

WONTHELLA OVAL REDEVELOPMENT



Diagram 13 Wonthella Oval Redevelopment

Flores Road Sporting Precinct (Utakarra Ball Park Relocation)

The Flores Road Sporting Precinct (Utakarra Ball Park relocation) includes a competition level softball and baseball diamond that is fully flood lit (200 lux). The ball park also has a large turfed area (approximately 210m by 135m).

The Geraldton Softball Association is the predominant stakeholder of the facility and uses the facility mainly in the summer, but other users also include:

- Batavia Coast Baseball & Teeball Association;
- Auskick;
- Northampton / Chapman Valley Cricket Club; and
- Geraldton Internationals Rugby Union Club.

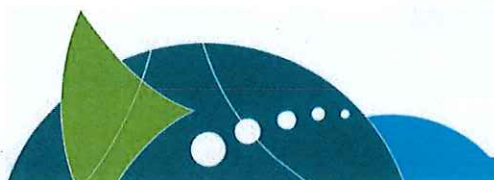
A review of the Flores Road Sporting Precinct by GHD has recommended the current Flores Road Sporting Precinct (Utakarra Ball Park Relocation) location be sold for residential purposes.

The site identified for the relocation of the Flores Road Sporting Precinct (Utakarra Ball Park Relocation) is adjacent to the current location and south of the existing ballistics clubs (refer to diagram 15). The multiuser Flores Road Sporting Precinct would have dedicated diamond sport facilities with co-share arrangements for club rooms for sporting groups. Further refinement of the design based on submissions from user groups would ensure:

- Baseball / soft ball diamonds forming a semi-circle and facing calibrated directions;
- Grass field area expanded as much as practical to accommodate up to six diamonds (possibly requiring sump to be moved);
- Minimised noise from ballistics; and
- Centralised club rooms.

The City would continue to work with user groups to further refine at a detailed design stage.

Note: The development of the Flores Road Sporting Precinct is not linked to Wonthella





Oval but may provide an opportunity for junior football such as the Auskick Football Program.

Abraham Street Extension

The City is currently considering a range of options to better utilise the reserve located on Flores Road, a previous landfill site. Remediation of the land would open opportunities for its use, and enable potential re-orientation of nearby land uses. Access issues, including alternate uses of gazetted road space, influence the way the options may be considered. In exploring possibilities, the recognised need for provision of greater areas for junior sport is a leading consideration in this locality. Still in pre-concept stage, a number of key stakeholders associated with adjacent land have been identified, including the Public Transport Authority, and some local businesses that may be either directly or indirectly affected by different options under early contemplation. These and other stakeholders will be extensively consulted as options emerge, prior to firming on particular concepts to be subjected to a detailed feasibility study. The illustration shows one of several early options that deserve consideration in this process.

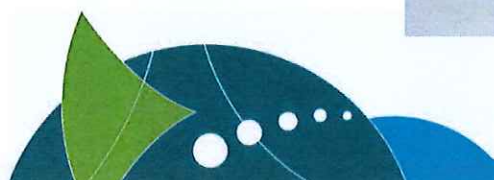
There are a number of issues that need further consideration and investigation including a proposal to develop the unused railway corridor as part of a city network of cycle paths. Further consultation on this proposal is necessary including discussions with the Public Transport Authority and the Heritage Council regarding the State Heritage Listing of the corridor.

Utakarra Road and the Geraldton Mt. Magnet Road have recently been de-proclaimed with the opening of the Southern Transport Corridor. Geraldton Mt. Magnet Road has also been renamed as Horwood Road in line with this proclamation. Traffic volumes have also altered significantly with a reduction in traffic flows and a transfer of trips to the Southern Transport Corridor, particularly heavy vehicles.

This project allows opportunities to amend the road hierarchy to better support local traffic movement. The figure below identifies a proposal to introduce a four way intersection at Horwood Road/Abraham Street and extend Abraham Street through to Flores Road. The intersection of Horwood Road/Abraham Street will be controlled either by traffic signals or a roundabout. The obsolete section of Flores Road can then be reallocated to recreational space.

At the same time, the City is proposing to investigate improving the connectivity of Eastward Road within the road hierarchy by linking it through to Horwood Road. Utakarra Road will then become a local road as indicated in diagram 15.

Preliminary discussions with the Turf Club on this concept have highlighted a potential impact on safe road crossings. This could be addressed via safety measures such as formal signal controlled crossings. In these discussions the potential for a bridle path for horses around the perimeter of possible broad acre ground developments at the Flores Road Sporting Precinct (Utakarra Ball Park Relocation) were raised. This suggestion will be considered in any further discussions.



