



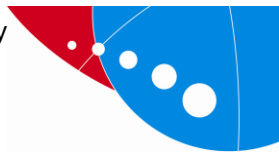
# City of Greater Geraldton

# Sporting Futures Report

Volume 1 - Strategy

Planning for the long term sporting and recreational needs  
with our community and for our community





## Disclaimer

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Copies of this document are available from the City of Greater Geraldton.

	<i>Issue Date</i>	<i>Complete</i>
<i>Version 1 – Draft for Council consideration</i>	<i>August 2010</i>	<i>August 2012</i>
<i>Version 2 – Draft for Public consultation</i>	<i>August 2012</i>	<i>March 2013</i>
<i>Version 3 – Final draft for Council adoption</i>	<i>March 2013</i>	<i>March 2013</i>
<i>Version 4 – Final adopted version</i>		

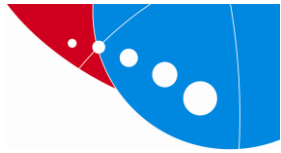


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## EXECUTIVE SUMMARY

The City of Greater Geraldton recognises the need to urgently address a number of immediate and future challenges concerning the future provision, maintenance and renewal of sporting and recreation facilities.

Since 1993, a number of reports commissioned by the former Councils of the City of Geraldton, Shire of Greenough, City of Geraldton-Greenough and currently the City of Greater Geraldton have examined the various needs of stakeholders involved in sports. The findings and recommendations of those reports, together with the Draft Sporting Futures Report Version 1, released in 2010, and subsequent investigations and newly identified opportunities formed the basis of a revised Sporting Futures Report Version 2, released for public advertising in August 2012. A final community consultation period inviting submissions from sporting clubs and associations resulted in 13 additional submissions being made. This final version of the Sporting Futures Report has been updated to include these submissions.

These various reports, submissions and the City's own investigations indicate that some of the existing facilities are inadequate for current use; others will soon be inadequate for projected use and other aging facilities are in need of upgrades, repairs and/or replacement.

There are challenges and it is now imperative that the City and stakeholders give serious consideration to these challenges. Amidst identified concerns are also identified positive possibilities, some of which could raise the region's sporting profile to exciting new levels.

The sports futures issue is no small matter and there are competing priorities in other arenas of City development. The cost of funding the current and future sporting needs identified in the various consultative reports amounts to approximately \$100million at current value. The cumulative capital cost over the 20 year proposed timeframe is estimated to be approximately \$141million. This overwhelming, yet conservative, cost estimate cannot realistically be met solely from City of Greater Geraldton revenue and as such the City will need to maximise opportunities for external grant funding to meet anticipated capital costs. In the context of the 2012/13 rate collection of

\$37million – if the City were to assume full or majority responsibility to fund all these improvements it equates to 3.8 years of total rate collections; clearly an incomprehensible target. Even assuming a spread of investment over a 20 year period it would require an additional 19% in rates collection to fund.

This cost is increased by the impact of ongoing maintenance, operating and depreciation costs which at current values is estimated to be at approximately \$2.3million but could increase to \$4.5million if all these facilities are built. The impact of this increase would amount to the equivalent of an additional 5% increase in rate revenue required, simply to maintain, operate and depreciate these new facilities.

Effectively, if no external funding sources are found to deliver the extensive program proposed, in terms of capital, operating and depreciation would require in the order of 23-25% additional rates collection above current levels.

Even in the unlikely event of the City achieving 50% grant support for all of the identified projects, rates would have to rise on a sustained basis by 11-12% *just for sporting facilities*. Clearly, that is *not possible*. The community cannot afford it and ratepayers will not tolerate it.

Nor does the City have unlimited access to loan funds either to finance the full range of projects identified, or to enable provision of significant self-supporting loans to sporting bodies. The City has regulatory constraints on its capacity to borrow, and direction of loan funds to sporting facilities means funds will not be available for essential infrastructure projects.

As much as active sport and recreation may contribute to the community, the first priority of the City will always be to direct its limited capital funding capacity in the first instance to essential infrastructure and facilities. Sporting facilities are a lower priority, and demands for funds for sporting facilities compete with legitimate demands from the Community for non-sporting facilities and amenities. The expectations of sporting bodies need to be framed in that context.





Perhaps the most crucial issue identified in this draft is the growing requirement from the major funding bodies for multiuse facilities with collocation of some sporting groups and clubs.

This concept is not new and examples of successful collocation and multiuse facilities abound throughout Australia and extend back more than 40 years. There is much to gain from being in alignment with funding guidelines and perhaps even more to gain for sport in the region once such synergistic benefits can be understood, appreciated and acted upon.

The City also recognises that projects on different scales require different levels of forward planning and resourcing and as such Council Policy CP058 Minor Sporting Facility Development Funding (<\$75,000), see appendix 45, provides for the treatment of projects of \$75,000 or less. This policy will ensure smaller sporting facilities are not competing with large scale projects and projects that are identified can be reviewed every six months under this policy.

**At the ordinary Meeting of Council on 17 August 2010, Council resolved to:**

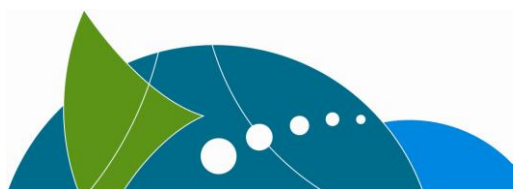
**COUNCIL DECISION**

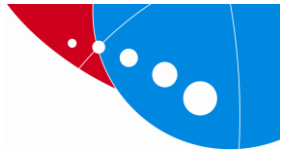
**MOVED CR GABELISH, SECONDED CR O'TOOLE**

*That Council by Simple Majority pursuant to s.3.18 of the Local Government Act (as amended) RESOLVES to:*

1. *RECEIVE and circulate the Draft Sporting Futures report;*
2. *NOTE the fundamental principles of the Draft Sporting Futures report being:*
  - a. *no club or association will be worse off financially or in terms of facilities through the delivery of the program;*
  - b. *sharing and maximising of facilities will be encouraged and facilitated to ensure financial sustainability and enhance prospects of State and Commonwealth funding; and*
  - c. *the management and operation of facilities is to be through management committees based on the users of those facilities.*
3. *NOTE the fundamental objectives of the Draft Sporting Futures report being:*
  - a. *more efficient use of resources;*
  - b. *financial sustainability – better economies of scale;*
  - c. *opportunity for smaller and developing sports – not every club can have and afford its own facilities;*
  - d. *reduces the cost to members / users;*
  - e. *requirement of funding from the Department of Sport & Recreation;*
  - f. *obtain a higher standard of facilities at a lower cost;*
  - g. *decreases pressure on Council resources to maintain, contribute to and construct/renew facilities that are sport specific;*
  - h. *avoid construction of facilities that are unlikely to be used to maximum capacity or likely to be used to maximum capacity in the future;*

AMENDED DRAFT FOR COUNCIL CONSIDERATION





- i. *avoid, in some cases duplication of facilities;*
  - j. *reduce the burden on clubs struggling to maintain existing facilities;*
4. *ADD to the fundamental objectives of the Draft Sporting Futures report being:*
  - a. *providing for the substantial growth in population of the Greater Geraldton urban and rural areas and anticipated growth in individual sports;*
5. *CONDUCT extensive public consultation to include but not be limited to a communication plan for media and YourView; public forums as follows:*
  - a. *Communication Plan –Media Releases to:*
    - i. *local media outlets;*
    - ii. *E-communication through Your View and Press Releases to be placed on website; and*
    - iii. *community briefing letter;*
  - b. *Public Forums – having 5 public forums inviting all the community to participate, including all sporting clubs. It is recommended that these Forums will be convened by three well respected sporting identities (we will invite expressions of interest and finalists will be chosen through a ballot process). The sporting identities would be neutral and present the Draft Sporting Futures report in a structured forum and receive and report feedback.*

*After the public forums:*

  - i. *an invitation for Public Submissions to the Draft Sporting Futures report to be advertised through all forms of media, letters to all sporting clubs, and advertised through “YourView”. The recommended timeframe would be 60 days; and*
  - ii. *consolidation of all feedback from Public Forums and Public Submissions, and report back to Council in February 2011.*

*CARRIED 10/2*

Following that resolution there was significant community consultation via workshops, meetings with individual clubs and associations, reports and further investigations by the City. Six submissions were received from clubs and organisations on the Draft Sporting Futures Report v1 namely;

- Geraldton Bowling Club;
- Midwest Murchison and Gascoyne Regional Football Development Council;
- Geraldton Basketball Association (formerly known as GABA);
- Geraldton and District Netball Association;
- Geraldton and District Badminton Association; and
- Geraldton Tennis Club.

The submissions varied in detail and each was reviewed in the context of the requirements, demand identified and compliance with sustainability principles.

In September 2011 the services of AECOM Pty Ltd were engaged to provide professional assistance to the City in progressing the







Sporting Futures Project and more specifically to assess the six submissions by:

- Reviewing the submissions and their potential;
- Consulting with the six sporting groups to determine their current capability and ascertain additional detail necessary to support any subsequent submission for funding;
- Providing simple conceptual layout plans of the groups intentions;
- Reviewing the submissions and associated plans against industry benchmarks;
- Providing a desktop construction cost estimate of the six submissions; and
- Identifying a cost comparison between the submissions and those identified within the Draft Sporting Futures Report.

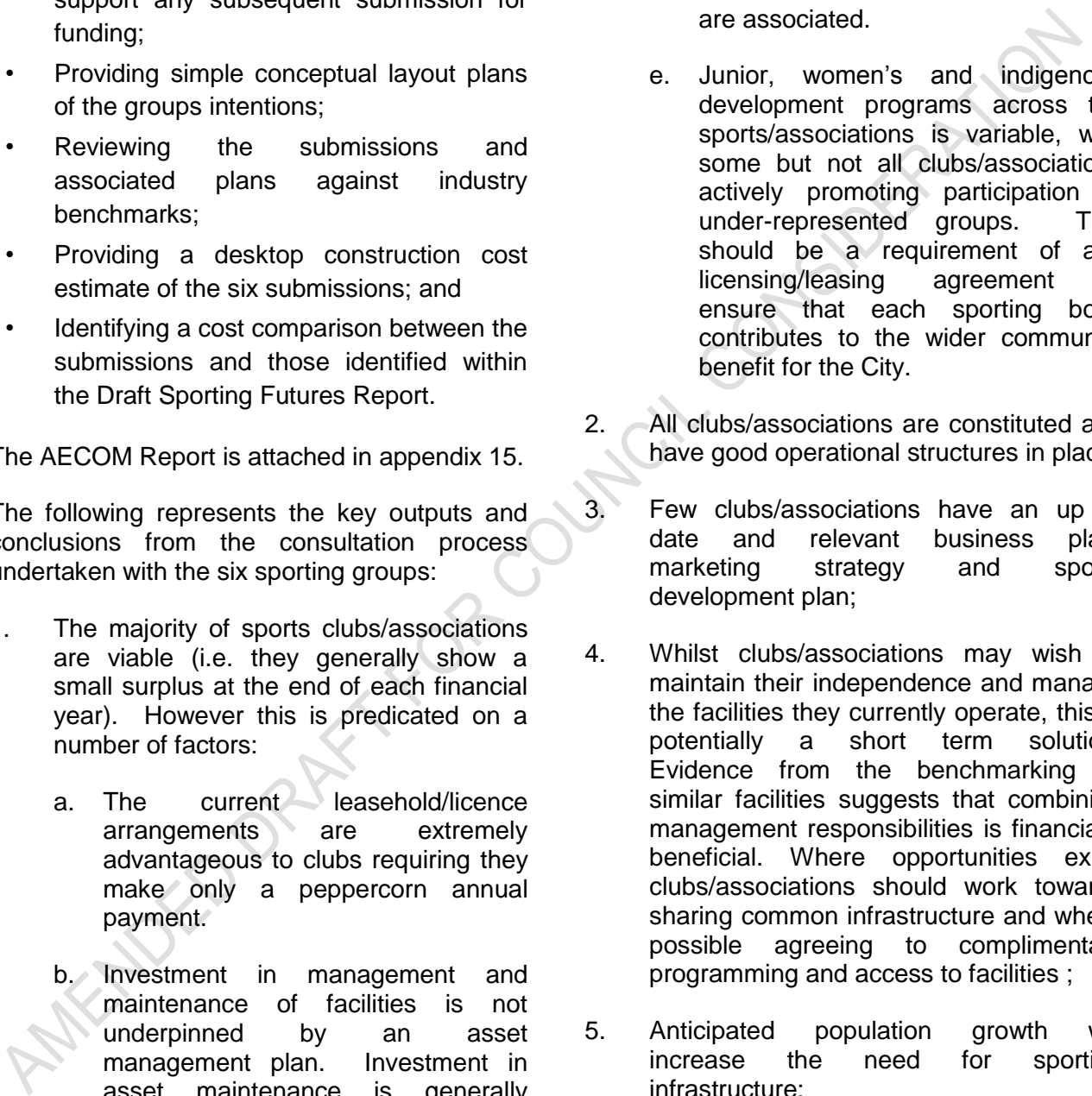
The AECOM Report is attached in appendix 15.

The following represents the key outputs and conclusions from the consultation process undertaken with the six sporting groups:

1. The majority of sports clubs/associations are viable (i.e. they generally show a small surplus at the end of each financial year). However this is predicated on a number of factors:
  - a. The current leasehold/licence arrangements are extremely advantageous to clubs requiring they make only a peppercorn annual payment.
  - b. Investment in management and maintenance of facilities is not underpinned by an asset management plan. Investment in asset maintenance is generally undertaken on an ad hoc basis, [requires some financial assistance from Council] and would not meet the true investment required.
  - c. Significant fundraising and/or sponsorship underpins their financial viability. This is high risk, being

income which may fluctuate significantly from year to year.

- d. Bar income represents a significant income generator for some sports and may in future preclude investment from some funding bodies who are becoming more reluctant to fund activities where alcohol/smoking are associated.
  - e. Junior, women's and indigenous development programs across the sports/associations is variable, with some but not all clubs/associations actively promoting participation in under-represented groups. This should be a requirement of any licensing/leasing agreement to ensure that each sporting body contributes to the wider community benefit for the City.
2. All clubs/associations are constituted and have good operational structures in place;
  3. Few clubs/associations have an up to date and relevant business plan, marketing strategy and sports development plan;
  4. Whilst clubs/associations may wish to maintain their independence and manage the facilities they currently operate, this is potentially a short term solution. Evidence from the benchmarking of similar facilities suggests that combining management responsibilities is financially beneficial. Where opportunities exist, clubs/associations should work towards sharing common infrastructure and where possible agreeing to complimentary programming and access to facilities ;
  5. Anticipated population growth will increase the need for sporting infrastructure;
  6. Based on current infrastructure provision, indicatively it is likely that the need for regional basketball facility of 6-7 courts will be justified to serve the City and surrounding regional areas. This is consistent with the approach advocated for similar regional centres.





7. Netball and Badminton provision currently satisfies the need within the City but will require the expansion of activities at Eighth Street as population growth occurs. Due to the nature of the sports competition structure and limitations on volunteers, the infrastructure should ideally be located on one site and should be a shared (Basketball, Netball, Badminton) facility;
8. Geraldton Tennis Club as the identified Regional Centre by Tennis West will be the focal point for state and regional tournaments and for player development. The need to secure appropriate facilities to maintain that status is critical to ensure its continued growth and viability. Whilst court space and availability on site does not appear to be an issue, the built infrastructure (social and that needed to service competition and extend playing hours) is in need of modernisation and improvement;
9. Geraldton Bowling Club: A facility which currently provides District level infrastructure and provides a good resource within the urban area. Capacity exists within the current facility to accommodate growth. The current need within Geraldton appears to be serviced by both Wonthella and Geraldton Bowling Club. Consolidation and enhancement of activities on existing sites, both of which are in accessible locations for the current population should be the priority; and
10. Football Development: Demand for football infrastructure and future growth will occur in the identified population growth areas. It will be important to ensure that playing field provision is accessible and within close proximity to those growth areas and not necessarily within existing developed areas. The sport is currently experiencing a growth in junior development following the Auskick initiative and various programs for women and indigenous football development. The development of a premier football ground will underpin this growth.

The Draft Sporting Futures Report was revised and updated to reflect the submissions and responses to submissions and put before Council on 28 August 2012.

**At the ordinary Meeting of Council on 28 August 2012, Council resolved to:**

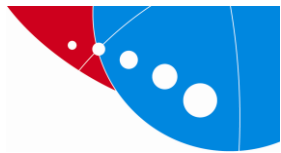
**MOTION**

**MOVED CR VAN STYN CR MIDDLETON**

*That Council by Simple Majority pursuant to s.3.18 of the Local Government Act (as amended) RESOLVES to:*

1. *ADOPT as a Draft the Council Policy CP-048 - Sporting Futures Policy, including the attached Sporting Futures Report, for the purposes of seeking final community comment;*
2. *ADOPT as a Draft the Council Policy CP-049 - Sporting Group Leases Policy for the purposes of seeking final community comment;*
3. *ENDORSES as a Draft the Council Policy CP-50 - Ground Management Policy 2011 for the purposes of seeking final community comment;*
4. *DETERMINE that community consultation shall include:-*
  - a. *Advertising and public notice for a period of no less than 42 days;*
  - b. *Holding a community information session;*





- c. *Providing a public notice in a locally distributed paper describing the key features of the Policies; and*
5. *REFER the matter back to Council following the public comment period for final determination.*
6. *CONSIDER the incorporation of the existing six court badminton facility into the multi-use stadium plans submitted but subject to no major overall increase in costs.”*

**AMENDMENT TO THE MOTION**

**MOVED CR BYLUND SECONDED CR MESSINA**

*Move the Executive Recommendation with an amended point 4:*

1. *Replace 42 days to 90 days; and*
2. *ADD All the groups that are in the report. Hold meetings with every organization in the report, in order to come back with a joint recommendation agreed to by both, further option is to provide recommendations as Club, Combined and City of Greater Geraldton if agreement can't be met.*

**CARRIED 13/1**

In compliance with the 28 August 2012 Council resolution, the consultation process has included the following:

Advertising and Public Notice period was for 90 days (commencing 4 October 2012 and concluding on 18 January 2013) and involving the following:

1. A notice appeared in the Geraldton Guardian & Midwest Times on 4<sup>th</sup> October 2012 and 5<sup>th</sup> October 2012;
2. The notice was advertised on the City's website;
3. A letter was sent to all clubs included in the Sporting Futures Report by both mail and email advising them of the Council resolution of the 28 August 2012 and inviting them to meet with the City at a time that suited the club. This invitation was sent on 03 October 2012 and 26 November 2012.

A total of 13 submissions were received. Listed below is a summary of the submissions, full submissions are attached see appendices 33 to 44 and 46.

Sporting Futures Report (v3) is as extensive and comprehensive as possible; however it is possible some clubs or sports needs have not been identified. If adopted, it is recommended that this report be reviewed every two years.

AMENDED DRAFT FOR COUNCIL CONSIDERATION





Club Association Name	Summary of Submission	City Comments
Geraldton Softball Association	<ul style="list-style-type: none"> <li>• Would like to improve facilities if relocated to a new location.</li> <li>• Some concerns with proposed location such as site contaminations, noise from ballistics club, design of new softball diamonds, multi-use ground management etc.</li> <li>• Request to be involved with all consultation.</li> <li>• Generally in favour of Sporting Futures proposal</li> </ul>	<ul style="list-style-type: none"> <li>• Noted the issues raised in Geraldton Softball Association's submission.</li> <li>• All comments in Sporting Futures Report</li> </ul>
Geraldton Basketball Association (GABA)	<ul style="list-style-type: none"> <li>• Seek to renew existing lease</li> <li>• GABA improving the standard of the current stadium and develop further 2-4 outdoor courts</li> <li>• Not agree with AECOM's costings or part commentary on the GABA indoor stadium project.</li> <li>• GABA broadly supports the concept of multi-use indoor stadium subject to operation cost and other issues.</li> </ul>	<ul style="list-style-type: none"> <li>• Future development of Geraldton Basketball Association is included in Sporting Futures Report</li> <li>• City of Greater Geraldton is of the opinion that AECOM's costing of GABA indoor stadium project is robust and accurately reflects costings and options.</li> <li>• Lease to be prepared for renewal in accordance with policy.</li> </ul>
La Fiamma Sporting Club	<ul style="list-style-type: none"> <li>• Total three full size senior pitches</li> <li>• New floodlights on the main pitch</li> <li>• Change rooms, toilets &amp; seating on eastern side of main pitch</li> <li>• Financial help for clubroom deep-sewerage</li> <li>• Indoor soccer in new multi-use indoor stadium</li> <li>• Upgrade existing structure</li> <li>• Synthetic soccer pitch on the main pitch.</li> <li>• Support submission from Perth Glory Football Club, Football Federation Australia, Football West and Midwest Soccer Association.</li> </ul>	<ul style="list-style-type: none"> <li>• Future development of La Fiamma Sporting Club has been included as an EOI in Sporting Futures Report</li> </ul>
Tarcoola Park Tennis Club	<ul style="list-style-type: none"> <li>• Seeking a crown lease over portion of reserve</li> <li>• Develop more courts when needed</li> <li>• Seeking new facilities e.g. Gym</li> <li>• Improve court lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Future development of Tarcoola Park Tennis Club has been included in Sporting Futures Report</li> <li>• City has initiated leasing arrangements with DRDL over a portion of a public recreation reserve.</li> </ul>
Spalding Park Golf Club	<ul style="list-style-type: none"> <li>• Additional 9 to 18 holes of golf with other sporting facilities</li> <li>• Re-develop clubhouse and possibly on course stay-and-play accommodation.</li> </ul>	<ul style="list-style-type: none"> <li>• Future development of Spalding Park Golf Club has been included as an EOI in Sporting Futures Report</li> </ul>
Geraldton International Rugby Union	<ul style="list-style-type: none"> <li>• Request to be considered to be accommodated in the Southern Districts Sporting Precinct.</li> <li>• To build the game of rugby union in the region</li> </ul>	<ul style="list-style-type: none"> <li>• Geraldton International Rugby Union's relocation will be considered as part of the Southern Districts Sporting Precinct tenancy.</li> <li>• Listed in Sporting Futures Report.</li> </ul>
Geraldton Netball Association	<ul style="list-style-type: none"> <li>• Replace existing stadium floor with a sprung floor.</li> <li>• Build a second stadium on the back of existing stadium.</li> </ul>	<ul style="list-style-type: none"> <li>• Future development of Geraldton Netball Association will be included in Sporting Futures Report.</li> </ul>
Geraldton VF&RS Brigade	<ul style="list-style-type: none"> <li>• The current running track is in need of</li> </ul>	<ul style="list-style-type: none"> <li>• Future possible new location of</li> </ul>

AMENDED DRAFT FOR PUBLIC CONSULTATION



Club Association Name	Summary of Submission	City Comments
	<p>urgent repairs.</p> <ul style="list-style-type: none"> <li>New location needs to be 200m long and 50m wide with other facilities.</li> </ul>	<p>Geraldton VF&amp;RS Brigade has been included in Sporting Futures Report.</p> <ul style="list-style-type: none"> <li>The proposed Aquarena extension will displace the track requiring future relocation.</li> <li>The Flores Road Sporting Precinct has been identified as a possible relocation site – see Sporting Futures report.</li> </ul>
Geraldton Little Athletics Centre	<ul style="list-style-type: none"> <li>Unsatisfactory due to loss of land, event site and facilities</li> <li>The number of sites inside the track is more than will actually fit.</li> <li>Satisfied with current facilities and layout and have concerns of overcrowding and proposed layout of long jump area</li> </ul>	<ul style="list-style-type: none"> <li>City noted the issues raised in Geraldton Little Athletics Centre's submission.</li> <li>Wonthella Community Sports Centre is still in concept design process.</li> </ul>
Spalding Park Horse & Pony Club	<ul style="list-style-type: none"> <li>Spalding Park Horse &amp; Pony Club's submission.</li> </ul>	<ul style="list-style-type: none"> <li>City noted the issues raised in Spalding Park Horse &amp; Pony Club's submission.</li> </ul>
Eadon Clark Management Committee	<ul style="list-style-type: none"> <li>Stage 3 new shared clubrooms, toilets, change rooms, canteen, office and storage space.</li> </ul>	<ul style="list-style-type: none"> <li>Stage 3a recognised in Sporting Futures Report as a two stage project. Stage 3a (essential amenity e.g. toilets, change rooms, storage and shelter) as a high priority and stage 3b (enclosed club rooms, function space and upgrade to Brigades Football Club rooms) as a low priority.</li> </ul>
Geraldton Croquet Club	<ul style="list-style-type: none"> <li>Preference to stay in current location.</li> <li>Bowling Club not able to provide for minimum requirements.</li> <li>Open to relocation – Southern Districts preferred option if relocation to progress.</li> </ul>	<ul style="list-style-type: none"> <li>City notes issues raised and will work with club to identify possible site for relocation. Looking closely at the Southern Districts option.</li> <li>If progressed, relocation would be consistent with Council Policy CP048.</li> </ul>
Geraldton Hockey Association	<ul style="list-style-type: none"> <li>Synthetic turf replacement stadium two.</li> <li>Internal road/car park/new grass fields.</li> <li>Grandstand seating and technical bench – no City funding required</li> <li>Stadium two walls – no City funding required.</li> <li>Floor coverings for club rooms – no City funding required.</li> </ul>	<ul style="list-style-type: none"> <li>Synthetic turf replacement listed as medium priority and in accordance with Council Policy CP049.</li> <li>The internal road/car park/new grass fields listed as part of Inner Loop Road as a medium priority.</li> <li>Projects requiring no City funding (Grandstand seating &amp; Tech bench, Stadium 2 walls; floor coverings) are noted.</li> </ul>





## SUMMARY OF RECOMMENDATIONS

### Defining Priorities

A key element of the Sporting Futures Report process is to identify priorities for action. This is based on recognition that all the desired improvements and developments in the sporting and recreation area cannot be met in the short or medium term given the substantial funding constraints at both the Local and State Government levels.

