

Appendix 27

In 2010 consultation, GNFL submitted a proposal for the development of Wonthella Oval.

Lighting

Subsequent to this, the GNFL provided their submission on the 2010 Draft Sporting Futures Project outlining their own plans for future development.

The City engaged AECOM Consultants to review the above submission in comparison to the City's proposal. The Consultant provided an extensive report which is attached in appendix 15 and highly recommended that it was not suitable for Rovers to be relocated with Towns Football Club. The findings reported that the use by two clubs would have an oversaturation effect on the ground and was not recommended.

The consultant (AECOM) engaged to work with the GNFL and the City to finalise costings and comparatives etc., has provided the City with the following findings:

AECOM Recommendation:

The plans were costed to provide an indication of the approximate present day costs of developing Wonthella Oval as the premier Football Facility within Geraldton and also to provide an indication of the cost of developing a detached oval to the east of Flores Road. Whilst the second oval is not recommended, it was intended to demonstrate the restrictions imposed by the Heritage Rail line and the existing and proposed conservation areas.

Wonthella Oval (existing site): The principal focus of the development on site is the installation of the floodlighting facility recommended in the Wonthella Oval Lighting Project (May 2010) to a WAFL standard which also permits the use of the ground for day/night cricket activities during the summer months. In addition, the proposed extension to the existing clubhouse is to be reduced in size to reflect the fact that the clubhouse will serve one oval and one club (The potential to relocate Rovers Football Club to the ground has been removed as part of this proposal). This results in approximately 50% reduction in built floor area. The proposed

terrace extension under the previous master plan for the site is to be retained to reflect the need to accommodate an enhanced level of spectator provision for high-level matches. In addition, the proposed cricket practice nets are detailed as being located in the southwest corner of the site.

Wonthella Oval (proposed site): This aspect of the proposal takes into account the potential to develop land to the east of Flores Road and to the south of the Conservation area managed by Wonthella Progress Association. This assumes that the Flores Road is to be retained and restrictions on site development will be a significant inhibiting factor (potential buffer zone between the potential sports facilities and conservation area and heritage trail). The plans merely indicate the capability of accommodating an oval within land which is currently unencumbered by heritage and environment issues.

Due to the restrictions on the development capability, the facility will be detached from Wonthella Oval by 250m and from the existing clubhouse/changing rooms by 500m. As a result, it is assumed that a dedicated separate changing accommodation will be required to serve the oval. Access to the oval will either be provided through the development of an underpass although it is accepted that an additional car parking area and access could be located adjacent to the clubroom as a minimal/lower cost solution by using the existing grass and shale area.

Costing:

Stage 1: Wonthella Oval development (existing site): Floodlighting; cricket nets; clubhouse extension and extension to terracing: \$3,670,503. It is recommended that this development be pursued as identified under section 7 with the floodlighting element (36m at 500LUX) being the first priority (\$1,050,000).

Stage 2: Wonthella Oval development (proposed site) incorporating development of land to the East of Flores Road (available land) is costed at \$8,481,451.

Restrictions of this option imposed by heritage and conservation limitations and the lack of potential to further

