

1. EXECUTIVE SUMMARY

WA Planning and Logistics Pty Ltd provides the following report on behalf of the Geraldton Sporting Aboriginal Corporation (GSAC) for the purpose of lodging a development application upon 15 Simpson Street, Geraldton. The proposal seeks the approval of a 'recreation-private' land use that would involve:

- **Indoor sports (including roller sports, cricket, soccer, netball, basketball);**
- **Youth activities & cultural events;**
- **Associated office and canteen/retail facilities.**

The proposed activities (i.e. private recreation with associated office and minor canteen facilities) will not be dissimilar to land uses previously undertaken from this site when the Geraldton Rollerdom and Church youth groups operated.

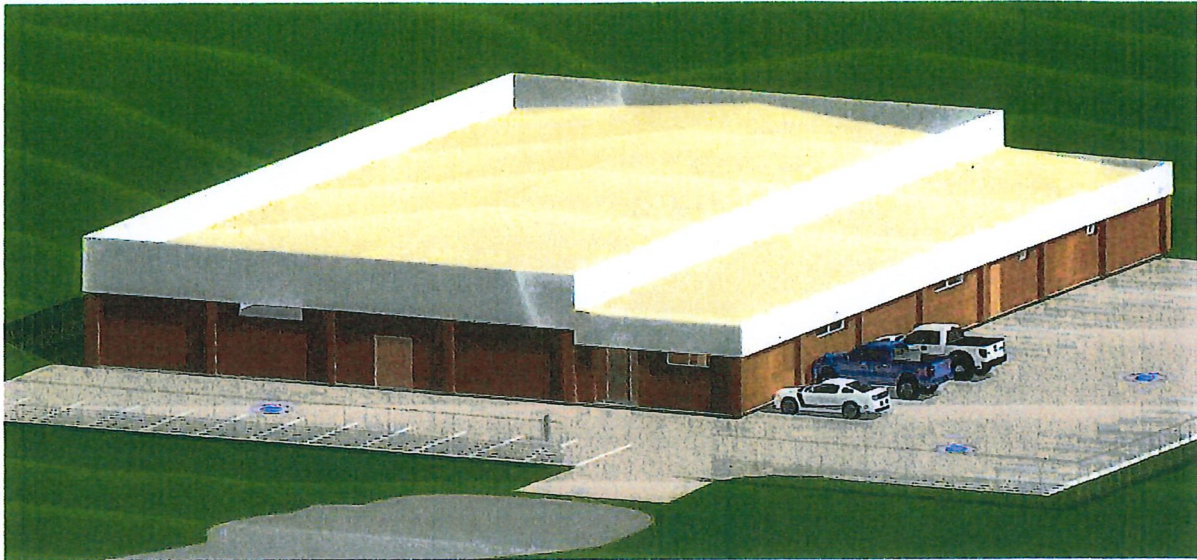
This report outlines the key features of the proposal as well as demonstrating how the proposal will be managed from day to day.

The proposed development is considered a highly desirable outcome both from the sense of re-activating the site which has long been associated with 'recreation-private' activities of this type and also catering for a community need.

The vision of the site is for active engagement and participation to bring the community together.

This is also a smoke and alcohol-free venue.

Figure 1: Concept drawing of site



2. LOCATION

The subject property is 15 (Lot 31 on Deposited Plan 59081) Simpson Street, Beresford. The 3,299m² property is located at the southern end of the Simpson Street cul-de-sac.