A summary of the recommendations contained in this report are listed below. Relative priorities are assigned according to the following assessments:-

**High Priority** – refers to projects currently underway or recommended to be progressed to a ‘shovel ready’ status as a high priority. Progress will be dependent upon availability of grant funding, club co-contribution and financial capacity of Council;

**Medium Priority** – refers to projects to be progressed only after those listed as high priority have been delivered; and

**Low Priority** – refers to projects to be progressed only after those listed as medium priority have been delivered.

**Expression of Interest (EOI)** – refers to submissions received that lack sufficient detail to allow for proper analysis and prioritisation.

The definition by themselves do not indicate a commitment to works and/or funding as this can only be done at the setting of each financial year budget by Council. Further the State Government for both CSRFF and Royalties for Regions Funding would not support commitments beyond 24 months or the term of the Government. The Sporting Futures Report will be just one of a wide range of key inputs to the process of formulating the Long Term Financial Plan, required under the integrated planning framework.

### Eadon Clarke Sporting Complex Redevelopment

1. Eadon Clarke Stage 1 – Completed 2012.
2. Eadon Clarke Stage 2 – Underway, anticipated completion June 2013.
3. Actively pursue funding to complete Eadon Clarke Stage 3a (essential amenities e.g. toilets, change rooms, storage and shelter) as a high priority.
4. Undertake detailed planning to complete Eadon Clarke Stage 3b (enclosed club rooms, function space and upgrade to Brigades Football Club rooms) as a low priority.

### Southern Districts Sporting Facility

1. Endorse Southern Districts Sporting Facility to be developed to a standard along the principles of multipurpose use and colocation to accommodate sporting clubs (senior and junior).
2. Endorse proposed concept plan as outlined.
3. Progress the development of Stage 1 (Earthworks/landscaping of Northern Oval and adjacent rectangular field linked to Olive Street land development project) as a high priority.
4. Support the relocation of Rover Football Club to the Southern Districts Sporting Facility as a high priority linked to the Greenough Oval Land Development project (see Recommendation 5 below).
5. Support the Greenough Oval Land Development project and utilise surplus development funds realised from project toward building club houses, lighting and other infrastructure at the Southern District Sporting Facility (Stage 2) as a high priority.





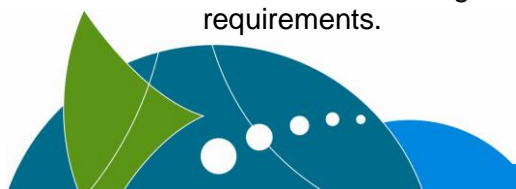
6. Acknowledge the submissions by the Geraldton Croquet Club and Geraldton Internationals Rugby Union to relocate to the Southern Districts Sporting Facility and work with these Clubs to progress their submissions as a high priority – noting that any actual relocation can only be progressed as part of Stage 2.
  7. Advertise for expressions of interest from sporting groups and other suitable community groups seeking relocation to Southern Districts Sporting Facility as a medium priority.
  8. Identify Southern Districts Sporting Facility as the premier oval in the long term and work with stakeholders to ensure facilities are appropriate (Stage 3).
4. Identify stage one as a high priority that includes the following;
    - A minimum of six indoor (multiuse) courts;
    - Integrated entry, management and services/café with Aquarena;
    - Wellness centre and fitness classes room(s);
    - Mid-West Academy of Sport; and
    - Mid-West Sports House (offices and facilities for the Department of Sport & Recreation and members of the Mid-West Sports Federation).
  5. Integrate the multiuse stadium (Stage 1) with existing Netball facilities while allowing the Geraldton Netball Association to operate independently and offer a long term lease (in accordance with Council Policy CP049 Sporting Group Leases) on the condition that the lease would be surrendered should Wonthella Community Sports Centre show court (Stage 2) proceed.

## Northern Districts Sporting Facility

1. Identify land suitable for a Northern Districts Sporting Facility through the rezoning/structure planning processes for the northern urban corridor.
2. Develop timeline dependent upon demand on existing facilities and population growth in that precinct.
3. List for consideration as a low priority.

## Wonthella Community Sports Centre (Multiuse Indoor Sports Stadium Redevelopment)

1. Conduct further review and feasibility assessments of both Options A & B of the AECOM concepts based on the submission by the Geraldton and District Badminton Association as a high priority.
  2. Progress the detailed planning of the development of an integrated multiuse indoor stadium, referred to as the Wonthella Community Sports Centre, in two stages.
  3. Work closely with key stakeholders to further define design and functionality requirements.
6. Integrate the multiuse stadium Stage 1 with existing Badminton facilities while allowing the Geraldton and Districts Badminton Association and offer a long term lease (in accordance with Council Policy CP049 Sporting Group Leases) on the condition that the lease would be surrendered should Wonthella Community Sports Centre Stage 2 (show court) proceed.
  7. Retain the existing basketball stadium and offer a long term lease (in accordance with Council Policy CP049 Sporting Group Leases) on the condition that the lease would be surrendered should Wonthella Community Sports Centre Stage 2 (show court) proceed.
  8. Work with the Geraldton Amateur Basketball Association, Geraldton Netball Association and Geraldton and Districts Badminton Association to identify and prioritise urgent minor refurbishment (such as outdoor court upgrades and minor internal



refurbishment but excluding expansion of indoor courts) required for the existing facilities as a high priority.

9. Identify an independent (community based) operator for the entire facility such as the Mid-West Sports Federation on the basis that an operator would receive an annual subsidy equivalent (and indexed) to the current CGG subsidy provided to the Aquarena.
10. Note that any future development of Stage 2 show court is dependent on GABA, Geraldton Netball Association and Geraldton and Districts Badminton Association all voluntarily agreeing to integrate their facilities and operations to the Wonthella Community Sports Centre.
11. Stage 2 to be developed as a low priority.
12. Acknowledge the submission from the Geraldton Netball Association to replace current indoor stadium floor with a sprung floor as an Expression of Interest and work with the Geraldton Netball Association to further develop their proposal inclusive of costings, feasibility study and a business case as a low priority.
13. It is noted that the Wonthella Community Sports Centre proposal impacts on Geraldton Little Athletics Club. The City would continue to work with Geraldton Little Athletics Club to minimise any impact. Should there be any impact, the City would provide alternative like for like facilities as per the principles of this report and Council Policy CP048 Sporting Futures. Costs for any work for Geraldton Little Athletics Club arising from the Wonthella Community Sports Centre proposal would be funded out of the Wonthella Community Sports Centre proposal as the 'impact-causing' project.

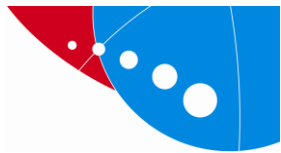
## Eighth Street Precinct Access Core

1. Support investigation into the viability of the Inner Loop Road in the Eighth Street Precinct Access Core as a medium priority. Investigations would consider:
  - Accessibility and parking to adjacent facilities;
  - security;
  - drainage; and
  - cost vs. benefit.
2. Invite the Geraldton Tennis Club to identify potential cost of upgrading flood lighting of their courts including a phased approach with further consideration and prioritisation of flood lighting Geraldton Tennis Club courts subject to the City's receipt of a full submission by the Club.

## Wonthella Oval Redevelopment

1. Acknowledge Wonthella Oval as the premier oval for the medium term until Southern Districts Sporting Facility is developed to the appropriate standard.
2. Commit to Stage 1 of the installation of flood lighting of 250 lux as a high priority - noting that 500 lux flood lighting will be considered as an alternative if additional, fully matching government funding be sourced prior to installation as a high priority.
3. Progress Stage 2 minor refurbishment of existing facilities (club rooms, change rooms, canteen, spectator seating, function space and public toilet amenities), as a high priority.
4. Consider implementation of Stage 3 (major stadium expansion) as a low priority.
5. Relocate the existing cricket practice nets currently located near La Fiamma Soccer Ground to the eastern side of Wonthella Oval as a high priority.





6. Acknowledge the submission from La Fiamma Soccer Club as an Expression of Interest and work with the Club to further develop their proposal inclusive of costings, feasibility study and business case.
7. Work in partnership with clubs and associations to encourage and attract elite level sport to the Mid-West.

### Flores Road Sporting Precinct (Utakarra Ball Park Relocation)

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 PTA (Public Transport Authority) and businesses located on land leased from PTA (Public Transport Authority) 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)

1. Not support Stages 2 – 5 of the Geraldton Community Recreation

Ground Master Plan in its entirety, as a priority.

2. Work with the Geraldton Community Recreation Ground Management Committee to assess individual components of the Master Plan to identify priorities and develop proposals inclusive of costings, feasibility study and business case.

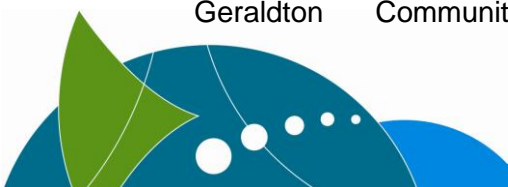
### Aquarena Refurbishment

1. Complete Stage 1 works already underway at the Aquarena at an estimated cost of \$2.1million (2012/13);
2. Review options for alternate energy and heating of the Aquarena facility as a means to reduce the ongoing cost of the facility as a high priority;
3. Progress Stage 2 of the Aquarena Refurbishment (\$1.7million), consisting of replacement plant, renewal of internal protective treatments (which will require an additional winter shutdown period) and the replacement outdoor toilet, change room and meeting room facilities (swim club) as a high priority.
4. Further development of facilities (new integrated entry, café, wellness centre, change rooms, Sports House and Sports Academy) are linked to, and listed under, the Wonthealla Community Sports Centre as a high priority.

### Alexander Park

1. Review the opportunity to expand the precinct eastwards to meet with the future North-South (Webborton) Road alignment as a medium priority.
2. Undertake an immediate review of the current management arrangements for the sports fields to ensure they align with the standard requirements (based on Council Policy CP050 Ground Management Committees) and separate the tenure of the sports fields from the Geraldton Rovers Soccer Club building facilities as a high priority.

APPROVED DRAFT FOR COUNCIL SUBMISSION





- Grant long term lease tenure to the Geraldton Rovers Soccer Club for the building facilities subject to the Department of Regional Development and Lands approval as a high priority.

### Spalding Park Horse & Pony Club

- Facilitate the relocation of the Spalding Park Horse and Pony Club to a suitable negotiated location with long term tenure as a high priority.
- Ensure that any relocation is fully funded in accordance with the Principles of this Report and Council Policy CP048 Sporting Futures.
- Commit to the redevelopment of the site currently utilised by the Spalding Park Horse and Pony Club site as part of the Sunset Beach Commercial Activity Centre. This redevelopment would include potential residential, commercial, community and mixed uses that will be investigated as part of the Precinct Planning as a high priority.

### Geraldton Hockey Association

- Consider the replacement of the existing artificial turf as a medium priority pending the club demonstrating a commitment to and capacity for funding maintenance and renewal as per Council Policy CP049 Sporting Group Leases.

### Geraldton International Rugby Union Club

- Consider the accommodation of Geraldton International Rugby Union Club at the Southern Districts Sporting Facility as part of a ground sharing arrangement as soon as the Southern Districts Sports Facility Stage 1 is developed.

### Tarcoola Park Tennis Club

- Facilitate a crown lease over portion of the reserve as a high priority subject to the Department of Regional

Development and Lands approval to lease the site as a high priority.

- Acknowledge the submission from the Tarcoola Park Tennis Club as an Expression of Interest and work with the Club to further develop their proposal inclusive of costings, feasibility study and business case.

### Geraldton Turf Club

- The City encourages and supports the upgrade of the Geraldton Turf Club from a level 3 Turf Facility to a level 2 Turf Facility noting that no City funds are required.

### Geraldton Golf Club

- Acknowledge the informal concepts for the Geraldton Golf Club Master Plan as an Expression of Interest.

### Spalding Park Golf Club

- Acknowledge the submission from the Spalding Park Tennis Club as an Expression of Interest and work with the Club to further develop their proposal inclusive of costings, feasibility study and business case.

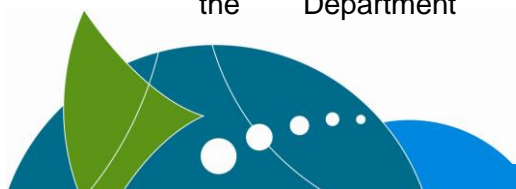
### Spalding Park Tennis Club

- Acknowledge the submission from the Spalding Park Tennis Club as an Expression of Interest and work with the Club to further develop their proposal inclusive of costings, feasibility study and business case.

### Woorree Park BMX Club

- Acknowledge the submission from the Woorree Park BMX Club as an Expression of Interest and work with the Club to further develop their proposal inclusive of costings, feasibility study and business case.
- Continue to liaise and work with the Woorree Park BMX Club to determine their future needs and preferred location, taking into account security of

AMENDED DRAFT FOR COUNCIL CONSIDERATION



tenure and provide a lease in accordance with the Council Policy CP049 Sporting Group Leases.

## Geraldton Croquet Club

1. Acknowledge the submission from the Geraldton Croquet Club.
2. Work with the Club to investigate a suitable site for the relocation of the Geraldton Croquet Club as a high priority.
3. Should a site be identified, ensure relocation and provision of facilities are consistent with the principles of this report and Council Policy CP048 Sporting Futures, and progressed as a medium priority.
4. Investigate the redevelopment of the land holding for the purpose of high density inner city residential and/or lifestyle or aged persons accommodation.

## Skate Facilities

1. Progress the Wonthella Skate Park extension project as per the CSRFF funding in the 2013/2014 financial year.
2. Review options for new skate facilities at one or more of the following potential sites as a medium priority:
  - Eadon Clarke;
  - Geraldton Foreshore;
  - Beresford Foreshore; and
  - Southern District Sports Precinct.

## Geraldton Bowling Club

1. Retain activities on current site.
2. Renew lease in accordance with Council Policy CP049 Sporting Group Leases.
3. Undertake detailed cost analysis as a high priority for the following:
  - provision of a sewerage pumping station;

- Compliance with Building Codes and Disability Discrimination Act;
- Enhanced site security; and
- Address flooding from Cathedral Avenue.

4. Undertake a detailed feasibility study and needs analysis to determine the extent of improving playing facilities on the current site as a medium priority.

## Mullewa Sports Facilities

1. Review the development of the eastern (lower) oval as part of a permanent rodeo facility as a medium priority.
2. Investigate costs for replacing synthetic courts for bowling and tennis as a medium priority.
3. Progress the installation of shade sail structure to cover the bowling green as a high priority.

## Walkaway Sports & Recreation Precinct

1. Conduct investigation into usage and determine costings to repair and/or upgrade Walkaway Sports & Recreation Precinct (including upgrades to security and court surface) as a high priority, noting this recommendation relates to the investigation only to determine requirements to be able to prioritise work.
2. Determine prioritisation of potential work upon this more detailed information.
3. Support long term tenure for the Walkaway Ground Management Committee as an integrated stakeholder in accordance with Council Policy CP049 Sporting Group Leases and Council Policy CP050 Ground Management Committees.



## Moonyoonooka Sports Precinct

1. Redevelop and seal Bernie Clune Drive including the provision of a slip lane on the Geraldton-Mount Magnet Road to improve safety as a medium priority.
2. Liaise with all key stakeholders and users of the Moonyoonooka Sports Precinct on the potential possibility of the Geraldton Motocross Club voluntarily relocating (with long term tenure) to the Moonyoonooka Sports Precinct as a low priority.

## Leases

1. That the Council Policy CP049 Sporting Group Leases, as listed in appendix 21 is adopted and implemented.

## Ground Management Committees

1. That the Council Policy CP050 Ground Management Committees Policy, as listed in appendix 22 is adopted and implemented.

## Minor Sporting Facility Development Funding

1. That the Council Policy CP058 Minor Sporting Facility Development Funding (<\$75,000), as listed in appendix 45 is adopted and implemented.

## BACKGROUND

The provision of sporting facilities has been of vital importance to the communities of the City of Greater Geraldton. The City recognises the need to urgently address a number of immediate and future challenges concerning the future provision and maintenance of sporting facilities.

Various research projects have been undertaken over a wide range and scope of sporting activities and provide the background information to this Draft. The research is considerable, since 1993:

- *Geraldton/Greenough Recreational Needs Study (1993) – Shirley Barnes;*
- *Aquarena Review Report (2003) – Care Consulting;*
- *Geraldton Greenough Sporting Facilities Master Plan (2005) – ABV Leisure Consultancy Services;*
- *Shire of Greenough Parks & Recreation 5 Year Development Plan 2006 – 2011 (2007) – Tourism & Community Development Officer, Parks & Recreation Supervisor and Engineering Staff;*
- *Eighth Street Sporting Precinct Master Plan (2008) - ABV Leisure Consultancy Services;*
- *Eadon Clarke Reserve Sport & Recreation Facilities Master Plan (2009) – ABV Leisure Consultancy Services;*
- *Geraldton Community Recreation Ground: Staged Redevelopment Master Plan (2008) – Eastman Poletti Sherwood;*
- *Eadon Clarke Sporting Reserve: Comparative Analysis and Case Study (2009) – GHD;*
- *Wonthella Oval Redevelopment Concept Plans (2010) - Eastman Poletti Sherwood;*
- *Report on Wonthella Oval (Ground Impact Study) (2010) – Sports Turf Technology;*
- *Basketball Stadium Redevelopment (2010) - Eastman Poletti Sherwood;*
- *Wonthella Oval Lighting Project (2010) - ABV Leisure Consultancy Services;*
- *AECOMM appendix to Draft Sporting Futures Report 2012;*
- *Convic Report, Wonthella Skate Park; and*



- *Sports Lighting Report For Wonthella Oval Geraldton (2012 and 2013) - SAGE CONSULTING ENGINEERS.*

*NB: These reports can be viewed in full in person at the Geraldton Regional Library*

In the past many of the various sporting clubs have driven their own respective developments with support from the former Greenough and Geraldton Councils and the Department of Sport & Recreation. The research suggests that in light of escalating construction and maintenance costs clubs are no longer in a position to develop their own facilities with minimal local government support.

For sports development this infers that major sports development proposals will be competing for priority. The same too might be said at the level of City management that sporting development proposals are competing for priority with other community development proposals and for finite community development funds.

The City receives funding and grants from various State and Federal sources. Changes to requirements and conditions associated with funding from these various State and Federal agencies strongly falls in favour of proposals for multipurpose and multiuse facilities.

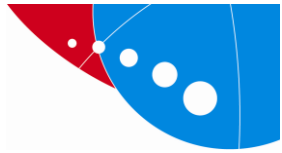
In the *Eighth Street Sporting Precinct Master Plan (2008)* report, the consultant made the following points in the executive summary:

*“The City of Geraldton–Greenough has determined a need to review the current provision of sporting infrastructure and future planning for the Eighth Street Sporting Precinct. The intention is for this master plan project to provide a long term best practise approach to the development of the precinct in line with the current and future needs of the City and its key stakeholders.*

*The overall aim of the project could be described as providing an integration of active and passive complementary opportunities in a regional context for the City of Greater Geraldton. This will result in the community and sporting organisations of the City of Greater Geraldton possessing a well-planned, sustainable precinct that minimises duplication of infrastructure and resultant capital and operational costs over the long term.*

*This report will provide the City of Greater Geraldton with an optimum model Master Plan for the Eighth Street Sporting Precinct that can serve to guide strategic direction for future facility development. It will also serve to ensure this rare opportunity to plan for a significant regional public open space is taken advantage of for the benefit of current and future generations within the City of Greater Geraldton and surrounding region”.*





## FUNDAMENTAL PRINCIPLES

1. Recommendations in this report are not binding or funded by Council at this time.
2. Every recommendation in this report is subject to annual budget process and the long-term financial plan, in accordance with the Financial Sustainability Policy.
3. No club or association will be worse off financially or in terms of facilities through the delivery of the program;
4. Sharing and maximising of facilities will be encouraged and facilitated to ensure financial sustainability and enhance prospects of State and Commonwealth funding.
5. The management and operation of facilities is to be through Ground Management Committees based on the users of those facilities.
6. Sustainability of assets will be fundamental to all sporting facility planning. This will require clubs to commit to, and demonstrate, appropriate planning for funding of maintenance and renewal.



AMEND

CONSIDERATION





## FUNDAMENTAL OBJECTIVES

The objective of this “Sporting Futures Report” is to provide an holistic overview document that captures and integrates the key findings of previous research, submissions, concepts and City investigations, to bring together an overarching master plan that will form the basis for sports infrastructure development in and around the City for the next 20 years and will be subject to regular review.

Multiuse and shared facilities are the underlying principles for this report. The rationale for these principles includes:-

1. More efficient use of resources;
2. Financial sustainability – better economies of scale;
3. Opportunity for smaller and developing sports – not every club can have and afford its own facilities;
4. Reduces the cost to members/users;
5. Requirement of funding from the Department of Sport & Recreation;
6. Obtain a higher standard of facilities for the same or at lower cost;
7. Decreases pressure on Council resources to maintain, contribute to and construct/renew facilities that are sport specific;
8. Minimise the construction of facilities that are not used to maximum capacity;
9. Avoid, where possible, duplication of facilities; and
10. Reduce the burden on clubs struggling to maintain existing facilities.

