



CCS STRATEGIC MANAGEMENT

FINAL REPORT

CAPRICORN SPORTING COMPLEX MASTER PLAN

**For the
Shire of East Pilbara**



February 2010



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EXECUTIVE SUMMARY

In December 2008 CCS Strategic Management was engaged by the Shire of East Pilbara to prepare a Master Plan for the redevelopment of the Capricorn Sporting Complex in Newman. This study was set in the context of large areas of the complex being underutilised, selected areas being over used and numerous facilities requiring refurbishment. It was also influenced by town centre revitalisation initiatives which, in preliminary designs, indicated an impact on Boomerang Oval and ultimately the swimming pool, tennis courts and the bowling green within the precinct.

The intent of this study was to develop a master plan for the long term future use of the Capricorn Sporting Precinct showing how existing and additional sports and facilities can be accommodated on the site. The study report was presented to Council in July 2009. It was considered by the Council and subsequently released for public comment. This report reflects some modifications to the original report as a result of further engagement with the sections of the community, particularly the affected sporting groups. The vast majority of the initial report remains unaltered. The major amendments to the original report relate to tennis (an option for additional court development); and for the retention of senior soccer and touch on Boomerang, even after the town centre access road is constructed.

The recommendations contained within the report seek to address:

- Accommodation of those activities displaced by a reduction in the size of Boomerang Oval
- Upgrade of facilities that are in need of refurbishment or replacement
- Improved utilisation of playing fields that are currently underutilised
- Rationalisation of facility access where there is a propensity for over use
- Rationalisation of facility development to minimise duplication and oversupply.

There are 52 specific recommendations detailed in the report which can be summarised as follows:

- Move junior soccer from Boomerang Oval to the Hockey Fields at Capricorn
- Install lighting on the new soccer pitches for training and competition
- Develop a new junior sport clubhouse and changeroom facilities that service the new soccer fields and Emu Park
- Relocate the turf cricket wicket from Capricorn Oval to the Rugby Oval and install lighting for night cricket
- Resurface the 6 Netball Courts allowing for regulation separation and run-off areas around the courts
- Over mark 3 of the Netball Courts for Tennis, install fencing for tennis around all courts and upgrade the lighting on all 6 courts for tennis
- Allow for the future addition of an additional 3 hard courts and a hit up wall for tennis
- Upgrade the lighting on Capricorn Oval and retain it as the venue for senior football and Tee-ball
- Formalise the car parking arrangements within the Capricorn Sporting Precinct
- Retain senior soccer and touch on Boomerang Oval and adjust the lighting installation to accommodate the new filed location and orientation
- Construct replacement toilet changeroom storage and canteen facilities on the reduced Boomerang Oval to accommodate the needs of reserve users



- Encourage all fairs, festivals and other community events and celebrations to use Boomerang Oval
- Retain the swimming pool in its current location for the foreseeable future
- Plan to construct a replacement Swimming Complex in the long term, adjacent to the Recreation Centre
- Plan to enhance the Recreation Centre with a specialist fitness suite and other facilities as part of the Swimming Complex relocation
- Plan for a land swap with the Department of Education to enable the Swimming Complex to be built next to the Recreation Centre
- Provide alternative accommodation for any existing user group that may be displaced as a result of the land swap arrangements
- Support the relocation of Bowls from the Newman Club to a synthetic turf facility at the Golf Club
- Negotiate an equitable and efficient arrangement with the Department of Education for upgrading and maintaining the Recreation Centre in the short term.

Detailed cost estimates are provided within the report together with a cost share strategy for funding the works. The following summary table indicates both the immediate and longer term projects that are reflected in the master plan.

| Immediate works program to end 2010/2011 | Total cost | Approximate Cost share | | |
|---|------------------|------------------------|------------------|------------------|
| | | Shire | CSRFF | Industry/DoE |
| Remediation and demolition works | 1,820,269 | 1,820,269 | 0 | 0 |
| Sports field and hard court Lighting | 1,086,338 | 336,765 | 434,535 | 315,038 |
| Tennis and Netball hardcourt facilities | 645,279 | 232,300 | 180,678 | 232,300 |
| Junior clubhouse development | 3,015,642 | 995,162 | 1,025,318 | 995,162 |
| senior soccer and touch club facilities | 2,218,209 | 1,109,104 | 0 | 1,109,104 |
| Recreation centre repair (excluding pool and fitness suite) | 490,952 | 245,476 | 0 | 245,476 |
| Total | 9,276,689 | 4,739,076 | 1,640,532 | 2,897,081 |

| Longer term works program 2012/2013 - 2020/2020 | Total cost | Approximate Cost share | | |
|---|-------------------|------------------------|------------------|------------------|
| | | Shire | CSRFF | Industry/DoE |
| 50m pool and fitness suite at rec centre | 16,801,006 | 5,544,332 | 5,712,342 | 5,544,332 |
| Additional 3 tennis courts | 817,314 | 318,753 | 179,809 | 318,753 |
| Tennis, Netball, Cricket amenities | 221,384 | 73,057 | 75,271 | 73,057 |
| Small ball lighting to Rugby Oval for cricket | 692,079 | 228,386 | 235,307 | 228,386 |
| New centrals clubhouse | 3,279,792 | 1,082,331 | 1,115,129 | 1,082,331 |
| Total | 21,811,576 | 7,246,859 | 7,317,858 | 7,246,859 |



1. INTRODUCTION

In December 2008 CCS Strategic Management was engaged by the Shire of East Pilbara to prepare a Master Plan for the redevelopment of the Capricorn Sporting Complex in Newman. This study was set in the context of large areas of the complex being underutilised, selected areas being over used and numerous facilities requiring refurbishment.

It was also influenced by town centre revitalisation initiatives which in preliminary designs indicated a potential impact on Boomerang Oval and ultimately the swimming pool, tennis courts and the bowling greens. The intent of this study was to develop a master plan for the long term future use of the Capricorn Sporting Precinct showing how existing and additional sports and facilities can be accommodated on the site.

Following presentation of the study report in July 2009 and its subsequent release for public comment, the Shire requested that community feedback be incorporated into the report. This final report reflects the community comment.

2. STUDY AIMS AND METHODOLOGY

Development of the master plan required the identification of the sporting and recreational needs of the East Pilbara community with respect to the adequacy and projected capacity of the Capricorn Sporting Complex. The master plan was to satisfy that need in a sustainable, equitable and affordable fashion.

The process included:

- Review of all previous reports and studies likely to affect or influence community sport and recreation demand
- Audit and condition report of existing facilities and their suitability for future use
- Overview of the extent of utilisation of the existing facilities
- Assessment of the future demand for facilities
- Demographic and social profile analysis
- Extensive stakeholder consultation process and analysis of community views
- Preparation of redevelopment options
- Rationale for each redevelopment option
- Presentation of the redevelopment options and rationale to the Shire
- Finalisation of a Concept Master Plan for the study area
- Project delivery strategies including key triggers, implementation / staging schedule and funding opportunities
- Identification of management options
- Capital cost estimates
- Recommendations for redevelopment of the Capricorn Sporting Complex

The project was commissioned on Monday 23 February following delays occasioned by difficulties in securing accommodation in Newman and confirming meeting arrangements with local stakeholders.

CCS held meetings with stakeholder representatives and undertook site inspections on 23, 24 and 25 February and 27, 28 and 29 March. Notes from these consultations are provided as Attachment One.



All sporting and community groups were issued with a written questionnaire seeking information on club activities, membership numbers, financial viability, adequacy of existing facilities (both present and for the future) and views on a range of redevelopment/rationalisation initiatives being considered. The survey form is provided as Attachment Two.

On 6 May, CCS conducted an open community workshop outlining the results and understanding gained from the research and community consultation processes. A range of options for the redevelopment of Capricorn Sporting Complex was presented for community comment.

The Consultant's report and recommendations were presented to the Council and the Community in July 2009. Following the distribution of the report and a period of open public comment a further round of stakeholder consultation was undertaken in September 2009 to capture feedback. Notes from these consultations are provided as Attachment Six. This final report was subsequently prepared having taken into account Council and community feedback.

3. REVIEW OF BACKGROUND INFORMATION AND MATERIALS

The following studies and report have been provided by the Shire. They have been reviewed with a view to input to intent and anticipated activity related to sport and recreation activities in town and the impact on the Capricorn Sporting complex.

3.1. Newman Tomorrow (2008)

This document is a visionary and strategic plan for the Township and sets forth a series of infrastructure developments that when implemented will significantly change the appearance and function of the community. The plan states:

“The time has come for Newman to modify its manner of providing facilities and built form. This new approach needs to confidently express a ‘here today, here tomorrow’ attitude and ensure decisions and consequent planning facilitate Newman’s development as a regional centre of substance and quality”.

In fact this statement is the motivation for this master planning study for Capricorn Sporting Complex. Newman Tomorrow calls on the findings of significant research and consultation with the community at large, its industry partners and its leaders to outline the changes necessary over the next 20 years to ensure a strong vibrant community will reside in Newman.

The plan reports a 30% increase in population over the previous decade with young families comprising 77% of all households and 20% of the population being under age 10. Importantly more than 20% of the community identify themselves as being Martu, the local indigenous people, and this percentage is increasing.

The strategies and projects described in the document comprise an unambiguous statement of intent for the future of the township including:

- Developing a vibrant town centre;
- Striving to achieve sustainable servicing through infrastructure development;
- Supporting learning and personal development;
- Working with government agencies to develop a broad spectrum of health services;
- Increasing opportunities for active and passive recreation;

- Enhancing community pride and developing social capital;
- Encouraging artistic and cultural involvement across the whole community;
- Achieving a more diverse economy;
- Pursuing strategies to increase the availability of land, housing and short-stay accommodation;
- Maximising the potential of the town’s green spaces; and
- Demonstrating exemplary shire stewardship through constructive dialogues with stakeholders.

Revitalising the town centre with increased visibility, enhanced aesthetic appeal and greater commercial opportunity is perhaps the principal driver of the plan.

This initiative encourages mixed use to incorporate residential accommodation within the expanded commercial and retail sector, the introduction of public art and extensive landscaping, and improved connectivity. Improving opportunities for active and passive recreation are also priorities for Newman.

One proposal to improve community linkages to the town centre is the construction of a new road into the Town Centre which will reduce the size of Boomerang Oval, the town’s original playing field from 4.2Ha to 2.4Ha. This road extending to Kalgan Drive would provide one of 3 connections to the Town Centre from Newman Drive and provide a passage past proposed new service outlets.

Specific inclusions in the Plan related to sport and recreation facilities are as follows:

| | |
|--|--|
| <p>1. Recreation Services and Facilities Master Plan</p> | <ul style="list-style-type: none"> • Assess requirements and develop a facilities provision program • Develop master plan for active and passive recreation <p><i>(this study reflects these requirements)</i></p> |
| <p>2. Sports Facility Upgrade Project</p> | <ul style="list-style-type: none"> • Establish sports facility upgrade/replacement program • Upgrade existing recreation centre • New recreation centre (PART OF ACTIVE RECREATION RESERVE) • Develop passive recreation precinct • Develop active recreation reserve • Ophthalmia Dam passive recreation strategy development • Upgrade standard of turf management • Upgrade outdoor lighting • Upgrade existing aquatic centre • New aquatic centre <p><i>(this study will address large parts of these requirements)</i></p> |



| | |
|---|--|
| <p>3. Parks Improvement Project</p> | <ul style="list-style-type: none"> • Park improvement program/schedule and implementation • Creation of new parks/playgrounds <i>(potentially part of this study)</i> |
| <p>4. "Walk and Bike It Newman" Project</p> | <ul style="list-style-type: none"> • Creation of a walking and bike trail map for Newman <i>(connection to the trails network will be part of this study)</i> |

Table 1 - Sport and Recreation proposals in Newman Tomorrow

3.2. Shire of East Pilbara Plan for the Future (2005-06 to 2009-10)

This plan outlines a 5 year program of works identified by the Shire as necessary and affordable. It identifies activities in 5 areas including governance, housing, recreation and culture, transport and economic services.

Key elements in the recreation and culture section were:

- Newman Aquatic Centre focusing on reinstating on the 25m pool
- Newman Recreation and Fitness Centre focusing on roof repairs, and upgrades to the flooring and air-conditioning in Gymnasium 1
- Playground equipment to ensure compliance with new Australian Standards in all existing installations

The 25m pool at the aquatic centre was converted to a water playground (currently a dry playground due to water treatment complications). The roof, air-conditioning and flooring at the recreation centre remain problematic. Modifications to the centre entry and crèche are currently underway and fitness centre equipment has been upgraded. The playground compliance program has been achieved.

