



A BALANCED VIEW  
LEISURE CONSULTANCY SERVICES



Shire of  
Donnybrook Balingup

A large, stylized wireframe map of Australia is positioned in the background of the central text. The map is composed of a network of thin, grey lines connecting various points, creating a mesh-like structure. The map is oriented with the top of the continent at the top of the page.

# Donnybrook Sporting Recreation and Events Precinct (VC Mitchell Park) Master Plan FINAL REPORT

Shire of Donnybrook Balingup

## ACKNOWLEDGEMENTS

A Balanced View (ABV) Leisure Consultants have developed the Master Plan for the Donnybrook Sporting and Recreation Precinct in the Shire of Donnybrook Balingup.

ABV would like to acknowledge Shire of Donnybrook Balingup staff, and the sport and recreation community in the Shire who provided valuable input into this project.

## DISCLAIMER

ABV Leisure Consultants, its employees, directors and associated entities shall not be liable for any loss, damage, claim, costs, demands and expenses whatsoever and howsoever arriving in connection with the use of this master plan.

While all due care and consideration has been undertaken in the preparation of this report, ABV advise that all recommendations, actions and information provided in this document is based on our experience as professional leisure consultants and upon research as referenced in this document.

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. This is a strategic document, which deals with technical matters in a summary way only.

Revision	Date	Prepared By	Prepared For	Description
A		ABV	Ben Rose	Draft Report Construction
B		ABV	Ben Rose	Draft Report for Discussion
C		ABV	Ben Rose	Final Report



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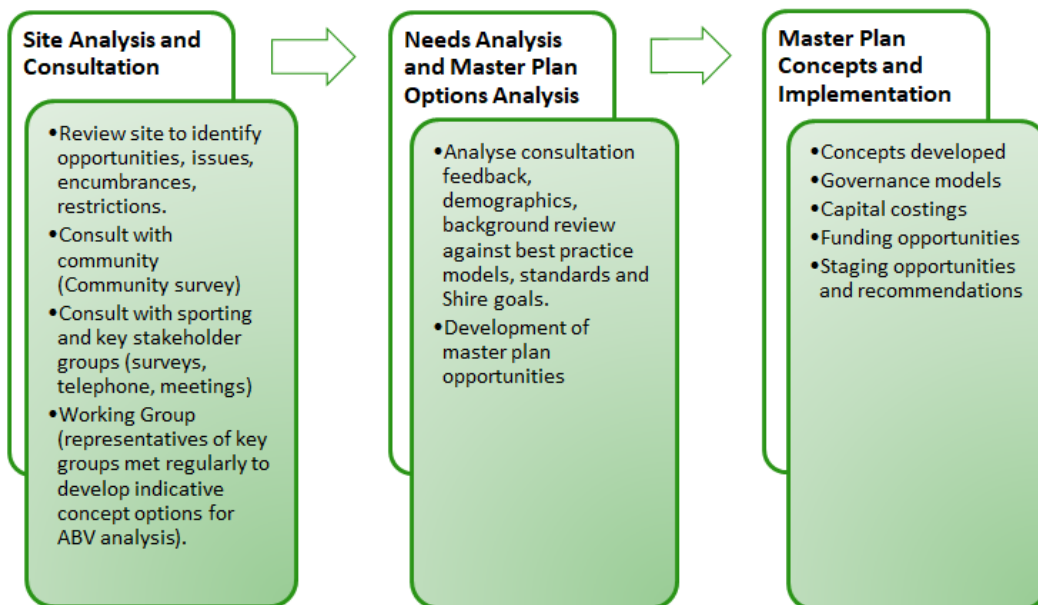
# 1 EXECUTIVE SUMMARY

A Balanced View Leisure Consultancy Services (ABV) was commissioned by the Shire of Donnybrook Balingup to prepare a master plan for the Donnybrook Sporting and Recreation Precinct.

The principle aim of the study and subsequent report is to identify the future facility and service requirements of the site through an assessment of need and development of a concept and business case for the development options.

The Shire of Donnybrook-Balingup (The Shire) has recognised the Donnybrook Sporting and Recreation Precinct is an important community, sporting and recreation asset and wants to ensure that the precinct meets the needs of the sporting clubs and community into the future, through a sustainable development approach.

The following methodology was undertaken in the development of this master plan;



Consultation and engagement with the community was crucial to the development of this master plan. The following opportunities were provided to the community to participate in the master planning process:

- Community Survey - available on line and in hard copy from 12th April 2019 – 13th May 2019 (32 responses received)
- Community Open Door Session – 30<sup>th</sup> April 2019 Shire Council Offices
- User Group/Club Survey – Direct survey 12th April 2019 – 13th May 2019 and follow up meetings and/or discussions.
- The Shire formed a working group made up of Shire councillors, Shire staff and members from the key stakeholder groups that met regularly and also visited various similar sport, recreation and event facilities throughout the region.

The following table summarises the key themes that were identified through the consultation process;

CO-LOCATION/SHARED USE	PAVILION / CHANGE ROOMS	OTHER
<ul style="list-style-type: none"> <li>Shared facilities with all clubs in one area</li> <li>Shared use of facilities</li> <li>Colocation of other sports</li> </ul>	<ul style="list-style-type: none"> <li>Football/Tennis Club facility upgrade</li> <li>Improved change rooms for football</li> <li>Female friendly change rooms</li> <li>Better away team change rooms</li> </ul>	<ul style="list-style-type: none"> <li>Improved playground</li> <li>More diverse activities for children</li> <li>Oval lighting</li> <li>Improved car parking</li> <li>Improved path network</li> <li>Car park lighting</li> </ul>
RECREATION CENTRE	NETBALL/HOCKEY	
<ul style="list-style-type: none"> <li>Increased Opening Hours</li> <li>Swimming Pool change room improvements</li> <li>Gym and/or gym equipment improvements</li> <li>More classes</li> </ul>	<ul style="list-style-type: none"> <li>Relocate netball to this location</li> <li>Relocate hockey to this location if possible</li> </ul>	

A detailed site analysis was undertaken, the results of which can be seen in section 10 of this report. Together with findings from consultation it formed the basis of a demand analysis to develop options that could be considered within the master plan. The demand analysis considered the following inputs and can be seen as section 11.1 within the report;

- Identification of existing assets and provision through documentation review, mapping and consultation.
- A general inspection of facilities and site visits, advice from Council staff and consultation responses.
- An assessment of current and future need by balancing anticipated demand based on population and participation trends.
- Determining opportunities for more effective use of existing asset provision.
- Information provided by the community and user groups.
- Recommendations from the Shire of Donnybrook Balingup Working Party (comprising Councillors, Shire staff, members from key stakeholder and user groups).

The analysis considered the inputs and proposes potential solutions for issues, improvements and opportunities.

The interpretation of these potential solutions is presented as a concept master plan in section 12. Two scenarios are presented, with scenario B the preferred.

Implementation staging of the master plan developments have been proposed based on the results of the analysis undertaken throughout the development of this master plan strategy. This is based on community need and analysis of data indicating high pressure points of existing facilities, site visits of current facilities and availability of funding;

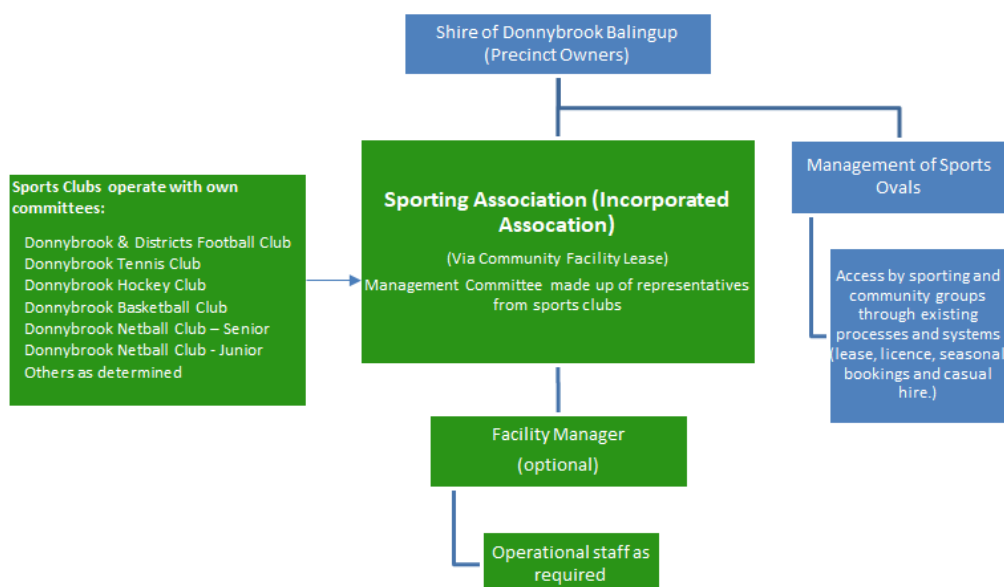
STAGE 1	COST ESTIMATE
Demolition of existing Football Club Room & Tennis Club Room, road, services, playground, path, fencing (to accommodate new)	\$397,625.00
New Sports Club Room	\$3,609,540.00
Oval lighting to 100 lux	\$400,000.00
Terraced seating around football oval	\$430,000.00
Reconfigured car park to the north of the tennis club (including retaining walls)	\$585,450.00
Raised car park off Steere Street	\$224,480.00
New Playground and BBQ Area	\$194,500.00
New Main entrance and ticket booth, slipway, fence, ramp to oval	\$423,875.00
Path Network (between main entrance and recreation centre)	\$90,000.00

STAGE 1	COST ESTIMATE
Tennis Maintenance shed	\$18,500.00
New rectangular playing field	\$357,565.00
Site levelling and clearance	\$382,830.00
Drainage to oval and general oval rectification	\$200,000.00
Allowance for services upgrades	\$530,000.00
Preliminaries	\$134,000.00
<b>TOTAL</b>	<b>\$7,978,365.00</b>

STAGE 2	COST ESTIMATE
Outdoor Netball Courts	\$381,900.00
Remainder of pathway network	\$128,050.00
New small playground	\$66,500.00
New Pavilion/Club room	\$1,036,040.00
New indoor multipurpose court (Recreation Centre expansion)	\$2,432,900.00
Recreation Centre car park upgrade	\$53,700.00
Overflow car park	\$167,280.00
Refurbishment to recreation centre	\$200,000.00
Lighting to rectangular field to 50 lux	\$260,000.00
Preliminaries	\$40,642.00
<b>TOTAL</b>	<b>\$4,767,012.00</b>

STAGE 3	COST ESTIMATE
Future development to western end of precinct for further recreation and community use.	TBA
<b>TOTAL</b>	<b>\$0.00</b>

A preferred governance model for the operation of the community multipurpose facility has been identified as a Sports Association Management Model implementing a management committee with representatives of the associated sporting groups, with the Shire managing the maintenance and bookings of the sports infrastructure, either through lease arrangements with the clubs, or direct bookings systems. The management model is depicted below;



## 2 INTRODUCTION AND PROJECT SCOPE

A Balanced View Leisure Consultancy Services (ABV) was commissioned by the Shire of Donnybrook Balingup to prepare a master plan for the Donnybrook Sporting and Recreation Precinct.

The principle aim of the study and subsequent report is to identify the future facility and service requirements of the site through an assessment of need and development of a concept and business case for the development options.

The Shire of Donnybrook-Balingup (The Shire) has recognised the Donnybrook Sporting and Recreation Precinct is an important community, sporting and recreation asset and wants to ensure that the precinct meets the needs of the sporting clubs and community into the future, through a sustainable development approach.

Donnybrook is located approximately 213 kilometres south of Perth and 40 kilometres south east of Bunbury. Balingup is located 37 kilometres south east of Donnybrook. The district is bordered by the City of Busselton and the Shire of Capel to the west and the Shires of Bridgetown-Greenbushes and Nannup to the south, Boyup Brook to the east and Collie and Dardanup to the north.

Located in Marmion Street Donnybrook, the precinct is considered 'one of the major hubs of outdoor activity in Donnybrook'<sup>1</sup>. The existing community sporting and recreation precinct includes;

- Reticulated AFL oval, with some training level sports lighting to a section of the oval
- Football change and club room
- Social pavilion with large kitchen
- A change room building built in the 1970's
- 12 outdoor tennis courts
- Tennis club room
- Donnybrook Recreation and Aquatic Centre
- Car parks
- Disused outdoor basketball courts
- Vin Farley Rotary Playground

Through this project, the Shire seeks to understand the investment required to develop the precinct to ensure it continues to meet the community need and to cement this community, sporting and recreation precinct as a premier community hub through a managed development process that enhances opportunity for sport, passive recreation, and events into the future.

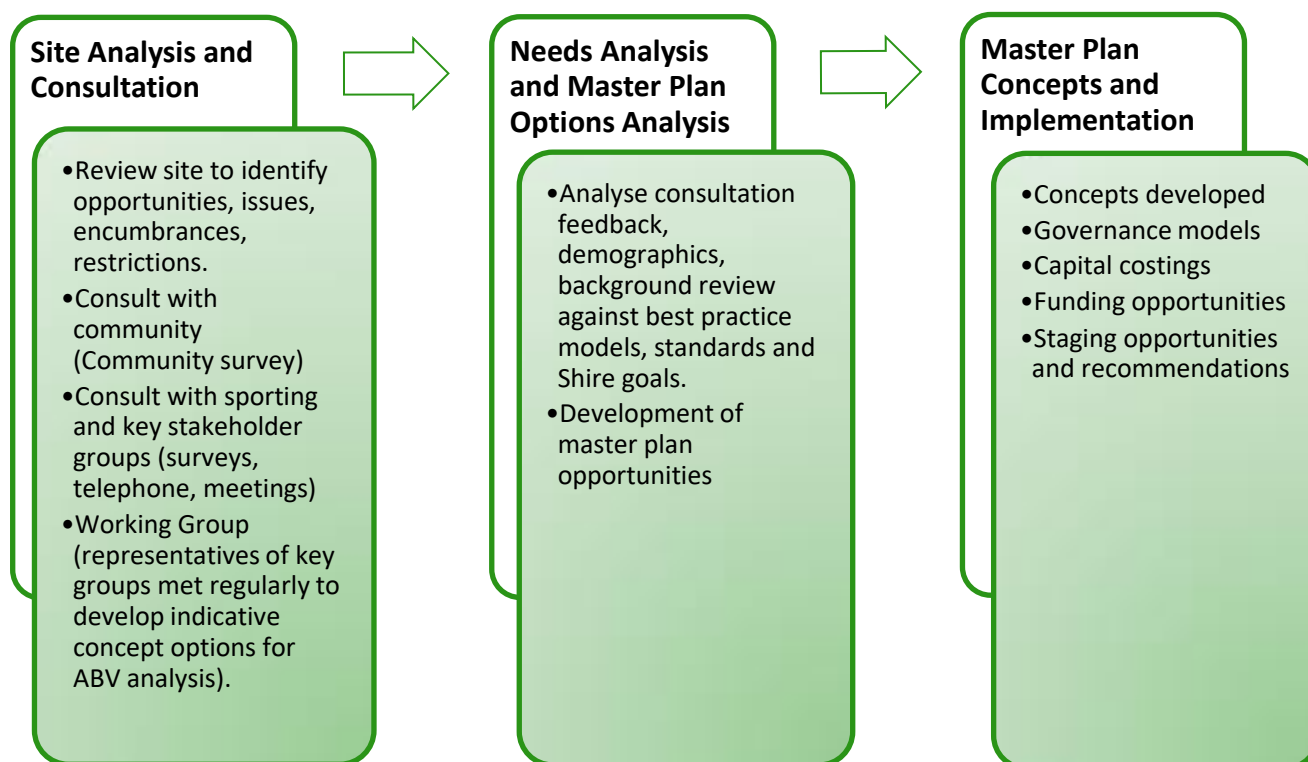
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<sup>1</sup> Shire of Donnybrook Balingup website





### 3 PROJECT METHODOLOGY



### 4 KEY PROJECT OBJECTIVES

#### 4.1 KEY DRIVERS

**Community Hub Development** - To fully utilise the synergies, advantages and benefits of co-locating a variety of sport and recreation activities within a single, integrated precinct. To create:

- new passive recreational facilities/amenities and initiatives;
- indoor and outdoor events space;
- new pedestrian infrastructure;
- and new vehicular infrastructure

To prioritise flexibility in the accommodation of the stated needs of the various sporting clubs and community organisations within the Master Plan

**Ageing Infrastructure** – to facilitate identified functional shortcomings with the existing ageing amenity and capacity, and to consider resolution of existing technical faults within the precinct in the context of the master plan.

**Sustainability** – To develop facilities that are operationally sustainable through co-location, multiuse and multipurpose facilities.

**Accessibility** – Community facilities should be designed to comply with the principles of universal design by facilitating access to and use of the facility and its spaces by all individuals and groups.

## 4.2 PROJECT OUTCOMES

	Project Outcomes	Benefits
<b>Service Provision</b>	<ul style="list-style-type: none"> <li>Increased service provision.</li> <li>Building on sustainability initiatives.</li> <li>Collaboration between community, sports clubs and service providers.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in community programs in the area.</li> <li>Increased accessibility to sports programs in the area.</li> <li>Increased community pride and sense of belonging.</li> <li>Sustainability of local service providers, and/or community and sports organisations to meet existing service demands and establish additional programs &amp; services.</li> </ul>
<b>Filling need of sports clubs and associated programs</b>	<ul style="list-style-type: none"> <li>Increased utilisation capacity</li> <li>To consider the need for the continuous use of the precinct during the implementation of the Master Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in opportunity to participate in a number of sports.</li> <li>To enable continued use of the facilities through development and minimising disruption to community access.</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>Improve accessibility throughout precinct for all community members.</li> </ul>	<ul style="list-style-type: none"> <li>Continued and improved access for physical activity opportunities.</li> </ul>
<b>Employment Opportunities and economic benefits</b>	<ul style="list-style-type: none"> <li>Increased employment opportunities through construction phase and once operational.</li> <li>Value adding to the existing economic activity &amp; production.</li> </ul>	<ul style="list-style-type: none"> <li>Construction – potential for increased job opportunities for local construction industry.</li> <li>Increased staffing opportunities to service new facilities.</li> <li>Increased local skill base and career opportunities / pathways for local community.</li> </ul>
<b>Environment</b>	<ul style="list-style-type: none"> <li>Integration of ESD initiatives in the design of buildings and facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Consideration of effective building design, materials, fixtures and fittings to minimise ongoing operations.</li> </ul>

## 5 DOCUMENT REVIEW

### 5.1 SHIRE OF DONNYBROOK BALINGUP DOCUMENTS

The following documents were reviewed.

#### 5.1.1 Strategic Community Plan 2017 – 2027 and Corporate Business Plan 2017 - 2021

The Shire of Donnybrook Balingup has developed and published the Strategic Community Plan 2017 – 2027. Following widespread community and stakeholder consultation, the plan sets the vision, aspirations and objectives of the community for the 10-year period. Based on community engagement, the Plan sets out the vision for the Shire’s future and captures the community’s aspirations and values. Four key themes were identified:

- **Economic:** A strong, diverse and resilient economy;
- **Environment:** Respect for our heritage, natural and built environment;
- **Social:** A healthy, safe and inclusive community; and
- **Leadership:** Effective leadership and civic responsibility.

Of relevance to the development of a master plan for the Donnybrook Sporting and Recreation Precinct, the following objectives, outcomes and strategies have been established to meet the key themes identified in the plan.

**Table 1: Shire of Donnybrook Balingup**

Theme	Objective	Outcome	Strategy
<b>2. Environment</b>	Respect for our heritage, natural and built environment	2.1 An attractive and maintained built environment	Maintain, renew and improve infrastructure within allocated resources
<b>3. Social</b>	A healthy, safe and inclusive community	3.1 An engaged, supportive and inclusive community	Actively engage with the community
		3.2 Well supported community groups and facilities	3.2.1 Provide and maintain appropriate community facilities
		3.3 A safe and healthy community environment for all ages	Promote ‘ageing in place’ Promote retention of youth and families within the district Support a safe, healthy and active community

The Shire’s Corporate Business Plan 2017 - 2021 complements the Strategic Community Plan, providing more detailed direction in relation to projects, services and initiatives. Specifically, action item 3.3.3.2 of the Corporate Business Plan identifies that the Shire is to consider the following:

- “Review and implement the VC Mitchell Park and Balingup Recreation Centre Masterplans.”

The focus of State funding for this MasterPlan is solely on the VC Mitchell Park Precinct.

### 5.1.2 Disability Access and Inclusion Plan 2017 - 2022

It is recognised in the community that improving access and inclusion for all people is common goal. Through having accessible and inclusive services and facilities, people are enabled to lead lives of greater independence and participate in community life.

The Shire adopted their first Disability Access and Inclusion Plan (DAIP) in 1996 and have been systematically reviewing and updating it. The 2017-2022 Shire DAIP integrates results from the review of the previous DAIP (being 2012-2017), along with significant new initiatives towards achieving identified outcomes. It also focuses on a new direction in terms of progressing the DAIP to reflect the current aspirations of both the Council and local community.

The review of the 2012 – 2017 plan identified barriers to equitable access and inclusion. The barriers include:

- Some physically inaccessible pedestrian environments
- Several Shire owned buildings that are difficult to access
- Many businesses within the Shire are physically inaccessible
- Events and activities may not facilitate the full participation of people with disability
- Suitable parking for people with disability may not be meeting the needs of this growing demographic
- Elements of the Shire’s communication and information processes can be improved to make them more accessible and inclusive for people with disability
- People with disability may not be aware of consultation, complaint and employment opportunities offered by the Shire.