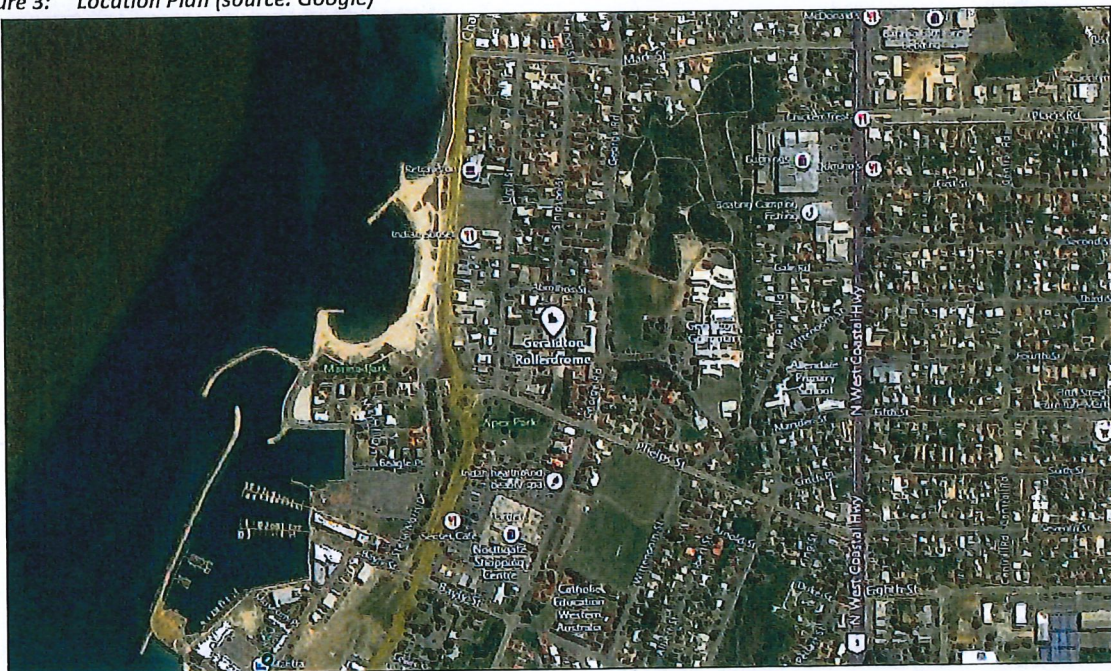
The landowner is Wonthella Sands & Building Supplies Pty Ltd.

The applicant is Geraldton Sporting Aboriginal Corporation (GSAC).

Figure 2: Aerial Plan (source: Landgate)



Figure 3: Location Plan (source: Google)



3. EXISTING DEVELOPMENT

The RollerDrome site has served Geraldton, and been used for, 'private-recreation' activities for several decades and is fondly remembered by generations of Geraldton residents.

Figure 4: 1981 Geraldton Sunshine Festival Programme extracts (source: Geraldton Regional Library)

SATURDAY 29TH AUGUST

1.15 p.m. - THE COLONEL'S SUNSHINE BIKINI RACE
Venue - Cathedral Ave between Chapman Road and Maitland St. \$400 in prizes.

1.30 p.m. - FESTIVAL GRAND PARADE
Venue - Marine Terrace to Cathedral Avenue.
\$1000 in prizes. Parade ends at Maitland Park. Sponsored by Kentucky Fried Chicken, Panorama Homes, Gton Badminton Assoc, Commonwealth Bank and Harry Starts.

3.00 p.m. - TOWN BAND CONCERT - Maitland Park

3.45 p.m. - FLOAT PRESENTATION - Maitland Park
Prize giving for best floats.

4.00 p.m. - VARIETY AND ENTERTAINMENT
Venue - Maitland Park.
Bands, Artists, Gymnastics, Karate and Puppets, etc.

7.30 p.m. - ROLLER BALL
Venue - Gton Rollerdoms, Simpson St. An alternative to the Festival Ball for the kids.

SUNSHINE DUPLICATE BRIDGE PLAYERS
Venue - Community Health Centre, Shenton St.

FESTIVAL SPEEDWAY
Venue - Moonyoonooka Speedway.

8.00 p.m. - FESTIVAL BALL
Venue - Geraldton Entertainment Centre.
Geraldton's Ball of the Year. The Premier Sir Charles Court officially opens the Sunshine Festival and crowns the 1981 Festival Queen and Charley Queen. Entertainment by 'Haystack', Chris Haviland and The Dango Studio.

BUSH DANCE/FOLK CONCERT - Yacht Club Hall Marine Terrace.

'Join the Roller Crays' at

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The site contains the Rollerdom building which includes the main room and associated toilets, offices and canteen area and the surrounding, supporting car park area.

The site has previously been used for 'recreation-private' land uses, i.e. activities open to the public for both ticketed/payment entry and free-to-the-public events of an indoor sporting and organised youth event nature.

This application is proposing to continue this legacy and cater for a community demand for this form of activity.

The building has male (2 water closets, 1 urinal and 1 sink) and female (3 water closets and 2 sinks) and disabled (including shower) toilet facilities.

Figure 5: Site Plan

4. PROPOSED DEVELOPMENT

This proposal seeks to recommence the 'private-recreation' land use upon the site.

This proposal would not cause impact to the built form of the area or outlook of other properties as it does not require additional external building works. The works proposed would be internal only to ensure the building is capable of serving the required needs.

This 'recreation-private' application is made up of 3 aspects:

- Indoor sports (including roller sports, cricket, soccer, netball, basketball);
- Youth activities & cultural events;
- Associated office and canteen/retail facilities

A full copy of the development plans (including site and floor plans) have been included as a separate attachment.