3.3. Rationalisation Study of Sporting and Recreational Needs for the Shire of East Pilbara (2001)

This study was prepared for the Shire by Available Energy Consultants. An underlying need identified in the study was for improved recording and reporting of facility operating and maintenance costs and utilisation data.

Key recommendations included:

- Co-location of the tennis and netball courts and the appropriate upgrading of facilities
- Relocation of the sporting activities at Boomerang Oval to Capricorn Complex to make use of the hockey and rugby facilities which were underutilised
- Closure of the 25m pool with refurbishment being determined not economically viable
- Extending the fitness centre at the Recreation Centre to alleviate overcrowding at peak periods.

None of these recommendations have been implemented save for the conversion of the 25m pool to a water playground.



3.4. Shire of East Pilbara Recreation Plan (2004)

This report appears to have been prepared in-house by Shire staff and provides a facilities inventory with both physical condition and utilisation data. It was intended to be reviewed annually to provide input to the annual Principal Activities Plan for the Shire.

Some policy (or at least procedural) matters are identified within the plan including:

- The schedule of Fees and Charges for users of the Capricorn Complex and Boomerang Oval should be based on a cost recovery of between 3 and 4%.
- Casual use of the ovals can be booked through the Recreation Centre, however, regular users have priority over new users and existing seasonal allocations have priority over new requests.

A program of works was detailed in the plan and is summarised below together with an assessment of the degree of implementation. Those items in green have been completed. Those items in orange are yet to be achieved. The figures in the table are the dollar values listed in the plan.



| Location and Task | 2003-2004 | 2004-2005 | 2005-2006 | 2006-2007 | 2007-2008 | 2008-2009 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|
| Capricorn Complex | | | | | | |
| Playground installation | | | | | | |
| Replace lock on power cabinet | | | | | | |
| Install spring loaded tap near benches | 300 | | | | | |
| Capricorn Oval | | | | | | |
| Scoreboard refurbishment | 2,000 | | | | | |
| Oval fencing repairs (annual) | | | | | | |
| Relocate junction boxes away from oval | | | | | | |
| Aluminium interchange benches | | | | | | |
| Replace sports field lamps | | 24,000 | | | | |
| Install gates to oval fencing | | | 1,000 | | | |
| Relocate wiring poles | | | 2,000 | | | |
| Prune trees near scoreboard | | | | 1,000 | | |
| Emu Park | | | | | | |
| Replace cricket pitch synthetic turf | | | | | | |
| Upgrade and expand cricket nets | 24,145 | | | | | |
| Establish clubroom lease with ground users | | | | | | |
| Earthworks to ditch | | | | | | |
| Park naming and club contact signage | | 2,000 | | | | |
| Fencing repairs | | | 5,000 | | | |
| Repainting of roundhouse toilets (annual) | | | | | | |
| Hockey Oval | | | | | | |
| Install power to hockey shed | | | | | | |
| Rugby Oval | | | | | | |
| Install gates to oval fencing | | | | | | |
| Netball Courts | | | | | | |
| Signage to netball courts | | 1,500 | | | | |
| Fencing to netball courts | | | 4,000 | | | |
| Reposition courts | | | | 2,000 | | |
| Seal carpark near netball courts | | | | | 10,000 | |
| Relamp court lighting | | | | | | 3,000 |
| Boomerang Oval | | | | | | |
| Level Mindarra Drive end | | | 4,000 | | | |
| Create junior soccer pitches | | | | | | |
| Build junior soccer clubrooms on existing | | 36,255 | | | | |
| Repair plumbing to clubrooms | | | | | | |
| Install BBQ and public toilet | | 10,000 | | | | |
| Remediate wooden fencing | | | | | | |
| Signage upgrade in carpark | | | | | | |
| Install new rubbish bins | | | | | | |
| Install coin operating lighting control | | | | | | |
| Install PIN activated lighting control | | | | 5,000 | | |
| Reseal carpark 10 | | | | | 10,000 | |
| Tennis Courts | | | | | | |
| Nil | | | | | | |

Table 2 - Proposed works in 2004 Recreation Plan

3.5. Shire of East Pilbara Sport and Recreation Strategic Plan (Working draft February 2006)

This plan was prepared by Stirling Sport and Recreation Solutions as an adjunct to the preparation of the Pilbara Regional Recreation Plan (2006-2012). The report acknowledges that many of the facilities in the Shire, and in particular in Newman, have been built through the efforts of the local community.

This has resulted in a strong sense of ownership and community spirit. It is acknowledged that many of the facilities are ageing.



3.6. Pilbara Regional Recreation Plan (2006-2012)

The Pilbara Recreation Plan was prepared by Stirling Sport and Recreation Solutions in 2006 for the Pilbara Regional Council. The Plan identifies strategies for encouraging regional and local participation in community activity by residents and visitors in the Pilbara.

From a regional perspective the Plan recognises a good range of regional level sport facilities and recommends extending the economic life of existing facilities by implementing sound maintenance programs. It also promotes better use of existing facilities, in particular school facilities.

The following recommendations have particular relevance to this Capricorn Sporting Complex Master planning study.

Recommendation 9

That Shires consider all available options, inclusive of 25m and appropriate leisure water when the refurbishment of 50m pools is being considered

Recommendation 10

That when opportunities arise, Local Governments in the Pilbara Region work towards achieving consolidation and facility co-location in their towns

Recommendation 11

That over time, Shires encourage co-location and sharing of facilities with Commonwealth, State Government and other agencies to ensure future sustainability and avoid construction and duplication of like facilities

Recommendation 12

That the State Government be requested to place a high priority on grant submissions directed at co-location or redevelopment of facilities

Recommendation 14

That the State Government increases the Community Sporting and Recreation Facilities Fund budget in recognition of increased building costs and review upwards the ration of facility grants available to applicants

Recommendation 21

That the conduct of the North West Games continues to be supported by the Shires

The detail of the report promotes a move to 'less choice - increased sustainability and viability' facility provision. It indicates that local governments should focus on providing fewer sport and recreation facilities, maintain their quality, encourage greater cooperation and sharing between groups and strengthen the capacities of organisations to attract, train and retain volunteers. This approach is likely to require the rationalisation and inevitable loss of opportunities in some townships.

The notion of the establishment of a series of hallmark facilities across the Pilbara was also discussed, however, due to the tyranny of distance and small population centres the report elected to maintain local and regional level facilities in each town.

The implementation plan accompanying the report indicated that all actions were to be completed by December 2007 at the latest, save for those of an ongoing nature such as the staging of the North-West Games and volunteer training programs.

It would appear that most of the actions outlined in the implementation plan have been addressed although in most instances the outcomes are process and influencing rather than output focused and it is difficult to measure success or adherence.



3.7. Shire of East Pilbara Newman Recreation Centre Review (2005)

This review was carried out by Ian Mumford Consulting with a view to addressing rising operating costs whilst delivering programs that would meet the needs of the growing Newman community.

The study identified the need to address the challenges with staff recruitment and retention and their ongoing professional development and training as a priority. It also referenced the need for safety audits and an ongoing awareness of occupational health and safety issues.

In support of recreation centre staff a new operating hours schedule was proposed reflecting a split day with the reception closed to the public (but not the school or other qualified bookings) from 12.15 to 2.15pm and again from 6.30pm when users would be responsible for managing access. The use of information technology to streamline the centre's administrative and financial management functions was also proposed.

The report recommended that the recreation coordinator take a more strategic role whilst maintaining operational responsibility for the recreation centre and other outlets in the town. This is proposed to be managed by the development of an annual business plan to outline the coordinators' role.

At an operational level it was recommended to isolate the fitness centre memberships to use of the fitness centre and phase out group exercise programs as part of the member services. These classes would need to be purchased separately. It also specified the development of an active after school program at the centre and the introduction of seasonal indoor sports programs.

The final set of recommendations related to facility improvements including refurbishment of the performing arts studio for group exercise, adding a roller shutter to give reception security when closed and a reconfiguration of security zones in the complex.

3.8. Shire of East Pilbara Community Survey Results (2008)

The Shire's annual community survey for 2008 returned 664 responses from Newman residents in a total of 730 responses across the Shire, of which 96.8% were permanent residents. Newman achieved the second highest rating as a place to live (57.5% good, and 13.4% excellent) slightly behind Nullagine noting that there were only 12 respondents from Nullagine. Since last year, residents report a small improvement in the quality of life in Newman. 54% believe it has stayed the same and 65% of residents see themselves still living in Neman in 3 years.

The 3 biggest improvements called for are additional shopping opportunities, improved health services and for the town to be cleaned up.

Question 7 of the survey related to satisfaction with community services provided by the Shire including youth facilities, airports, rangers, safety and security, roads footpaths and parks and gardens, rubbish and financial management. Whilst parks and gardens are noted, sport and recreation facilities are not identified.

The youth services score rather poorly with a satisfaction level of 49.9% and a dissatisfaction level of 38.8%, the worst score across all identified service areas. Many of the comments relating to youth facilities and services call for additional facilities to be provided and for those that exist to be upgraded. Particular targets for improved facilities and services were the swimming pool, recreation centre, skate park and The Beach.



Playing fields were encouraged to be devoid of prickles and there were many requests for additional public toilets at community events.

In other comments received regarding levels of dissatisfaction there were a number of recurring comments including:

- Improve condition of grass surface and the lighting and both at Capricorn Oval and Boomerang Oval
- Expand and add more equipment in the gym at the recreation centre
- Refurbish and upgrade the quality and appearance of the recreation centre
- Extend the opening hours and season at the swimming pool
- Resurface the netball and tennis courts

3.9. Shire of East Pilbara Community Needs Study (1995)

The study undertaken by Alison Day and Associates reports on facilities for children's services, education training and employment, health, information, law and order, transportation, welfare and youth services. There are no direct recommendations that remain pertinent to the master planning of Capricorn Sporting Complex save for the need to accommodate recreational pursuits for children transitioning from primary to high school.



4. EXISTING FACILITIES PHYSICAL REVIEW

An inventory and photographic record of the major sport and recreation facilities in the vicinity of Boomerang Oval and at the Capricorn Sporting precinct is provided as a separate report. Facilities included in the inventory are as follows:

Boomerang Precinct

- 1 Swimming pool
- 2 Child care centre
- 3 Skate park
- 4 The Beach Indoor Play Centre
- 5 Newman Club
- 6 Squash courts
- 7 Newman bowling green
- 8 Defunct bowling green
- 9 Tennis courts
- 10 Boomerang grandstand
- 11 Boomerang oval
- 12 Soccer clubhouse
- 13 Bike safe shed and track (old hardcourt)

Capricorn Sporting Precinct

- 14 Capricorn oval
- 15 Hockey field
- 16 Emu park
- 17 Netball Courts
- 18 Rugby oval
- 19 Tigers football clubrooms
- 20 Hockey field store and shelter
- 21 Public toilets (roundhouse)
- 22 Junior football / cricket canteen and store
- 23 Cricket practice nets
- 24 Pioneers football club
- 25 Netball canteen and store
- 26 Netball toilets
- 27 Rugby oval store
- 28 Centrals football clubrooms
- 29 Saints football clubrooms
- 30 Overflow parking area 1
- 31 Overflow parking area 2
- 32 High school play area
- 33 Recreation centre

The photographic record provides an indication of the current condition of the facilities. The following notes should be read in conjunction with the photographic inventory.



4.1. Swimming Pool

The pool is in reasonable condition having been the subject of recent renovations. The 50m pool has been refurbished with a vinyl liner and the previous 25m pool has been converted to a water playground. At the time of the inspection the water treatment system for the water playground was not operational and therefore the supposed water playground can only be used as a dry facility.

The changerooms are in a presentable condition and the extensive shade covers are in good repair. The swimming clubrooms are small but appear adequate although the manner in which ropes and other equipment is stored in front of the clubhouse could be improved. The grassed areas around the 50m pool and in the picnic play area are generally well kept, however, observations on a number of occasions found that they did require mowing. Of concern was a prickly infestation near the barbecue and playground facilities. The beach volleyball court requires the sand to be renovated or replaced.

In general terms the pool is in a sound and functional condition (save for the water playground) and subject to ongoing maintenance has considerable asset life remaining. Any plans to relocate the pool as part of the town centre revitalisation should consider the residual asset value in the existing facility.

4.2. Skate Park

The skate park is a contemporary concrete design of ramps, curves and rails. The youths encountered using the park during a site inspection indicated that it was a good facility; however, they were looking for some additional challenges. These riders (BMX bike and scooter) were very accomplished and their call for new experiences was understandable. The park appeared to be well positioned near the child care centre, the Beach and the half court basketball and the town centre. Any relocation would need to consider synergy with surrounding facilities and access to shopping (specifically so the kids can buy drinks and snacks).