Eight outcome areas have been identified for the 2017 – 2022 DAIP. Of those eight, the following are relevant to the development of the master plan for the Donnybrook Sporting and Recreation Precinct.

Theme	Strategy
<b>People with disability have the same opportunities as other people to access the services of, and any events organised by, the Shire of Donnybrook Balingup</b>	Incorporate an inclusive culture and ‘all abilities’ approach which supports equitable access to Shire services, programs and activities.
<b>People with disability have the same opportunities as other people to access the buildings and other facilities of the Shire of Donnybrook-Balingup</b>	<p>Improve the accessibility of existing Shire buildings and facilities.</p> <p>Ensure new Shire buildings and facilities, including redevelopments comply with accessibility standards.</p> <p>Ensure there are adequate ACROD parking bays to meet demand in terms of quantity and location and that these bays are properly constructed, signed and marked.</p> <p>Ensure that where reasonably practical, all people can easily access public toilets located in the Shire.</p>

### 5.1.3 Growing Donnybrook – Balingup

Completed in the 2015, Growing Donnybrook-Balingup is a ‘non-statutory, affirmative action plan using a sustainability framework to guide the long-term growth and development of the Shire. It documents an aspirational community vision and strategy unfettered by statutory requirements. This aspirational future

involves a more fundamental shift in outlook and priorities than those enshrined in existing schemes, strategies and policies'.<sup>2</sup>

Donnybrook Townsite is recognised regionally as a District Centre, and is the highest order townsite in the Shire with dominant population and growth. The settlement and land use framework provides for growth of Donnybrook townsite to accommodate a population between 3000 – 3500. Identified as the Shire's Principal Centre it contains district-level community services and facilities to support needs of the local community, smaller townsites and the agricultural population in the Shire (including district recreation, health and community services).

The Growth Plan has shown that the Shire is capable of physically accommodating significant growth, providing the economies of scale necessary to justify the necessary investment in economic and social infrastructure.

The document recommends a sustainable approach to growth in Donnybrook and Balingup which aims at concurrent achievement of the relevant economic, social, environmental, built form and infrastructure, and governance outcomes in a managed, balanced and integrated way.

As the principal centre, Donnybrook is well placed to accommodate significant economic and population growth that will facilitate a wider range of employment and services that benefit the whole Shire. Balingup will benefit from moderate growth that will enable retention and expansion of existing services and creation of additional employment, economic and social opportunities while retaining its village character.

#### **5.1.4 Relevant Documents**

In addition, several documents provided by the Shire were reviewed in order to undertake the analysis of future requirements, such as;

- Lease arrangements.
- Floor Plans of existing facilities.
- Facility Bookings.
- VC Mitchell Park and Balingup Sports Master Plan – 2009 (Jill Powell and Associates)

## **5.2 RELEVANT INDUSTRY DOCUMENTS**

The following summarises a review of industry documents relevant to this study. A full review is provided as Appendix 1.

### **5.2.1 Strategic Directions 6 (SD6)**

This publication by the Department of Local Government, Sport and Cultural Industries (DLGSCI) (Previously the Department of Sport and Recreation) Strategic Directions 6 (SD6) planning document covers the five year period (2016 – 2020) to guide the sport and recreation industry. It identifies the key societal trends that are driving change in the industry.

The document outcomes are to:

- Increase participation.
- Improve performance.
- Enhance social capital and organisational capability.
- Enhance wellbeing.

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<sup>2</sup> Growing Donnybrook - Balingup



## 5.2.2 Public Parkland Planning and Design Guide, Western Australia (WA)

This document was developed by the Department of Sport and Recreation and the Department of Water (2014) and outlines design principles for the development of parklands and open space. The focus of the document is the requirement for consideration of well-planned parklands that during the planning and design stages, consider all elements to achieve sustainability in the long term. Planning needs to be integrated to ensure quality outcomes are achieved;

- Consideration of end user requirements.
- Allocation of parkland is suitable for desired outcomes.
- Development of multi-use parklands.
- Playing fields are well planned to consider peak usage and watering requirements, ongoing maintenance, use of appropriate equipment (Irrigation systems) and ongoing water supply considerations.
- Enhancement of existing site features.
- Use of local resources and materials.
- Department of Water should be consulted during the planning phase of parklands.

## 5.2.3 Classification framework for Public Open Space (WA), Department of Sport and Recreation

Developed in 2012, the primary purpose of this framework is to define terminology that can be universally used to describe POS and is designed to achieve that consistency and reduce confusion. The framework contains two (2) central categories – function and catchment hierarchy.

There are three functions identified for POS, and four catchment hierarchy categories:

<b>Functions</b>	<b>Catchment Hierarchy</b>
<ul style="list-style-type: none"><li>• Recreation</li></ul>	<ul style="list-style-type: none"><li>• Local Open Space</li></ul>
<ul style="list-style-type: none"><li>• Sport</li></ul>	<ul style="list-style-type: none"><li>• Neighbourhood Open Space</li></ul>
<ul style="list-style-type: none"><li>• Nature</li></ul>	<ul style="list-style-type: none"><li>• District Open Space</li></ul>
	<ul style="list-style-type: none"><li>• Regional Open Space</li></ul>

VC Mitchell Park is considered as having a predominantly SPORT function incorporating elements of Recreation and Nature with characteristics of a District Open Space for most activities.

## 5.2.4 Intergenerational Review of Australian Sport, Australian Sports Commission, 2017

The Australian Sports Commission (ASC) has been closely monitoring the health and performance of the Australian sports sector since the early 1980s.

The report identified that Australia's rich sporting tradition is at risk of being eroded, with a number of trends impacting Australians' participation in sport and our future performance.

If the current trends affecting sport continue, the impact will be significant – for the individual, our communities, and on the international sporting field – with many of today's benefits eroded. Without action, Australia is at risk of transitioning from a nation of active sport participants to a nation of passive sport consumers.

### The aspiration for Australian sport in 2036

To reverse these trends and maximise the potential benefits from sport, a new aspiration for Australian sport is being put forward to galvanise the sector around a shared vision for the future:

*“For Australia to be the most active sporting nation, known for its integrity, thriving sports organisations, continued exceptional international success, and a world-leading sports industry.”*

Five major areas of activity have been identified, including a small number of “game changers” in each that together can fundamentally shift the direction of Australian sport and ensure the many benefits derived from sport are enhanced into the future.

### **5.2.5 The Value of Community Sport Infrastructure, Australian Sports Commission and KPMG, 2018**

Commissioned by the Australian Sports Commission (ASC) and led by KPMG, the study aimed to attempt to demonstrate the broader value of community sport infrastructure to society by quantifying its economic, health and social benefits.

The study and subsequent report identified:

Community sport infrastructure is estimated to generate an annual value of more than \$16.2 billion to Australia,

- \$6.3 billion worth of economic benefit which includes the economic activity associated with the construction, maintenance and operation of community sport infrastructure and the increased productivity of those who are physically active as a result.
- \$4.9 billion worth of health benefit which includes personal benefits to those who are less likely to contract the range of health conditions known to be associated with physical inactivity.
- \$5.1 billion worth of social benefit which includes the increased human capital resulting from the social interactions that are facilitated by community sport infrastructure and the broader community benefits of providing “green space” (e.g. sports fields).

The report also notes that in addition to the abovementioned benefits, community sport infrastructure is a key driver and enabler of a range of other benefits which can only be considered on a qualitative basis, such as social inclusion and community pride.

### **5.2.6 The Economic and Social Benefits of Club-Based Football in Western Australia (October 2018)**

Developed as an internal document for the Western Australian Football Commission (WAFC), the WAFC have provided approval for this report to be considered and reviewed as part of this project.<sup>3</sup>

The report intent was to identify the social and economic return that club based football provides in Western Australia.

It was estimated that the WA football industry directly contributed \$110.4M in economic output to Western Australia in the 2016-2017 year. This level of direct value added in turn generated flow-on (or indirect) value add of \$109.9 million, resulting in a total estimate of \$220.3M to the WA economy.

The implied economic value added multiplier is \$2.00 (the actual multiplier is 1.966), which means that for every dollar spent by the WA football industry in Western Australia, additional spending of \$1.00 is generated across Western Australia’s economy.

The following fact sheet provided by the WAFC outlines the key findings of the report.

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<sup>3</sup> Provided by Josh Bowler, Western Australian Football Commission





## WA FOOTBALL: SOCIAL RETURN ON INVESTMENT - KEY FACTS

- We've always known the benefits of footy go beyond being a great game to play and watch. Now we have the research and findings to confirm this
- For every dollar of input the football industry produces \$2.16 worth of economic and social benefit for WA

### ECONOMIC BENEFITS

**Every dollar spent by football in WA creates two dollars for the local economy**

- Community football clubs support local businesses and suppliers by spending their money in the local community
- WA Football industry directly contributed \$110.4M in economic output to WA in 2016/17
- This in turn generated flow-on value of a further \$109.9M
- Overall the WA football industry contributed \$220.3M to the WA economy
- The economic value-added multiplier is 2.00
- This compares favourably to other industries. For example, 1.43 for major mining companies in regional communities or 1.62 for the WA cruise ship industry

**For every person employed by football directly, another job is created in the community**

- WA football industry directly accounted for 715 FTE jobs in 2016-17
- A further 762 FTE jobs were generated throughout the economy as a result
- Overall the WA football industry accounted for 1,477 direct and indirect jobs
- The employment multiplier is 2.06

### SOCIAL BENEFITS

**Club-based footy generates \$225 million in social benefits to the community each year**

- WA delivered \$225M attributable social benefits to 75,941 participants involved in organised club-based football in 2016/17
- For your average footy club member this means ~\$3,000 of social benefits directly related to being involved in club football
- Participants were active for 11.4 million hours
- 2.2 million hours were contributed by coaches, umpires, administrators and other volunteers involved in clubs
- Physical and mental health benefits, including suicide prevention, account for \$78.6M
- Economic benefits of organised club-based football create \$76.4M of benefit for participants through job matching, volunteering and increased productivity
- Personal wellbeing is third largest category creating \$52.0M of benefit
- Education related benefits create \$16.7M, while reduced recidivism accounts for \$0.9M
- Others benefits that have not been quantified include social inclusion, civic pride, empowerment, social connectedness, regional population stability, crime reduction and cultural integration





## 6 DEMOGRAPHICS SUMMARY

The Shire of Donnybrook Balingup had an Estimated Residential Population of 5,870 as at the 2016 Census<sup>4</sup>. Table 1 following provides a snapshot of the Shire population and percentages compared with WA overall.

A full summary analysis of the demographic analysis is provided as Appendix 2. The key demographic characteristics for the Shire of Donnybrook Balingup identified in the analysis are:

- The population in the Shire of Donnybrook Balingup grew by 1,585 in the 15-year period from 2001 to 2016, a growth of 36.87%.
- There has been an increase in all age cohorts except for 5 – 14 year old's.
- The greatest change has been in the 55+ age groups where the percentage of population increased from 904 people to 2,266, equating to a 150% increase in this age category. Mobility and accessibility become greater issues for this demographic that need to be considered in recreation planning. Passive recreation pursuits and accessibility need to be considered in future developments.
- The Shire of Donnybrook Balingup has a much higher than average median age of 47 years (in comparison to the WA average of 36 years).

Table 1: Shire of Donnybrook Balingup Demographic Overview

Category	Shire of Donnybrook Balingup	WA
Population (2016 Census)	5,870	2,474,410
Males	49.4%	50%
Females	50.6%	50%
Aboriginal and/or Torres Strait Islander Population	1.7%	3.1%
Born in Australia	72.2%	60.3%
Overseas Born	27.8%	39.7%
Median Age	47	36
Median Income per person (\$ weekly)	\$563	\$724
Median Income per household (\$ weekly)	\$1,155	\$1,595
Couple family with children	36.9%	45.3%
Couple family without children	51.8%	38.5%
Number of dwellings	2,760	
Occupied private dwellings	83.7	86.7
Index of Relative Socio-Economic Disadvantage *	996	1015

Source: Australian Bureau of Statistics, Census of Population and Housing, 2016.

\*(SEIFA) is a product developed by the ABS that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census. SEIFA gives insight into Socio-Economic Advantage and Disadvantage.

The index is designed so that the national average sits at 1,000. With a ranking of 996, the Shire of Donnybrook Balingup sits marginally below WA and national average.

<sup>4</sup> Australian Bureau of Statistics, 2016 Census of Population and Housing

## 7 CONSULTATION KEY THEMES

### 7.1 COMMUNITY AND STAKEHOLDER CONSULTATION

Consultation and engagement with the community was crucial to the development of this master plan. The following opportunities were provided to the community to participate in the master planning process:

- Community Survey - available on line and in hard copy from 12th April 2019 – 13th May 2019 (32 responses received)
- Community Open Door Session – 30<sup>th</sup> April 2019 Shire Council Offices
- User Group/Club Survey – Direct survey 12th April 2019 – 13th May 2019 and follow up meetings and/or discussions.

The following key themes were identified through the consultation process. A detailed summary of the consultation results can be seen as Appendix 3.

CO-LOCATION/SHARED USE	PAVILION / CHANGE ROOMS	OTHER
<ul style="list-style-type: none"> <li>• Shared facilities with all clubs in one area</li> <li>• Shared use of facilities</li> <li>• Colocation of other sports</li> </ul>	<ul style="list-style-type: none"> <li>• Football/Tennis Club facility upgrade</li> <li>• Improved change rooms for football</li> <li>• Female friendly change rooms</li> <li>• Better away team change rooms</li> </ul>	<ul style="list-style-type: none"> <li>• Improved playground</li> <li>• More diverse activities for children</li> <li>• Oval lighting</li> <li>• Improved car parking</li> <li>• Improved path network</li> <li>• Car park lighting</li> </ul>
RECREATION CENTRE	NETBALL/HOCKEY	
<ul style="list-style-type: none"> <li>• Increased Opening Hours</li> <li>• Swimming Pool change room improvements</li> <li>• Gym and/or gym equipment improvements</li> <li>• More classes</li> </ul>	<ul style="list-style-type: none"> <li>• Relocate netball to this location</li> <li>• Relocate hockey to this location if possible</li> </ul>	

### 7.2 SHIRE OF DONNYBROOK BALINGUP WORKING GROUP

The Shire formed a working group made up of Shire councillors, Shire staff and members from the key stakeholders. The working group consisted of the following members:

Shire of Donnybrook Balingup	Stakeholders
Shire President	Donnybrook and Districts Football Club
2 x Shire Councillors	Donnybrook Tennis Club
Chief Executive Officer	Donnybrook Netball Club (Junior and Senior)
Manager Community Development	Donnybrook Ladies Hockey Club
	Donnybrook Basketball Association

Whilst an invitation was extended to all sporting and recreation groups in the Shire to be involved in the Master Plan exercise, the above groups submitted interest in involvement (and were involved via the working group).

Attending a number of meetings (as outlined below) and site visits of regional Recreation Centres and sporting precincts, the working group workshopped and developed options that provided the members a development approach for the precinct.

Date	Activity	Participants
11 July 2019	Site visit: Pingelly, Narrogin, Katanning Recreation Centres	Shire and Working Group
6 September 2019	Site visit: Bruce Rock, Corrigin, Narembeen Recreation Centres	Shire
13 September 2019	Site visit: Pemberton Recreation Centre	Shire
30 October 2019	Working Group Meeting	Shire and Working Group
20 February 2020	Working Group Meeting	Shire and Working Group
3 March 2020	Working Group Meeting	Shire and Working Group



## 8 PARTICIPATION TRENDS

There are a number of important national, state and local sport and recreation trends that should be considered when planning for the future development of the Donnybrook sporting and recreation precinct. A summary of relevant trends is outlined in the following sections.

### 8.1 ACTIVE AND PASSIVE SPORT AND RECREATION PARTICIPATION TRENDS

The latest Australian sports and physical recreation participation trends are now being captured in the Ausplay survey that is conducted by the Australian Sports Commission (ASC). This replaces data that was previously captured by the Australian Bureau of Statistics and the Exercise, Recreation and Sports Survey conducted by the ASC.

The Ausplay survey includes interviews with over 20,000 adults, including more than 3,800 parents/guardians of children aged up to 14 years. The first Ausplay survey was conducted from October 2015 to September 2016. Information is updated on a six monthly basis with more detailed information and analysis updated annually. Key findings from the Ausplay results issued October 2019 for the year are as follows:

#### 8.1.1 Top Activities

Tables 2 and 3 below from the Ausplay survey show the top 15 activities for adults (organised and non-organised), and the top 10 organised activities for children outside of school hours and provides a comparison of participation levels from 2016/2017 through to 2018/2019.

Source: Ausplay Survey Results October 2019, Australian Sports Commission.

**Table 1: Ausplay Survey Top 15 Activities Adult**

Adult Participation	2016/17	2017/18	2018/19
	Participation rate (%)		
Walking (Recreational)	43.4%	43.8%	43.5%
Fitness/Gym	33.2%	34.3%	35.7%
Athletics, track and field (includes jogging and running)	15.2%	15.2%	16.0%
Swimming	15.1%	14.6%	15.2%
Cycling	11.4%	11.4%	11.5%
Bush walking	6.3%	5.3%	5.7%
Yoga	4.5%	4.8%	5.3%
Football/soccer	5.7%	5.1%	5.3%
Tennis	4.6%	4.2%	4.5%
Golf	5.0%	4.7%	4.4%
Basketball	3.6%	3.4%	3.7%
Pilates	2.8%	3.1%	3.3%
Netball	3.1%	2.7%	3.0%
Australian football	2.5%	2.5%	2.9%
Cricket	2.7%	2.6%	2.4%

**Table 2: Ausplay Survey Top 10 Activities Children**

Child Participation	2016/17	2017/18	2018/19
	Participation rate (%)		
Swimming	33.3%	30.8%	37.3%
Football/soccer	15.1%	13.7%	15.9%
Gymnastics	7.8%	8.8%	10.9%
Dancing (recreational)	8.3%	9.0%	9.6%
Australian football	8.5%	8.8%	9.0%
Basketball	6.9%	6.9%	7.7%
Tennis	6.2%	5.7%	7.2%
Netball	6.9%	6.5%	7.1%
Athletics, track and field (includes jogging and running)	5.5%	5.3%	5.7%
Cricket	6.0%	5.0%	5.4%

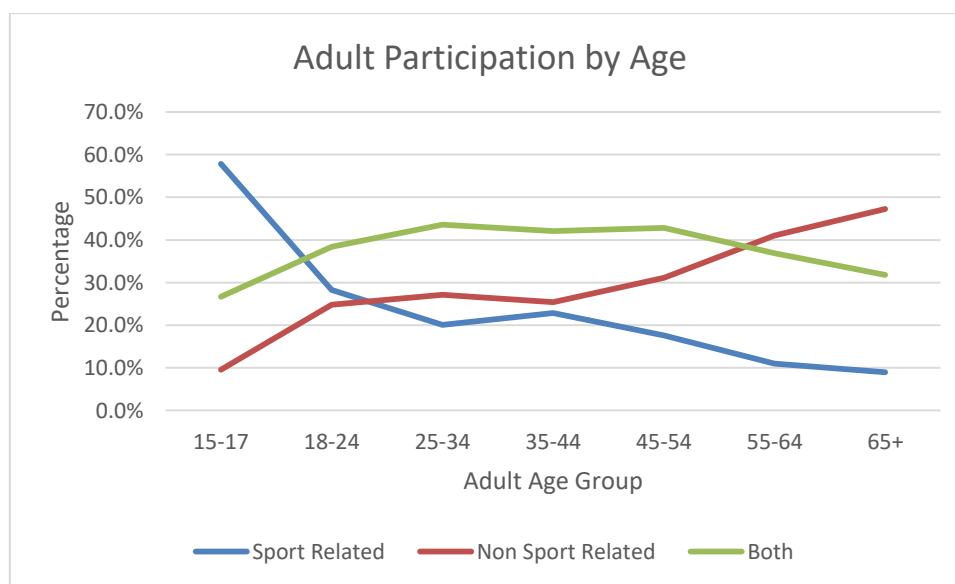
These statistics find that recreational walking is the primary form of physical activity undertaken by Adults (43.5%), with Fitness/Gym (35.7%), jogging (included within Athletics Track and Field 16%), Swimming (15.2%) and Cycling (11.5%) also included in the top five activities. It underscores the level of importance that pathways and trails have in sport and recreation facility provision that is inclusive of the whole community.

### 8.1.2 Organised Sports Participation

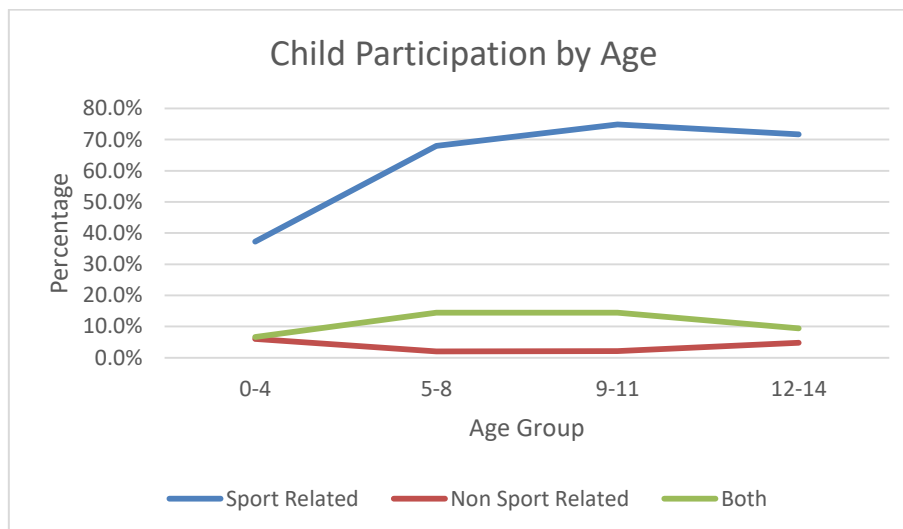
The Ausplay survey reveals, as have previous national surveys, that organised sports participation is highly popular amongst children and peaks amongst children in the upper primary school years, and then gradually declines amongst high school aged children.

