel: 08 9641 2200  
Fax: 08 9641 2211  
Mobile: 0429 412 200  
[info@yorkoliveoil.com.au](mailto:info@yorkoliveoil.com.au)  
[www.yorkoliveoil.com.au](http://www.yorkoliveoil.com.au)

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**From:** Louise Draper-Sevenson [mailto:louiseds@bbnet.com.au]  
**Sent:** Wednesday, 10 September 2008 8:54 PM  
**To:** Kate Hooper  
**Subject:** FW: Forrest Oval Precinct Master Plan

Hi Paula

Large mirrors are often used by dance and physical activity studios for students learning steps and routines. The advantage of them is that students can watch the back of the instructor in front of them, and the instructor's front in the mirror. Students can also observe their own movements and get visual feedback on it. Mirrors can also make it easier to see other students' movements, which often helps when learning new steps and routines. The instructor can have their back to the students so the students can follow lefthand and righthand movements without confusion, but the instructor can see all their students in the mirror.

I would like to put in an initial request for one large, probably portable, mirror for the use of physical activity classes, be they martial arts, dance or straight fitness classes. It could be booked via the Shire booking system and transported by Shire staff to different venues in York for periods of time. No doubt the school could also make use of it.

There are a couple of reasons why I would suggest a portable mirror.

1. Different groups use different facilities for different reasons, be they lighting, floor type, size of venue, parking availability, traffic safety for children, etc.
2. It would be \*possible\* for this equipment to be used in any venue, and only trialing different venues would determine the most useful place for it. I realise that Shire policy may preclude Shire-owned equipment being stored and used at non-Shire property. This would reduce the number of venues where they could be used.
3. However, it might disappear!

If it is not possible to purchase a portable mirror, then I would request that a large, fixed mirror be installed in a single Shire space on a trial basis, to ascertain how best it could be used, eg Town Hall, Lesser Hall or existing Recreation Centre. It may be possible to fit it in the Recreation Centre, where there would be an impact risk, by using a winching system to lift it out of access when not in use, in the same way as some basketball backboards. I really don't know a lot about the technical side of it, but here is a website for an Australian company that manufactures them.  
<http://stmstudiosupplies.com/products/?c=dance#studio-mirrors>.

Talking to some of the dance groups in town tells me that most people are unfamiliar with using mirrors, but I think it would be an interesting trial of a very versatile tool, and it would only be a matter of time before it became very useful, particularly for instructors.

Regards

Louise Draper-Sevenson

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-----Original Message-----

From: Gary & Tricia Byfield [mailto:byfield@wn.com.au]

Sent: Tuesday, 9 September 2008 5:36 PM

To: Kate Hooper

Subject: Forrest Oval Precinct Master Plan

Thank you for allowing community input into what we think is needed in future developments of the Forrest Oval Precinct. When visiting other country communities it is fantastic to see most of the sporting groups sharing facilities eg, Merredin & Wagin. My main concern within the community is the need for an indoor heated (25m) pool which can be utilised, not just for swimming all year round, but as a hydrotherapy pool for our ageing population. The ideal position would be where the unused stables are at present. As the coach of the York Swimming Club and teacher of many adults and young children, along with a background of fitness & physio, the benefits of all year round swimming and hydrotherapy are huge within our community.

Many of our older and dissabled people's mobility and health could be much improved, leaving less of a strain on our Hospital system.

Please feel free to contact me for further input. Tricia Byfield  
96411741

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**From:** WIFSA - Karen Miller [mailto:wifsa@bigpond.com]

**Sent:** Monday, 8 September 2008 6:22 PM

**To:** Kate Hooper

**Subject:** Forrest Oval Precinct

**Sensitivity:** Personal

Dear Shire of York,

I strongly urge you to install an air-conditioning system at the Recreation Centre and in particular in the newly re-stocked Gymnasium.

As the summer in York is particularly severe with temperatures well above Perth temperatures, by an average of 4 degrees, it seems a shame that the Gym will not be used to it's fullest potential. As a new member I am looking forward to being able to use the Gym often but am really worried about the hot summer days and how hot it will be in there when a lot of exertion is used to use the equipment. It is very possible that under these conditions people could pass out or dehydrate really quickly.

I am worried that I won't be able to fully utilise my membership as it will get extremely hot in the Gym and become unbearable by early afternoon.

Again, I strongly urge the Shire of York to install Air-conditioning at the Forrest Oval Complex.

Regards,

Karen Miller  
33 Cardwell Rd  
YORK WA 6302



12<sup>th</sup> Sept 2008

Shire of York  
PO Box 22  
YORK WA 6302

Dear Sir/ Madam

RE: Forrest Oval precinct sport and recreation facilities master plan.

I am writing in response to request for community information/ comment in regards to the above. I and my family are rate payers.

Personally I think the current facilities are in a general state of poor condition and very uninviting or esthetic. When travelling to other communities (Beverley in particular) I find their facilities and surrounds are in a much better condition and more inviting. Most of the facilities do not allow for easy access by wheelchairs, disabled people or prams.

Specific issues:

Cricket training nets-

Their current location and allocated space is dangerous for passing vehicles and insufficient for adequate training needs. They are in poor condition. I feel they need to be relocated with more space and rebuilt.

Clubrooms and storage facilities-

Currently the cricket club doesn't have a clubroom location, they work from what is called the shed or bunker. Their equipment is not able to be secured; the rooms are also used by the football club. The building itself needs demolishing due to age and condition.

Shared facilities would be adequate for the cricket clubs needs. The building would require sufficient space to hold fund raising, social and training activities, have a kitchen & bar space and also allocated space for trophy, awards and photo displays.

Separate storage space should be allocated to each group using the facilities to ensure equipment is safe from plunder or damage.

Netball courts (outside)-

Currently the playing area is dangerous due to potholes (poorly repaired), dirt and gravel. There is no seating or lighting to enable night-time use, especially in the summer months.

Indoor stadium/ courts-

Again there is insufficient seating (especially semi-permanent layered), heating and cooling is non-existent, the playing surface is dangerous at times and there is insufficient space around the courts to enable inter-association games (by netball rules).

Lighting-

There is no lighting when leaving the stadium or in the non-existent carpark. This is very dangerous for all concerned and should be rectified before this master plan is implemented.

Carparking-

Currently there are no marked parking bays, or lighting, this is a potential for disaster with traffic movement and pedestrian access having no direction. During winter the area becomes muddy and slippery and during summer it is a dust bowl, not good for air quality.

York Show and other events-

I believe the Show should continue to be held at the Forrest Oval, it is a very good family event that due to location is easy and central to access. Surrounding parking is an issue during these large events that needs better planning i.e. "No Parking" on road or verge in vicinity of main entrance. The plan requires reworking of facilities to enable a better flow of traffic (pedestrian as well as vehicle) and enable easier access to the oval for pedestrians during these events.

There should be a small covered grandstand for viewing of events.

A better stage area should be incorporated to enable outdoor concerts.

Disabled, wheelchair and pram access-

Currently most facilities do not allow for easy access by the above. Most doorways have lips or steps, no ramps; doors are heavy and not easily opened or open automatically and there is not adequate suitable toilet/ changing facilities. The gym can not be accessed by disable people.

Gym-

Good to see the new equipment but there is inadequate room if a number of people in there together.

Please contact me for further clarification if required.

Thank you for your time, hope this is helpful.

Fiona, Tim and Lyndsey Hill

20 Mansfield St  
YORK WA 6302  
Ph: 96412454

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**A Balanced View (ABV)**  
**Leisure Consultancy Services**

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**Appendix 5 Youth Consultation**



## **York Youth Sport & Recreation Questionnaire**

**Number of completed surveys = 128**

**Male = 55%**

**Female = 45%**

### **Age**

11 years = 8%

12 years = 14%

13 years = 31%

14 years = 27.5%

15 years = 18%

Not Indicated = 2 = 1.5%

**Results** – below are some of the most significant results from the survey:

### **Do you play sport in York?**

Yes = 76%

No = 20%

No response = 4%

### **What do you play in competition?**

(More than one response given)

Netball = 20%

Football = 17%

Hockey = 13%

Tennis = 12.5%

Swimming = 11%

No response = 36%

### **What do you play for fun?**

(More than one response given)

Football = 28%

Netball = 26.5%

Swimming = 26%

Tennis = 20%

Hockey = 15%

Cricket = 12.5%

### **What other recreation pursuits do you participate in or are you interested in?**

(More than one response given)

Hanging Out (in public space) = 37%

Bike Riding = 36%

BMX/skateboarding = 27%

Walking (including with your dog) = 27%

Soccer = 23%

Basketball = 22%

Dance = 21%

Horse Riding = 21%

**What are the main reasons stopping you from participating in sport, recreation and physical activity?**

(More than one response given)

There isn't enough to do in York = 43%

No time = 24%

Can't get to the facility/sport/activity = 16%

Don't know what is going on = 16%

Don't have anyone to participate with = 15%

Can't be bothered = 14%

**How do you get to sport and recreation places in York?**

(More than one response given)

I get driven = 64%

I walk = 34%

I ride = 23%

No response = 19%

**Which category best describes your usual level of physical activity?**

I do more than 30 minutes on most days of the week = 55%

I do about 30 minutes on most days of the week = 20%

I do 30 minutes on some days of the week = 18%

I don't do any physical activity = 2%

No response = 5%

**If you were given a million dollars to spend on sport and recreation in York what would you spend it on? \*please note this survey was completed before the new gym equipment was installed**

(More than one response given)

Places to hang out = 35%

Gym = 32%

The swimming pool = 25%

Skate park = 25%

Netball and basketball courts = 23%

More or better sports equipment = 21%

Sports oval = 20%

Better play equipment = 19%

Bush activities – bush walking trails, mountain bike paths = 15%

Recreation centre = 15%

Tennis courts = 14%

Bike paths and footpaths = 13%

Parks = 12.5%

Playgrounds = 7%

Other = 22% (includes BMX park/track, motorbikes, artificial grounds – hockey and tennis, paintball, soccer, martial arts, mountain biking, water sports, shooting)

**Do you have any other ideas to make sport and recreation better in York?**

BMX park/track = 7%

Improve Netball Courts = 4%

Improve Skate park = 3%

More activities = 3%



**A Balanced View (ABV)**  
**Leisure Consultancy Services**

**Appendix 6    Cost Estimates**



4 November 2008

ABV Consultants  
22 Hamilton Street  
EAST FREMANTLE WA 6158

**Attention: Gavin Fialkowski**

Dear Sir

**FORREST OVAL, YORK**

Please find attached our estimate of current construction cost totalling \$5,750,000 exclusive of GST.