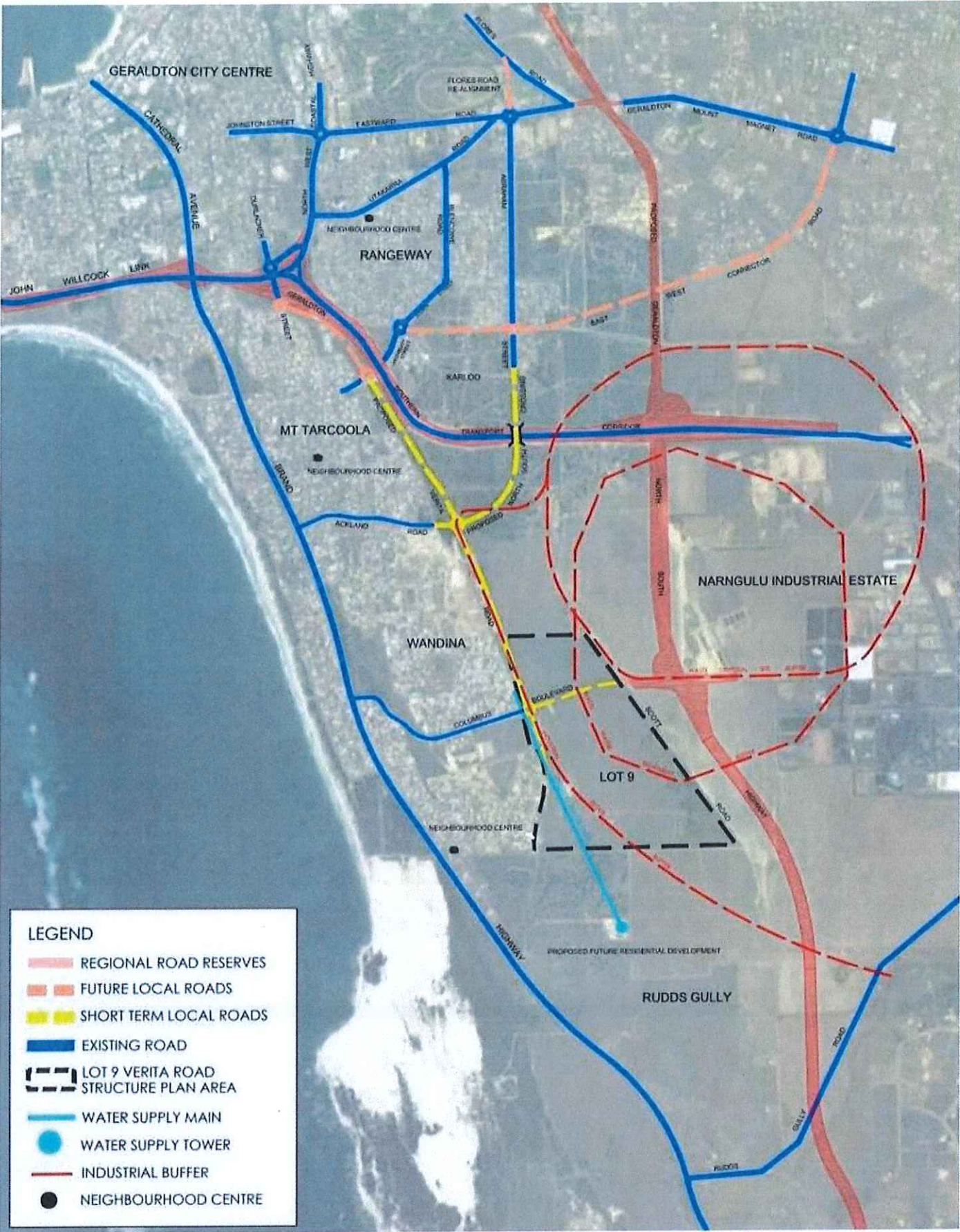


Diagram 14 South Geraldton District Road Network Plan

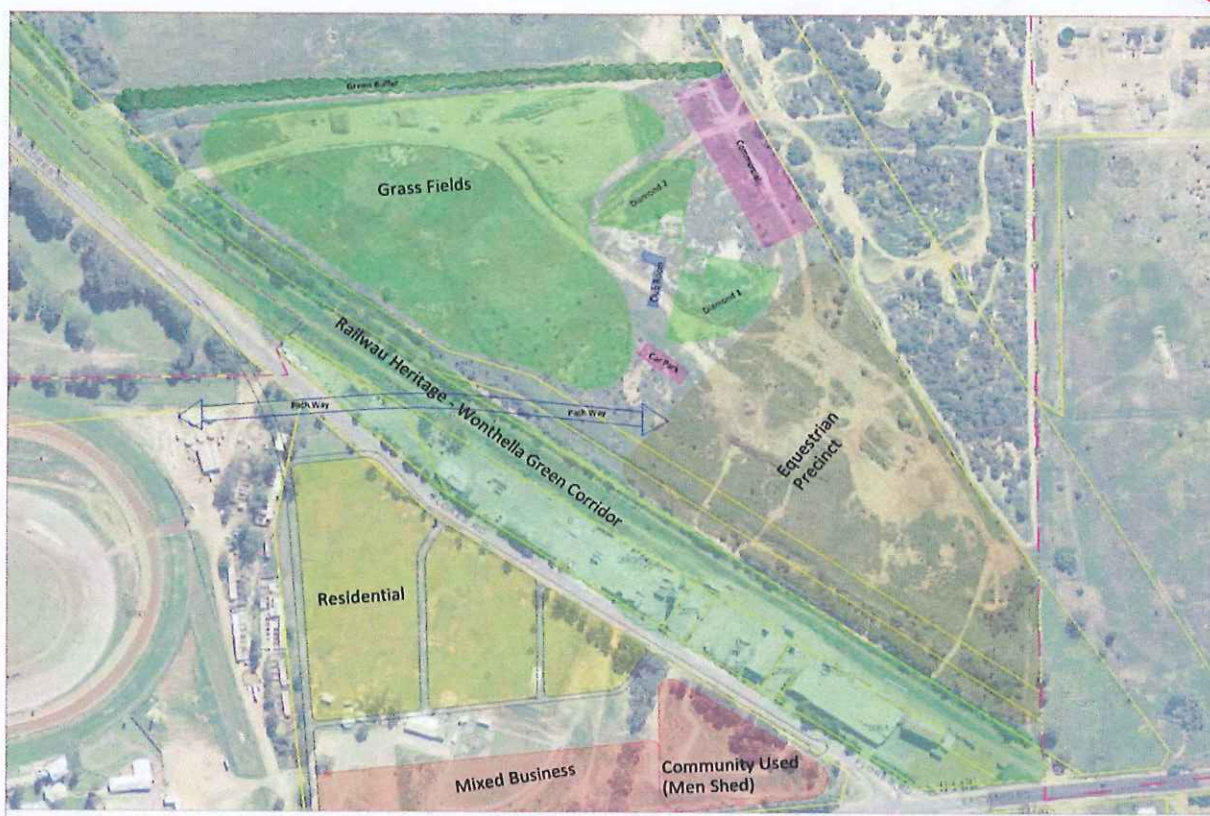
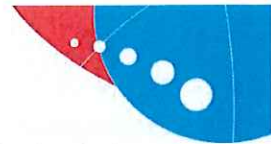


Diagram 15: Potential Development Option Layout for Flores Road Sporting Precinct (Utakarra Ball Park Relocation) and the Former Flores Road Tip Site ; **PRELIMINARY CONCEPT ONLY**



Ballistics Clubs

After considerable investigation into the feasibility of relocating the Ballistics Clubs namely the Geraldton Clay Target Club, the Geraldton Pistol Club and the Geraldton Small Bore Rifle Club, it has become apparent that it is more cost effective to retain these Ballistics Clubs in the present location.

All three clubs are more than satisfied to remain in their current location.

Geraldton Volunteer Fire & Rescue Service Brigade

The current running track of Geraldton Volunteer Fire & Rescue Service (VF & RS) is located at the north end of Pass Street on the eastern side just before the Pass Street / Eighth Street roundabout.

The proposed Wonthella Community Sports Centre would require relocation of current running track. The running track is in need of urgent repairs. Estimated cost for repair is \$46,350.

The multiuser Flores Road sporting precinct has been identified as a potential site for the Geraldton VF & RS Brigade. The running track has a land requirement of 50m wide and 200m - 250m long. All other facilities e.g. club rooms & storage will be shared with other sporting clubs.

RECOMMENDATIONS

1. Approve as a concept the relocation of the Geraldton Softball Association and other associated sporting users to the site adjacent in the new Flores Road Sporting Precinct subject to, and funded by, the associated land development pending proper investigation of the site.
2. Identify for development as a medium priority.