Organised sports participation amongst Adults (15+ years) is at its peak amongst persons aged 15-17 and then progressively declines as age increases.

**Figure 1: Adult Participation by Age**



**Figure 2: Child Participation by Age**



Source: Ausplay Survey Results April 2019, Australian Sports Commission.

### 8.1.3 Barriers to Participation

For adults, lack of time is the primary reason for not participating in physical recreation up to age of 55, after which poor health/injury becomes the major reason for not participating.

For children, lack of time is cited as the major reason for not participating in physical recreation followed by lack of money and lack of enjoyment (excluding too young/too old to participate).

### 8.1.4 Motivation for Participation

The Ausplay survey reveals the top three motivations for adult participation in sport are: Fun/enjoyment, social reasons and mental health.

### 8.1.5 Sports Club Participation

Tables 4 and 5 below provide the top 10 for participation in sports for adults and children. For sports played in sport clubs, football (soccer) is the top sport among adults and children combined.

**Table 3: Top 10 Sports Club Participation Activities (Adult) in Australia in 2019**

Top Club Sport Activities Adult	Population Estimate (000s)	Percent of Population
Golf	681.4	3.3
Football / Soccer	593.8	2.9
Tennis	472.4	2.3
Netball	413.7	2.0
Australian Football	413.5	2.0
Basketball	344.5	1.7
Cricket	304.1	1.5
Bowls	234.5	1.1
Touch Football	216.3	1.0
Hockey	141.0	0.7
Rugby League	124.1	0.6

**Table 4: Top 10 Sports Club Participation Activities (Children) in Australia in 2019**

Top Club Sport Activities Children	Population Estimate (000s)	Percent of Population
Football /Soccer	649.3	13.4
Australian Football	379.8	7.8
Swimming	363.2	7.5
Netball	291.2	6.0
Basketball	289.7	6.0
Tennis	256.8	5.3
Gymnastics	252.7	5.2
Cricket	219.2	4.5
Athletics, track & field	169.7	3.5
Rugby league	94.8	2.0

The data also identified the following general trends:

- Australian adults tend to play sports for longer durations than non-sport related physical activities. However, they participate in non-sport related activities more often than sport.
- Physical health or fitness is the strongest motivation for non-sport related physical activity and whilst this is also the lead motivation for playing sport, people are significantly more likely to also play sport for the fun/enjoyment and social aspects.
- Women are more likely to participate in sport or physical activity for physical and mental health reasons and to lose or maintain weight. Men are more motivated by fun / enjoyment and social reasons.
- For adults up to middle-age, time pressure is by far the main barrier to participating in sport or physical activity. Poor health or injury then also becomes a main factor.
- The main barrier to young children participating in organised out of school hours sport or physical activity is their parents' perception that they are too young to start playing.
- Sport clubs are the primary avenue for children to be active (except for children aged 0 - 4, who are more likely to be active through other organisations).
- Sport clubs are not the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over.
- While sport clubs are the main avenue for both girls and boys, throughout childhood boys (50%) are more likely to be active through club sport than girls (33%).



## 9 RELEVANT INDUSTRY TRENDS

### 9.1 INTEGRATED PLANNING

In recent times, planning of community infrastructure, including POS is undertaken on a more holistic scale across a district or sub-region, rather than isolated facility development. Community infrastructure planning includes:

- Identifying and prioritising service needs.
- Reviewing existing services in relation to these needs.
- Identifying which services should be retained or discontinued.
- Identifying and developing new services aligned with the current and future priorities of Council and the community.

A broad range of community needs, population, demographic profiles and existing provision is assessed in the planning of infrastructure. In addition, the services provided and those likely required are taken into account.

Generally, local governments are adopting this approach and introducing an integrated planning model along discrete service lines (i.e. youth provision, aged and seniors care, sports facility provision, child and community health).

The purpose of the model is to ensure the need for community services is fully analysed in order that they can identify how to best meet the community requirements. This enables local governments and not for profit services to take a more strategic and pragmatic approach to the delivery of services and facilities. Inherent in a more strategic and pragmatic approach, is an organisation that is more responsive and adaptive to community needs, takes a more holistic approach but able to distil this to a local level, is able to balance service needs with financial pressures and is able to forecast future needs.

This integrated approach provides for a better network of facilities that meet the community aspirations and allows for a different range of service options within facilities. This strategic approach reduces duplication of facilities and services, ultimately providing a more sustainable outcome for the community.

### 9.2 FEMALE SPORTS PARTICIPATION

An emerging trend in two major field sporting codes in Australia is the rapid growth in female participation in cricket and Australian Rules Football, which traditionally have been male dominated. Female cricket and Australian Rules Football have recorded remarkable growth in recent years including:

- Cricket Australia reported that in 2018/19, registered female participation grew by 14 per cent, including 873 new girls' teams taking the field and females now making up 30 per cent of cricket participants in Australia.<sup>5</sup>
- The WAFC reported in 2019 that 27% of overall participation in football is female. This includes club, school and promotional participation. 10% of club participation is female, up from 3% in 2015.

Interestingly, female soccer participation has not recorded significant growth in participation in recent years, however, it has the highest participation numbers of all football codes for females in Australia with 402,000 female participants. Australian Rules is clearly the second preferred football code for women with a record 155,000 women now participating regularly, or occasionally, in Australia's game, up 30.3% from

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<sup>5</sup> <https://www.cricketaustralia.com.au/media/media-releases/australian-cricket-demonstrates-progress-as-a-leading-sport-for-women-and-girls/2019-06-30>



four years ago and up 23% from a year ago when the Australian Football League Women (AFLW) was first launched.<sup>6</sup>

This increased female participation in traditionally male dominated mainstream sports including Australian Rules Football, cricket and soccer, will have a significant impact on the demand for active reserve space and the need for more female friendly facilities, such as change rooms suitable for use by males and females at multi-field sports complexes.

### 9.3 GAME FORMAT CHANGES

Many sports are introducing new forms of the game to attract younger and new participants. Amongst others, cricket, rugby and soccer are now providing modified, fast versions of the game. The impact is that sports such as rugby, Australian Rules Football and soccer have introduced their modified game during summer seasons, effectively increasing their season and requirements for infrastructure. In addition, it is becoming increasingly common for sporting competitions to be played mid-week and under lights as a way of attracting and retaining youth participants.

### 9.4 FACILITY SHARING

Strong emphasis is now placed on the best practice principles of joint use facilities and co-location at all levels of government. The push towards greater implementation of joint use and co-location is encouraged through the prioritisation of funding towards projects that espouse these best practice principles. The Department of Local Government, Sport and Cultural Industries (DLGSCI) administer the primary source of State Government funding for community sport and recreation facilities, the Community Sporting and Recreation Facilities Fund (CSRFF), and the information on its website clearly states that:

*“Priority will be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities reduce infrastructure required to meet similar needs and increase sustainability.”* Source: <http://www.dsr.wa.gov.au/facilitiesfunding>

This provides significant financial incentive for community groups to pursue shared facility opportunities in order to gain significant levels of funding.

DLGSCI also advocates joint use facility provision in the *Facility Planning Guide, Sport and Recreation Facilities, March 2007*. This document provides the following rationale for joint use facilities:

- Less duplication and maximum use of community facilities and services.
- Creation of a community hub—a focal point for community activity.
- Shared capital costs, services, resources and expertise.
- Improved relationships between organisations.
- Reduced operating costs.
- Increased community ownership of facilities.
- Access to a broader range of services and expertise.
- Reduced vandalism.

This document notes that all parties need to carefully consider their specific needs for access and usage and be assured that compatibility exists before planning progresses to the design phase. Comprehensive management agreements need to be developed to ensure all parties are aware of their responsibilities, however, if a sharing arrangement is to be successful there must be flexibility, trust, open communication and co-operation.

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<sup>6</sup> <http://www.roymorgan.com/findings/7539-women-in-football-december-2017-201803230556>



Sharing of facilities allows optimisation of usage of sports fields, clubrooms and amenities. A common example of facility sharing is usage of a set of clubrooms and sporting fields by a winter user and a summer user. At the end of a season, one club vacates the facility to enable the other seasonal user group access for their season. This ensures the facility is used year round.

There are also opportunities for junior clubs to share with seniors. Juniors and seniors of the same sport generally play on different days or morning and afternoons/evenings. Junior clubs generally have a lesser requirement for social facilities, and therefore, can be well suited to be a secondary tenant of a clubroom facility.

It should be noted however, that one size does not fit all regarding facility sharing. In some instances, there may be opportunities for increased facility sharing and in some instances there may be less. One of the major factors that affect the ability for sharing of facilities is the size of the clubs concerned. For example, a junior sporting club may have very large membership and require scheduling of games on both days of the weekend plus training times on most weeknights thus limiting availability of the facilities for other same season users.

Additionally, some sports are moving beyond a traditional six month season with both strong winter and summer competitions, with soccer being one example; therefore sharing of facilities with another major user group can be difficult if the facilities do not have the capacity/flexibility to accommodate multiple user groups simultaneously.

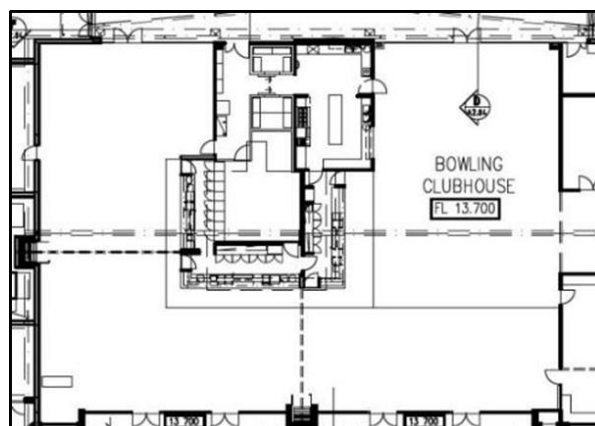
Opportunities for facility sharing need to be individually assessed and include consultation with the key stakeholders. In each case there will be a range of issues that need to be carefully considered before making a decision on opportunities for facility sharing and the timing for proceeding with the infrastructure developments.

## 9.5 MULTI-USE SPORTS PAVILIONS

ABV has collated the plans of many shared use pavilions during the course of numerous sport and recreation facility needs assessments and feasibility studies. There are a number of traits from contemporary facility designs that are considered appropriate and should be considered in the design of an upgraded or new shared use pavilion(s) at VC Mitchell Park.

Large Social/Function Room, Kitchen and Servery – A large function area that can be divided; the plans below indicate three separate spaces with retractable walls is a key component of this successful shared use facility. It allows multiple groups to use the facility simultaneously and provides the flexibility for different sized room spaces to be configured depending on the needs of the function.

**Figure 3: Dividable social/function space**



It is important that each of the divisible areas can be accessed by patrons independently without disturbing users of the other function rooms, including external access and access to the kitchen, servery and toilets.

Multiple sets of Change rooms – Multiple sporting fields/courts require multiple sets of change rooms to adequately provide for the needs of the sports participants. It is advantageous to provide at least one set of change rooms specified to senior community Australian Rules Football standards as these dimensions are equivalent or greater than the community standards of all other sports as they have the highest number of players in a team. The number of change rooms for each multi-field sporting reserve needs to be individually assessed on a case by case basis – depending on the users make up of senior to junior teams, what sports / clubs are playing on the same day and the type of fixturing the sports utilise.

Multiple Kiosks – The ability to run a kiosk is important to many sporting clubs as it forms a significant part of their revenue which they are able to staff with their own volunteers. This is important for smaller groups who may not have the economy of scale to participate in a sports association model that requires paid staff to serve food and drink. Depending on the management arrangement for the shared pavilion and the need to service separate areas at the same time, it may be necessary to provide two or three small kiosks that can serve food and drinks, whilst food preparation occurs in the shared kitchen.

Shared Administration Facilities – Meeting rooms can readily be shared by multiple user groups, less common are the use of shared office spaces, although these are appearing in recent plans (see below Figure 5 for an example). A shared office space can have multiple work stations as well as lockable cabinet space so that club administrators have access to an office as required, without needing unnecessary duplication of building space.



**Figure 4: Example of Shared Office Space**

Ample Storage – Suitable storage to meet the requirements of the sports utilising the facility within a shared pavilion should be provided, with the total requirement depending on each club's needs. Small storage spaces should also be included for community groups that may be regular hirers of the facility.

Spectator Shelter and Viewing – Shared pavilions at multi-field reserves can have large patronage numbers on competition days. Ideally the pavilion would be elevated and have large verandas for spectator shelter facing towards the key sporting fields. If the pavilion is elevated, it provides the opportunity for tiered seating under the shelter as shown below in Figure 6:



**Figure 5: Image of spectator shelter and viewing example**

Playgrounds – Facilities for young children are a beneficial addition to pavilions for participants/spectators who have young children and also for community hirers of the facility such as playgroups, providing daytime activation of facilities. It helps the facility to be more family friendly and maintain involvement of participants as they become young parents. These elements being provided in a reserve also serve the surrounding community, aiding in activation of the area. In recent times elements of nature are being introduced into many playgrounds.

## **9.6 MULTI-USE SPORTS PRECINCT KEY SUCCESS FACTORS**

The layout design of a multi-use sporting precinct is critical for successful shared usage by multiple user groups. The following key design elements have been developed from a best practice perspective accumulated from projects undertaken by A Balanced View (ABV) Leisure Consultancy Services and feedback from LGA's and sporting clubs:

Proximity of Pavilions to Sporting Fields – Users of a shared pavilion facility must have good viewing and access to their sporting field from the pavilions. Access to the fields should not be obstructed by parking or driveways to ensure safety of children.

Large Open Grassed Playing Areas - Grassed sporting fields should be positioned together without dividing barriers such as trees or fencing where possible. This allows for maximum flexibility of use and is beneficial for holding school carnivals, festivals and other large events.

Driveway Location – Where possible, access driveways should not dissect a sporting complex, particularly where children are likely to cross – i.e. between the pavilion and a sporting field. If a pavilion is situated a considerable distance from entry access points of a reserve, the driveway should be routed along the boundary.

Compatibility of Users – Compatible users should be grouped together in shared facilities. For example, cricket and football clubs are compatible groups due to their opposing seasonal usage.

Passive and Informal Recreation Features - A range of passive and informal recreation features should be provided in conjunction with the active facilities to ensure there is something for everyone in the one location. This will also encourage the general community to make use of the sporting fields when not in use by clubs as the large grassed areas are excellent passive recreation facilities in themselves. Passive informal elements may include trails, outdoor exercise equipment, playground equipment, 3 on 3

basketball feature, tennis hitting walls, amphitheatre style meeting places, picnic facilities, water features and fountains for people and their pets, shaded rest stops and seating etc.

Parking and Access - Ample parking and road access is important as well as via public transport and being linked to a dual use path network. Whilst catering for adequate parking for dedicated peak utilisation is neither practical, or in many cases possible, too few parking spaces can cause significant safety issues and hamper the ability of sporting organisations to conduct their activities effectively and efficiently.

Spectator Viewing – Spectators should be well catered for with ample shelter and areas to stand/sit whilst viewing sporting events. Community sports have strong family involvement and therefore it is important that parents, children, siblings, grandparents etc. are able to view the sporting activities in a degree of comfort.

Hosting Events – Large multi-use sporting reserves should have design features that will allow them to cater for large events such as regional tournaments, top grade grand finals and community festivals. In addition to the design features previously mentioned, this may also include ensuring supporting amenities such as change rooms, toilets and social facilities are of sufficient standard.

Floodlighting – Adequate floodlighting to Australian Standards for training at a minimum is required to ensure the sporting fields can be used to their full capacity, particularly for winter sports when sunset occurs soon after the work day has ended. Competition lighting is also increasingly becoming a need due to the growth in midweek competition which allows greater utilisation of facilities.

Water Efficiency - Sustainable irrigation and landscaping practices such as native plantings and computerised reticulation are important to give protection against the effects of climate change.

## **9.7 SPORTS FIELD CAPACITY**

Overuse of sporting grounds is a major issue for local governments and sporting groups, arising from a growing population with a lack of corresponding growth in active open space. Grounds that have excessive usage are damaged, become unsafe to play on and are costly to repair. The amount of usage that a particular sporting field can handle is dependent on many variables including the type of users, quality of the soil, climatic conditions, water quality and the type of turf to name a few.

Research by ABV amongst various LGAs across Australia has found that approximately 20-25 hours of usage per week is generally supported as being the optimum capacity of a well-drained and reticulated active sporting field in a moderate climate.

Synthetic surfaces are also coming under increasing consideration by WA sports field providers including LGAs and education institutions, as they are able to handle more than double the capacity of natural turf fields.

## **9.8 CHANGING COMMUNITY EXPECTATIONS**

Communities are becoming more aware and engaged in regards to the development and use of community spaces, and therefore expectations are higher. Communities and sports groups are aware that changing trends in participation and space requirements needs multipurpose buildings and spaces that are adaptive to the changing environments.

There is an increasing expectation that local communities will develop sustainable solutions to community issues to reduce ongoing funding support.

Older persons seek lower impact activities at more convenient and flexible times of the day and expect that facilities are suitable for their use.

There is a greater reliance on locally accessed and lower cost opportunities by those without the resources to travel or pay for more expensive pursuits.

## 9.9 LEGISLATION AND GOVERNANCE

Local Governments are governed by the Local Government Act and the Local Government Compliance Framework. They play a critical role in providing essential facilities (including community / sporting facilities and POS), services, events and activities that support healthy and sustainable communities.

Statutory obligations, risk management and occupational health and safety requirements on Local Governments are increasing, resulting in a more rigorous monitoring of compliance and assessment of risks in relation to essential facilities and services.

Essential facilities and services are also required to be compliant with the relevant Australian Standards, the Disability Discrimination Act, building and construction codes, which is now expected from the community.

## 9.10 ACCESSIBILITY

Community facilities should comply with the principles of universal design by facilitating access to and use of the facility and its spaces by all individuals and groups (regardless of age, ability, cultural background or level of social or economic advantage/disadvantage). This relates to providing a high level of physical access, connection and wayfinding as well as ensuring services, programs and activities are broadly advertised, and are affordable.

## 9.11 SUSTAINABILITY

There is an increasing trend to focus on all aspects of sustainability. This includes the desire and requirement for community facilities to be affordable (from a construction and ongoing operational cost base).

Facility designs are to incorporate sustainable materials and Environmentally Sustainable Development initiatives and technologies. Flexibility in design also improves long term sustainability as buildings and other infrastructure are more adaptable.

Initiatives include passive solar design, use of photovoltaic cells, water capture and reuse, use of low embodied materials<sup>7</sup> and purchase of 'green' energy. Incorporating these and other Environmentally Sustainable Development initiatives in new buildings and other infrastructure helps reduce their carbon footprint.

To ensure community facilities are affordable, capital and ongoing operational contributions should be received from user groups, particularly given they may have an ability to generate an income source from the use of the facility.

## 9.12 YOUTH FACILITIES

Youth are a valuable resource within a community, therefore investment in facilities and activities that provide youth the opportunity to develop their capacities can have many benefits, including;

- Developing self-confidence and enthusiasm.
- Contribute to increasing positive behaviours.
- Improve children's educational performance.
- Improve health and wellbeing.

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<sup>7</sup> Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials. Low embodied materials have a low environmental impact.



Trends in youth provision include;


- The involvement of youth in the design of youth infrastructure has become an important aspect in obtaining buy-in from local youth.
- The development of different facility types including skateable landscapes and combination facilities, often forming a youth precinct.
- Facilities designed to have varied spaces that cater for differing levels and abilities.
- The development of youth facilities in high profile locations centrally located with ease of access to other facilities such as shopping precincts.
- Development of facilities using an integrated landscape approach.
- Provision of youth facilities within multipurpose community facilities, as part of a community hub approach.

# 10 THE SITE

## 10.1 SITE ANALYSIS


The information in this section provides an overview of the existing condition of the reserve, including current features, facilities and uses. This information was gained through site visits, consultation with the user groups and community, and information obtained in documents of the Shire of Donnybrook Balingup.