Please note the exclusions.

Yours faithfully  
**Ralph Beattie Bosworth**

A handwritten signature in black ink, appearing to be 'M Collins', written over a horizontal line.

**Martin Collins**  
Director

**Ralph Beattie Bosworth Pty Ltd**  
ABN 19 280 922 081  
**Construction Cost Consultants**

Construction Cost Consultants Pty Ltd is a subsidiary of RBB Pty Ltd

12 Kings Park Road West Perth Western Australia 6005  
PO Box 456 West Perth Western Australia 6872  
Telephone 08 9321 2777 Facsimile 08 9481 1783  
Email [info@rbb.com.au](mailto:info@rbb.com.au) [www.rbb.com.au](http://www.rbb.com.au)

**SUMMARY****General Works**

|                       |            |
|-----------------------|------------|
| Football Oval         | \$ 490,000 |
| Cricket Pitch         | 10,000     |
| Hardcourts            | 200,000    |
| Tennis Courts         | 335,000    |
| Bowling Greens        | 330,000    |
| Carparking            | 275,000    |
| Main Entry            | 100,000    |
| Overflow Parking      | -          |
| Existing Hockey Field | -          |
| Hockey Pitch          | 115,000    |
| Hockey Clubrooms      | 145,000    |
| Swimming Pool         | -          |
| Shared Clubrooms      | 1,660,000  |
| Playground            | 60,000     |
| Cricket Practice Nets | 25,000     |
| Goals Storage Area    | 10,000     |
| Future Hardcourts     | -          |
| Future Active Reserve | -          |
| Siteworks             | 560,000    |

**Client Supply Items**

|  |                  |
|--|------------------|
| Dual use path                                | 21,000           |
| Demolition                                   | 130,000          |
| Consulting fees for shared Clubroom building | 130,000          |
|  | <u>4,596,000</u> |
| Contingency                                  | 454,000          |
| Site area loading (15%)                      | <u>700,000</u>   |

**Total Estimated Current Construction Cost excl of GST****\$ 5,750,000****RBB**



**EXCLUSIONS**

The following are excluded from the estimate:

- Consultants' fees
- Operator equipment
- Loose furniture and equipment
- Air conditioning to all areas other than the function/social room
- Security system, CCTV
- Abnormal subsoil conditions (rock, etc)
- Upgrading of services serving the site (electrical excluded)
- Specific council requirements
- Specific exclusions as noted in the estimate
- Cost escalation (allow 5% pa)
- GST

## 13814-EST FORREST OVAL - YORK

| EST                  | BST-2                                 | ESTIMATE 03/11/08 |       |               |            |
|----------------------|---------------------------------------|-------------------|-------|---------------|------------|
| ZONE                 | B                                     | BUILDINGS         |       |               |            |
| TRADES               | GE                                    | GENERAL           |       |               |            |
| <u>Football Oval</u> |                                       |                   |       |               |            |
| 115                  | Remove and replace topsoil 100 deep   | m2                | 20600 | 5.00          | 103,000.00 |
| 116                  | Regrassing                            | m2                | 20600 | 3.00          | 61,800.00  |
| 117                  | Alterations to reticulation           | m2                | 20600 | 6.00          | 123,600.00 |
| 118                  | Relocate goal posts                   | Item              |       |               | 2,000.00   |
| 119                  | Submains and switchboard              | Item              |       |               | 25,000.00  |
| 120                  | Builders work                         | Item              |       |               | 7,500.00   |
| 121                  | Lighting - match standard 100 Lux     | Item              |       |               | 160,000.00 |
|                      |                                       |                   |       | Football Oval | 482,900.00 |
| <u>Cricket Pitch</u> |                                       |                   |       |               |            |
| 122                  | Synthetic surfaced wicket on oval     | Item              |       |               | 8,500.00   |
|                      |                                       |                   |       | Cricket Pitch | 8,500.00   |
| <u>Hardcourts</u>    |                                       |                   |       |               |            |
| 123                  | Earthworks                            | m2                | 1088  | 2.00          | 2,176.00   |
| 124                  | Plexi-paved netball and tennis courts | m2                | 1088  | 65.00         | 70,720.00  |
| 125                  | 3600 high fencing                     | m                 | 100   | 110.00        | 11,000.00  |
| 126                  | Lighting                              | Item              |       |               | 75,000.00  |
| 127                  | Builders work                         | Item              |       |               | 7,500.00   |
| 128                  | Electrical submains and switchboard   | Item              |       |               | 10,000.00  |
| 129                  | Drainage                              | Item              |       |               | 20,000.00  |
| 130                  | Nets and posts                        | Item              |       |               | 5,000.00   |
|                      |                                       |                   |       | Hardcourts    | 201,396.00 |
| <u>Tennis Courts</u> |                                       |                   |       |               |            |
| 131                  | Earthworks                            | m2                | 3100  | 2.00          | 6,200.00   |
| 132                  | Synthetic grass courts                | m2                | 3100  | 85.00         | 263,500.00 |
| 133                  | Lighting - excluded                   | Note              |       |               | 0.00       |



|                               |  |                       |      |          |            |
|-------------------------------|--|-----------------------|------|----------|------------|
| RSE                           |  | 14:25:47 04 NOV 2009  |      | Page 3   |            |
| 13974-BST FORREST OVAL - YORK |  |                       |      |          |            |
| <u>Overflow Parking</u>       |  |                       |      |          |            |
| 151                           | Overflow parking in south west cornder<br>-excluded  | Note                  |      |          | 0.00       |
|                               |  | Overflow Parking      |      |          | 0.00       |
| <u>Existing Hockey Field</u>  |  |                       |      |          |            |
| 152                           | No work included   | Note                  |      |          | 0.00       |
|                               |  | Existing Hockey Field |      |          | 0.00       |
| <u>Hockey Pitch</u>           |  |                       |      |          |            |
| 153                           | Earthworks   | m2                    | 6500 | 2.00     | 13,000.00  |
| 154                           | Grassed hockey pitch including<br>reticulation   | m2                    | 6500 | 10.00    | 65,000.00  |
| 155                           | Court markings   | Item                  |      |          | 1,000.00   |
| 156                           | Goal nets  | Item                  |      |          | 3,000.00   |
| 157                           | Lighting - match standard - DELETED  | Item                  |      |          | 0.00       |
| 158                           | Builders work  | Item                  |      |          | 4,000.00   |
| 159                           | Electrical submains and switchboard -<br>DELETED   | Item                  |      |          | 0.00       |
| 160                           | 900 high fencing - DELETED   | m                     | 410  | 0.00     | 0.00       |
| 161                           | Drainage   | Item                  |      |          | 25,000.00  |
| 162                           | Behind goal security fencing 2400 high   | m                     | 50   | 80.00    | 4,000.00   |
|                               |  | Hockey Pitch          |      |          | 115,000.00 |
| <u>Hockey Clubrooms</u>       |  |                       |      |          |            |
| 163                           | Power supply upgrade - assumed not<br>needed - excluded  | Note                  |      |          | 0.00       |
| 164                           | Changerooms and toilets (comprises steel<br>framing and metal cladding)                          | m2                    | 60   | 1,750.00 | 105,000.00 |
| 165                           | Raised and roofed spectator seating<br>comprising terraced concrete slabs and<br>retaining walls | m2                    | 65   | 500.00   | 32,500.00  |

| EAB 14:25:47 04 NOV 2008 Page 4 |   |                  |     |            |
|---------------------------------|---|------------------|-----|------------|
| 138.4-EST FORREST OVAL - YORK   |   |                  |     |            |
| 166                             | Work to existing clubrooms - excluded                   | Note             |     | 0.00       |
|                                 |   | Hockey Clubrooms |     | 137,500.00 |
|                                 | <u>Swimming Pool</u>                                    |                  |     |            |
| 167                             | Excluded  | Note             |     | 0.00       |
|                                 |   | Swimming Pool    |     | 0.00       |
|                                 | <u>Shared Clubrooms</u>                                 |                  |     |            |
| 168                             | Public toilet areas                                     | m2               | 60  | 2,600.00   |
|                                 |   |                  |     | 156,000.00 |
| 227                             | Construction comprises steel framing and metal cladding | Note             |     | 0.00       |
| 169                             | First aid room including hand basin - no toilets        | m2               | 15  | 1,600.00   |
|                                 |   |                  |     | 24,000.00  |
| 170                             | Umpires room including toilet, basin and shower         | m2               | 15  | 2,300.00   |
|                                 |   |                  |     | 34,500.00  |
| 171                             | Major changerooms including showers and toilets         | m2               | 120 | 1,750.00   |
|                                 |   |                  |     | 210,000.00 |
| 172                             | Minor changerooms including showers and toilets         | m2               | 80  | 1,750.00   |
|                                 |   |                  |     | 140,000.00 |
| 173                             | Multipurpose rooms (match officials etc)                | m2               | 30  | 1,400.00   |
|                                 |   |                  |     | 42,000.00  |
| 174                             | Meeting rooms   | m2               | 30  | 1,700.00   |
|                                 |   |                  |     | 51,000.00  |
| 175                             | Offices   | m2               | 60  | 1,700.00   |
|                                 |   |                  |     | 102,000.00 |
| 176                             | Equipment storage                                       | m2               | 200 | 1,000.00   |
|                                 |   |                  |     | 200,000.00 |
| 177                             | Bar and coolroom area                                   | m2               | 60  | 1,400.00   |
|                                 |   |                  |     | 84,000.00  |
| 178                             | Kitchen/kiosk   | m2               | 70  | 1,500.00   |
|                                 |   |                  |     | 105,000.00 |
| 179                             | Function/social room including evaporative cooling      | m2               | 180 | 1,700.00   |
|                                 |   |                  |     | 306,000.00 |
| 180                             | Electrical submains and switchboard                     | Item             |     | 25,000.00  |
| 181                             | Sewer   | m                | 50  | 200.00     |
|                                 |   |                  |     | 10,000.00  |
| 182                             | Water supply  | m                | 50  | 50.00      |
|                                 |   |                  |     | 2,500.00   |
| 183                             | Stormwater drainage                                     | Item             |     | 20,000.00  |
| 184                             | Grease trap   | Item             |     | 15,000.00  |