The City needs to be consistent with these guidelines in order to be eligible for funding from other agencies. The City and the community are in no real position to fund any major sporting proposals in absence of co-funding from other agencies.

Alignment with funding agencies on colocation and multiuse sporting facilities will increase the likelihood of external funding to support the growth and increased demand of the region’s population and also may provide better quality facilities. It is likely that would allow the upgrading of some existing facilities to standards required to host State level and National level sporting events, a notion currently not possible because present venues and facilities are not of the required standard. This approach aims to bring Geraldton into line with other major regional centres around Australia in establishing new standards of competition, improved spectator experience and a clear future direction for sports in the region.

Excerpt from the Department of Sport and Recreation CSRFF 2011 application form:

*The purpose of the program is to provide Western Australian Government financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation.*

*The program 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.*

*Through CSRFF, the State Government invests \$20 million annually towards the development of high-quality physical environments in which people can enjoy sport and recreation.*

*The CSRFF program operates on a reimbursement system. Grantees are required to demonstrate that they have expended the funds equivalent to the full cost of project before CSRFF grants can be paid in full. CSRFF grants are paid to the grantee only. Applicants will need to ensure they are able to carry the full cost of the project for the period between project completion and CSRFF grant payment.*

*Priority will be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities reduce infrastructure required*



to meet similar needs and increase sustainability.

Throughout the planning process you must liaise with Department of Sport and Recreation staff to ensure that you adequately address the assessment criteria and that information in your application can be clearly understood. The emphasis of the assessment factors is on a planned approach to facility provision and will require the applicant to demonstrate need and to consider planning, design, and management issues to substantiate the need for the proposed project.

Joint provision and shared use of facilities is a priority consideration for CSRFF support. It is not a scheme to ensure separate facilities of equal standard for all clubs. It is not designed to provide facilities to meet a club's ambitions to compete in a higher grade.

All projects should be considered in the context of their local and regional sport and recreation facilities plans to ensure the project meets the needs of the community.

<http://www.dsr.wa.gov.au/csrfapplication>

(refer to appendix 11 – Letter from Department Sport and Recreation (CSRFF)).

## Life Cycle Costs

The following diagram (provided by DSR to the City in 2012) illustrates both the initial capital cost and the ongoing cost of providing sporting facilities. Accepting that life cycle costing is by far the more significant cost in provision of infrastructure, it is essential that decisions are cognisant of this factor.

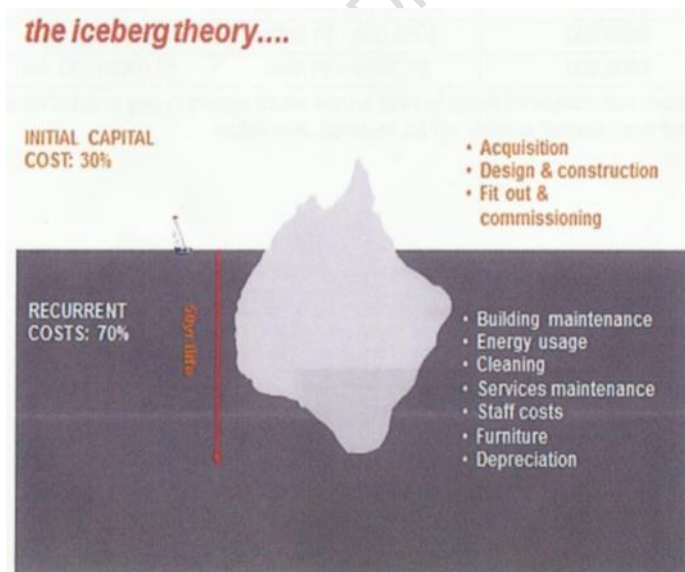


Diagram 1 The Iceberg Theory (DSR, 2012)

Of course, the City can choose to follow a previously established pathway to provide support for clubs and associations for the development of sports specific facilities. Funding sport specific facilities for individual groups may mean less conflict, optimal use by specific members and an increased sense of “ownership”.

In choosing this option the City would, in most cases become the sole funding body. It must be taken into account that the City's capacity to fund projects is limited, and some urgent sporting proposals might be delayed for many years or not funded at all.

There are pros and cons for either approach. It is essential that adequate consideration be given to each.

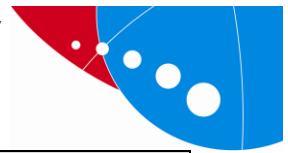
Another item for consideration remains the option of rationalising some City land assets to assist the funding of future projects. The sale of freehold land is a vital topic for Council to consider. The funds raised could provide a significant contribution for upgrades to existing facilities and for the establishment of new facilities that will be outlined later in this report.

The realisation of City assets is not a new proposition. These points have been presented on a number of occasions in the reports previously presented to Council, such as the *Geraldton Greenough Sporting Facilities Master Plan* (2005), the *Eighth Street Sporting Precinct Master Plan* (2008) and the *Eadon Clarke Reserve Sport and Recreation Master Plan* (2008). Given the expected population growth for the City in the next decade, particularly the high growth southern and northern suburbs, these points need to be taken into consideration when determining the strategy for developing sport and recreational facilities for the future.

## Regional Context

The City recognises that many of the facilities under discussion in this document are significant in a regional context. While neighbouring regional towns have some high quality sporting and recreational facilities within their own communities, the facilities under consideration in this document will play a vital role as regional amenities.

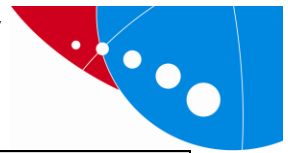




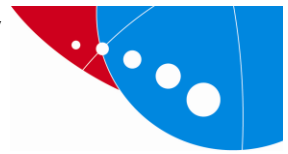
		Priority	Estimated Capital Cost (Indicative Only) (2013 Value)	Current Annual Costs	Additional Annual Costs
1	Eadon Clarke Sporting Complex – Stages 1 & 2	Stage 1 Delivered Stage 2 will complete in June 2013	\$3,206,619	\$260,000	\$50,000
2	Aquarena Refurbishment Stage 1	Underway to be completed by March 2013	\$2,100,000	\$950,000	0
3	Wonthella Skate Park Extension	Underway to be completed in 2013 / 2014 financial year	\$600,000	N/A	N/A
4	Aquarena Refurbishment Stage 2	Underway to current funding levels (\$500,000) High priority for remaining work (\$1,200,000)	\$1,700,000		
5	Southern Districts Sporting Facility Stage 1 (linked to Olive St Development)	High	\$8,925,000	N/A	\$330,000
6	Southern Districts Sporting Facility Stage 2 (linked to Greenough Oval Land Development)	High	\$4,000,000	\$75,000	\$160,000
7	Wonthella Oval Development– Lights Only – 250lux Stage 1 <b>Option A</b> Wonthella Oval Development– Lights Only – 500lux Stage 1 <b>Option B</b>	High	\$687,500 OR \$1,200,000	\$250,000 OR \$250,000	\$25,000 OR \$50,000
8	Sportsman's Cricket Club Practice Nets Relocation	High	\$80,000	N/A	N/A
9	Spalding Park Horse and Pony Club Relocation	High	\$300,000	N/A	N/A
10	Wonthella Community Sports Centre – Stage 1 <b>Option A or B</b>	High	\$34,000,000	N/A	\$2,250,000
11	Eadon Clarke Sporting Complex – Stage 3a	High	\$1,000,000	N/A	\$40,000
12	Wonthella Oval – Club House Minor Refurbishment - Stage 2	High	\$1,000,000	N/A	\$245,000
13	Mullewa Bowling Club Shade	High	TBC	TBC	TBC
14	Geraldton Bowling Club – Stage 1 (includes alleviating sewerage, flooding and security issues)	High	TBC	N/A	N/A

AMENDED DRAFT FOR COUNCIL CONSIDERATION





		Priority	Estimated Capital Cost (Indicative Only) (2013 Value)	Current Annual Costs	Additional Annual Costs
15	Eighth Street Precinct Access Core	Medium	\$1,165,000	N/A	\$50,000
16	Moonyoonooka Sports Precinct - Redevelop and seal Bernie Clune Drive	Medium	\$500,000	N/A	\$20,000
17	Mullewa Rodeo Facility	Medium	TBC	N/A	N/A
18	Alexander Park - Expansion	Medium	\$1,000,000	\$160,000	\$40,000
19	Flores Road Sporting Precinct (Utakarra Ball Park Relocation)	Medium	\$2,500,000	\$70,000	\$50,000
20	Geraldton Hockey Association – Stadium 2 Returf	Medium	\$390,000	TBC	TBC
21	Geraldton Croquet Club – Potential Relocation	Medium	TBC	N/A	N/A
22	Mullewa Sports Facilities – Bowling & Tennis synthetic courts replacement	Medium	TBC	TBC	TBC
23	Geraldton Bowling Club – Stage 2 (includes improved active recreation space and club house)	Medium	\$4,725,000	N/A	\$100,000
24	Wonthella Community Sports Centre <b>Option A or B</b> (Sports arena/Show court) Stage 2	Low	\$12,400,000	N/A	\$400,000
25	Wonthella Oval Stage 3 (stadium redevelopment)	Low	\$8,000,000		\$320,000
26	Eadon Clarke Sporting Complex – Stage 3b	Low	\$4,000,000	N/A	\$160,000
27	Northern Districts Sporting Facility	Low	\$10,000,000	N/A	\$330,000
28	Southern Districts Sporting Facility - Stage 3	Low	\$6,000,000	N/A	\$240,000
29	Moonyoonooka Sports Precinct – Potential for the Geraldton Motocross Club to voluntarily relocate to the Moonyoonooka Sports Precinct	Low	TBC	N/A	N/A
30	Geraldton Community Recreation Ground – Stages 2-5	Not Considered a Priority	\$5,300,000	\$160,000	\$100,000
EOI	La Fiamma Sporting Club New Floodlights + Upgrading existing Structural + Synthetic Soccer Pitch	Yet to be determined. Awaiting further information e.g. feasibility studies, costings and business case.	TBC	TBC	TBC
EOI	Spalding Park Golf Club Additional Holes of Golf Courts with Other Facilities.	Yet to be determined. Awaiting further information e.g. feasibility studies, costings and business case.	TBC	TBC	TBC



		Priority	Estimated Capital Cost (Indicative Only) (2013 Value)	Current Annual Costs	Additional Annual Costs
EOI	Geraldton Netball Association Floor Replacing	Yet to be determined. Awaiting further information e.g. feasibility studies, costings and business case.	TBC	TBC	TBC
EOI	Tarcoola Park Tennis Club New Courts with Other Facilities + Improve Court Lights	Yet to be determined. Awaiting further information e.g. feasibility studies, costings and business case.	TBC	TBC	TBC
EOI	Geraldton Turf Club development to reach a Tier 2 level accreditation	Yet to be determined. Awaiting further information e.g. feasibility studies, costings and business case.	TBC	TBC	TBC
EOI	Geraldton Golf Club – Additional minimum 9 to 18 holes of golf (approximately 175 acres) and other sporting facilities	Yet to be determined. Awaiting further information e.g. feasibility studies, costings and business case.	TBC	TBC	TBC
EOI	Spalding Park Tennis Club – Lighting upgrade + Toilet & Showers upgrade + windbreaker installation	Yet to be determined. Awaiting further information e.g. feasibility studies, costings and business case.	TBC	TBC	TBC
EOI	Walkaway Sports & Recreation Precinct - repair and/or upgrade Walkaway Sports + Recreation Precinct (including upgrades to security and court surface)	Yet to be determined. Awaiting further information e.g. feasibility studies, costings and business case.	TBC	TBC	TBC
EOI	Woorree Park Precinct – BMX Track Upgrade / Relocation	Yet to be determined. Awaiting further information e.g. feasibility studies, costings and business case.	TBC	TBC	TBC
EOI	Geraldton Tennis Club Floodlighting – Linked to Eighth Street Precinct Access Core	Yet to be determined. Awaiting further information e.g. feasibility studies, costings and business case.	TBC	TBC	TBC
<b>TOTAL</b>			<b>\$114,091,619</b>	<b>\$1,925,000</b>	<b>\$4,935,000</b>

## Proposed Sporting Development Priorities

1. The above list only details infrastructure projects, not investigations or reports.
2. The costing in the table above includes only the capital requirements for the new development, current annual operational costs if known and projected increases to annual operational costs if the proposed expansion is progressed.
3. Annual costs includes maintenance, operating and depreciation
4. EOI (Expression of Interest). More detailed information required before this project can be assessed and prioritized.



## DETAILS OF VARIOUS ELEMENTS

The following section details each of the projects and provides background, analysis and recommendations.

### Eadon Clarke Sporting Complex

The Eadon-Clarke Sporting Reserve (ECSR) is an active sporting reserve providing over ten hectares of multiuse sports fields. Located in the northern suburbs of Geraldton it provides facilities for a wide range of sporting activities including soccer, Australian rules football, cricket, touch football, tee-ball and baseball. To meet current and future needs of the wider community and user groups, the reserve is currently undergoing a two-stage extensive redevelopment guided by the ten year Facilities Master Plan 2005 and the Eadon-Clarke Reserve Sport and Recreational Master Plan 2008.

#### Stage 1 - Completed

- Electrical power upgrade to the reserve;
- Brigades car park construction, lighting system, entry and ticket box;
- Installation of new pump station and reticulation system;
- Upgrade and expansion of existing floodlighting system;
- Installation of new floodlighting system to the Southern oval;
- Laying of new playing surface to the Southern oval; and
- Ground water upgrade (Part 1 of 2, new bores and storage tanks).

#### Stage 2 (Anticipated date of completion - June 2013)

- Construction of Green Street car park and lighting system;
- Aquifer storage and recovery (Part 2 of ground water upgrade);
- Reticulation upgrade to the Junior oval; and
- Perimeter fencing upgrade.

Funding for this project is made up of the following grants:

<i>City of Greater Geraldton</i>	\$434,168
<i>Dept of Sport &amp; Rec</i>	\$800,000
<i>MWDC Royalties for Regions</i>	\$500,000
<i>Dept of Regional Australia (RLCIP)</i>	\$339,000
<i>Country Local Govt Fund Royalties</i>	\$785,310
<i>Country Local Govt Fund Royalties</i>	\$348,141
<i>Contingency</i>	\$293,381
<b>Total</b>	<b>\$3,206,619</b>

When completed the upgrade will have delivered, in addition to existing facilities, two new car parks with a total of 240 spaces, 2 artificial wicket cricket pitches, and 7 new soccer pitches with the flexibility to host touch rugby. The new floodlighting (Northern Oval – 150lux and Southern Oval 100lux) system will enable the use of 4 soccer pitches and 2 cricket pitches for evening matches.

The state-of-the-art reticulation system is fed from an upgraded groundwater feed system which includes extra bore holes and water storage in the form of new tanks. A rainwater run off supplementary feed will shortly be available from local sumps as part of the groundwater upgrade element. The new car park on the Northern oval is already in use and work is commencing on a second car park on the Southern side. Seven new soccer pitches are currently under seed on the 5.5 Hectares of the Southern oval using salt tolerant Velvetreen turf. The new playing surface is expected to be available for use by the start of the next soccer season. Two full size cricket pitches including artificial wickets are incorporated within the soccer field area.

The entire reserve has received a complete power upgrade of the electrical supply via Western Power and now enjoys the extra capacity to host external events such as Relay for Life and the Moscow State Circus.

For full details of the Eadon Clarke Sporting Complex redevelopment, please see the Eadon Clarke Reserve Sport & Recreation



Facilities Master Plan (2009). It must be stated that the successful funding outcomes have been premised on the multi user and multipurpose character of the Eadon Clarke facility.

For details of consultation undertaken with stakeholders for the Eadon Clarke Sporting Complex Redevelopment see appendix 13.

### **Stage 3**

Stage 3 of the Eadon Clarke Sporting Reserve Master Plan (2008) involves the upgrade of the Brigades Football Club rooms and the establishment of additional expanded club room facilities that will enable other groups to use the facility. This upgrade will also provide additional space to the current tenants. It is proposed that Stage 3 be phased with the first phase (Stage 3a) consisting of essential amenity e.g. toilets, change rooms, storage and shelter as a high priority and the second phase (Stage 3b) consisting of less urgent works such as enclosed club rooms, function space and upgrade to Brigades Football Club rooms as a low priority.

An alternative is to develop another senior ground, north of the current under 12's junior oval, to accommodate community level football and free up the existing ground for more multipurpose events.

### **Impacts on Junior Sports**

The Eadon Clarke project's successful funding is directly attributable to the multipurpose nature of the project and the large number of junior players it is able to accommodate. The redevelopment of the reserve will allow it to host over 2000 junior sporting participants from a variety of different sports at all levels of ability. This will enable juniors to develop their skills, associate with other players and most importantly, have fun being active. These aspects are vital in keeping children involved in sport well into adulthood and thus provide the necessary pathways from juniors to seniors that enable clubs to be sustainable into the future.

Estimated cost at current values - \$5,000,000. It is recommended that priority be given to basic amenities (toilets, change rooms, storage space, canteen, spectator shelter) as Stage 3a.

## **RECOMMENDATIONS**

1. Eadon Clarke Stage 1 – Completed 2012.
2. Eadon Clarke Stage 2 – Underway, anticipated completion June 2013.
3. Actively pursue funding to complete Eadon Clarke Stage 3a (essential amenities e.g. toilets, change rooms, storage and shelter) as a high priority.
4. Undertake detailed planning to complete Eadon Clarke Stage 3b (enclosed club rooms, function space and upgrade to Brigades Football Club rooms) as a low priority.

## **Southern Districts Sporting Facility**

### **Olive Street Development & Southern Districts Sporting Facility Construction**

Under the agreement with the Green family to develop Olive Street, the City has made the commitment to use funds realised to develop a broad acre sporting reserve at Verita Road as per Council Resolution of the Ordinary Meeting of Council held on 13 April 2010 (see resolution below). The anticipated net return from land sales of the Olive Street Reserve is in the vicinity of \$10million. The funds generated from the sale of land will enable the City to meet commitments on development of playing fields for the community in a timely manner, intended to be progressed with the final stages of the proposed land sales of the subdivision of the Olive street reserve, which has received rezoning approval from WA Planning Commission. New subdivision areas are required to provide 10% of the area for public open space. This does not cater for district sporting facilities that cover a number of suburbs, hence the need for acquisition of such sites by the City and the purchase of the Verita Road site by Council in 2011.

The anticipated timeframe for the Olive Street Development suggests titles will be ready in mid-2014. This provides an indicative timeframe for works on the Southern Districts Sporting Facility, noting this timeframe is tentative and subject to change due to external impacts.



OLIVE STREET RESERVE	Land Value	2009/10	2010/11	2011/12	2012/13	2013/14
Planning and Rezoning		-\$75,000	-\$75,000			
Construction/development works			-\$3,000,000	-\$3,000,000		
New Wetland Development			-\$1,500,000	-\$1,500,000		
Sale of Land (62 single lots + 1x 24 unit site)	\$20,000,000			\$2,000,000	\$9,000,000	\$9,000,000

**At the ordinary Meeting of Council on 12 October 2011, Council resolved to:**

**COUNCIL DECISION**

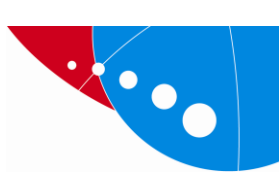
**MOVED COMMISSIONER MCILWAINE, SECONDED COMMISSIONER THOMAS**

*That Council by Absolute Majority, pursuant to Section 3.59 (5) of the Local Government Act 1995 (as amended) RESOLVES to:*

1. *NOTE the submissions received on the proposal;*
2. *APPROVE the purchase of Lot 9 Verita Road, Rudds Gully, Geraldton for the amount of \$4,500,000 plus GST; and*
3. *DELEGATE authority to the Chief Executive Officer to complete the purchase of the Lot 9 Verita Road.*

**CARRIED BY ABSOLUTE MAJORITY 5/0**





The below concept allows for the provision of a multipurpose sports ground complex that is able to cater for multiple configurations of ball

sports at both junior and senior levels. It will also accommodate mixed use community purpose zone.

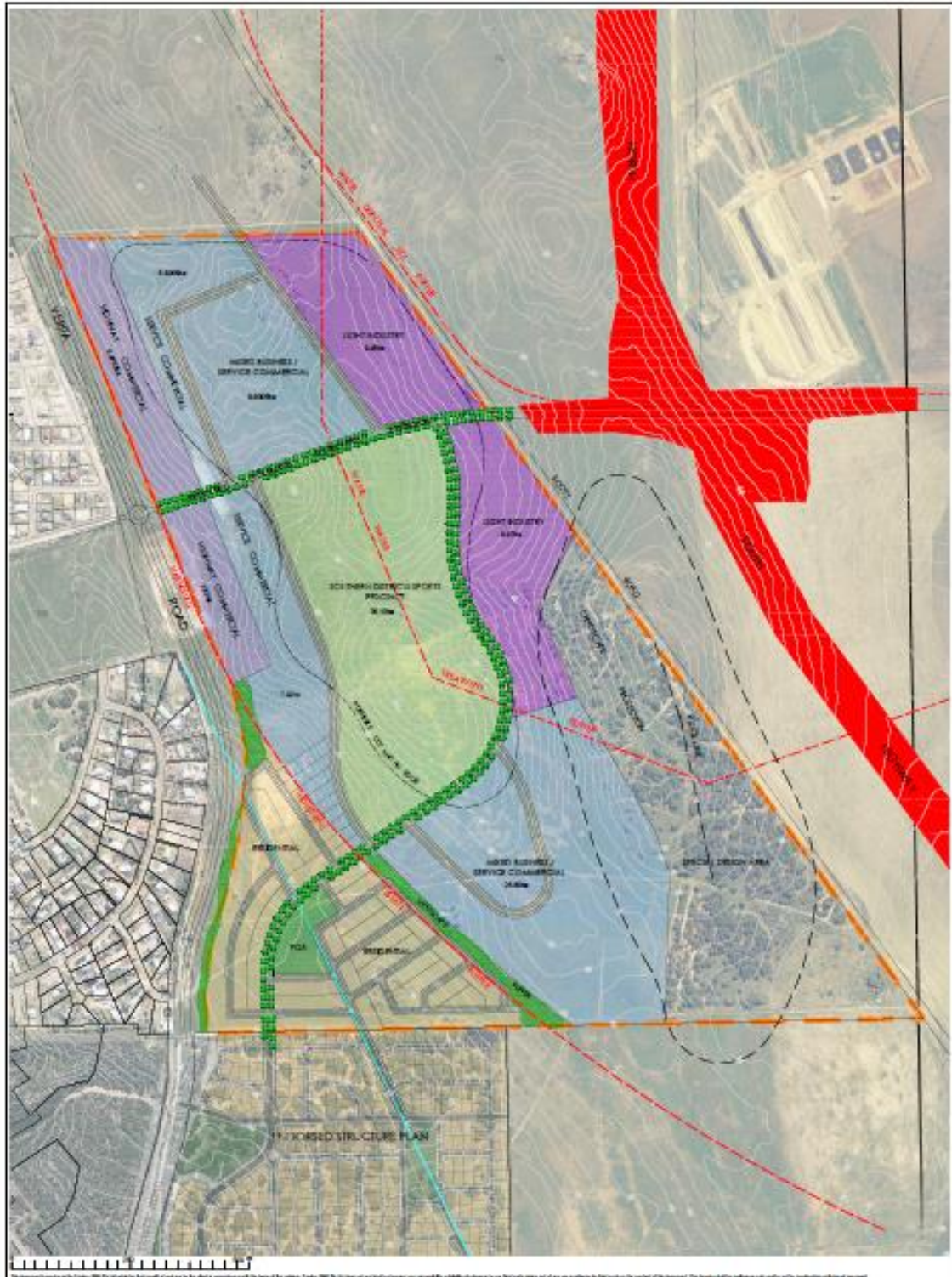
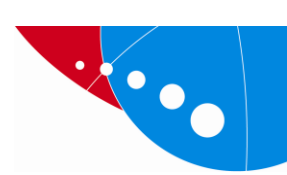


Diagram 2 Proposed Locality & Context of the Southern District Sports Field

AM





The following outlines the design elements preferred for this facility:

- Develop one premier oval with function room, club room, bar & canteen, storage, management office and public toilets.
- Junior Grounds for training Cricket Practice net.
- Club rooms will incorporate multi user facility including change rooms and public toilets.
- Design will include playground plus sufficient space for shade tree planting, irrigation water storage, storm water catchment and a foot path network adjacent to all car parks, buildings and play area.