4.3. The Beach Indoor Play Centre

The Beach Indoor Play Centre is a community run not-for-profit venue operated by the Newman Mainstreet Project. The venue offers colourful indoor play facilities including a ball pool, flying fox and slides. There is an activity room and a variety of other toys and play equipment. The venue offers a clean, air conditioned, safe environment targeting children up to age 10 years and offers catered and self catered parties.

4.4. Newman Club (Squash and Bowls)

This is a privately operated member based licensed club. There are 2 squash courts situated at the Newman Club however they are reported to be in a poor state of repair. The bowling club operates from the Newman Club using one of two 6 rink natural grass greens. The active green is maintained by the club members, the remaining green has been left to deteriorate.

4.5. Tennis Courts

There are 6 bitumen courts of which 3 are club and 3 are community based. One of the community courts is poor repair and has been closed. The remaining courts are also in a poor state of repair and require resurfacing or replacement. The lighting to the courts also needs an upgrade.

The clubhouse is old and the area is subjected to sewer smells and an occasional spillage onto the courts. There is no play area for children and the general ambience of the area need improving. The club is keen to relocate to new courts in another location.



4.6. Boomerang Grandstand

This facility is used as a spectator venue for events on Boomerang oval and also as a performance venue for festivals and other community events. There is a single toilet at the rear of the grandstand. The venue has historical value and is planned to be retained and maintained on an ongoing basis.

4.7. Boomerang Oval

This is the original town oval and currently accommodates soccer, touch and the Bloody Slow Cup. Ground condition is good except for a few wear areas that should be replaced with drop in turf and some level differences at the Mindarra Drive end. Lighting is for large ball training only.

4.8. Soccer Clubhouse

The original changeroom and clubhouse unit (used by senior soccer) was recently added to by the junior soccer association to provide them with clubhouse, canteen and storage facilities. The venue is also used by touch and is in an acceptable condition.

4.9. Bike Safe Shed and Track (old hard court)

Central in the boomerang precinct is an old hard court facility that has in recent years been used for bicycle education in the schools. A shed has been located on the old court and the hardstand area has been marked for riding skills training. This facility is in very poor condition and needs to be removed. The Newman Primary School Principal advises that the bicycles used in the program are now stored at the school and that the bike track should be relocated in any redevelopment proposal. The school hard court could be used for this purpose.

4.10. Capricorn Oval

Capricorn Oval is the premier sporting venue in the township and is at present in a very poor state of repair. There are extensive bare patches and whilst there has been an attempt to replace wear patches with turf sods these are not integrated with the surrounding turf. Further, poor maintenance of the clay in the turf cricket wicket has caused a potentially dangerous surface on the football ground, very hard in dry weather and extremely soggy and slippery in the wet. The location of the turf cricket wicket has also hampered the positioning of tee-ball diamonds with the loss of one diamond. Tee-ball also tends to cause wear patches around the bases and these are not remediated before the commencement of the football season.

The ground is lit for and used for small ball competition (cricket and Tee-ball), however, observation suggests that the luminance of the lamps has fallen considerably below their rating. The lighting design for Capricorn Oval prepared in 1998 showed an average illumination of 313 lux from 96 lamps on 6 poles (see attachment 4). The lighting installation needs to be upgraded by cleaning the fittings and replacing the lamps in a bid to return it to its design performance level.

4.11. Hockey Field

This area previously accommodated two hockey fields and whilst it has not been used for hockey for the past decade it remains known as the hockey field. The grass cover is now a mixture of couch and kikuyu with the kikuyu infiltrating what once was a relatively smooth and uniform surface for hockey. A greater problem is the prickly infestation that plagues large areas of both fields. The prickly problem will need to be addressed before any new use can be allocated to the ground.



The storage and spectator shelter structures remain on the field although it appears that they are not used by any group. There is no lighting on this oval. There is a set of public toilets situated on the adjacent Emu Park

4.12. Emu Park

This accommodation for junior football and junior cricket offers a moderate to poor quality surface showing some significant wear patches at the northern end, on the south eastern flank and in the run up to the cricket practice nets at the southern end.

A synthetic turf cricket wicket is located in the middle of the ground and is presenting some level changes between the turf surface and the surrounding natural grass. This is becoming a trip hazard and should be addressed. Wear patches need to be remediated.

There is no lighting on this oval. The public toilets (circular building) situated nearby are present well externally, however, they are frequently the subject of damage and abuse and often left unclean.

4.13. Netball Courts

There are 6 hard courts marked for netball located at the rear of the Pioneers football club. The court surface is in moderate to poor condition with some cracking showing, particularly on the 3 courts furthest from the football clubroom. All courts are lit, however, the lighting is patchy and requires upgrading to address both uniformity and level of illumination. The courts are laid out in two banks of 3 courts and the space between the courts side by side is less than that prescribed causing conflicts (and potential injury) between officials on adjacent courts. The current distance is less than 2.20m. Netball Australia requires a clear space of 3.05m around each court with a minimum distance of 3.66m between courts located side by side.

The Netball Association has built clubhouse and kiosk facilities on the western side of the courts and these appear adequate for purpose. There is a public toilet block located at the south western corner of the courts.

4.14. Rugby Oval

The grass surface on the Rugby oval is in good condition, probably due to limited use, although it is heavily thatched and requires verti-mowing. The cricket wicket surface is damaged and requires replacement. There is no lighting on this oval. The nearest toilets are located adjacent to the netball courts.

4.15. Tigers Football Clubrooms

Tigers clubroom is well presented internally and externally save for the rear bar area facing the hockey field. This area is in disrepair and requires cleaning up including mowing of the grass surrounding the covered paved area. The kitchen and bar are well equipped and well presented. The changeroom area is clean and tidy and appears to work well.

4.16. Hockey Field Store and Shelter

The hockey field shelter and store are excess to requirements at present and could well be made available to another user group or removed if necessary to accommodate a future use of the fields.

4.17. Public Toilets (roundhouse)

Externally these facilities are well maintained and whilst subject to some graffiti are generally well presented. Internally they are often left unhygienic and, as with most public toilets, are not favoured for use by users of the surrounding playing fields.



They are functional facilities that suffer from the demands of ongoing maintenance and cleaning.

4.18. Junior Football / Cricket Canteen and Store

As a storeroom this facility works well for both junior codes. The covered verandah in front of the storerooms is well used for viewing of the matches, and works well as a base for cricket scorers. The canteen, however, is in need of refurbishment. An urgent need is to capture and suitably dispose of the waste water from the sink which currently discharges onto the ground outside the building.

4.19. Cricket Practice Nets

The four wickets are in adequate condition although it is noted that there are holes in the fencing at the rear of the western most wicket requiring repair. The run up area is almost totally devoid of grass cover and this should be addressed by turf sods prior to the commencement of the cricket season. The synthetic turf surface appears in reasonable condition at present.

4.20. Pioneers Football Clubrooms

This clubhouse was being refurbished at the time of inspection including new ceiling, painting of the walls and replacement of the carpet. A window behind one of the roller shutters had been shattered and required replacement. The bar appeared to be in acceptable condition and the kitchen reasonably well equipped and presented. The changeroom area was very large and accommodated a significant gym set up. The shower area left required cleaning if not retiling.

The covered area at the rear of the clubrooms offered barbecue facilities was poorly presented, particularly as this area was adjacent to the netball courts and generally detracted from the ambience of the area.

4.21. Netball Canteen and Store

These are modest facilities developed by the netball association which are reported to be adequate for their needs.

4.22. Netball Toilets

The netball toilets are located in the south west corner of the courts. They are modest and whilst generally presentable from outside are not favoured by the netballers. Similar to the toilet facilities on Emu Park they are functional facilities that suffer from the demands of ongoing maintenance and cleaning.

4.23. Rugby Oval Store

This facility is no longer used by rugby and it is understood that that it offers storage space for Tee-ball.

4.24. Centrals Football Clubrooms

Centrals' clubhouse is reasonably well maintained and whilst it is set back from the boundary of the oval it has an elevated and covered viewing area over the ground. The bar and kitchen are both well equipped and presentable. Some minor maintenance is necessary, however, the venue seems to be well used and well appreciated by its members. The changeroom area is adequate.



4.25. Saints Football Clubrooms

Saints occupy pride of place on the oval sitting on the western wing. Their elevated position allows viewing from inside the club and there is tiered seating located below the clubroom. All facilities are in serviceable condition.

4.26. Overflow Parking Areas 1 and 2

These areas located on the eastern and western sides of the entry road are mostly cleared and largely undeveloped. They could be rationalised in any future development.

4.27. Recreation Centre

The recreation centre is a joint shire and education department development. School facilities comprising the performing arts studio, gym 1, and staff offices are controlled and maintained by the school. The balance of the facilities including the gym, crèche and gym 2 are programmed and maintained by the Shire. The Performing arts studio and Gym 1 is available to the shire for programming outside of the school allocation.

The major challenges with the physical condition of the centre are lack of space in the gym/fitness centre, poor quality air conditioning in Gym 1, poor floor surface quality in Gym 1 and roof leaks into both of the sports halls. At an operational level there is duplication of responsibility for ongoing maintenance repair.

5. EXISTING FACILITIES UTILISATION REVIEW

The following charts have been compiled from information provided by the individual clubs through interview and survey return and by the Shire's bookings staff. They show when facilities are being used and accordingly when they are available for use by others.



| | January | | | | February | | | | March | | | | April | | | | May | | | | June | | | | July | | | | August | | | | September | | | | October | | | | November | | | | December | | | | | | | |
|----------------------|------------------------|---|---|---|----------|---|---|---|-------|----|----|----|-------|----|----|----|-----|----|----|----|------|----|----|----|------|----|----|----|--------|----|----|----|-----------|----|----|----|---------|----|----|----|----------|----|----|----|----------|----|----|----|----|----|----|----|
| Week | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 |
| Tennis | [Pink shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Junior Netball | [Light blue shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Senior Netball | [Blue shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Junior Cricket | [Orange shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Senior Cricket | [Yellow shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Junior Football | [Light green shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Senior Football | [Green shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tee-Ball | [Bright green shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Junior Soccer | [Yellow shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Senior Soccer | [Yellow shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Touch | [Cyan shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Swimming Pool | [Purple shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Swimming Club | [Purple shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Centre | [Orange shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bloody Slow Cup | [Magenta shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fortescue Festival | [Dark purple shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Havlins Amusements | [Grey shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| June Fair | [Grey shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Super Clinic Circuit | [Grey shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SNPS Carnival | [Grey shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mitro Pty Ltd | [Grey shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Women's Shelter | [Grey shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BHP Mine Rescue Day | [Brown shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Newman Mainstreet | [Brown shading] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Table 3 - Schedule of seasonal activity - all venues

| | | Venue Name: Capricorn Precinct | | | | Activity Space: Main Oval | | | | | | | | | |
|-------|--------------------------|---------------------------------------|-------------------|--------------------------|-------------------|----------------------------------|---------------------|--------------------------|---------------------|----------------------|--------|---------------|--------|----------------------|--------|
| | | Monday | | Tuesday | | Wednesday | | Thursday | | Friday | | Saturday | | Sunday | |
| | | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer |
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| 3.00 | | | Tee-ball training | | Tee-ball training | | Tee-ball training | | Tee-ball training | | | | | | |
| 3.30 | | | | | | | | | | | | | | | |
| 4.00 | | | | | | Colts football training | | | | Colts football comp | | | | | |
| 4.30 | | | | | | | | | | | | | | | |
| 5.00 | | | | | | | | | | | | | | | |
| 5.30 | | | | | | | | | | | | | | | |
| 6.00 | Senior football training | | | Senior football training | | Senior football training | | Senior football training | | Senior football comp | | Tee-ball comp | | Senior football comp | |
| 6.30 | | | | | | | | | | | | | | | |
| 7.00 | | | | | | | | | | | | | | | |
| 7.30 | | | | | | | Senior cricket comp | | Senior cricket comp | | | | | | |
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Table 4 - Schedule of seasonal activity on Capricorn Oval