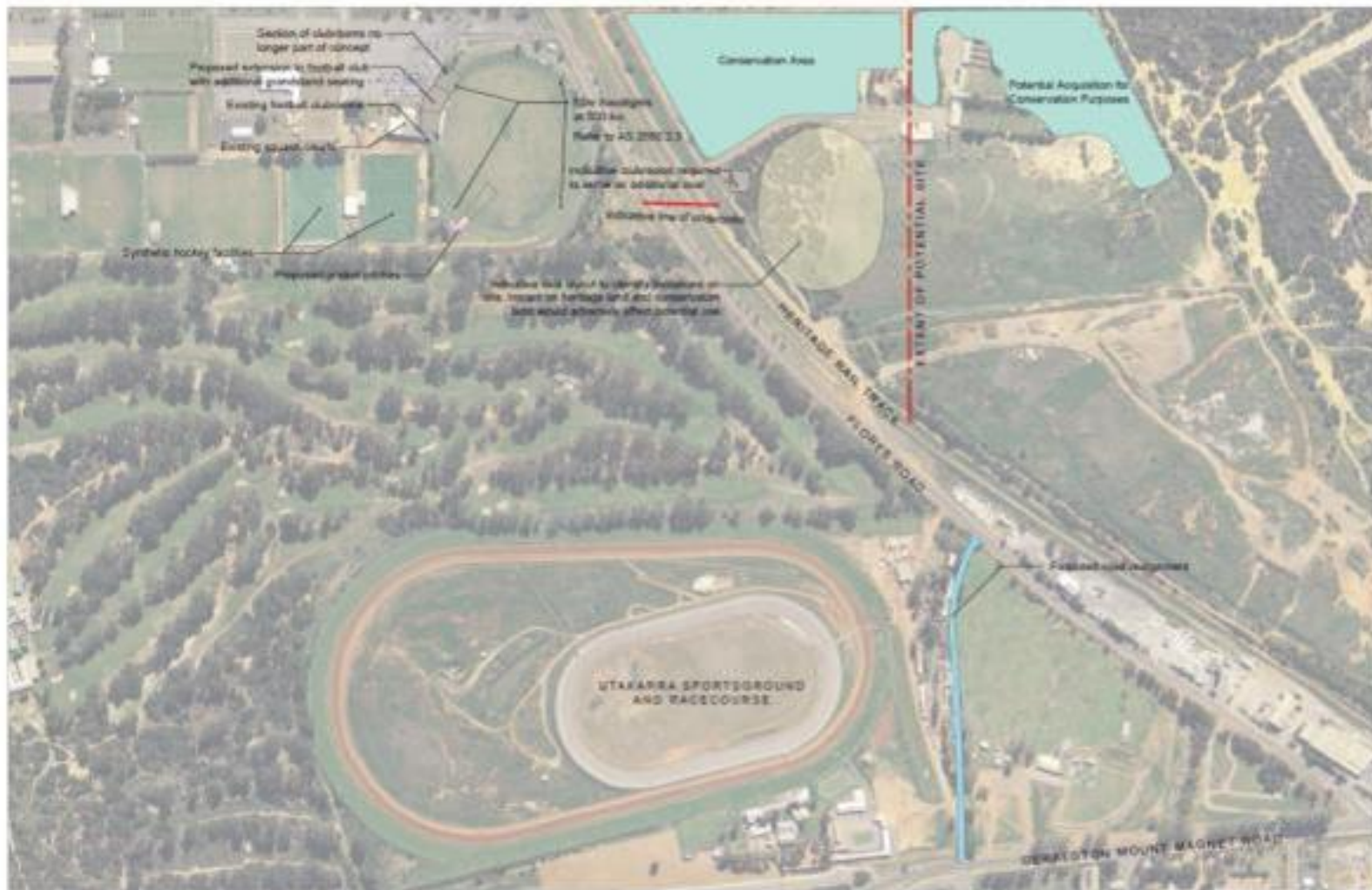
*expand the infrastructure on site
The return on the investment outlay would
be extremely poor.*

The City is currently in negotiations with the
City of Vincent to have the NIB Stadium

*beyond the use of a detached oval.
1100 Lux lights relocated to the Eighth Street
Oval.*

A review will need to be conducted of the
existing power availability and a costing for
relocation and construction.

GNFL Option – Not Support due to constraint and impacts on Flores Road and Ballistics.



AECOM

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10 FEBRUARY 2019



BERALDTON SPORTING FUTURES
Wonthella Football Oval

Cricket

In light of the recently played Sheffield Shield match hosted at Hands Oval in Bunbury, the City sees an opportunity to expand the opportunity to increase the regional presence of the WACA to the Mid-West. The benefits to local cricket would be similar to that of hosting an AFL match, with a particular focus on the development aspect to juniors. It is suggested that we start modestly (ie hosting amateur games or second xi matches) with the goal to accommodate Western Warriors (both Shield and One Day formats) to ultimately having an international touring team visit.

Soccer

With the intense focus of Australia's participation in the World Cup, the growing popularity of soccer within the junior ranks and the inclination of FFA to take an active role in the development of soccer facilities, the opportunity to host an A-League practice match or even a Perth Glory training camp is much more of a possibility than previously.

Other non-mainstream sports

There has been an increase in the popularity of non-traditional sports nationally and through marketing and television, this has spread to regional areas. Sports such as Super 14 rugby (Western Force), (and possibly a future NRL franchise) have actively been pushing to develop their share of the sporting market and their following in all areas of WA. Having a premier facility to accommodate these sports would prove to be a massive boost to the local clubs, and their juniors in particular, in this area.