| RHS 14:28:47 04 NOV 2008 Page 5 |  |      |     |        |              |
|---------------------------------|--|------|-----|--------|--------------|
| 13814-EST FORREST OVAL YORK     |  |      |     |        |              |
| 185                             | Verandah and paving  | m2   | 300 | 450.00 | 135,000.00   |
| 186                             | Bar, coolroom and kitchen fitout excluded                              | Note |     |        | 0.00         |
| 187                             | Loose furniture and equipment - excluded                               | Note |     |        | 0.00         |
|                                 | Shared Clubrooms   |      |     |        | 1,662,000.00 |
|                                 | <u>Playground</u>  |      |     |        |              |
| 188                             | Playground including sand base and all equipment - 100m2               | Item |     |        | 60,000.00    |
|                                 | Playground   |      |     |        | 60,000.00    |
|                                 | <u>Cricket Practice Nets</u>   |      |     |        |              |
| 189                             | No. 3 practice nets including synthetic surface                        | Item |     |        | 25,000.00    |
|                                 | Cricket Practice Nets  |      |     |        | 25,000.00    |
|                                 | <u>Goals Storage Area</u>  |      |     |        |              |
| 190                             | Goal storage area including chainwire fencing to sides and roof - 50m2 | Item |     |        | 12,500.00    |
|                                 | Goals Storage Area   |      |     |        | 12,500.00    |
|                                 | <u>Future Hardcourts</u>   |      |     |        |              |
| 191                             | Excluded   | Note |     |        | 0.00         |
|                                 | Future Hardcourts  |      |     |        | 0.00         |
|                                 | <u>Future Active Reserve Areas</u>                                     |      |     |        |              |
| 192                             | Excluded   | Note |     |        | 0.00         |
|                                 | Future Active Reserve Areas  |      |     |        | 0.00         |
|                                 | <u>Client Supply Items</u>   |      |     |        |              |
| 193                             | 1400 m long x 1800 wide concrete path including site clearance         | Item |     |        | 21,000.00    |
|                                 | Client Supply Items  |      |     |        | 21,000.00    |
|                                 | Total for GENERAL  |      |     |        | 3,761,386.00 |
|                                 | Total for BUILDINGS  |      |     |        | 3,761,386.00 |



**A Balanced View (ABV)**  
**Leisure Consultancy Services**

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**Appendix 7 Funding and Grants**



## **FUNDING & GRANTS**

### **Funding for Facility Development**

#### **Department of Sport & Recreation**

##### **▪ Community Sport and Recreation Facilities Fund (CSRFF)**

CSRFF is administered by the Department of Sport and Recreation (DSR) and “aims to increase participation in sport and recreation with an emphasis on physical activity, through rational development of sustainable, good quality, well designed and well utilised facilities”.

The State Government invests \$9 million annually (via CSRFF) towards the development of quality physical environments in which people can enjoy sport and recreation. The maximum grant available to one project is \$1.8Million. Large grants are typically apportioned over 2-3 years if successful. Applications are lodged via relevant local governments in September of each year, with applications then submitted to DSR in October.

The following information currently appears on the DSR website -  
[http://www.dsr.wa.gov.au/scripts/nc.dll?DSR.65838:STANDARD::pc=PC\\_23](http://www.dsr.wa.gov.au/scripts/nc.dll?DSR.65838:STANDARD::pc=PC_23):

Priority will be given to projects that lead to facility sharing and rationalisation. Multipurpose facilities reduce infrastructure required to meet similar needs and increase sustainability.

Applicants must be either a local government authority, not for profit sport, recreation or community organisation and incorporated under the WA Associations Incorporation Act 1987. Clubs must demonstrate equitable access to the public on a short term and casual basis.

The types of projects which will be considered for funding include:

- Upgrade and additions to existing facilities where they will lead to an increase in physical activity or more rational use of facilities.
- Construction of new facilities to meet sport and recreation needs.
- New or replacement (not resurfacing) of synthetic surfaces. Where an application is made for a new or synthetic surface, evidence of long-term planning for all nearby facilities is required.

DSR advises that multisport development should consider the need for utility upgrades support the potential development (i.e. power and water supply). The issue of water supply to the area should be explored fully, especially in light of current climate change considerations.

It is also important for DSR to understand how this potential regional development fits in with other regional priorities.

Potential applicants must contact their local DSR office to discuss projects before lodgement.





## **A Balanced View (ABV) Leisure Consultancy Services**

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### **Lotterywest**

#### **Community Facilities Grants**

Lotterywest is a West Australian Government Agency that supports not for profit community based organisations through the provision of grants for a wide range of initiatives. In 2006/2007 Lotterywest awarded \$74.8 million in grants to community organisations and local government authorities.

The following detail is currently found on the Lotterywest grants website -  
<http://svc051.wic010tp.server-web.com/asp/index.asp?pgid=392>.

Lotterywest has five broad grant areas being:

- o Extending the Capacity of Not-For-Profit Organisations
- o Strengthening Community Service Delivery
- o Enhancing Community Development Initiatives
- o Valuing Western Australian Heritage
- o Advancing Participation in Community Life

Within the grant area of “Advancing Participation in Community Life” Lotterywest has funding available for Community Facilities. Lotterywest recognises the benefits of having access to appropriate and broadly accessible facilities to help increase participation in community life.

Community Facilities grants may support proposals for:

- o Community Playgrounds
- o Skateboard Parks
- o Community Buildings
- o Interpretive Centres
- o Trails and
- o Other facilities

The main criterion for funding is that the proposal encourages participation from people from all backgrounds and all abilities.

Specific sporting facilities such as football clubrooms are not normally supported as there are other grants that provide for this eg CSRFF.

Organisations are required to speak to a Lotterywest consultant prior to submitting a grant application. Provided the grant proposal is within the scope of Lotterywest’s funding objectives there is a high probability of receiving some level of funding. Around 96% of applications receive part or full funding.



## **A Balanced View (ABV) Leisure Consultancy Services**

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### ▪ **Trails Funding Program**

Lotterywest provides up to \$750,000 each year in grants for trail development in Western Australia. This program is administered jointly by Lotterywest and the Department of Sport and Recreation. Groups eligible to apply for the Trails Funding Program must be not for profit community organisations or local governments. The following descriptions are found on the DSR website:

[http://dsr.wa.gov.au/scripts/nc.dll?DSR.131308:STANDARD::pc=PC\\_25](http://dsr.wa.gov.au/scripts/nc.dll?DSR.131308:STANDARD::pc=PC_25):

Funding may be sought under the following categories:

- Trail Planning (feasibility, consultant work)
- Trail construction
- Upgrade of existing trails
- Trail Promotion and marketing

The following examples of trails projects may be considered for grants:

- Proposals that demonstrate inclusion in local, regional or state trail plans or in a local government recreation plan.
- The conversion of disused railways into multiuse recreational trails.
- Trail construction and development for non-motorised uses, such as walking, hiking, mountain biking, canoeing and horse riding.
- Trails catering for people with disabilities
- Preparation of individual, local and regional plans
- Interpretive signposting.
- Signposting for distances and direction, general information (trailhead signs), trail rules and trail etiquette, traffic safety and road crossings.
- Publicity brochures, trail guides and maps.
- Hosting of special trail events (e.g. trail openings) and general promotional activities.
- Other worthwhile projects.

Grants of up to \$10,000 may be given without co-contribution. Grants of \$10,000 up to \$100,000 require matching funding with 25% of the applicants' contribution can be 'in kind' eg voluntary labour / donated materials etc. Projects of over \$100,000 will also now be considered for major projects. To be eligible, the trails must be unsealed, i.e. compacted limestone. Preference is given to trails that link into a regional trails network.



## **A Balanced View (ABV) Leisure Consultancy Services**

### **Department of Infrastructure, Transport, Regional Development and Local Government**

The new Regional and Local Community Infrastructure Program, and the Better Regions Program will replace Sustainable Regions and the Regional Partnerships program. The Federal Government will honour all existing contracts under the Regional Partnerships and Sustainable Regions programs; however, uncontracted applications will not be proceeded with.

A media release from the office of The Hon Althony Albanese MP, Minister for Infrastructure, Transport, Regional Development and Local Government titled "New directions for regional Australia" (13 May 2008) describes the new funding programs as follows:

- **Better Regions**

The \$176 million Better Regions program aims to provide regional Australia with much needed community facilities and services.

