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associates

MASTER PLAN
SINGLE
SIDED

SHIRE OF DONNYBROOK-BALINGUP

**MITCHELL PARK & BALINGUP SPORTS
MASTER PLAN**

MARCH 2009

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I EXECUTIVE SUMMARY

This report has been prepared for the Shire of Donnybrook-Balingup by Jill Powell & Associates, The Paterson Group Architects and Davis Langdon Cost Planners.

The report has focused on seven main avenues of enquiry, these being:

- ⇒ Market analysis
- ⇒ Participation trend analysis
- ⇒ Existing facility assessment
- ⇒ Community consultation
- ⇒ Proposed development
- ⇒ Management
- ⇒ Financial projections

The report assesses the community needs in terms of services and facilities and makes recommendations in regards to the most feasible option to meet these needs.

Market Analysis

The demography of the study area as at the 2006 Census indicates that the population comprises 4,739 people, with a distribution of 50.2% male to 49.8% female. The 2007 population estimate is 5100.

A total of 45.3% of the population are under 39 years of age which, when one compares this to the participation trends, would indicate that the study area has a highly active community.

Participation Trends

The participation trends indicate that 66.0% of people aged 15 years and over (10.9 million) participated in exercise at least once a week. Thus the need to ensure that sporting facilities are meeting community needs is vital in the health of a community.

Existing Facilities

An assessment of the facilities currently available within the study area has highlighted that the facilities are extensive but all operate in isolation with much duplication of facilities. The majority of facilities were constructed in the late 70's early 80's and are all showing signs of wear and tear and some require substantial maintenance.

Whilst this in itself is not an issue, the suitability of these facilities to cater for the current community needs is of some concern. At this point it is necessary to consider the potential to relocate and redevelop facilities that are multi used and shared to provide for better use of resources whilst providing facilities of a higher quality than current.

Consultation

The response from the community consultation has resulted in the defining of needs from the general community as well as the sporting community.

Some common elements have been highlighted and these elements include:

- ⇒ Shared facilities
- ⇒ Need for additional facilities to expand the sporting base
- ⇒ New technologies
- ⇒ The ageing of the volunteer base
- ⇒ The rise in junior sport
- ⇒ The lack of water in Balingup

Management and Utilisation

The weekly attendance is likely in the initial stages to be 1750+ approx. from organised sporting users but does not take into account the informal use by residents.

Concept Plans and Costings

Concept plans and cost estimates have been developed that look at the following changes being made:

⇒ Recreation Centre

The existing recreation centre is in a good state of repair and, whilst no major changes are proposed, some minor modification is proposed to expand the current viewing area to incorporate a larger gymnasium to meet the identified participation trends.

⇒ Football Oval

The existing football oval is in excellent condition but is only utilised fully during the winter months. The utilisation of this asset is significant during the winter months but it is felt that greater use could be made of this area during the summer months by the placement of a cricket wicket in the centre for the summer months. It is understood that the football club do not support this development due to their perceived lack of ability to gain insurance coverage if a wicket was positioned in the centre of the oval. This is not supported as the majority of ovals in the state do have a centre wicket. Currently the use of Balingup Oval as a secondary cricket oval to Egan Park within the Shire would appear to satisfy the needs for cricket. However should the demands rise significantly then the Shire should consider the placement of a central wicket to alleviate needs during the summer months.

The placement of floodlights to the perimeter of the oval should be considered to allow for greater use of the area by the football club and the spreading of the load over a greater period of time.

The development of the central area will require the relocation of the change rooms and the final location and detailed design of these change rooms should be completed in conjunction with the football club to ensure best use of funds and appropriate design.

⇒ Central Area

The proposed changes to the Central Area are of the largest magnitude with the locating of a synthetic turf multi purpose rectangular playing surface. This area will allow for multiple uses and will provide hockey with a local facility alleviating the need to travel to Bunbury on a weekly basis. This area will also allow for the placement of additional netball courts and tennis courts should current demand rise. The placement of equipment sleeves into the surface will need to be considered at the detailed design stage to ensure the integrity of the surface and the selection of the appropriate surface.

Replacement of the existing tennis courts to allow for 8 synthetic courts and 2 multiuse plexipave courts (used by netball during the winter months). This is a reduction of the current 12 courts but is considered appropriate for the shire and is in keeping with Tennis Australia's "Facility Development and Management Framework for Australian Tennis" which states a minimum of 8 courts for a population of 5,000.

As stated above the placement of two netball courts will allow for netball to relocate to VC Mitchell Park thus allowing for netball to be played in one location with the additional use of the Recreation Centre indoor courts for the senior players. Additional training courts are to be

placed on the synthetic multi use court thus allowing for continued high participation numbers.

A central clubhouse on the higher elevation will allow for tennis, hockey and netball to share clubrooms alleviating the need to duplicate facilities whilst ensuring year round use. The positioning of this building will allow for good visual contact across the playing surfaces and offers additional features to most existing clubrooms.

Storage for each sport has been included at court/field level underneath the proposed clubrooms.

Individual office areas for each sport have been incorporated into the design.

An outdoor social/BBQ area has been proposed thus offering a link between the sports club and the Recreation Centre with the aim of increasing the community use of the area.

Two external viewing areas over all courts have been proposed.

⇒ **Balingup Oval and Surrounds**

Balingup Oval and surrounds currently caters for bowling, croquet, tennis and soccer on a regular basis. Annual events also utilise the area and any changes need to be cognisant of these users as well as allow for the possible increase in use due to increased participation opportunities. The existing facility has served the community well over the past 30 years but is now in need of redevelopment to bring the facilities up to current standards.

The existing social rooms do not service the external users well with brick walls blocking any view to the bowling greens and tennis courts. It is proposed to redevelop the social rooms to provide for a better view of all facilities, that is, the tennis courts, bowling greens and oval. The proposed facility provides for all amenities to be located to the centre of the building allowing for glassed walls to gain a visual link to playing areas.

Playing amenities proposed incorporate new tennis courts with artificial surface and an artificial turf bowling green thus alleviating the water issues.

New flood lighting to existing croquet, bowling greens, tennis courts and sporting oval will allow for extended use of these areas and allows for differing work patterns and the spreading of the participation load over a greater length of time during the week.

The existing shed will be demolished to open up the vista across to the sporting oval and a new larger storage shed will be built to the side of the sports oval.

New external social area including shade sails and BBQ will also provide for a viewing area adjacent to the oval ensuring that all users have a shaded area externally to view their sport.

Overflow car parking has been allowed for, when required, off the existing driveway and no additional formal parking has been proposed. It is recognised that for the Small Farm Field day parking is in short supply, but as this is a one off, it cannot be justified to extend car parking.

The existing sports hall, whilst not used for any ongoing activities with the exception of gentle gym, is a valuable asset and until such time as a definite need is determined we are of the opinion that it remains as is with the option to be utilised for a range of uses if and when identified.

⇒ **Other Facility Changes**

As part of the development of Master Plans for Donnybrook and Balingup it will be necessary to relocate the Skate Park currently located on the old basketball courts at Mitchell Park to a more suitable location at Egan Park hard court area. This relocation will enable young people

to participate in an appropriate location and young people themselves should be included in the design and construction process.

Further the access for football and cricket to use Kirup Oval should be considered. Whilst it is acknowledged that watering of the oval is difficult, it should not preclude its use as an overflow park if and when participant numbers warrant its use. It should be noted that in Victoria no oval is watered due to water restrictions and, whilst not ideal, it does show that sport can be played on "brown" ovals.

2 RECOMMENDATIONS

1. **That** the Shire of Donnybrook-Balingup acknowledges that the existing sporting facilities are ageing and poorly located.
2. **That** the Redevelopment of the Sporting Facilities to include the following functional components be approved in principal and be listed in the Forward Plan;
 - ⇒ Redevelopment of VC Mitchell Park
 - ⇒ Redevelopment of Balingup Oval
 - ⇒ Relocate the Skate Park to Egan Park
 - ⇒ Consider the utilisation of Kirup Oval by AFL and Cricket
3. **That** application be made for a Community Sporting and Recreation Facilities Fund Grant within the 2009/10-2011/12 Triennium, applications for which close in September 2009.
4. **That**, as outlined in Section 9.2 – Management, two Committees of Management be formed with the responsibility to manage the facility for an initial 3 year period.
5. **That** this report be made available for public comment.

3 PROJECT AIM

The aims of this project are to:

- ❖ Develop a Master Plan for the Mitchell Park Sporting Precinct and adjoining sports facilities, including the Recreation Centre, to 2020.
- ❖ Develop a Master Plan for Balingup Recreation Centre and adjoining sporting facilities to 2020.
- ❖ Identify opportunities for existing sporting clubs to either amalgamate or share facilities to minimise the maintenance burden on sporting groups, Council and the community.
- ❖ Prepare a plan for the upgrade, development or disposal of reserve areas that are not achieving full potential as a community resource.
- ❖ Identify potential use of facilities for an ageing population.
- ❖ Recognise, and allow for, an increase in participation rates for most junior sports.

The purpose of the project is to provide a plan that will result in the development of sporting precincts with quality facilities that will provide opportunities for the broader community to participate in sport and recreation, and to increase the level of regional competition.

4 REVIEW OF BACKGROUND INFORMATION

To work from an informed position a detailed review of a range of planning documents has been conducted. This review has provided a framework onto which the process of analysis and ultimately the formulation of recommendations can be tied.

The review has considered the following documents:

- ❖ SD4 Strategic Directions for Western Australian Sport and Recreation 2006-2010
- ❖ Building Australian Communities Through Sport
- ❖ Principal Activities Plan 2008/9 – 2011/12
- ❖ Shire of Donnybrook-Balingup Strategic Plan 2008-2009
- ❖ Sport and Recreation Plan 2005-2015, Ian Mumford October 2004
- ❖ Recreation Facilities Workshop 2007
- ❖ Disability Access And Inclusion Plan 2007-2012

4.1 SD4 Strategic Directions for Western Australian Sport and Recreation 2006-2010

Strategic Directions 2006–2010 (SD4) is a guiding framework for the next few years. The challenges and opportunities set out in the document reflect the comments and advice provided by a wide range of industry stakeholders and build upon the previous Strategic Directions 3 documents.

SD4 Intent

SD4 has been developed to:

- provide vision and direction for WA's sport and recreation industry
- increase stakeholder understanding of emerging issues
- guide further strategic planning
- better inform the Government of stakeholders' aspirations.

SD4 Principles

The SD4 framework operates on the following principles:

- innovation
- inclusivity
- minimal risk environments
- accessibility and affordability
- excellence
- cooperative partnerships and relationships
- state-wide service delivery
- sustainability.

4.2 Building Australian Communities through Sport

In November 2004 the previous Government unveiled its current sports policy—*Building Australian Communities through Sport*.

The four priority areas of this policy were:

- ❖ community participation, including community sport for all, Active After-School Communities, Physical activity in our schools, community facilities, water safety and women in sport;
- ❖ securing Australia's sporting future through high performance success, direct athlete support, a national Paralympic partnership, excellence in sports management and a strong anti-doping regime;
- ❖ sport infrastructure and support in areas such as major multi-sport competitions and through existing sports agencies; and
- ❖ development of the sport and leisure industry.

No further Government position has yet been determined and until such time as new policy is provided any strategic planning exercise will need to be based on this existing policy.

4.3 Principal Activities Plan 2008/9 – 2011/12

The Shire of Donnybrook-Balingup Principal Activities Plan is a document which identifies major projects that Council believes will be achievable over a four year period. Council defines a Principal Activity as one that is of a capital nature and generally will exceed \$50,000 in value.

Under the section "Recreation Facilities" a total of six main projects are identified one of which is the "Mitchell Park/Recreation Centre Redevelopment. A notional amount of \$500,000 has been identified over two financial years but is subject to the completion of the Sports Precinct study currently being undertaken.

4.4 Shire of Donnybrook-Balingup Strategic Plan 2008-2009

The Shires Strategic Plan for 2008/9 was adopted by Council on 2nd July 2008 and contains information relating to the sound management of the Shire during 2008/9.

The Mission for the Shire of Donnybrook-Balingup is:

"The Shire of Donnybrook/Balingup is community driven and responsible for the ongoing management and care of our resources. We are committed to guiding serving and working with the community to fulfil their needs and aspirations with fairness and courage.

The plan contains eleven outcomes which are:

- *Equitable access to information and communication services*
- *The welfare needs of the community are met*
- *Our heritage is preserved and valued*
- *Open and accountable local government*
- *A balanced and diversified economy in the Shire*
- *Sustainable management of environmental resources*
- *Transport systems and infrastructure designed to meet current and future needs*
- *Effective and responsible administrative and financial management*
- *Community participation in recreation, leisure and cultural activities*
- *A knowledgeable community with diverse skills*
- *Effectively improve and maintain essential services*

The community participation outcome theme covers a range of actions associated with the planning, management and marketing of facilities, services and events.

One of the key strategies is the development of sporting precincts in Donnybrook (Mitchell Park & Egan Park) and Balingup. These plans are to be aimed at ensuring recreation and sport facilities and services are appropriate and quality standards of provision are met.

4.5 Sport and Recreation Plan, 2005-2015, Ian Mumford Consulting

The Shire of Donnybrook-Balingup Sport and Recreation Plan contains a number of actions and recommendations covering all of the Shires needs in terms of facilities and services as determined by the community in 2004.

The plan has been developed around six main objectives that have been derived from the core values statement.

Specific sections and recommendations relative to the Sporting facilities within the Shire sited at Donnybrook and Balingup include:

“Action 7.6

Formulate master plans for the development of the Shire’s main sport & recreation facilities including (but not restricted to) Donnybrook Recreation Centre, Egan Park, Mitchell Park, BADSA

Further detail has been provided within the Facility Development Matrix and this information will be considered within this study’s duration and outcomes.

4.6 Recreation Facilities Workshop 2007

A Recreation Facilities Workshop was conducted on 22 February 2007 and a range of issues was explored. Each issue was listed for investigation, a number of which will be further explored during this study.

The Items for investigation included the following:

<p><i>Senior Cricket and Little Athletics to play at Mitchell Park in the football off season</i></p>	<ul style="list-style-type: none"> • <i>Investigate suitability of new synthetic surface</i> • <i>Determine position of SW League Investigate programming of fixtures</i> • <i>Determine cost of capital equipment required</i> • <i>Determine annual fees</i>
<p><i>Construct a sports precinct in Recreation Centre/Mitchell Park area. Share facilities, toilets etc. Management control to be with sporting groups</i></p>	<ul style="list-style-type: none"> • <i>Do Feasibility study, liaise with community groups, determine costs and prepare costed plan.</i> • <i>Determine management operational requirements and draft sporting club agreements</i> • <i>Secure external funding (CSRFF)</i>
<p><i>Relocate skateboard park to Egan Park (possibly netball courts) and construct 110 x 80 m playing field for junior football and hockey</i></p>	
<p><i>Netball/hockey to move to Recreation Centre</i></p>	<ul style="list-style-type: none"> • <i>Develop plan to identify capital costs required to provide access to 4 netball courts/1 hard court hockey</i> • <i>Identify storage facilities required for sports clubs</i> • <i>Investigate operating costs</i> • <i>Ensure clubs retain sense of ownership</i>
<p><i>Netball/hockey clubs to share with tennis. Install lights to extend the hours courts can be used.</i></p>	<ul style="list-style-type: none"> • <i>Facilitate meeting between clubs</i> • <i>Identify capital costs</i> • <i>Synthetic surface – offer access to other users – eg bowls</i> • <i>Determine annual fees</i>
<p><i>Balingup Oval Junior cricket to play at Balingup Oval in the soccer off-season</i></p>	<ul style="list-style-type: none"> • <i>Investigate suitability of new synthetic surface</i> • <i>Determine position of SW League Investigate programming of fixtures</i> • <i>Determine cost of capital equipment required</i> • <i>Determine annual fees</i>

4.7 Disability Access and Inclusion Plan 2007-2012

The Disability Access and Inclusion Plan is an important document when considering the planning and management of facilities and as such the six outcomes of the DAIP will need to be considered within this report. These outcomes are:

“People with disabilities have the same opportunities as other people to access the services of, and any events organised in the Shire of Donnybrook-Balingup;

People with disabilities have the same opportunities as other people to access the buildings and other facilities of the Shire;

People with disabilities receive information from the Shire in a format that will enable them to access the information as readily as other people are able to access it;

People with disabilities receive the same level and quality of service from the staff of the Shire;

People with disabilities have the same opportunities as other people to make grievances to the Shire;

People with disabilities have the same opportunities as other people to participate in any public consultation by the Shire.”