Concerts and other non-sporting events

In anticipation of the Mid West's predicated growth in size and importance, the number of non-sporting events hosted is expected to rise. From concerts to conventions, the number of possible entertainment and business opportunities able to be accommodated in the City will be significantly increased. Such events will provide benefits directly to not only the stakeholder groups, but also indirectly to the broader community through increased tourism, business and media exposure.

Options surrounding Wonthella Oval

The Wonthella Oval project has two alternatives attached to the planning:

Alternative 1:

Concept plans and cost estimates for the full redevelopment of Wonthella Oval Inc.(RFC), lighting to AFL Standards (500 lux) and the upgrade of the Utakarra Ball Park as an alternative training venue, have been discussed with primary stakeholders involved to gauge their opinions on the components of the layout and to incorporate any changes they feel are required. The WAFC have recently met with both the City and the stakeholders to discuss the proposal, but are unwilling to formally commit to the proposal, although they support the need for a “premier” oval in

Oval (Ground Impact Study) (2010) – Sports Turf Technology, (refer to Surface Impacts Appendix 10). In addition the lighting study to assess the viability of installing AFL standard lighting has been completed in June and the results included in the report.

The outcomes of these reports will further support the *Eight Street Sporting Precinct Master Plan (2007)* consultant recommendations, along with the WA Football Commission and Great Northern Football Leagues’ preference to make Wonthella Oval the premier ground in Geraldton.

The Consultant’s conclusion from the *Eight Street Sporting Precinct Master Plan (2007)* is included below:

“Wonthella Oval is proposed to become the



Geraldton to cater for AFL match conditions. They also recommended the creation of a working group which would act on behalf of the football community and to liaise with the City. City officers will liaise directly with this group.

The study into the impact of additional usage of the surface has been completed and is available for inspection (*Report on Wonthella*

major sporting venue within the City. Such a facility should be upgraded to reflect this status including lighting to allow high level games of large ball sports.

“The existing change room facility and spectator areas require upgrading to provide modern standard facilities in this regard and the ground surface and drainage may also need upgrading.

“The Wonthella Oval could then hold all major sporting events at the City (eg. AFL Challenge Cup) and other events expecting to draw large crowds.

“The facility could become the GNFL headquarter facility and be utilised in the football season for at least a game each week to fully maximise ground usage. This could be achieved in a few ways; the relocation of Railways Football Club to Towns Oval in Wonthella and a ground share arrangement and be implemented or the GNFL programming a game each week at the venue for teams within the league (ie. A Friday Night game each week).

The relocation of Railways Football Club would enable the rationalisation of the City Oval which may even provide opportunity to be sold and raise revenue for the upgrade of Wonthella Oval. There would also be a need for the relocation of cricket activities at the Recreation ground and the creation of a new turf wicket ground if this was to occur”.

The recommendation for Railways Football Club to be relocated to Wonthella Oval was not endorsed by Council at the time and remains unsupported.

RECOMMENDATIONS

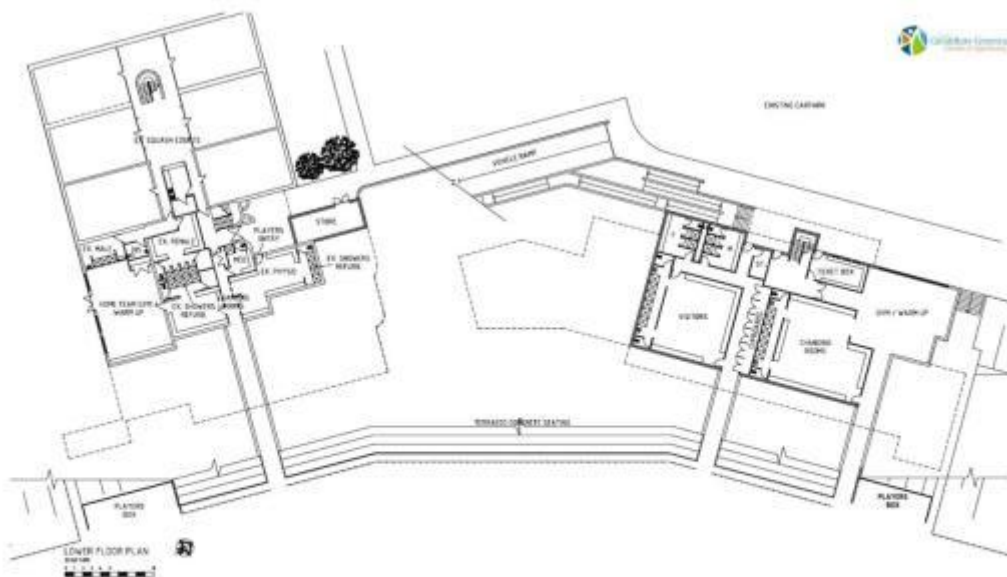
- 1. Investigate further the ultimate expansion of grandstand, seating, change rooms function area for Wonthella Oval; AND**
- 2. Consider funding and development in the Long Term**