### Football Club, Oval and Pavilion


Donnybrook Sporting and Recreation Precinct			
	Identification Method		
	Site Visits	Policy/Background Review / Research	Consultation
<p><b>Sports Pavilion (Football- AFL)</b></p> 	<ul style="list-style-type: none"> <li>Aesthetically, the facility looks dated and presents poorly.</li> <li>The facility has one change room (used for home team) within facility. This change area is larger than recommended community AFL standard. Showers and toilets not designed for female use.</li> </ul>	<ul style="list-style-type: none"> <li>Audit completed by the WAFC identify that the change rooms are smaller than recommended and not suitable for female participation. (Noting that the audit considers the change room warm up area as a gym).</li> <li>Club room facility is leased to the Donnybrook and Districts Football Club (Inc).</li> </ul>	<ul style="list-style-type: none"> <li>Some structural issues noted (exposed concrete reinforcing steel) and degradation of surfaces.</li> <li>Built in late 1970s and is not fit for purpose and ageing.</li> <li>Participation by females in the football clubs has grown. The current condition of the change rooms and the internal layout limits use for female participation.</li> <li>Social area is well utilised and wider community functions are held there (approx. 160-person capacity).</li> <li>Club has had plans drawn up for club room upgrade / extension.</li> <li>Growth has occurred in juniors and female participation, with the introduction of a woman's team in 2020. Change rooms used for away teams and umpires were originally built for a pool facility. They are unsuitable due to their location being that away teams have to cross a car park, access road and stairs to access the oval.</li> <li>Kitchen was upgraded 5 – 6 years ago to commercial standard.</li> </ul>
	<ul style="list-style-type: none"> <li>Change rooms and toilets not suitable for people with disability.</li> <li>Away teams and umpires use separate facility approximately 60m from the playing field, presenting hazards with crossing roads, unstable ground surfaces, stairs and car park crossing.</li> <li>Kitchen recently upgraded in good condition.</li> </ul>		



## Donnybrook Sporting and Recreation Precinct


	Identification Method		
	Site Visits	Policy/Background Review / Research	Consultation
<b>Undercover Seating Area (Football- AFL)</b>	<ul style="list-style-type: none"> <li>An undercover spectator stand is built on the eastern side of the pavilion (facing the main football oval). Significant degradation of the surfaces noted.</li> </ul>	<ul style="list-style-type: none"> <li>An external covered spectator viewing area is identified as a core requirement within the AFL preferred facility guidelines for state, regional and local facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Clubs have identified that the existing covered spectator viewing area is in poor condition and does not accommodate the number of spectators attending each game (approximately 1000 spectators attend games).</li> </ul> <div style="text-align: center;">  <p>Images: Photos taken on site visit of terraces seating issues.</p> </div>
<b>Oval Lighting (Football- AFL)</b>	<ul style="list-style-type: none"> <li>Lighting for training purposes is evident to a portion of the ground.</li> </ul>	<ul style="list-style-type: none"> <li>Lighting lux requirements according to current standards are: Football (AFL) Community Level: 50 lux for training, 100 lux for games.</li> </ul>	<ul style="list-style-type: none"> <li>Existing lighting does not meet requirements for training (50lux), and does not cover the whole ground, resulting in overuse of portions of the oval that can be used for evening training.</li> <li>The desire for improved lighting was regularly highlighted during the consultation phase. The football club have identified a need for match standard lighting to accommodate growth in the sport and allow for AFLW games and or juniors to be played on Friday evenings. An increase of the lighting capacity at the reserve will result in increased capacity for training and games.</li> <li>One tower fell over in 2018. Remaining towers may be unsound.</li> </ul>
<b>Other (Football Oval and surrounds)</b>	<ul style="list-style-type: none"> <li>Seating around ground.</li> <li>Playing Surface.</li> </ul>	<ul style="list-style-type: none"> <li>Drainage currently runs underneath the northern end of the pavilion building. This will require redirection prior to new building works.</li> </ul>	<ul style="list-style-type: none"> <li>Club has identified that seating around ground is in poor condition. Improved seating would assist for games and events.</li> <li>Oval drainage works have been completed in recent times.</li> <li>“Crab” grass is present on the field.</li> <li>Regional training programs held due to being central for a number of towns.</li> </ul>

## Tennis Club, Courts and Amenities

Donnybrook Sporting and Recreation Precinct			
	Identification Method		
	Site Visits	Policy/Background Review / Research	Consultation
Tennis Club Room	<ul style="list-style-type: none"> <li>Facilities are well maintained.</li> <li>Small club room facilities, with small kitchen, social room, toilets and storage/administration office.</li> <li>No change room facilities.</li> <li>No designated car parking for tennis facilities.</li> <li>No designated accessible access from club room to courts present.</li> </ul>	<ul style="list-style-type: none"> <li>An external covered spectator viewing area is common place for most tennis clubs.</li> </ul>	<ul style="list-style-type: none"> <li>Club room built in 1980's</li> <li>Club believes that the current facilities are restricting growth, as they have nowhere for participants to shower, the kitchen is not to code. Would like to see an enclosed playground or access to crèche facilities added. Accessibility is also poor to the facilities.</li> <li>Storage facilities are limited.</li> <li>Club has drawn up plans to expand facilities.</li> <li>Acrylic courts were resurfaced in 2018.</li> </ul>
Tennis Courts & Hit Up Wall	<ul style="list-style-type: none"> <li>Twelve courts: made up of 8 grass courts and 4 acrylic hard courts.</li> <li>Recently developed hit up wall.</li> </ul> 	<ul style="list-style-type: none"> <li>Watered by river water.</li> <li>Donnybrook Tennis Club is in South West Zone and is identified as a Local Club in Tennis West hierarchy. South West Zone profile: <ul style="list-style-type: none"> <li>- 1,331 affiliated members.</li> <li>- 10% membership increase since 2015.</li> <li>- Senior players (68%), junior players (30%), non-playing (2%).</li> <li>- 54% male / 46% female.</li> <li>- Member to court ratio – 10:1.</li> <li>- Member to lit court ratio – 25:1.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Watered by river water.</li> <li>Grass courts are maintained by the club volunteers.</li> <li>Lighting of hard courts would facilitate increased use.</li> <li>Book a Court system for hard court access could be introduced.</li> </ul>
Spectator Viewing – Tennis Courts	<ul style="list-style-type: none"> <li>There is an external undercover viewing area on the southern side of the pavilion that overlooks the grass courts, with a separate viewing 'shed' on the eastern end of the hard courts.</li> </ul>	<ul style="list-style-type: none"> <li>Ideally clubhouses are orientated with the longest dimension running east / west to maximise both viewing opportunities over the courts, and to maximise passive solar design benefits by way of wide verandas<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>Important to have/retain spectator viewing to courts</li> </ul>


<sup>8</sup> Tennis Infrastructure Planning – Planning, Design and Delivery Resource, Tennis Australia 2018

**Donnybrook Recreation Centre**

Donnybrook Sporting and Recreation Precinct			
	Identification Method		
	Site Visits	Policy/Background Review / Research	Consultation
Recreation Centre	<ul style="list-style-type: none"> <li>Facilities are dated but in good condition and well maintained.</li> <li>Major facility features: 2 indoor multipurpose courts, 2 squash courts, an indoor 25m pool facility, function/meeting room, gymnasium and fitness class area (mezzanine).</li> <li>Upgrades have occurred to the sports hall, roof structure and aquatic centre in recent years.</li> <li>Function room well utilised, resulting in fitness classes being held on court or on mezzanine above gym.</li> </ul>	<ul style="list-style-type: none"> <li>Basketball Association operates competitions at the facility.</li> <li>The Shire operates other social sports programs, swim lessons, gymnasium and fitness programs.</li> </ul>	<ul style="list-style-type: none"> <li>The community survey elicited a number of responses that referenced the Donnybrook Recreation Centre. The pool and gymnasium were ranked highly in what people like about the precinct.</li> <li>The Recreation Centre received a number of responses in terms of what people would like to see improved within the precinct, including;               <ul style="list-style-type: none"> <li>- Increasing opening hours of the recreation centre</li> <li>- Improved aquatic centre change rooms</li> <li>- Improved gymnasium and gymnasium equipment</li> <li>- Increased crèche opening hours</li> </ul> </li> </ul> <div style="text-align: right;">  </div>



**Remainder of Site**

Donnybrook Sporting and Recreation Precinct			
	Identification Method		
	Site Visits	Policy/Background Review / Research	Consultation
<b>Car Parking/ Ingress and Egress Points</b>	<ul style="list-style-type: none"> <li>There are two formalised car park area within the precinct located adjacent to the recreation centre. An upper and a lower car park. The upper car park holds approximately 45 standard bays and 3 ACROD bays, the lower approximately 58 standard bays. The two have separate ingress/egress points and are not accessible from each other.</li> <li>The football oval (fully fenced) has ingress/egress points from the northern and southern directions. The southern access point is utilised for players and officials on football match days, and tennis hard court users. This area is unsealed, is undulating and showed large pockets have been washed away in rain episodes.</li> <li>The northern access point is used as the main entrance for games where there is a ticket booth for entrance collection.</li> <li>There is a large unsealed area adjacent to this entrance that is used for parking for both football games and tennis club participants.</li> </ul>	<ul style="list-style-type: none"> <li>The Shire of Donnybrook Balingup Local Planning Scheme No. 7 does not outline number of car park bays required for recreation centres or large sporting ovals. It is based on need generated by the use.</li> </ul> 	<ul style="list-style-type: none"> <li>Car parking was raised as an issue by the football club, tennis club, and the local community. During football home games, parking is an issue with a high volume of cars. The Tennis club identified there is no formal car parking near the tennis club facility and no identified accessible bays.</li> <li>During football games, cars also park around the oval.</li> <li>The football club noted the car park area south of the football club room is subject to flooding and areas washing away during periods of rain.</li> <li>Formalisation of car parking and access roads – including ingress and egress points will assist in accommodating club requirements.</li> </ul>
<b>Pathway Network</b>	<ul style="list-style-type: none"> <li>There is a limited pathway network resulting in segmented sections of the precinct.</li> <li>The sport and recreation facilities at the Donnybrook Sporting and Recreation Precinct do not currently support (or accommodate) very popular passive recreational activities such as walking, jogging, dog exercising, skating/ BBQing/picnicking and children’s play.</li> </ul>	<ul style="list-style-type: none"> <li>Improved pathway networks are an important component of POS.</li> <li>There is potential for the network to be linked into the wider shared path network.</li> <li>The degree of accessibility and inclusiveness should reflect the park’s hierarchy. Integration of paths would contribute significantly to the use and value of the reserve.</li> </ul>	<ul style="list-style-type: none"> <li>Community consultation identified the importance of increasing recreation and leisure opportunities for the wider community.</li> <li>Include pathways and landscaping to the site to improve access around and through the site, linking car parks to main buildings. Pathways to meet accessibility requirements and can also be used as a fitness track.</li> </ul>

## Donnybrook Sporting and Recreation Precinct

	Identification Method		
	Site Visits	Policy/Background Review / Research	Consultation
<b>Playground</b>	<ul style="list-style-type: none"> <li>There is one playground within the precinct. The playground (Vin Farley Rotary Playground) is located in the north east of the site. Play elements are suited to younger children only. Limited shade observed over the playground.</li> </ul>	<ul style="list-style-type: none"> <li>Playgrounds provide space and structure for children’s socialisation, imaginative play and physical activity.</li> <li>Best practice is to locate central to larger facilities to enable good passive viewing for parents and carers.</li> </ul>	<ul style="list-style-type: none"> <li>The size, location and limited elements of the playground were highlighted through the consultation as an issue.</li> </ul>
<b>Fencing</b>	<ul style="list-style-type: none"> <li>Due to the nature of the operations of the football club and the tennis club, there is fencing around those facilities. The fencing is in relatively good condition, with minor maintenance required.</li> </ul>		<ul style="list-style-type: none"> <li>Tennis: Fencing is required to ensure the grass courts are not damaged and the club receive income from the hire of hard courts.</li> <li>The South West Football League manage game days and takes entry fees to assist in offsetting operating costs.</li> </ul>
<b>Disused Basketball Courts</b>	<ul style="list-style-type: none"> <li>North of tennis court facility is a hard surface area that was previously used as outdoor basketball courts. The basketball club no longer utilise these courts.</li> <li>Basketball backboards are in a state of disrepair.</li> <li>There are some small skate elements located on the hard surfaces area.</li> </ul>		<ul style="list-style-type: none"> <li>The basketball club no longer utilise these courts and operate from the recreation centre.</li> <li>Limited activities for children and youth outside of joining one of the sports clubs.</li> </ul>

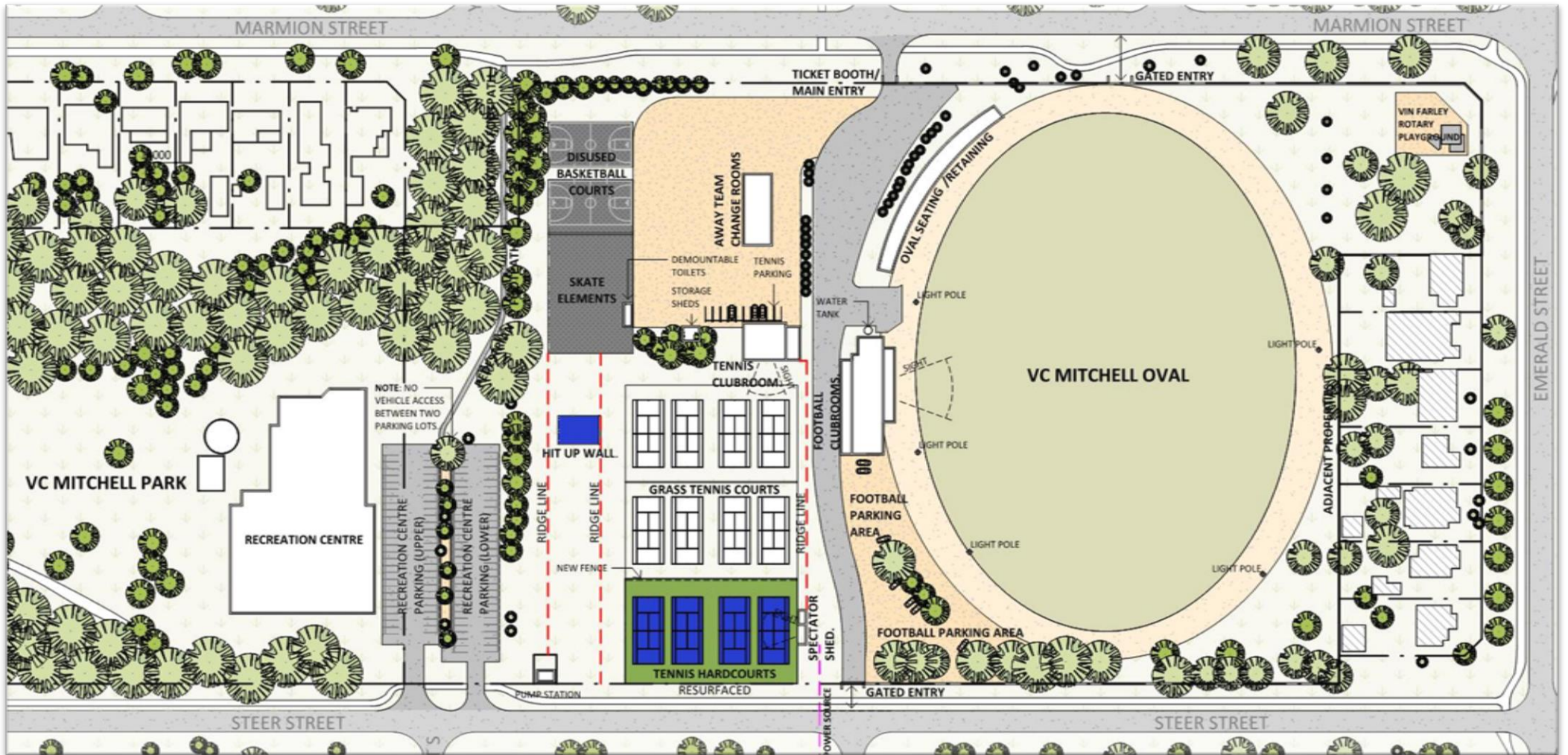


## 10.2 CURRENT SITE PLAN

Aerial image of existing site



Plan of existing site




# 11 MASTER PLAN

## 11.1 NEEDS / DEMAND ANALYSIS

A demand analysis was undertaken to develop options that could be considered within the master plan.

- Identification of existing assets and provision through document review, mapping and consultation.
- A general inspection of facilities and site visits, advice from Council staff and consultation responses.
- An assessment of current and future need by balancing anticipated demand based on population and participation trends.
- Determining opportunities for more effective use of existing asset provision.
- Information provided by the community and user groups.
- Recommendations and requests from the Shire of Donnybrook Balingup Working Party (comprising Councillors, Shire staff, members from key stakeholder and user groups).
- Highlighting of the potential opportunities direction.



Element / How Identified	Analysis	Proposed Solution
<p><b>Entry Points</b></p>	<p><b>Entry Statement</b></p> <p>There are 3 main entries to VC Mitchell Reserve; 2 on Steere Street (recreation centre main entrance and secondary entrance to oval and tennis facilities) and 1 on Marmion Street (main entrance to oval and tennis facilities.)</p> <p>Entry statements can enhance the character of streetscapes and can act as both a promotional and directional tool.</p> <p>Given the development of the Donnybrook Sporting and Recreational Precinct as a multipurpose community hub, entry statement/s at main entrances of the recreation centre and VC Mitchell Park on Marmion Street are likely to enhance the precincts visual appeal and community hub status.</p>  <p><b>Signage</b></p> <p>There is no street signage at any entry to VC Mitchell reserve. The facility could benefit from signage to create awareness of entry for activities undertaken at the reserve providing information and awareness of the facilities and user groups. No signage presents an issue for first time users of the reserve in particular (such as visiting teams and spectators).</p> <p><b>Fencing</b></p> <p>The fencing around the reserve has sections that are in poor condition and will require upgrading for safety and effectiveness.</p>	<p><i>The provision of a large sign at the main entry on Marmion street would provide an entry statement for the new sporting facility and advise of the sporting (and other) clubs located at the venue.</i></p> <p><i>A similar sign with consistent branding could be located at the main entry for the Recreation centre on Steere street.</i></p>

Element / How Identified	Analysis	Proposed Solution
<p><b>Car Park</b></p> <p><b>Ingress and egress points</b></p>	<p><b>Recreation Centre</b></p> <p>There are two formalised car park area within the precinct located adjacent to the recreation centre. An upper and a lower car park. The upper car park holds approximately 45 standard bays and 3 ACROD bays, the lower approximately 58 standard bays. The two have separate ingress/egress points, are at different height levels and are not accessible from each other.</p> <p>The formalised car parks are in good condition. Modifying to provide accessible connections through the existing car parks would improve use and reduce congestion at peak times.</p> <p>The car park is not designed to accommodate bus access drop off/pick up.</p>	<p><i>Recreation Centre Car Park</i></p> <p><i>The development of a turning point at the northern end of the car park connecting the upper and lower car park will allow for improved traffic flow into, through and out of the car park. This will also allow for the two existing ingress/egress points to be allocated as one way flow throughout the car park. The turning point should be suitable for buses to move through, thereby creating bus access to the facilities.</i></p> <p><i>Creation of a pedestrian walkway through the car park connecting with an existing staircase between the split-level car park areas will provide safe pedestrian movement through the car park.</i></p> <p><i>With the proposed expansion of the recreation centre and addition of outdoor netball/sports courts, provision of additional overflow parking can be accommodated on the currently underutilised space between the existing lower car park and the tennis courts. This is again at a different height to the lower car park, so would require an extension of the pedestrian walkway and new stair access. Connecting the overflow car park to the recreation centre.</i></p> 



Element / How Identified	Analysis	Proposed Solution
<p><b>Car Park</b></p> <p><b>Ingress and egress points</b></p> <p><b>(Continued)</b></p>	<p><b>VC Mitchell Park</b></p> <p>The football oval (fully fenced) has ingress/egress points from the northern and southern directions. The southern access point is utilised for players and officials on football match days, and tennis hard court users. This area is unsealed, is undulating and showed large pockets have been washed away in rain episodes. Consultation also indicated the current surface becomes muddy and at times slippery when wet. There are existing mature trees in the southern area that people tend to park under, with the potential to damage tree roots through this practice.</p> <p>The northern access point is used as the main entrance for games where there is a ticket booth for entrance collection.</p> <p>There is a large unsealed area adjacent to this entrance that is used for parking for both football games and tennis club participants.</p> <p>The football club has indicated that there are regularly 400 – 500 people in attendance at home games and can be up to 1000. No formal car parking in the vicinity of the football and tennis club results in ad-hoc parking and as it is informal is often not efficient.</p> <p>Furthermore, the surfaces of the non-formalised car park areas are degrading resulting in run off towards the main oval during rain.</p> <p>With the proposed expansion of the facilities to include additional active playing surface and the relocation of outdoor netball courts to the precinct, parking areas will likely be subject to greater use. The formalisation of existing non formalised car park areas should ease congestion during peak periods, provide for more efficient parking and clearly direct users to dedicated parking areas.</p>	<p><i>VC Mitchell Park</i></p> <p><i>Provision of formalised car parks in existing informal parking areas.</i></p> <p><i>As the northern entrance to VC Mitchell park is considered the main entrance, it is proposed to update the entrance point to expand and allow for two-way traffic. An updated and improved ticket booth should also be included.</i></p> <p><i>Formalisation of the car park to the north of the site will provide efficient car parking for football matches in winter and provide a safer walking environment for spectators to access amenities and the seating areas from the car parks.</i></p> <p><i>This formalisation will also provide more dedicated parking for the tennis club and for the proposed increased sporting amenities on the site.</i></p> <p><i>It will also enable the development of dedicated marked ACROD parking bays in close proximity to the facilities.</i></p> <p><i>Formalisation of an area in the southern car park will also direct car parking to dedicated areas, allow for vehicle access to the storage and first aid areas of the proposed new sports pavilion, reduce damage to trees and reduce drainage issues.</i></p>