The Better Regions projects encourage economic and community development and invest in local infrastructure such as:

- the revitalisation of towns' main streets
- multi-purpose community and resource centres
- major sport and recreational venues
- community transport infrastructure

- **Regional And Local Community Infrastructure Program**

From the 2009 Budget, the new Regional and Local Community Infrastructure Program will be funded to deliver major investments in regional and local community, recreational and environmental infrastructure initiatives.

To make sure the program is developed properly and reflects the needs of regional communities, we will consult widely with the community. The public consultations are expected to be conducted by the new RDA network and the House of Representatives Standing Committee on Infrastructure, Transport, Regional Development and Local Government.

#### Regional Development Australia

The Federal Government is establishing Regional Development Australia (RDA) with an allocation of more than \$17 million this year to ensure effective engagement with communities. The new RDA network across Australia will build on and replace Area Consultative Committees.

The Government's new body will take on a broader role to provide strategic input into national programs, improve the coordination of the Government's regional development initiatives, link closely to local governments and other regional organisations.

The RDA's final structure will be developed over this year in consultation with regional communities and stakeholders. It appears likely the RDA will be the principle contact for groups seeking funding through the new Better Regions and Regional and local community infrastructure program.



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### **Department of Local Government and Regional Development**

The Department of Local Government and Regional Development (DLGRD) has several funding opportunities for infrastructure programs. Some of these have only limited application to sport and recreation facilities but are outlined here for consideration. The agency website (<http://www.dlgrd.wa.gov.au/FinancialAssist/Default.asp>) currently provides the following detail:

#### ▪ **Community Facilities Grants Program**

The Community Facilities Grants Program (CFGP) provides financial assistance to help fund the capital cost of providing community facilities in regional areas. The State Government recognises that the need for this type of assistance is particularly acute in regional areas and has allocated \$2 million over four years to help establish amenities for local communities and tourists.

Grants of between \$2,000 and \$25,000 are available to local government authorities, incorporated community groups and indigenous communities that can demonstrate a need for assistance.

Funding is available for capital works that provide facilities for public use, such as:

- public toilets and nursing rooms
- public playgrounds, including equipment, located in parks, ovals or public open spaces
- shelter for public facilities such as playgrounds, public swimming pools and cemeteries
- youth facilities

Funding is not available for:

- recurring maintenance or operational costs of existing facilities
- non-fixed equipment
- landscaping
- organisations located in the metropolitan area
- Commonwealth and State Government agencies
- private or for profit organisations
- incorporated community groups that do not provide public access to facilities eg, sporting clubs, day care centres and playgroups

NB it is noted that sporting facilities are typically ineligible for funding and hence this funding scheme will likely only be applicable to non sport components of any developments eg public ablutions, playgrounds, shade etc.



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### ▪ **Regional Collocation Scheme**

The Regional Collocation Scheme (RCS) is a \$7.3 million capital works grant program that aims to assist regional communities build or renovate multi-function facilities for the collocation of government and community services involved in regional or community economic development.

Incorporated community groups and Local Government are eligible to apply for funding to help meet a proportion of the costs associated with the:

- Construction of a new or refurbished facility (including limited design costs); or
- Purchase of an existing building; or
- Purchase of fixtures that are normally an integral part of new buildings.

Potential applications should refer to the Funding Guidelines and contact their Regional Development Commission to discuss their proposed project.

### ▪ **Regional Investment Fund**

In 2001, the Western Australian Government established a Regional Investment Fund which has provided \$75 million over four years to assist with the economic and social development of regional Western Australia or improve the access by regional communities to services.

An additional \$80 million over four years has been allocated to the fund through the May 2004 State Budget process with funding becoming available in 2005 / 2006. The funds will continue to assist with the economic and social development of regional Western Australia or improve the access by regional communities to services.

Funding will be available through five financial assistance schemes:

- Regional Infrastructure Funding Program
- Regional Headworks Program
- Indigenous Regional Development Program
- WA Regional Initiatives Scheme
- Regional Development Scheme

#### **1. Regional Infrastructure Funding Program (RIFP)**

RIFP provides grants from \$100,000 to \$5,000,000 for capital infrastructure projects that will assist in attracting investment and increasing jobs in regional areas or improving the access of regional communities to services.

**Note:** Applications are currently closed for RIFP funding.

For further information on RIFP, contact Steven May on (08) 9217 1463 or via email at [rifp@dlgrd.wa.gov.au](mailto:rifp@dlgrd.wa.gov.au).

#### **2. Regional Headworks Program (RHP)**

RHP will provide grants from \$5,000 to \$200,000 for projects involving the connection to providers of the essential services of water, electricity, telecommunications, gas, drainage and sewerage. Eligible projects are small to



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medium industrial projects that will assist in attracting investment and increasing jobs in regional areas or improving the commercial and industrial activity in the region.

Note: Applications are currently closed for RHP funding.

For further information on RHP, contact Tim Horne on (08) 9217 1465 or via email at [rhp@dlgrd.wa.gov.au](mailto:rhp@dlgrd.wa.gov.au).

### **3. Indigenous Regional Development Program (IRDP)**

IRDP will provide grants from \$10,000 to \$500,000 for capital works, infrastructure and other major capital items, to assist in projects that strengthen the confidence, economic capacity and sustainability of Indigenous communities.

Eligible applicants are incorporated Aboriginal Associations. Local Government organisations, non-Indigenous community groups, businesses and other bodies (such as educational institutions) where these organisations are in partnership with incorporated Aboriginal Associations and where the majority of the project's benefits will accrue to the Aboriginal Association or Indigenous community are also eligible to apply. **Note:** Applications are currently closed for IRDP funding.

For further information on IRDP, contact Steve May on (08) 9217 1468 or via email at [irdp@dlgrd.wa.gov.au](mailto:irdp@dlgrd.wa.gov.au).

### **4. Western Australian Regional Initiatives Scheme (WARIS)**

WARIS provides grants from \$10,000 to \$250,000 for non-capital works projects designed to deliver benefits to two or more regions of the State in areas such as capacity building and leadership, youth support, population retention, environmental and natural resource management and research and development on regional issues and opportunities. WARIS is now open for applications. You are invited to submit a bid if you feel you have a project that is of State significance and fits the guidelines.

**Note:** Applications closed 5:00pm Wednesday, May 21, 2008 for the WARIS 2008-09 funding round. It is anticipated that the next WARIS funding round will be open in May, 2009.

For further information on WARIS, contact Helena Zlatnik on (08) 9217 1466 or via email at [waris@dlgrd.wa.gov.au](mailto:waris@dlgrd.wa.gov.au).

### **5. Regional Development Scheme (RDS)**

RDS will provide grants of up to \$150,000 for a mix of capital works projects and other projects which may include feasibility studies, regional and local marketing programs as well as festivals and events. Each of the nine Regional Development Commissions administers its own RDS scheme.



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Details of funding rounds and application processes can be obtained by contacting your local Regional Development Commission.

- There are no set guidelines with each application assessed on a case by case basis, however other funding partners are encouraged.
- Larger grants are generally only given for projects with very high total costs, e.g. three grants of \$50,000 were given in the previous funding round for projects that were in excess of \$1,000,000.
- A maximum of \$30,000 is granted for planning projects such as needs assessments and feasibility studies.

### **Department of Planning and Infrastructure**

#### **■ Country Pathways Grant Scheme**

The Country Pathways Grant Scheme provides up to \$750,000 each year in grants to local government authorities for the development of sealed pathway networks in regional and rural areas of Western Australia. The primary aims of the scheme are to:

- Encourage the integrated planning of shared path infrastructure
- Develop an integrated network of shared paths and on-road bike lanes
- Provide safe access to schools, sport, recreation and community facilities
- Improve the safety of cyclists, pedestrians and other path users

Grants of up to \$50,000 are available and require matching funding contribution by the applicant. Projects that link community facilities and are identified in a Bicycle Plan are highly regarded.

### **Australian Government Water Fund**

#### **■ Community Water Grants Scheme**

Community organisations including Local Government Authorities can apply for a Community Water Grant for practical, on ground activities that save, recycle or improve the health of water resources. The project must have clear public benefits to be eligible.

Grants of up to \$50,000 are commonly available. Larger grants of between \$100,000 and \$250,000 have recently been introduced however are subject to stricter eligibility criteria and require matching cash funding by the applicant.

Project categories include:

- Water savings and efficiency
- Water reuse and recycling
- Water treatment

Sport and recreation facilities including parks and sporting grounds that are for public use are eligible for the grant.

Funding for Community Water Grants has been extended to the 2012-2013 financial year. Round 4 of the grant will be opened early to mid 2008.



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**Australian Sports Foundation Ltd**

The Australian Sports Foundation Ltd (ASF) assists non-profit and incorporated sporting organisations, schools, local governments and community organisations to raise money for sport projects. This is achieved through enabling organisations to offer the incentive of tax deductibility for donations towards the project.

An eligible organisation may register projects which could involve building a multi-purpose indoor sports facility, developing an aquatic centre, resurfacing a tennis court or installing lights, feasibility studies (capped to \$50,000), assistance with travel to major national and international sporting events, purchasing of sporting equipment, conducting specialised coaching or training clinics or hosting a major event.

This funding option offers incentive for private industry to donate to projects they may have an interest in. A \$275 application fee applies for the registration of new projects which is refundable after \$5,000 has been raised within the first 12 months.





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Forrest Oval Precinct Master Plan – Draft Report



**Item 9.2.1  
Appendix B**

## CSRFF Application Form

2009/10 – 2011/12 Triennium



This application form can only be used for applications to be submitted in the 2009/10 funding round. No other forms will be accepted.