4.1 Indoor sports (including roller sports, cricket, soccer, netball, basketball)

The proposal seeks to reactivate the building with indoor sporting activities.

This would primarily involve removal of the stage and carpet from the main room that were introduced when the building ceased being used for roller skating and was instead used for youth group and organised cultural and church events.

The applicant is the GSAC who have been operating successfully for 3 years however are now constrained by the lack of a suitable multipurpose centre.

The Geraldton community is currently without an indoor cricket, futsal, and roller sports facility to play or train, and many other sports are finding there is a lack of indoor venues due to demand.

There is also a lack of indoor sporting facilities in Geraldton particularly for disabled sporting participants. The current indoor basketball centre has just been resurfaced and wheelchairs are not allowed on the new surface. Disabled athletes, both Aboriginal and non-Aboriginal, have no other local options.

The lack of indoor sporting facilities, particularly during Covid-19 pandemic, has meant that many participants are not playing and competing in sports, which for some has resulted in a detrimental impact on their physical and mental health.

Currently, the City of Greater Geraldton, Geraldton Regional Aboriginal Medical Service (GRAMS) and Police & Community Youth Centres (PCYC) youth programs cannot manage the number of participants on Thursday nights due to the lack of appropriate facilities. With demand exceeding available centre space, some young people are falling through the gaps and are unable to access these valuable programs.

The limited indoor facilities available in Geraldton are now booked out until at least 2022. This means no indoor netball, cricket, soccer, roller sports or wheelchair disabled sports.

The reactivation of the Geraldton Rollerdrome site will address this community need.

The primary role of the GSAC will be to provide for after-school activities catering for children running in the afternoons and early evenings (generally anticipated to be no later than 9.30pm).

However, the refurbishment of the facility will also enable other indoor sporting activities to resume that have been disrupted and no longer available to Geraldton's residents, for example the refurbishment of the Rollerdrome will enable an indoor cricket competition to be run on weekday evenings that would cater for a mixture of children/adults that would serve a community demand that has existed since the previous venue for indoor cricket in Geraldton closed.

Similarly, activities such as roller derby and roller hockey have suffered for lack of an available facility within the Geraldton area and members of these Geraldton clubs have had to travel to surrounding local governments to be able to train which is not a long-term means to sustain and grow their sports.

Figure 7: Open floor area to accommodate sporting uses



4.2 Youth activities & cultural events

Some planned events will be recreational in nature but not limited to team sporting events (including cultural events, yoga and health & wellbeing programs).

These will be organised events and supervised, with a focus on youthwork. This again represents a reactivation of the types of activities that occurred at this facility when it was both a Rollerdrone and subsequently used by the Sun City Christian Centre for youth activities.

Most cultural programs would run during weekdays within 8am-5pm in conjunction with the office with participation between 5-15 people. Events may attract up to 60-80 participants.

Youth activities are anticipated to be held after school on weekdays until 8pm and Friday and Saturday from 9am until 10pm.

These events are to be supported by Community Policing in order to engage with the local kids and families, this will also support with management of youth nights. GSAC, Streeties, MEEDAC and PCYC have all indicated their support and will assist with transport to and from youth nights and provide options at the end of the night i.e. lift home or lift to other programs such as midnight basketball.

4.3 *Associated office and canteen/retail facilities*

The existing office space would also be reactivated for weekday use between the hours of 8am-5pm.

The GSAC would relocate its offices into the Rollerdrone building, this will mean that 4 full-time staff member would be present, along with adults involved in organising events.

The GSAC would also have casual staff and volunteers (generally 2-4) making use of the offices and assisting in managing the facility at various times during the week.

Whilst not the primary focus the GSAC would also reactivate the existing canteen area as the activities get underway, however, this would involve only sale of pre-packaged food and drinks in the initial stage. The applicant is aware that upgrades may be required to the kitchen area to meet legislative food and health requirements should food preparation be considered to be undertaken on-site at a later stage, and would make the necessary enquiries to the City of Greater Geraldton's Health Department to discuss these compliance requirements.

5. ACCESS & PARKING

5.1 *Access*

The property contains an existing access point onto Simpson Street with an existing car parking area to the west and north of the building. The access points have clear sightlines and are safe and legible for all road users.

The traffic associated with the 'private-recreation' development would be smaller vehicles attending the events taking place in the building, traffic would not involve heavy vehicles such as trucks, with the only anticipated 'larger' vehicle potentially required to visit the site being a mini-bus that may be used to take children to the facility for organised events.