Element / How Identified	Analysis	Proposed Solution
<p><b>Playing field Capacity</b></p>	<p>The current VC Mitchell Park oval is reported as being utilised in the following way during the Winter season;</p> <p>Winter – Donnybrook FC (AFL) seniors and juniors match and training with some regional training programs</p> <p>Summer – AFL pre season</p> <p>It is estimated that VC Mitchell Park is utilised between 12 – 22 hours per week in winter season. The major impactor on carrying capacity at VC Mitchell Park is the drainage. The ground is described as boggy at times after heavy rain by the football club and acknowledged by relevant Shire staff.</p> <p>It appears that the water run-off from the higher areas is the major issue and requires further redirection away from the playing surface.</p> <p>Playing field capacity can be negatively affected by a number of elements including; water availability, rainfall, reticulation, drainage, soil and grass type, climate, lighting, maintenance programs, playing field configurations, hours of use and the type of utilisation.</p> <p>Based on research undertaken by the DLGSCI (formerly Department of Sport and Recreation) and Curtin University, it is estimated that the carrying capacity of oval surfaces in good condition is 25 hours per week.</p> <p>A mitigation strategy to reduce the impact of ground damage is to reduce the use of high wear areas. This relies on training lights to be effective and uniform to enable full use of the ground but could also include implementation of goal post sleeves. The sleeves will allow movement of goal posts to realign the centre corridor, goal squares and centre square areas. The ground could have 5 sleeves installed at each end to enable posts to be moved mid-season, resulting in the realignment of high wear areas.</p> <p>Future pressure on facilities is likely to come from increasing female AFL participation and potential population growth in the area (including Talison Lithium mine expansion).</p>	<p><i>Investigate measures to increase ground capacity by upgrading lighting and impact on ground drainage.</i></p> <p><i>Investigate the implementation of AFL goal post sleeves to allow flexibility of use and to spread high wear areas more evenly.</i></p>
<p><b>New rectangular playing field</b></p>	<p>The development of a rectangular playing field at the Donnybrook sporting and recreation precinct would assist in satisfying the playing field needs of the sports that play on rectangular fields (hockey, soccer, rugby etc.). It would also serve as an overflow training area for AFL and Auskick at peak times as well as a casual recreation area.</p> <p>Locating this playing field to the north of the tennis courts will enhance the sporting hub layout, be central to the main car park, pathways and pavilion facilities such as changerooms and social areas. The available area at this location allows for the development of a senior sized hockey and soccer pitch within the guidelines for senior sized playing fields for those sports.</p>	<p><i>Investigate the development of a rectangular sporting field located to the north of the existing tennis courts to service the rectangular sports playing field needs and provide general overflow playing field capacity.</i></p>

Element / How Identified	Analysis	Proposed Solution
<p><b>Lighting</b> <b>VC Mitchell Park</b></p> <p>Sporting clubs Shire Staff</p>	<p>The VC Mitchell Park is primarily utilised for Australian Rules Football. The Donnybrook Football club plays competition games and train at the facility and in winter particularly, require suitable lighting to accommodate their activities.</p> <p>Currently the oval lighting is reported as having deteriorated over time intended at 50 lux but inconsistent across the oval with very limited illumination in the centre of the oval particularly. The current pole infrastructure is aging and will need replacement consideration in the short to mid-term. The club believes that by lighting to 100 lux (suitable for big ball match play with 50 lux the training level, noting that other facilities within the South West light to 150 lux for match play) increased flexibility of use of the oval will be realised. (The club proposes to play some women’s and junior fixtures on Friday evenings).</p> <p>Lighting of playing fields is an effective way of increasing a playing field’s capacity. Department of Local Government Sport and Cultural Industries support the funding of lighting as an effective means of increasing physical activity.</p> <p>It is advisable that regular testing to ensure lighting is maintained to the intended levels be undertaken. This may be every 2 years or when it is reported that the lighting levels are reducing.</p>	<p><i>Provision of improved lighting to a uniform 50 lux minimum and 100 lux to allow match play at VC Mitchell Park.</i></p>
<p><b>Lighting for future rectangular playing field</b></p>	<p>The potential provision of a rectangular grassed playing field would have usable capacity increased with the provision of training level lighting (big ball 50 lux), allowing evening utilisation. This level of lighting would also allow some extension of small ball training into the early evening.</p>	<p><i>Consider the lighting of a future rectangular playing field to 50 lux, suitable for big ball training level.</i></p>
<p><b>Security lighting</b></p>	<p>There is limited security level lighting provided within the VC Mitchell park precinct area. At the time of reporting, new lighting was being installed at the front entrance area of the recreation centre.</p> <p>The provision of lighting at the main buildings and pathways would serve to deter anti-social behaviour and allow casual walkers, playground users, dog walkers and runners to utilise the facilities more often and in a safer environment.</p> <p>The provision of solar lighting options should be considered within any security lighting planning. Numerous LGAs are investigating this opportunity currently and report advantageous preliminary findings over life cycle costs (Shire of Beverley).</p>	<p><i>Consider security level lighting for new proposed building, car parks and precinct pathways. Investigate solar options for lighting solutions.</i></p>

**Sports Pavilions**  
**Football Club Room**

Constructed in the 1970's, the sports pavilion is well utilised by the local community and is the home ground of Donnybrook & Districts Football Club. The club access the pavilion via a lease agreement with the Shire.

A site analysis identified:

- The existing change rooms are not compliant with current standards.
- The facility has one change room (used for home team) within the facility. This change area is larger than recommended community AFL standard.
- The existing change rooms do not have wet facilities (showers/toilets) that are suitable for female participation.
- The existing facilities are not accessible for people with a disability.
- There is no first aid or dedicated umpires change rooms.
- There are inadequate storage areas available to secure club equipment.
- The spectator viewing platform on the eastern side is not adequate in design, not accessible for people with disability and has some structural issues.
- The away team and umpires change rooms are in a separate location approximately 60m away from the oval.

Female participation in Australian Rules Football is growing rapidly in Australia. The football club has seen localised growth in female participation, intending to enter a female team into competition in 2020.

Facility audits completed by the WAFC confirmed the change rooms are not ideal for female participation and the away team and umpires change rooms do not meet the community facility standards as outlined in their facility plans.<sup>9</sup>

The facility has one change room (used for home team) within facility. This change area is larger than recommended community AFL standard. Showers and toilets not designed for female use

In general, the social area (function space), bar area, and kitchen facilities are in relatively good condition. The club identified through the consultation that the rooms are utilised for community events within the town. The social room has been identified as being too small for the larger events.

*It is recommended to replace the existing two sports pavilions (football club room and tennis club room) with a more contemporary facility that can co-locate the football and tennis club as a starting point, however also accommodate other clubs as required.*

*The two existing facilities are on different levels, so to accommodate a joint facility, a two-level building will be required.*

*The facility recommended scope is to include:*

Description	Suggested Area m <sup>2</sup>
<b>PAVILION</b>	
Changeroom 1 (70m2), Toilets & Showers (25m2)	95
Changeroom 2 (55m2), Toilets & Showers (25m2)	80
Changeroom 3 (28m2), Toilets & Showers (20m2)	80
Changeroom 4 (28m2), Toilets & Showers (20m2)	80
First Aid Room	15
Trainer's Room	15
Umpires Change Rooms	25
Storage Room (Internal)	20
Public toilets	26
Office/Administration Space	15
Social Room	190
Kitchen	55
Internal Servery	25
Cleaners Store	5
Storage (Externally Accessible) for playing fields	50
Undercover spectator viewing (Eastern)	200
Timekeepers/Scorers Box	10
Second social area	25
Kiosk	25
Undercover viewing platform (western)	50
Circulation, lift, stairs	140
<b>Total</b>	<b>1,201</b>

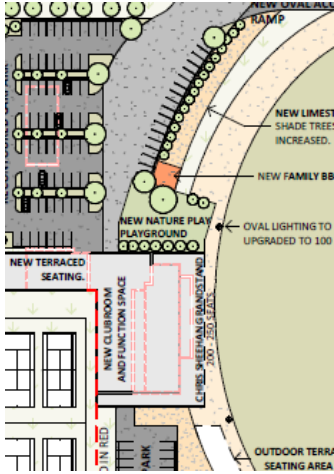
Element / How Identified	Analysis	Proposed Solution
<p><b>Sports Pavilions</b></p> <p><b>Tennis Club Room</b></p> <p>Sporting clubs</p> <p>Shire staff</p>	<p>The tennis club room was built in the 1980's. It consists of a kitchen, small social area, storage/administration and toilets. There are no change room facilities.</p> <p>The Club believes that the current facilities are restricting growth and impact player amenity, as they have nowhere for participants to shower.</p> <p>The kitchen does not meet current compliance code and the club is limited to bringing pre prepared food for members.</p> <p>Accessibility to the facilities is poor and there is no formal designated parking to the facility and no marked ACROD parking bay.</p> <p>There is an outdoor undercover viewing area that is well utilised during summer competition, however access to the courts from the clubhouse and outdoor viewing area is poor.</p> <p>The club house is also used by the local mountain bike club and other groups as requested.</p>	<p><i>This facility should meet the current codes for accessibility, be built to a contemporary standard and accommodate all required facilities in one building, accommodating the needs of the existing users and provide greater functionality and flexibility for all existing and potential future users. This will require demolition of the existing buildings on site and replacement with a new pavilion.</i></p> <p><u>Viewing Platforms</u></p> <p><i>The facility should include undercover spectator viewing on both the eastern and western sides to accommodate the existing clubs.</i></p>
<p><b>Netball relocation to Donnybrook Recreation Centre</b></p> <p>Sporting Clubs</p> <p>Shire staff</p>	<p>During the course of the Master Plan process, the possibility of moving netball from Egan Park to the Donnybrook Recreation Centre was investigated.</p> <p>The move presents a number of possible benefits including colocation of more of the town's sporting activities to Donnybrook's premier sporting precinct, close proximity to indoor sports courts (which can also be used for competitions, carnivals and events) and allow junior and senior netball to be colocated. The current netball courts are aging and will require total upgrade/redevelopment in the short to mid term.</p> <p>The relocation of the netball clubroom / kiosk facility would also provide a multi purpose activity area that could be managed and programmed by the Recreation Centre management for various classes and hirers. It would also provide a suitable shared facility for basketball and mountain biking to be based from as well as close proximity to the High School for increased utilisation opportunities.</p> <p>This move would also serve to free up land in the Town's main street for alternative and possible higher purposes.</p>	<p><i>Relocate the current netball facility to the Donnybrook Recreation Centre. The timing of a possible relocation may follow any need for major repairs to the existing facilities.</i></p> <p><i>This will require the development of outdoor courts adjacent to the DRC and the development of a club house facility.</i></p> <p><i>Consideration should be given to the design to allow the facility to have flexibility of use in order to be shared with basketball and provide programmable and hire opportunities for the Donnybrook Recreation Centre management.</i></p>

<sup>9</sup> AFL Preferred Facility Guidelines for State, Regional and Local Facilities (Updated 2015), and Community Cricket Facility Guidelines September 2015.



Element / How Identified	Analysis	Proposed Solution
<p><b>Donnybrook Recreation Centre</b></p> <p>Community survey</p> <p>Sporting clubs</p> <p>DRC Staff</p>	<p>The DRC services the Donnybrook region as a sporting and community health and fitness facility.</p> <p>During the master planning process a number of potential improvements and facility needs were expressed for this facility; a third indoor sports court, increased gym size, general refurbishment / refresh of facilities, repurpose existing squash courts, a netball, basketball sporting clubhouse (inclusive of memorabilia and meeting place with kiosk) and further programmable space for classes and hire for special interest groups (i.e. martial arts and dance). The centre was also experiencing increased demand for use from NDIS bookings</p> <p><u>Indoor sports court</u></p> <p>All basketball and senior netball competitions are played on indoor sports courts currently. Basketball has reported that they require further court options for training and competitions. Netball is a sport that is gradually experiencing a move indoors at higher and mid-tier levels.</p> <p>The provision of an indoor sports court is an expensive item. Short-term, the staged provision of a new court could be considered; First stage, fenced outdoor court being built adjoining the existing indoor courts to the west with planning to allow for roofing the court and ultimately building into the DRC when demand and funding allows.</p> <p><u>Multi use programmable space</u></p> <p>A need for further multi-purpose programming area to cater for group classes and available for hire has been expressed. The proposed provision of netball, basketball clubroom facility adjoining the DRC would provide a flexible option for this purpose if designed with ample storage and a square / rectangle shape is possible.</p> <p><u>Gym expansion</u></p> <p>The possible expansion and remodelling of the gym to a more usable space is possible and appears relatively simple within the current building footprint and could be explored further based on demand pressure.</p> <p><u>Mezzanine floor program space</u></p> <p>This area suffers from conflicting noise use of other users operating at the same time as classes. It is possible to enclose this area fairly simply if demand is not satisfied via provision of other potential facility developments such as the netball basketball clubroom facility.</p> <p>The DRC in general is showing signs of age and would benefit from a refurbishment of the facility in general.</p>	<p><i>Consider undertaking a DRC facility review, needs assessment and feasibility study in order to identify facility needs.</i></p> <p><i>A future location for an additional indoor sports court would appear best located to the west of the existing courts for easy programming, reduced building costs and open out onto proposed external netball courts to provide effectively for large sporting events that utilise courts.</i></p> <p><i>The potential provision of a netball / basketball clubroom facility should be designed with maximum flexibility to provide a further programmable area option for the DRC.</i></p>



Element / How Identified	Analysis	Proposed Solution
<p><b>Playground</b></p> <p>Shire staff</p> <p>Community Clubs</p>	<p>The Vin Farley Rotary playground is located in the north west corner of the sporting and recreation precinct. The location is somewhat disconnected from the sporting and recreation facilities, located next to residential households.</p> <p>Playgrounds on large active recreation reserves provide opportunity for not only specific playground users, but also as an activity for children that have siblings or parents participating in other activities at the reserve as well. This provides benefits for users and families playing, training or attending events at the precinct.</p> <p>Nature play playgrounds are proving popular in recent times typically including elements such as; water play, construction and design, social hub, balance play on uneven surfaces etc. Such elements combined with the opportunity to utilise some of the significant play features from Apple Fun Park as it is rejuvenated, could form a medium to large playground at VC Mitchell Park.</p> <p>A suitable location for the playground would be within visual contact of the playing field and the proposed sporting pavilion for parents, carers and siblings of children utilising the facility. This location would help to activate the area at non sporting times as well.</p> <p>This site would also be serviced by other existing and proposed facilities in close proximity such as; parking, public toilets, first aid, playing field and social facilities.</p> <p>There is also potential for a family BBQ and shelter to be located in close proximity to the playground. The playground should remain named the Vin Farley Rotary playground retaining the honouring of a significant Donnybrook resident and Rotary.</p>	<p><i>Relocate the Vin Farley Rotary playground to the VC Mitchell Park. The playground could be of medium to large size and made up from relocated Apple Fun Park features and nature play elements, located in close proximity to the proposed social pavilion and playing field (see proposed location below).</i></p> 
<p><b>Vin Farley Rotary Playground</b></p>	<p>As the location of the Vin Farley Rotary playground is suggested to be relocated to the main activity areas of the sporting and recreation precinct, the opportunity to sell the current land for residential purposes is presented. The proceeds of the sale could be directed towards funding the proposed Master Plan developments.</p> <p>Preliminary advice indicates that the area can be sub divided into 3 blocks of approximately 1,000m<sup>2</sup> each, indicatively selling for \$100,000 each. Developing the blocks for sale will cost in the order of \$50,000.</p>	<p><i>Consider the existing Vin Farley Rotary playground site to be developed and sold as residential blocks with the proceeds contributing to the funding of the Master Plan developments.</i></p>
<p><b>Water supply</b></p>	<p>The Shire has been successful in obtaining a grant from the Federal Government’s Drought Communities Program for \$1 million. This funding will be spent on water related economically sensitive areas within the Shire. The continued water supply to VC Mitchell Park is considered at risk, drawing water from the Preston river to a holding pond. The funding will allow a deep bore to be provided and make this supply more reliable.</p> <p>Water licenses will also require purchasing to enable this water use to occur.</p>	<p><i>Continue planning for new deep bore implementation and water license purchases. Consider capacity to accommodate the supply needs of proposed new active oval space/s in planning for the new deep bore implementation.</i></p>

## 11.2 ACCOMMODATION SCHEDULE

The following accommodation schedule has been developed for the building forms proposed within the analysis and subsequent master plan, including;

- The major sport pavilion to replace the existing Donnybrook & Districts Football Club rooms
- The Donnybrook Tennis Club room
- The existing change room block used as away team change rooms and umpires change rooms for football games
- The extension of the Donnybrook Recreation Centre (an additional indoor court with spectator seating)
- The addition of 3 x outdoor courts
- The addition of a second club room facility on the site adjacent to proposed indoor court extension and outdoor court construction

The accommodation schedule has been developed, cognisant of the following;

- The indoor court expansion and outdoor court development is based on netball court size with current recommended run off spaces in accordance with the most up to date court dimensions guide: <https://www.dlgsc.wa.gov.au/sport-and-recreation/sports-dimensions-guide>. This allows for all court sports to be played on the courts if required.
- The major sports pavilion is a multi-story facility, accommodating the existing and future requirements of both the Donnybrook and District Football Club and the Donnybrook Tennis Club, as well as potential future clubs. This includes, all changerooms located in the one facility, all change room wet areas to be considered non-gender specific to accommodate the growing female participation rates, viewing areas to both the football oval, and tennis courts, public amenities and club social space. The inclusions meet at least the minimum requirements of the AFL Preferred Facility Guidelines (Community Level).

Donnybrook Sport and Recreation Precinct			Indoor Sports Facilities + Outdoor Courts
Description	Area/ m <sup>2</sup>	Function	Occupancy, Relationship, Functional Information, Details
<b>New Sports Pavilion &amp; Community Function Centre</b>			
Change Room 1			
Change Area	70	Use for all sports. Home team change room (AFL)	24 players + 6 officials (regular use use). Durable materials suitable for sports specific shoes and equipment to be used within
Wet Area (toilets and showers)	25	Home team change room (AFL)	It is intended that changerooms be non gender specific to facilitate maximum flexibility of usage. (As per AFL revised community level facility layout 2015, and Cricket Australia Community Cricket Facility Guidelines).
Change Room 2			
Change Area	55	Visiting team change room (AFL)	
Wet Area (toilets and showers)	25	Visiting team change room (AFL)	
First Aid Room	15		Double door entry. Accessible by vehicular access for emergency vehicles. Lower level. Double door access. Must include bench and hand basin. Large enough to store wheelchair, wall mounted stretcher and bench. Accessible by service road for emergency service vehicles
Trainers Room	15		Located near change rooms
Bar/Servery	25		Upper Level
Kitchen	55		To provide kitchen to service the main social space and other events being conducted on oval space. Include cool Room. To be compliant with current food preparation standards. Servery to external area on Football side and internal servery to function/social space. Located on upper level - opening to the undercover seating area to act as a servery for sale of food and drink during events on oval.
Function Room/Social Space	190		Upper level. Main viewing over football oval. Doors to external seating area
Umpires change room	25		Lower level.
Storage Room (Internal)	20		
Public toilets	26		Either attached to the main building but accessible externally, or separate to the building. Male, female with universal access.
Office/Administration Space	15		
Outdoor tiered seating (External Covered Viewing Area)	200		Provide adequate space for viewing the playing field whilst providing sufficient protection from the weather. Accessible from indoor social space
Timekeepers/Scorers Box	10		
Storage Room (External)	50		Dividable for use by multiple sports (potential for internal cage dividing walls)
Cleaners Room	5		
Stairs	20		
Lift (vertical transportation)	15		
Change Rooms 3 & 4			
Change Area	110	All Sports Change rooms	Potential for first floor - to be accessible by the tennis club and other sports located on the upper level. Ideally also have the capability of access to the football oval.
Wet Area (toilets and showers)	50	All Sports Change rooms	
Small social area	25	For use as additional meeting or social space	Should be located with viewing opportunity over tennis facility
Viewing Platform	50		Should be located with viewing opportunity over tennis facility
Kiosk	25	Sale of pre prepared/packaged foods	Servery to both tennis side and overlooking rectangular field
Circulation	80		
<b>Total</b>	<b>1,201</b>		

<b>Recreation Centre Stadium Expansion</b>			
Indoor courts x 1	793	Multipurpose indoor courts	External door to open to new outdoor multipurpose sports courts. To meet the requirements of the playing sports playing dimensions for netball.
Equipment for indoor courts			Permanent floor plates for netball, volleyball and badminton. Roof mounted basketball backboards.
Tiered spectator seating (indoor)	92		
Outdoor courts x 3	2,165		Acrylic surface
<b>Total</b>	<b>3,049</b>		
<b>PAVILION</b>			
Changeroom 1 (28m2), Toilets & Showers (20m2)	48		To provide quality accommodation for sporting and other groups using as change rooms. It is intended that changerooms be non gender specific to facilitate maximum flexibility of usage. (Similar to that prescribed in the AFL revised community level facility layout 2015, and Cricket Australia Community Cricket Facility Guidelines). Change room to meet minimum requirement for community cricket (This will work for netball, soccer and other sports with smaller team numbers).
Changeroom 2 (28m2), Toilets & Showers (20m2)	48		
Umpires change room	25		Provision of shower/toilet and small change area. Non gender specific.
First aid room	10		Accessible by service road for emergency services.
Storage Room (Internal)	20		Suitable to store chairs, tables, massage tables etc.
Public toilets	26		
Office/Administration Space	15		
Meeting Room	40		This is similar size to existing. Larger social functions can be accommodated in community spaces when required.
Kitchen	25	Sale of pre prepared/package foods	Include cool Room. To be compliant with current food preparation standards. Servery to external area on Football side.
External Servery	3		To provide internal serving space during social functions.
Cleaners Store	4		
External Viewing Area	80		
<b>Total</b>	<b>344</b>		
<b>TOTAL AREA REQUIRED</b>	<b>4,594</b>		

## 12 MASTER PLAN CONCEPT

Two master plan scenarios have been prepared and presented. Scenario B is presented as the preferred option.