**You MUST discuss your project with an officer from your nearest Department of Sport and Recreation office before completing and submitting your application. Failure to do so may render your project ineligible.**

**DSR Contact:** Jason Wright    **Date:** September/October 2008    **Office:** Northam (Wheatbelt)

### Part 1 – all applicants must complete

(Tick one only)

- ☐ **ANNUAL GRANT** \$2,500–\$100,000 where the total project cost (GST exclusive) is \$300,000 or less.
- ☒ **FORWARD PLANNING GRANT** \$100,001–\$1.8 million where the total project cost (GST exclusive) exceeds \$300,000.

Note: where the grant requested is \$100,000 or less but the total project cost is over \$300,000, applicants are to follow the criteria for a Forward Planning grant but will be funded as an Annual grant.

**Year of Claim** (*Applicable to forward planning grants only*):

Please indicate the year that you would prefer to claim a grant.

☒ 2009/10    ☐ 2010/11    ☐ 2011/12

Only indicate first preference for funding in 2009/10 if all planning is finalised.

Would project proceed if funding was allocated in a later year?    ☒ Y    ☐ N

How would the resulting cost escalation be funded?

**Budget variation or increased loan.**

### APPLICANT DETAILS

|  |  |               |                |
|--|--|---------------|----------------|
| Organisation name:   | Shire of York  |               |                |
| Postal address:  | PO Box 22  |               |                |
| York   |  |               | Postcode: 6302 |
| Telephone: (08) 9641 2233  | Facsimile: (08) 9641 2202  |               |                |
| ABN: 55 315 676 247  | Is your organisation registered for GST? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |               |                |
| Contact person: Graham Stanley   | Position: Deputy Chief Executive Officer   |               |                |
| Postal address:  | As above   |               |                |
|  |  |               | Postcode:      |
| Tel: (wk) As above   | Mobile: N/A  | Tel: (hm) N/A |                |
| Email: dceo@york.wa.gov.au   | Fax: As above  |               |                |
| List the three main sport and recreation activities which will benefit from your proposal. Please indicate the approximate % of use of the facility: |  |               |                |

| Sport/Community organisation   | % of use of the facility | Hours per week |
|--|--------------------------|----------------|
| Hockey   | 6.5%                     | 20 (in season) |
| Football   | 6.0%                     | 12 (in season) |
| Tennis/Netball   | 5.2%                     | 20 (in season) |
| Other users of the facility: Bowls, Cricket, Recreation Centre, Gymnasium, Badminton, Agricultural Society, Seniors Exercise Programmes, Squash, Basketball and high school programs. Equestrian events are held on the oval.                    |                          |                |
| Activity/sport membership numbers over the past three years relevant to this project. ( i.e. if a bowls project, golf members not relevant; social membership numbers are not applicable)  |                          |                |
| 2005/06 N/A  | 2006/07 N/A              | 2007/08 - 603  |
| Is your club affiliated with the State Sporting Association? All relevant sports are affiliated.   |                          |                |
| What is the name of the State Sporting Association for your activity/sport? Refer page 24 – 26 of the Master Plan (attached). We are a LGA representing a number of local sporting clubs that are affiliated with their respective Associations. |                          |                |
| Have you discussed your project with your State Sporting Association? Refer page 24 – 26 of the Master Plan (attached).  |                          |                |

#### LOCAL GOVERNMENT AUTHORITY (LGA) DETAILS

|   |                 |                       |
|---|-----------------|-----------------------|
| Name of LGA in which the facility will be / is located: Shire of York |                 |                       |
| Shire of York   |                 | LGA Contact: As above |
| Position: As above  | Tel: As above   | Fax: As above         |
| Mobile: As above  | Email: As above |                       |

#### PROJECT DETAILS

|  |   |
|--|---|
| <b>Project Description:</b>  |   |
| The redevelopment of the Forrest Oval Precinct will ensure facilities are upgraded to a safe and accessible standard, meet the increasing access needs of the community and encourage co-location into a functional multi-purpose sustainable and environmentally friendly community recreation hub.   |   |
| <b>Project Location:</b> (address) Henrietta Street, York  |   |
| <b>Land Ownership:</b> The Forrest Oval Precinct consists of the following land parcels:<br>Reserve 7079 (Lot 292) is the main parcel & is a Crown grant in Trust to the Shire of York<br>Reserve 46915 (Lot 633) is vested in the Shire of York for the purposes of Recreation & Open Space<br>Lots 1 to 10 Barker Street are all freehold Lots owned by the Shire of York<br>Lots 43 & 44 are freehold land owned by the Shire of York<br>Lots 45 to 55 and 100 are freehold land owned by the Shire of York |   |
| <b>Planning Permission:</b>  |   |
| Where applicable, has planning permission been granted?  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Have other approvals been granted, i.e. Building Heritage, Indigenous and Swan River Trust   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

|  |   |  |
|--|---|--|
| Does the Local Authority have a Local Recreation Plan?   | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If so, is this project identified in that plan?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Where does the project fit within that plan? Please detail:<br>Recreation and Public Open Space Strategy, Shire of York, April 2008. This report was prepared by Council for the overall guidance and provision of recreation facilities for the Shire.  |   |  |
| Recommendations relevant to the Forrest Oval Precinct include:   |   |  |
| <ul style="list-style-type: none"> <li>- The pacing track and showgrounds should be relocated to the Equine Precinct as this is a more suitable location and will free up space for other recreational uses.</li> <li>- The Forrest Oval Precinct should remain as the focal area for organised sports. - The aquatic centre should be relocated to the Forrest Oval Precinct once it is no longer economical to maintain as it is inappropriately located in a residential area.</li> <li>- The York Bowling Club green should be relocated to a new site as a synthetic surface and the Bowling Club incorporated into the shared club rooms..</li> <li>- The land tenure could be modified by amalgamation of the freehold lots and converted to a reserve, to avoid potential management problems and conflict, with the power to lease granted to the local authority.</li> </ul> |   |  |
| All CSRFF applicants are required to demonstrate how they will recognise the State Government's contribution to their project. Please detail how you intend to provide this recognition.   |   |  |
| Through local editorial media generation and signage. The Shire is open to suggestions from the DSR.   |   |  |
| What discussions have been held with adjoining local authorities?  |   |  |
| The regional location and distance between towns make's shared local facilities unviable. Communication with Associations suggests strong support for facilities to be developed for ongoing regional competition in York though.  |   |  |
| Approximate distance to nearest adjoining council boundary:  |   |  |
| Northam - 36 km  |   |  |
| Quairading – 72 km   |   |  |
| Beverley – 34 km   |   |  |
| The Shire of York is a member of the South East Avon Voluntary Regional Organisation of Councils (SEAVRO – Shires of Beverley, Brookton, Cunderdin, Quairading and York) and all are aware of the project.   |   |  |
| Have you discussed this project with your regional area consultative committee? Yes  |   |  |
| If so, are you seeking funding from them? Yes - the fund has been temporarily suspended. We intend to approach the ACC when the re-opening of the fund is announced in June 2009.  |   |  |
| Contact – Wendy Harris (Executive Officer)   |   |  |

## FUNDING

Please indicate in the table below how your project will be funded. In terms of total project cost, you should make an allowance for cost increases over the period of the project as it is not possible to receive additional funding to meet that cost once the project has been approved.

No LGA is required to contribute to a project for it to be considered eligible.

| Funding Sources                                  | Cost exclusive of GST | GST applicable | Cost inclusive of GST | Notes  |
|--|-----------------------|----------------|-----------------------|--|
| <b>Local Government (LGA) contribution</b>       | \$ 1,634,000          | \$ 163,400     | \$ 1,797,400          | LGA cash and in kind contribution (if applicable)  |
| <b>Applicant cash/Community Contributions</b>    | \$461,000             | \$ 46,100      | \$ 507,100            | Community Sporting Group cash  |
| <b>Voluntary labour</b>                          | \$ 50,000             |                | \$ 50,000             | Maximum of 1/3 total project cost up to \$50,000. No GST is applicable to voluntary labour.                                    |
| <b>Donated materials</b>                         | 0                     | 0              | 0                     | No limit but cannot exceed the sum of applicant cash and LGA contribution. No GST is applicable to donated materials.          |
| <b>Other State or Federal Govt contributions</b> | \$ 969,000            | \$ 96,900      | \$ 1,065,900          | e.g. Lotterywest, Development Commissions, Area Consultative Committee (Comm.) etc. (*see below)                               |
| <b>Other</b>                                     | 0                     | 0              | 0                     | Eg. Loans, Sponsorship (* see below)   |
| <b>CSRFF Grant Requested</b>                     | \$1,272,000           | \$ 127,200     | \$ 1,399,200          | Cannot exceed 1/3 of the Total Project Cost <u>exclusive</u> of GST (excluding Special Assistance Areas). Refer to Guidelines. |
| <b>TOTAL PROJECT COST</b>                        | \$ 4,386,000          | \$ 433,600     | \$ 4,819,600          | THIS SHOULD BE THE CURRENT ESTIMATED COST OF THE PROJECT PLUS EXPECTED COST ESCALATION   |

- Written evidence of other confirmed funding sources must be provided. If funding is from a local government authority, copy of relevant council minutes is required.

Contact has been made with all funding agencies and applications will be progressed ASAP. Limited time and staff resources has not allowed for this to occur pre CSRFF application submission.