4.8 Summary

This review has provided a solid base on which to assess all elements raised historically and their currency in today’s economic and social climate. All of the information will be considered in light of current community “thinking” and assessed in order to determine the “best solution” for the sport and recreation facilities within the Shire.

Sport and recreation are important to the community and the Shire now needs to provide clear focus, direction and commitment to the future level of support and provision.

5 DEMOGRAPHICS

In order to gain an understanding of the community profile of the study area demographic data has been obtained from the Australian Bureau of Statistics and the Ministry of Planning, which identifies the existing and projected population base which would form a potential market for any redevelopment of recreation facilities in the Shire of Donnybrook Balingup.

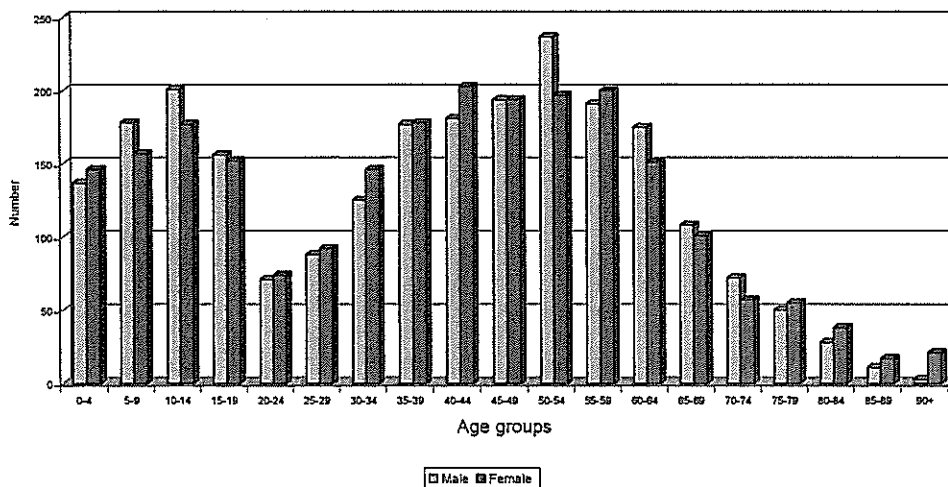
5.1 Current Population

The population figures for the Shire of Donnybrook Balingup have been compiled from the Australian Bureau of Statistics, 2006 Census of Community Profiles.

The Shire consists of a total population of 4,739 people and these have been broken down into five year age groups and gender:

	Male	Female	Total	% of population
0-4	137	146	283	6.0
5-9	178	157	335	7.1
10-14	201	177	378	8.0
15-19	156	152	308	6.5
20-24	71	74	145	3.1
25-29	88	92	180	3.8
30-34	125	146	271	5.7
35-39	177	178	355	7.5
40-44	181	203	384	8.1
45-49	194	194	388	8.2
50-54	237	197	434	9.1
55-59	191	200	391	8.2
60-64	175	151	326	6.9
65-69	108	101	209	4.4
70-74	72	57	129	2.7
75-79	50	55	105	2.2
80-84	28	38	66	1.4
85-89	11	17	28	0.6
90+	3	21	24	0.5
Totals	2383	2356	4739	100

Age Gender Breakdown



The percentage of males in the Shire is 50.3%, whilst females make up 49.7% of the population.

In order to undertake a comparative assessment against Metropolitan Perth these five-year age groups have been grouped into generic demographic groupings as follows:

0-14	45-64
15-24	65+
25-44	

Age Groups	Male	Female
0-14	516	480
15-24	227	226
25-44	571	619
45-64	797	742
65+	272	289
Totals	2383	2356
	4739	

For the study area, the following totals and percentages are evident:

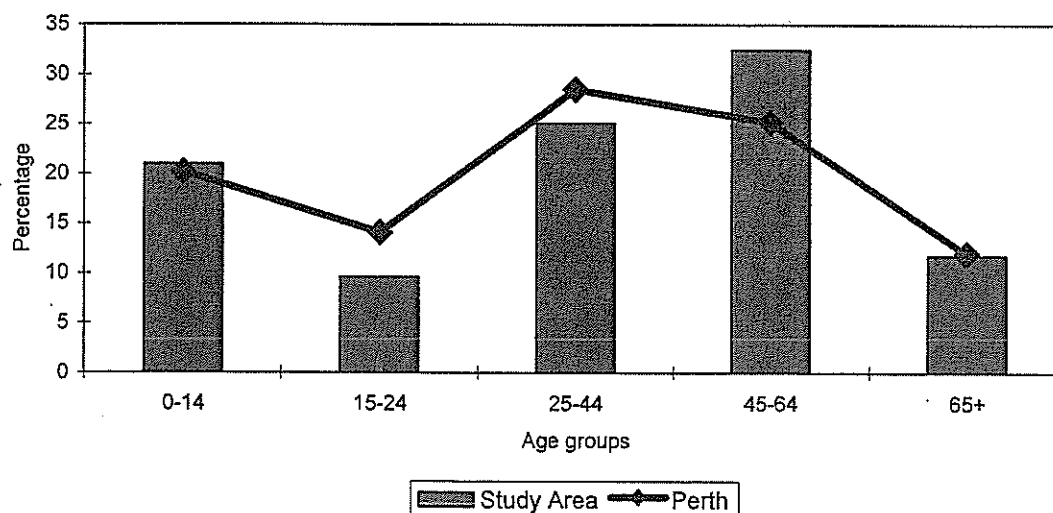
Age	0-14	15-24	25-44	45-64	65+
Total	996	453	1190	1539	561
%	21.0	9.6	25.1	32.5	11.8

When one compares these figures to the total population for West Australia, the commensurate percentages are shown in the table below:

Age	0-14	15-24	25-44	45-64	65+
Study Area	21.0	9.6	25.1	32.5	11.8
Perth	20.2	14.1	28.5	25.2	12.0
Variation	+0.8	-4.5	-3.4	+7.3	-0.2

These variations are more clearly seen in the graph below:

Percentage Comparison



As can be seen from the chart, the Shire has a significantly lower population in the 15-24 and 25-44 age groups with much higher numbers in the 45-64 age group.

A total of 32.5% of the population are contained within the 45-64 years of age, (Baby boomers) this will have a major impact on services and facilities over the next 10 years.

A booklet produced by the Australian Bureau of Statistics in 1999 (Taking account of older Australians-Australian Bureau of Statistics 1999) presented a selection of statistics about ageing and older Australians and provides a snapshot of their circumstances and wellbeing. Older people are defined here as those 65 years and over.

⇒ **Australia's population is ageing**

In 1998 there was 2.3 million Australians-12% of the total population, aged 65 years and over. By 2051 the number of older people is projected to rise to 6 million-24% of the population.

Older women outnumber older men. In 1998, of people aged 65 and over, 56% were women. Of people aged 85 and over, 70% were women.

In 1996, 704,900 people aged 65 and over had been born overseas, 38% of these were born in the UK and Ireland.¹

⇒ **People are living longer**

At the turn of the century, life expectancy was below the age of 60. In contrast, females born in 1995-97 can expect to live to 81 and males to 76 years of age.²

⇒ **Increasing opportunities for recreation and leisure**

In 1997, older people spent about a fifth of their week in leisure activities, including TV watching, reading and participating in sport and outdoor activities

The proportion of time that people spend by themselves increases as they age. However, in 1997, few people aged 65 and over felt, they had too much spare time (6%)³.

5.2 SOCIAL CHARACTERISTICS

The social characteristics of the Shire are given in the table below:

Median age	41 years
Median weekly individual income	\$422
Median weekly household income	\$883
Mean household size	2.5 persons
Indigenous born	90 (1.9%)
Australian born	3616 (76.3%)
Overseas born	868 (18.3%)
English speaking only	91.7%

This data clearly indicates that the majority of the population is Australian born. This is important when the participation trends are taken into account, as the highest participating category of people in recreational activities are Australian born with a participation rate of 57.6%.

Of the overseas born, England has 8.7% followed by New Zealand 2.1%, Italy 1.4%, Scotland 0.8% and Germany 0.5%.

5.3 Population Projections

Population projections are taken from Western Australia Tomorrow, Population Report No 6, November 2005 by the Ministry for Planning.

This report provides updated population projections to 2031, by age group and sex, for the whole of Western Australia, and the planning regions. Local government areas have projections to 2031.

The projections are based on an analysis of trends in migration, fertility and mortality in Western

¹ ABS unpublished data, 1996 Census of Population and Housing

² Office of the Australian Government Actuary 1980-82; Deaths, Australia 1997

³ ABS, unpublished data, Time Use Survey, 1997

Australia and trends in other similarly placed nations.

These projections have been calculated using a cohort component methodology. The main processes involved are:

- ⇒ create a base population from the estimated resident population produced by the Australian Bureau of Statistics;
- ⇒ the number of births that the population will have is calculated;
- ⇒ the number of deaths is calculated;
- ⇒ the number of net migrants is calculated; and
- ⇒ the new population for the following year is calculated by ageing the population, adding the number of births to the cohort aged 0, removing deaths from the appropriate cohorts and adding the number of net migrants (which may be negative).

The process is repeated for each year in the forecast.

The projections are useful for assessing potential growth or decline and the five yearly Local Government Area Projections for the Shire of Donnybrook Balingup have an average accuracy of 98.6%.

	Total
2006	4831
2011	5052
2016	5285
2021	5494
2026	5676
2031	5822

The Shire of Donnybrook Balingup is expected to have an average annual growth rate of 0.76%.

5.4 Summary

The demography of the study area as at the 2006 Census indicates that the population comprises 4739 people, with a distribution of 50.3% male to 49.7% female.

A total of 47.7% of the population are under 39 years of age which, when one compares this to the participation trends, would indicate that the study area has a highly active community.

Conversely 26.9% of the population are over 55 years of age.

The demographic data has provided an overview of the community composition which will provide a sound basis to aid the decision making process when considered with the other data compiled during this study.

The overall study area indicates a large "Baby Boomer" community and as such facilities and services need to be cognisant of this fact in planning for the future.

The Shire of Donnybrook Balingup is expected to have an average annual growth rate of 0.76%.

6 PARTICIPATION TRENDS

The rate of participation in Australian organised sport and physical activity is changing (Australian Bureau of Statistics, 1999). According to McKay (1983) this is directly related to the interaction between sport and society and the way that society impacts on and shapes sport.

Barriers to participation and opportunities for involvement in sport and physical activity were influenced by various personal characteristics as well as global and national trends. Indeed, there are numerous physical, technological, economic, social and cultural factors that impact on the way Australians participate in organised sport and physical activity (McKay, 1983). Some of these factors included:

- ⇒ the change in Australia's demographic composition, an ageing society and an increasingly culturally diverse population are ensuring correspondingly diverse attitudes to participation, in a range of activities;
- ⇒ technology is challenging physical activity as a main source of entertainment for young Australians and resulting in a diversity of lifestyle and leisure patterns;
- ⇒ the amount of disposable income available for sports participation;
- ⇒ greater emphasis on access and equity in all areas of life are reflected in attitudes towards sports participation; and
- ⇒ promotional messages are highlighting the health benefits of leading a physically active lifestyle.

6.1 Participation of Australians Aged 15 Years and Over

The Exercise, Recreation and Sport Survey (ERASS) collected information on the frequency, duration, nature and type of activities of persons aged 15 years and over for exercise, recreation and sport during the 12 months prior to interview.

The survey was conducted quarterly in 2007 with total of 16,400 respondents. A summary of key findings is provided below.

Findings — overall participation (including organised and non-organised activities)

- ⇒ An estimated 13.0 million persons aged 15 years and over, or 79.4% of the population living in occupied private dwellings, participated at least once annually in physical activity for exercise, recreation and sport. This is the total participation rate in any physical activity.
- ⇒ An estimated 3.4 million persons aged 15 years and over did not participate in any physical activity for exercise, recreation or sport in the 12 months prior to interview in 2007.
- ⇒ An estimated 10.9 million persons aged 15 years and over, or 66.7% of the population, participated at least once per week, on average, in a physical activity. This is the weekly participation rate.
- ⇒ An estimated 7.1 million persons aged 15 years and over, or 43.5% of the population, participated at least three times per week, on average, in a physical activity. This is the regular participation rate.
- ⇒ The median frequency of participation in physical activity was 2.0 times per week in 2007. Women (2.4 times per week) tended to participate more frequently than men (2.0 times).
- ⇒ An estimated 7.4 million persons, or 45.1% of the population, participated for two hours or more
- ⇒ The top-ten physical activities in 2007, in terms of total participation rate, were walking, aerobics/fitness, swimming, cycling, running, tennis, bushwalking, golf, outdoor football and netball. An estimated 5.4 million persons, or 33% of the population, participated at least once in walking for exercise, recreation or sport in 2007, per week in the two weeks prior to interview in 2007

- ⇒ In terms of the top-ten physical activities, aerobics/fitness enjoyed the largest increase in total participation between 2001 and 2007, increasing by 68% over 2001. Walking, outdoor football, bushwalking, cycling and running all enjoyed increases in participation over 2001.
- ⇒ Activities experiencing large declines in participation between 2001 and 2007 included tennis (down 31% over 2001), golf (-26%), swimming (-19%) and netball (-15%).

Findings — organised participation

- ⇒ The total participation rate in organised physical activity was 38.0% in 2007. About half of all participation in physical activity was partly or fully organised (47.9%).
- ⇒ An estimated 1.8 million persons aged 15 years and over participated at least three times per week in organised physical activities, a regular participation rate of 11.2%.
- ⇒ Unlike non-organised participation, the regular participation rate in organised physical activity increased only slightly between 2001 and 2007.
- ⇒ On average, men and women were about equally likely to regularly participate in organised physical activity in 2007. However, regular participation in organised physical activity was higher for males in the 15 to 34 years age group and higher for females in the 35 to 64 years age group.
- ⇒ While participation in non-organised physical activity increased with age, regular participation in organised physical activity was most common among those aged 15 to 24 years, regardless of gender.
- ⇒ As with non-organised physical activity, the university educated had higher regular participation rates in organised physical activity. Regular participation in organised physical activity was also slightly higher in capital cities (11.9%) than elsewhere in the country (10.0%).
- ⇒ The top-ten organised physical activities in 2007, in terms of total participation rate, were aerobics/fitness, golf, netball, tennis, outdoor football, basketball, swimming, touch football, outdoor cricket and martial arts.
- ⇒ In terms of the top-ten organised physical activities, aerobics/fitness enjoyed the largest increase in total participation between 2001 and 2007, increasing by 64% over 2001. Reflecting the lack of movement overall between 2001 and 2007 in organised activity participation rates, the only other organised activity in the top ten to experience any increase in participation since 2001 was outdoor football (by 9%).
- ⇒ Organised activities most likely to have seen a decline in participation were golf (-22%), tennis (-22%) and touch football (-20%).

Findings — non-organised participation

- ⇒ The total participation rate in non-organised physical activity was 64.4% in 2007. Most participation in physical activity was partly or fully non-organised (81.2%).
- ⇒ An estimated 5.5 million persons aged 15 years and over participated at least three times per week in non-organised physical activities, a regular participation rate of 33.6%.
- ⇒ The regular participation rate in non-organised physical activity increased almost six percentage points between 2001 and 2007. This increase occurred for both men and women, although the increase was greater for women (seven percentage points).
- ⇒ Women, regardless of employment status, had higher regular participation rates in non-organised physical activity (37.0%) than men (30.1%).
- ⇒ Regular participation in non-organised physical activity gradually increased with age, peaking at 45 to 54 years among women and 55 to 64 years among men. Women aged between 45 and 54 years were the most active in non-organised physical activity, with a regular participation rate of 43.5%.
- ⇒ Participation rates in non-organised physical activity were higher among those with a university education.
- ⇒ The top-ten non-organised physical activities in 2007, in terms of total participation rate, were walking, aerobics/fitness, swimming, cycling, running, bushwalking, tennis, golf, outdoor football

and surf sports. Almost all participation in cycling and running was non-organised, and most participation in swimming was non-organised.