| | | Venue Name: Capricorn Precinct | | | | Activity Space: Emu Park | | | | | | | | | |
|-------|--|---------------------------------------|--------|---------------------------------|--------|---------------------------------|--------|----------|--------|---------------------------------|--------|----------|--------|--------|--------|
| | | Monday | | Tuesday | | Wednesday | | Thursday | | Friday | | Saturday | | Sunday | |
| | | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer |
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| 4.00 | | | | U/13 footy training | | U/10 footy training | | | | Junior football comp U/6, 8,13 | | | | | |
| 4.30 | | | | | | | | | | | | | | | |
| 5.00 | | | | | | | | | | | | | | | |
| 5.30 | | | | | | | | | | | | | | | |
| 6.00 | | Senior cricket training in nets | | Senior cricket training in nets | | Senior cricket training in nets | | | | Senior cricket training in nets | | | | | |
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Table 5 - Schedule of seasonal activity on Emu Park



| | | Venue Name: Capricorn Precinct | | | | Activity Space: Rugby Oval | | | | | | | | | |
|-------|--|---------------------------------------|--------|---------|--------|-----------------------------------|--------|----------|--------|--------|--------|----------|--------|--------|--------|
| | | Monday | | Tuesday | | Wednesday | | Thursday | | Friday | | Saturday | | Sunday | |
| | | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer |
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Table 6 - Schedule of seasonal activity on the Rugby Oval

| | | Venue Name: Capricorn Precinct | | | | Activity Space: Hockey Fields | | | | | | | | | |
|-------|--|---------------------------------------|--------|---------|--------|--------------------------------------|--------|----------|--------|--------|--------|----------|--------|--------|--------|
| | | Monday | | Tuesday | | Wednesday | | Thursday | | Friday | | Saturday | | Sunday | |
| | | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer | Winter | Summer |
| 7.00 | | | | | | | | | | | | | | | |
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Table 7 - Schedule of seasonal activity on the Hockey Fields



| | Venue Name: | <i>Boomerang Precinct</i> | | | | Activity Space: | <i>Main Oval</i> |
|-------|------------------------|-----------------------------|-------------------------|-----------------------------|-----------------------------|-----------------|------------------|
| | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Sunday |
| 7.00 | | | | | | | |
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| 3.00 | | | | | | | |
| 3.30 | | | | | | | |
| 4.00 | Junior soccer training | Junior soccer training | | Junior soccer training | | | |
| 4.30 | | | | | | | |
| 5.00 | | | | | | | |
| 5.30 | | | | | | | |
| 6.00 | | | | | | | |
| 6.30 | | | | | | | |
| 7.00 | Senior soccer training | Senior soccer training/comp | Touch Rugby competition | Senior soccer training/comp | Senior soccer comp 1 finals | | |
| 7.30 | | | | | | | |
| 8.00 | | | | | | | |
| 8.30 | | | | | | | |
| 9.00 | | | | | | | |
| 9.30 | | | | | | | |
| 10.00 | | | | | | | |

Table 8 - Schedule of seasonal activity on Boomerang Oval



As can be seen from the above tables, there is no regular seasonal use of the hockey fields (noting that there is some minor use by junior football), and limited if any regular use of the rugby oval (again some junior football and junior cricket with some overspill of senior football training when Capricorn oval is in poor condition).

The Hockey fields have almost by default become the Town's special events space for a variety of one-off events noting, however, that the two main community festivals are held elsewhere - the Fortescue Festival (on Capricorn Main Oval) and the Bloody Slow Cup (on Boomerang Oval).

Table 3 on page 19 demonstrates that the various sports have established cooperative seasons with Tee-ball following on from football and cricket working around the Tee-ball competition evening. Similarly touch and soccer operate at times when football is not being played (although the senior football trial currently underway with one game on Friday and one game on Saturday night will alter this dynamic). Similarly junior football plays at an alternative time to junior soccer and junior cricket and Tee-ball operate at alternative times.

Complications that exist with the current arrangements are few from a scheduling perspective. There are, however, a series of facility and amenity issues that must be recognised as limiting the club's operation and growth. They can be summarised as follows:

- Ground quality is poor on the most heavily used ovals – Capricorn and Emu Park
- Soccer and touch indicate that the surface of Boomerang oval is generally of good quality but there is a level change at the Mindarra Drive end and some unevenness is occurring in the surface
- The hockey fields have good ground coverage although they support a variety of grass types with significantly different blade lengths and thicknesses (couch vs kikuyu). This makes a flat even playing surface difficult to achieve unless mowed extremely short
- The hockey fields are increasingly plagued by prickly infestations making the ground unattractive and for children unplayable. This infestation is spreading and prickly patches are also evident in Emu Park
- Only Capricorn oval has small ball standard lighting which causes Tee-ball and cricket to be played there at night
- The quality of lighting on Capricorn oval appears to have diminished significantly from the installed standard. At the time of writing of this report observation suggested the lighting quality to be non-compliant with AS 2560 for small ball competition and barely adequate for large ball competition
- Senior cricket, junior cricket, junior football, touch and tee-ball are all without a permanent base
- Storage facilities are evident at the old rugby quarters (currently used by Tee-ball, and on Emu Park for junior football and cricket. Touch and senior cricket are not accommodated and the storage facilities on the hockey fields are unused.



6. DEMOGRAPHIC ANALYSIS

Rising global demand and prices for many mineral commodities in recent years has been accompanied by relatively rapid population increases, tighter labour markets and strong real income growth in some of Australia's regional and remote towns. The Australia Bureau of Statistics classifies Newman as very remote and along with Dampier, Karratha and Paraburdoo, one of WA's boom towns. As with most mining driven boom towns there is a dominance of males with more than 130 males per 100 females.

In Newman, the need for workers and accommodation has led to increased incomes, property values and rents. It has not, however, led to a commensurate increase in those who consider the town to be where they live. Flexible working practices such as extended shift rosters and greater provision of temporary housing have made 'fly-in/fly-out' arrangements common. Indeed BHP Billiton has recently confirmed their position on addressing all future demand through fly-in/fly-out arrangements in lieu of a Newman based workforce.

The following table drawn from ABS 2001 and 2006 census returns indicates that the number of people present on census night is higher than the people who quote Newman as their normal place of residence. Whilst there has, however, been a considerable increase in the census count on the night, there has been a small decrease in the percentage of the count that calls Newman home.

| Census count | | | Usual residence count | | | Estimated resident population | | |
|--------------|-------------|---------------|-----------------------|-------------|---------------|-------------------------------|-----------|---------------|
| August 2001 | August 2006 | Annual growth | August 2001 | August 2006 | Annual growth | June 2001 | June 2006 | Annual growth |
| 3,500 | 4,700 | 6.1% | 3,300 | 4,200 | 4.9% | 3,600 | 4,600 | 5.3% |

Table 9 - Population in Newman

Source: ABS 4102.0 Australian Social Trends, 2008

By far the largest mining centre in Australia (in terms of mining industry employment) is Perth. This was even more apparent in 2006 than in 2001, due to a surge in the number of Perth urban centre residents who said they were employed in the mining industry in their main job (from 11,543 in 2001 to 19,160 in 2006). In 2006, most of them (11,255 or 59%) reported the workplace address of that job to be in the Perth Statistical Division. However, many resided in Perth and worked in the Pilbara (1,972 or 10%). Between 2001 and 2006, the census enumerated a near fourfold increase in Perth residents working in the mining industry in the Pilbara Statistical Division.

Newman recorded an unemployment rate of just 1.4% in 2006 compared with a national rate of 5.2%. Population data provided by the Shire indicates a total population serviced by Newman as 9,275 broken down as follows:

| Population location | Residents | FIFO |
|----------------------------------|-----------|--------------|
| Newman Residential | 6,000 | |
| ECO Villages | | 85 |
| Caravan Park (Newman) | 50 | 400 |
| Caravan Park (Dearloves) | 75 | 310 |
| Kurra Village | | 1,600 |
| Others | 350 | 405 |
| Sub-Totals | 6,475 | 2,800 |
| Total Population serviced | | 9,275 |

Table 10 - Population count for Newman by location

Source: Shire of East Pilbara



For planning purposes the catchment population for Newman for this study is proposed to be in the vicinity of 10,000 residents. This number acknowledges proposed residential developments in East Newman and additional FIFO installations that will ultimately make use of the town's facilities.

7. STAKEHOLDER CONSULTATION

The principal focus of the consultation program was to gain a clear understanding of the community's sporting, recreation and social needs along with their aspirations and expectations for the Capricorn Sporting Precinct. The consultation program focused on the organised sporting groups within the community through the following processes.

7.1. Organised Group Survey

A written survey developed specifically for this study was issued to all known organised community groups (see attachment two for the survey instrument). Responses were received from the following organisations:

- Newman Senior Cricket Club
- Newman Amateur Swim Club
- Newman Tae Kwon Do Club
- Newman Primary school
- Newman Tee-ball Association
- WA Police Legacy
- Newman Scout Group

Whilst most the information sought was specific to each club's structure operation and needs, question 18 asked for views on a range of ideas. The following table is a composite of the scores received:

| | Bad idea-----OK----Excellent | | | | | |
|---|------------------------------|---|---|---|---|---|
| Relocate the swimming pool to the Capricorn precinct | 5 | 1 | | 1 | | |
| Locate lawn bowls at the Capricorn precinct | 4 | | | 1 | | 1 |
| Relocate junior soccer to the Capricorn precinct | 3 | 2 | 1 | | | |
| Relocate senior soccer to the Capricorn precinct | 3 | 2 | 1 | | | |
| Relocate tennis to the Capricorn precinct | 3 | 1 | 1 | 1 | | |
| Combine tennis and netball in a new hard court complex | 3 | | 1 | | | 2 |
| Remove the turf cricket wicket from Capricorn Oval | 2 | | 1 | | | 2 |
| Central club/change facility for Emu Park and hockey oval | 1 | | 1 | 1 | | 1 |
| Eliminate traffic between clubhouses and Capricorn Oval | 2 | | 1 | 2 | | |
| Remove 4 separate clubhouse facilities and establish an integrated complex for all ground users at Capricorn oval | 4 | | | | | |
| Relocate Tee-ball to Boomerang Oval | 2 | | | | | 1 |
| Leave hockey & rugby unallocated in case sports return | 1 | | | 2 | | 2 |
| Provide small ball competition lighting to Boomerang Oval | | | | | | 1 |
| Replace Emu Park playing surface with synthetic turf | 1 | | | 2 | | 1 |
| Play all football and cricket on Capricorn Oval only | 2 | | | | 1 | 1 |



| | Bad idea-----OK-----Excellent | | | | | |
|--|-------------------------------|--|---|---|--|--|
| Additional fields at Capricorn precinct to be used for all other sports (soccer, Tee-ball, touch, hockey rugby and softball) | 3 | | 1 | 1 | | |
| Should all of the existing sporting clubrooms be replaced with a single central venue | 5 | | | | | |

Table 11 - Responses to question 18 of the community survey

It would appear that within this very small number of respondents there are divergent views on the ideas presented, however, in general there seems to be limited appetite for much of a change to current arrangements. Moving the pool to the Capricorn Sporting Precinct seems to be the least favoured idea whilst providing small ball competition lighting to Boomerang Oval is most roundly supported. Retention of the pool in its current location seems an appropriate course of action until either the pool suffers serious damage/malfunction or the town centre expansion program requires the site. Alteration to the lighting on Boomerang will be necessary to address a new location and orientation of the playing field that remains after the roadway dissects the existing area.

7.2. Community Workshop

An open workshop was held on Wednesday 6 May where the initial concept plans developed by the consulting team were presented. The initial plans and the workshop participants' responses to these plans are detailed in section 10.

7.3. One-on-One Interviews

Throughout the course of the study a series of one on one interviews were held either face to face or over the telephone. The detail of the discussions is recorded in the notes in Attachment One to this report.

7.4. Follow up interviews

Following public advertising of the report for public comment CCS was asked to meet with representatives of interested parties to consider feedback on the report and the recommendations proposed within the plan.

Written responses were received from:

- Newman Amateur Swimming Club
- Newman National Football League
- Centrals Football Club
- Newman Junior Netball Committee
- Newman Junior Football Council
- Newman Tennis Club
- Newman Senior Soccer Association

Interviews were held with representatives from the following parties:

- Junior football
- Junior netball
- Tee-ball
- Senior Soccer
- BHP Sustainability Staff
- Tennis
- Senior netball
- Newman Football league and representatives from all football clubs.



Copies of the written submissions and notes from the interview sessions appear as Attachment Six to the report.

The major issues presented in the feedback sessions were:

1. Remediation of the ovals must be given priority attention and urgency. The remediation attempts carried out at Capricorn Oval in spring of 2009 were considered to be inadequate. Renovation works need to be fully programmed by a turf specialist with attention to:

- Removal of prickles and weeds
- Refurbishment of irrigation system
- Sodding out of bare patches (ongoing)
- Adequate maintenance of refurbished areas
- Verti-mowing
- Top dressing and levelling (laser levelled)

These matters are referred to the Shire for action.