3. Approve the relocation of the Geraldton Volunteer Fire and Rescue Service Brigade running track to the Flores Road Sporting Precinct.
4. Provide Geraldton Small Bore Rifle Club, Geraldton Pistol Club and Geraldton Clay Target Club with

security of tenure to remain in their current location as a high priority.

5. Facilitate negotiations with Public Transport Authority (PTA) and businesses located on land leased from PTA to enable the rehabilitation of the heritage listed rail corridor in accordance with Council resolution (SC013).

Geraldton Community Recreation Ground Redevelopment Stage 2 - 5 (Main Oval & Facilities)

This report recommends the redevelopment of Wonthella Oval as the premier ground in the short to medium term and the development of the Southern District Sporting Facility as the long term premier ground. Therefore, upgrade and redevelopment of the Geraldton Community Recreation Ground is not deemed a priority. This recommendation is supported by numerous studies that outline the limitations of the recreation ground as a premier facility such as:

- Fully enclosed by residential area;
- Limitations on flood lighting;
- Space limitations restricting spectator seating (eastern side of the ground); and
- Limited car parking.

The Great Northern Football League (GNFL) have determined that the Geraldton Community Recreation Ground is not their first choice as the premier oval.

This is the final stage of the proposed *Geraldton Community Recreation Ground Master Plan*, however, the degree to which the facility is upgraded will be determined by the decision on the Wonthella Oval redevelopment and the Southern Districts Sporting Facility.

Should Wonthella Oval be upgraded to the premier facility then the need for the scale of the Recreation Ground development is diminished.

For details and costings of the Geraldton Community Recreation Ground Redevelopment see appendix 13.