It is proposed to develop the Southern Districts Sports Facility in three stages:

### **Stage 1**

Earthworks/landscaping of Northern Oval and adjacent rectangular field. Linked to Olive Street land development project - High Priority.

### **Stage 2**

Lighting and clubhouse for Stage 1 Precinct. To follow Stage 1 and aligned to Greenough Oval Land Development project - High Priority.

### **Stage 3**

Southern Precinct consisting of 2 rectangular fields and oval earthworks and landscaping - Low Priority.

### **Rover Football Club**

The City has identified the Greenough Oval, home to the Rover Football Club, as a land development opportunity due to the fact that

the land is 'freehold' to the City and not subject to the same state government conditions as other recreational spaces within the City. Negotiations with the Rover Football Club over several years has led to an 'in-principle' agreement that Rover Football Club be relocated to the Southern Districts Sporting Facility allowing this land development to proceed. Net return from the land development would be used to provide premier oval facilities at Southern Districts Sporting Facility.

### **Impacts on Junior Sport**

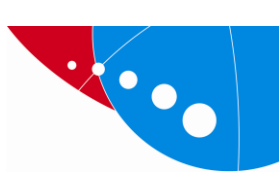
Due to the large increase in population in the Wandina area, particularly of children, it is apparent that there is an urgent requirement to service the needs of these residents. Thus the objectives of the development of sporting facilities in the southern suburbs, which includes the development of the Derna Parade site, is to accommodate the growing demand for broad acre open space for which juniors of all different sporting disciplines are able to make use. All planning to this stage has been based on this principle of multiuse with intention of:

- reducing the pressure on existing sporting infrastructure;
- increasing funding opportunities; and
- providing space for new and developing sports that may not currently have access to a facility.

There will also be the opportunity for senior sporting groups to make use of these facilities. The layout has been configured to ensure it can facilitate league level sport. It is envisaged that when the concept plans have been adopted by Council, an expression of interest, for any sporting group wanting to relocate to Verita Road will be advertised with appropriate criteria for assessing need and suitability for relocation.







**At the ordinary Meeting of Council on 13 April 2010, Council resolved to:**

**COUNCIL DECISION**

**MOVED CR GABELISH, SECONDED CR MARTIN**

*That Council by Simple Majority, pursuant to Section 3.58 of the Local Government Act 1995 (as amended) RESOLVES to:*

1. *ADOPT the concept plan as presented by Greg Rowe and Associates for development of Reserve 30043 Olive Street, Mahomets Flats; and*
2. *COMMITTS to directly link and undertake the rehabilitation and development of the Olive Street development and the proposed East Verita District Sports Precinct.*
3. *NOTE that any rezoning (scheme amendment) proposal will require to come before Council and be subject to further public consultation and ultimate consideration and approval by the Minister for Planning.*
4. *DELEGATE authority to the Chief Executive Officer to;*
  - a. *commence planning, rezoning and necessary subdivision applications; and*
  - b. *progress freehold sales following site development rezoning and subdivision approvals subject to the concurrent development of East Verita District Sports Precincts.*
5. *SUBJECT to the project progressing commits to naming the:*
  - a. *Olive Street public open space wetland in honour of fallen soldiers in accordance with the Deed of Grant by Leonard T Green;*
  - b. *East Verita sports precinct as the Leonard T Green District Sports Reserve;*
  - c. *Erect an appropriate memorial plaque to the late Leonard T Green, at Reserve 30043, once the wetlands reserve has been developed; and*
6. *REQUIRE a review of the proposed road access to the development from McAleer Drive and Willcock Drive to ensure appropriate open space and vistas through to the central wetland.*

**CARRIED 8/0**

**RECOMMENDATIONS**

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Endorse Southern Districts Sporting Facility to be developed to a standard along the principles of multipurpose use and colocation to accommodate sporting clubs (senior and junior).</li> <li>2. Endorse proposed concept plan as outlined.</li> </ol> | <ol style="list-style-type: none"> <li>3. Progress the development of Stage 1 (Earthworks/landscaping of Northern Oval and adjacent rectangular field linked to Olive Street land development project) as high priority.</li> <li>4. Support the relocation of Rover Football Club to the Southern Districts Sporting facility as a high priority linked to the Greenough Oval Land</li> </ol> |
|---|--|



Development project (see Recommendation 5 below).

5. Support the Greenough Oval Land Development project and utilise surplus development funds realised from project toward building club houses, lighting and other infrastructure at the Southern District Sporting Facility (Stage 2) as a high priority.
6. Acknowledge the submissions by the Geraldton Croquet Club and Geraldton Internationals Rugby Union to relocate to the Southern Districts Sporting Facility and work with these Clubs to progress their submissions as a high

priority – noting that any actual relocation can only be progressed as part of Stage 2.

7. Advertise for expressions of interest from sporting groups and other suitable community groups seeking relocation to Southern Districts Sporting Facility as a medium priority.
8. Identify Southern Districts Sporting Facility as the premier oval in the long term and work with stakeholders to ensure facilities are appropriate (Stage 3).



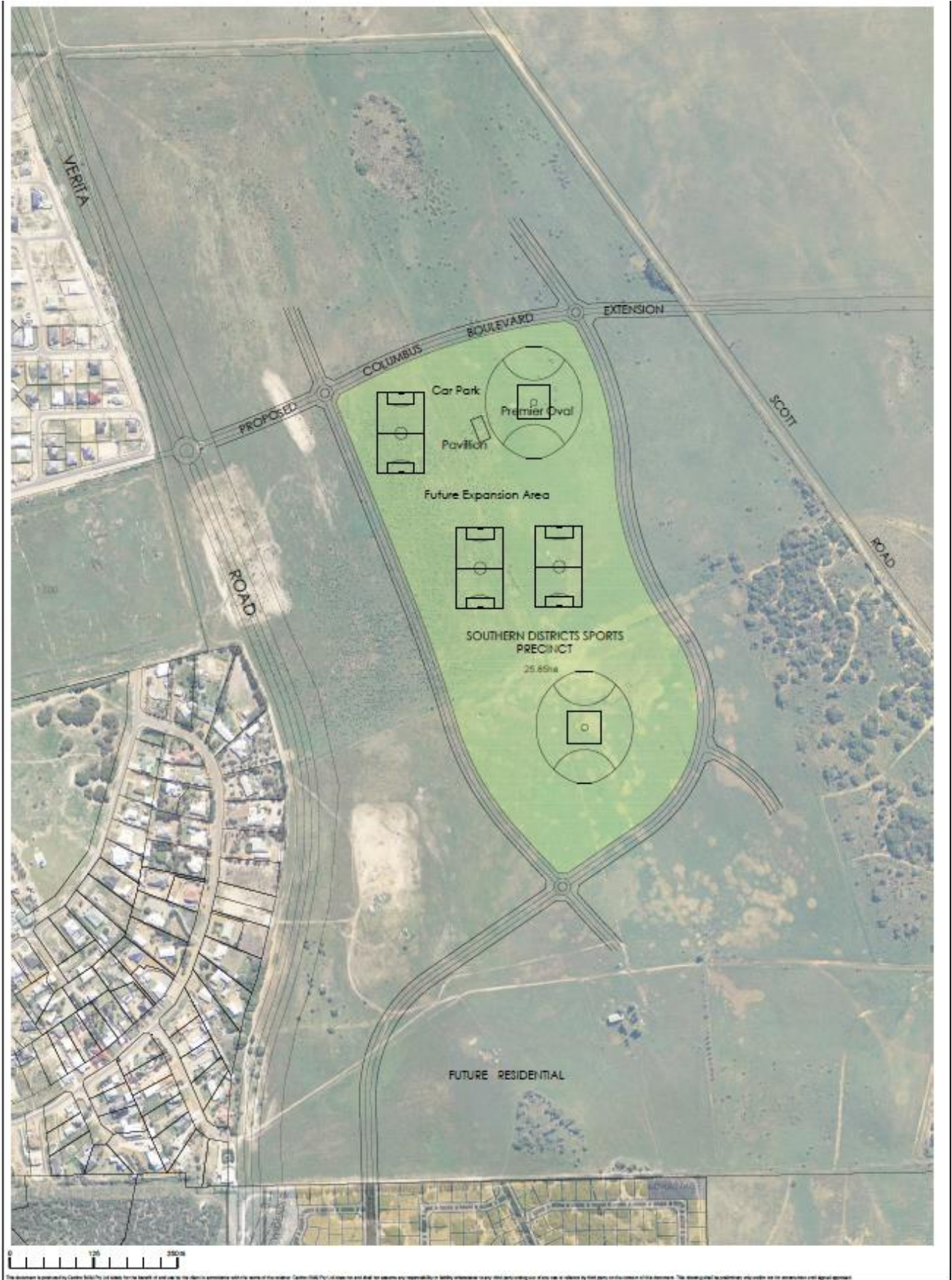
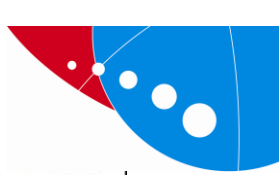


Diagram 3 Proposed Concept Design of Southern District Sports Facility (3 Stage Project)



## Northern Districts Sporting Facility

It is envisaged that with growth in the northern corridor that a district sporting facility, similar to that proposed at the Southern Districts Sporting Facility, will be required in the northern suburbs. Anticipated growth of population and demand for sporting facilities, particularly multipurpose broad acre in the northern suburbs in the longer term will need to be planned for. Specific sporting needs will be identified at the relevant time.

The area north of the Chapman River could ultimately be home to in excess of 30,000 people. As part of the structure planning and subdivision process, land is set aside for local public open space that will provide for localised recreation needs, however there has been no provision for district sporting requirements.

In order to ensure that the area is well served at both local and district level for sporting facilities, it has been identified that provision needs to be made for a site for a Northern District Sporting Facility. This facility should cater for a similar multiuse configuration as the Southern District Sporting Facility.

This open space needs to be accessible to the northern suburbs and reached easily by car, public transport or bike.

Land should be identified through the rezoning/structure planning processes for the northern urban corridor.

Estimated cost at current values -\$10,000,000

## RECOMMENDATIONS

1. Identify land suitable for a Northern Districts Sporting Facility through the rezoning/structure planning processes for the northern urban corridor.
2. Develop timeline dependent upon demand on existing facilities and population growth in that precinct.
3. List for consideration as a low priority.

## Wonthella Community Sports Centre (Multiuse Indoor Sports Stadium Redevelopment)

The Draft Sporting Futures Report v1 (2010) identified a multiuse indoor sports stadium redevelopment as the preferred option for the future of Geraldton Amateur Basketball Association, Geraldton Netball Association and Geraldton and Districts Badminton Association. The City received submissions from Geraldton Amateur Basketball Association, Geraldton Netball Association and Geraldton and Districts Badminton Association that did not support the City's recommendation and provided alternative options (appendices 23, 24 and 25).

AECOM Consultants were engaged to do a full analysis of all proposals and provide recommendations.

*See appendix 26 for an extract of the AECOM report.*

The City has consistently maintained that an indoor multipurpose sports centre would provide increased amenity and offer more affordable life cycle costs, than independently run, stand-alone facilities. The City's concepts have been premised on the provision of eight new courts, administration spaces and allied facilities, integrated with the existing Aquarena to provide a centre with a single point of entry.

The concept included the following new facilities:

- six indoor multi-purpose courts;
- one indoor badminton facility (three courts);
- one arena style multi-purpose (basketball) show-court;
- Total of eight indoor courts and associated change rooms;
- Sports House and the Sport Academy having direct access to indoor courts, outdoor courts, indoor/outdoor pool, athletic track and sports fields;
- Wellness Centre and Allied Health Professional Centre;
- Creche; and
- Café.

The concept aims to meet the following objectives stated by the Greater Geraldton Council:

- Deliver a multiuse base for the precinct which will enable sale of memberships (to create a revenue stream) and provide access for casual use, social sports programs and exhibition matches;
- Result in common management of Aquarena, Indoor Sports, the Mid West Sports Academy and Mid-West Sports House (providing significant savings of operating/management and staffing costs);
- Allow sporting groups to focus on sports development and programming rather than asset development and management/funding;
- Provide a financially sustainable model (through reduced costs and increased revenues); and
- Provide a model which conforms to the requirements of CSRFF and Royalties for Regions funding.

Careful planning would allow for management of pedestrian movements to the various facilities to provide security and simple way-finding, to avoid conflict between disparate uses, and to separate public from private functions. In particular:

- Entry to the Centre would be via a single, centralised Reception;
- Public facilities (crèche, café) that are directly accessed from the Reception area;
- Access points to all distinct user groups that are separated but visible from the reception;
- Separate, control/entry points provided for:
  - Indoor sports: Ground level to the left of entry lobby;
  - Aquarena: Ground level to the right of entry lobby;
  - Arena spectators and administration offices: Upper level via stairs; and
  - Wellness Centre and Allied Health Professionals: both levels, accessed

directly off lobby, or alternatively at a 'half-level' adjacent to the outdoor pool.

Access points would be able to be controlled individually to provide secure access in accordance with varied operating hours.

The City's concept for an indoor multiuse facility as outlined in the Draft Sporting Futures Report v2 (August 2012) has been analysed by stakeholders (Geraldton Amateur Basketball Association, Geraldton Netball Association and Geraldton and Districts Badminton Association) during the final advertising/submission period from August to January 2013. Additional submissions were received from Geraldton Amateur Basketball Association, Geraldton Netball Association and Geraldton and Districts Badminton Association. See below for a summary of the submissions and appendix 35, and appendix 39 for full submissions and diagram 4 below.

#### ***Geraldton Amateur Basketball Association***

GABA seeks to renew existing lease with the City of Greater Geraldton at the current location in Eighth Street Wonthella for a further 5+5+5+5 years.

Response: Agreed, GABA lease to be renewed in accordance with Council Policy CP049 Sporting Group Leases.

Note: the lease would be conditional upon surrender should Wonthella Community Sports Centre Stage Two (show court) proceed.

GABA will spend approximately \$100,000 in the 2012/2013 financial year into improving the standard of the current stadium in Eighth Street Wonthella. Noted.

GABA intends on investing in the development of a future 2 to 4 outdoor courts at the current location in Eighth Street Wonthella prior to the commencement of the 2013/2014 season. The outdoor courts development is expected to cost approximately \$150,000 for which the GABA will seek external financial support where possible though not completely reliant on external funding to proceed. Noted.

GABA does not agree with AECOM's comments and costings regarding GABA indoor stadium project. Noted.

GABA broadly supports the concept of multiuse indoor stadium subject to operation cost, existing facilities treatment and shared facility financial viability. Noted.

**Geraldton Netball Association**

Geraldton Netball Association would like to replace current indoor stadium floor with a sprung floor - cost approximately \$150,000. Noted and listed in Sporting Futures as an EOI.

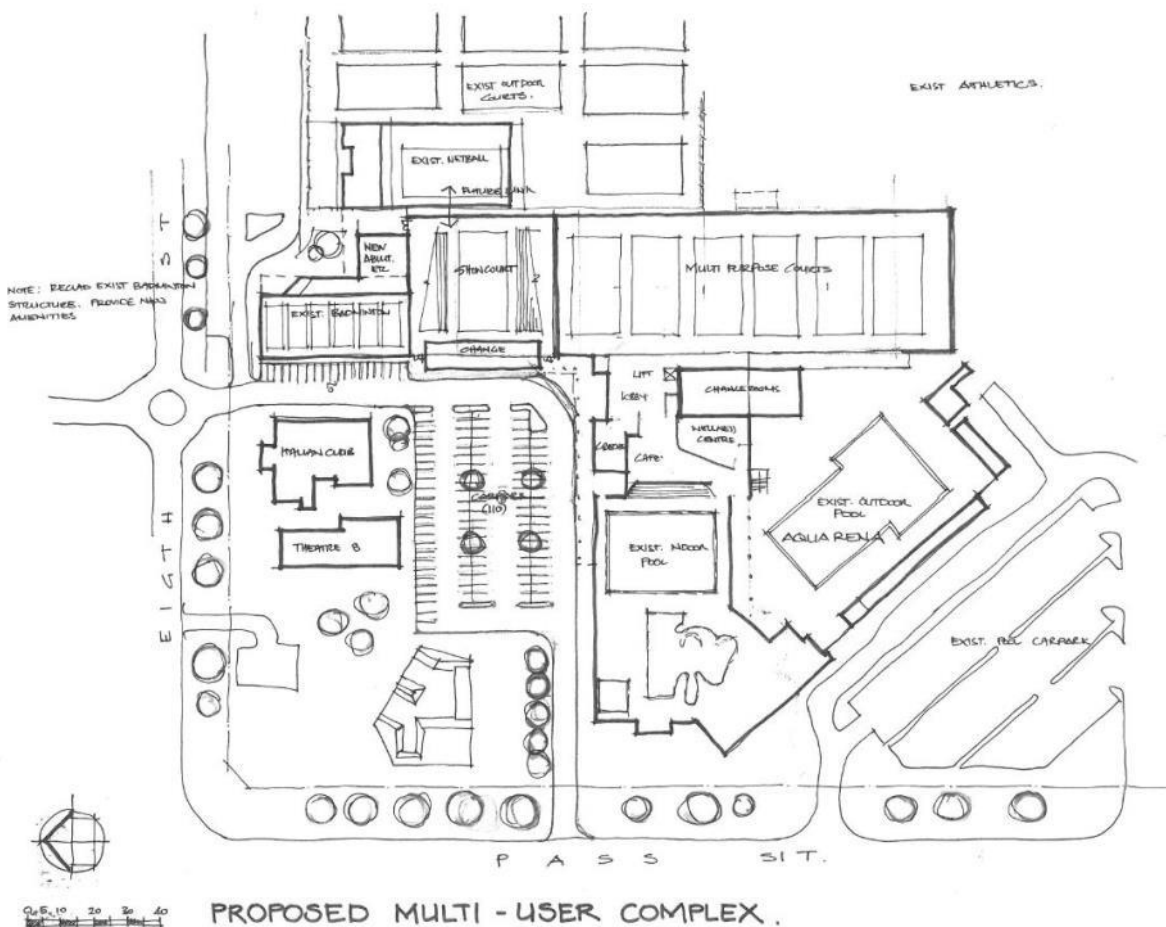
Build second stadium on the back of existing stadium. The second stadium joined onto the existing stadium, cost would be approximately \$2million. Noted and not supported.

**Geraldton and Districts Badminton Association**

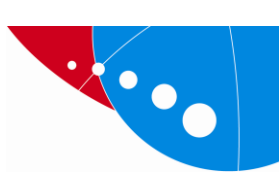
Geraldton and Districts Badminton Association submitted a multiuse complex proposal in September 2012. (See diagram 4 below). The City engaged AECOM to use this concept as the base for a design for an indoor for an indoor multiuse facility that integrated existing badminton facilities. AECOM developed two Options that could or would meet that objective See Concepts A & B and indicative costings on both options below. It is recommended by this report that both options be given further consideration and more detailed analysis before arriving at the preferred option.

It should be noted that all 3 associations maintain that their preferred position is to develop their own stand-alone facilities which they submit could be considered multiuse as they have informally advised the City that they would be willing to develop their own informal sharing arrangements.

**Diagram 4 Geraldton and Districts Badminton Association Proposal Submitted September 2012**



**FARMAN  
LITTLE  
SHAWCOCK**  
architects  
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P.O. BOX 27  
GERALDTON 6531  
TEL - 08 9962 4943  
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ABN: 80 887 298 350  
email: [apl@wastnet.com.au](mailto:apl@wastnet.com.au)



Integration of the Badminton facilities with the proposed multi-purpose facility

Option A- Ground Floor Plan

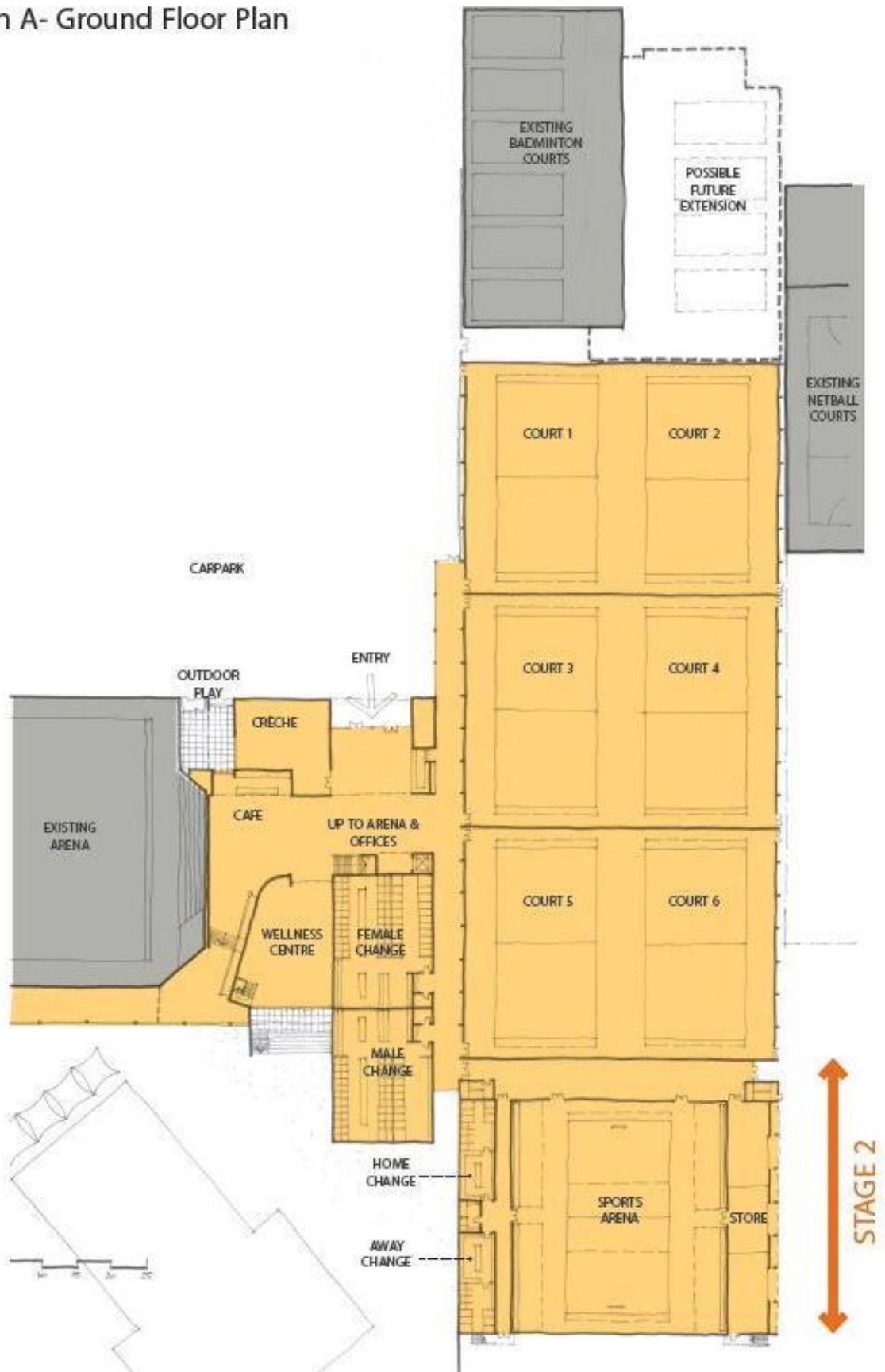
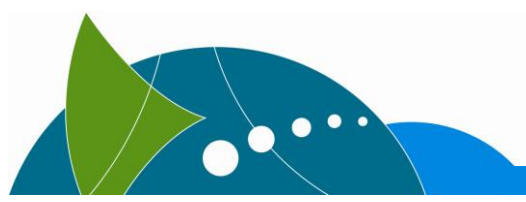
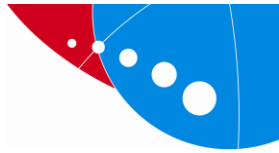