2. Whilst junior soccer and junior football have undertaken to share Emu Park and the old hockey field, some concern is emerging as to how the curved corners of the football fields will affect the rectangular markings for soccer and vice versa. This will require a cooperative approach to shared ground use.

3. Junior soccer is concerned that the east-west orientation of the soccer pitches across the refurbished hockey field will not allow for a full sized senior pitch with adequate run off areas and buffers. Investigations into the extension of the playing area by covering the adjoining drain (culverts inserted) have been undertaken. This information is provided for consideration by the Council.

4. The desire for Senior Soccer and Touch to remain at Boomerang Oval with a new clubhouse to be developed on the north side of the ground in the vicinity of the existing Boomerang Grandstand. Lighting will also need to be adjusted to address the new playing field position. The retention of soccer and touch at Boomerang is incorporated into the recommendations.

5. If Senior Soccer and Touch are able to remain at Boomerang Oval, then the proposed new changeroom and clubhouse between Emu Park and the old hockey fields would become a junior sport facility. This facility would need to be redesigned allowing for improved storage for all junior sports (tee-ball included) and a suitable canteen facility able to be used by all groups. A new junior sport clubhouse has been designed and recommended.

6. The desire for tennis to achieve 6 dedicated courts (and a hit up wall) for teaching and coaching purposes. The master plan has an allowance for additional tennis courts in the future.

7. Senior football clubs would be very resistant to amalgamation or shared clubhouse facilities. If for example Centrals were required to move, their preference would be to relocate to the north-west section of the oval on the flank directly opposite Tigers, rather than any of the locations previously indicated in preliminary drawings. This is reflected in the cost projections.

These matters have been addressed in the report. Other minor items have been passed through to the Shire for direct action or consideration.



8. REQUIRED FACILITIES AND FACILITY IMPROVEMENTS

Based on site inspections, survey responses and one-on-one interviews the most pressing and critical facility issue is the poor quality of the playing surfaces, be they grass, or hard court. In terms of importance the condition of the playing surface always ranks as the highest priority issue to clubs and the sporting surfaces in Newman require considerable improvement at present.

The tennis courts are in need of replacement and the clubhouse and general amenity around the courts are also in need of attention. Tennis court lighting also needs improvement to comply with AS 2560.2.3.

The netball courts are wearing and whilst they have some life left they do not comply with Netball Australia standards for separation between the courts. This presents a safety hazard to umpires and to a lesser extent to players. Given that Newman Netball Association is hosting the North West Games in 2010 a resurfacing of the courts to address court spacing as well as drainage issues is warranted. The court lighting also requires attention to return the level of illumination to the design specification and AS 2560.2.4.

The grassed playing surfaces on Capricorn Oval and Emu Park are poor with large dry uncovered areas. These bare patches require renovation. The well covered fields (Rugby and Hockey) require dethatching. The hockey field is in need of considerable renovation to remove an extensive and serious prickly infestation.

The small ball lighting installation on Capricorn Oval is in need of attention to address a diminished level of illumination. Following an immediate upgrade a regular lamp replacement based on hours used in accordance with the manufacturer's specification should be scheduled.

The turf cricket wicket located on Capricorn Oval is the cause of considerable angst and antagonism between sporting associations. The wicket is not being adequately maintained and presents poorly as a mid field surface for football. It is invariably too hard or too muddy. Tee-ball advises that the location of the wicket is restrictive in marking out the required diamonds. Further the Cricket Association has difficulty in bringing the wicket up to playable standard at the end of the football season as a result of football traffic and a limited maintenance regime.

The four clubrooms surrounding Capricorn Oval are "owned" by fiercely proud football clubs and it is evident that all clubs are seeking to progressively improve their facilities. Pioneers were in the midst of repainting and recarpeting at the time of inspection and Centrals were similarly tidying through their facilities. Tiger's clubrooms were perhaps the best presented of the facilities at the time of inspection.

Advice received is that these facilities have been built by the clubs, maintained by the clubs, improved by the clubs and the land on which they sit is leased by the Clubs from the Shire. In essence until the leases expire the Shire has no control or say over the use or operation of the facilities (subject to the terms of the lease being honoured). It would therefore be challenging if not very difficult for the Shire to assert any influence over the clubs and their facilities during the lease term unless the Shire was prepared to meet the cost of any intervention.

9. REDEVELOPMENT RATIONALE

The study process has revealed a series of significant issues driving the need for change in the allocation and development of facilities in Newman. The most significant of these is the Shire’s plans for redevelopment of the town centre and improvements to road access into the centre.

9.1. Town Centre Redevelopment

The following plan, prepared as part of the town centre revitalisation program, proposes a new road that will dissect the Boomerang Oval connecting the town centre to the intersection of Newman Drive and Kalgan Drive.



Figure 1 - Newman Town Centre Redevelopment Concept Plan (excerpt from preliminary draft for comment)

This new road will reduce the area of Boomerang Oval from 4.2Ha to 2.4Ha thereby significantly compromising the soccer operations on the oval, most notably Junior Soccer which makes use of the total 4.2Ha site at present. From Soccer’s perspective Boomerang Oval meets their needs in all respects and they have no desire to relocate.

Senior Soccer has made a written request to remain at Boomerang Oval for the long term. Whilst Figure 1 contemplates a Soccer pitch and tennis courts on the remains of Boomerang oval, the pitch orientation is east-west and the proposed clubhouse is not connected to the grandstand. The preferred orientation is for the pitch to lie NE-SW with the clubhouse sitting at the midpoint on the north western wing. Their design is below.

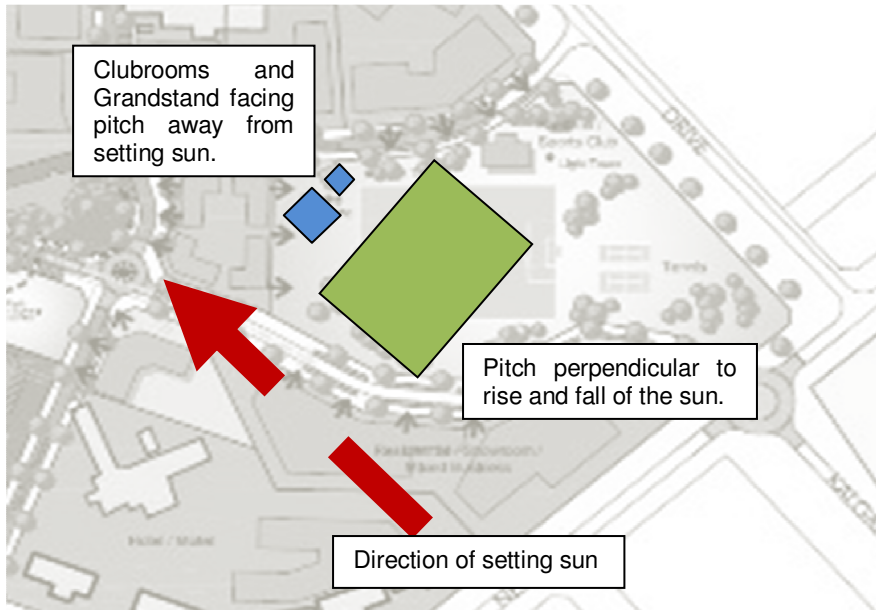


Figure 2 – Soccer Club Proposal for future use of Boomerang Oval

It is noted in the soccer club proposal that a new clubhouse and changeroom facility is located adjacent to the existing grandstand. The position of the proposed clubhouse (whilst indicative only) sits very close to the civic precinct intended for the area immediately west of the clubhouse. Council officers have indicated some concern with the compatibility of this facility and what is regarded as a priority civic precinct.

The following drawing shows a layout and indicative dimensions attempting to move the position of the fields to a more north-south orientation. Note that the area of the rugby field incorporating the dead ball area beyond the touch line (required for the Bloody Slow Cup) is much larger than the soccer pitch. There is a practical requirement to align the two fields as much as possible to allow for the light poles to be sensibly positioned. This sketch also shows a repositioned grandstand and new clubhouse.



Figure 3 – Playing field layouts for future use of Boomerang Oval

Additional design work will need to be done with regards to this site if the decision to retain senior soccer and touch at Boomerang Oval is supported.

Junior Soccer will, however, require relocation to Capricorn precinct to achieve the number of playing fields they currently utilise. Their accommodation at Capricorn will require coordination with junior football.

9.2. Cricket / Football / Tee-ball surface conflicts

Discussion with the Football and Tee-ball Associations indicated a strong dislike and resentment of the turf cricket wicket in Capricorn Oval. The major concern rests with the condition of the wicket and how it presents to the other sports. Football find it dangerous underfoot when running from grass to clay which can be very hard when it is dry (and dangerous if tackled on the pitch) or too soft, boggy and slippery when wet. The image below provides an indication of the variation between the grassed oval and turf wicket surfaces. From a cricket perspective the less than satisfactory maintenance of the wicket makes it difficult to achieve an adequate playing surface by the commencement of the season.



Figure 4 - Turf cricket wicket in Capricorn Oval

Tee-ball indicates that the position of the pitch restricts the field layout compromising one of the diamonds. Consequently they have adjusted their field layout so that the two diamonds in the southern section of the oval are irregularly positioned and the diamond in the south east sector faces into the oval and can only be used by under 7 teams. It is noted that the older players, U/10 and U/12 can readily hit the ball over the fence line on the oval perimeter.

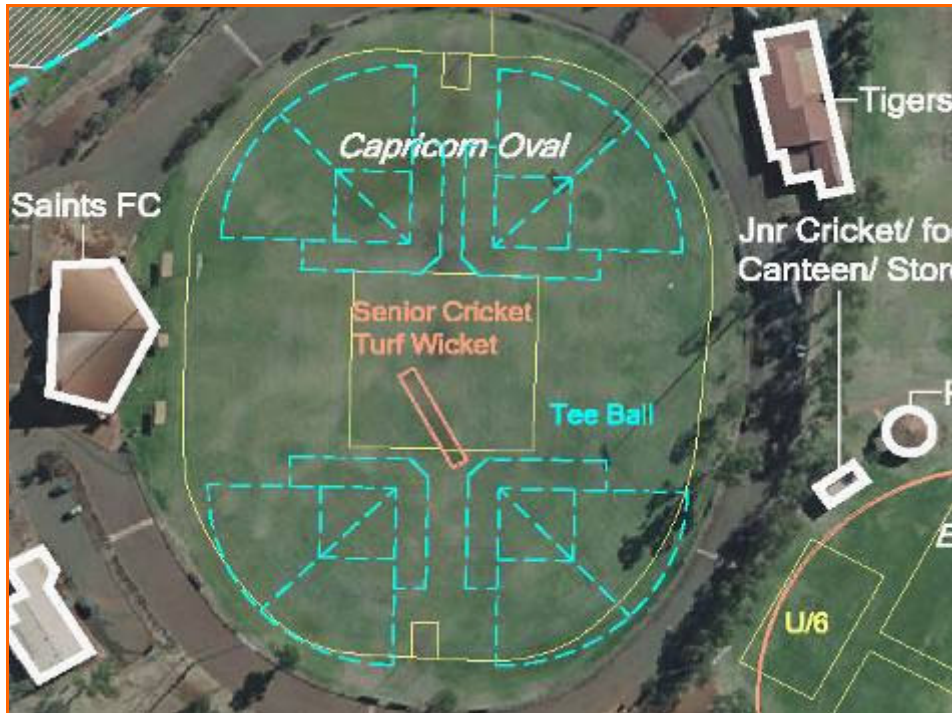


Figure 5 - Indicative Tee-ball diamond locations around the turf wicket (not to scale)

9.3. Poor ground condition – wear and prickles

There are numerous bare patches on Capricorn Oval and Emu Park attributed to either over use or lack of water. Examples are shown below.



Capricorn Oval



Capricorn Oval



Emu Park



Emu Park



The Hockey fields in contrast offer relatively good grass coverage. They are, however, infested with prickles, which, given their nasty characteristics, are sufficient to deter clubs from playing on the ground, particularly for junior sport activities.



Hockey field prickles in bare patch



Hockey field prickles in strong grass

9.4. Tennis court deterioration – 1 court lost unserviceable,

Newman previously offered 6 bitumen tennis courts, 3 made available exclusively to the tennis club and a further 3 available to the general public. The surface of one of the public courts has deteriorated sufficiently to present a hazard to users and has been closed. The remaining 5 courts are all in poor condition and will ultimately require replacement. Whilst the tennis club generally only use two of the 3 courts for club nights and the full 3 club court allocation for weekend competitions they require 6 courts for inter-town competitions.