Alternative 2:

Should option 1 not be pursued, the option of lighting Wonthella Oval only to AFL standards (750/500 lux) and not relocating RFC can be considered. This option will enable some elite level sport (such as AFL, Super 14, State Cricket or A-League) to be played in the prime time slots at night under this arrangement, although there will still be concern about the standard of the other off field amenities such as change rooms, spectator viewing and function areas.

Three lighting options are presented below for consideration.

The three options have been chosen after careful consideration of the needs of the sports and the levels of competition. These options are considered the most appropriate levels of flood lighting for the purpose of developing Wonthella Oval as a regional venue for both major sporting and



WONTHELLA OVAL RE-DEVELOPMENT PROPOSAL SCALE 1:200 @ A2
CONCEPT PLAN - DECEMBER 2009



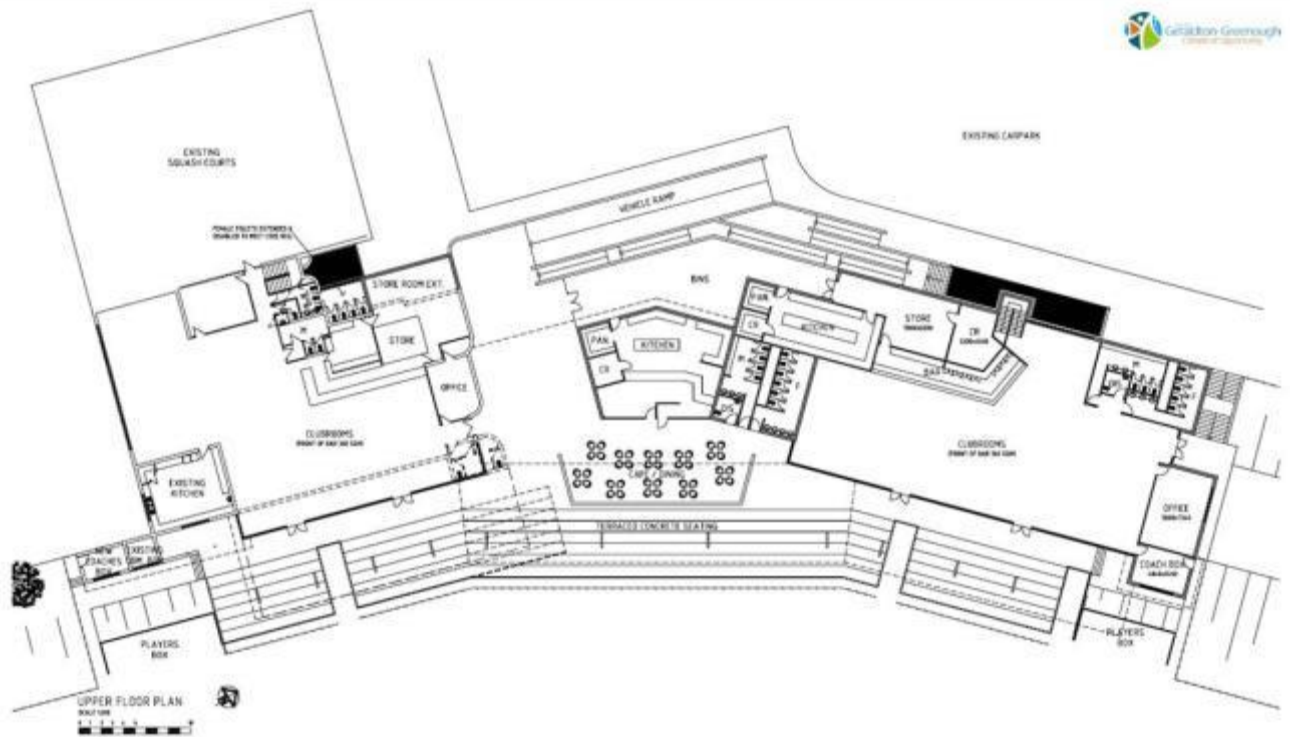
Estimated cost at current values - \$10,000,000