Diagram 5 Option A Ground Floor Plan





### Option A- Upper Floor Plan

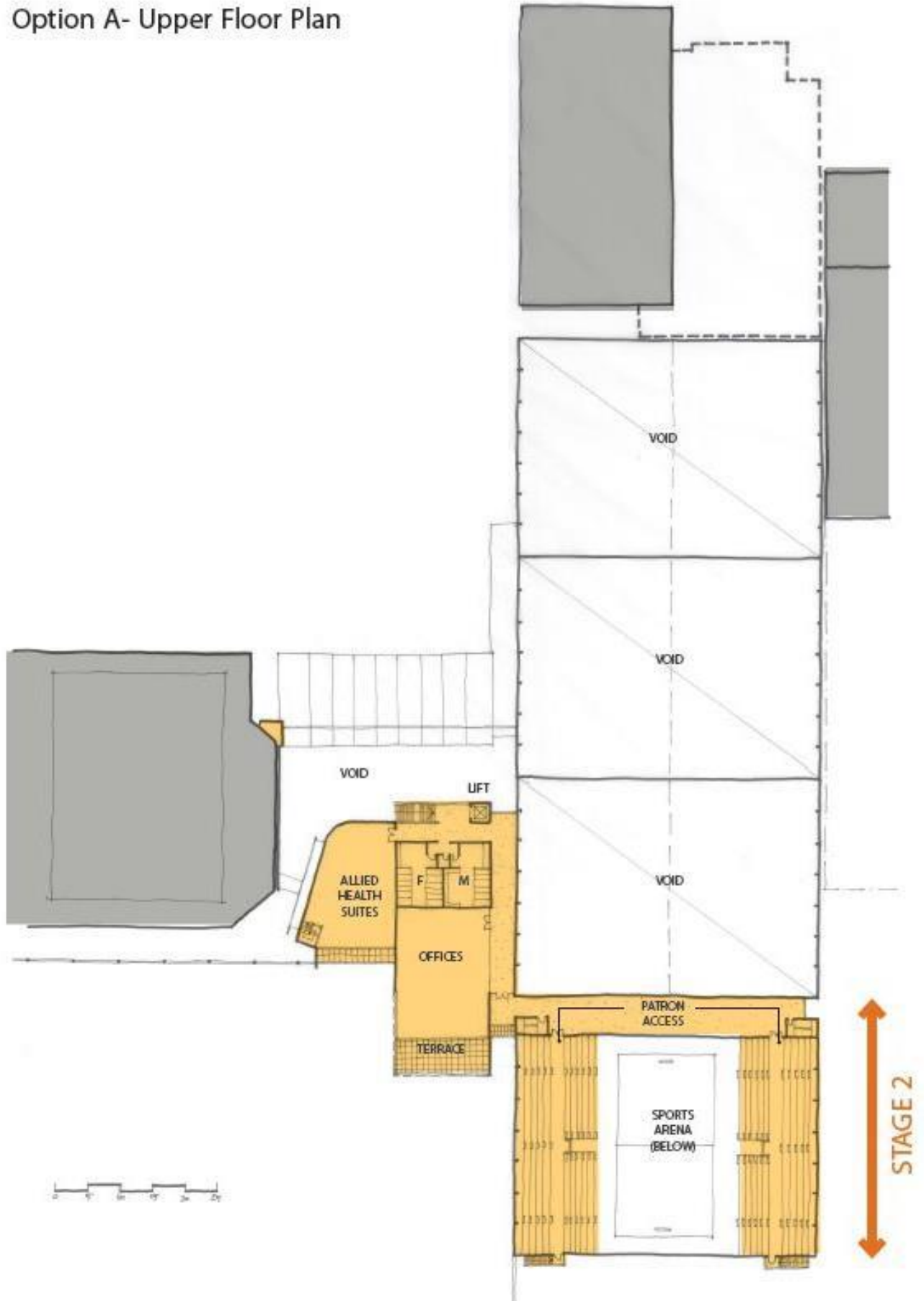
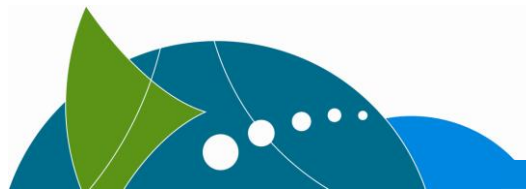
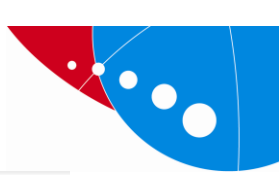


Diagram 6 Option A Upper Floor Plan





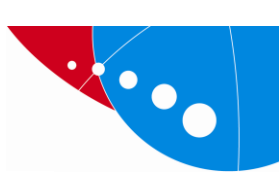


Option B- Ground Floor Plan

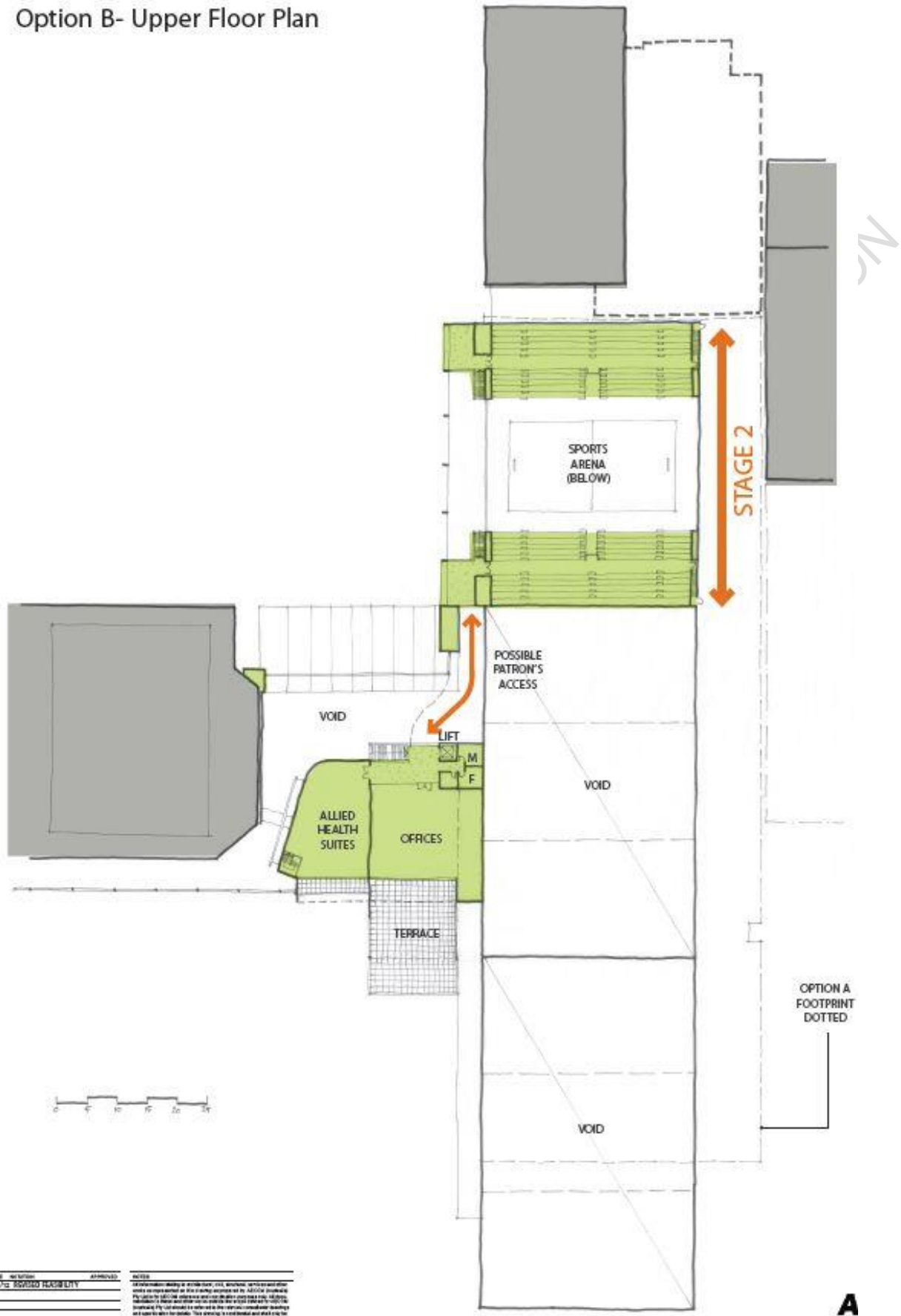


Diagram 7 Option B Ground Floor Plan





Option B- Upper Floor Plan



DATE	DESCRIPTION	APPROVED	REVISION
15/12/2024	ISSUED FOR PUBLIC COMMENT	[Signature]	1

Information shown in this document is preliminary and subject to change without notice. It is not intended to constitute an offer of any financial product or service. The information is provided for general information only and does not constitute an offer of any financial product or service. The information is provided for general information only and does not constitute an offer of any financial product or service. The information is provided for general information only and does not constitute an offer of any financial product or service.

Diagram 8 Option B Upper Floor Plan

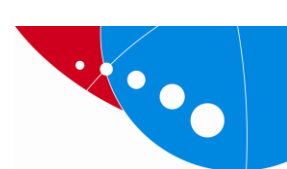




<b>Order of Cost Estimate</b>					
<b>OPTION A</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Stage 1</b>	<b>Stage 2</b>
			<b>\$</b>	<b>\$</b>	<b>\$</b>
Common areas	1,650	sq m	1,600	2,640,000	
Crèche	160	sq m	2,500	400,000	
Cafe	150	sq m	2,500	375,000	
Wellness Centre	235	sq m	2,500	587,500	
Professional suites	235	sq m	2,500	587,500	
Sports Courts	4,600	sq m	1,600	7,360,000	
Changing facilities	580	sq m	3,200	1,856,000	
Arena	2,500	sq m	2,500		6,250,000
Patrons facilities	150	sq m	2,500	375,000	
Office / Admin	300	sq m	2,500	750,000	
Terrace	90	sq m	55	4,950	
<b>External works</b>					
Demolition / site preparation				500,000	
Site services				1,000,000	
Roads paths & pavings				1,200,000	50,000
Landscaping				250,000	50,000
Net Construction Costs	10,650	sq m	2,276	17,885,950	6,350,000
Geraldton loading on Perth based costs			30%	5,365,785	1,905,000
Contingency			12.5%	2,906,467	1,031,875
Professional fees			12%	3,138,984	1,114,425
Public Art			1%	292,972	104,013
FF&E - Allowance				400,000	200,000
Escalation - assume tender June 2013 - allow			5%	1,499,508	535,266
Sub-total				31,489,666	11,240,579
GST			10%	3,148,967	1,124,058
Total order of cost estimate				<u>34,638,632</u>	<u>12,364,637</u>
<b>Exclusions</b>		<b>Information used</b>			
Sports equipment	AECOM Design statement and indicative plans 60224511				
IT & Comms equipment	Option A				
PA Equipment					
Modifications to existing Aqua centre	Note areas used have been taken from Area summary and not				
Adverse ground conditions	layout drawings				
Modifications to existing Oval					
Headworks / capital contributions					
Client direct costs					
Escalation beyond June 2013					
<b>Specification assumptions</b>					
<b>Envelope</b>					
Steel framed structure with a metal deck roof with color bond wall cladding and concrete tilt panels					
<b>Finishes</b>					
Sprung timber floor to sports halls, ceramic tiling to changing facilities, carpet / vinyl to other areas					
Painted masonry walls throughout with ceramic tiles to changing area walls					
Suspended ceiling to common areas - no ceiling finishes to sports halls and arena					
<b>Air conditioning</b>					
Air conditioning to wellness centre, cafe, crèche, office changing areas and sports arena - No air conditioning to courts					

Diagram 9 Option A Cost Estimate





<b>Order of Cost Estimate</b>					
<b>OPTION B</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Stage 1</b>	<b>Stage 2</b>
			<b>\$</b>	<b>\$</b>	<b>\$</b>
Common areas	1,650	sq m	1,600	2,640,000	
Crèche	160	sq m	2,500	400,000	
Cafe	150	sq m	2,500	375,000	
Wellness Centre	235	sq m	2,500	587,500	
Professional suites	235	sq m	2,500	587,500	
Sports Courts	4,300	sq m	1,600	6,880,000	
Changing facilities	580	sq m	3,200	1,856,000	
Arena	2,400	sq m	2,500		6,000,000
Patrons facilities	150	sq m	2,500	375,000	
Office / Admin	300	sq m	2,500	750,000	
Terrace	240	sq m	55	13,200	
<b>External works</b>					
Demolition / site preparation				500,000	
Site services				1,000,000	
Roads paths & pavings				1,200,000	50,000
Landscaping				250,000	50,000
<b>Net Construction Costs</b>	<b>10,400</b>	<b>sq m</b>	<b>2,261</b>	<b>17,414,200</b>	<b>6,100,000</b>
Geraldton loading on Perth based costs			30%	5,224,260	1,830,000
Contingency			12.5%	2,829,808	991,250
Professional fees			12%	3,056,192	1,070,550
Public Art			1%	285,245	99,918
FF&E - Allowance				400,000	200,000
Escalation - assume tender June 2013 - allow			5%	1,460,485	514,586
<b>Sub-total</b>				<b>30,670,189</b>	<b>10,806,304</b>
GST			10%	3,067,019	1,080,630
<b>Total order of cost estimate</b>				<b>33,737,208</b>	<b>11,886,934</b>
<b>Exclusions</b>		<b>Information used</b>			
Sports equipment	AECOM Design statement and indicative plans 60224511				
IT & Comms equipment	Option B				
PA Equipment					
Modifications to existing Aqua centre	Note areas used have been taken from Area summary and not				
Adverse ground conditions	layout drawings				
Modifications to existing Oval					
Headworks / capital contributions					
Client direct costs					
Escalation beyond June 2013					
<b>Specification assumptions</b>					
<b>Envelope</b>					
Steel framed structure with a metal deck roof with color bond wall cladding and concrete tilt panels					
<b>Finishes</b>					
Sprung timber floor to sports halls, ceramic tiling to changing facilities, carpet / vinyl to other areas					
Painted masonry walls throughout with ceramic tiles to changing area walls					
Suspended ceiling to common areas - no ceiling finishes to sports halls and arena					
<b>Air conditioning</b>					
Air conditioning to wellness centre, cafe, crèche, office changing areas and sports arena - No air conditioning to					

Diagram 10 Option B Cost Estimate



### Contribution Requirements

Funding would not be sought from users for the City preferred multiuse facility (option A or B shown in this report).

Any single purpose or club based facility such as for Badminton, Netball or the proposed Basketball Stadium development would require those respective clubs to fund 1/3<sup>rd</sup> contribution.

The proposed GABA stadium proposal, based on the estimates provided by the independent engineer of \$20.5 million would require GABA to source matching funding of \$6.83 million.

### Current Needs

In recognition that the current proposal for the Wonthella Community Sports Centre allows for existing facilities (Netball, Badminton and Basketball) to remain as they are and with security of tenure as per Council Policy CP049 Sporting Group Leases, the City will work with the three stakeholder associations to identify current urgent refurbishment work required on existing facilities such as upgrading outdoor courts and minor internal refurbishment. This would exclude any work that relates to any expansion of the existing facilities, as future requirements for overflow and expansion will be met by the proposed Wonthella Community Sports Centre – Stage 1. Once identified, works will be prioritised and progressed pending funding availability via club co-contribution, external funding and Council's financial capacity.

### Other Impacts

#### 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. See recommendation for the relocation of the Geraldton VF & RS Brigade under the Flores Road Sporting Precinct (Utakarra Ball Park Relocation).

#### Geraldton Little Athletics Club

Geraldton Little Athletics Club submitted an objection to the Wonthella Community Sports Centre during the final Sporting Futures consultation period. The development may involve some adjustment to the existing Geraldton Little Athletics Club site. The City would continue to work with Geraldton Little Athletics Club to minimise any impact. Should there be any impact, the City would provide alternative like facilities as per the principles of this report and Council Policy CP048 Sporting Futures.

Costs for any adjustment would be fully funded out of an impact causing project.

## RECOMMENDATIONS

1. Conduct further review and feasibility assessments of both Options A & B of the AECOM concepts based on the submission by the Geraldton and District Badminton Association as a high priority;
2. Progress the detailed planning of the development of an integrated multiuse indoor stadium, referred to as the Wonthella Community Sports Centre, in two stages;
3. Work closely with key stakeholders to further define design and functionality requirements.
4. Identify Stage 1 as a high priority that includes the following;
  - a minimum of six indoor (multiuse) courts;
  - Integrated entry, management and services/café with Aquarena;
  - Wellness centre and fitness classes room(s);



- Mid-West Academy of Sport; and
  - Mid-West Sports House (offices and facilities for the Department of Sport & Recreation and members of the Mid-West Sports Federation).
5. Integrate the multiuse stadium (Stage 1) with existing Netball facilities while allowing the Geraldton Netball Association to operate independently and offer a long term lease (in accordance with Council Policy CP049 Sporting Group Leases) on the condition that the lease would be surrendered should Wonthella Community Sports Centre show court (Stage 2) proceed.
  6. Integrate the multiuse stadium Stage 1 with existing Badminton facilities while allowing the Geraldton and Districts Badminton Association and offer a long term lease (in accordance with Council Policy CP049 Sporting Group Leases) on the condition that the lease would be surrendered should Wonthella Community Sports Centre Stage 2 (show court) proceed.
  7. Retain the existing basketball stadium and offer a long term lease (in accordance with Council Policy CP049 Sporting Group Leases) on the condition that the lease would be surrendered should Wonthella Community Sports Centre show court (Stage 2) proceed.
  8. Work with the Geraldton Amateur Basketball Association, Geraldton Netball Association and Geraldton and Districts Badminton Association to identify and prioritise urgent minor refurbishment (such as outdoor court upgrades and minor internal refurbishment but excluding expansion of indoor courts) required for the existing facilities as a high priority.
  9. Identify an independent (community based) operator for the entire facility such as the Mid-West Sports Federation on the basis that an operator would receive an annual subsidy equivalent (and indexed) to the current CGG subsidy provided to the Aquarena;
  10. Note that any future development of Stage 2 show court is dependent on GABA, Geraldton Netball Association and Geraldton and Districts Badminton Association all voluntarily agreeing to integrate their facilities and operations to the Wonthella Community Sports Centre.
  11. Stage 2 to be developed as a low priority.
  12. Acknowledge the submission from the Geraldton Netball Association to replace current indoor stadium floor with a sprung floor as an Expression of Interest and work with the Association to further develop their proposal inclusive of costings, feasibility study and business case as a low priority.
  13. It is noted that the Wonthella Community Sports Centre proposal impacts on Geraldton Little Athletics Club. The City would continue to work with Geraldton Little Athletics Club to minimise any impact. Should there be any impact, the City would provide alternative like for like facilities as per the principles of this report and Council Policy CP048 Sporting Futures. Costs for any work for Geraldton Little Athletics Club arising from the Wonthella Community Sports Centre proposal would be funded out of the Wonthella Community Sports Centre proposal as the 'impact-causing' project.

## Eighth Street Precinct Access Core

An inner loop road through Eighth Street Precinct is proposed to improve accessibility to all adjacent recreational facilities. This loop road is illustrated in figure below (diagram 11) The proposed inner loop road as shown would least impact on existing active recreational space.

The loop road will have the additional benefit of providing improved security by allowing better casual surveillance and improved layout of the

DRAFT FOR COUNCIL CONSIDERATION





facilities. The approximate cost of this loop road would be \$165,000 at current [2013] values.

The proposed internal access road will provide the following benefits to the sporting groups in this precinct:

### **Soccer**

The soccer sports fields in this precinct involve multiple stakeholders (La Fiamma, Midwest Soccer Association, Geraldton Junior Soccer Association).

The Eighth Street Precinct Inner Loop Road creates capacity for two additional full size fields resulting in a total of three senior size pitches in addition to improved access and parking. This concept aligns with La Fiamma's submission requesting one additional senior full size pitch. See page 51 for a full review of La Fiamma's submission and recommendations.

### **Geraldton Tennis Club**

The Inner Loop Road would result in the loss of three courts at the Geraldton Tennis Club. There is potential to replace the three existing courts with four new courts. However, the Geraldton Tennis Club has advised that improvements to their existing facilities (e.g. flood lighting of their front courts) would be preferred in lieu of additional courts.

### **Geraldton Hockey Association**

The proposed internal road development would indirectly benefit this club through improved parking and access. It would also improve visibility and security of the hockey facilities. The Geraldton Hockey Association's submission is in support of the Inner Loop Road suggesting a 2013/14 timeframe for this project. The City has advised the Geraldton Hockey Association that this project has been listed as a medium priority. In addition, the submission from the Hockey Association suggests that they believed the new grass fields developed as part of this project would be Hockey specific. The City has advised the Association that the new grass fields would be considered multipurpose and shared by Hockey, Soccer and other relevant sports needing grass fields. The Geraldton Hockey Association's submission also raised the replacement of synthetic turf. This matter is

dealt with under the Geraldton Hockey Association specific section on page 61.

### **Wonthella Bowling Club**

There are no proposed changes to the Wonthella Bowling Club facilities. However, the proposed internal road development would indirectly benefit this club through improved parking and access. It would also improve visibility and security. The Wonthella Bowling Club has informally raised concerns with the Inner Loop Road concept in terms of access to the club facilities through the rear. The City subscribes to CPTED principles and any security concerns would be addressed during the detailed design stage.

### **Geraldton Bridge Club**

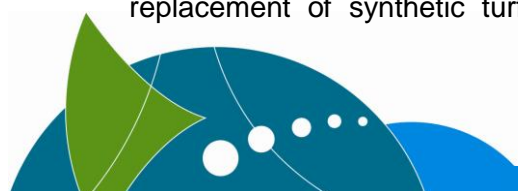
There are no proposed changes to the Geraldton Bridge Club facilities. However, the proposed internal road development would benefit this club through improved parking and access. It would also improve visibility and security. The City has not received a submission informal, or otherwise, from the Geraldton Bridge Club.

### **Geraldton Little Athletics Club**

Geraldton Little Athletics Club submitted an objection to the Wonthella Community Sports Centre during the final Sporting Futures consultation period. The development may involve some adjustment to the existing Geraldton Little Athletics Club site. The City would continue to work with Geraldton Little Athletics Club to minimise any impact. Should there be any impact, the City would provide alternative like facilities as per the principles of this report and Council Policy CP048 Sporting Futures. Costs for any adjustment would be fully funded out of an impact causing project.