The table below provides a complete list of the type of activities participated in, the number of participants and the participation rate as a percentage for WA for the survey period 2006:

Participation in Sports and Physical Recreation, West Australia 2007⁴

	Number ('000)	Participation rate (%)
Walking for exercise	534.3	33.1
Aerobics / fitness	330.4	20.4
Swimming	225.7	14
Cycling	172.8	10.7
Running	136.4	8.4
Golf	92	5.7
Bush walking	83.8	5.2
Tennis	72	4.5
Basketball	66	4.1
Netball	56.9	3.5
Yoga	49.8	3.1
Australian rules football	48.8	3
Soccer (outdoor)	48.8	3
Dancing	43.9	2.7
Surf sports	40.6	2.5
Weight training	36.6	2.3
Cricket (outdoor)	36.3	2.2
Lawn bowls	33.2	2.1
Fishing	31.5	1.9
Martial arts	30.6	1.9
Soccer (indoor)	30.2	1.9
Hockey Outdoor	28.2	1.7
Volleyball	21.4	1.3
Aquarobics	19.6	1.2
Canoeing / kayaking	19.5	1.2
Squash / racquetball	17.6	1.1
Scuba Diving	17.1	1.1
Badminton	16.3	1
Horse riding / equestrian activities / polo cross	15.6	1

6.2 Participation of Australians Aged 5 to 14 Years⁵

Children's Participation in Organised Sport- 2000, 2003, 2006

The Survey of Children's Participation in Cultural and Leisure Activities was conducted throughout Australia as part of the Australian Bureau of Statistics' (ABS) Monthly Population Survey (MPS) in April 2000, 2003 and 2006.

Information on children's participation in selected organised sports and organised cultural activities was collected in regard to the 12 months prior to interview. Information on children's participation

⁴ Participation in Exercise, Recreation and Sports Survey, Australia 2007, SCORS 2008

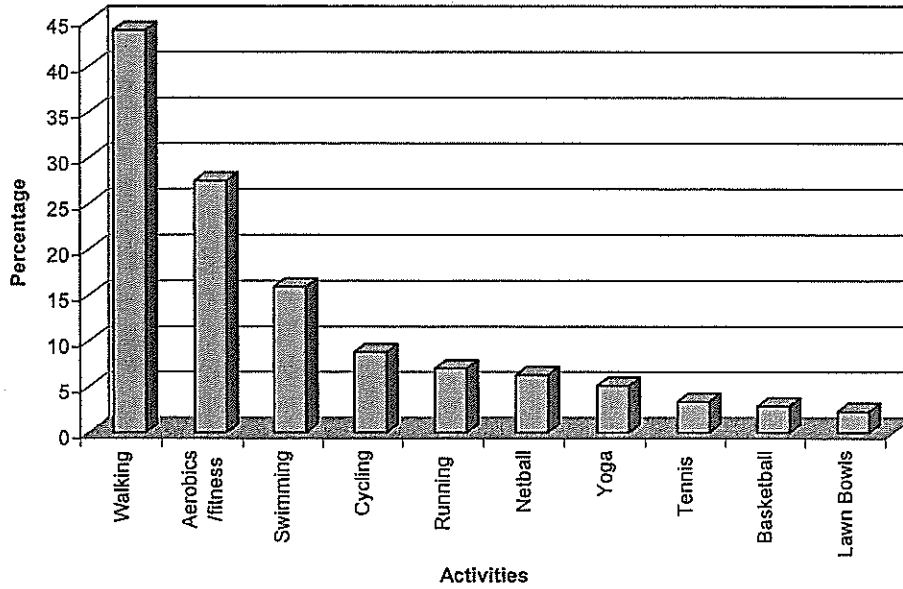
⁵ 2003 Survey of Children's Participation in Cultural and Leisure Activities (ABS)

in selected other activities was collected in regard to the two weeks prior to interview

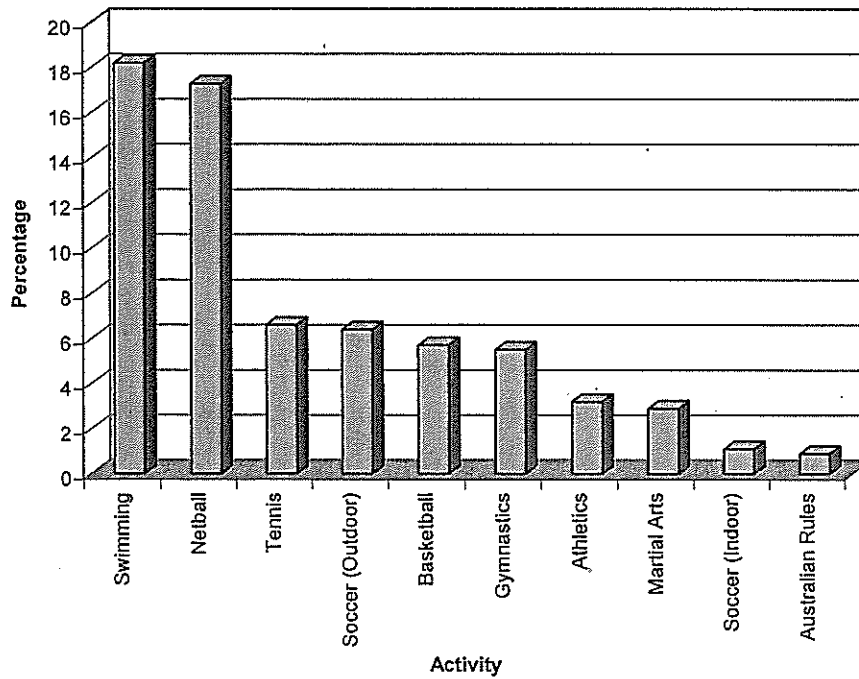
- ⇒ Children's participation in organised sport increased between 2000 (64%) and 2003 (67%), with little change occurring in 2006 (68%).
- ⇒ Most of the increase is due to increased participation by girls and by children aged 5-8 years.
- ⇒ An increase in the average hours of participation by children in organised sport (in the 2 weeks prior to interview) occurred between 2003 (5.2 hours) and 2006 (6.4 hours). This increase occurred for both boys and girls and for children of all age groups.
- ⇒ An increase in the average frequency of children's participation in organised sport (in the 12 months prior to interview) occurred between 2003 (75 times per year) and 2006 (81 times per year). This increase was primarily by children aged 9-11 years and by girls of all ages.
- ⇒ The sport which showed the largest increase in organised participation outside school hours for boys and girls was swimming, in which participation increased from 14% in 2000 to 17% in 2006.
- ⇒ The average hours that boys and girls spent watching television, videos or DVDs decreased from 22 hours in 2000 and 2003, to 20 hours in 2006.
- ⇒ The proportion of children playing computer games decreased from 71% in 2003 to 64% in 2006. However, the average hours of participation increased from 7.5 hours over a 2 week period in 2003 to 7.9 hours in 2006.
- ⇒ In 2006, more boys played computer games (77%) than girls (50%). Boys also spent more time playing computer games (9.3 hours) than girls (5.7 hours).
- ⇒ Children increased their participation in bike riding (in the 2 weeks prior to interview) from 62% in 2003 to 68% in 2006. This increase was recorded primarily among girls.

Specific statistics for males/boys and females/girls split into the type of activities is provided graphically on the following pages.

Top Ten Activities -Female

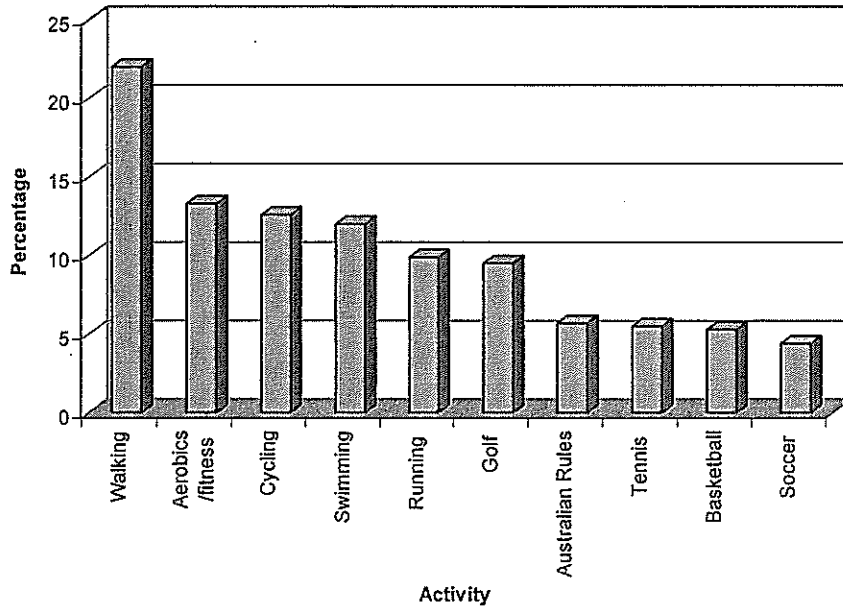


Top Ten Activities - Girls

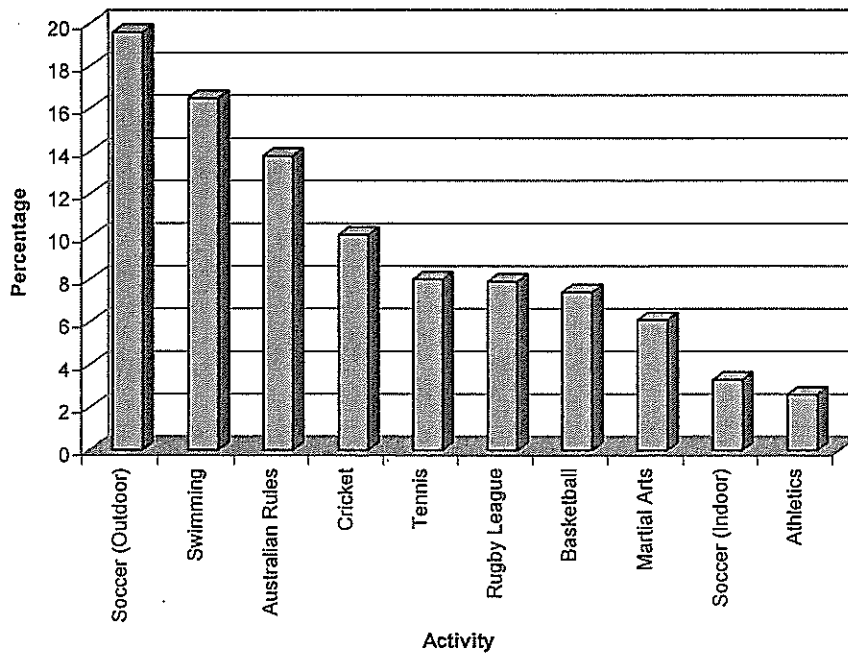


Relates to children aged 5–14 years who participated in organised sport (to a maximum of three per child) outside of school hours during the 12 months prior to interview.

Top Ten Activities - Male



Top Ten Activities - Boys



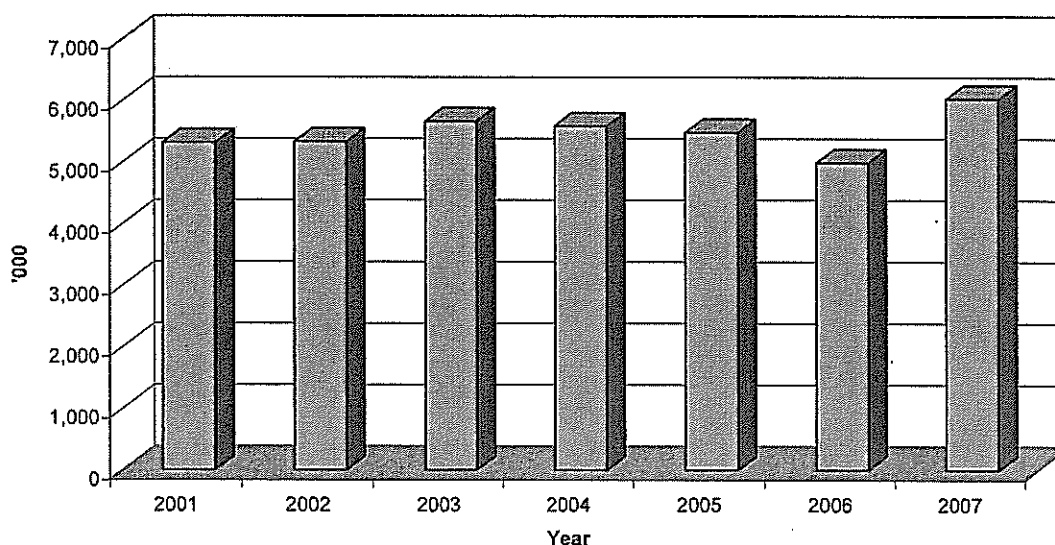
Relates to children aged 5–14 years who participated in organised sport (to a maximum of three per child) outside of school hours during the 12 months prior to interview.

6.3 Participants in Organised Sport 2001-2007

Regular participation in exercise, recreation and sport is defined as those participating three times a week or more, on average.

- ❖ In 2007, the regular participation rate in organised physical activities was 11.2%. This was considerably lower than for non-organised physical activities (33.6%)
- ❖ The regular participation rate in organised physical activities has remained steady for both men and women since 2003, although there was a slight decline in 2006. The 2007 rate, however, was higher than in 2001 for both males and females (when it was 9.5% for males and 9.3% for females).
- ❖ There was little difference between males and females in organised participation rates in 2007. This has been the case since 2001 and is different to non-organised participation, where women have consistently had a higher regular participation rate

Organised Sport Participation 2001-2007



6.4 Summary

The participation trends indicate the level of participation and the type of activity which allows for the planning of appropriate facilities to cater for the community trends.

The top ten activities are:

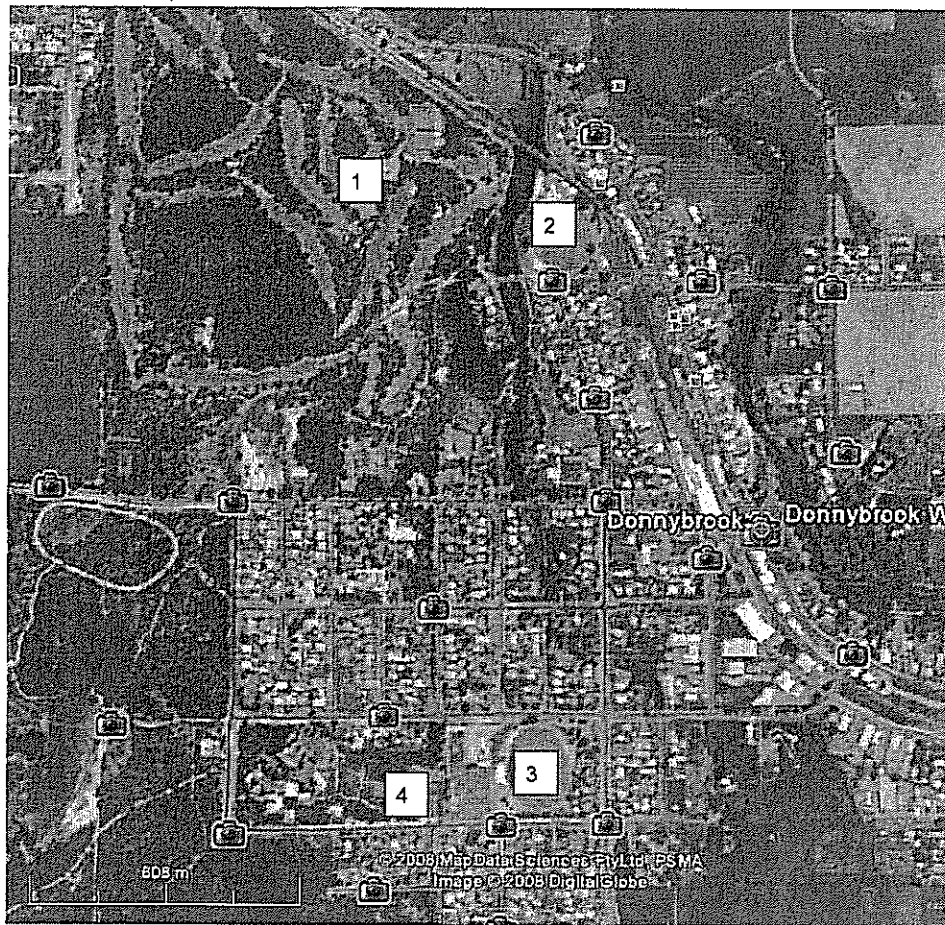
- ❖ Walking for exercise
- ❖ Aerobics / fitness
- ❖ Swimming
- ❖ Cycling
- ❖ Running
- ❖ Golf
- ❖ Bush walking
- ❖ Tennis
- ❖ Basketball
- ❖ Netball

It is anticipated that a large percentage of these activities can be catered for at Mitchell Park and Balingup Oval and facility modifications will need to be aware of the needs and participation rates.