Figure 8: Existing crossover



5.2 Parking

The site has 47 car parking bays and 1 disabled car parking bay.

Schedule 5 of the Scheme lists the car parking requirement for the 'recreation-private' land use as being 1 per 4 patrons.

This would mean that 194 people could be in attendance at an organised event in the building and the onsite car parking requirement would be met.

It is not the intention of the applicant that events would exceed this requirement.

In most cases the events will be catering for youths who would not be driving to the facility and would be being picked-up/dropped off (potentially by mini-bus as part of City of Greater Geraldton, Geraldton Regional Aboriginal Medical Service (GRAMS) and Police & Community Youth Centres (PCYC) youth programs).

However, there may be occasions when the facility is used in the evenings by adults that would have greater car parking requirements, below are 2 scenarios that demonstrate that even at a maximum usage level the existing car parking would be able to cater for the demand.

Scenario A - Indoor Cricket Games

Indoor Cricket is played by teams of 6-8 players, this would make for 16 players in total, in the (considered unlikely) event that every player drove to the venue and there was no ride-sharing this would mean 16 car parking bays were required for players. Assuming that umpires and GSAC staff were also present it could then be assumed that 20 car parking bays were in use. During the period when one game may be concluding

and another about to commence another 16 players may arrive for the next game (and assuming again that every single one of these players arrived in a car each and nobody rideshared) this would mean that 36 car parking bays would be occupied. This would still leave 12 car parking bays unoccupied even during this busier changeover period, that would be able to cater for additional people should there be any spectators.

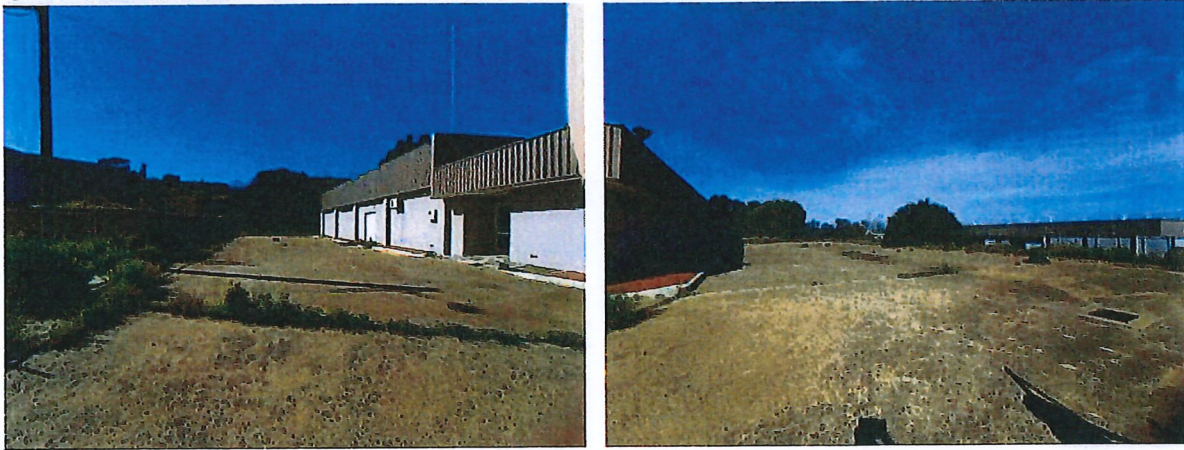
Scenario B - Roller Derby

Roller Derby is played by teams of up to 14-15 players (with 5 on track at each time).

Were roller derby training to be held at the facility, and in the event that every player drove to the venue and there was no ride-sharing this would mean 15 car parking bays were required for players. Assuming that twice that number again comprising spectators, coaches and GSAC staff were also present and all of these attendees had arrived in single occupant vehicles it can then be assumed that 30 car parking bays would be in use. This would still leave 18 car parking bays vacant should other people attend.

Roller derby matches that have been held against visiting teams which come from outside the Midwest have been played at larger venues such as the Geraldton Basketball Stadium and Dongara Recreation Centre.

Figure 9: Existing carparking



6. SERVICING

The proposed development would involve the refurbishment of the interior of the existing building and does not propose additional activities to those previously conducted on-site, hence no additional services or utility upgrades are proposed.

6.1 Water

The property is already serviced by the reticulated water scheme.

6.2 Drainage

Stormwater runoff is managed on-site.

6.3 Electricity

The property is already serviced by the reticulated power network. In time, should the development prove successful and funding opportunities arise for their purchase and installation the GSAC may look to take advantage of the existing large roof area and install solar panels to assist in reducing network power consumption and costs.