## **RECOMMENDATIONS**

1. Support investigation into the viability of the Inner Loop Road in the Eighth Street Precinct Access Core as a medium priority. Investigations would consider:
  - Accessibility and parking to adjacent facilities;
  - security;



- drainage; and
- cost vs. benefit.

subject to the City's receipt of a full submission by the Club.

2. Invite the Geraldton Tennis Club to identify potential cost of upgrading flood lighting of their courts including a phased approach with further consideration and prioritisation of flood lighting Geraldton Tennis Club courts





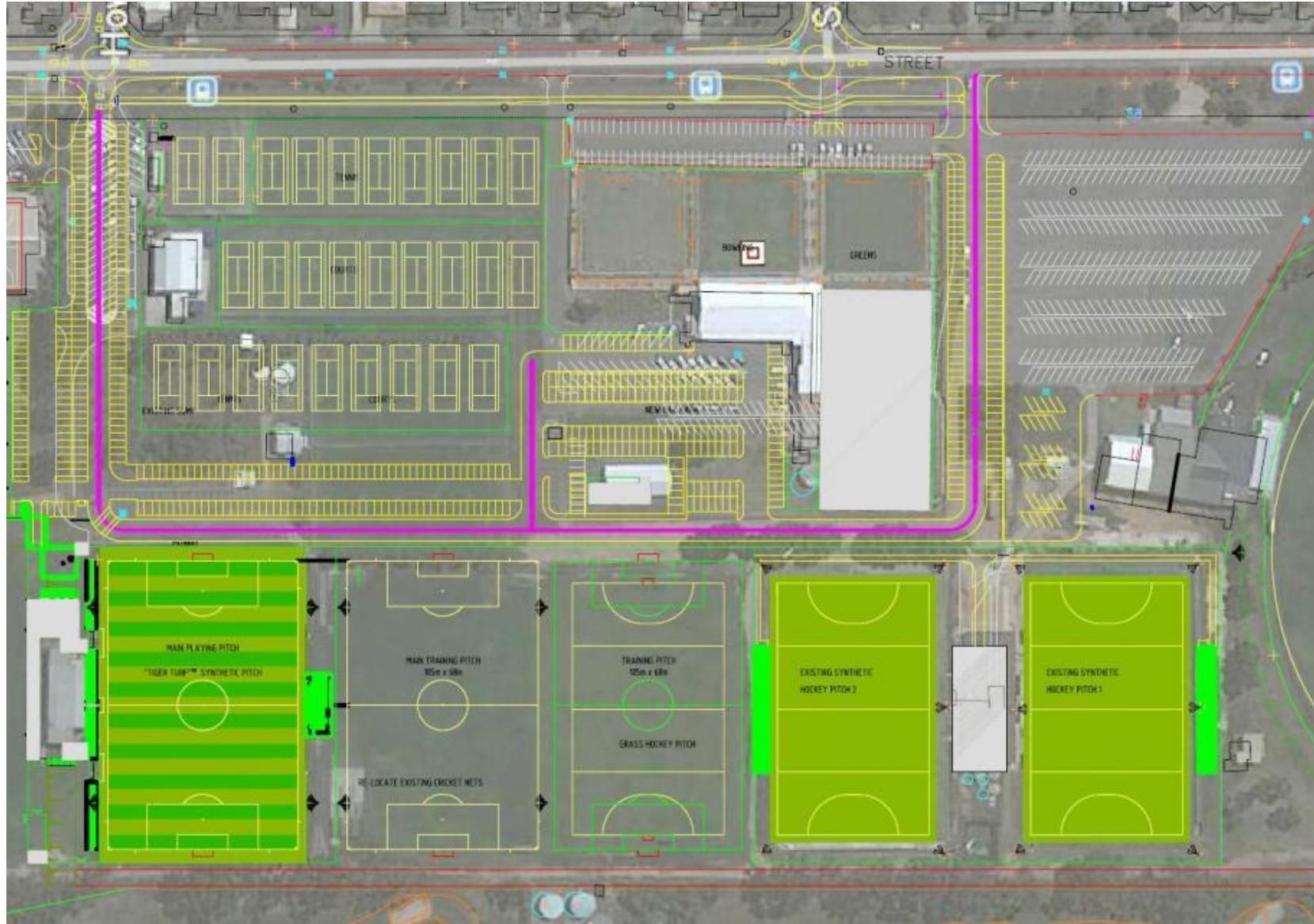
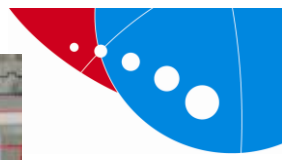


Diagram 11 Eight Street Precinct Access Core

AMENITY



## Wonthella Oval Redevelopment

### Premier Sports and Events

Wonthella Oval has been identified in previous reports as the most likely venue to be redeveloped into the premier open air facility in the City. Consultants who assessed the facility have recommended the upgrade to accommodate elite level sport of a variety of disciplines, which is in keeping with both the City of Greater Geraldton's and the Department of Sport and Recreation's objectives of funding multipurpose facilities.

More recently, discussions regarding the suitability of the proposed Southern Districts Sports Facility to become the premier ground have emerged. However, this report recommends Wonthella Oval as the premier ground for the short to medium term until the Southern Districts Sports Facility is developed to the standard required.

See page 29 for comments and recommendations regarding the Southern Districts Sports Facility.



Diagram 12 Wonthella Oval

During consultations to develop Draft Sporting Futures v1 (2010) and v2 (2012), various options and submissions have been considered by the City and by the stakeholders. These have included options for lights, club rooms, additional oval space and ground sharing. Previous proposals of Draft Sporting Futures v1 included the potential for the colocation of Rover Football Club at Wonthella Oval, allowing for the Greenough Oval land development project to proceed. The relocation of Rover Football Club on the

basis of a ground-sharing arrangement at Wonthella Oval was not supported in Draft Sporting Futures Report v2 and remains as not supported in this final report. All previous concepts, lighting options and proposals and their analysis are detailed in appendix 27.

### Wonthella Oval Lighting Project

This report acknowledges Wonthella Oval lighting upgrade as a high priority project.

The Wonthella Oval lighting project has been partially supported in a 2013/14 CSRFF Forward Planning Grant application. The grant of \$230,000 has been provided on the basis of 1/3 funding from DSR for 34m poles and 250 lux lighting system. Advice from the Department of Sport and Recreation is that (200 lux) flood lighting system is more than sufficient for community use and, in the opinion of the DSR, 250 lux is an outstanding outcome for this community.

CSRFF conditions usually require 1/3 funding from the City and 1/3 funding from the Club/Ground Management Committee. The Wonthella Oval Ground Management Committee has advised that they are not in a position to meet a 1/3 funding commitment for 250 lux (or above) lights. Therefore, funding to meet this 1/3 obligation would need to be found from other sources.

Should the City pursue lighting standards above 250 lux, the full cost impost would need to be borne by the City or alternative funding sources be found. Further investigations are currently being undertaken including discussions with the Mid West Development Commission.

The City is mindful of the varying lighting standards required for various sporting codes (professional through to grassroots). Therefore, the City's decisions would need to be informed by a substantial cost benefit analysis, encompassing issues such as, frequency of use and ongoing maintenance and renewal (particularly in light of the direction and advice received from DSR that 250 lux lighting is more than sufficient for WAFL standard football games and other semi-professional sporting codes). Full analyse of lighting options considered in previous



versions of the Draft Sporting Futures Report are included in appendix 27.

It should be noted, that lighting is only one element of infrastructure required to bring Wonthella Oval up to a standard required to be able to host elite level sport such as WAFL and AFL games. Further upgrades of facilities would also be required. These would include:

- club rooms;
- change rooms;
- canteen;
- spectator seating;
- function space; and
- public toilet amenities.

Previous costings for these facilities have been based on ground sharing arrangements (i.e. relocation of Rover Football Club). Single Club facility development would need further design and costing. This report recommends that minor refurbishment of existing facilities (club rooms, change rooms, canteen, spectator seating, function space and public toilet amenities) are progressed as Stage 2 and as a high priority, and major stadium expansion as Stage 3 as a low priority. Preliminary costings suggest Stage 2 would be in the vicinity of \$1million and Stage 3 approximately \$8million.

### **La Fiamma / Midwest Soccer Association**

A submission was received from La Fiamma Sporting Club. The following summarises their submission:

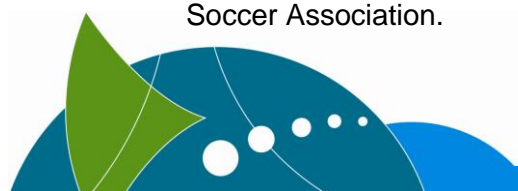
- Total three full size senior pitches;
- New floodlights on the main pitch;
- Change rooms, toilets & seating on eastern side of main pitch;
- Financial help for clubroom deep-sewerage;
- Indoor soccer in new multiuse indoor stadium;
- Upgrade existing structure;
- Synthetic soccer pitch on the main pitch; and
- Support submission from Perth Glory Football Club, Football Federation Australia, Football West and Midwest Soccer Association.

The La Fiamma submission is focussed on developing a soccer specific premier facility which contradicts the fundamental premise upon which the Wonthella Oval redevelopment was based (i.e. a single, multiuse premier sporting facility which is efficient, sustainable and avoids duplication).

It is recommended that the submission from La Fiamma Sporting Club be received as an Expression of Interest. Further consideration and prioritisation will be carried out upon the development of detailed concepts and costings, feasibility and business plans by the club.

## **RECOMMENDATIONS**

1. Acknowledge Wonthella Oval as the premier oval for the medium term until Southern Districts Sporting Facility is developed to the appropriate standard.
2. Commit to Stage 1 of the installation of flood lighting of 250 lux as a high priority - noting that 500 lux flood lighting will be considered as an alternative if additional, fully matching government funding be sourced prior to installation as a high priority.
3. Progress Stage 2 minor refurbishment of existing facilities (club rooms, change rooms, canteen, spectator seating, function space and public toilet amenities), as a high priority.
4. Consider implementation of Stage 3 (major stadium expansion) as a low priority.
5. Relocate the existing cricket practice nets currently located near La Fiamma Soccer Ground to the eastern side of Wonthella Oval as a high priority.
6. Acknowledge the submission from La Fiamma Soccer Club as an Expression of Interest and work with the Club to further develop their proposal inclusive of costings, feasibility study and business case.
7. Work in partnership with clubs and associations to encourage and attract elite level sport to the Mid-West.





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.



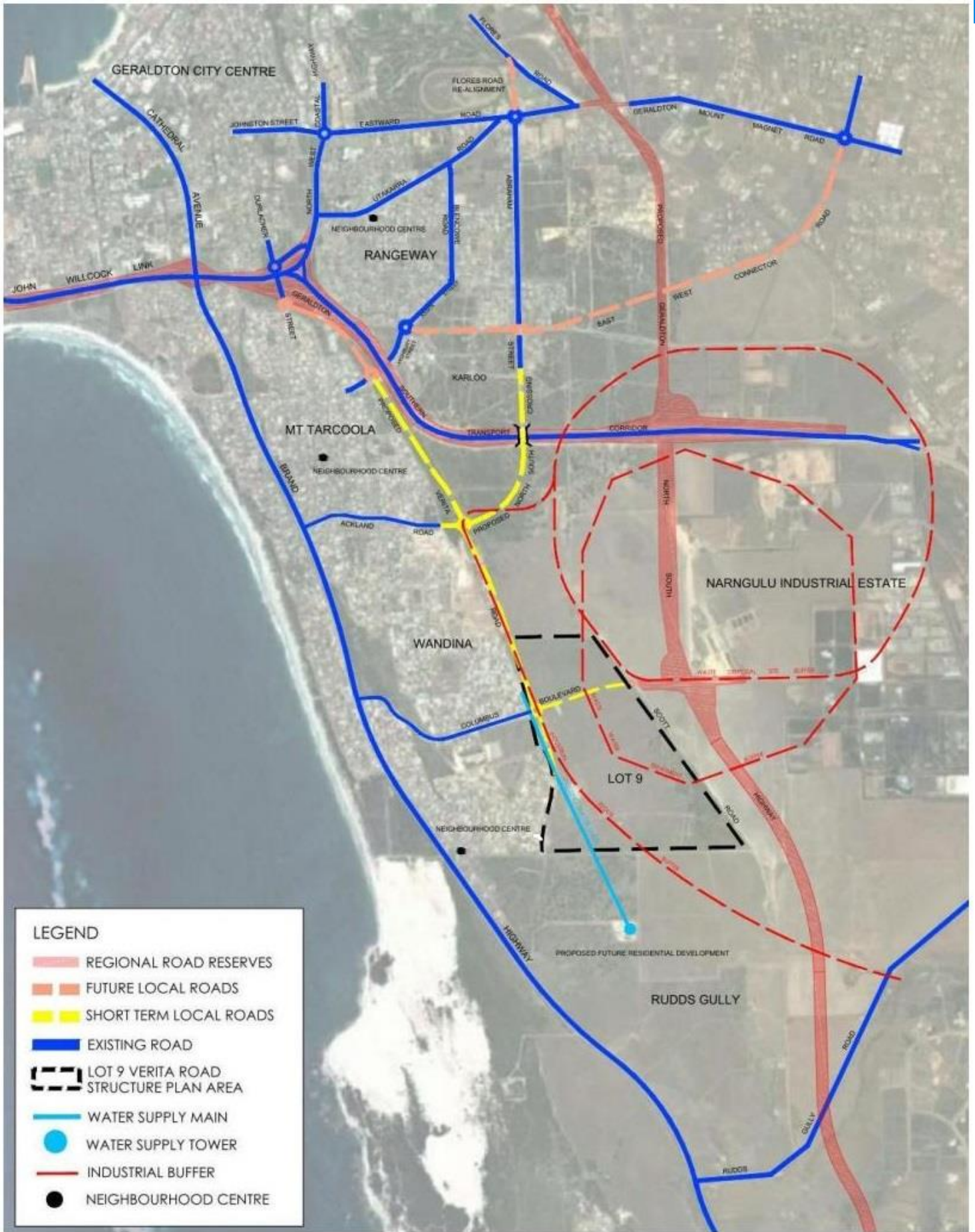


Diagram 14 South Geraldton District Road Network Plan

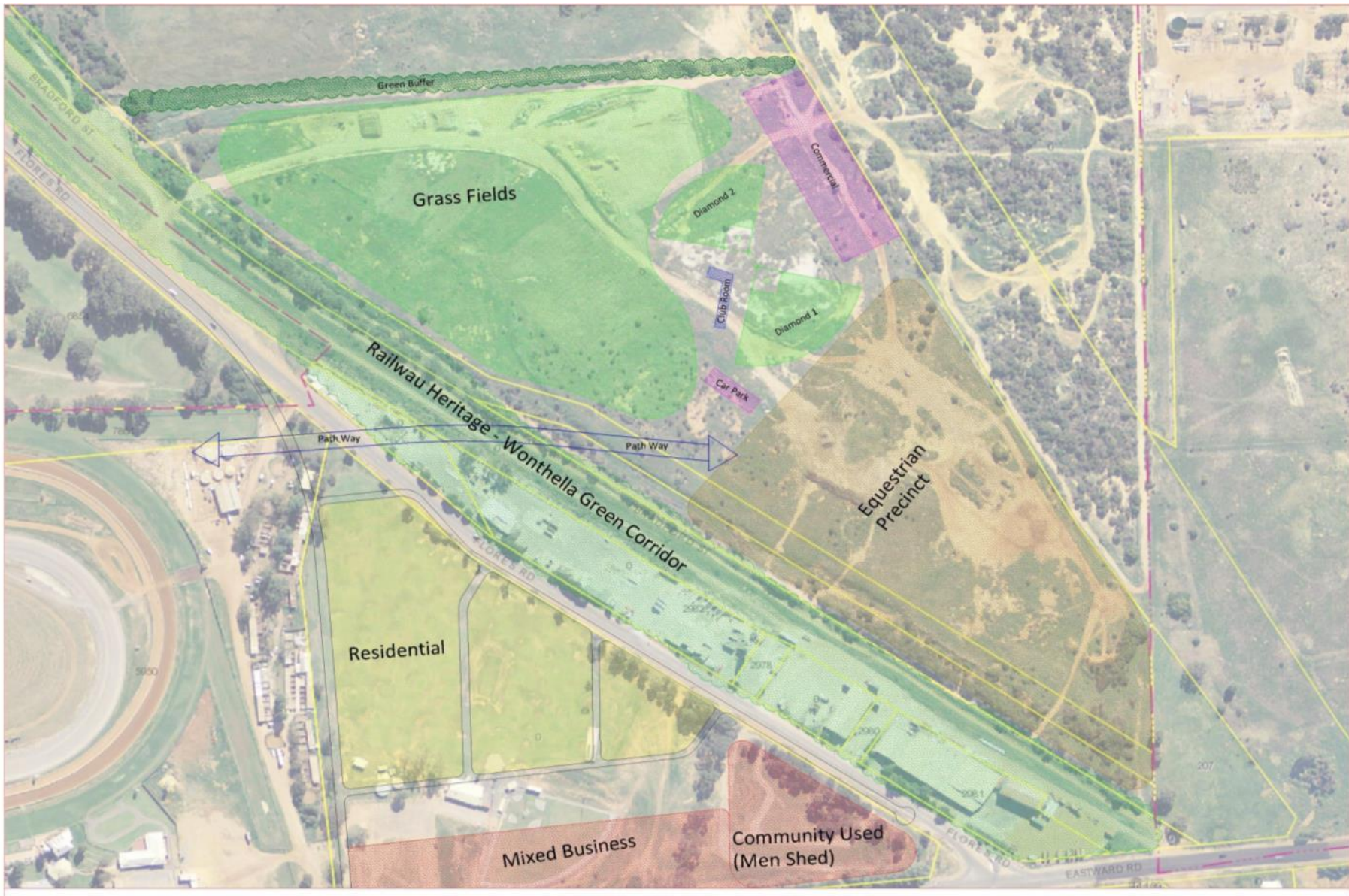


Diagram 15: Potential Development Option Layout for Flores Road Sporting Precinct (Utakarra Ball Park Relocation) and the Former Flores Road Tip Site ; **PRELIMINARY CONCEPT ONLY**



### 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.

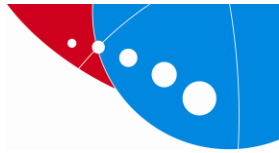
The Great Northern Football League (GNFL) have determined that the Geraldton Community Recreation Ground is not their first choice as the premier oval.

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.





This Report acknowledges the value and importance of the Geraldton Community Recreation Ground as a publicly accessible sporting facility and does not envisage or promote any use for this facility other than the retention of its current uses.

There appears little justification to support the ultimate development proposed in the Geraldton Community Recreation Ground Master Plan given the priorities and investments at Wonthella Oval and the Southern Districts Sporting Facility. However this report recognises the need for upgrades and renewal to ensure the Geraldton Community Recreation Ground continues to be a community facility of a high standard.

## RECOMMENDATIONS

1. Not support Stages 2 – 5 of the Geraldton Community Recreation Ground Master in its entirety, as a priority.
2. Work with the Geraldton Community Recreation Ground Management Committee to assess individual components of the Master Plan to identify priorities and develop proposals inclusive of costings, feasibility study and business case.

**Diagram 16 Recreation Ground Redevelopment**





## Aquarena Refurbishment and Redevelopment

Continuing development of the Aquarena will recognise its location within a large, multipurpose sporting and recreation precinct, rather than viewing the centre in isolation. The precinct strategy enables emphasis on maximising the utility of both enabling infrastructure (including energy and water supply) and individual facilities, optimising scarce capital funds and minimising recurrent costs by avoiding duplication of capabilities. There are clear synergies across different sporting and recreation activities that warrant exploitation.

The Aquarena operates with a substantial subsidy from City of Greater Geraldton rate payers. Annual operating costs exceed revenue by well over a million dollars every year. Operating costs are increasing sharply as a consequence of marked increases in costs of electricity and gas supplies.

The Aquarena is a highly corrosive environment. Maintenance costs are already emerging as an issue within the newer indoor facility. Stage 1 of re-treating and painting internal and external metal structures has been completed.

A budget allocation of \$2.6million was provided for urgent refurbishment. This has allowed for major upgrades to the ventilation and circulation systems as well as upgrades to the Aquarena's operating plant. The cost to complete Stage 1 will be \$2.1million. It is estimated that Stage 2 will cost \$1.7million and can be commenced within the remaining budget allocation (\$500,000). A further \$1.2million to complete Stage 2 will be sought via the budget process.

From the City perspective, the Aquarena currently consumes a disproportionate share of annual Council resources available for community recreation and wellbeing facilities and programs.

Business Planning for Aquarena has placed emphasis towards attracting a larger proportion of the community to the Aquarena, increasing its revenue flows by promoting the benefit of increasing participation rates across the community in health and fitness activities.

Estimates of increased participation in both existing Aquarena activities, and potentially extended dry-area activities, need to be assessed and substantiated with effective market research. The extent to which participation in these activities might increase Aquarena attendance and revenue is currently being evaluated.

There is merit in viewing Aquarena as one of the core facilities of the adjacent sporting precinct. The addition of administrative office



space, shared meeting rooms, wellness centre) is recommended, so that a single site can be shared, avoiding replication of utilities infrastructure. The proposed Wonthella Community Sport Centre, with its integrated entry and 'Sports House', reflects this direction.

The City, with supporting funds from the MWDC and Variety Club of WA has established a crèche with necessary equipment for children with special needs. The crèche has been fully operational since September 2012.

With energy costs continuing to spiral upwards the City has identified more energy efficient operations as a high priority to progress environmental and financial sustainability. The City has submitted a CEEP grant application for \$1.2million dollars in funding to cover the costs of providing a geothermal system for the Aquarena. If approved, the Aquarena running costs will be able to reduced by an estimated 35% per annum which will result in improved environmental outcomes and reduce the operating costs at the facility.

## RECOMMENDATIONS

1. Complete Stage 1 works already underway at the Aquarena at an estimated cost of \$2.6million (2012/13);
2. Review options for alternate energy and heating of the Aquarena facility as a means to reduce the ongoing cost of the facility as a high priority;
3. Progress Stage 2 of the Aquarena Refurbishment (\$1.7million), consisting of replacement plant, renewal of internal protective treatments (which will require an additional winter shutdown period) and the replacement outdoor toilet, change room and meeting room facilities (swim club) as a high priority.
4. Further development of facilities (new integrated entry, café, wellness centre, change rooms, Sports House and Sports Academy) are linked to, and listed under, the Wonthella Community Sports Centre as a high priority.

## Alexander Park

Alexander Park is currently the home ground for the Geraldton Rovers Soccer Club and has approximately 300 members spread across 23 teams of all ages. The facility consists of two senior size soccer pitches (or 4 junior size pitches) which are actively used throughout the winter season and occasionally during the summer months.

The club has additional undeveloped land within the allocated land under the Ground Management Agreement that could be further developed as an additional active recreational space. There is also recently developed Public Open Space adjacent to the existing facility that has been utilised for the Geraldton Rovers Soccer Club as an "overflow facility".



For details of consultation undertaken with stakeholders for Alexander Park see appendix 13.