Please itemise the components of your project in the table below, indicating their cost and which quote or part of quote was used to estimate this. Quantity Surveyor costs will be accepted however the responsibility lies with the applicant to ensure the validity of the information. A contingency allowance is considered an acceptable component

| Project Component  | Cost                   | Quote Used                            |
|--|------------------------|---------------------------------------|
| <b>Stage 1</b>   |                        |                                       |
| Architectural design                                       | \$ 120,000             | Refer Master Plan QS Costings         |
| Preliminary works  | \$ 30,000              | Refer Master Plan QS Costings         |
| Sewerage connection  | \$ 12,000              | Refer Master Plan QS Costings         |
| Oval realignment including lighting and reticulation       | \$ 300,000             | Refer Master Plan QS Costings         |
| Upgrade power supplies                                     | \$ 21,000              | Refer Master Plan QS Costings         |
| Extend Hockey club rooms                                   | \$ 120,000             | Refer Master Plan QS Costings         |
| Remove trotting track                                      | \$ 42,000              | Refer Master Plan QS Costings         |
| <b>Stage 2</b>   |                        |                                       |
| Construct shared club facilities                           | \$1,800,000            | Refer Master Plan QS Costings         |
| Construct new netball courts                               | \$ 48,000              | Refer Master Plan QS Costings         |
| Construct car parking and access ways                      | \$ 48,000              | Refer Master Plan QS Costings         |
| Install synthetic bowling green                            | \$ 300,000             | Refer Master Plan QS Costings         |
| Install site drainage                                      | \$ 90,000              | Refer Master Plan QS Costings         |
| Install cricket pitch and practice nets                    | \$ 36,000              | Refer Master Plan QS Costings         |
| Landscaping  | \$ 42,000              | Refer Master Plan QS Costings         |
| Demolish buildings and structures                          | \$ 33,000              | Refer Master Plan QS Costings         |
| Entry and internal roads                                   | \$ 45,000              | Refer Master Plan QS Costings         |
| Install pathways   | \$ 21,000              | Refer Master Plan QS Costings         |
| Install new grass hockey field                             | \$ 102,000             | Refer Master Plan QS Costings         |
| Contingencies  | \$ 300,000             | Refer Master Plan QS Costings         |
| <b>Stage 3</b>   |                        |                                       |
| Construct tennis courts                                    | \$ 306,000             | Refer Master Plan QS Costings         |
| Demolish bowling club and greens                           | \$ 24,000              | Refer Master Plan QS Costings         |
| Landscaping  | \$ 42,000              | Refer Master Plan QS Costings         |
| Parking  | \$ 30,000              | Refer Master Plan QS Costings         |
| <b>Stage 4</b>   |                        |                                       |
| Synthetic hockey field (subject to a feasibility analysis) | \$ 384,000             | Refer Master Plan QS Costings         |
| Swimming pool design                                       | \$ 60,000              | Refer Master Plan QS Costings         |
| Review master plan   | \$ 21,000              | Refer Master Plan QS Costings         |
| <b>Sub Total</b>   |                        |                                       |
| Cost Escalation  |                        | (Include Reasoning / percentage used) |
| <b>TOTAL PROJECT COST</b>                                  | <b>\$ 4,819,600.00</b> | <b>Inc escalations and GST</b>        |

## SOURCE OF FUNDS

Applicants are expected to secure commitments and provide evidence for the balance of funds to meet the total cost of their project at the time of application. If these cannot be demonstrated it is unlikely that a grant will be approved.

| Source                       | Confirmed (ex GST) | Anticipated (ex GST)     |
|------------------------------|--------------------|--------------------------|
| Cash at bank (for project)   | \$                 | \$                       |
| Commercial loans             | \$                 | \$                       |
| Name of Lender and Guarantor |                    |                          |
| Local government grant       | \$800,000          | \$                       |
| Local government loan        | \$1,000,000        | \$                       |
| Other State/Federal Grant    | \$                 | \$ 969,000               |
| Details:                     |                    |                          |
| Other                        | \$50,000 (In-kind) | \$295,000 (Sale of Land) |
| Provide details:             |                    |                          |
| Total funds available        | \$1,850,000        | \$1,264,000              |

## PRIVACY STATEMENT AND STATEMENT OF DISCLOSURE

The applicant acknowledges and agrees that this application and information regarding it is subject to the *Freedom of Information Act 1992* and that the Grantor may publicly disclose information in relation to this application, including its terms and the details of the Organisation.

All information provided on this form and gathered throughout the assessment process will be stored on a database that will only be accessed by authorised departmental personnel and is subject to privacy restrictions.

## DECLARATION BY APPLICANT

I, the undersigned, certify that I have been authorised to submit this application and that the information contained herein and attached is to the best of my knowledge true and correct.

|  |                     |
|--|---------------------|
| Name: Ray Hooper                       |                     |
| Position held: Chief Executive Officer | Signature           |
| This 31th                              | day of October 2008 |



## Part 2 – all applicants must complete

### PLANNING

1. When did you complete your needs assessment? (This is a formal analysis)  
How has the need for your project been identified and assessed?

Please refer to the Master Plan page 28.

2. What specific community needs will be satisfied by the project and how have these needs been identified?

Please refer to the Master Plan page 28.

3. a. What alternatives were considered and why were they rejected?  
b. Did you consider sharing with another group? (Please detail).

Please refer to the Master Plan page 28.

4. How does your project fit into your:  
a. Club's strategic plan or development plan?  
b. State Sporting Association's strategic or development plan?

Please refer to the Master Plan page 9.

5. How does your project fit into your:  
a. local authority's strategic or development plan?  
b. regional sporting and recreation facilities plan?

Please refer to the Master Plan page 9.

6. Have you undertaken a feasibility study? (must be included with Forward Planning applications).  
Please attach a copy with this application. If not, how have you assessed the feasibility of your project?

Attached.

7. What impact is your project likely to have on other facilities and services in your local and regional area? Is the need or a part of the need that you have identified already being catered for?

Please refer to the Master Plan page 77.

8. If you are building a new facility or a major extension of an existing facility, is your facility:
  - multi-purpose (i.e. caters for a variety of activities at one time)
  - centrally located within the catchment area
  - serving more than one LGA(if not please detail reason/s)

If located in the metropolitan area or in a major regional centre, applicants should also consider access to public transport routes.

Site and locality maps to be included with all applications outlining where the proposed facility is located in relation to other sport and recreation infrastructure (where applicable).

Please refer to the Master Plan page 2 and throughout the document.

9. Describe the consultation process undertaken for the project. For example, have you:
- invited public submissions;
  - conducted a survey;
  - coordinated a public meeting;
  - held forums with key groups;
  - nominated a community representative onto the project team; and/or
  - other, please detail.

Please refer to the Master Plan page 19.

10. How will this project increase physical activity and participation in sport and recreation?

Please refer to the Master Plan page 2 – Executive Summary.

## **MANAGEMENT**

11. Have you developed a management plan for your facility? (Mandatory for grants over \$100,000)  
Please attach a copy with this application.

Please refer to the Master Plan page 42.

12. How have you catered for management needs in your design? Consider access, usage and supervision.

Please refer to the Master Plan page 42.

13. Was an experienced facility manager, builder or technical expert involved in planning the design of your project? Please outline their experience.

Please refer to the Master Plan page 42.

14. If you propose to share a facility, have other groups been asked what features they need?  
List these needs and describe how will they be accommodated, either through your project's location, design or the way in which it will be managed?

Please refer to the Master Plan page 42.

15. Have you considered:
- child care facilities;
  - access for low income earners;
  - access for the disabled;
  - access for seniors; and
  - access on a casual and short-term basis.

Please attach a copy of the proposed fee structure.

Please refer to the Master Plan page 36.

## DESIGN

16. Have you written a design brief for your project? ☒ Yes ☐ No

If yes, please respond to the following points:

- Describe the process used to obtain an estimate of construction cost.
- An estimate from a qualified consultant in the building industry (e.g. architect, quantity surveyor, builder, engineer, etc.) must be provided with your application.
- Is your facility multi-purpose (i.e. caters for a variety of activities at one time)?

Please refer to the Master Plan page 36 - 40.

17. What design features will allow your facility to meet changing needs over time?  
(Is your current proposal likely to limit any future development on your site?)

Please refer to the Master Plan page 36 - 40.

18. How have you determined the most appropriate technical specification for the equipment and systems for your facility (i.e. filtration, lighting, water heating, air quality). Do they meet Australian Design Standards for your sport or recreation needs? This will be an assessment factor.

Please refer to DSR's Asset Management Guide on the website for a list of common standards and **note that projects that do not meet Australian Design Standards are ineligible for funding.**

Please refer to the Master Plan page 36 - 40.

19. What energy and water efficient products or design considerations will be included in your facility or project? (e.g. solar hot water, natural light, geothermal, recycling etc.).

Please refer to the Master Plan page 36 - 40.

## FINANCIAL VIABILITY

20. Have you applied a Life Cycle Cost Analysis to your project? **This is mandatory for projects that have a total project cost over \$300,000.**

Please refer to the Master Plan page 36 - 40.

21. Is your organisation able to meet the ongoing operating costs of your project (e.g. wages, power)? For Annual Grant applications please attach a projected income and expenditure statement for the first year of operation, detailing operating costs, and user fees.

Please refer to the Master Plan page 42.

22. Who will be responsible for any operational deficit and how will it be funded?

Please refer to the Master Plan page 42.

23. Will an Asset Replacement Fund be created to ensure the ongoing maintenance of the facility and if so, how have you determined the required annual contributions? Where the facility is owned by an LGA, how will the funds be accounted for and what agreement exists with the council?

Please refer to the Master Plan page 42.

## PROJECT DELIVERY

24. Please indicate key milestones of your project. The key milestones need to be realistic and demonstrate that the project can be delivered in the timeframe.

| Task                          | Date     |
|-------------------------------|----------|
| Council approvals             | In place |
| Preparation of tender/quotes  | 2009/10  |
| Issuing of tender             | 2009/10  |
| Site works commence           | 2009/10  |
| Construction starts           | 2010/11  |
| Project 50% complete          | 2010/11  |
| Project completed             | 2011/12  |
| Hand over – final inspections | 2011/12  |
| Grant acquitted               | 2012     |

25. Are there any operational constraints that would impact on the construction phase of your project? (such as your sporting season or major annual event, i.e. if your sport is a winter sport, when will the project commence to ensure that inclement weather does not hinder progress) – provide details.