6.4 *Effluent*

The property is already serviced by the reticulated sewer network.

6.5 *Rubbish*

The site is currently serviced by a commercial rubbish disposal arrangement. This will continue for the disposal of any rubbish associated with the development.

6.6 *Fire*

A fire hydrant is located on the property's Simpson Street frontage. Internally there are fire extinguishers as well as a fire hose reel which is required to be inspected every 6 months given the size of the building. The building is also fitted with emergency lighting.

7. MANAGEMENT

This application does not propose new activities upon the site, rather it seeks to refurbish and reactivate the site for 'recreation-private' activities, which have long been associated with this property and building.

The facility would be open for organised events with representatives of the GSAC in attendance to oversee and manage the facility's operation. The facility would not be open to the public when supervision is not present. In the event of an issue arising that may give rise to complaint the GSAC will also be available for contact through displayed details.

GSAC staff will ensure that the site is maintained in a clean and orderly manner, and it is considered that refurbishment and reactivation of the building is preferable to it becoming neglected (with other examples of buildings in the inner Geraldton city area demonstrating that extended vacancy can lead to urban decay).

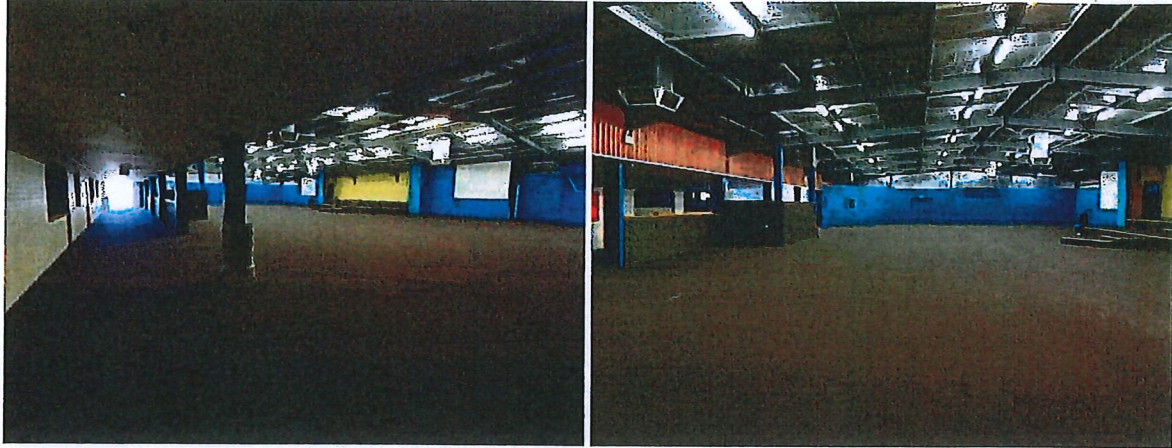
One of the features of the site that makes it ideal for this proposal is that it is fenced with one point of vehicle access. This enables under 18s to be supervised on leaving the premises, and also assist with partnerships with PCYC, GRAMS, MEEDAC and GSAC who have buses and staff to supervise young people getting home safely without being distracted along the way.

Existing car parking arrangements will be in place to cater for demand.

External lighting will be maintained to ensure that it does not cause light spill onto adjoining land, noting that the property is bordered by commercial premises to the south and west and the property to the east is set at a significantly higher floor level to the Geraldton Rollerdom site.

The site was previously developed to cater for 'recreation-private' activities and no alteration to the external built form (or resultant impact to the amenity of the area) is proposed.

Figure 10: Existing internal space



A copy of the GSAC's Business Case has been provided as **Attachment 1** to provide further background on the applicant's purpose and proposal.

The Business Case also details the community need to reactivate this multi-purpose facility noting it will:

- provide an enhanced dedicated facility for GSAC to operate from, increasing its profile and the scope of its current sporting activities available for all Aboriginal people of all ages;
- provide a youth precinct as a safe space, particular for at risk youth on Thursday and Friday nights as a youth diversion program to contribute to combatting anti-social behaviour and other activities that may result in criminal convictions.
- provide an indoor sporting venue for basketball, cricket, netball, futsal (indoor soccer), wheelchair sports in general, roller sports activities with disabled access to sporting facilities;
- provide opportunities for other sports and programs including boxing, martial arts, yoga, and health & wellbeing programs. This includes providing a healthier venue for other competitions traditionally offered in hotels, such as darts; and
- allow for integration of Aboriginal and non-Aboriginal sports and programs promoting respect and cultural understanding.