The extent to which any additional development occurs at Alexander Park (such as additional developed land, flood lighting and club room upgrades) is subject to the following considerations:

- The City of Greater Geraldton's objectives of prioritising the construction of multipurpose facilities over "sport specific" facilities;
- The Department of Regional Development and Lands approval to lease the site on which the Geraldton



Rovers Soccer Clubs facilities are located;

- A Soccer Needs Audit (prepared internally in 2008 – see appendix 8) indicates that with the development of the southern section of Eadon Clarke Sporting Complex (7 additional soccer pitches) the needs of soccer and juniors in particular are met for approximately the next 20 years (subject to estimated growth increases remaining steady); and
- Ability to attract external funding for this project (i.e. CSRFF or Royalties for Regions funding).

The City recently spent \$50,000 on extending the existing facility in the 2009/10 financial year.

### **Geraldton Rovers Soccer Club**

Geraldton Rovers Soccer Club is currently the sole user of this facility. Their current use has considerably expanded over the original sporting fields and has incorporated the adjacent public open space areas designated as part of the urban development.

The Club uses these facilities extensively for both their own use and general use by the Geraldton Junior Soccer Association matches.

## **RECOMMENDATIONS**

1. Review the opportunity to expand the precinct eastwards to meet with the future North-South (Webborton) Road alignment as a medium priority.
2. Undertake an immediate review of the current management arrangements for the sports fields to ensure they align with the standard requirements (based on Council Policy CP050 Ground Management Committees) and separate the tenure of the sports fields from the Geraldton Rovers Soccer Club building facilities as a high priority.
3. Grant long term lease tenure to the Geraldton Rovers Soccer Club for the building facilities subject to the Department of Regional Development and Lands approval as a high priority.

## **Spalding Park Horse and Pony Club**

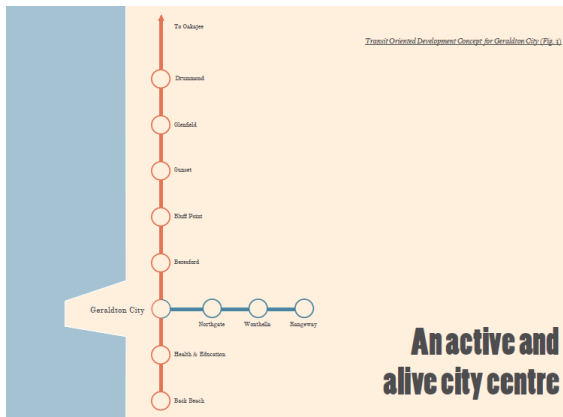
Discussions have taken place with the Spalding Park Horse and Pony Club regarding their relocation prior to the expiry of their existing lease which is due to expire in 2014. Alternative options within the City and the Shire of Chapman Valley are currently being explored.

The Shire of Chapman Valley have provided in principle support to consider a relocation of the Spalding Park Horse and Pony Club to an area within the Shire of Chapman Valley, such as the Nanson Showgrounds.



It is important to note that the land immediately around the Sunset Neighbourhood Centre (identified in the concept plan above) is earmarked for growth and development based on the future development of a high capacity public transport corridor. These developments are critically needed to support and sustain the expected growth of residential, office and commerce space in Geraldton. These new forms of urban development provide best use of the land currently held by the Spalding Park Horse and Pony Club.

The potential revenue from sale of this site is sufficient to enable funds realised from this potential land development to be utilised for relocation of the Spalding Park Horse and Pony Club and other priority sporting and recreation facilities identified in this report.



Various options for the Spalding Park Horse and Pony Club relocation have been explored (see appendix 29). None of the potential locations within the City of Greater Geraldton were supported by the Spalding Park Horse and Pony Club. The City has received formal advice from the Spalding Park Horse and Pony Club that they will progress discussions with the Shire of Chapman Valley. A move to the Shire of Chapman Valley would still be eligible for the relocation funding.

In addition to the discussions with the Shire of Chapman Valley the City will continue to liaise with the Club to identify other possible suitable locations before expiration of the existing lease in 2014.

## RECOMMENDATIONS

1. Facilitate the relocation of the Spalding Park Horse and Pony Club to a suitable negotiated location with long term tenure as a high priority.
2. Ensure that any relocation is fully funded in accordance with the Principles of this Report and Council Policy CP048 Sporting Futures.
3. Commit to the redevelopment of the site currently utilised by the Spalding Park Horse and Pony Club site as part of the Sunset Beach Commercial Activity Centre. This redevelopment would include potential residential, commercial, community and mixed uses that will be investigated as part of the Precinct Planning as a high priority.

## Geraldton Hockey Association

The construction of clubrooms/change rooms at the Geraldton Hockey Association's hockey grounds received both external funding and a contribution from the former City of Geraldton-Greenough to proceed and was completed in 2010/2011.

The Association has identified a need to replace the existing artificial turf on their second pitch which is no longer usable. The synthetic turf was originally installed in 1998 with CSRFF grant funds and support from the City of Geraldton. The general conditions of such funding are that user groups are required to set aside sufficient funds to cover the replacement of the asset at the end of its life. Synthetic turf has an expected life span of 12-15 years. The Geraldton Hockey Association submitted a CSRFF application for the replacement of the synthetic turf as part of the 2013/14 funding round. The application was supported by the City but not supported by DSR (CSRFF). Given the recent large capital expenditure on replacing the turf on the main pitch (2009) and the construction of the club rooms (2012), the financials submitted as part of their recent CSRFF application indicated that the Geraldton Hockey Association did not have sufficient funds set aside at this stage.

The Association's submission for the Sporting Futures Report sought 2013/14 CSRFF funding for replacement synthetic turf, which as noted above, was not successful. The Geraldton Hockey Association maintains that this is a high priority. The Sporting Futures Report lists the synthetic turf replacement as a medium priority pending the Association demonstrating a commitment to, and capacity for funding maintenance as per Council Policy CP049 Sporting Group Leases.

## RECOMMENDATION

1. Consider the replacement of the existing artificial turf as a medium priority pending the club demonstrating a commitment to and capacity for funding maintenance and renewal as per Council Policy CP049 Sporting Group Leases.

## Geraldton International Rugby Union Club

Geraldton International Rugby Union Club has requested it be accommodated in the proposed Southern Districts Sports Facility. The club's short-term goals are to find a surface that is suitable to train/play on and to increase participation from previous and potential players. Long-term goals are to contribute towards and build facilities to improve the profile of the game of rugby union in the region.

### RECOMMENDATION

1. Consider the accommodation of Geraldton International Rugby Union Club at the Southern Districts Sporting Facility as part of a ground sharing arrangement as soon as the Southern Districts Sports Facility Stage 1 is developed.

## Tarcoola Park Tennis Club

Tarcoola Park Tennis Club made a submission during the final consultation phase for this report. They are seeking to obtain a new lease from the City and future expansion including new facilities, improved court lighting and the potential future development of additional courts.

### RECOMMENDATIONS

1. Facilitate a crown lease over portion of the reserve as a high priority subject to the Department of Regional Development and Lands approval to lease the site.
2. Acknowledge the submission from the Tarcoola Park Tennis Club as an Expression of Interest and work with the Club to further develop their proposal inclusive of costings, feasibility study and business case.

## Geraldton Turf Club

### *Future Development*

The Geraldton Turf Club has been operating since 1861 and has a Crown Grant vesting the

control of the Race Course to the Geraldton Turf Club, which currently has 360 members.

The Club is seeking development to reach a Tier 2 level accreditation with RWWA and funding for a Council funded race round – a yearly community race day titled Mayor's Cup, with the focus being on a community family day together with Councillors and City staff.

Following are main points from the Geraldton Turf Club development plan:

- Lights to support night racing;
- Support the return of the Geraldton Trotting Association's race meets – to further improve viability;
- Include plans for the horse swimming area development;
- Support the proposal for the Geraldton Turf Club to work with Durack to implement a Country Apprentice Training School which could potentially include Asian investment and participation in racing (e.g. The West Coast Crayfish Cup); and
- Long term – support for the development of a tourism package promotion into Asia to include 2 race rounds, golf and a trip to the Abrolhos Islands

### RECOMMENDATION

1. The City encourages and supports the upgrade of the Geraldton Turf Club from a level 3 Turf Facility to a level 2 Turf Facility noting that no City funds are required.

## Geraldton Golf Club

Geraldton Golf Club is currently investigating possibilities for development of an extra 9-hole field and a new feasibility study to improve water usage efficiency.

Geraldton Golf Club is planning to build a short-term accommodation for FIFO workers as they have identified this as a need. No Business Plan or design drawings were submitted by Geraldton Golf Club to the City at the time of writing this report. Costing and time frame for these developments are not specified.

## RECOMMENDATION

1. Acknowledge the informal concepts for the Geraldton Golf Club Master Plan as an Expression of Interest.

### Spalding Park Golf Club

Spalding Park Golf Club is seeking to acquire adequate amounts of additional surrounding land to add another minimum 9 to 18 holes of golf (approximately 175 acres) and other sporting facilities (tennis, lawn bowls, pool etc.) as well as redevelop the club house and possibly on course stay-and-play accommodation within the next 8 years.

## RECOMMENDATION

1. Acknowledge the submission from the Spalding Park Golf Club as an Expression of Interest and work with the Club to further develop their proposal inclusive of costings, feasibility study and business case.

### Spalding Park Tennis Club

#### *Future development:*

Spalding Park Tennis Club had a meeting with City Officers in February and identified their

priority upgrade of projects for their club facilities. Furthermore, they are also planning to apply for external funding for these projects.

The Club has identified the following upgrade requirements:

- Lighting - urgent upgrade required, currently have four old lights to cover five courts, with very poor coverage and only efficient for the first three courts;
- Toilet and showers - good in size but very poor standard inside, showers need refurbishment ; and
- Need to install a windbreaker for a better playing environment.

## RECOMMENDATION

1. Acknowledge the submission from the Spalding Park Tennis Club as an Expression of Interest and work with the Club to further develop their proposal inclusive of costings, feasibility study and business case.



## Woorree Park Precinct



### Woorree Park Management Committee

This group, consisting of the Midwest Dressage Association, the Geraldton Combined Equestrian Club, the Woorree Park BMX Club, the Geraldton and Districts Kennel Club and the Woorree Park Scout Group, have developed their facility over an extensive period. The facility is closely aligned with the surrounding rural residential area which has a strong focus on equestrian related recreational activities and uses.

### Woorree Park BMX Club

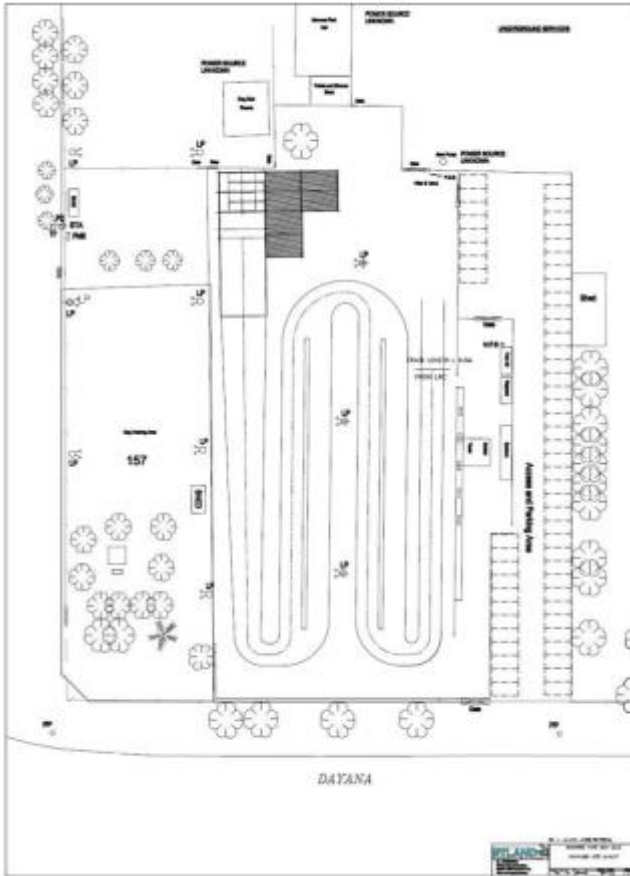
Woorree Park BMX Club is seeking to upgrade their existing BMX track or to relocate to a new site, which is yet to be identified, and leave the

current site open for community use. Their aim is to provide a facility of a standard that ensures Geraldton is one of the regional BMX centres in Western Australia with capacity to host state competitions.

In February 2012, Geraldton BMX Club submitted a concept plan and drawings for track upgrade. NB: The Club has since advised the City (November 2012) that their concept is in a preliminary stage and not a confirmed position.

While track upgrades are needed to host state competitions. They will also be used every week for training and club competition. The track will also be available for community use when it is not in use by the Club.





**Diagram 17: February 2012 Concept Only –  
Subject to Change**

### **Option 1:**

Upgrade Existing BMX Track in Woorree Park (as presented by the Geraldton BMX Club on 20/02/2012 – recognising this as a preliminary concept).

Construct a new track and move current fence to make additional space for track upgrade.

Key upgrade features include:

- 6m start hill (current start hill 2.3m);
- Total new track Length 345m;
- Move current shed, control room, canteen to appropriate location; and
- New video camera connected with NBN fibre.

Estimate Cost: \$300,000-\$400,000 – cost will be borne by the Club.

### **Option 2:**

Relocate the BMX Club to new location.

No potential site has been identified. Costs are yet to be estimated.

## **RECOMMENDATIONS**

1. Acknowledge the submission from the Woorree Park BMX Club as an Expression of Interest and work with the Club to further develop their proposal inclusive of costings, feasibility study and business case.
2. Continue to liaise and work with the Woorree Park BMX Club to determine their future needs and preferred location, taking into account security of tenure and provide a lease in accordance with the Council Policy CP049 Sporting Group Leases.

## **Geraldton Croquet Club**

The Geraldton Croquet Club has a membership base of 24 current members. Current facilities meet needs of the current membership.

Consideration has been given to the relocation of the Geraldton Croquet Club to the Geraldton Bowling Club. While the Geraldton Croquet Club is very open to this consideration, subject to further discussions on details such as fee structures, it has been identified that the Geraldton Bowling Club cannot provide facilities equivalent to the croquet facilities currently available (i.e. the Geraldton Croquet currently has three dedicated courts which would be reduced to one dedicated croquet court and one shared court with the Geraldton Bowling Club) thus not meeting minimum requirements for the Geraldton Croquet Club.

The Geraldton Croquet Club made a submission in November 2012, stating that while they would prefer to stay in their current facility, they are open to relocation and suggest the Southern Districts Sports Facility as their preferred option. Further investigation of this proposal would need to occur before a final determination about the appropriateness of this site is made.

## RECOMMENDATIONS

1. Acknowledge the submission from the Geraldton Croquet Club.
2. Work with the Club to investigate a suitable site for the relocation of the Geraldton Croquet Club as a high priority.
3. Should a site be identified, ensure relocation and provision of facilities are consistent with the principles of this report and Council Policy CP048 Sporting Futures, and progressed as a medium priority.
4. Investigate the redevelopment of the land holding for the purpose of high density inner city residential and/or lifestyle or aged persons accommodation.

- Immediate measures on current skate park (All points in the Action List) in the first year \$15,000.
- Acquire funding (approx. \$600,000) for the development of a new facility (approximate area 700m<sup>2</sup>, equivalent to the existing park).
- Build a new park, and phase out the existing once the new skate park is completed.



## Skate Facilities

### Wonthella Skate Park Extension

Wonthella Skate Park was built in 2000 as the regional skate park. Stage 2 of this skate park has been identified in the Geraldton Greenough Eighth Street Sporting Facilities Master Plan; consultation & design 2009/10, construction 2013/14.

Community consultation for Wonthella Skate Park Stage 2 was held on 9<sup>th</sup> February 2012. The user group was raised funds to engage a consultant CONVIC Design, (one of Australia's leading skate park design and construction companies) to conduct a community consultation and design ideas workshop. The meeting attracted in excess of 30 skate park users and community members and approximately 300 followers on Facebook.

CONVIC Design provided a report on the status of the Wonthella Skate Park and made recommendations and level one costings for maintenance or development at that location.

CONVIC suggest the following actions to ensure the money invested by the City in the community has the maximum value over its life span:

### Foreshore

Consideration has been given to developing a skate park on the Foreshore. The benefits of the Foreshore location is its ease of access and adding to the Foreshore amenity.

Further work in developing designs and costings for this potential project have yet to be progressed.

Possible options for a skate park in the Foreshore precinct are identified in the plan below:

Such a site could integrate with the beach volleyball area and associated lighting to create an 'action' sports sub-precinct which would assist in activating the Foreshore.

### Funding

It is acknowledged that skate parks function in a similar manner to public playgrounds and parks and therefore have limited or no capacity to create a revenue stream. Accordingly it is proposed that any skate park developments would be funded by the City to a maximum of 2/3<sup>rd</sup> of the required amount and a matching 1/3<sup>rd</sup> matching grant from CSRFF (or other appropriate funding source).

On this basis, the City applied for CSRFF Forward Planning Grant application for the Wonthella Skate Park. A grant of \$183,333 has been approved to progress this project in the 2013/14 financial year.

## RECOMMENDATIONS

1. Progress the Wonthella Skate Park extension project as per the CSRFF funding in the 2013/2014 financial year.
2. Review options for new skate facilities at one or more of the following potential sites as a medium priority:
  - Eadon Clarke;
  - Geraldton Foreshore;
  - Beresford Foreshore; and
  - Southern District Sports Precinct.

## Geraldton Bowling Club

The Geraldton Bowling Club plans are based on a three stage development at an overall indicative present day construction cost of \$4,857,176.

Structure of the club is sound but a number of concerns were raised by AECOM in their review of the Club's submission during the first phase of the consultation process:

- No significant growth in membership over the past 5 years;
- The absence of a junior development program;
- An absence of formal plans outlining, vision, marketing or membership recruitment and retention; and
- Whilst it appears the club is in a sound financial position, there are limited reserves to manage the current facility asset.

As a result it was considered that investment in the synthetic indoor bowling facility infrastructure proposed is unproven at this stage. It is also highly unlikely that such provision would be supported by funding bodies.



## RECOMMENDATIONS

1. Retain activities on current site;
2. Renew lease in accordance with Council Policy CP049 Sporting Group Leases.
3. Undertake detailed cost analysis as a high priority for the following:
  - Provision of a sewerage pumping station;
  - Compliance with Building Codes and Disability Discrimination Act;
  - Enhanced site security; and
  - Address flooding from Cathedral Avenue.
4. Undertake a detailed feasibility study and needs analysis to determine the extent of improving playing facilities on the current site as a medium priority.

## Mullewa Sports Facilities

A review of Mullewa Sporting Facilities was undertaken in 2012 and the following needs were identified;

- Replacement of synthetic courts for bowling and tennis in approximately 5 to 10 years;
- Installation of shade sail structure to cover the current synthetic bowling green; and
- Development of permanent rodeo facilities on the lower area of the Mullewa Football Club Oval.



Mullewa Aquatic Centre



Mullewa Recreation Precinct

## RECOMMENDATIONS

1. Review the development of the eastern (lower) oval as part of a permanent rodeo facility as a medium priority.
2. Investigate costs for replacing synthetic courts for bowling and tennis as a medium priority.
3. Progress the installation of shade sail structure to cover the bowling green as a high priority.

## Walkaway Sports & Recreation Precinct

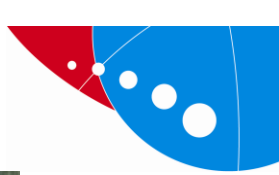
A review of the Walkaway Recreation Sports & Recreation Precinct was undertaken in 2012. The City has been informally been advised of a need to review security arrangements and is awaiting further information from the user groups.

The Walkaway Tennis Court requires repair or redevelopment. Minor repairs were carried out to meet basic requirements and lights for night-time play were installed.

## RECOMMENDATIONS

1. Conduct investigation into usage and determine costings to repair and/or upgrade Walkaway Sports & Recreation Precinct (including upgrades to security and court surface) as a high priority, noting this recommendation relates to the investigation only to determine requirements to be able to prioritise work.
2. Determine prioritisation of potential work upon this more detailed information.
3. Support long term tenure for the Walkaway Ground Management Committee as an integrated stakeholder in accordance with Council Policy CP049 Sporting Group Leases and Council Policy CP050 Ground Management Committees.





### Moonyoonooka Sports Precinct



The Moonyoonooka Sports Precinct includes the Moonyoonooka Polocrosse Club, the Moonyoonooka Horse and Pony Club, Geraldton City Speedway and Geraldton Go-Kart Club. This precinct is self-sustaining and has evolved predominantly through the efforts of the user groups.

There is a concern with the entry road being Bernie Clune Drive. During major events there is potential for traffic conflict on the Geraldton Mount Magnet Road.

The precinct offers an opportunity for colocation of other motor sports related activities. One such potential is for the Geraldton Motocross Club, which is currently located at Meru on land designated for future expansion of the regional waste facility. The current location of the Geraldton Motocross Club has poor visibility and access and cannot be provided with a long term tenure.

It is noted that the Geraldton Motocross Club has undertaken extensive improvements at their existing location, and that there is a justifiable need to maximise the use of these improvements in the medium term. The Geraldton Motocross Club is open to discussions regarding possible relocation continuing.

There are opportunities to secure tenure at the current location for a period of 5 – 10 years.

## RECOMMENDATIONS

1. Redevelop and seal Bernie Clune Drive including the provision of a slip lane on the Geraldton-Mount Magnet Road to improve safety as a medium priority.
2. Liaise with all key stakeholders and users of the Moonyoonooka Sports Precinct on the potential possibility of the Geraldton Motocross Club voluntarily relocating (with long term tenure) to the Moonyoonooka Sports Precinct as a low priority.

## Other Sporting Facilities & Reserves

The City acknowledges that many sporting facilities and reserves, such as those at Bringo, have not been included in the Sporting Futures Report. This does not imply that these facilities do not play a valuable role in community amenity; however at the time of publishing this report, no infrastructure needs have been identified by the City or by users of these facilities.

It is recognised that the sporting environment does change and it is quite possible that new needs for these facilities and reserves will be identified in the future and these will be considered as they arise, in future versions of the Sporting Futures Report.



## CONCEPTS

### Mid West Sports House

The Mid West Sports House is an initiative of the Mid West Sports Federation and has been in operation for a number of years. Its purpose is to bring together all the components of the sport and recreation industry from within the Mid West region.

These include the Department of Sport & Recreation staff, the Regional Development Officers from the various sports, ATLAS, Active After School staff as well as housing the Mid West Sports Federation. It also provides low cost conference function space to the sporting community as well as other forms of support.

Currently, the Mid West Sports Federation are looking to relocate the Mid West Sports House to an alternative venue subject to the Department of Sport & Recreation determining their ongoing support and the level of funding required for the concept to be viable.

It is anticipated that formal discussions with the City of Greater Geraldton will occur regarding the City's support of the project. Colocation at the proposed Wonthella Community Sports Centre would add long term viability to any proposed location.

### Mid West Academy of Sport (MWAS)

The Mid West Sports Federation is currently in the process of establishing a "Centre of Excellence" for the sporting community in the Mid West. The program aims to assist regional athletes and coaches by providing a pathway to achieving elite level status in their respective sports while still remaining in the Mid West region. The business plan being used by the MWAS to guide the program emphasises the existence and standard of facilities which can be used by this program. Colocation might be a major consideration should this initiative come to fruition.



## GOVERNANCE FRAMEWORK

A Governance framework is recommended to help guide the future management of facilities along with the associated tenure of the users.

The principle rests on four key policies:

### 1. Ground Management Committees Policy CP050;

This policy primarily relates to all major precincts which are shared by various users and associations.

### 2. Sporting Group Leases Policy CP049;

This relates to specific facilities and buildings which are controlled by users, clubs or associations and on City owned land.