7 FACILITY INVENTORY

One of the key tasks in this study was the assessment of the current level and adequacy of sporting facilities available to the community. An inventory has been completed and the various facilities are reported on as follows;

7.1 Donnybrook Sporting Facilities



Legend

- 1 Donnybrook Country Club
- 2 Egan Park
- 3 VC Mitchell Park
- 4 Donnybrook Recreation Centre

7.1.1 Donnybrook Country Club



Figure 1 Clubrooms



Figure 2 Bowling greens

Facilities

- 2 x lawn bowling greens
- 18 hole golf course
- Clubrooms

Management

The facility is managed by the Donnybrook Country Club Management Committee on land leased from the Shire at a peppercorn rent.

7.1.2 Egan Park



Figure 3 Netball courts & kiosk



Figure 4 Cricket clubrooms

Facilities:

- ⇒ Sporting Oval
- ⇒ Natural Turf Cricket centre wicket
- ⇒ Netball courts- Bitumen
- ⇒ Clubrooms
- ⇒ Change rooms
- ⇒ Toilets

Management

The facilities at Egan Park are operated by the seasonal clubs who pay an annual peppercorn rent to the Shire. The maintenance of the facility is undertaken by the Shire.

7.1.3 Recreation Centre



Figure 5 Entrance

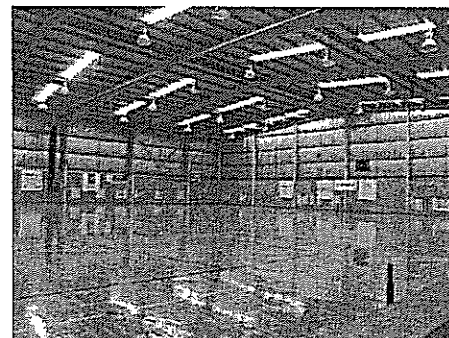


Figure 6 Sports hall



Figure 7 Gymnasium

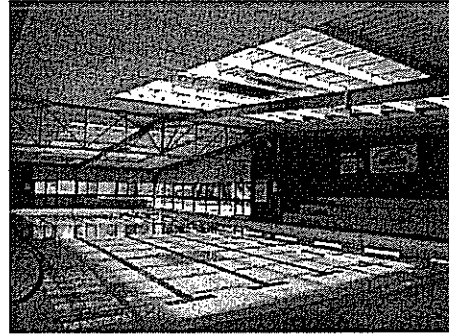


Figure 8 Swimming Pool

Facilities

The Recreation Centre consists of:

- ⇒ 2 court main sports hall
- ⇒ 2 x Squash courts
- ⇒ Gymnasium
- ⇒ 25m swimming pool
- ⇒ change rooms
- ⇒ toilets
- ⇒ small viewing area/gallery
- ⇒ meeting/function room
- ⇒ Kitchen

Management

The Donnybrook Recreation Centre is directly managed by the Shire. The Shire allocation for 2008/9 is \$390,420 with income of \$135,353 resulting in a net loss of \$255,067.

The facility is directly managed by the Shire who employs a full time Centre Manager supported by 2.5 FTE equivalents.

The facility provides for a range of sport and recreation including:

- ⇒ Netball
- ⇒ Badminton
- ⇒ Squash
- ⇒ Gym
- ⇒ Fitness training
- ⇒ Swimming
- ⇒ Water Polo
- ⇒ Local Schools
- ⇒ Pilates
- ⇒ Aerobics

The centre has capacity to expand its program base and ongoing program development and customer satisfaction surveys will assist in ensuring the centre stays relevant and takes its place as the centre of community sport and recreation.

7.1.4 VC Mitchell Park



Figure 9 Skate Park

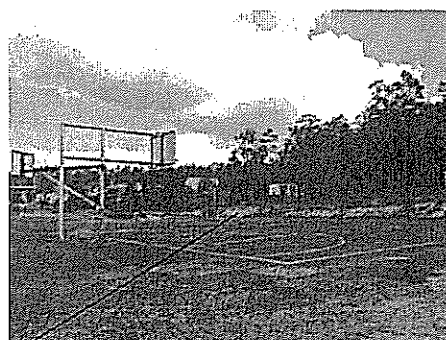


Figure 10 Basketball courts

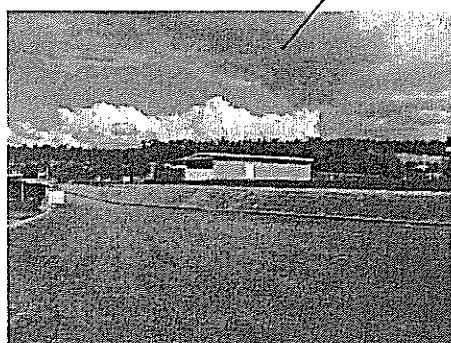


Figure 11 Tennis clubrooms

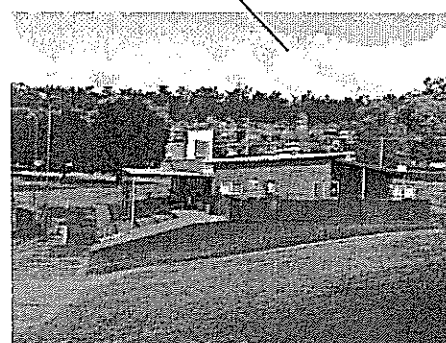


Figure 12 Football clubrooms

Facilities

- ⇒ Clubrooms (1 x Football and 1 x Tennis)
- ⇒ Change rooms
- ⇒ Tennis courts (8 x grass, 4 x plexipave)
- ⇒ Multi purpose outdoor courts (Netball / Basketball)
- ⇒ Skate Park
- ⇒ Oval – semi floodlit

7.2 Balingup Sporting Facilities

7.2.1 Balingup & Districts Sports Centre



Figure 13 Balingup Recreation Centre



Figure 14 Balingup Oval



Figure 15 Bowling green

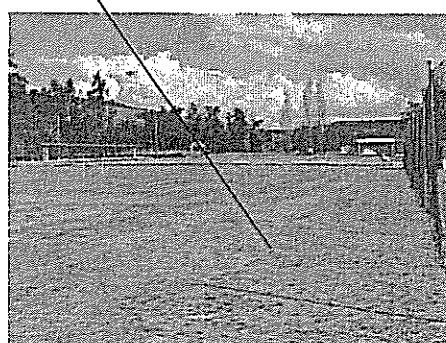


Figure 16 Tennis courts

Facilities

- ⇒ Sports Hall (3 badminton court size)
- ⇒ Change rooms
- ⇒ Tennis courts (4x grass and hit up wall)
- ⇒ Bowling green
- ⇒ Croquet green
- ⇒ Oval
- ⇒ Social area
- ⇒ Toilets/change rooms

7.3 Other Facilities

In addition to the identified sporting facilities the Shire owns and manages a range of recreational facilities namely:

- ⇒ Balingup Skate Park
- ⇒ Apple Fun Park
- ⇒ Vin Farley Park
- ⇒ Apex Park
- ⇒ Donnybrook Memorial Hall
- ⇒ Meldene Estate Public Open Space
- ⇒ Balingup Town Hall
- ⇒ Balingup Village Green
- ⇒ Kirup Oval – Show Horse Association
- ⇒ Kirup Memorial Park & Picnic area
- ⇒ Kirup Community Hall
- ⇒ Mullalyup Pioneer Park
- ⇒ Yabberup Community Hall
- ⇒ Noggerup Community Hall
- ⇒ Brookhampton Community Hall
- ⇒ Newlands Community Hall

Whilst not directly relevant to this study of the Shires sporting facilities all of these facilities provide valuable recreational spaces for the community that provides indirect competition to the sporting facilities and options for the communities leisure time.

7.4 Summary

It is clear that in terms of volume of facilities the Shire of Donnybrook-Balingup is well serviced, in that all sports wishing to participate have a facility. However the quality and location of some facilities needs some attention.

The sporting and recreation facilities within Donnybrook are extensive but all operate in isolation with much duplication of facilities. The majority of facilities were constructed in the late 70's early 80's and are all showing signs of wear and tear and some require substantial maintenance.

In addition to the identified facilities, the Shire provides access to other informal activities such as bush trails; passive parks, river environments and nature based recreation as well as access to facilities and services in adjoining local authorities.

8 COMPARATIVE FACILITY PROVISION

When considering the extent of facilities provided by the Shire it is useful to measure provision against similar Councils to assess the level of provision. However there are some inherent difficulties in any comparative assessment as invariably assessments tend to concentrate on volume of facilities rather than quality of facilities. Also the differing community demands place differing pressures on each individual council and any service provision needs to be responsive to their own community and not necessarily meet other council's provisions.

The table below provides a summary of other council's provisions in the region:

Facilities/Council	Shire of Donnybrook / Balingup	Shire of Denmark	Shire of Narrogin	Shire of Bridgetown – Greenbushes
Population (approx)	4700	4800	4700	4300
Aquatic Centre	Indoor	Nil	Indoor 25m	Outdoor 50m
Indoor Recreation Centre	Donnybrook Recreation Centre Balingup Sporting Complex	Denmark Recreation Centre	Narrogin Recreation Centre	Bridgetown Greenbushes Recreation Centre
Football Oval	V C Mitchell Park	Town Oval	Town Oval	Bridgetown Sportsground
Soccer	Balingup Oval	Town Oval	Town Oval	Bridgetown Sportsground
Tennis	8 grass/4 hard courts Balingup 6 grass courts	Denmark Country Club, 4 plexipave courts with a further 4 to be developed	Narrogin Tennis Club 6 synthetic turf courts, floodlit	Bridgetown Tennis Club 10 grass/2 hard courts and 1 public court adjacent to Memorial Park
Cricket Oval	Egan Park Balingup Oval	Town Oval	Town Oval	Bridgetown Sportsground and Greenbushes Sportsground
Netball Courts	4 outdoor courts & Recreation Centre	Played indoors at Recreation Centre	Played indoors at Recreation Centre	Played indoors at Recreation Centre
Golf Course	Donnybrook Country Club Balingup Golf Course	Denmark Country Club	Narrogin Golf Club	2 Bridgetown Golf Club and Greenbushes Golf Club
Bowling Club	Donnybrook Country Club 2 greens Balingup 3 bowling greens	Denmark Bowling Club 2 x artificial turf greens	Narrogin Bowling Club	2 bowling greens at Bridgetown Bowling Club
Indoor Cricket	Balingup Sporting Complex & Donnybrook Recreation Centre	N/A	Can be played indoors at Recreation Centre	Can be played indoors at Recreation Centre
Skate Park	VC Mitchell Park Balingup	MacLean Oval		2 small facilities at Bridgetown and Greenbushes new skate park planned
Hockey pitches	Hard court at Egan Park & indoors at Recreation Centre	Town Oval	Synthetic hockey pitch at Recreation centre	Greenbushes Sportsground
Croquet green	Balingup Croquet Club	Nil	Croquet club	Nil

This analysis has provided the consultants with a sound base for examining options for the future, it has provided the following:

- ❖ Highlighted “gaps and duplication” in provision;
- ❖ Provided an assessment of the standard of facilities;
- ❖ Highlighted issues regarding regional facilities;
- ❖ Identified issues with night use; and
- ❖ Raised issues regarding the use of some facilities.

Specific issues have been identified and these issues formed the starting point for consultation within the Shire.

9 CONSULTATION

In order to assess the recreation and leisure needs of the community a short club survey and community workshops were undertaken.

9.1 Club Survey

A mail survey was sent to all clubs, associations and groups within the Shire of Donnybrook-Balingup. A total of 42 were sent out and 13 were returned which is disappointing and indicates a lack of understanding by organised groups of the importance of their input and the potential implications of this plan.

1. Donnybrook Country Club Inc
2. Blackwood United Football Club Inc
3. Donnybrook and Districts Cricket Association
4. Donnybrook 'Razorbacks' Men's Hockey Club Inc
5. Balingup Bowling and Croquet Club
6. Balingup Tennis Club
7. Balingup Golf Club
8. Donnybrook Netball Association
9. Donnybrook Basketball Association
10. Apple Jack Bootscooters
11. Donnybrook Arts and Craft Group Inc
12. 1 st Donnybrook Scout Group
13. Donnybrook Social Club (Seniors) Inc

A summary of the completed responses is given below:

It should be noted that the responses from users have not been validated by other means and is reprinted as provided by the users.

9.1.1 Membership (past 5 years and projected next year)

Association	2003	2004	2005	2006	2007	2008/9
Donnybrook Country Club Inc	279	239	236	238	261	280
Blackwood United Football Club Inc	70	75	100	110	125	150
Donnybrook and Districts Cricket Association	36	48	48	80	100	130
Donnybrook 'Razorbacks' Men's Hockey Club Inc	62	45	40	40	42	50
Balingup Bowling and Croquet Club	20	23	20	22	20	20-25
Balingup Tennis Club	28	30	44	46	48	48
Balingup Golf Club			33	32	27	35
Donnybrook Netball Association	207	199	179	165	174	180
Donnybrook Basketball Association	140	140	143	117	85	119
Apple Jack Bootscooters	Weekly attendance of approx 24 adults					
Donnybrook Arts and Craft Group Inc	Av membership 20-25 adults					
1 st Donnybrook Scout Group	46	42	45	44	48	46
Donnybrook Social Club (Seniors) Inc		40	40	40	40	40

The majority of clubs are static or expecting a small growth in membership.

Only two clubs are experiencing steady growth over the past five years these being the Blackwood United Football Club and the Donnybrook and Districts Cricket Association.

Netball and basketball have both experienced a decline in membership since 2003 but it would appear that both memberships have stabilised and are still two of the larger groups within the Shire.

9.1.2 Fees

All clubs were asked to provide a list of membership categories and annual fees.

Association	Annual(full)	Junior	Other
Donnybrook Country Club Inc	Golf \$330 (incl bowls) Bowls \$180 Restricted play \$210 Outlying member \$200	\$30	Social \$20
Blackwood United Football Club Inc	\$150	\$85	
Donnybrook and Districts Cricket Association	\$40 \$10 per game Total \$190	\$35	
Donnybrook 'Razorbacks' Men's Hockey Club Inc	\$120 + \$5 per game		Social \$30
Balingup Bowling and Croquet Club	\$80 per season \$5 per day of play		Pay \$900 pa to Balingup & Districts Sport and Rec
Balingup Tennis Club	\$60	\$25	High School \$35
Balingup Golf Club	\$50		
Donnybrook Netball Association	Seniors/Juniors \$72	Sub juniors \$55 Nettas \$37	Officials \$65
Donnybrook Basketball Association	\$50	\$30	\$2.50 entry and \$10 shirt donation
Apple Jack Bootscooters	No membership fee \$6.00 per attendance		
Donnybrook Arts and Craft Group Inc	\$25 pa		Daily fees \$2.00
1 st Donnybrook Scout Group		\$160	
Donnybrook Social Club (Seniors) Inc	\$10		\$2.00 per visit

The fees charged are small and are possibly a reflection of the volunteer base keeping costs to a minimum.

9.1.3 Facilities Used

Clubs were asked which facilities and buildings they currently used:

Association	Facility
Donnybrook Country Club Inc	Donnybrook Country Club Clubhouse & Bar 18 hole Golf course 2 x Bowling rinks Greenkeepers residence
Blackwood United Football Club Inc	Balingup Oval (no clubhouse)
Donnybrook and Districts Cricket Association	Egan Park Balingup Oval St Mary's VC Mitchell Park
Donnybrook 'Razorbacks' Men's Hockey Club Inc	Egan Park Oval, Hardcourt, Pavilion
Balingup Bowling and Croquet Club	Balingup Bowling rinks BADSA Kitchen, Bar, Function area
Balingup Tennis Club	BADSA and 6 x grass courts
Balingup Golf Club	Balingup Golf Course and clubhouse

Association	Facility
Donnybrook Netball Association	Donnybrook Recreation Centre Egan Park courts and clubrooms
Donnybrook Basketball Association	Donnybrook Recreation Centre
Apple Jack Bootscooters	Masonic Lodge Hall
Donnybrook Arts and Craft Group Inc	Old Guide Hall, Donnybrook
1 st Donnybrook Scout Group	Scout Hall
Donnybrook Social Club (Seniors) Inc	Donnybrook Resource Centre

Further consultation will be required of the users of VC Mitchell Oval.

9.1.4 Major Maintenance or Development

The survey then asked if they considered that the facilities they use will require major maintenance or development within the next 5-10 years.