community events. They are as follows.

The levels of competition that can be achieved under each option are detailed below.

Option 1
300/250 lux on 38m pole height with no capacity to upgrade.

- Meets the Australian Standard for community level diamond sports (infield and outfield); and
- Exceeds the Australian Standard for semi professional football (all codes 200 lux).



WONTHELLA OVAL RE-DEVELOPMENT PROPOSAL SCALE 1:200 @ A2
 CONCEPT PLAN - DECEMBER 2009



This level of lighting exceeds the lighting requirements for semi-professional football competition and it meets/exceeds lighting levels currently provided in the north of the State under which low grade community diamond sports and cricket are played.

In addition to these proposed lux and uniformity levels, the lighting design must meet all other criteria for semi-professional football included in the Australian Standard AS2560.2.3-2002

Lux levels

- The Wicket Area lux level of 300 lux meets the Class III standard for cricket;
- The outfield/Full Oval lux level of 250 lux:
 - Exceeds the Class III standard for cricket (200 lux);

Uniformity Levels

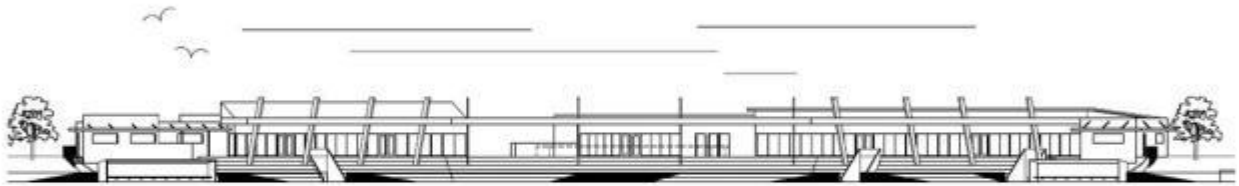
- The Wicket Area uniformity level of 0.9 exceeds the minimum requirements for Class III cricket (0.7). This level has been chosen because it is achievable (as it is a relatively small area) and provided greater safety for users. With no current Australian Standard for cricket, it is appropriate to set a high standard for uniformity.
- The Outfield uniformity level of 0.7:
 - Exceeds the requirements as set out in the Australian Standards for semi-professional football (all codes 0.6);
 - Meets the Australian Standard for diamond sports (infield and outfield); and
 - Exceeds the Class III requirements for cricket (0.5).

It should be noted that whilst these lux and uniformity levels meet the Australian

Standard for diamond sports, the lighting angles that are required cannot be met for a diamond situated on a football oval, thus it is suggested that only low level competition diamond sports are played on football ovals.

Option 2	
500 lux Wicket Area	0.9
minimum to average uniformity	
500 lux Outfield/Full Oval	0.7
minimum to average uniformity	

This level of lighting meets/exceeds the



WONTHELLA OVAL RE-DEVELOPMENT PROPOSAL SCALE 1:200 @ A2
CONCEPT ELEVATIONS - DECEMBER 2009



requirements for professional level football competition and Class II cricket. It exceeds the lighting levels provided in the north of the State under which low grade community diamond sports and cricket are played.

In addition to these proposed lux and uniformity levels, the lighting design must meet all other criteria for professional football included in the Australian Standards AS2560.2.3-2002.

Lux Levels

- The Wicket Area lux level of 500 lux meets the Class III standard for cricket;
- The outfield lux level of 500 lux;
- Meets the Australian Standard for Professional Football (non televised) and is appropriate for preseason AFL games or other national level football codes;

- Exceeds the requirement for Class II Cricket (300 lux); and
- Exceeds the Australian Standard for community level diamond sports (infield 250 lux).