### 3. Sporting Futures Policy CP048;

This relates to the general application of principles for the management and future prioritisation and development of facilities within Greater Geraldton.

### 4. Minor Sporting Facility Development Funding (<\$75,000) Policy CP058

This relates to the general application of principles for the consideration and facility funding applications for projects less than \$75,000 through the CSRFF program.

COUNCIL CONSIDERATION





## LEASES

The framework ensures basic principles for Tenancy Arrangements at City owned and vested via a management order sporting and recreational facilities (including land):

- are consistent with the outcome of the Strategic Community Plan 2012-2022;
- provide a consistent, equitable and simple approach to arrangements for all tenants of City's sporting and recreational facilities; and
- provide for the effective use and management of those facilities.

Where the use of a City facility (including land) has exclusive use of either part or all of that facility then that arrangement shall be the subject of an appropriately negotiated lease, subject to Council approval.

In recognition of the benefit to the community provided by Not for Profit groups or organisations the lease fee applicable will be \$1.00 per annum. As a result of the remainder of the lease and conditions will be on a 'No Cost to the City' basis. The lessee will be responsible for cleaning, repairs, maintenance, rates and taxes and all costs associated with the facility.

The lessee will generally not be responsible for the structural integrity of the leased premises however, Council may, at its discretion, deem that a Lessee is responsible for structural maintenance if that facility has been constructed entirely, or predominantly, by the Lessee.

That is not to say that the City is responsible for the rectification of any structural defect of the premises or repairs or improvements to the premises of a capital nature. Such situations are to be negotiated and evaluated on a 'case by case' basis.

On the basis that the annual lease fee for Not for Profit user groups under this Tenancy Policy is \$1.00, no recognition of 'Prior Investment' by the Lessee to the capital cost of constructing the leased premises shall be given.

Due to the uncertainties surrounding future land use, economic factors and other longer-term considerations that may impact on the management of the City's leased facilities, lease tenure, other than for the Commercial category, should not generally be negotiated for a total term longer than five (5) years with maximum of 3 additional options of 5 years (totalling 20 years).

Lessees will be required to prepare a Business Plan to cover the term of the proposed new lease or lease further term option.

Where the term of a proposed new lease, or lease further term option, is contemplated beyond five (5) years (including extensions or further term options ) a more comprehensive business plan will be required detailing the longer term plans of the club including financial analysis and developmental and funding plans.

Approval of any further term options to the lease would be conditional upon the City's satisfaction regarding the progress towards an initial Business Plan and agreement by the City to a reviewed Business Plan, and the implications of that plan, to be prepared no later than three (3) months prior to the end of the initial term of the lease.

### Sub-leases

Where a primary leaseholder of a City owned property enters into a sub-lease with another club, association or group, it will be incumbent upon the primary leaseholder to ensure the conditions of any sub-lease are consistent with, and progress, the City's intent for good governance, accountability and sustainability. Any sub-lease will be subject to consent by Council and, where applicable, the Minister for Lands.

### Not for Profit – Lease Terms and Conditions

The following table outlines the basis for the negotiation of essential terms for lease agreements between the City and Not for Profit users. All arrangements shall be subject to Council approval and shall be entered into



under the principle that the use of the facility is to be at 'No cost to the City.

i	Lease Rental	\$1.00 per annum (see variations below where a head Lease of commercial activity exists).
ii	Utilities (water, electricity, gas and telephone etc.)	Payable by Lessee
iii	Rates & Taxes (including Council Rates where rateable under the <i>Local Government Act 1995</i> )	Payable by Lessee
iv	Lease Term	To be negotiated in accordance with the principles that the total term (including options) should generally not exceed five (5) years.
vi	Liquor Licence	Lessee responsibility. City approval in writing required prior to lodgement of application.
vii	Building insurance and public liability insurance	Payable by Lessee. Buildings and other land improvements to be insured for the full replacement values. The level of cover and which party is to arrange to be agreed between the City and Lessee during the lease negotiations.
viii	Repairs and Maintenance of Leased Premises	Lessee Responsibility
ix	Lessee to Make Good	At the expiration or sooner determination of the lease.
x	Statutory/operational compliance	Lessee Responsibility
xi	Legal fees	Payable by the Lessee where the City has incurred external legal costs as part of a lease negotiation and/or preparation of formal documentation.
xii	Key Performance Indicators (KPI)	As set out in this Policy – all leases/licenses require full compliance to the Key Performance Indicators.

The proposed framework will ensure a greater level of accountability for clubs and users and also an improved level of transparency in the process and basis for the effective subsidised access to public land and facilities.

The City, jointly with the Department of Sport and Recreation, employ a Club Development Officer. This officer provides assistance to clubs and associations to improve governance and accountability including implementation of standard policies.

It is noted that by complying and achieving the above provisions, clubs and associations, greatly enhance their prospects and eligibility for a wide range of grants and contributions.

## RECOMMENDATION

1. That the Council Policy CP049 Sporting Group Leases, as listed in appendix 21 is adopted and implemented.



## GROUND MANAGEMENT COMMITTEES

Since amalgamation, the City's sporting facilities have been managed by sporting clubs under a Ground Management Arrangement, whereby the committee (representing the various stakeholders in each particular complex/ground) manage the booking, charging and administration of the facility. The City maintained each reserve and charged the stakeholders 8% of the cost to maintain the amenities and playing surface.

However upon review of management agreements with Ground Management Committees (GMC) it was found that the process wasn't working and required review for the following reasons:

- The workload on the stakeholder volunteers is too great and unsustainable;
- Conflict is occurring between stakeholders (priority users) and occasional users; and
- Poor communications between stakeholders causing additional conflict and leading to, in some cases, an unworkable arrangement.

The Ground Management Agreements were facilitated through two key components:

- The role of the Ground Management Committee; and
- the role of the Council.

### Ground Management Committee Role

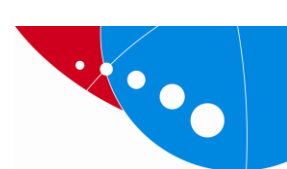
Each to meet as a group to discuss ground bookings of a particular facility and then send booking requests through for the combined stakeholder usage at beginning of season. All

stakeholders were then to meet and go through booking requests prior to submission to Council.

In addition the Ground Management Committee would also prepare maintenance and capital requests and submit to the City of Greater Geraldton in their entirety from the GMC rather than individual clubs.

### Council Role

- In 2011 a booking officer role was created to take club bookings twice a year (summer – bookings to be submitted to THE City of Greater Geraldton by end of September / winter to be submitted by end of March);
- Outside bookings (i.e. non stakeholders) to be made to booking officer;
- If the club pays fees for use at another ground there is no charge and booking is subject to availability;
- If non club user, fees are chargeable by the particular Ground Management Committee and are retained by them;
- All bookings are subject to Ground Management Committee consent and clearance from the City of Greater Geraldton's Parks and Gardens team;
- Naming rights and sponsorship still to remain the domain of the GMC in charge of the particular facility; and
- Stakeholders have priority and finals (end of seasons) takes priority over preseason (i.e. football finals take priority over cricket or touch preseason and vice versa).



At the April 2011 Council meeting, Council endorsed the following amended ground management fees:

#### **COUNCIL DECISION**

#### **MOVED CR GREENAWAY, SECONDED CR GABELISH**

*That Council by Absolute Majority pursuant to Section 5.38 of the Local Government Act 1995 RESOLVES to:*

1. *ENDORSE the amended ground management arrangements with effect from 1 July 2011, including the fees and charges schedule as follows:*
  - Year 1*
    - *Charges - \$8 per junior (9-17 years)*
    - *\$20 per senior (>17 years)*
  - Year 2 & Year 3*
    - *Charges - \$10 per junior (9-17 years)*
    - *\$25 per senior (>17 years)*
2. *ENDORSE that the following groups are eligible for exemptions:*
  - a. *Participants under the age of 8 years;*
  - b. *Teams that make regular use of school facilities for trainings and/or games;*
  - c. *Teams from outside the boundaries of the City of Geraldton-Greenough that do not train on the City's facilities; and*
  - d. *Organised umpires and officials groups.*

**CARRIED BY ABSOLUTE MAJORITY 10/1**

## **Management of Sporting Precincts**

- The City prefers that all sporting facilities and/or precincts are managed through a Ground Management Committee which represents all the users of those facilities;
- The Ground Management Committee is to be the primary point of contact for all matters relating to the maintenance, management and future planning of the facility/precinct. All correspondence is to be through the City's Recreational Planner; and
- Where there is no Ground Management Committee, or the facility is a single purpose facility, the relevant Club, Association or User will be deemed to be the Ground Management Committee.

## **The Role of Ground Management Committees**

- Meet as a group to discuss ground bookings of a particular facility and then send booking requests through for combined stakeholder usage at beginning of each season – all stakeholders to meet and go through booking request prior to submission to the City; and
- Prepare maintenance and capital requests as a committee and submit to City of Greater Geraldton as being from the GMC, not individual clubs.

## **The Role of the City**

- Absorb the function of taking sporting club ground bookings twice a year (summer – bookings to be submitted to the City by the end of September - winter to be submitted by end of March);



- Outside bookings (i.e. non stakeholders) to be made to booking officer;
  - If the club pays fees for use at another ground there is no charge and booking is subject to availability;
  - If non club user, fees are chargeable by the particular Ground Management Committee and are retained by them; and
  - All bookings are subject to Ground Management Committee consent and clearance from the City of Greater Geraldton's Parks and Gardens Team.
- Naming rights and sponsorship still to remain the domain of the Ground Management Committee charge of the particular facility.
  - Stakeholders have priority and finals (end of season) take priority over pre-season training.

## RECOMMENDATION

1. That the Council Policy CP050 Ground Management Committees, as listed in appendix 22 is adopted and implemented.



## CLUB RESPONSIBILITIES AND KEY PERFORMANCE INDICATORS

The City acknowledges the value of sporting clubs and associations to our community and as such offers leases on City owned land at no cost. However, to ensure accountability, clubs and associations need to demonstrate they are meeting their community obligation and are deserving of the lease. To this end, the City proposes a set of Key Performance Indicators (KPIs) are attached as Schedule A to Leases/Licences for clubs and associations. The KPIs would include:

1. Provision of a Business Plan to the City of Greater Geraldton on a yearly basis which includes the following:
  - member numbers and expected numbers for the next 5 years;
  - youth development programs being offered;
  - audited financial statements; and
  - proof of a percentage of funds set aside in bank account for asset maintenance/renewal.
2. A maintenance schedule and updated data of what has been completed noting that the City will audit facilities once per year to ascertain schedule of maintenance required);
3. Policy Manual which includes:
  - anti-discrimination policy, anti-vilification, disability access policy, OS&H policy ;and
  - other policies that Department of Sport & Recreation recommend for good governance of sporting clubs.

4. Public liability insurance cover to be in place at the City's required level as well as satisfactory building and asset insurance coverage.
5. The submission of an annual club health check report.

The City, in partnership with the Department of Sport and Recreation, provides the services of a Club Development Officer who will assist Clubs to attain this expected level of governance. Clubs not demonstrating effort in achieving against set KPIs may not have their lease renewed.



## CSRFF GRANTS

To ensure all future sporting needs are reviewed in order of priority of Council, it is recommended that all future developments of sporting clubs are included in the sporting futures.

CSRFF applications will not be viewed on a "one off basis" but viewed in the context of this report. This will provide transparency and an opportunity for Council to prioritise in the overall context.

Priority for projects will be based on their needs assessed on a semi-annual basis in accordance with assessment guidelines set by DSR.

### Minor Sporting Facility Development Funding

The City has made an allowance in the Council Policy CP058 Minor Sporting Facility Development Funding (<\$75,000) for lower scale projects with a total project cost of less than \$75,000 to be assessed as part of the

CSRFF Small Grant Round funding program. Projects that are covered by this policy will still be assessed as per DSR guidelines, but won't need to provide formal submissions to be prioritised against the large scale projects in the Sporting Futures Report.

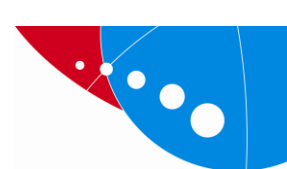
## RECOMMENDATION

1. That the Council Policy CP058 Minor Sporting Facility Development Funding (<\$75,000), as listed in appendix 45, is adopted and implemented.

### Mid West Sports Federation

There exists an opportunity for this group which currently has no operational activities to expand and assume a leadership role in sports management, Academy of Sport and possibly also the major facilities e.g. the proposed Wonthella Community Sports Centre.





## LINKED LAND DEVELOPMENT

### Spalding Park

Portion of Reserve 31961 is currently leased to the Spalding Horse & Pony Club on a five year lease that is due to expire on the 30 June 2014. This was renewed effective 1 July 2009. The object of this short lease period was to enable officers to identify and work with the club to relocate to another locality. This reserve, combined with the adjoining reserve 27953 are vested with the City for purposes of 'recreation' and are identified as possible land development projects that will commence in 2011 with development concepts. The estimated gross land value following development is \$12million. These funds would contribute to the acquisition, development and construction costs of the northern districts sports facility.

### Greenough Oval

The City has identified the Greenough Oval, home to the Rover Football Club, as a land development opportunity due to the fact that the land is 'freehold' to the City and not subject to the same state government conditions as other recreational spaces within the City. The land redevelopment opportunity would generate funds to facilitate future funding for projects. A proposed subdivision conceptual plan with feasibility assessment was undertaken by the City. It can be assumed from that feasibility assessment that the net return to the City following land sales would be anticipated to be in the vicinity of \$3,366,774. Negotiations with the Rover Football Club over several years has led to an 'in-principle' agreement that Rover Football Club be relocated to the Southern Districts Sporting Facility allowing this land development to proceed. Net return from the land development would be used to provide premier oval facilities at Southern Districts Sporting Facility.

### Olive Street

Under the agreement with the Green family to develop Olive Street, the City has made the commitment to use funds realised to develop a broad acre sporting reserve at Verita Road – as per Council Resolution at the Ordinary Meeting of Council on 13 April 2010. The anticipated net return from land sales of the Olive Street Reserve is in the vicinity of \$10million. The funds generated from the sale of land will enable the City to meet commitments on the development of playing fields for the community in a timely manner, intended to be progressed with the final stages of the proposed land sales of the subdivision of the Olive street reserve, which has received rezoning approval from WA Planning Commission. Current timelines anticipate titles would be ready in mid-2014.

### Flores Road

The City recognises that the cost of rehabilitating the former Flores tip for development is cost prohibitive. However, this site is viable for redevelopment as a sporting precinct.

In order to facilitate the redevelopment of the former Flores tip and the proposed Abraham-Flores road link (part of the greater connection with Ackland St which provides an essential urban road connector) the development of the current Flores Road Sporting Precinct (Utakarra Ball Park Relocation) is required. The new road, subdivisional works and the new sporting precinct can be funded through the sale of the new lots on the existing Flores Road Sporting Precinct (Utakarra Ball Park Relocation) site – see diagram 16 on page 57 for a concept plan. This provides the opportunity for a safer and better road network and improved sporting facilities at a substantially reduced cost for ratepayers.





## FINANCIAL MODELING

Project budgets have been based on preliminary design. Capital expenditure has been expressed in two ways, firstly, at a 2013 dollar value and secondly, at a rate indexed annually from 2013/14.

Capital expenditure for the purpose of the LCCA consists of the following components:

- Land Acquisition Costs;
- Land Development Costs;
- Construction Costs;
- Upgrade/Renewal of Land & buildings;
- Upgrade/Renewal Infrastructure; and
- Design/Project Management.

Operating expenditure allocations have been derived where possible from existing historical and current data based on existing facilities where this could not be applied the allocations have been based on conceptual and assumption analysis.

Operating expenditure for the purpose of the LCCA consists of the following components:

- Operating expenses – Parks;
- Operating expenses – Land & Buildings;
- Maintenance expenses – Parks;
- Maintenance expenses – Land & Buildings;
- Debt servicing costs;
- Administrative costs;
- Public works overheads; and

- Depreciation expense.

Capital revenue consists of both external funding confirmed and/or proposed and revenue derived from land sales where there is a direct synergy between a proposed project and land development (i.e. Southern District Sporting Facility – Olive St Property Development).

External funding is derived from the following sources:

- Commonwealth Government (i.e. Dept of Infrastructure);
- State Government (i.e. Royalties for Regions & CSRFF funding programmes); and
- Contributions from Sport and Community Groups.

Operating revenue is based on fees and charges where applicable generated from each facility or sporting activity and paid directly to the City of Greater Geraldton.

Note: That inclusion of indicative project budgets in this report is only for the purposes of identifying prospective capital and recurring cost impacts should a particular project proceed in future. This report does not necessarily commit the City to any or all of the projects identified. No project has City commitment unless and until such time as the City includes it in its capital works program and Council allocates funds in an annual City budget.

## PROGRESSING SPORTING FUTURES

The City recognises that the sporting and funding environment is constantly changing. To ensure Sporting Futures continues to accurately reflect contemporary community needs and requirements and the funding landscape, the City will review this report on a biennial basis (every two years) for major projects and biannually (twice a year) for projects of less than \$75,000.

The City has demonstrated its commitment to the provision of well-planned sporting infrastructure via the appointment of a dedicated Recreation Planner. The Recreation Planner will work with clubs, associations and sporting groups to identify and plan for sporting infrastructure needs and these projects will be considered in future versions of the Sporting Futures Report. The next review is planned for 2015.

The City, in partnership with the Department of Sport and Recreation, funds a Club Development Officer (CDO). The CDO will work with clubs, associations and sporting groups to assist them in achieving good governance as required by the various policies outlined in the Sporting Futures Report.

## REFERENCES

- *Geraldton/Greenough Recreational Needs Study (1993) – Shirley Barnes;*
- *Aquarena Review Report (2003) – Care Consulting;*
- *Geraldton Greenough Sporting Facilities Master Plan (2005) – ABV Leisure Consultancy Services;*
- *Shire of Greenough Parks & Recreation 5 Year Development Plan 2006 – 2011 (2007) – Tourism & Community Development Officer, Parks & Recreation Supervisor and Engineering Staff;*
- *Eighth Street Sporting Precinct Master Plan (2008) - ABV Leisure Consultancy Services;*
- *Eadon Clarke Reserve Sport & Recreation Facilities Master Plan (2009) – ABV Leisure Consultancy Services;*
- *Geraldton Community Recreation Ground: Staged Redevelopment Master Plan (2008) – Eastman Poletti Sherwood;*
- *Eadon Clarke Sporting Reserve: Comparative Analysis and Case Study (2009) – GHD;*
- *Wonthella Oval Redevelopment Concept Plans (2010) - Eastman Poletti Sherwood;*
- *Report on Wonthella Oval (Ground Impact Study) (2010) – Sports Turf Technology;*
- *Basketball Stadium Redevelopment (2010) - Eastman Poletti Sherwood*
- *Wonthella Oval Lighting Project (2010) - ABV Leisure Consultancy Services*
- *Sports Lighting Report For Wonthella Oval Geraldton (2012) - SAGE CONSULTING ENGINEERS*

NB: These reports can be viewed in full either in person at the Geraldton Regional Library or online on the City of Greater Geraldton website at [www.cgg.wa.gov.au](http://www.cgg.wa.gov.au)





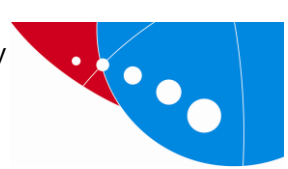
# City of Greater Geraldton

# Sporting Futures Report

Volume 2 - Supporting Information

Planning for the long term sporting and recreational needs  
with our community and for our community



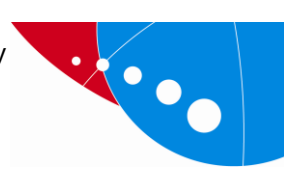


## APPENDICES

Copies of all appendices are available on the City of Greater Geraldton's website <http://cgg.wa.gov.au/>. There are also hard copy versions available for viewing at the Geraldton Regional Library and the Council Civic Centre office on Cathedral Avenue.

- Appendix 1 Wonthella Oval Lighting Project (2010)**
- Appendix 2 Alternative Training Venues**
  - Appendix 2.1 Bluff Point Camp School*
  - Appendix 2.2 Derna Parade*
  - Appendix 2.3 Geraldton Senior College*
  - Appendix 2.4 Muir Park*
  - Appendix 2.5 Spalding Park Cricket Oval*
  - Appendix 2.6 St Pat's College*
  - Appendix 2.7 Flores Road Sporting Precinct (Utakarra Ball Park Relocation)*
- Appendix 3 Clubs Involved in a Sharing Arrangement**
- Appendix 4 WALGA Discussion Paper – Shared Use Agreements**
- Appendix 5 MOU – Subiaco FC & East Pert FC (Operational Use of Leederville Oval)**
- Appendix 6 Southern Districts Sporting Facility Location & Preliminary Concept**
- Appendix 7 Basketball Needs Audit**
- Appendix 8 Soccer Needs Audit**
- Appendix 10 Abraham Street Extension – June 2010**
- Appendix 11 Department of Sport & Recreation Letter**
- Appendix 13 Eadon Park Sporting Complex Redevelopment - Consultation**
- Appendix 14 Wonthella Oval Ground Impact Study – 2010**
- Appendix 15 AECOM Report – Report on 6 Submissions Received**
- Appendix 16 AECOM Report – Proposed Community Sports Centre – Costing & Design**
- Appendix 17 Flores Road Sporting Precinct – Preliminary Concept**
- Appendix 18 Convic Report – Wonthella Skate Park**
- Appendix 19 Community Consultation Workshops**
- Appendix 20 Council Policy CP048 – Sporting Futures**
- Appendix 21 Council Policy CP049 – Sporting Group Leases**
- Appendix 22 Council policy CP050 – Ground Management Committees Policy**
- Appendix 23 GABA – Summary of AECOM Report**
- Appendix 24 Geraldton Netball Association - Summary of AECOM Report**





- Appendix 25 Geraldton Badminton Association - Summary of AECOM Report**
- Appendix 26 Basketball, Badminton & Netball Colocation - Summary of AECOM Report**
- Appendix 27 Wonthella Oval Redevelopment – Previous Concepts - Summary of AECOM Report**
- Appendix 28 Geraldton Community Recreation Ground Redevelopment - Details & Costings**
- Appendix 29 Spalding Park Horse & Pony Club Options**
- Appendix 30 Examples of Facility Sharing**
- Appendix 31 Current & Previous Ground Leases**
- Appendix 32 Current & Previous Ground Management Agreements**
- Appendix 33 Sporting Futures Submission – La Fiamma Sporting Club**
- Appendix 34 Sporting Futures Submission – Eadon Clarke Management Committee**
- Appendix 35 Sporting Futures Submission – GABA**
- Appendix 36 Sporting Futures Submission – Geraldton International Rugby Union**
- Appendix 37 Sporting Futures Submission – Geraldton VF & RS Brigade**
- Appendix 38 Sporting Futures Submission – Spalding Park Golf Club**
- Appendix 39 Sporting Futures Submission – Geraldton Netball Association – 16.01.13**
- Appendix 40 Sporting Futures Submission – Softball Association**
- Appendix 41 Sporting Futures Submission – Spalding Park Horse & Pony Club**
- Appendix 42 Sporting Futures Submission – Tarcoola Park Tennis Club**
- Appendix 43 Sporting Futures Submission – Geraldton Little Athletics Centre**
- Appendix 44 Sporting Futures Submission – Geraldton Croquet Club**
- Appendix 45 Council Policy CP058 – Minor Sporting Facility Development Funding (<\$75,000) Policy**
- Appendix 46 Sporting Futures Submission – Geraldton Hockey Association**

AMENDED DRAFT FOR COUNCIL CONSIDERATION