Eleven of the 13 respondents indicated Yes whilst 2 said No (basketball and netball)

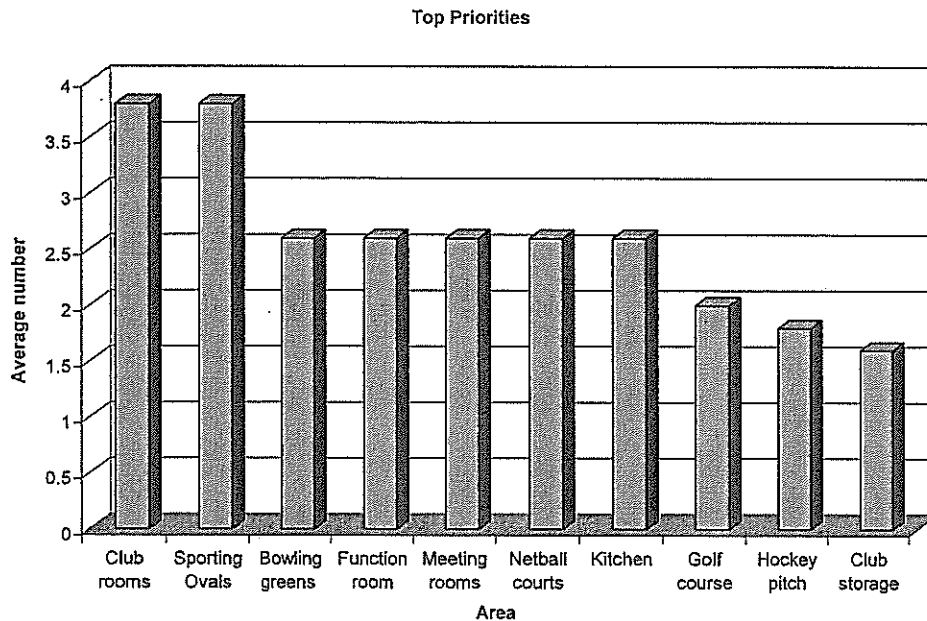
9.1.5 Works required

Association	Works required
Donnybrook Country Club Inc	Painting New Ceiling Additional bore Synthetic bowling greens
Blackwood United Football Club Inc	Grassed areas need levelling Drainage New Clubhouse Toilet block Floodlighting
Donnybrook and Districts Cricket Association	Completion of picket fence at Egan Park Changerooms Hard wicket for juniors in Donnybrook
Donnybrook 'Razorbacks' Men's Hockey Club Inc	Synthetic hockey pitch
Balingup Bowling and Croquet Club	Synthetic bowling rink
Balingup Tennis Club	Fencing Synthetic tennis courts
Balingup Golf Club	Paving and veranda to clubhouse Upgrade of tees and greens Access to water Light in workshop Non slip tile surface to bar floor Painting of clubhouse
Donnybrook Netball Association	N/A
Donnybrook Basketball Association	N/A
Apple Jack Bootscooters	Up to Masonic Lodge
Donnybrook Arts and Craft Group Inc	Gutters, downpipes Internal maintenance Disabled toilet
1 st Donnybrook Scout Group	Septic tank Hall built of wood risk from surrounding bush
Donnybrook Social Club (Seniors) Inc	Use of crèche area to increase space for entertaining

9.1.6 Priority Facilities

All clubs were asked to consider the type of facilities /developments and prioritise them based on a ranking system where 1 = highest rank and 20 = lowest rank.

A list of 20 facilities/function areas were given and the top ten choices are contained in the graph below.



These priorities need to be considered in light of those clubs that responded but are useful in general terms to see what the clubs as a whole considered important.

9.1.7 If you are not located currently at Mitchell Park or Balingup Oval would you consider relocating if suitable facilities were available

Association	Would relocate
Donnybrook Country Club Inc	No
Blackwood United Football Club Inc	N/A
Donnybrook and Districts Cricket Association	No
Donnybrook 'Razorbacks' Men's Hockey Club Inc	Yes
Balingup Bowling and Croquet Club	N/A
Balingup Tennis Club	N/A
Balingup Golf Club	No
Donnybrook Netball Association	Yes
Donnybrook Basketball Association	Yes
Apple Jack Bootscooters	Yes
Donnybrook Arts and Craft Group Inc	Yes
1 st Donnybrook Scout Group	No
Donnybrook Social Club (Seniors) Inc	No response

9.1.8 Financial contribution from the club towards development

The responses indicated that three clubs would be able to make a contribution towards development of facilities these being:

- ⇒ Donnybrook 'Razorbacks' Men's Hockey Club Inc
- ⇒ Donnybrook and Districts Cricket Association

⇒ Blackwood United Football Club Inc

All other clubs stated they were not in a position to fund any developments.

9.1.9 Ability to pay

The next question asked whether they thought people would be prepared to pay higher fees for participation in order to fund improved facilities.

The responses were:

- ⇒ Yes 4
- ⇒ No 7
- ⇒ Not completed 2

Do they believe that ratepayers will be prepared to subsidise any improvements to recreation facilities through increased rates?

The responses were:

- ⇒ Yes 6
- ⇒ No 7

Would you use the facility if developed?

The responses were:

- ⇒ Yes 10
- ⇒ No 3

9.2 Workshops

A series of workshops were held in Donnybrook and Balingup.

The workshops were attended by 18 people. Following a brief presentation of information collated to date the attendees were given the opportunity to discuss issues they thought were important. The main attention was focussed on the specific functional areas of the existing complex and the need to ensure the existing clubs were catered for.

Other main issues were the need for:

- The growth in junior sport
- The need to ensure equity in provision
- Shared facilities were acknowledged as important
- The need for fields to be aligned north/south
- Possibility of additional facilities

The workshops were positive and the feedback given was not to question the need for new facility but rather what the facilities should comprise.

9.3 Interviews

Specific interviews were held with a number of individuals and groups including:

- ❖ Donnybrook Senior High School
- ❖ Donnybrook Primary School
- ❖ Kirup Primary School
- ❖ Balingup Primary School
- ❖ St Mary's Primary School
- ❖ Donnybrook Football Club

Issues relevant to the groups were raised and will be considered in the proposed developments.

9.4 Summary

The response from the community consultation has resulted in the defining of needs from the general community as well as the sporting community.

Some common elements have been highlighted and will now be considered in the proposed redevelopment.

These elements include:

- Shared facilities
- Need for additional facilities to expand the sporting base
- New technologies
- The ageing of the volunteer base
- The rise in junior sport
- The lack of water in Balingup

10 PROPOSED FACILITY

10.1 Development Rationale

Stage One of this study was focussed on determining and confirming the community's needs as well as assessing the existing infrastructure and identification of gaps in facility provision.

In order to meet the expressed needs of the community and to cater for the existing population there is a need to redevelop and realign the facilities to ensure better use of resources with facilities that are multi use and capable of being shared by a number of users rather than a stand alone facility.

The identified needs and the following design criteria have formed the base for the development of conceptual plans for the proposed facility.

10.2 Design Criteria

10.2.1 Multi Use

It is essential that the overall development and each component have as much flexibility of use as possible without seriously impacting on the functional design requirements and having risk management aspects in mind.

10.2.2 Design

The functionality, operational and maintenance characteristics of the built environment are to be paramount to aesthetics.

10.2.3 Staged Development

The development is to be capable of being constructed in two or more discrete stages with the function of the development stages capable of being managed effectively on a "stand alone" basis.

10.2.4 Capital Cost

The design is to be cost effective and utilise building materials and methods suitable for the area. Playing surfaces are to take full advantage of new technology to reduce maintenance responsibilities and the need for water.

10.3 Functional Elements

Based on the demographic analysis, facility inspections and consultation the following design elements have been identified as the basic requirements to develop a multi-use facility to meet the needs.

10.3.1 VC Mitchell Park

The VC Mitchell Park consists of three distinct areas that all operate in isolation of each other, these being the football oval and clubrooms, the tennis club and disused basketball courts (now used for skate boarding) and the Donnybrook Recreation Centre.

Any redevelopment needs to link these areas to ensure greater community use by the positioning of facilities to incorporate multi use of the area. Additionally there is a need to look at modern technology and reduce both maintenance and water usage.

To this end the following functional elements have been incorporated into the overall design:

⇒ **Recreation Centre**

The existing recreation centre is in a good state of repair and, whilst no major changes are proposed, some minor modification is proposed to expand the current viewing area to incorporate a larger gymnasium to meet the identified participation trends.

⇒ **Football Oval**

The existing football oval is in excellent condition but is only utilised fully during the winter months. The utilisation of this asset is significant during the winter months but it is felt that greater use could be made of this area during the summer months by the placement of a cricket wicket in the centre for the summer months. It is understood that the football club do not support this development due to their perceived lack of ability to gain insurance coverage if a wicket was positioned in the centre of the oval. This is not supported as the majority of ovals in the state do have a centre wicket. Currently the use of Balingup Oval as a secondary cricket oval to Egan Park within the Shire would appear to satisfy the needs for cricket. However should the demands rise significantly then the Shire should consider the placement of a central hard wicket at Mitchell Park to alleviate needs during the summer months.

The placement of floodlights to the perimeter of the oval should be considered to allow for greater use of the area by the football club and the spreading of the load over a greater period of time.

The development of the central area will require the relocation of the change rooms and the final location and detailed design of these change rooms should be completed in conjunction with the football club to ensure best use of funds and appropriate design.

⇒ **Central Area**

The proposed changes to the Central Area are of the largest magnitude with the locating of a synthetic turf multi purpose rectangular playing surface. This area will allow for multiple uses and will provide hockey with a local facility alleviating the need to travel to Bunbury on a weekly basis. This area will also allow for the placement of additional netball courts and tennis courts should current demand rise. The placement of equipment sleeves into the surface will need to be considered at the detailed design stage to ensure the integrity of the surface and the selection of the appropriate surface.

Replacement of the existing tennis courts to allow for 8 synthetic courts and 2 multiuse plexipave courts (used by netball during the winter months). This is a reduction of the current 12 courts but is considered appropriate for the shire and is in keeping with Tennis Australia's "Facility Development and Management Framework for Australian Tennis" which states a minimum of 8 courts for a population of 5,000.

As stated above the placement of two netball courts will allow for netball to relocate to VC Mitchell Park thus allowing for netball to be played in one location with the additional use of the Recreation Centre indoor courts for the senior players. Additional training courts are to be placed on the synthetic multi use court thus allowing for continued high participation numbers.

A central clubhouse on the higher elevation will allow for tennis, hockey and netball to share clubrooms alleviating the need to duplicate facilities whilst ensuring year round use. The positioning of this building will allow for good visual contact across the playing surfaces and offers additional features to most existing clubrooms.

Storage for each sport has been included at court/field level underneath the proposed clubrooms.

Individual office areas for each sport have been incorporated into the design.

An outdoor social/BBQ area has been proposed thus offering a link between the sports club and the Recreation Centre with the aim of increasing the community use of the area.

Two external viewing areas over all courts have been proposed.

10.3.2 Balingup Oval and Surrounds

Balingup Oval and surrounds currently caters for bowling, croquet, tennis and soccer on a regular basis. Annual events also utilise the area and any changes need to be cognisant of these users as well as allow for the possible increase in use due to increased participation opportunities. The existing facility has served the community well over the past 30 years but is now in need of redevelopment to bring the facilities up to current standards.

The existing social rooms do not service the external users well with brick walls blocking any view to the bowling greens and tennis courts. It is proposed to redevelop the social rooms to provide for a better view of all facilities, that is, the tennis courts, bowling greens and oval. The proposed facility provides for all amenities to be located to the centre of the building allowing for glassed walls to gain a visual link to playing areas.

Playing amenities proposed incorporate 6 new tennis courts with artificial surface and an artificial turf bowling green thus alleviating the water issues.

New flood lighting to existing croquet, bowling greens, tennis courts and sporting oval will allow for extended use of these areas and allows for differing work patterns and the spreading of the participation load over a greater length of time during the week.

The existing shed will be demolished to open up the vista across to the sporting oval and a new larger storage shed will be built to the side of the sports oval.

New external social area including shade sails and BBQ will also provide for a viewing area adjacent to the oval ensuring that all users have a shaded area externally to view their sport.

Overflow car parking has been allowed for, when required, off the existing driveway and no additional formal parking has been proposed. It is recognised that for the Small Farm Field day parking is in short supply but, as this is a one off, it cannot be justified to extend car parking.

The existing sports hall, whilst not used for any ongoing activities with the exception of gentle gym, is a valuable asset and until such time as a definite need is determined we are of the opinion that it remain as is with the option to be utilised for a range of uses if and when identified.

10.4 Other Facility Changes

As part of the development of Master Plans for Donnybrook and Balingup it will be necessary to relocate the Skate Park currently located on the old basketball courts at Mitchell Park to a more suitable location at Egan Park hard court area. This relocation will enable young people to participate in an appropriate location and young people themselves should be included in the design and construction process.

Further the access for football and cricket to use Kirup Oval should be considered. Whilst it is acknowledged that watering of the oval is difficult, it should not preclude its use as an over flow park if and when participant numbers warrant its use. It should be noted that in Victoria (Bendigo) no oval is watered due to water restrictions and, whilst not ideal, it does show that sport can be played on "brown" ovals.

10.5 Summary

The proposed facilities are the result of detailed consultation, research and analysis and are based on the need to provide West Australia's regional areas with facilities of quality commensurate to the Metropolitan area.

The changing face of participation has also been considered with the use of technology and lighting allowing for flexibility in times of use and differing "wear and tear" impacts.

The overall study area indicates a large “Baby Boomer” community and as such facilities and services need to be cognisant of this fact in planning for the future.

Stereotypes of Baby Boomers as a confident, independent, optimistic, and somewhat self-involved group are supported by numerous social research studies. One particular study undertaken by Roper Starch Worldwide Inc. surveyed the baby boomer generation to gain information for social planners which revealed:

Baby Boomers are conscious of the differences between their generation and previous ones. For example, compared to other generations, Baby Boomers admit that:

- ❖ Their generation needs more money than their parents' generation to live comfortably (84%);
- ❖ Their generation is more self-indulgent than their parents' (75%);
- ❖ Their generation will live longer (67%);
- ❖ Their generation will be healthier during retirement (56%).

In terms of their active participation it can be seen that the proposed development will meet their needs and provide for the quality that they seek.

Most popular physical activities for Australians aged 65 years and over in 2004 not related to work or household chores⁶

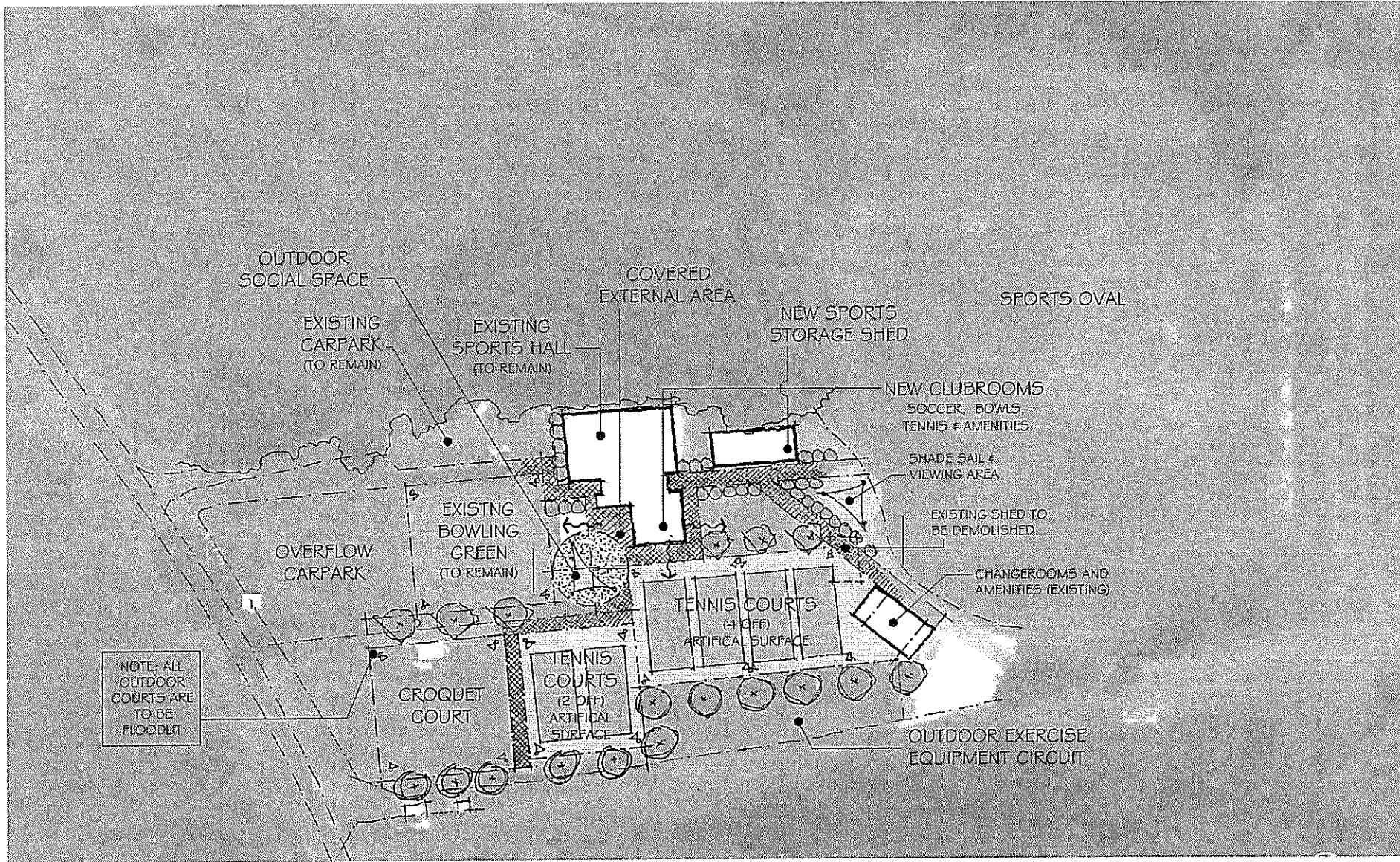
Activity	Participation rate (%)
Walking (excluding bushwalking)	47.6
Aerobics/fitness	12.1
Golf	8.6
Lawn bowls	7.8
Swimming	6.1
Tennis	4.1
Cycling	3.2
Bushwalking	2.9
Dancing	2.5
Fishing	2.3