### 12.1 SCENARIO A CONCEPT PLAN

#### Cost Estimate \$13.50M

Scenario A has been developed by the Shire initiated working group with the aim to prioritise flexibility in the accommodation of the stated needs and considers the inputs of the working group members, key stakeholders of the precinct and potential future precinct stakeholders.

#### Football Oval and Active Open Space

The existing Oval at VC Mitchell Park is the premier Australian Rules Football oval in the Shire and will be maintained in its current form. An additional active playing surface is proposed at the western side of the Donnybrook Recreation Centre that could accommodate overflow training for football or cricket and provide usable space for the Donnybrook Hockey Club training and the future development of rectangular sports such as soccer. The new master planned sporting fields may reduce the existing usage pressure on the VC Mitchell Park oval in maintaining its quality as a premier surface for match play.

#### Major Multiuser Sports Pavilion

A new large Multi-Use Community Pavilion building will be located in the current location of the Donnybrook and Districts Football club clubroom and the Donnybrook Tennis club pavilion. It is proposed as a split-level facility that increases the amenity for the two clubs and its location between the two playing areas will allow it to equally view (and service) both in addition to efficiently and flexibly accommodating their associated sports clubs.

Refer also to the above Accommodation Schedule for a summary of the indoor and outdoor functions and spaces provided in this building.

#### New Playground

Scenario A provides for a new playground to be located in proximity to the tennis courts, central within the precinct.

#### Car Park

The formalisation and improvement of car parking spaces to improve efficiency and functionality.

#### Donnybrook Recreation Centre

Improvements to the Donnybrook Recreation Centre include a one court extension (indoors) with associated spectator stand. Provision of three outdoor courts to facilitate a relocation of the netball association to the precinct is a priority, with a club house facility that can be used by clubs in the recreation centre and at the western end of the precinct.



# Scenario A Concept Plan





## 12.2 SCENARIO B CONCEPT PLAN

### Cost Estimate - \$12.75M

Scenario B was produced as an alternative with the aim to prioritise flexibility in the accommodation of the stated needs of the various sporting clubs and community organisations, it has a reduced cost to Scenario A.

This includes the main features of Scenario A, with the addition of:

#### New Family BBQ Area/Relocated Vin Farley Rotary Playground:

A playground located between the proposed covered spectator area and the parking area will be developed into a landscaped Family Area with BBQ's and a relocated Vin Farley playground. This outdoor area will augment the sport-related, social functions of the sporting pavilion as well as activate the area in non-sports times.

#### New Shared-Use Fitness Pathway

A significant feature of Scenario B is the proposed Shared-Use Pathway that both circumnavigates and connects all the elements of the precinct and the Donnybrook Recreation Centre. The Shared-Use Pathway will provide the precinct with a structured facility for walking running, jogging, riding and skating (blading). It is proposed that the track will be wide for accessibility with the potential of safety lighting.

In addition to providing an accessible, structured exercise and recreational opportunity, the shared-use pathway will also provide a much-needed pedestrianised link to integrate the many and varied sport and recreation activities provided within the precinct.

Development of three residential lots where the current Vin Farley is currently located. This would provide funds to support the master plan development and offset some of the costs.

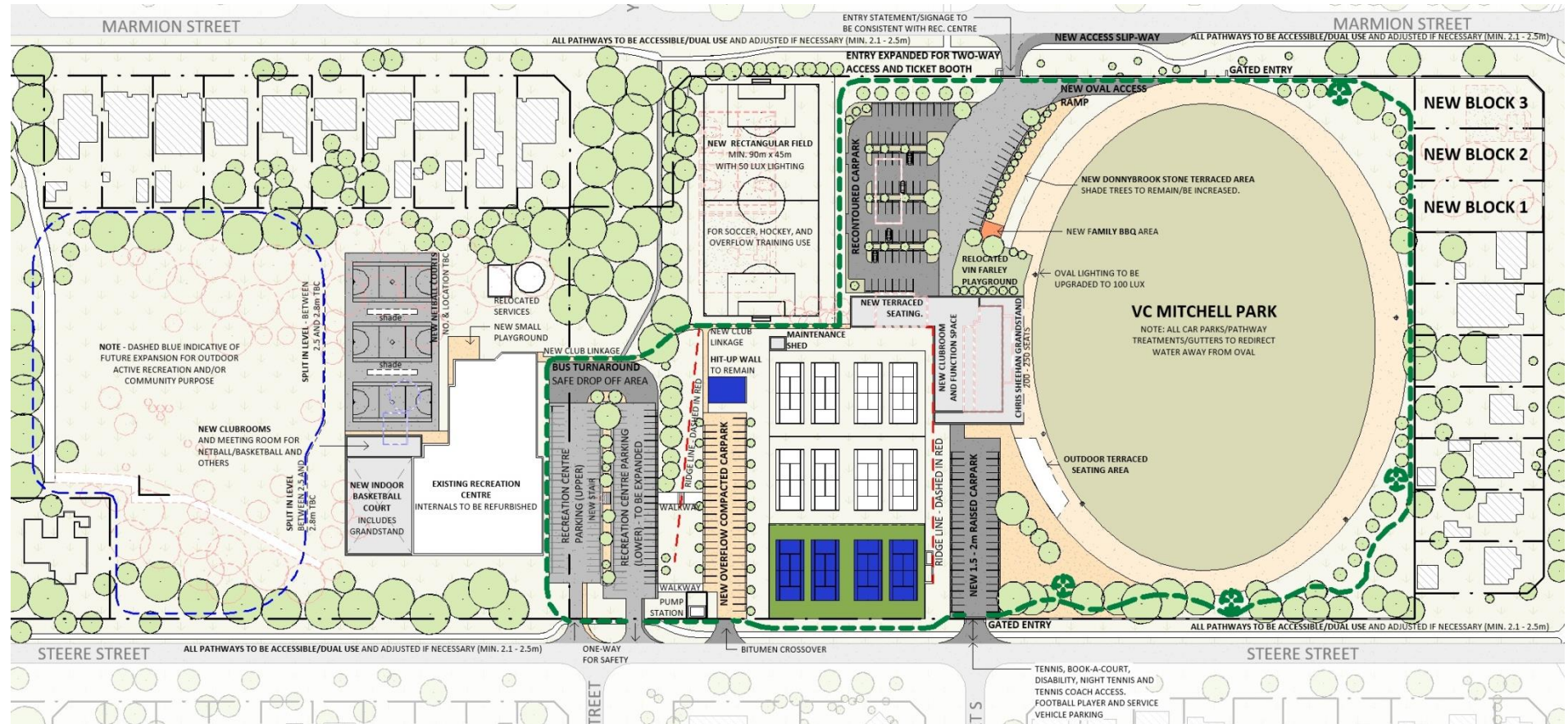
Scenario B also considers an alternative to additional active open space:

#### Rectangular active open space development

The development of currently underutilised space to the north of the tennis club rather than to the western end of the Donnybrook Recreation Centre provides a lower cost alternative, places the additional active open space in close proximity to car parking and enables the rectangular sports an opportunity to form part of the Sports Association proposed for the new Major multiuse sports pavilion.



# Scenario B Concept Plan



## 13 COST ESTIMATES

### 13.1 SCENARIO A COST ESTIMATES

Building Works	\$7,254,480
Demolition, External Works and Services	\$6,420,550
<b>TOTAL</b>	<b>\$13,499,030</b>

### 13.2 SCENARIO B COST ESTIMATES

Building Works	\$7,371,295
Demolition, External Works and Services	\$5,550,082
<b>TOTAL</b>	<b>\$12,745,377</b>

### 13.3 ASSUMPTIONS AND EXCLUSIONS

- The costs have been developed on present day figures (2020) on a square metre rate. Present day costs have been developed by a Quantity Surveyor (Donald Cant Watts Corke) using recent construction project costs.
- The cost plan has been developed based on the information and size allocations identified in this plan, therefore all quantities and rates are provision and therefore subject to change.

In addition to above, all costs:

- Excludes GST
- Excludes abnormal ground conditions / contamination etc.
- Excludes major services diversions
- Excludes FF&E
- Excludes client costs, legal costs, site costs, agent's fees, finance etc.
- Excludes land purchase costs
- Excludes Client Representative / Project Management Fee / Professional Fees
- Excludes escalation - costs are current day
- Excludes % for Public Art
- Excludes specific ESD initiatives
- Costs assume Competitive Tender process with local builders using basic palette of materials

## 13.4 INDICATIVE LIFE CYCLE COST ESTIMATES

The following tables provide high level indicative costs for replacement of facilities recommended within the preferred Scenario B of the Master Plan. The total annual replacement cost is the total of the replacement values based on likely lifespan and original capital cost. The amounts are all 2020 values.

Items - Stage 1	Cap cost (2020)	Life estimate	Annual % cost	Annual \$ Replace
New sports club room	\$ 3,609,540	40	0.025	\$ 90,239
Oval lighting 100 lux	\$ 400,000	20	0.05	\$ 20,000
Terraced seating	\$ 430,000	25	0.04	\$ 17,200
Reconfigured car park (Nth Tennis)	\$ 585,480	15	0.066	\$ 38,642
Raised car park (Steere st)	\$ 224,480	15	0.066	\$ 14,816
Playground BBQ area	\$ 194,500	10	0.1	\$ 19,450
Main entrance, slipway ramp to oval	\$ 423,875	25	0.04	\$ 16,955
Pathway network	\$ 90,000	15	0.066	\$ 5,940
Tennis maintenance shed	\$ 18,500	18	0.055	\$ 1,018
Rectangular playing field	\$ 357,565	25	0.04	\$ 14,303
Drainage to oval rectification	\$ 200,000	25	0.04	\$ 8,000
				\$ 246,561

Items - Stage 2	Cap cost (2020)	Life estimate	Annual % cost	Annual \$ Replace
Outdoor netball courts	\$ 381,900	12	0.083	\$ 31,698
Pathway network (remainder)	\$ 128,050	15	0.066	\$ 8,451
Playground - small	\$ 66,500	10	0.1	\$ 6,650
Pavilion / clubroom	\$ 1,036,040	40	0.025	\$ 25,901
Indoor multipurpose court /expansion	\$ 2,432,900	25	0.04	\$ 97,316
Car park Rec centre upgrade	\$ 53,700	15	0.066	\$ 3,544
Car park overflow	\$ 167,280	15	0.066	\$ 11,040
Rec centre refurbishment	\$ 200,000	25	0.04	\$ 8,000
Lighting rectangular field 50 lux	\$ 260,000	20	0.05	\$ 13,000
				\$ 205,601

# 14 IMPLEMENTATION

## 14.1 STAGING OPTIONS

The identified priorities have been determined by ABV based on the results of the analysis undertaken throughout the development of this master plan strategy. This is based on community need identified through the consultation process and analysis of data indicating high pressure points of existing facilities, site visits of current facilities and availability of funding. There are also a number of identified actions that have precursors that are directly linked. These linkages have also been considered in the development of the implementation plan.

All Local Governments have limited resources and often have competing priorities. It is noted that the Shire's long term financial plan will ultimately determine priority of any Shire project and that Sport and Recreation projects will be progressed on this basis. Consideration of future whole of life costs (including maintenance) should form a key element when assessing each project's merit and not simply the amount of funding that may be generated from funding bodies.

It is noted that the priorities should be revisited by the Shire on a regular basis as needs may change with changing demographic and usage.

The implementation is based on Scenario B which provides the aspirational outcomes of the stakeholders at a lower cost.

STAGE 1	COST ESTIMATE
Demolition of existing Football Club Room & Tennis Club Room, road, services, playground, path, fencing (to accommodate new)	\$397,625.00
New Sports Club Room	\$3,609,540.00
Oval lighting to 100 lux	\$400,000.00
Terraced seating around football oval	\$430,000.00
Reconfigured car park to the north of the tennis club (including retaining walls)	\$585,450.00
Raised car park off Steere Street	\$224,480.00
New Playground and BBQ Area	\$194,500.00
New Main entrance and ticket booth, slipway, fence, ramp to oval	\$423,875.00
Path Network (between main entrance and recreation centre)	\$90,000.00
Tennis Maintenance shed	\$18,500.00
New rectangular playing field	\$357,565.00
Site levelling and clearance	\$382,830.00
Drainage to oval and general oval rectification	\$200,000.00
Allowance for services upgrades	\$530,000.00
Preliminaries	\$134,000.00
<b>TOTAL</b>	<b>\$7,978,365.00</b>

<b>STAGE 2</b>	<b>COST ESTIMATE</b>
Outdoor Netball Courts	\$381,900.00
Remainder of pathway network	\$128,050.00
New small playground	\$66,500.00
New Pavilion/Club room	\$1,036,040.00
New indoor multipurpose court (Recreation Centre expansion)	\$2,432,900.00
Recreation Centre car park upgrade	\$53,700.00
Overflow car park	\$167,280.00
Refurbishment to recreation centre	\$200,000.00
Lighting to rectangular field to 50 lux	\$260,000.00
Preliminaries	\$40,642.00
<b>TOTAL</b>	<b>\$4,767,012.00</b>

<b>STAGE 3</b>	<b>COST ESTIMATE</b>
Future development to western end of precinct for further recreation and community use.	TBA
<b>TOTAL</b>	<b>\$0.00</b>

# 15 FUNDING OPPORTUNITIES

Funding Source	Type or projects they will fund
Grants (State, Federal, other)	<p><b>CSRFF</b></p> <ul style="list-style-type: none"> <li>Cricket pitches</li> <li>Safety fences</li> <li>Upgrade to clubrooms/pavilions</li> <li>Sports floodlighting</li> <li>Court construction</li> </ul> <p><b>Lotterywest</b></p> <ul style="list-style-type: none"> <li>Skate parks</li> <li>Playgrounds</li> </ul> <p><b>Building Better Regions Fund</b></p> <ul style="list-style-type: none"> <li>Various - to generate jobs and economic benefits to regions</li> </ul> <p><b>Other</b> There are potentially other grants that may be applied for as the master plan is progressed</p>
Shire funding (general revenue, loan funding, Reserve funds, land sales)	<ul style="list-style-type: none"> <li>All above infrastructure</li> </ul>
Sporting Groups (note minimal funding availability)	<ul style="list-style-type: none"> <li>Facility development</li> </ul>

In relation to the Shire’s funding support for the project, at its December 2019 Ordinary Meeting, Council resolved as follows:

***That Council:***

1. ***Approve, in principle, loan funding towards the Donnybrook and Districts Sports, Recreation and Events Precinct Project on the basis of:***
  - 1.1 ***One-third funding from the Shire of Donnybrook Balingup;***
  - 1.2 ***Two-thirds funding from the State Government; and***
  - 1.3 ***The Shire of Donnybrook Balingup capital contribution via loan being capped at a maximum of \$3,000,000.***
2. ***Instruct the Chief Executive Officer to seek project funding from the State Government as per resolution 1, above.***
3. ***Approve the addition of the in principle loan funding amount to the Shire’s Borrowings Plan 2019/20 – 2033/34 (as attached).***



## **COMMUNITY SPORTING AND RECREATION FACILITIES FUND (CSRFF)**

Administered through the DLGSCI, the CSRFF provides funding through a competitive application process for small and large sporting infrastructure projects, however will provide a maximum of one-third of the total estimated cost (excluding GST) of the applicant's project. Priority will be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities reduce infrastructure required to meet similar needs and increase sustainability.

Small Grants: Small Grants total cost must not exceed \$300,000. Minimum Grant of \$2,500 and maximum Grant of \$100,000. Grants given in this category must be claimed in the financial year following the date of approval. For projects with a grant request below \$2,500 it is expected that the applicant should be able to fully fund these.

Annual Grants: \$100,000 – \$166,666 will be allocated to projects with a planning and construction process that will be complete within 12 months. The total project cost for annual grants is between \$300,001 – \$500,000 (GST Exclusive). Grants given in this category must be claimed in the financial year following the date of approval.

Examples of annual projects:

- Upgrades to clubrooms/pavilions.
- Upgrade to swimming pool.
- Large floodlighting project.
- Court or bowling green construction.
- Reticulation system for a grassed playing field.

### **CSRFF forward planning grants**

\$166,667–\$2,000,000 will be allocated to the large-scale projects where the total project cost exceeds \$500,001 and may be allocated in one or a combination of the years in the next triennium. Grants given in this category may be allocated in one or a combination of the years in the triennium.

Examples of forward planning projects:

- Multipurpose leisure/recreation centre.
- Swimming pool – new or major upgrade including heating to allow increased use.
- Construction of large synthetic fields.
- Playing field construction.
- Clubroom – new or major upgrade.
- Large ablution block/change rooms.

## **LOTTERYWEST**

Lotterywest provide funding for the following types of projects:

- Creation of skate parks.
- Development of playgrounds.
- Earthworks, play equipment and shade facilities.
- Temporary infrastructure that may make public spaces more welcoming for people.

Lotterywest grants do not support the ongoing operation and maintenance of community spaces.

## **BUILDING BETTER REGIONS FUND**

The Building Better Regions Fund is a grant designed to support regional areas with new infrastructure to help create jobs and drive economic growth and build stronger regional communities into the future.

The most recent advertised round is to support drought assisted areas. There are currently no rounds advertised, however it would be prudent for the Shire of Donnybrook Balingup to monitor this and other future federal government funding opportunities.



# 16 GOVERNANCE

## 16.1 MULTIPURPOSE SPORTS FACILITY MODELS

For a multipurpose facility providing for various groups and use, there are a number of management options available for consideration. These may be implemented when a facility has been developed and there will be a number of groups accessing the sports facilities on a regular basis.

- Management by Local Government (Shire of Donnybrook Balingup)
- Sports Association Management Model
- Management by Key User Group
- A combination of the above-mentioned models

The table below summarises the positives, negatives and issues identified throughout this review.