Arrangements are in place for football/ cricket to play at alternative venues to allow for the oval relocation in 2009/10. Where possible works will be programmed to minimise disruption.

Old netball courts can be used until the new ones are operational.

Existing pavilion/ kitchen will only be demolished when the construction of the shared clubrooms reached this area. Meals etc can be served from the bowling club.

## GST

Grant payments are payable to the applicant/grantee only. This may have taxation implications for grantees. If grantees wish specific advice relating to their grant, this can be obtained from the Australian Taxation Office (ATO). Please note depending upon the value of the project and/or grant, the ATO may require an organisation be registered for GST.

If the applicant is registered for GST, the grant is grossed up with the GST amount.

## LODGEMENT OF YOUR APPLICATION

- Applications should be stapled or clipped at the top left-hand corner. **Please do not bind.**
- It is recommended that you photocopy your completed application form, including attachments for your own records and future audit purposes.
- All attachments and supporting documentation (see next section) should be clearly identified and securely attached to the application form.

The following documentation **must** be included with your application. Applicants may wish to supply additional RELEVANT information.

### Grants \$2,500–\$100,000 (where the total project cost is \$300,000 or less):

- ☐ Application form (Parts 1 and 2 including responses to questions 1- 25).
- ☐ Incorporation Certificate.
- ☐ Two written quotes. Quantity Surveyor costs will be accepted, however the responsibility lies with the applicant to ensure the validity of the information. DSR accepts no responsibility for cost variations to projects that were provided a grant based on submitted Quantity Surveyor costs.
- ☐ If your project involves the upgrade of an existing facility, include photograph/s of this facility.
- ☐ Locality map, site map and building plans (in relevant constructions projects), including where the proposed facility is located in relation to other sport and recreation infrastructure.
- ☐ Income and expenditure statements for the current and next financial years. (LGAs exempted).
- ☐ Written confirmation of financial commitments from other sources including copies of council minutes.
- ☐ For resurfacing projects, a written guarantee from the supplier of the product that clearly identifies the product's life expectancy.
- ☐ Itemised project cost for components and identified on the relevant quote for each (including cost escalation).

### Grants \$100,001–\$1.8 million (where the total project cost exceeds \$300,000):

All of the above and:

- ☒ Needs assessment
- ☒ Management plan
- ☒ Locality map, site map and building plans (in relevant constructions projects) in AutoCad or similar format with an additional electronic version
- ☒ Feasibility study
- ☒ Concept design
- ☒ Life Cycle Cost Analysis (for grants with a total project cost of over \$300,000).

### Your application will be considered not eligible, if:

- You have not discussed your project with the Department of Sport and Recreation and your State Sporting Association.
- You do not meet the eligibility criteria for the grant category to which you are applying.
- You have not included with your application all the relevant required supporting documentation. There is no onus on Department staff to pursue missing documentation.
- Applicants/projects that have received a CSRFF grant in the past and have not satisfactorily acquitted that grant. In some cases this may apply to localities where other significant projects have not been progressed or have not completed a previous project in accordance with the conditions of the grant provided. An assessment will be made in November and if no physical progress has occurred, new applications may not be recommended.
- It is not on the 2009/10 CSRFF application form.
- The project for which application is made is specifically excluded from receiving CSRFF support.

## PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please attach copies of council minutes relevant to the project approval.

|  |
|--|
| <b>Name of Local Government Authority:</b> Shire of York |
| <b>Name of Applicant:</b> Shire of York                  |

Note: The applicant's name cannot be changed once the application is lodged at DSR.

### Section A

The CSRFF principles have been considered and the following assessment is provided:  
(Please include below your assessment of how the applicant has addressed the following criteria)

|   | Satisfactory                        | Unsatisfactory           | Not relevant             |
|---|-------------------------------------|--------------------------|--------------------------|
| Project justification                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Planned approach                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Community input                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Management planning                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Access and opportunity                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Design                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Financial viability                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Co-ordination                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Potential to increase Physical activity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sustainability                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### Section B (Must be completed)

LGA – priority ranking of this project: 1

Priority number 1 of 1 applications received

Is this project consistent with the: ☒ Local Plan ☐ Regional Plan ☐ State Plan

Have all planning and building approvals been given for this project: ☐ Yes ☒ No

If no, what approvals are still outstanding? Not required. Council asset.

**Project Rating** (Please tick the most appropriate box to describe the project)

- |   |  |                                     |
|---|--|-------------------------------------|
| A | Well planned and needed by municipality        | <input checked="" type="checkbox"/> |
| B | Well planned and needed by applicant           | <input type="checkbox"/>            |
| C | Needed by municipality, more planning required | <input type="checkbox"/>            |
| D | Needed by applicant, more planning required    | <input type="checkbox"/>            |
| E | Idea has merit, more planning work needed      | <input type="checkbox"/>            |
| F | Not recommended                                | <input type="checkbox"/>            |

**LGA comments:**

The York Shire Council offers strong support for and commitment to this staged project to co-locate the majority of sport and recreation activities in York to Forrest Oval and to provide better quality venues and surfaces for sports use into the future.

Sport is a recognised social cohesion factor and the resource sharing components of the development encourage interaction and co-operation at a central location.

The financial position of the Shire of York is extremely sound and the funding commitment required is available within the Plan for the Future.

York continues to grow and develop with population projections well in excess of those generally applying across the Wheatbelt and these sport and recreation facilities will support this growth.

The York Shire Council commences this application for funding to meet current and projected needs.

Signed Ray Hooper

Position CEO

Date 31 October 08

Applications for CSRFF funding must be submitted to the Department of Sport and Recreation by **4pm on the last working day in October**. Late applications cannot be accepted in any circumstances.







## **SHIRE OF YORK**

### ***Forrest Oval Redevelopment***

#### **PROJECT PROPOSAL**

In the interests of sustainable, planned and managed development for the growth of York Shire there is a need to rationalise land ownership and to consolidate the majority of sports facilities at a single site to support resource sharing and collaborative effort.

The preparation of a Draft Sport & Recreation Master Plan for York is the commencement of a process of both upgrading facilities and asset preservation to underpin the attractiveness of Western Australia's oldest inland town and the sustainability of the local government area.

The Master Plan and the staged redevelopment outlined in this report provide a guide to the future through realistic and achievable objectives and timeframes to meet current and future sport and recreation needs.

## **Background**

The townsite of York was founded in 1831 and as Western Australia's oldest inland town it holds a special place in the heritage and historical values of the community and the state.

Located on the original routes to the Goldfields and the Eastern Wheatbelt and being placed on the metropolitan boundary York has direct transport links to the north, south, east and west through the state road network. This transport network places York in an ideal location for regional events and sport at the regional and subregional levels would be supported in the townsite if adequate and proper facilities are provided.

The major sports participated in by the residents are football, hockey, bowls, netball, cricket, basketball, golf and equestrian activities and the first six will be catered for at Forrest Oval through this project.

The existing facilities at the site comprise a bowling club with 2 grass greens, a football oval, cricket pitch on the oval and practice nets, grass hockey field, an indoor facility for netball, basketball and badminton, kitchen and meal area, bar, gymnasium, trotting track and associated facilities, agricultural society sheds and structures, skate-park, community radio station and parking areas.

The last major upgrade of facilities was approximately 30 years ago for the indoor courts and while a high level of planning and fundraising has occurred since no construction has taken place.

## **Current Status**

The decision by Racing and Wagering WA in 2008 to cease trotting and pacing in York and to transfer all events to Northam has provided an opportunity to redevelop the area to cater for other sports other than those traditionally associated with Forrest Oval and particularly the tennis facilities.

The state government funded sewerage infill programme for the Glebe and Western Precincts will allow for more dense residential development in these localities and provides an opportunity to move the tennis facilities from Glebe to Forrest Oval.

The decision by the York Bowling Club to be part of the overall combined redevelopment provides a further opportunity for consolidation and the prevention of duplication and increases the shared services format proposed.

The York Hockey Club has a very strong membership and a new field is required to meet demand. While the ideal may be for a synthetic hockey oval the concept plan is for a further grass area with synthetic being a long term objective.

The York Tennis Club currently has 8 grass courts maintained by the club and provision has been made for 6 synthetic surface courts to meet projected needs plus 2 hard surface dual use courts.

The refurbishment of the swimming pool pumps and other services in 2008/09 indicates the existing facilities have a further 5 – 15 years of life before relocation or replacement is needed.

The newly equipped gymnasium is well utilised by the public however a more accessible and larger space is required to meet demand.

Junior netball was extremely successful in 2008 and numbers are expected to increase significantly if better courts are provided. The existing outdoor courts are very sub-standard.

Basketball is also undergoing a resurgence in York.

### **Development in York**

While the Draft Master Plan utilises Australian Bureau of Statistics and Department of Planning and Infrastructure population data the validity of this is questioned as it does not make sense from a local perspective. For instance the ABS census night data shows that there were 297 vacant houses in York and this was not and is not the case.

Shire of York population assessments are for 3400 plus current residents and this is projected to increase to 5500 plus by 2015 and in the long term to 15,000 by 2030 onwards.

Over the past four (4) years there have been a minimum of 50 new residences per annum and programmed sub-division will create a further 400 lots over the next three (3) years.

These major developments will be at Grassvale (south of York), Balladong Farm, Glebe and the Western Precincts when the sewer is connected in 2009 and development in the Panmure, Equine and North West Residential Precincts.