6

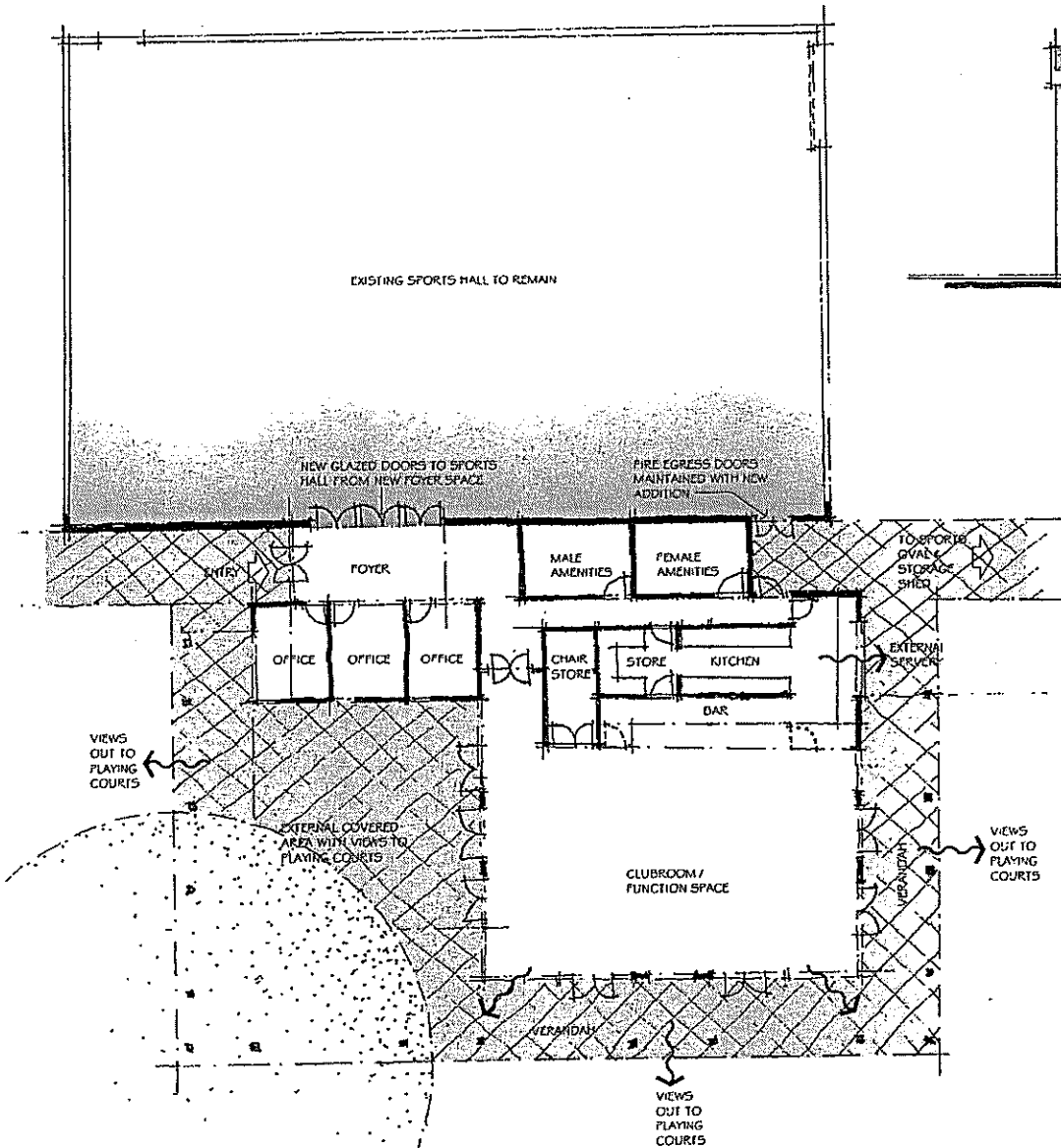
- Western Australians aged 65 years and over were more likely than Australians aged 65 years and over to participate in an organised sport or physical activity that was conducted in full or part by a club, community club, recreation or fitness centre (36.2 per cent compared with 30.7 per cent).
- In Western Australia, participation rates of males and females were similar (36.3 per cent for males compared with 36.1 per cent for females).
- In 2004, 30.7 per cent of Australians aged 65 years and over participated in an organised sport or physical activity. This compares to 58.8 per cent who participated in a non-organised sport or physical activity.
- In 2004, 22.1 per cent of Australians aged 65 and over participated in an organised physical activity at a sport or recreation club or association; and 11 per cent participated at a fitness, leisure or indoor sport centre.

(Site plans and floor plans provided on following four pages)

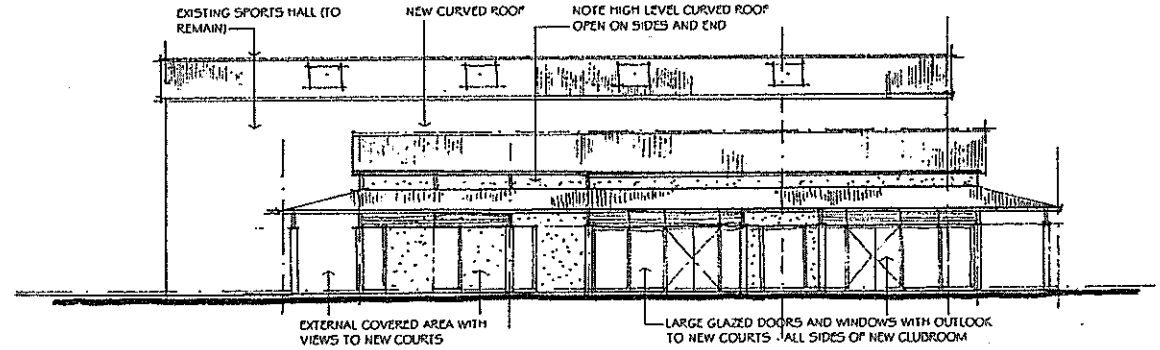
⁶ Seniors Participation, Facts and Stats, DSR



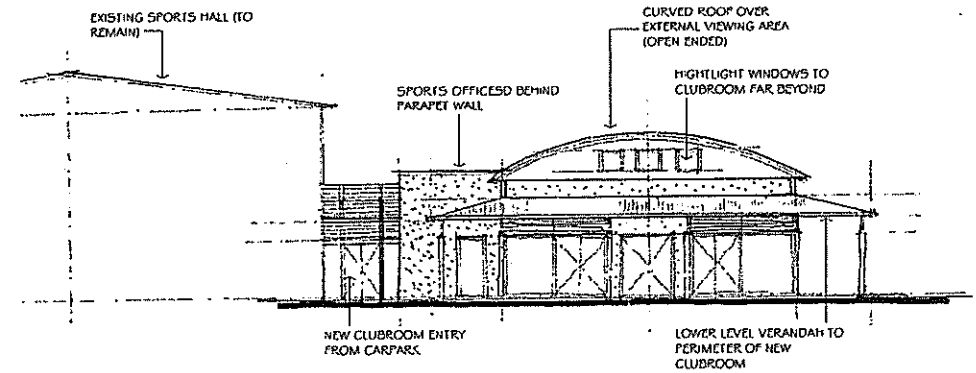
SITEPLAN
 SCALE 1:500 @A1 1:1000 @A3



NEW RECREATIONAL CENTRE PLAN
SCALE 1:100 @A1 1:200 @A3



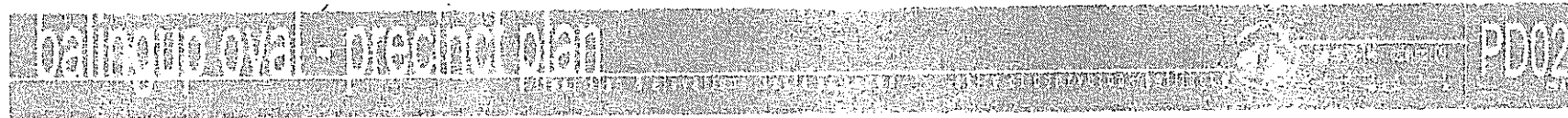
NEW RECREATIONAL CENTRE - SOUTH ELEVATION
SCALE 1:100 @A1 1:200 @A3



NEW RECREATIONAL CENTRE - WEST ELEVATION
SCALE 1:100 @A1 1:200 @A3

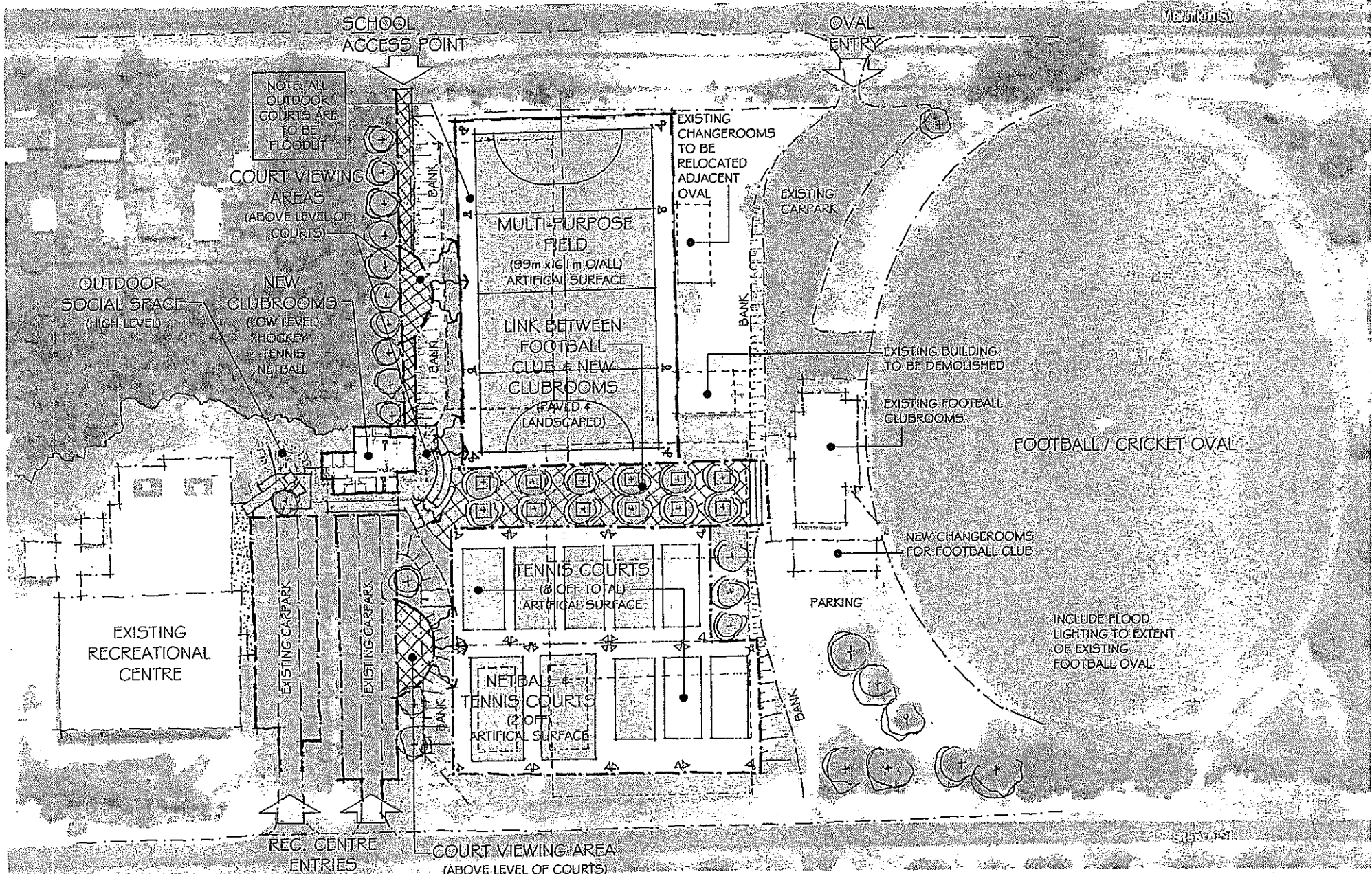
ACCOMMODATION:	DIMENSIONS:	AREA:
01 FOYER	9.0 x 3.0m	27.0m ²
02 OFFICES	(2.5 x 3.5m) x 3	26.2m ²
03 MALE AMENITIES	4.5 x 3.0m	13.5m ²
04 FEMALE AMENITIES	4.5 x 3.0m	13.5m ²
05 CHAIR STORE	2.0 x 4.5m	9.0m ²
06 STORE	3.0 x 2.5m	7.2m ²
07 KITCHEN	7.0 x 2.5m	17.5m ²
08 BAR	10.0 x 2m	20m ²
09 CLUBROOM & FUNCTION RM	15.0 x 9.0	135m ²
10 CIRCULATION		29.4m ²
11 COVERED VERANDAHS		262.0m ²