Management Option	For	Against	Potential Issues
Management by Local Government (LGA)	<ul style="list-style-type: none"> <li>• Opportunity to maximise focus on recreational and community benefit, diversity of usage and access to precinct.</li> <li>• Leverage other events and opportunities.</li> <li>• LGA's have existing resourcing in HR, financial, risk, asset management policies and processes.</li> <li>• LGA's have existing maintenance and operational expertise.</li> </ul>	<ul style="list-style-type: none"> <li>• Could detract from the viability of the clubs using the facility.</li> <li>• Would need to recruit resources for facility management role.</li> <li>• May lack the support of the existing management groups.</li> <li>• Complicated management structure making difficult to speak to the right person.</li> </ul>	<ul style="list-style-type: none"> <li>• May not be in a position to maximise commercial opportunities.</li> <li>• The LGA's willingness to underwrite the operation of the facility.</li> <li>• Potential to lose sporting volunteers.</li> </ul>
Management by a Sports Association representing the key tenant club(s) or users.	<ul style="list-style-type: none"> <li>• Consortium could appoint professional manager or management to manage facility on their behalf.</li> <li>• Likely to maximise commercial benefit to clubs involved in management.</li> <li>• Potential to co-opt members with a strong commercial understanding.</li> <li>• Most likely to ensure that role of clubs is maintained.</li> <li>• Removal of local politics on operation of facility.</li> <li>• Creates a democratic process whereby all groups have equal say.</li> </ul>	<ul style="list-style-type: none"> <li>• Clubs may not have commercial expertise within clubs to manage facility.</li> <li>• Conflict of interest with other potential users and financial viability of the precinct.</li> <li>• Competing interests amongst clubs.</li> <li>• Not core club business.</li> <li>• Slow decision-making process.</li> <li>• Potential lack of responsibility/ownership of the facility.</li> </ul>	<ul style="list-style-type: none"> <li>• Sports clubs are more likely to have self-interest in managing facility.</li> <li>• Clubs unlikely to have the specialist management capability in house.</li> <li>• Limited ability to financially underwrite.</li> <li>• There would need to be a strong/binding Memorandum of Understanding or constitution between the tenant club/users.</li> </ul>

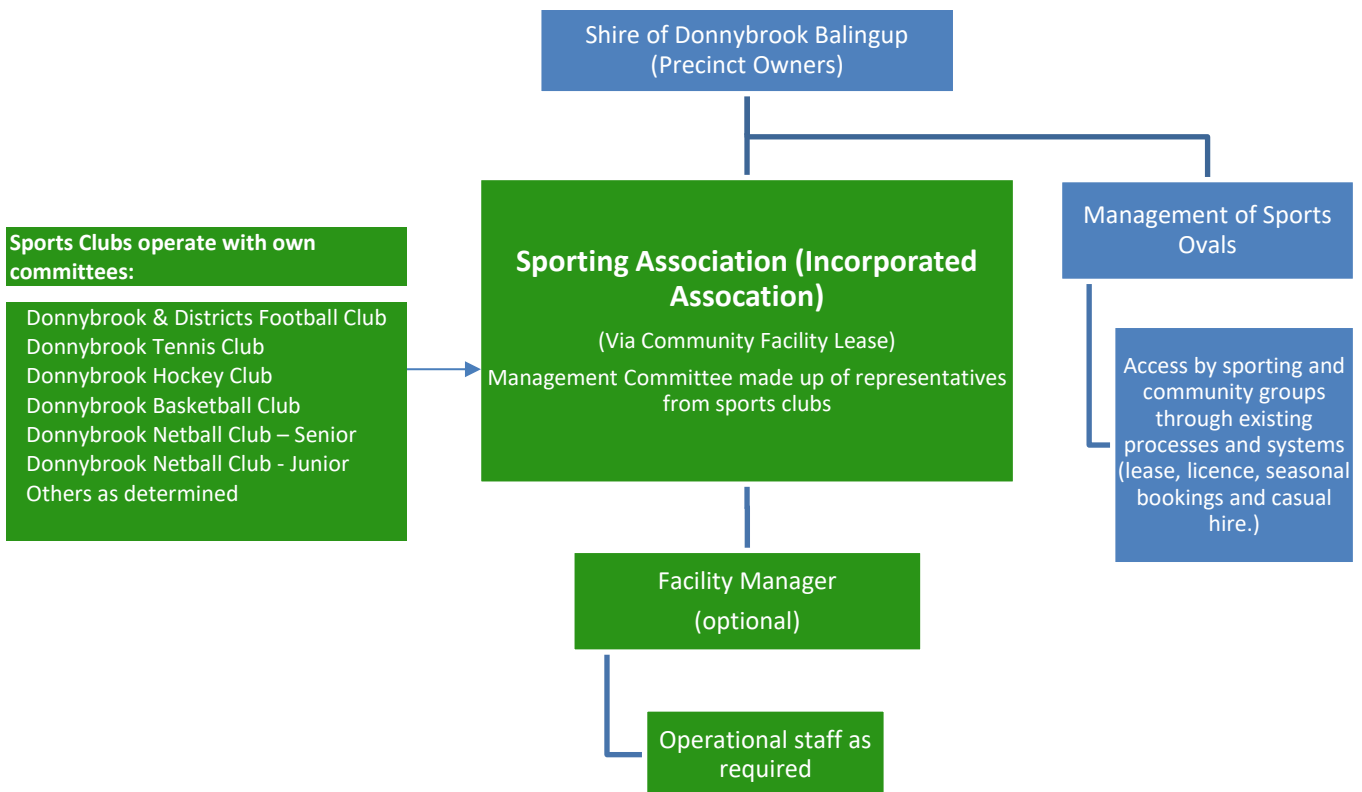
Management Option	For	Against	Issues
Management by a Key User Group.	<ul style="list-style-type: none"> <li>• Will have a good understanding of the tenant issues.</li> <li>• Likely to maximise commercial benefit to club involved in management.</li> <li>• Potential to co-opt members with a strong commercial understanding.</li> <li>• Club could appoint professional manager to manage facility on their behalf.</li> <li>• Maximise individual club support for the facility.</li> <li>• Single communication point and decision maker.</li> </ul>	<ul style="list-style-type: none"> <li>• Could detract from viable usage by other users of the precinct.</li> <li>• Potential conflict of interest with other potential users and financial viability of the facility.</li> <li>• Could detract from non-sports users of precinct.</li> <li>• Likely to be difficult to consolidate management across the precinct.</li> </ul>	<ul style="list-style-type: none"> <li>• Club is more likely to have self interest in managing facility.</li> <li>• Club unlikely to have the management expertise.</li> </ul>
Combination of above models: Management by Key User and Management by Shire	<ul style="list-style-type: none"> <li>• Enables operations of commercially viable facilities to be operated independently of the Shire and allows potential development of community ownership.</li> <li>• Equitable access for sporting groups utilising the sports ovals</li> <li>• Shire experienced in maintenance and facility management.</li> <li>• Shire set the fees and charges of facility use annually through the budget process.</li> </ul>	<ul style="list-style-type: none"> <li>• Confusion for users as to how to book and access facilities.</li> <li>• Likely to be difficult to consolidate management across the precinct.</li> </ul>	<ul style="list-style-type: none"> <li>• A breakdown in Communications between management arms could result in booking conflicts.</li> <li>• Priority of bookings would need to be determined at the outset.</li> <li>• Responsibility of communication to user groups for access.</li> </ul>
Combination of above models: Management by a Sports Association representing the key tenant club(s) or users and Management by Shire (Sports Ovals)	<ul style="list-style-type: none"> <li>• Enables operations of commercially viable facilities to be operated independently of the Shire and allows potential development of community ownership.</li> <li>• Greater sense of ownership by resident groups</li> </ul>	<ul style="list-style-type: none"> <li>• Confusion for users as to how to book and access facilities</li> <li>• Likely to be difficult to consolidate management across the precinct</li> </ul>	<ul style="list-style-type: none"> <li>• A breakdown in Communications between management arms could result in booking conflicts.</li> <li>• Priority of bookings would need to be determined at the outset.</li> <li>• Responsibility of communication to user groups for access.</li> </ul>

## 16.2 PREFERRED MANAGEMENT MODEL AND TENURE ARRANGEMENTS

The Shire of Donnybrook Balingup Working Group have reviewed a number of models and have identified that the management of the sports pavilions would be best managed by the Sports Association Management Model implementing a management committee with representatives of the associated sporting groups, with the Shire managing the maintenance and bookings of the sports infrastructure, either through lease arrangements with the clubs, or direct bookings systems. The management model is outlined and depicted below.

Facility/facilities	Management model
New sports pavilion/community function centre	Management by a Sports Association representing the key tenant club(s) or users.
Ovals/active green spaces	Seasonal booking
Tennis Courts	Lease to Donnybrook Tennis Club
Recreation Centre and outdoor courts	Shire of Donnybrook Balingup

For the purposes of the budget preparation, the following structure has been considered:



The principle intent of this model is to establish, maintain and conduct a club for the subsidiary member clubs and to support the recreational, social, sporting, cultural and community dimensions of that interest.

For the purpose of the Multipurpose Community Facility and the ability of the management entity to operate efficiently and to create a successful commercial operation, a community facility lease agreement would be deemed appropriate.

It would be important to place conditions within the lease agreement for equitable access to various facilities within the multipurpose community facility and various areas across the site.

The Shire of Donnybrook-Balingup in managing the sports ovals and Donnybrook Recreation Centre, would operate with groups accessing the ovals via a hire agreement or seasonal ground allocation as required and pay the applicable fee and charge as per the Town's fees and charges set annually through the budget process.

# 17 APPENDIX 1 – RELEVANT INDUSTRY DOCUMENT REVIEW

## 17.1 STRATEGIC DIRECTIONS 6 (SD6)

This publication by the Department of Local Government, Sport and Cultural Industries (Previously the Department of Sport and Recreation) Strategic Directions 6 (SD6) planning document that covers the five year period (2016 – 2020) to guide the sport and recreation industry. It identifies the following key societal trends that are driving change in the industry:

The document outcomes of the document are to:

- Increase participation
- Improved Performance
- Enhanced Social Capital and Organisational Capability
- Enhanced Wellbeing

The following summarises the identified industry challenges in this period:

### 1. Governance

Western Australia's sport and recreation organisations must proactively engage national and state/territory counterparts in developing governance models that are collaborative and strategically aligned partnerships. These models must balance local context and interest as well as national priorities.

### 2. Integrity and Values

Sport and recreation interests must proactively develop responses to safeguard the integrity and wholesome values which make sport and recreation a fundamental part of Australian culture. The integrity that has encouraged participants, partners, sponsors and governments to invest time, effort and resources needs active protection.

### 3. Public Open Space and Urban Form

Urban parklands and green spaces for sport and active recreation are integral components of urban infrastructure and make a significant contribution to community health and wellbeing. In order to deliver public open space which meets the needs of communities into the future we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces.

### 4. Adventure and Outdoor Recreation

Western Australia is a destination point for numerous adventure and outdoor recreation pursuits. Stakeholders from the public, private and community sectors must engage collaboratively to deliver high-quality activities, services and facilities to satisfy and sustain the growing demand, while protecting the environments where these activities take place.

### 5. Commercialisation

A small number of high profile sports with significant participation bases and integrated competition structures now have robust commercially-oriented business models, while community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue.

## **6. Diversity of Leadership and Management**

Initiatives are needed to expedite diversity in Western Australia's sport and recreation landscape at all levels of leadership and management. Sport and recreation organisations must be proactive to increase the contribution that currently underrepresented groups within the community, particularly women, are able to make to the industry.

## **7. Financial (Un)Certainty**

The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances. Sport and recreation stakeholders must be strong advocates for the many benefits that are enabled by continued investment.

## **8. Leveraging Facilities Investment**

Stakeholders must leverage the investment made in sport and recreation facilities and infrastructure over the past decade. Securing high profile events and increasing visitor and local participation will add vibrancy to our communities and convert these places and spaces into business drivers, delivering extensive economic benefits to Western Australia.

## **9. Life Course and Life Stage Participation**

The achievement of improved participation rates in sport and recreation, and more broadly active lifestyles, will require innovative responses to the life course and life stage circumstances of Western Australians. A combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community.

## **10. Monitoring, evidence and Research**

Research and evidence-based decision-making are increasingly important for sport and recreation. Availability and utilisation of reputable information will be vital for future policy development and strategic planning.

## **11. Participation, Culture and Affordability**

Sport and recreation provides opportunities to embrace those otherwise often excluded in the community. Opportunities should be affordable and provide equitable access to encourage participation of people from diverse social, cultural and economic backgrounds.

## **12. Technology**

Western Australia's sport and recreation landscape must embrace opportunities to progress the industry through new and emerging technologies. Astute sourcing of technological innovations that enhance core values, support participation and performance outcomes and promote organisational sustainability will be crucial.

## **13. Vital Volunteers**

The engagement of volunteers in sport and recreation is vital for the industry to thrive and deliver personal and social benefits. Sport and recreation organisations must devise responsive and accommodating approaches to recruit, support and retain the vital volunteer base, which facilitates the delivery of sport and recreation activities.

### **Public Parkland Planning and Design Guide (WA)**

This document was developed by the Department of Sport and Recreation and the Department of Water and outlines design principles for the development of parklands and open space. The focus of the document is the requirement for consideration of well-planned parklands that during the planning and design stages, consider all elements to achieve sustainability in the long term. Planning needs to be integrated to ensure quality outcomes are achieved;



- Consideration of end user requirements
- Allocation of parkland is suitable for desired outcomes
- Development of multi-use parklands
- Playing fields are well planned to consider peak usage and watering requirements, ongoing maintenance, use of appropriate equipment (Irrigation systems) and ongoing water supply considerations.
- Enhancement of existing site features
- Use of local resources and materials
- Department of Water should be consulted during the planning phase of parklands

## 17.2 CLASSIFICATION FRAMEWORK FOR PUBLIC OPEN SPACE (WA), DEPARTMENT OF SPORT AND RECREATION

Developed in 2012, the primary purpose of this framework is to define terminology that can be universally used to describe POS and is designed to achieve that consistency and reduce confusion. The framework contains two (2) central categories – function and catchment hierarchy.

<i>Functions - (primary use and expected activities) identifies three primary types of open spaces</i>	
<b>Recreation spaces</b>	<p>Recreation spaces enhance physical and mental health through activity that provides relaxation, amusement or stimulation.</p> <p>Recreation spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities that provide personal satisfaction or intrinsic reward.</p> <p>Recreation spaces include gardens and open parklands, community gardens, corridor links, amenity spaces, community use facilities, civic commons or squares.</p>
<b>Sport spaces</b>	<p>Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training.</p> <p>Sport spaces are designed to accommodate playing surface, buffer zones and infrastructure requirements of specific or general sporting activity.</p> <p>Players and spectators attend with the express purpose of engaging in organised sporting activity, training or competition or watching the game.</p> <p>Most sport spaces can also be accessed by community members for informal sport and recreation.</p>
<b>Nature spaces</b>	<p>Nature spaces provide opportunity for low-impact recreational activities, such as walking, cycling, picnicking, playing, watching or exploring natural features.</p> <p>Nature spaces may include bushland, coastal areas, wetlands and riparian habitats, and geological and natural features. Sites are managed to enable recreational access while protecting local ecological and biodiversity values.</p>



*Catchment hierarchy - (typical size and how far a user might travel to visit the site) includes four categories:*

<p><b>Local Open Space</b></p>	<p>Local open space (LOS) is usually small parklands that service the recreation needs of the immediate residential population.</p> <p>LOS is primarily used for recreation and may include small areas of nature space.</p> <p>Typical Size: 0.4ha to 1ha</p> <p>Access: within 400m or 5 minute walk</p>
<p><b>Neighbourhood Open Space</b></p>	<p>Neighbourhood open space (NOS) serves as the recreational and social focus of a community. Residents are attracted by the variety of features and facilities and opportunities to socialise.</p> <p>NOS can assist to engender sense of place and protect specific conservation values through retention of nature spaces.</p> <p>Typical Size: 1ha to 5ha</p> <p>Access: within 800 m or 10 minute walk</p>
<p><b>District Open Space</b></p>	<p>District open space (DOS) is principally designed to provide for organised formal sport. DOS will very likely include substantial recreation space and some nature space.</p> <p>DOS design and function should consider biodiversity principles and environmental management goals.</p> <p>DOS serves several neighbourhoods with players and visitors travelling from surrounding districts.</p> <p>Typical size: 5ha to 15+ ha</p> <p>Access: within 2km to 5 minute drive</p> <p>DOS may:</p> <ul style="list-style-type: none"> <li>• Consist of sufficient space to accommodate a variety of concurrent uses, including organised sports, children’s play, picnicking, exercising the dog, social gatherings and individual activities.</li> <li>• Include a combination of bushland, open parkland for casual play and space for organised sport.</li> <li>• Accommodate multiple user groups, clubs and associations.</li> </ul>
<p><b>Regional Open Space</b></p>	<p>Regional open space (ROS) may accommodate important recreation and organised sport spaces as well as significant conservation and/or environmental features.</p> <p>ROS may provide substantial facilities for organised sport, play, social interaction, relaxation and enjoyment of nature.</p> <p>ROS can assist to protect biodiversity conservation and environmental values through retention of bushland, wetlands and other natural features.</p> <p>Typical size: varies. When sporting space is identified as a necessary regional function, allocations for playing fields and sports facilities should be 20+ha in area.</p> <p>Access: ROS serves one or more geographical or social regions and is likely to attract visitors from outside any one local government area.</p> <p>Users not living within close proximity will use either private vehicles or public transport systems.</p>





## 18 APPENDIX 2 – DONNYBROOK BALINGUP DEMOGRAPHICS

In planning for sporting and recreation infrastructure, it is important to understand the demographics of the area to provide insights into better understanding the likely key areas of demand and potential future need.

The following information has been obtained from the Australian Bureau of Statistics 2016 Census.

Table 1 below provides a snapshot of the Shire population, and percentages are compared with WA overall.

**Table 1: Shire of Donnybrook Balingup Demographic Overview**

Category	Shire of Donnybrook Balingup	WA
Population (2016 Census)	5,870	2,474,410
Males	49.4%	50%
Females	50.6%	50%
Aboriginal and/or Torres Strait Islander Population	1.7%	3.1%
Born in Australia	72.2%	60.3%
Overseas Born	27.8%	39.7%
Median Age	47	36
Median Income per person (\$ weekly)	\$563	\$724
Median Income per household (\$ weekly)	\$1,155	\$1,595
Couple family with children	36.9%	45.3%
Couple family without children	51.8%	38.5%
Number of dwellings	2,760	
Occupied private dwellings	83.7	86.7
Index of Relative Socio-Economic Disadvantage * 1	996	1015

Source: Australian Bureau of Statistics, Census of Population and Housing, 2016.

1. Socio-Economic Indexes for Areas (SEIFA), ABS, 2016, Local Government Area Index of Relative Socio-economic Disadvantage.

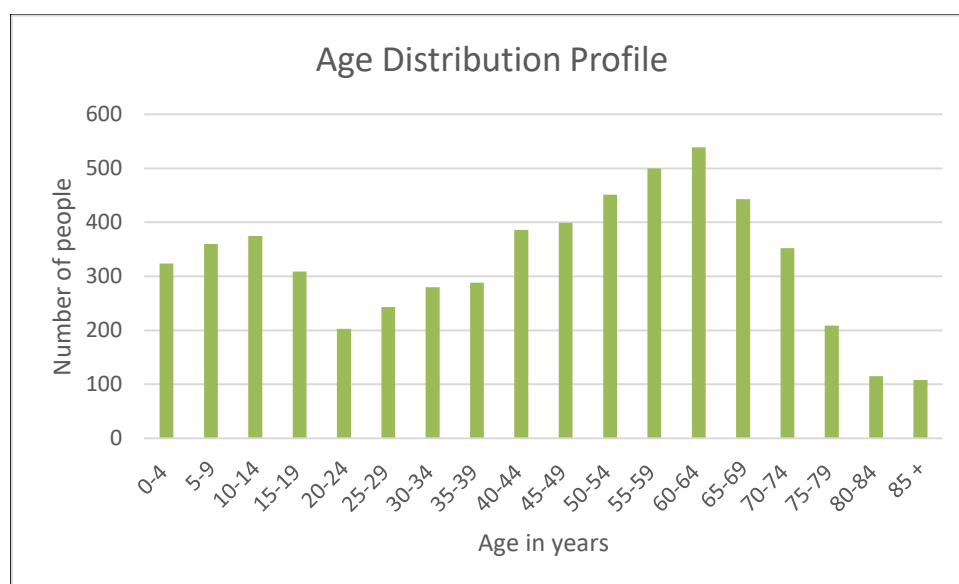
\*(SEIFA) is a product developed by the ABS that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census. SEIFA gives insight into Socio-Economic Advantage and Disadvantage.

The index is designed so that the national average sits at 1,000. With a ranking of 996, the Shire of Donnybrook Balingup sits marginally below WA and national average.

## 18.1 AGE STRUCTURE

The Figure below highlight age structure for the Shire of Donnybrook Balingup for the 2016 Census.

**Figure 1. Shire of Donnybrook Balingup Age Distribution Profile**



*Source: Australian Bureau of Statistics, Census of Population and Housing, 2016*

## 18.2 POPULATION GROWTH

Table 2 and Figure 2 below provide an overview of the change in population from the 2001 Census information through to the 2016 Census.

**Table 2. Population Growth**

Census Year	2001	2006	2011	2016	% Change
0-4 year	298	284	300	324	8.7%
5-14 years	746	713	739	735	-1.47%
15-24 years	458	450	470	512	11.8%
25-54 years	1,893	2,010	2,033	2,047	8.13%
55-64 years	471	717	924	1,039	120.6%
65 years and over	433	566	857	1,227	183%
<b>TOTAL</b>	<b>4,299</b>	<b>4,740</b>	<b>5,323</b>	<b>5,884</b>	<b>36.87%</b>
<b>Median Age</b>					

### 18.3 FAMILY AND HOUSEHOLD MAKE-UP

According to the Australian Bureau of Statistics 2016 Census:

- There are 1576 families in the Shire of Donnybrook Balingup. For families with children, the average number of children per family is 1.9.

### 18.4 HOUSEHOLD INCOME

Median weekly income

- Personal - \$563
- Family - \$1,425
- Household \$1,155

### 18.5 CULTURAL PROFILE

Analysis of the country of birth of the population in 2016 highlights that 72.2% of the population in the Shire of Donnybrook Balingup was born in Australia, with 7.4% born in England and 2.1% born in New Zealand. The next 3 highest countries of birth are Italy (0.9%), Scotland (0.8%) and South Africa (0.6%).

### 18.6 DWELLINGS

- There are 2538 private dwellings in the Shire, of which 83.7% are occupied.
- Of the occupied houses, the 79.1% are owned, either outright or with a mortgage, 17.1% rented, with 3.7% either not identified or 'other tenure' type.

### 18.7 INTERNET ACCESS

- 80.9% of residents access the internet from their dwelling.
- 16.8% do not access the internet from home, with 2.3% not stated.
- The number of residents that access the internet from their dwelling is lower than the Western Australian average of 85.1%.

### 18.8 CORE ACTIVITY NEED FOR ASSISTANCE

Core Need for Assistance is defined as a person's need for help or assistance in one or more of the three core activity areas of self-care, mobility and communication, because of a disability, long-term health condition (lasting six months or more) or old age.<sup>10</sup>

- Of the 5,870 population, there are 250 persons that require assistance, being 4.26% of the Shire's population. Of the 250, 48.8% are male and 51.2% are female.
- 64% of those requiring assistance with core activities are over the age of 55 years, with 12.8% under 19 years of age and 23.2% between the age of 20 years and 54 years of age.
- It is important to note that 549 persons did not state whether need assistance is required for core activity in the census.

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<sup>10</sup> Australian Bureau of Statistics Census 2016



## 18.9 KEY CHARACTERISTICS AND IMPLICATIONS

- The population in the Shire of Donnybrook Balingup grew by 1,585 in the 15-year period from 2001 to 2016, a growth of 36.87%.
- There has been an increase in all age cohorts except for 5 – 14 year old's.
- The greatest change has been in the 55+ age groups where the percentage of population increased from 904 people to 2,266, equating to a 150% increase in this age category. Mobility and accessibility become greater issues for this demographic that need to be considered in recreation planning. Passive recreation pursuits and accessibility need to be considered in future developments.
- The Shire of Donnybrook Balingup has a much higher than average median age of 47 years (in comparison to the WA average of 36 years).