In addition high volume employment opportunities will be created through the construction of 72 additional accommodation units at Settlers House, 15 new accommodation units and the re-opening of the York Hotel, construction of a 65 person aged care facility on Balladong Road and the proposed export lamb abattoir on Top Beverley Road. Direct new employment for the projects to be completed in 2009 is calculated at 90 persons with further indirect employment. The lamb abattoir will require 100 full time staff.

Since York's grain receival facility has been designated as a primary site the storage capacity has trebled in 2008 with a fast load railway system at an investment of \$19.6 million by CBH.

The Local Planning Strategy incorporates a large scale industrial land development which is expected to come on line in 2011.

On all population projections available a minimum growth rate of 2% is expected and the Shire of York contends that for at least the next five years this will be closer to 4.8%.

### **Development Capacity**

The planned redevelopment of the Forrest Oval Complex is designed to incorporate the following:

1. **Shared Club Rooms** – The Building will incorporate change rooms, kitchen, bar, dining/meeting area, toilets, gymnasium, offices, storage area, family facilities and viewing areas. A playground will be adjacent to the building and parking will be available in close proximity and be accessed from Barker St.
2. **Oval** – The oval will be re-aligned on a more north – south axis and be relocated further east than the current oval. The oval will incorporate a cricket pitch and practice nets and appropriate lighting to at least training standard will be installed.
3. **Hockey** – Provision has been made for a new grassed hockey field parallel to Henrietta Street and longer term allowance has been made for a synthetic surface hockey pitch if justified on a regional basis. The first stage of the planned development provides for change rooms and toilets to be added to the existing club rooms.

4. **Bowls** – The plan is for a synthetic bowling green to be installed to replace the two existing greens and this may be a 14 or 16 rink facility. This development is programmed for stage 2 and the existing club will be demolished in stage 3. There may be an opportunity to utilise this building for an extended period for community use if the land is not immediately required.
5. **Netball** – The existing substandard courts will be relocated to the east of the existing stadium and two dual use plexipave courts will be installed.
6. **Tennis** – The plan provides for six synthetic surface tennis courts to be positioned adjacent to the netball courts which will be dual marked for tennis use.
7. **Fitness** – The gymnasium will be relocated to the new shared club rooms to make it more accessible for users and to cater for a greater range of equipment.
8. **Skate Park** – This youth facility is proposed to be relocated to the area adjacent to the Scout Hall and the current swimming pool site to provide better access for young people. The existing skate area may remain in place until the land is needed for redevelopment.
9. **Family Facilities** – A playground has been designed into the facilities and a family area will be considered in the shared club rooms to allow parents greater participation in sport and recreation facilities. There may be an opportunity to incorporate the toy library and occasional care facilities into the components to maximise site use.
10. **Car Parking** – It is proposed that car parking will still be available around the oval with an appropriate area of sealed and marked parking bays in close proximity to the multi-use buildings and areas.
11. **Landscaping** – This will be a progressive project over the life of the development to provide a pleasant setting and outlook to complement the overall development.
12. **Removal of Existing Facilities** – To allow the project to proceed within the designated timeframe all buildings, structures and services (including the trotting track) associated with pacing will need to be removed. There are proposals for training facilities for the York Trotting Club to be constructed at the York Racecourse.  
The existing York Agricultural Society buildings and structures and services will need to be demolished or re-located as the current location severely restricts development.  
The pavilion will need to be demolished to make way for the new shared club rooms.  
Fencing and trees on the western side of the oval will need to be removed.  
Leach drains on the south side of the oval will need to be removed to allow for the re-alignment of the oval.  
Other minor structures such as cricket practice nets, barbeques, etc will also be removed as development is programmed.
13. **Services** – Studies will be undertaken to ensure that adequate power, water and telecommunication services are available and in place as each stage of the development occurs.
14. **Drainage** – Development plans will be prepared for disposal of surface water from the site and where possible to capture and re-use water generated from buildings and hardstand areas.
15. **South Street Access** – In the medium to long term this entry will be restricted to pedestrian access with all vehicle entry from Barker Street. This will allow the existing South St car park to remain in use for sporting and community events.

The concept plan provides for a realistic and sustainable development as a multi-use sports centre to meet the current and projected needs for York.

There will be a need to modify the design and amend the staging as the project develops however the outline plan provides a good guide for the project management and meets the objective of providing a high quality shared facility.

### **Financial Capacity**

The Shire of York has the following funds available or programmed through the 2008/09 budget and the Plan for the Future within a balanced budget context.

#### **2008/09**

Operating Funds – Project Definition \$ 40,000

Capital – Commencement of Oval Relocation \$ 40,000

\*All operating costs for existing sport and recreation facilities are included within the budget.

**\$ 80,000**

#### **2009/10**

Shire of York – Transfer from Recreation Reserve \$ 200,000

Shire of York – Transfer from Land and Infrastructure Reserve \$ 200,000

Shire of York – Loan Funds \$ 1,000,000

\*All operating costs for existing sport and recreation facilities are included within the budget.

**\$1,400,000**

#### **2010/11**

Shire of York – Transfer from Recreation Reserve \$ 100,000

Shire of York – Proceeds from Land Sales \$ 300,000

\*All operating costs for existing sport and recreation facilities are included within the budget.

**\$ 400,000**

#### **TOTAL**

**\$1,880,000**

The total allocation over 2009/10 and 2010/11 is \$1,880,000 which comprises 45.91% of the estimated cost of stages 1, 2 & 3 indicating a high level of affordability.

The cost estimates used and the levels of in-kind support are based on conservative figures and reductions may be possible in the overall costs.

The Shire of York is in a very strong financial position to raise loan funds as required and the interest levels through Treasury are low at present for 10 – 20 year loans.

In all calculations no changes have been made to the recurrent operating costs incorporated into the budget and Plan for the Future as these costs are expected to remain in place.

Individual clubs may achieve significant savings on their current operating costs as synthetic and other surfaces are introduced and this will apply particularly to bowls and tennis.

### **Water Supplies**

The grassed areas of the Forrest Oval redevelopment will utilise captured, subsurface and recycled water to remove the dependency on scheme water.

This will be achieved through the implementation of a Water Management Plan (to be completed by June 30, 2009), a proposed quadrupling of the sewerage ponds holding area to cater for the infill programme, development of a bore in the old Avon River paleo channel, water capture from the new buildings and the existing town dam which will receive further inflows from development in the Western Precinct.

### **Ongoing Operating Costs**

These will be met by the Shire of York through normal budgeting processes and they are not expected to increase significantly from the current levels.

### **Complex Management**

This will need to be developed and resolved through a management process involving all stakeholders to determine annual lease fees (if applicable to individual clubs), distribution of bar proceeds and hire fees for the facilities, determination of use rights, conflict resolution, insurance, hirer's responsibilities and other matters associated with a resource sharing facility.

It is suggested that the Shire of York may need to be the complex managers for the first three or four years until stages 1, 2 & 3 are completed and bedded in when a community based management committee could be put in place.

Consideration will need to be given to replacement costs and periodic maintenance such as repainting in addition to annual operating costs as funds must be put into reserve funds to meet future demand through a planned and managed financial process.

While buildings may have a replacement life of 50 – 100 years they will require painting, carpets, plumbing etc every 7 – 15 years. Hardstand and synthetic surfaces also have a finite life of 10 – 18 years when resurfacing is required.

Reserve funds based on 2 – 3 % of the capital cost of the buildings and 7 – 10 % of the capital cost of hardstand and synthetic surfaces could be utilised to address future needs.

Large scale maintenance costs of 1 – 2 % of buildings could be factored into operating costs to be transferred to a cash backed reserve account annually.

### **Timeframe**

A timeframe of 1 -3 years for the first three stage of the project is considered realistic and achievable subject to funding arrangements at the federal and state levels.

Within the 2009/10 – 2011/12 timeframe there will be some disruptions to local sports for both training and fixtures and away games may need to be played for an extended period.

The staging of construction and development is intended to minimise the impact and the programmed works can be amended if required.

## **Community Benefit**

There is no doubt that sport and recreation are a large part of the social fabric of rural communities and high quality facilities will encourage use.

Community health and well-being is also strengthened by having quality and accessible recreation facilities in shared surroundings where there is the opportunity for interaction and socialising.

The current dispersion of facilities and the independency of the clubs and organisations is not considered sustainable in the mid to long term and this proposed resource sharing facility will support club viability.

## **Conclusion**

The project as outlined in this report and in the Sport and Recreation Master Plan is something that York needs and deserves and just as importantly it is within the resources of the community and the government to achieve it.

It is recommended that the following actions be undertaken:

1. Receive the draft Sport and Recreation Master Plan.
2. Advertise the draft Sport and Recreation Master Plan for public comment for a period of 42 days.
3. Apply to the Department of Sport and Recreation for CSRFF funding based on the staging and financial levels contained in this report.
4. Liaise with clubs and organisations for the removal of buildings, structures and services which are not to be utilised in the development plan.
5. Liaise with clubs and organisations in relation to any transfer or relocation of sports in the construction phases.
6. Instigate a process to review the Sport and Recreation Master Plan at least annually.
7. Liaise with the Water Corporation for the preparation and implementation of a Water Management Plan by the 30<sup>th</sup> June, 2009.
8. Commence grant applications for other funding eg. federal government, Royalties for Regions, water grants, Lotterywest to ensure that they are available in the designated timeframes.

RAY HOOPER  
CHIEF EXECUTIVE OFFICER  
051108





### 9.3 Finance Reports - Nil



#### 9.4 Confidential Reports - Nil



## 9.5 Late Reports - Nil



**10. NEXT MEETING**

*The next Ordinary Meeting of Council will be held on November 24, 2008, commencing at 3.00pm in the Lesser Hall, York.*

**11. CLOSURE**

There being no further business Cr Hooper declared the meeting closed at 10.51am.