9.5. Netball to host 2010 North West Games

The netball courts have a bitumen surface which is in reasonable condition although there are some cracks appearing. The most immediate concern relates to the layout of the courts in that the separation between the courts is inadequate and not compliant with Netball Australia regulations. Given that Newman has been awarded the rights to host the North West games in 2010 there is a requirement to provide adequate regulation compliant facilities.

Court lighting is also in need of improvement, which could most likely be addressed by re-lamping.



Netball courts showing narrow separation between courts



Netball courts under lights, illumination level is low

9.6. Underutilisation of grounds (rugby and hockey)

The only use of these two grounds is largely incidental for special events and as an overflow venue when things get too choked up (junior football use part of the hockey field for an additional playing area) or the ground condition warrants some relief (football training is relocated from Capricorn Oval to the rugby oval).

These grounds are maintained to a playable standard, save for the prickles, and for the most part contribute only aesthetic appeal (the value of which should not be underestimated). From a purely economic perspective they should be put to use or decommissioned.

10. RATIONALISATION OF FACILITIES

As part of the rationalisation of facilities a series of opportunities were investigated and presented to the community for consideration at a workshop held on 6 May 2009. The first plans shown below are the existing precinct layouts showing current utilisation arrangements.

The existing Boomerang Precinct drawing (figure 6) shows the proposed road development in red that will divide the oval playing area and isolate the clubroom facilities from the ground.



Figure 6 - Existing Boomerang Sporting Precinct

The Capricorn Sporting Precinct diagram shows the current allocation of spaces. Note the hatched space near the recreation centre shown in Figure 7. This area is currently used as a breakout space by the high school. It is highlighted with regard to rationalisation proposals related to the swimming pool.



Figure 7 - Existing Capricorn Sporting Precinct

A range of redevelopment and rationalisation options were then presented. These options included:

- Relocation of junior and senior soccer from Boomerang Oval to the Capricorn precinct
- Construction of new clubhouse and changerooms facilities to accommodate soccer
- Relocation of tennis from the Boomerang precinct to the Capricorn precinct
- Expansion of the recreation centre to accommodate a greater frequency and variety of indoor activities
- Relocation of the bowling club as a community based operation independent of the Newman Club
- Relocation of the Swimming Pool to free up further town centre area.

The following options were then discussed with the workshop participants, each involving a series of stages acknowledging the need for implementation over time.

Redevelopment Option A (see Figure 8 below)

Stage 1

- Prickles are removed from hockey fields
- Soccer moves to Hockey fields and spills into Emu Park for juniors
- Hockey fields are lit for soccer
- New clubrooms built for soccer and junior football and cricket
- Boomerang becomes event space.

Stage 2

- Tennis and netball co-locate on 3 single purpose marked courts each with a further 3 multipurpose courts marked for both netball and tennis
- Combined netball tennis clubhouse located in association with Pioneers
- Senior cricket moves to Rugby oval with small ball lighting – turf wicket is relocated from Capricorn Oval
- Cricket nets are relocated to rugby oval.

Stage 3

- Swimming pool is relocated to recreation centre site with new fitness suite
- Land exchange with DoE occurs and school develops classroom block near Centrals clubhouse
- School has unfettered access to rugby oval during school hours as part of a joint use arrangement
- Bowls relocates to the golf course on a new synthetic green and members join golf club.

The fan shaped area hatched in white in Option A (Figure 8) depicts the area that may be subject to a joint use arrangement with the DoE to allow primary school children to access the oval during school hours. The green shaded area delineates what may be required in a land swap arrangement between the DoE and the Shire to allow the swimming pool to be relocated from the town centre to the Capricorn sporting precinct.

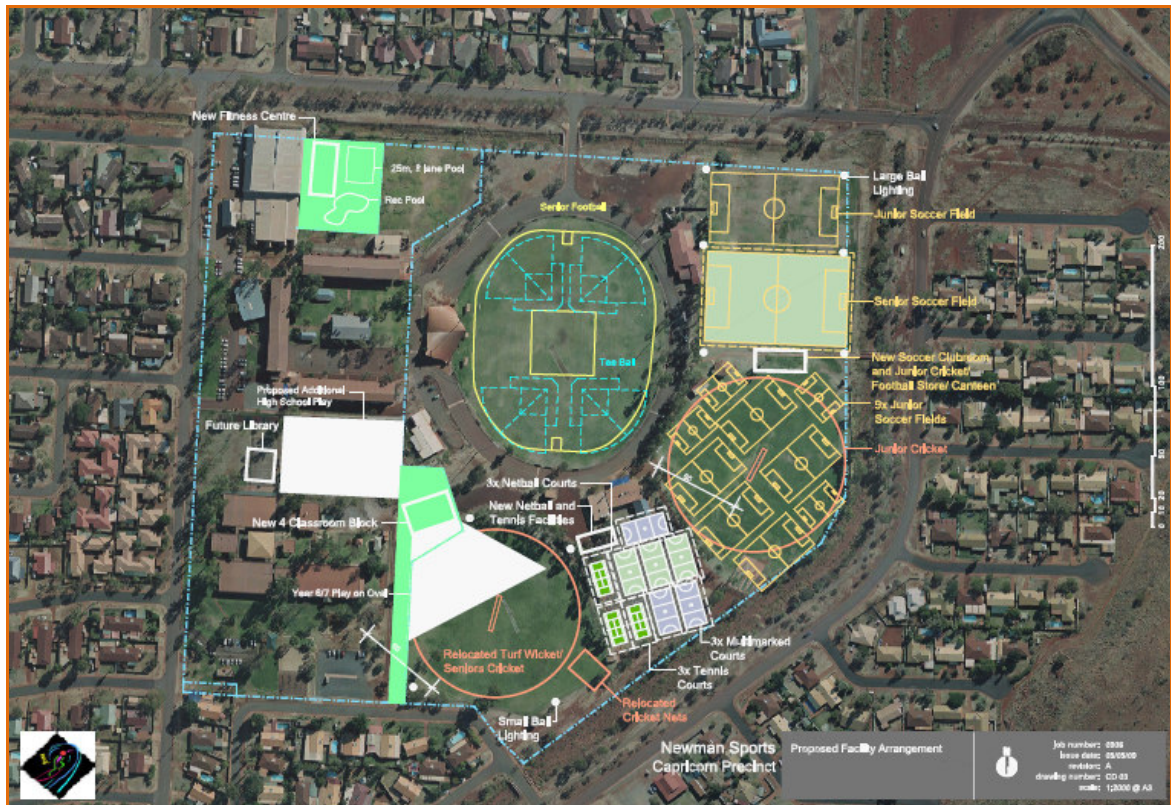


Figure 8 - Capricorn Precinct Redevelopment Proposal - Option A

Redevelopment Option B (see figure 9)

Stage 1

- Prickles are removed from hockey fields
- Soccer moves to Hockey fields and spills into Emu Park for juniors
- Hockey fields are lit for soccer
- Tigers clubrooms are redeveloped as a double sided complex with football facing Capricorn Oval and soccer facing hockey fields
- Redevelopment of tigers clubhouse includes accommodation for junior football and cricket
- Boomerang becomes event space.

Stage 2

- Tennis and netball co-locate on 3 single purpose marked courts each with a further 3 multipurpose courts marked for both netball and tennis
- Combined netball tennis clubhouse located in association with Pioneers
- Senior cricket moves to Rugby oval with small ball lighting – turf wicket is relocated from Capricorn Oval
- Cricket nets remain on Emu Park.

Stage 3

- Swimming pool remains in town centre
- Recreation Centre is marginally refurbished with an expanded fitness suite
- Bowls relocates to a new synthetic green near Centrals.
- Centrals admits bowls club as members.

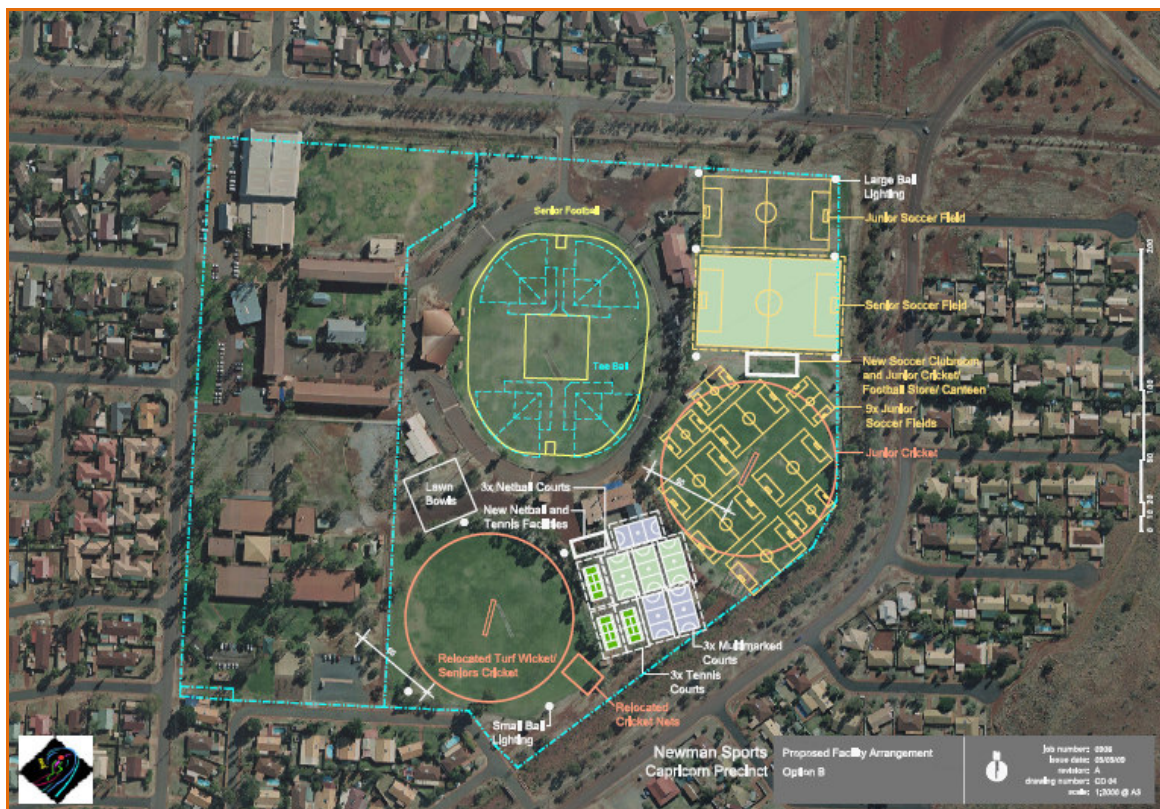


Figure 9 - Capricorn Precinct Redevelopment Proposal - Option B



Additional options as variations of the above ideas were raised and discussed at the public workshop. Many of these ideas were largely resolved by the workshop participants and were recorded as follows:

- Instead of relocating the turf cricket wicket remove it altogether and replace it with new synthetic pitch on rugby, i.e. no turf cricket in town
- Build another indoor court space for indoor cricket etc. at the recreation centre
- Soccer clubhouse needs to be positioned on the perimeter of emu and hockey to ensure people use the canteen as they are leaving the fields
- Leave the pool where it is, its location and condition are fine
- Leave bowls where they are or shift them to the golf course, not to Capricorn
- Take over the recreation centre so the Shire has maintenance and management control of the centre, then:
 - fix the roof
 - fix the air-conditioning and floor in gym 1
 - add a new fitness suite and indoor court area
- Leave the cricket wicket in the main oval
- Do not install small ball lights in the rugby oval
- Replace the synthetic wicket in rugby oval with a new synthetic pitch
- Only develop 6 hard courts, mark all 6 for netball and after the North west games in 2010, over mark 3 of the courts with an alternate playing surface colour and lines for tennis, leaving the netball lines and court perimeter in place
- Install net post sleeves for tennis in all 6 courts so tennis can play on all courts by over marking the 3 netball courts for tennis using line marking tape if required
- Build a small clubhouse area for tennis adjacent to the existing netball clubrooms connecting them with a covered viewing area
- Enhance the tennis clubhouse with double sided viewing to accommodate the cricket association operating from the Rugby oval
- Construct lockable toilet facilities for use and management by netball and tennis players
- Junior Football and Junior Soccer to standardise the size of junior fields and use the same area
- Formalise and stipulate the car parking arrangements in the precinct.

These issues were then further considered and developed into a preferred master plan for the precinct.