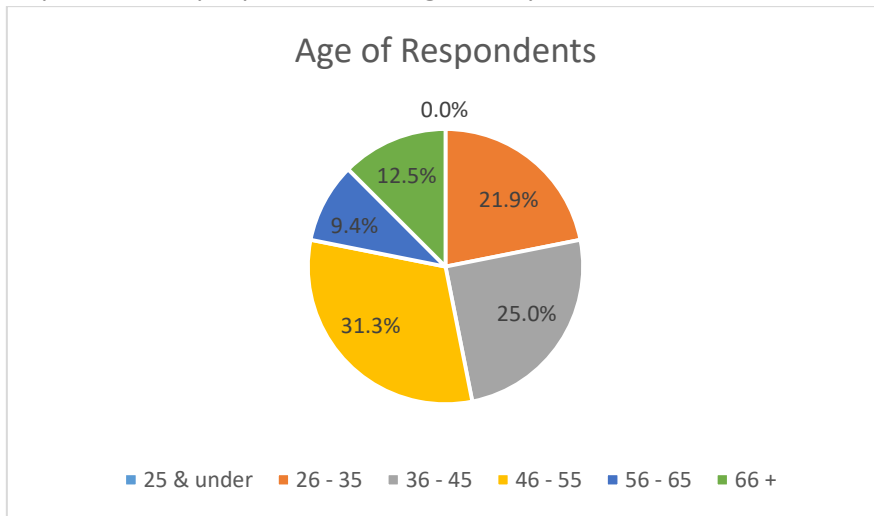
# 19 APPENDIX 3 - CONSULTATION

## Community Survey:

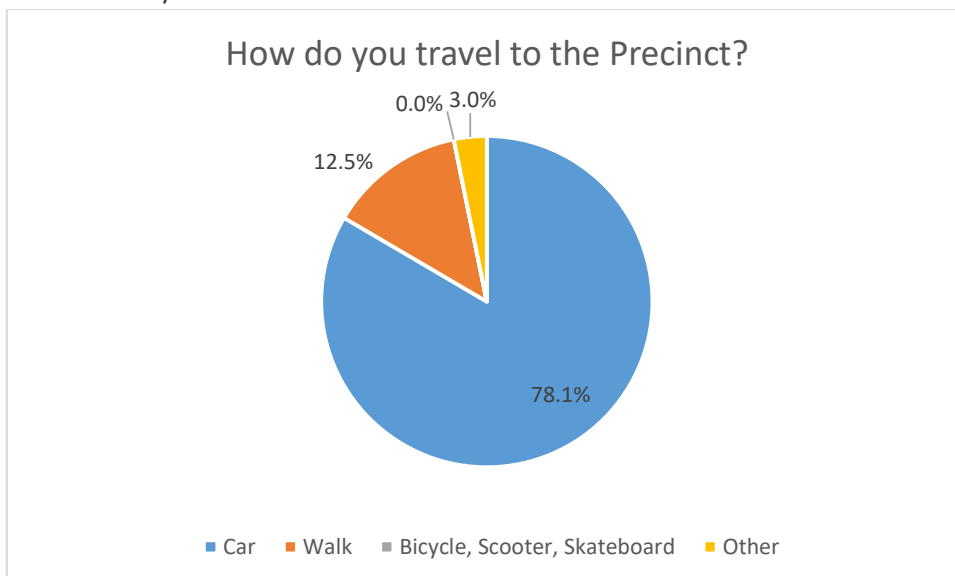
Available online from 12<sup>th</sup> April 2019 – 13<sup>th</sup> May 2019.

32 responses were received for the community survey.

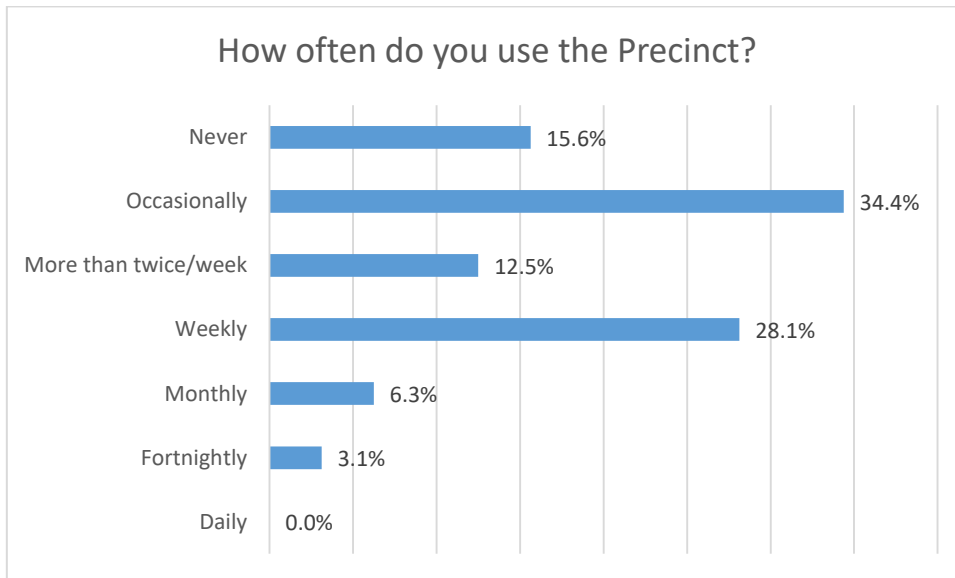
- 60.2% of respondents were female, 37.2% of respondents were male.
- 31.3% of respondents were between 46 - 55 years of age, 25% between 36 – 45 years of age, 21.9% between 26 - 35 years of age, 12.5% were over 66 years, 9.4% between 56 - 65 years of age. There were no responses from people under the age of 25 years.



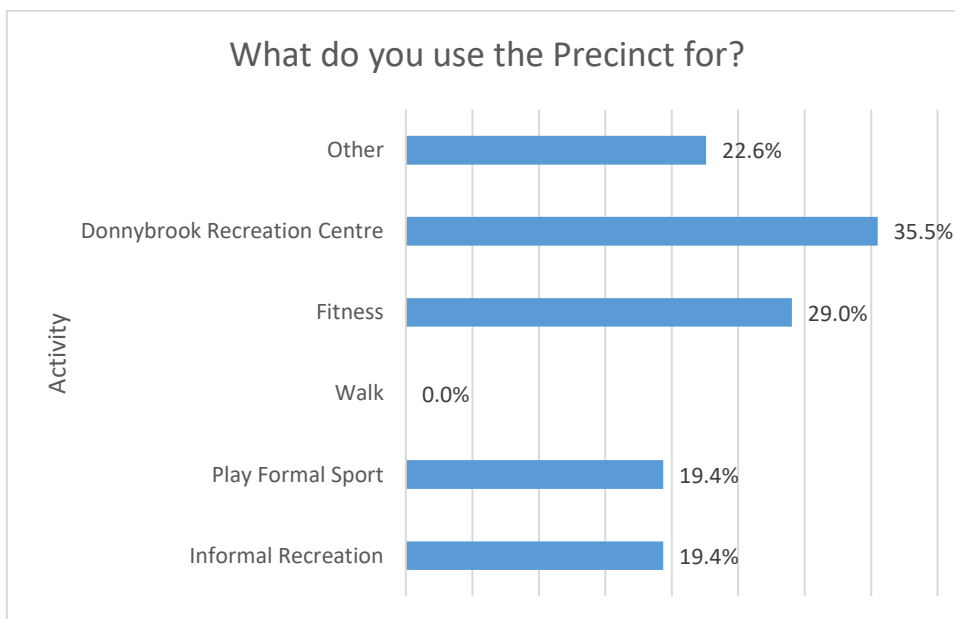
- 78.1% of respondents drive their car to the Donnybrook Sporting & Recreation Precinct, 12.5% walk, 0% cycle, scooter or skateboard. 3.0% either don't use the precinct or stated that they would prefer to walk or cycle.



- 43.7% of the respondents are regular users of the precinct, either using it more than twice a week, weekly or fortnightly. 40.7% of respondents use the precinct occasionally or monthly, with 15.5% of respondents never using the precinct.

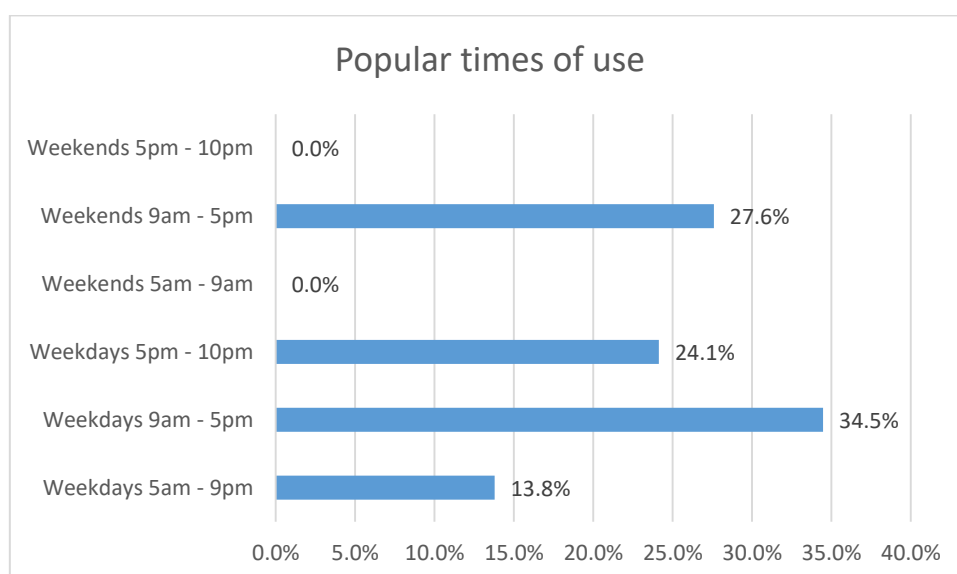


- Respondents were asked what they use the precinct for. 35.5% of respondents use the Donnybrook Recreation Centre, 29% for fitness, 19.4% for informal recreation and 19.4% for formal sport. 22.6% cited 'other'. For those who responded to 'other', pool, swimming lessons, kids playing sport or 'don't use at all' were the responses.



- The most popular times the precinct is used are: 34.5% on weekdays between 9am and 5pm, followed by 27.6% weekends 9am to 5pm and 24.1% weekdays 5pm to 10pm. The least used time of respondents is between 5am and 9am weekdays at 13.8% and no respondents use the precinct on weekends from 5pm – 10pm.





The following summarises responses to what people most like about the Donnybrook Sporting and Recreation Precinct. The table highlights the answers with the most responses and the number of responses per answer, based on respondents identified priorities.

Most liked	Priorities				
	1	2	3	4	5
Locality/Proximity to home	8	2	1	1	-
Pool	5	3	1	1	1
Gym	2	-	-	3	2
Size/Open Space/Parkland/setting	2	-	-	1	1
Nothing	2	-	-	-	-
Crèche	1	2	-	-	1
Service provide/Friendly staff/Supportive staff	1	1	2	1	-
Cleanliness	1	-	1	-	1
Family friendly	1	-	-	-	1
Playground for children	1	-	-	-	-
Cost	1	-	-	-	-
Swimming lessons	1	-	-	-	-
Removed from other sporting facilities	1	-	-	-	-
Football Club/football oval	-	2	2	1	-
Community feel/Community involvement	-	2	1	-	-
Courts	-	2	-	-	-
Tennis Club/Hitting wall	-	2	-	-	-
Ease of access/convenience	-	1	1	-	-
Indoor courts	-	1	-	1	-
Pool temperature	-	1	-	-	-
Variety of activities	-	1	-	-	-
Ease of parking	-	1	-	-	-
Elevated viewing to watch football	-	1	-	-	-
Variety of indoor sports	-	1	-	-	-
Fitness classes	-	-	4	-	-
Recreation Centre	-	-	1	-	-
Customised gym programs	-	-	-	1	-
Basketball Club	-	-	-	1	-
Oval surface	-	-	-	-	1

Respondents were asked to nominate their top five responses to what they would like to see improved at the precinct. The following table outlines the answers that had multiple responses, and the number of responses:

Improved	Priorities				
	1	2	3	4	5
Sharing of facilities/all clubs in one area/shared use	5	1	-	-	1
Increased opening hours – Rec Centre (incl weekends)	3	-	2	1	-
Netball courts/netball facilities/netball kids move here	3	1	1	1	-
Swimming pool change rooms	2	1	-	-	-
Better clubrooms for football & change rooms for females	2	-	-	-	-
Gym/Gym equipment	1	5	1	-	1
Lower cost/Affordable	1	1	1	-	-
Better rec centre facilities including pool	1	1	-	-	-
Maintaining functionality	1	-	-	-	-
More activities for under 5 year olds	1	-	-	-	-
Outdoor leisure area	1	-	-	-	-
Move fitness classes back to larger room	1	-	-	-	-
Adult only swimming	1	-	-	-	-
Parks with exercise activities	1	-	-	-	-
Creche opening hours	1	-	-	-	-
Outdoor courts/improve old courts	-	2	1	-	-
More indoor sports e.g. hockey	-	1	1	-	-
Oval lights	-	1	-	1	-
Better cooling on courts	-	1	-	-	-
Maintenance to ovals & courts	-	1	-	-	-
Outdoor basketball courts	-	1	-	-	-
Make upstairs (fitness class area) wider and enclosed	-	1	-	-	-
Fencing around VC Mitchell Park	-	1	-	-	-
Fitness gym without 'posers'	-	1	-	-	-
Football/Tennis Club upgrade	-	1	-	-	-
Better lighting car park areas	-	1	-	-	-
100m Pool **	-	1	-	-	-
Increase pool temperature	-	-	1	-	-
Better planned precinct that flows	-	-	1	-	-
Improved facilities for basketball	-	-	1	-	-
More professional coaching	-	-	1	-	-
Net at northern end of oval	-	-	1	-	-
Nature play	-	-	1	-	-
Challenges for members	-	-	1	-	-
More attractive surroundings	-	-	1	-	-
Better 'away' change rooms for football	-	-	-	1	-
Saturday morning fitness classes	-	-	-	1	-
Transform squash into meeting room	-	-	-	1	-
Upgrade VC Mitchell playground	-	-	-	1	-
Facilities for teenagers	-	-	-	1	-
Improve recreation centre entry Accredited umpires	-	-	-	1	-
Fitness class diversity	-	-	-	-	2
Baby change tables in toilets/change areas	-	-	-	-	1
Safety features	-	-	-	-	1
Increased seating at oval	-	-	-	-	1

\*\* Assume meant 50m pool



## Open Door Session

### 30th April 2019 – Council Chambers

- Many parents are sending their high school aged children to school in Bunbury (Donnybrook High School goes up to year 10). This results in the kids playing sport in Bunbury with their friends.
- Netball and Hockey clubs open to relocating from Egan Park if facilities are suitable
- Donnybrook Football Club is a single club – juniors and seniors at the one club
- Power transformer at the site was upgraded in past 10 years
- AFL games – 400 – 500 paying spectators to games. N.B. South West League lease the ground for game days.
- Slippery area north of pavilion when wet
- 1998 – oval drainage & retic project undertaken
- Consider potential opportunities for land sale to assist reduce costs for precinct upgrades
- Recreation and leisure facilities on the site to make it a true recreation precinct

## Donnybrook Recreation Centre

- The Multipurpose/Function Room was previously utilised as fitness class room, however increased requests for bookings as a meeting and function space have resulted in the fitness classes being moved to the mezzanine level above the gymnasium. This is open though and does impact sports courts. A dedicated spin class room has been created in reclaimed kiosk area.
- Gym has expanded reducing the size of the creche.
- Mould has been apparent in aquatics centre. Works have been completed to the ventilation system to improve.
- Adjustments made to the pool entry to improve accessibility.
- Upgrade to court area and roof in recent years.
- Squash courts have low utilisation. Looking at opportunities to increase.

## Key Stakeholders and Sporting Groups

The keys stakeholders and user groups of the Donnybrook Sporting and Recreation Precinct, and those based at Egan Park were provided a survey to complete. This was followed up with either a face to face meeting and/or telephone follow up. Some details regarding membership, utilisation of facilities and issues the stakeholders are facing are outlined in the table on the following page.

In general terms, many of the existing facilities are ageing and are not fit for purpose or do not meet current compliance codes. The existing precinct is quite segmented with there being little multiuse facilities. The clubs are making best use of the facilities that they utilise however maintenance requirements are high and the condition and functionality is now impacting their operations.



Sport	Club	Membership		% SoDB Pop	3 Challenges	Priorities	Club Comments / Issues
		2016 No	2019 No				
AFL Football	Donnybrook & Districts Football Club Inc		286	4.87	Facilities are getting tired - need for replacement Cost of administration/compliance Accessing volunteers to cover points above	Refurbishment of bar and function room Ground lighting to match standard	128 Seniors, 158 Juniors and Auskick Introduction of womens team in 2020 Regional Development squads also use the facilities The Donnybrook Football Club is not just about football. The club is an important part of the overall community. Our facilities are available for the general public to use. The club rooms are used for public meetings, functions (weddings, birthdays, etc) by other organisations from within the Shire and sometimes by commercial groups. The oval and facilities are also used by the schools for sports carnivals and events. Whilst the football club built and developed the club rooms the facility is considered a community asset.
Netball	Donnybrook Netball Association Inc	113	119	2.03	Volunteers for committee  Schools outside the Shire being utilised by parents The need to upskill our coaches and umpires as per the requirements of our governing body and the misguided belief by some parents that the pathways in netball are better at a bigger association.	The outdoor courts at Egan Park Sporting Complex are in poor condition, there are cracks and puffs (these cause small eruptions on the court surfaces which the Shire then repair).  Netball has always been the core sport in Donnybrook and whilst other sports are tried players come back to netball. Subdivisions within the Shire are currently being created which should encourage families to the area.	Currently use Egan Park via lease agreement. We can see the benefits of a sporting precinct and understand that we would most likely have to share clubrooms. We would definitely like to have outdoor courts and combine them with the Rec Centre courts.
Tennis	Donnybrook Tennis Club Inc	77	79	1.35	Maintaining/growing membership numbers or increasing participant use. Maintaining a very strong volunteer base Increasing maintenance on an old building/clubhouse	A new or upgraded clubhouse/facility is required and we had preliminary plans drawn up in 2017. Building is approx. 40 years old and does not meet current code. Cost of maintenance is rising due to age of building. Currently no shower of change room in the clubhouse. Negative feedback from members and especially visiting tennis players who require showers after tournaments/pennants etc. Inadequate storage. Inadequate kitchen for canteen/catering needs. Lighting to hard courts	Main needs/ideas 1. Retain grass courts. Members love the grass - easier on the body, cooler to play on and visiting teams say we have the best courts in the South West. Court maintenance is completed by the club (full volunteer base) with a Grounds Committee overseeing. 2. Add lights and Book-A-court system to the hard courts. Just completed a \$45,000 refurbishment of the hard courts. 3. Keep/move current shed which houses the lawnmower, chemicals, linemarking equipment, bbq's etc. Provide power to shed. 4. Keep/move hit-up wall. Just completed a \$10,000 refurbishment. 5. All boundary/internal fencing has been replaced over the past 5 years with only the western boundary fence to be done. This month, a further \$6,000 of fencing to be completed. 6. Upgrade or new clubhouse to include:- Showers/changerooms, Office, Good storage, Good kitchen & bar area, Good outdoor area - we use the verandah and patio area a lot during the summer. Include a child play area. Good access for aged/disability persons. Orientation of clubhouse looking east or south over the courts (not west into the afternoon sun). Overall, DTC is supportive of a multi-share clubhouse. As we are mainly a summer sport - ideally we consider that netball/hockey would be a good fit as 'co-tenants' being winter sports and similar sized clubs. DTC also allows the Donnybrook Mountain Bike Club, a local choir and a ukulele club to access our clubhouse during the week for free. This is to support community groups and it helps maximise usage of the facility. We also lend our tables/chairs etc for free when locals require them. DTC also gives free usage to Tennis Excellence to conduct coaching within the town, rather than parents taking children into Bunbury. Local schools also have a key to use our hard courts for Phys Ed lessons. The hit-up wall is open at all times for the community to use. Improve linkage between Rec Centre, tennis and football oval. We consider ourselves a proactive club and have strong relationship with the Shire and have worked well with Tennis West and the Department of Sport & Recreation.
Hockey	Donnybrook Ladies Hockey Club Inc	NA	50	0.85	Unsuitable training facility available in Donnybrook ie. no turf of suitable size or condition. Drop-off of younger players due to work, other interests etc Ageing of current players	Yes - at least a half field of turf would be suitable for training.  The clubrooms at Egan park are small with no storage or shower/changeroom	One ladies team, 1 men's team. Ladies team first started in 1928.  We train at Egan Park on one netball court (old turf on top). Play all games at Bunbury Hockey Stadium (2 turfs).
Hockey	Donnybrook Mens Hockey Club		19		Poor quality training facility Sponsorship Community Engagement	Existing turf at Egan Park has reached the end of its end of life and is currently maintained by the club as best as possible	Should an adequate training/playing surface be provided, it could be viable to have junior teams train and play at the facility (currently no juniors)
Cricket (Junior)	Donnybrook Cricket Club	Not provided			Access to grounds when more than one ground required for fixturing		If suitable ground available, would utilise for junior cricket at times, and when additional grounds are required for different grades at one time.