Uniformity Levels

- The Wicket Area minimum to average uniformity level of 0.9 exceeds the minimum requirements for Class II cricket (0.7). This level has been chosen because it is achievable and provides greater safety for users. With no Australian Standard for cricket, it is appropriate to set a high standard for uniformity;
- The Outfield/full Oval minimum to average uniformity level of 0.7:
- Meets the Australian Standard for Professional football;
- Exceeds the requirement for Class II Cricket (0.5); and
- Meets the Australian Standard for community level diamond sports (infield and outfield).

It should be noted that whilst these lux and uniformity levels meet/exceed the Australian Standard for diamond sports, the lighting angles that are required cannot be met for a diamond situated on a football oval, this it is suggested that only low level competition diamond sports are played on football ovals.

Option 3

750 lux Wicket Area	0.9
minimum to average uniformity	
500 lux Outfield/Full Oval	0.7
minimum to average uniformity	

This level of lighting meets the requirements for professional level football (all codes) and Class I cricket. It exceeds the lighting levels provided in the north of the State under which low grade community diamond sports and cricket are played.

In addition to these proposed lux and uniformity levels, the lighting design must meet all other criteria for professional football included in the Australian Standard AS2560.2.3-2002.

Lux Levels

- The Wicket Area lux level of 750 lux meets the requirements for Class I cricket.
- The Outfield/Full Oval lux level of 500 lux:
- Meets the Australian Standard for Professional Football (non televised) and is appropriate for preseason AFL games or other national level football codes.
- Meets the requirement for Class I Cricket.
- Exceeds the Australian Standard for community level diamond sports (infield 250 lux).

Uniformity Levels

- Wicket Area minimum to average uniformity level of 0.9 exceeds the requirements for Class I cricket (0.7). This level has been chosen because it is achievable and provides greater safety and quality for users. With no Australian Standard for cricket, it is appropriate to set a high standard for uniformity;
- The Outfield/full Oval minimum to average uniformity level of 0.7:
- Meets the Australian Standard for Professional football;
- Exceeds the requirement for Class I Cricket (0.5); and
- Meets the Australian Standard for community level diamond sports (infield and outfield).

It should be noted that whilst these lux and uniformity levels meet / exceed the Australian Standard for diamond sports, the lighting angles that are required cannot be met for a diamond situated on a football oval, thus it is suggested that only low level competition diamond sports are played on football ovals.

Lighting Option	38m pole height	50m pole height
Option 1 300/250	\$725,000 (no capacity to upgrade)	n/a
Option 2 500/500	\$1,520,000	\$1,600,000
Option 3 750/500	\$1,590,000	\$1,670,000

Geraldton Football: Wonthella Oval Development

AECOM Recommendation:

The plans were costed to provide an indication of the approximate present day costs of developing Wonthella Oval as the premier Football Facility within Geraldton and also to provide an indication of the cost of developing a detached oval to the east of Flores Road. Whilst the second oval is not recommended, it was intended to demonstrate the restrictions imposed by the Heritage Rail line and the existing and proposed conservation areas.

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Wonthella Oval (proposed site): This aspect of the proposal takes into account the potential to develop land to the east of Flores Road and to the south of the Conservation area managed by Wonthella Progress Association. This assumes that the Flores Road is to be retained and restrictions on site development will be a significant inhibiting factor (potential buffer zone between the potential sports facilities and conservation area and heritage trail). The plans merely indicate the capability of accommodating an oval within land which is currently unencumbered by heritage and environment issues.

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provided through the development of an underpass although it is accepted that an additional car parking area and access could be located adjacent to the clubroom as a minimal/lower cost solution by using the existing grass and shale area.

Costing:

Stage 1: Wonthella Oval development (existing site): Floodlighting; cricket nets; clubhouse extension and extension to terracing: \$3,670,503.

It is recommended that this development be pursued as identified under section 7 with the floodlighting element (34m at 250LUX) being the first priority (\$625,000).

Stage 2: Wonthella Oval development (proposed site) incorporating development of land to the East of Flores Road (available land) is costed at \$8,481,451.

Restrictions of this option imposed by heritage and conservation limitations and the lack of potential to further expand the infrastructure on site beyond the use of a detached oval. The return on the investment outlay would be extremely poor.