Redevelopment Option C (see figure 10)

Stage 1

- Prickles are removed from the hockey fields
- All grassed areas are renovated and an ongoing maintenance program is developed by a turf specialist and implemented to maintain quality playing surfaces
- Junior Soccer moves to Capricorn precinct and shares the hockey fields and Emu Park with junior football
- A new junior sport clubhouse and changeroom block is constructed on the site of the existing junior sports stores and round house public toilet block
- Senior Soccer and touch remain at Boomerang



- A new clubhouse is constructed on the western side of the playing field on Boomerang Oval, primarily for use by Senior Soccer and touch but also for festivals and events (e.g. Bloody Slow Cup)
- Sports field lighting is repositioned on Boomerang to illuminate the altered playing field position and orientation
- The Fortescue Festival is encouraged to relocate to Boomerang Oval and join with the Bloody Slow Cup in making Boomerang Oval the festivals and events venue
- All 4 football clubrooms remain in situ and are progressively enhanced by the clubs

Stage 2

- Tennis and netball co-locate on 6 acrylic surface courts which (are extended to regulation size) and fully fenced and lit.
- The 3 courts in the northern bank are permanently marked for netball and the 3 courts in the southern bank are over marked for tennis.
- All 6 courts can be used for either sport using temporary line marking tape and removeable posts and nets.
- A tennis clubhouse (similar to the netball clubhouse) is constructed adjacent to the southern bank of courts and the area between the two clubhouses is covered and fitted with toilets for hard court users (and by crickets when they move to the rugby oval)

Stage 3

- Senior cricket moves to the Rugby oval with small ball lighting and the turf wicket is relocated from Capricorn Oval
- Cricket nets remain on Emu Park
- Cricket share the tennis (or netball) clubhouse and the associated covered viewing areas and toilets
- An additional 3 tennis courts complete with hit up wall are added to the hard court complex sitting south of the existing complex (partially across the stormwater drain which will need to be diverted or piped)

Stage 4

- The Shire negotiates permanent access to or acquires the school land immediately east of the existing recreation centre
- A new swimming pool is constructed on the land to the east of the existing recreation centre together with a new fitness suite
- The recreation centre is refurbished and the Shire takes on the management of the common areas.
- The school has unfettered access to rugby oval during school hours as part of a joint use arrangement
- Bowls relocates to the golf course on a new synthetic green and members join golf club.



Figure 10 - Capricorn Precinct Redevelopment Proposal - Option C

11. RECOMMENDED MASTER PLAN

Following the presentation of the redevelopment options shown above and further discussions with club representatives, Shire staff and members of the BHP Billiton Sustainability Team Option C, revision E was ultimately prepared as the preferred and recommended concept plan. This is shown below. Larger drawings have been provided together with an electronic version of the image for reproduction and interpretation.

Key elements of the plan are highlighted as follows:

Immediately

- The playing fields are renovated to remove the prickles, refurbish the irrigation system and improve the levels and a long term maintenance and management plan is put in place (6,7,9-11)
- Parking areas are formalised and bays marked (19 -24)
- Junior Soccer is relocated to improved (de-prickled) hockey fields and Emu Park (6,7,9-11)
- Junior Soccer and Junior Football share same field markings on Emu Park(6,7,9-11)
- A new junior sport clubhouse (football, cricket, soccer, tee-ball) is constructed (8)
- A fenced and shaded, well equipped children's playground area is established in close proximity to the junior sport clubhouse (27)
- Netball courts are redeveloped with regulation separation between courts (4, 5)



- All 6 hard courts are fitted with sleeves for netball goals and tennis net posts (4, 5)
- 3 netball courts in the southern bank are over marked for tennis (post 2010 Northwest Games) (4)
- Lighting on all hard courts is upgraded for tennis (AS 2560.2.3) (4, 5)
- Clubhouse for tennis and cricket is developed adjacent to netball clubhouse (3)
- Netball clubhouse is linked to new clubhouse by covered area and new toilets (3)
- Turf cricket wicket is relocated to Rugby oval (1)
- Rugby (now cricket) oval is lit to small ball competition level (26)
- Tee-ball remains on Capricorn oval with lighting quality restored (13)
- Senior Soccer and touch remain on Boomerang Oval making use of a single senior playing field and associated run off areas (see separate drawing)
- A new clubhouse and changeroom complex to service Boomerang Oval users and festival and events organisers is constructed on the western side of the playing field (see separate drawing)
- The lighting on Boomerang oval is relocated to service the playing field
- Shire takes responsibility for recreation centre (management and maintenance)
- Shire repairs and upgrades the floor, air-conditioning and roof in gym 1.

In the longer term and subject to demand

- An additional 3 tennis courts are constructed south of the existing hard court complex complete with a hit-up wall (28)
- The Shire negotiates permanent access to or acquires the school land immediately east of the existing recreation centre
- A new swimming pool is constructed on the land to the east of the existing recreation centre together with a new fitness suite (15-18)
- Bowls relocates to the golf course on a new synthetic green and members join the golf club.

The majority of the works shown in the master plan should happen as soon as detailed planning and design development has occurred to allow contracts to be let and the works scheduled. They should be carried out in the sequence that minimises disruption to activities whilst bringing on upgrades as quickly as possible. This sequence is indicated in the implementation plan.

Note that the construction of a new swimming pool is anticipated to be a later stage of development. The existing pool has recently been refurbished and has a significant asset value remaining. Subject to the water treatment system for the playground area being reinstated the facility has considerable functional life left. This view is influenced by the considerable cost involved in constructing a new pool estimated at more than \$11million.

Further, the town centre redevelopment program suggests that the area occupied by the pool is not likely to be required for some time. Accordingly, it is proposed that the pool redevelopment be deferred until one of two compelling events occurs:

- The pool shell, liner or other major buildings or plant fail and require extensive remediation
- A very high value alternative use of the town centre pool site is identified that makes retention of the pool in-situ an obstacle to the efficient development of the township and the community's retail or commercial needs.



When either of these events arises the construction of a new pool adjacent to the recreation centre will become an appropriate development. Note that this development is likely to trigger the requirement for a land swap with the school. One of the options investigated would see the ceding of the land currently occupied by Centrals clubhouse to DoE and therefore the need to replace the Centrals clubhouse. A range of options related to land swap, facility rationalisation and facility renewal is discussed in the future development alternatives section that follows. It is noted that if Centrals is required to surrender their current location their preferred location is on the north western flank of Capricorn Oval, directly opposite Tigers.

There are, however, a number of critical activities that should be undertaken without delay. These relate to the upgrading and preparation of the hockey field for soccer. Key works are demolition of the buildings in situ, eradicating the prickly infestation and a general renovation of the grass and the reticulation installation on the hockey fields.

It was noted during the follow up consultation program that the junior soccer association expressed a desire to extend the length of the major soccer pitch. Investigations have revealed that this could be done by encroaching into the current drainage reserve running along Welsh Drive by either:

- a) constructing a permanent floor and retaining wall on the side of the drain closest to the playing field (for 65m) thereby retaining an open drain but gaining some 6-7m of playing field length; or
- b) constructing a fully concealed culvert to pipe all stormwater in that section, nominally using 4 x 1.8m diameter pipes for the 65m width of the playing field. This would allow a 10m increase in playing field length.

Cost estimates for this work are shown in the feasibility and capital costs section (13.1).

Note that the co-location of social, storage and changeroom facilities for junior sports is inherent in the master plan and all options. The demolition of the existing roundhouse toilets and storage facilities and their replacement as part of the construction of new facilities for junior sport in the same location make this an imperative.

The existing cricket practice nets at the southern end of Emu Park are in fair to good condition. Following some minor repair to the wire netting at the rear of one of the nets this facility should serve the cricket association for some years.

A more substantial undertaking relates to the progressive improvement of the recreation centre. The Department of Education (DoE) advise that they are aware of the roof leaks and poorly performing air-conditioning in gym 1 (the school gym). The floor is acknowledged to be of a lesser quality than that in gym 2 which is a sprung floor. DoE also advise that their budget allocations and maintenance priorities do not include funds to refurbish gym 1.

So, for the time being and while the current cost share and maintenance arrangements are in place, the Shire is hamstrung in its attempts to bring the recreation centre to a contemporary standard.

The key recommendation in relation to the recreation centre is for the Shire to negotiate a take-over of the complex (excluding exclusive use areas by the school such as staff offices) to enable it to be managed and maintained in line with community expectations. This is not to suggest that the Shire should meet DoE's obligations for remediation and maintenance of the facility as it stands.



If DoE cannot allocate capital works funds to repair the complex (as it appears to be at present), perhaps it could find operating costs in order for it to 'hire' the renovated complex from the Shire. A new management arrangement of the complex could reflect priority status for access to the facility but a requirement to book and pay for access as part of a key tenant arrangement.

Accordingly, if DoE is unable to meet capital improvement costs, the Shire should budget to undertake the remediation works and recoup the cost of upgrade through user costs over a period of time.

The previous discussion regarding the swimming pool also relates to the establishment of a dedicated fitness suite. Construction of the fitness facilities has been included as part of the pool construction program to concentrate new development into one program and to coordinate the development with a new entry control point for the complex embracing pool access as well as access to the dry areas. The fitness suite could, however, be built at any time with the detailed design of the complex allowing for staged development.

The above discussion relates to the immediate and subsequent redevelopment stages of the Capricorn Sporting Precinct. This suite of development will ensure the community's future sporting and recreational needs are well met for a considerable period.



Legend

Newman Sports Masterplan

- 1 Relocated wicket/ senior cricket
- 2 Refurbished cricket nets
- 3 Proposed tennis club facilities
- 4 Multimarked courts
- 5 Netball courts
- 6 Junior soccer/ junior football fields
- 7 Junior cricket
- 8 Junior sport clubhouse
- 9 Junior soccer / junior football fields.
- 10 Senior soccer field
- 11 Junior soccer field
- 12 Senior football
- 13 Tee ball
- 14 Existing path
- 15 25m 8 lane pool
- 16 Potential 50m pool
- 17 Recreational pool
- 18 New fitness centre
- 19 Carparking (32 Bays)
- 20 Carparking (30 Bays)
- 21 Carparking (78 Bays)
- 22 Carparking (56 Bays)
- 23 Carparking (55 Bays)
- 24 Carparking (32 Bays)
- 25 Existing trees
- 26 Lighting towers
- 27 Playground
- 28 Future tennis courts
- 29 Junior football oval 100x150m
- 30 Water Tanks