TOTAL GROSS FLOOR AREA = 290.3m²



Palerson Group Architects

3 Havelock Street West Perth 6008 Western Australia
08 9442 3122 Fax 08 9442 3123 www.palersongroup.com.au



SITEPLAN

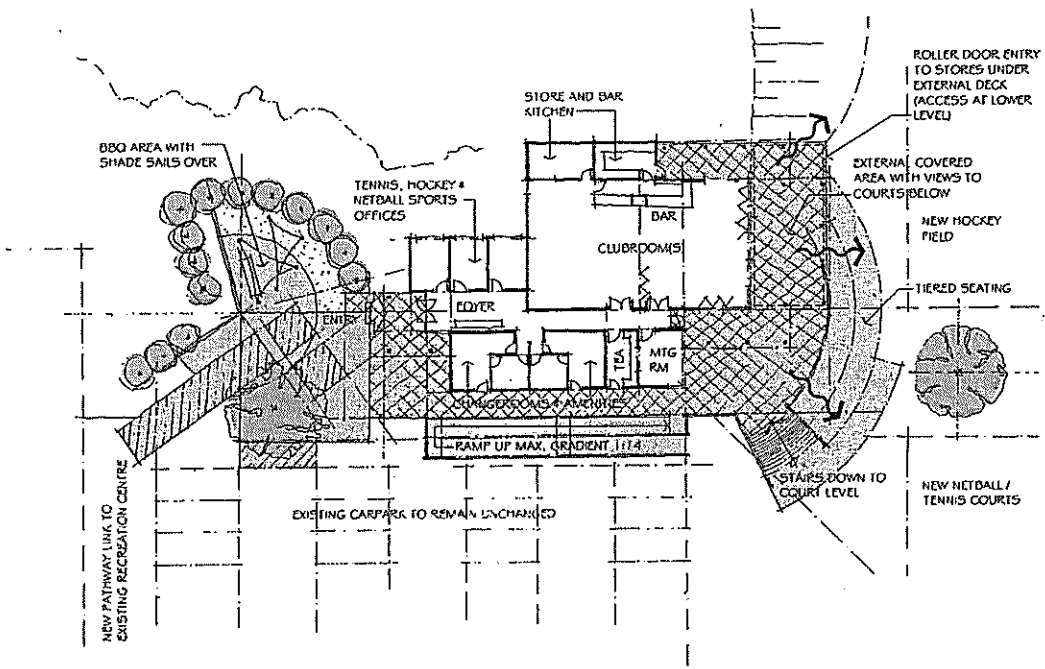
SCALE 1:500 @A1 1:1000 @A3

mitchell park - precinct plan



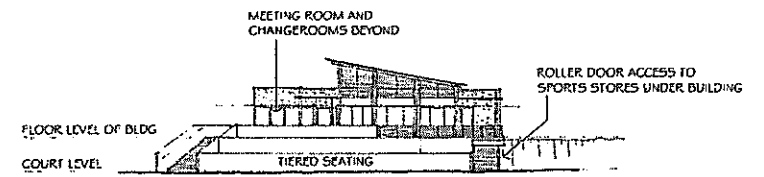
Paterson Group Architects

8 Harold Street West Perth 6005 Western Australia

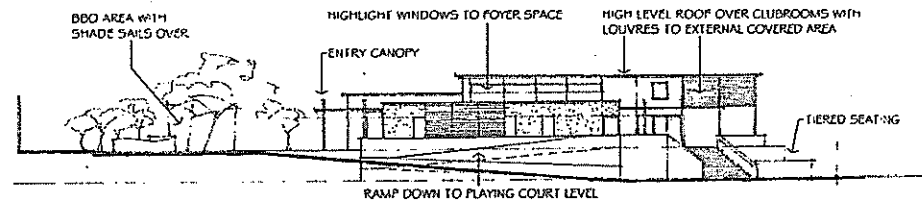


FLOOR PLAN - NEW HOCKEY, TENNIS AND NETBALL CLUBROOMS
SCALE 1:200 @A1 1:400 @A3

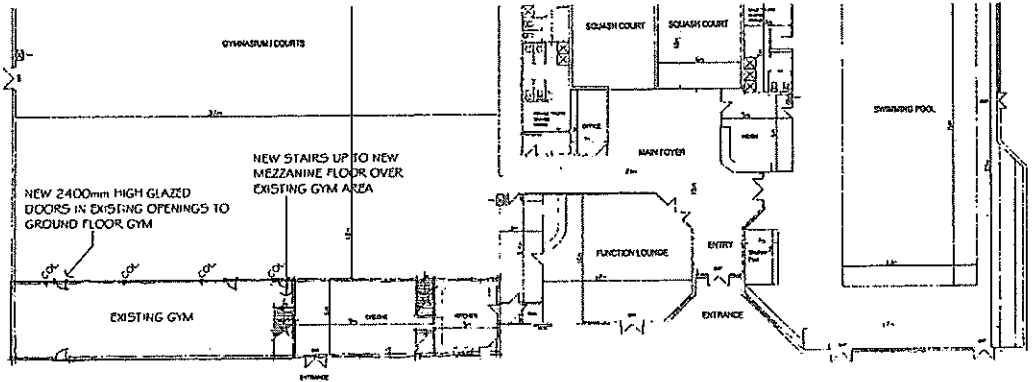
ACCOMMODATION:	DIMENSIONS:	AREA:
01 FOYER	6.0 x 3.0m	24.0m ²
02 OFFICES	(3.0 x 4.0m) x 3	36.0m ²
03 MALE AMENITIES & CHANGE	6.0 x 4.5m	27.0m ²
04 FEMALE AMENITIES & CHANGE	6.0 x 4.5m	27.0m ²
05 TEA PREP	2.5 x 4.5m	11.2m ²
06 MEETING ROOM	3.5 x 4.5m	15.8m ²
07 KITCHEN	5.0 x 2.5m	12.5m ²
08 BAR	7.5 x 2m	15m ²
09 STORE	5.0 x 2.5m	12.5m ²
10 CLUBROOM & FUNCTION RM	17.0 x 10m	155.0m ²
11 CIRCULATION		16.5m ²
12 SPORTS STORE (UNDER VERANDAHS AT LOWER LEVEL)	6.0 x 12.0m	72.0m ²
13 COVERED VERANDAHS		127.0m ²
TOTAL GROSS FLOOR AREA =		424.5m²



NORTH ELEVATION - NEW HOCKEY, TENNIS AND NETBALL CLUBROOMS
SCALE 1:200 @A1 1:400 @A3

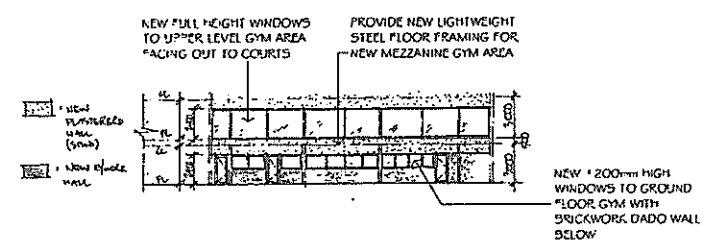


EAST ELEVATION - NEW HOCKEY, TENNIS AND NETBALL CLUBROOMS
SCALE 1:200 @A1 1:400 @A3



FLOOR PLAN - EXISTING GYM REFURBISHMENT
SCALE 1:200 @A1 1:400 @A3

▲ FLOOR AREA OF EXISTING GYM TO BE REFURBISHED - PROVIDE NEW FLOOR COVERING *0% AREA SHOWN HATCHED



INTERNAL ELEVATION - EXISTING GYM REFURBISHMENT
SCALE 1:200 @A1 1:400 @A3



II MANAGEMENT

II.1 Current situation

The Sport and Recreation ground and its sports specific facilities are predominantly managed on behalf of the Shire by the resident clubs that is:

- ⇒ Tennis Clubs
- ⇒ Football Club
- ⇒ Bowling Club
- ⇒ BADSA

The remainder of the facilities are maintained and managed by the Shire at an annual cost of:

- ⇒ Mitchell Park \$56,500 (2008-09 Budget).
- ⇒ Balingup Oval \$20,000
- ⇒ Donnybrook Tennis Club \$7,500

These costs are offset by some user income although these figures are minor as follows

- ⇒ Mitchell Park \$8,050
- ⇒ Balingup Oval \$530
- ⇒ Donnybrook Tennis Club \$1,500

The facilities proposed, whilst having a high capital cost, are expected to require minimal maintenance costs and as such will have limited impact on the Shire with the exception being the need to ensure a reserve fund is created with an annual allocation to assist in the replacement of the artificial surfaces at the end of their life span (approx 10-15year replacement requirement).

II.2 Proposed Management Structure

It will be proposed that, whilst it be acknowledged that the individual sports will be managed independently, the Sports Club facilities at VC Mitchell Park and Balingup Oval will require the formation of two joint facility committees with the following representatives from each group, that is

Donnybrook	Balingup
Tennis Club (2)	Bowling Club (2)
Hockey Club (2)	Croquet Club (2)
Netball Club (2)	Tennis Club (2)
	Soccer Club (2)
Shire Representative	Shire Representative

A review of other management structures and models in place in other areas has been undertaken and we are of the opinion that the most successful models are those which have a clearly defined purpose and direction and incorporate commitment from all those involved.

The Management Committees prime responsibility would be to discuss issues of policy, funding priorities and events, which would impact on other areas eg end of year events, competitions, change over periods, attendance figures and their implications, major town events etc. and development of the Terms of Reference, need to take this into consideration.

Council will need to play a key active role in the implementation for the initial two years but should gradually withdraw once the users are comfortable with the change.

11.3 Draft Management Committee Terms of Reference

❖ The purpose of the Management Agreement

The Management Agreement is based on the resident groups being able to discuss and agree utilisation and safe access to the facility. The groups will be expected to manage the facility and pay all operating costs.

❖ The overall scope and period of the arrangement

The management of a building constructed on Shire land (by either the shire or the community) provides the committee with responsibilities to maintain the quiet enjoyment of the surrounding premises. Whilst the security of tenure provides for the users in terms of use, it is not in anyway provided to enable exclusion of the community from its use.

❖ The exact area and nature of the managed area or the function to be managed

A description and plan of the demised managed area should be attached to the Terms of Reference to clearly delineate area of responsibility.

The use of the facility to be clearly detailed and the restrictions on use to be stated, such as not to carry on a business from the premises, no sleeping on the premises, not to store chemicals, inflammable liquid etc,

❖ The exact nature of any financial arrangements, including a schedule for required payments by any party, annually in advance.

The base managed area fee is for the facility. Whilst Council may choose to waive this fee, it should be determined to allow for a full knowledge of the cost to the Council.

All managed area fees to be tied to the Consumer Price Index and definition of the CPI.

The payment of all utility costs (water, power, rubbish collection etc) shall be met by the Management Committee.

❖ The responsibilities of all parties in relation to major and minor maintenance, including the requirement for a maintenance schedule

The Management Committee to keep and maintain the premises in good tenable repair and condition.

In essence the Council shall be responsible for all structural maintenance and the Management Committee responsible for all minor/day to day maintenance and more specifically as contained within the Maintenance Schedules attached as an appendix to the managed area.

The Management Committee will have a responsibility for the prompt reporting of all items of major maintenance and acts of vandalism to the Council.

The Management Committee shall not be permitted to erect any signs without the approval of the appropriate Shire officers.

Alterations shall not be made to the premises without the prior written consent of the Shire.

- ❖ **The responsibilities of all parties in relation to all forms of insurance, including building, contents, workers compensation and public liability.**

The Management Committee shall be responsible for contents, workers compensation and public liability insurance and will need to provide proof of cover on demand.

The Shire shall insure the building as an asset of the Shire.

- ❖ **Any other specific legal requirements that the Shire wishes to ensure are dealt with. For example occupational health and safety, consumption of alcohol etc.**

Need to include reference to the State Government's legislation regarding "No Smoking" in public buildings

To permit the Shire right of entry to view the condition of the premises.

The consumption of alcohol on the premises is subject to the approval of the Council and the Licensing Court whose requirements must be met.

- ❖ **The ability of the Management Committee to sub let or manage any function or area granted under the agreement.**

The sub leasing of the facility is subject to Council approval and as such the procedure needs to be described within the managed area document. This does not preclude the casual hiring of the facility to other community groups which is permitted and encouraged.

- ❖ **Any programming or service requirements**

Community use clause example

To encourage the maximum use of the premises by Community organisations when not being used by the Management Committee and to liaise closely with the Shires Booking Officer for this purpose and not to attempt to place any restrictions on the use of the premises by others except by reason of a prior booking.

Hire Charges

That it will not at any time increase the hire charges for the use of the premises without the prior written consent of the Shire. It is agreed that all such charges collected by the Management Committee are the property of the Management Committee

- ❖ **Reasons for termination of the agreement by any party**

A standard notice period needs to be determined that the Council is happy with. This period is generally of a minimum of three months from the date of notice in writing.

- ❖ **Dispute resolution.**

A standard clause contained within any managed area addresses any matters of dispute resolution and referral to an independent arbitration body.

11.4 Management Summary

The management of the Sportsman's club is a key element in the successful operation of the facility for the community. The Sportsman's Club has an opportunity to provide a vital community service to the community and it would be disappointing if "history" prevented the facility and services in the future.

The preferred option clearly provides an opportunity for all groups to commence discussions on an equal footing with the aim being the "best" outcome for the community as a whole.

11.5 Usage Estimates

As with any facility development a key factor to consider is the potential usage levels and types.

Two methods of estimation are considered as valid and are discussed below, these being:

- Participation Rate Projection (Exercise, Recreation and Sport Survey (ERASS))
- Community Consultation Method.

11.6 Participation Rate Projection (Exercise, Recreation and Sport Survey (ERASS))

As stated previously in this report the Exercise, Recreation and Sport Survey (ERASS) aimed at determining data on the participation rates of the community in sport and physical activity.

The results of this survey identified that 38% of persons had participated in sport or physical activities organised by a club or association in the week prior to the survey period. A number of these activities would have been conducted indoors such as basketball, netball and aquatic activities.

If this figure is representative of the study area the following attendances would be evident from the study area:

$$4,739 \times 38\% = 1800 \text{ per week}$$

In order to take into account of the range of use of the facility it can be seen in the table contained within section 6.1 of this report that the following activities could/should be evident at the proposed facilities.

Walking	33.1	1568
Aerobics/fitness	20.4	966
Swimming	14.0	663
Running	8.4	398
Tennis	4.5	213
Netball	3.5	165
Australian Rules Football	3.0	142
Soccer (outdoor)	3.0	142
Cricket (outdoor)	2.2	104
Lawn Bowls	2.1	99
Hockey (Outdoor)	1.7	80
Badminton	1.0	47

Based on the above table, if this figure is representative of the study area 4587 persons per week would use the facilities:

If the numbers were separated into formal and informal use it reveals that the potential usage numbers would be:

Informal passive use 2932
Formal organised sport 2053

11.7 Community Consultation Method

During this study a consultation process was undertaken that allowed clubs to indicate their needs and future development.

To assist in determining usage figures the clubs surveyed indicated that they have the following regular players.

Sport	Current Membership Numbers
Tennis (2 clubs)	70/48 = 118
Netball	180
Australian Rules Football	250
Soccer	150
Cricket (Outdoor)	130
Badminton	12
Basketball	85
Lawn Bowls (Balingup)	25
Hockey (Outdoor)	50

(It should be noted that some sports did not give their current membership numbers and therefore estimates have been given. The Donnybrook Bowling Club is part of the Donnybrook Country Club and their membership has not been included in the totals above as they are not catered for in the proposed development [261]).

Currently there are 1000 regular playing members and each of the sports listed above have indicated that there will be an increase in membership next year. It should be noted that some of the sports listed above are seasonal and thus only operate during 6 months of the year, whereas some sports are now played year round.

The provision of new facilities and the collocating of facilities is expected to raise awareness within the shire and thus an increase in participation would be expected.

Based on these current actual figures it would not be unreasonable to estimate a weekly usage of 1750+ approx.

It should be noted that these figures are based on formal club use only and do not take account of the passive/informal user or the number of officials and spectators of each sport.

12 CAPITAL COSTS

12.1 Capital Costs

Staged Capital costs based on the concept plans provided in the chapter 10 have been developed by Davis Langdon Quantity Surveyors which indicate the following:

12.1.1 Mitchell Park

STAGE ONE	
Construction Start Date	Jan 2010
Building Works <ul style="list-style-type: none">• New Clubrooms• New Gymnasium (Item 1.0)• New Change rooms (Item 4.15))	1,769,250
Car Parking & Paving	280,000
External Services	235,000
External Works <ul style="list-style-type: none">• Tennis Courts• Netball/tennis courts• Multi purpose field• Floodlighting to all playing areas	2,185,450
Total Construction Costs	4,469,700
Contingencies (15%)	670,455
Professional Fees (15%)	771,023
Escalation additional 3% for every year after 2010	
Locality Allowance (10%)	514,016
Total Estimated Commitment	6,425,194
GST	642,519
Total Estimated Commitment (includes GST)	7,067,713

(Detailed cost s breakdown is provided as an appendix to this report)

The capital costs are indicative only and detailed budget requirements should be prepared based on input from the architect and relevant consultants during the detailed design/construction phase.

It could well be that significant savings can be made by the use of in-kind contributions from the community. Further any modifications to the concept plan may result in savings whilst retaining the integrity of the plan.

However it should be noted that any delay in construction will impact on the cost with an estimated 3% per annum escalation cost.

12.1.2 Balingup Oval

STAGE ONE	
Construction Start Date	Jan 2010
Building Works <ul style="list-style-type: none"> • New Clubrooms (Item 1.0) 	786,650
Car Parking & Paving (Item 2.0)	76,800
External Services (Item 3.0)	115,000
External Works (Item 4.0) <ul style="list-style-type: none"> • Tennis Courts • New storage shed • Outdoor exercise circuit • Floodlighting to all playing areas 	951,700
Total Construction Costs	1,930,150
Contingencies (15%)	289,523
Professional Fees (15%)	332,951
Escalation additional 3% for every year after 2010	
Locality Allowance (10%)	221,967
Total Estimated Commitment	2,774,591
GST	277,459
Total Estimated Commitment (includes GST)	3,052,050

Additional Costs not included in cost estimate but which will need to be considered are:

- Synthetic Bowling Green (40 x 40) excluding lighting \$200,000
- Floodlighting of oval \$140,000

(Detailed costs breakdown is provided as an appendix to this report)

12.2 Potential Staged Development

The total project costs are significant but will ensure that any development for sporting and recreation needs of the community is met for the next 40-50 years.

However it will be necessary to consider a staged development over the next 5 years to ensure that the facilities are affordable and ongoing participation can be catered for during development.

12.2.1 Donnybrook

In order for the overall development to be accomplished we believe that the following development schedule is appropriate and manageable. Cost estimates for each item do not include allowance for professional fees, contingencies and necessary external works but are provided as an indication of costs only. Detailed costs will need to be ascertained during the design phase.

Stage One

- **Development of new football change rooms. (\$600,000 Item 4.15 Cost Schedule)**
 Whilst it could be argued that the existing facility is satisfactory, its placement prevents any development of the second tier for the multi purpose field. As such its replacement and redevelopment in an appropriate location adjacent to the football oval is seen as an obvious priority.

- **Development of new clubrooms (\$934,700 Item 1.1-1.13 Cost Schedule)**

Similar to the change rooms the development of a new club rooms for the use of tennis, hockey and netball is recommended to allow for stage development of the multi purpose field whilst the tennis courts can be retained as long as possible.

Stage Two

- **Development of multi purpose artificial turf field and lighting(\$825,000 Item 4.14 & 4.17 Cost schedule)**

Once the existing buildings have been replaced the old buildings can be demolished and the new multi purpose field can be developed. Additional site preparation costs and demolition costs need to be allowed for but would be a key element in the detailed design phase.

Stage Three

- **Development of tennis courts/netball courts and lighting(\$776,000 Items 4.12-4.13)**

The development of tennis courts needs to be planned over the winter months to ensure that there is limited disruption to the existing participants. The netball players should continue to operate at Egan Park until such time as the new courts at Mitchell Park become available.

Stage Four

- **Development of gymnasium at Recreation Centre and external social area (\$322,700 Items 1.14-1.16 & Items 4.18-4.22)**

Whilst the refurbishment of the gymnasium will allow for additional use, the community currently do have a location to participate and should the Shire consider this item of higher importance it can be completed at any stage that funding is available.

Stage Five

- **Floodlighting of football oval (\$140,000 Item 4.16)**

Floodlighting of the oval will allow for a larger spread of use over a greater time schedule and similar to the gymnasium development could be moved forward dependent upon the availability of funding. However it is possible for football to continue as is at present with little detriment to the club and participants.

- **External landscaping (\$280,000 Item 2.1)**

The external landscaping and paving of common areas will complete the development in terms of aesthetics but it is not seen as high priority from a use point of view.

12.2.2 Balingup

As with the staged development proposed for Mitchell Park in order for the overall development to be accomplished we believe that the following development schedule is appropriate and manageable. Cost estimates for each item do not include allowance for professional fees, contingencies and necessary external works but are provided as an indication of costs only. Detailed costs will need to be ascertained during the design phase

Stage One

- **Installation of Synthetic Turf to existing bowling green (\$200,000 additional cost))**

It is understood that this item has already been applied for through grant funding and should it be successful should proceed when funds are available. The replacement of the existing grass surface with synthetic turf will reduce water issues and is in keeping with the intent of the master plan. If the grant is not successful then funding allocation needs to be sourced from other avenues.

- **Demolition and development of new storage shed (\$332,000 Items 4.4-4.5)**

The removal of the existing shed is necessary prior to the development of the tennis courts and as such results in it being given a high priority. Additionally the development of a new, larger

shed will assist the community groups who currently utilise the facilities to better manage their operations.

Stage Two

- **Development of Tennis Courts and Lighting (\$432,000 Item 4.6)**

The development of six artificial turf tennis courts with lighting will reduce the water use on the facility and ensure a sound playing surface for tennis and other training purposes during the winter months.

Stage Three

- **Development of New clubrooms (\$796,650 Items 1.1-1.12 and Item 4.3)**

The demolition and replacement of new clubrooms will almost complete the development and allow for greater community use and better visual connection with the playing facilities for all users including the oval, tennis courts, bowling green and croquet rink.

Stage Four

- **Floodlighting of Bowling and Croquet greens (\$60,000 Items 4.8-4.9) & Outdoor circuit and Lights (20,000 Items 4.7 & 4.10)**

The floodlighting of the playing surfaces and placement of external circuit equipment will allow for flexibility in use and additional access for the community.

- **Floodlighting of sports oval (\$140,000 additional cost))**

Floodlighting of the oval will allow for a larger spread of use over a greater time schedule and could be moved forward dependent upon the availability of funding. However it is possible for soccer to continue as is at present with little detriment to the club and participants.

Stage Five

- **External Landscaping and social areas (\$84,300 Items 4.11-4.16)**

Similar to the Donnybrook development the construction of these external items will complete the Master Plan and add value to the overall precinct with outdoor shaded areas, paving and landscaping but will not add to the participation from a physical activity point of view.

Mitchell Park (Donnybrook)

Item	Description	Unit	Quantity	Rate	Cost
1.0	Building Works				
	<i>(426m2 FECA - New works)</i>				
1.1	Foyer	m2	24	\$2,000	\$ 48,000
1.2	New offices	m2	36	\$2,400	\$ 86,400
1.3	New toilets	m2	54	\$3,300	\$ 178,200
1.4	New tea preparation	m2	11	\$2,900	\$ 31,900
1.5	New sports store	m2	72	\$1,800	\$ 129,600
1.6	New store	m2	13	\$1,800	\$ 23,400
1.7	New kitchen	m2	13	\$2,400	\$ 31,200
1.8	New bar	m2	15	\$2,400	\$ 36,000
1.9	New meeting room	m2	16	\$2,400	\$ 38,400
1.10	New clubroom and function room	m2	155	\$2,400	\$ 372,000
1.11	Circulation space	m2	17	\$2,000	\$ 34,000
1.12	Kitchen equipment - Allowance for kitchen equipment	Item		\$	25,000
1.13	Bar - Allowance for bar and bar equipment	Item		\$	35,000
1.14	New Verandahs excluding pavings	m2	127	\$250	\$ 31,750
1.15	Refurbish existing gymnasium	m2	130	\$680	\$ 88,400
1.16	New mezzanine floor over existing gymnasium	m2	130	\$880	\$ 114,400
	Total for Building Works (FECA)(new works)	m2	426	\$2,745	\$ 1,169,250
2.0	Carparking & Pavings				
2.1	Paving to verandahs and walkways	m2	3,500	\$80	\$ 280,000
2.2	Lighting to carparks - Excluded	Item		\$	-
	<i>Sub-total for Carparking</i>			\$	<i>280,000</i>
3.0	External Services				
3.1	External Stormwater allowance - on site disposal	Item		\$	15,000
3.2	External Sewer allowance	Item		\$	25,000
3.3	External Water allowance	Item		\$	10,000
3.4	External Fire Protection allowance (Fire tanks and pumps) - subject to investigation - Excluded	Item		\$	-
3.5	External Electrical allowance	Item		\$	100,000
3.6	External Communications allowance	Item		\$	5,000
3.7	Water Corporation Headworks	Item		\$	20,000
3.8	Western Power charges	Item		\$	60,000
3.9	Allowance for tanks etc for re-use of stormwater - Excluded	Item		\$	-
3.10	Allowance for tanks etc for grey water cleaning equipment, pumping and piping water back to building - Excluded	Item		\$	-
	<i>Sub-total for External Services</i>			\$	<i>235,000</i>

Mitchell Park (Donnybrook)

Item	Description	Unit	Quantity	Rate	Cost
4.0	External Works				
4.1	Site clearance	Item		\$	10,000
4.2	Site Preparation including filling under buildings	m2	544	\$75	\$ 40,800
4.3	Demolition of existing building adjacent new multi-purpose field	Item		\$	3,000
4.4	Demolition of existing changerooms	Item		\$	3,000
4.5	Removal of existing tennis courts (4 No.)	Item		\$	20,000
4.6	Removal of existing bitumen area north east of existing Recreation Centre (approx 2150 m2)			\$	21,500
4.7	Retaining walls to raised podium level approx 3m high including balustrade	m	80	\$1,600	\$ 128,000
4.8	Retaining walls to raised viewing areas including balustrade	m	25	\$2,050	\$ 51,250
4.9	New ramp including retaining walls and balustrades	m	40	\$1,125	\$ 45,000
4.10	Tiered seating	m	75	\$350	\$ 26,250
4.11	Stair access to court level	Item		\$	7,500
4.12	New tennis courts (Sports Grass) including fencing and lighting	No	8	\$72,000	\$ 576,000
4.13	New tennis/netball courts including fencing and lighting	No	2	\$100,000	\$ 200,000
4.14	New multi-purpose field including fencing, gates, reticulation and drainage	No	1	\$700,000	\$ 700,000
4.15	New changerooms for football cricket	m2	200	\$3,000	\$ 600,000
4.16	Flood lighting to existing football field	Item		\$	140,000
4.17	Floodlighting to hockey field	Item		\$	125,000
4.18	Shade sails to outdoor social space	Item		\$	10,000
4.19	BBQ	Item		\$	8,000
4.20	Allowance for landscaping and reticulation	Item		\$	50,000
4.21	Mature trees	No	29	\$350	\$ 10,150
4.22	External signage	Item		\$	10,000
	<i>Sub-total for External Works</i>			\$	<i>2,785,450</i>
TOTAL CONSTRUCTION COST		m2	426	\$10,492	\$ 4,469,700
5.0	CONTINGENCIES				
5.1	Allowance for contingencies - 15%	Item		\$	670,455
	<i>Sub-total for Contingencies</i>			\$	<i>670,455</i>
6.0	PROFESSIONAL FEES				
6.1	Allowance for professional fees and disbursements - 15%	Item		\$	771,023
	<i>Sub-total for Professional Fees</i>			\$	<i>771,023</i>
7.0	PUBLIC ART				
7.1	Allowance for Public Art - Excluded	Item		\$	-
	<i>Sub-total for Public Art</i>			\$	<i>-</i>

Mitchell Park (Donnybrook)

Item	Description	Unit	Quantity	Rate	Cost
8.0	ESCALATION				
8.1	Allowance for escalation in costs assuming construction commences in January 2010 (3% per annum thereafter)				\$ -
	<i>Sub-total for Escalation</i>				\$ -
9.0	LOCALITY ALLOWANCE				
9.1	Allowance for locality allowance (all costs except Professional Fees)		10%		\$ 514,016
TOTAL ESTIMATED COMMITMENT					\$ 6,425,194
Goods & Services Tax (10%)					\$ 642,519
TOTAL ESTIMATED COMMITMENT (Including GST)					\$ 7,067,713

Exclusions

Work inside existing Recreation Centre
 Work to existing football changerooms
 Loose furniture and equipment
 Reticulation bore
 Public Art
 Work to existing carpark
 Holding and Finance charges
 Escalation beyond December 2009
 Tanks etc for re-use of stormwater
 Tanks etc for grey water cleaning equipment, pumping and piping water back to building
 Fire tanks and pumps - subject to investigation
 Lighting to carparks

NOTES:

Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment

Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants

FECA - Fully Enclosed Covered Area measured to inside face of enclosing external walls

Mitchell Park (Donnybrook)

Item	Description	Unit	Quantity	Rate	Cost
	<p>Basis of Costings:</p> <p>The above Feasibility Costs have been based on Paterson Group Architects Drawings PD0 Rev C and PD04 Rev A dated March 2009</p>				

Balingup Oval

Item	Description	Unit	Quantity	Rate	Cost
1.0	Building Works				
	<i>(299m2 FECA)</i>				
1.1	Foyer	m2	27	\$2,000	\$ 54,000
1.2	New offices	m2	26	\$2,500	\$ 65,000
1.3	New toilets	m2	27	\$3,300	\$ 89,100
1.4	New chair store	m2	9	\$1,800	\$ 16,200
1.5	New store	m2	8	\$1,800	\$ 14,400
1.6	New kitchen	m2	18	\$2,400	\$ 43,200
1.7	New bar	m2	20	\$2,400	\$ 48,000
1.8	New clubroom/function space	m2	135	\$2,400	\$ 324,000
1.9	Circulation space	m2	29	\$2,000	\$ 58,000
1.10	Kitchen equipment - Allowance for kitchen equipment	Item		\$	50,000
	Bar - Allowance for bar and bar equipment	Item		\$	60,000
1.11	New entry doors into existing main hall including forming openings etc	Item		\$	20,000
1.12	New Verandahs excluding pavings	m2	255	\$250	\$ 63,750
	Total for Building Works (FECA)	m2	299	\$2,631	\$ 786,650
2.0	Carparking & Pavings				
2.1	Paving to verandahs and walkways	m2	960	\$80	\$ 76,800
2.2	Lighting to carparks - Excluded	Item		\$	-
	<i>Sub-total for Carparking</i>			\$	<i>76,800</i>
3.0	External Services				
3.1	External Stormwater allowance - on site disposal	Item		\$	10,000
3.2	External Sewer allowance	Item		\$	15,000
3.3	External Water allowance	Item		\$	5,000
3.4	External Fire Protection allowance (Fire tanks and pumps) - subject to investigation - Excluded	Item		\$	-
3.5	External Electrical allowance	Item		\$	40,000
3.6	External Communications allowance	Item		\$	5,000
3.7	Water Corporation Headworks	Item		\$	20,000
3.8	Western Power charges	Item		\$	20,000
3.9	Allowance for tanks etc for re-use of stormwater - Excluded	Item		\$	-
3.10	Allowance for tanks etc for grey water cleaning equipment, pumping and piping water back to building - Excluded	Item		\$	-
	<i>Sub-total for External Services</i>			\$	<i>115,000</i>

Balingup Oval

Item	Description	Unit	Quantity	Rate	Cost
4.0	External Works				
4.1	Site clearance	Item		\$	3,000
4.2	Site Preparation including filling under building	m2	520	\$20	\$ 10,400
4.3	Demolition of existing Sportsmans Clubrooms	Item		\$	10,000
4.4	Demolition of existing sports store	Item		\$	2,000
4.5	New sports storage shed	m2	220	\$1,500	\$ 330,000
4.6	New tennis courts (Sports Grass) including fencing and lighting	No	6	\$72,000	\$ 432,000
4.7	Allowance for Outdoor Exercise Circuit Equipment	Item		\$	10,000
4.8	Floodlighting to croquet green	Item		\$	30,000
4.9	Floodlighting to bowling green	Item		\$	30,000
4.10	Floodlighting to Outdoor Exercise Circuit	Item		\$	10,000
4.11	Shade sails to outdoor social space	Item		\$	10,000
4.12	Shade sails to viewing area adjacent to oval	Item		\$	10,000
4.13	BBQ	Item		\$	8,000
4.14	Allowance for landscaping and reticulation	Item		\$	45,000
4.15	Mature trees	No	18	\$350	\$ 6,300
4.16	External signage	Item		\$	5,000
	<i>Sub-total for External Works</i>			\$	<i>951,700</i>
TOTAL CONSTRUCTION COST		m2	299	\$6,455	\$ 1,930,150
5.0	CONTINGENCIES				
5.1	Allowance for contingencies - 15%	Item		\$	289,523
	<i>Sub-total for Contingencies</i>			\$	<i>289,523</i>
6.0	PROFESSIONAL FEES				
6.1	Allowance for professional fees and disbursements - 15%	Item		\$	332,951
	<i>Sub-total for Professional Fees</i>			\$	<i>332,951</i>
7.0	PUBLIC ART				
7.1	Allowance for Public Art - Excluded	Item		\$	-
	<i>Sub-total for Public Art</i>			\$	<i>-</i>
8.0	ESCALATION				
8.1	Allowance for escalation in costs assuming construction commences in January 2010 (3% per annum thereafter)			\$	-
	<i>Sub-total for Escalation</i>			\$	<i>-</i>

Balingup Oval

Item	Description	Unit	Quantity	Rate	Cost
9.0	LOCALITY ALLOWANCE				
9.1	Allowance for locality allowance (all costs except Professional Fees)		10%	\$	221,967
TOTAL ESTIMATED COMMITMENT					\$ 2,774,591
Goods & Services Tax (10%)					\$ 277,459
TOTAL ESTIMATED COMMITMENT (Including GST)					\$ 3,052,050

Exclusions

- Work inside existing Sports Hall
- Work to existing Amenities and Changeroom Block
- Loose furniture and equipment
- Reticulation bore
- Public Art
- Work to overflow carpark
- Work to existing carpark
- Holding and Finance charges
- Escalation beyond December 2009
- Tanks etc for re-use of stormwater
- Tanks etc for grey water cleaning equipment, pumping and piping water back to building
- Fire tanks and pumps - subject to investigation
- Lighting to carparks

NOTES:

Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment

Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants

FECA - Fully Enclosed Covered Area measured to inside face of enclosing external walls

Basis of Costings:

The above Feasibility Costs have been based on Paterson Group Architects Drawings PD01 Rev C and PD02 Rev A dated March 2009