Previous Page: Figure 11 - Capricorn Sporting Precinct Recommended Masterplan

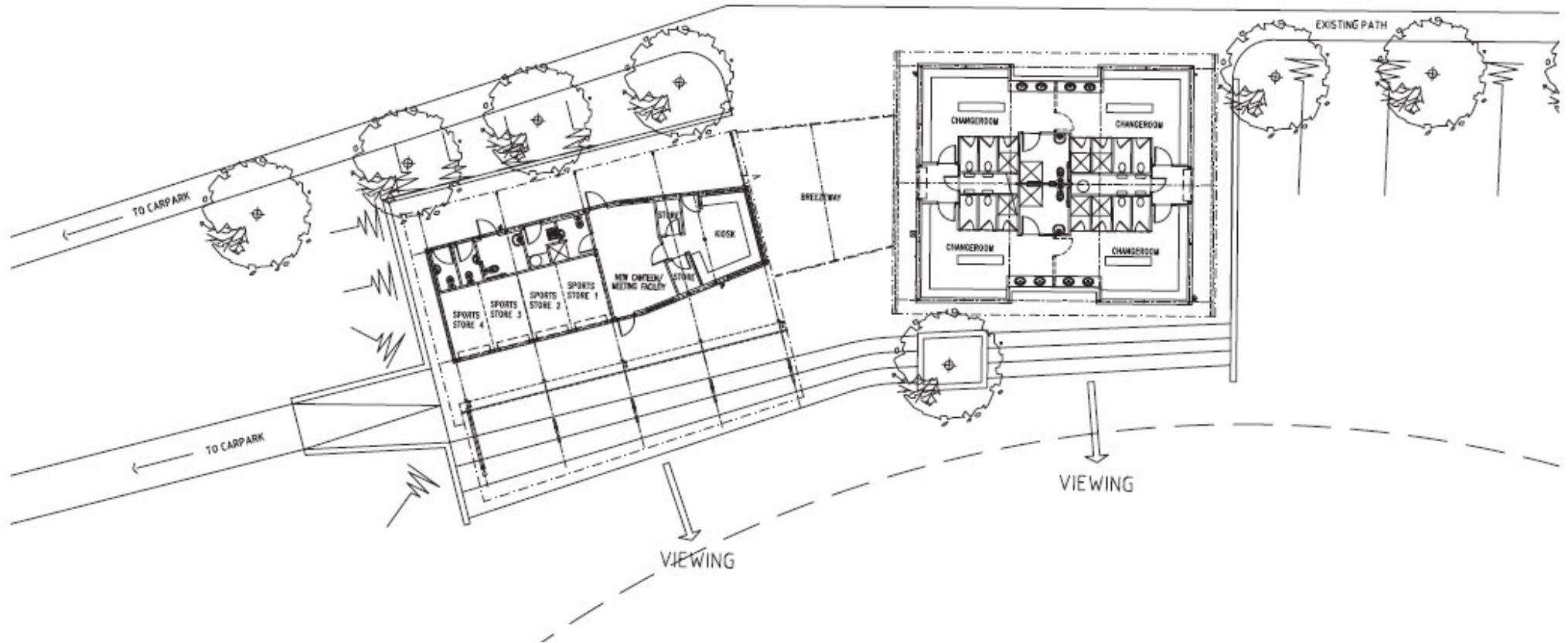


Figure 12 - Proposed junior sport clubhouse

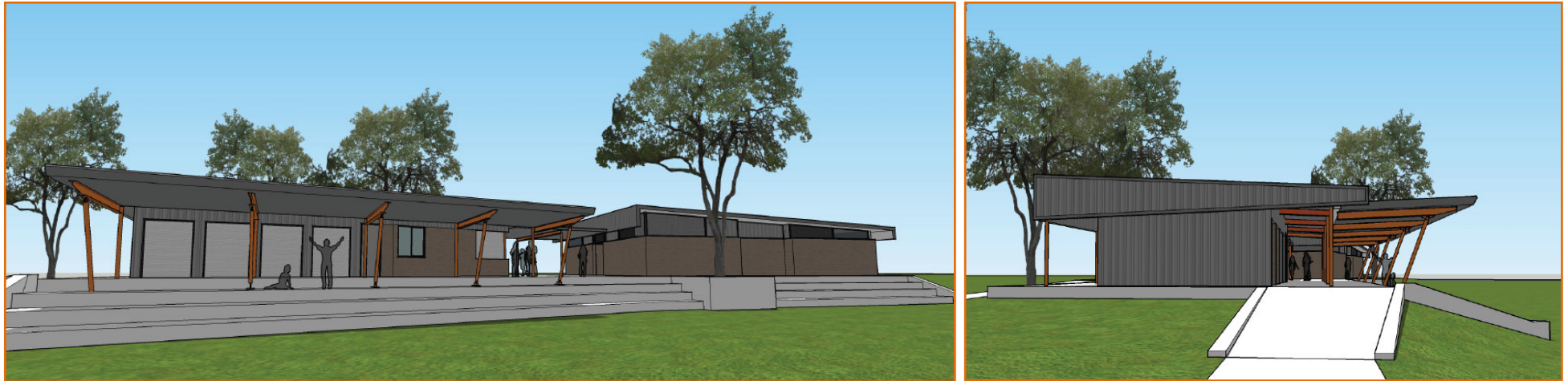


Figure 13 – Perspectives of southern and western faces of the proposed junior sport clubhouse

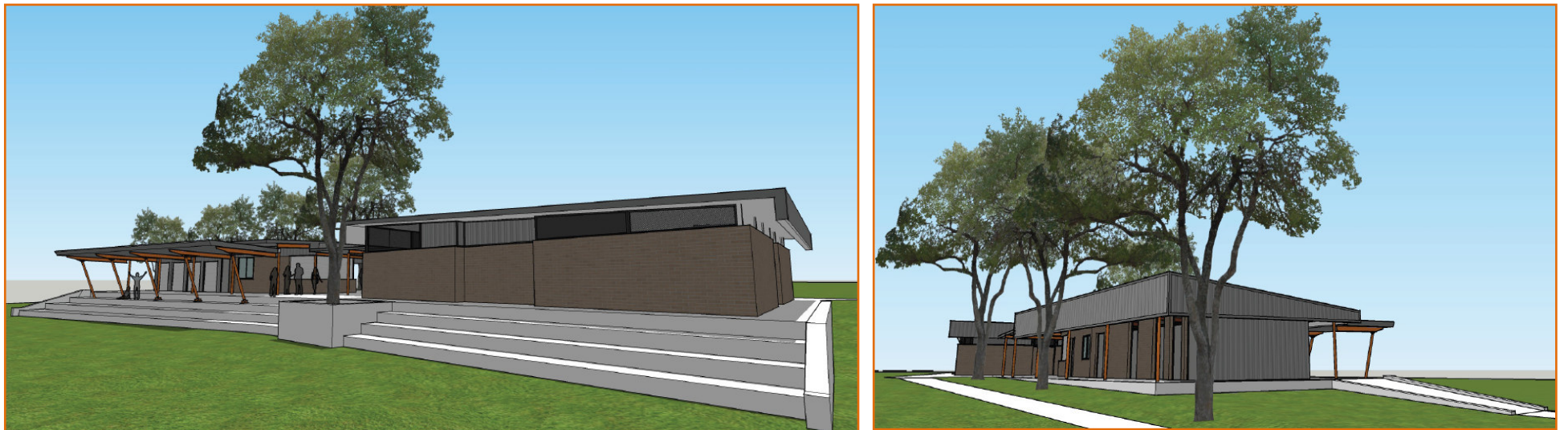


Figure 14 – Alternative perspectives of southern and western faces of the proposed junior sport clubhouse



Figure 15 – Perspective of under-cover area



12. FUTURE DEVELOPMENT ALTERNATIVES

The report previously offered a variety of future development options driven by the construction of a new fitness centre and swimming pool attached to the recreation centre. Under this future scenario there may be a requirement to secure rights of access to the land (controlled by the Department of Education) adjacent to the recreation centre.

The proposed pool location is largely fixed due to the imperative to base the swimming pool, fitness centre and recreation centre management in the one location. Building a pool at an alternative location would miss this opportunity and the cost efficiencies available through co-location.

It is noted that the culture of the town is largely shaped by four football clubs, each with their own clubhouse. This arrangement is not being challenged. In fact the strength of the clubs, the positive rivalry between them and way in which the local community embraces all 4 clubs is to be applauded, respected and preserved wherever possible.

It is the future construction of a swimming pool near the recreation centre and the need to access school land that is seen as a catalyst to prompt rationalisation of club facilities.

One option to secure access to the DoE land is to offer a land swap. It is emphasized that the need for and location of land for exchange with the DoE is not yet resolved. Should it be required, then a slice along the south western boundary of the Capricorn precinct, together with the area occupied by Centrals Football club would be a logical offering.

This would mean the loss of the Centrals Club house and the need for a replacement facility. The Club has indicated their preference for a standalone replacement clubhouse on the north-west flank of Capricorn Oval in lieu of any shared or co-located development (see Figure 16 for the land swap diagram and future club location). The roadway would need to be diverted behind the proposed future clubhouse as is the case for the Saints Clubhouse to allow it to abut the playing field boundary.

Unless the relocation of the pool is to be proceeded with immediately there is no urgency to determine land swap or facility replacement options. Indeed there may be additional options to consider.



Figure 16 - Capricorn Precinct Future Development – land swap for pool area



13. PROJECT FEASIBILITY

Based on the drawings shown above prepared by Gresley Abas Architects, CCS has worked with cost planners and quantity surveyors Davis Langdon Australia (DLA) to develop a series of cost schedules.

13.1. Capital Costs

The capital cost of redeveloping the Capricorn Sporting Precinct in accordance with the Masterplan shown above in Figure 11 is detailed in the schedules below. The schedules are generated using an estimating tool developed by CCS and DLA over the past 5 years. The tool is driven by applying current market rates for materials and facility construction costs to known areas of building based on an agreed standard of facility. To these market rates we apply project on-cost factors that account for preliminaries, design and construction contingencies, professional fees and fit-out allowances. In this process we can maintain relatively accurate cost estimates when areas of buildings or elements are modified, added or deleted.

The spreadsheet used to develop these schedules has been provided in electronic format to allow further investigation and analysis by the Shire. It contains the project on-cost look-up tables to ensure the most appropriate allowances are included. The spreadsheet also demonstrates the cost of delay, deferment or staging of the project by including the impact of cost escalations per year. This produces a project cost per year cashflow statement as well as projecting the total real or escalated cost over the life of the project.

Only that part of the schedule related to cost determination in current day costs is shown on the following pages. The project timeline and costs escalation is not disclosed in these schedules.

The overall cost has been broken into projects of similar type for easier understanding.



Table 12 - Capital Cost Schedules

Note all dollar amounts are shown in 2009-2010 values

| 1. Remediation and demolition works | | Funding rationale | Number | Unit | \$ Cost per unit | Project on-costs | Area loading | Total \$ cost 2009/10 | Year to action |
|---|--|-------------------|-----------|----------------|------------------|------------------|--------------|-----------------------|----------------|
| Demolish junior football junior cricket store and canteen | to be replaced by new facilities in soccer complex | Shire | 1 | item | 5,000 | 1.10 | 1.70 | 9,350 | 2010/2011 |
| Demolish roundhouse toilet block | to be replaced by new facilities in soccer complex | Shire | 1 | item | 7,500 | 1.10 | 1.70 | 14,025 | 2010/2011 |
| Remove synthetic cricket wicket from rugby oval | to be replaced by turf wicket on new alignment | Shire | 1 | item | 1,200 | 1.10 | 1.70 | 2,244 | 2010/2011 |
| Relocate turf cricket wicket from Capricorn Oval to rugby oval | install turf wicket with separate water supply in 15° East of North orientation | Shire | 1 | item | 4,500 | 1.27 | 1.70 | 9,716 | 2010/2011 |
| Demolish old infrastructure on hockey field | to allow soccer fields to be installed | Shire | 1 | item | 5,000 | 1.10 | 1.70 | 9,350 | 2010/2011 |
| Replace worn and barren patches of grass on Capricorn Oval and Emu Park with turf from S-E corner of Rugby oval | replace approximately 20 bare patches of average size 25m ² to improve ground coverage | Shire | 500 | m ² | 20 | 1.27 | 1.70 | 21,590 | 2010/2011 |
| Undertake severe prickly infestation remediation through spraying and plant removal (weeding) | to improve surface quality and suitability for active sport | Shire | 1 | item | 3,500 | 1.10 | 1.70 | 6,545 | 2010/2011 |
| Renovate the irrigation system on the hockey fields to suit soccer | replace all damaged, ineffective or raised sprinkler heads, clean supply lines and service irrigation controller | Shire | 1 | item | 3,500 | 1.10 | 1.00 | 3,850 | 2010/2011 |
| Carpark area formalisation | hard stand and line marking to carpark areas as designated using existing roadways | Shire | 283 | bays | 1,950 | 1.27 | 1.70 | 1,191,444 | 2010/2011 |
| Expansion to old hockey fields for soccer pitch | involves installing a 4 x 1.8m culvert along width of soccer pitch | Shire | 65 | m | 1,755 | 1.27 | 1.70 | 246,288 | 2011/2012 |
| Extend grass and reticulation to new area | cover the extra 10m of playing field | Shire | 650 | m ² | 25 | 1.27 | 1.70 | 35,084 | 2011/2012 |
| Total remediation and demolition costs | | | 1,549,485 | | | | | 1,549,485 | |
| Total remediation and demolition costs to be met by Shire | | | 1,549,485 | | | | | | |
| Total remediation and demolition costs to be met through grant funding | | | 0 | | | | | | |
| Total remediation and demolition costs to be met by other sources | | | 0 | | | | | | |
| Check and balance line | | | 1,549,485 | | | | | | |



| 2. Sports Field Lighting | | Funding rationale | Number | Unit | \$ Cost per unit | Project on-costs | Area loading | Total \$ cost 2009/10 | Year to action |
|---|---|----------------------|--------|-------|------------------|------------------|--------------|-----------------------|----------------|
| Relamp existing lighting on Capricorn oval | total lamp replacement to bring existing installation back to standard | Shire | 96 | lamps | 172 | 1.27 | 1.70 | 35,649 | 2010/2011 |
| Install small ball competition level lighting to AS 2167 to Rugby oval for cricket | totally new installation | Shire/CSRFF/Industry | 1 | item | 239,000 | 1.27 | 1.70 | 516,001 | 2016/2017 |
| Install large ball competition level lighting to AS 2176 to Hockey field | totally new installation | Shire/CSRFF/Industry | 1 | item | 194,000 | 1.27 | 1.70 | 418,846 | 2010/2011 |
| install new lighting on existing netball courts to provide for tennis quality lighting to AS 2167 on all 6 courts | new lighting installation for hardcourts | Shire/CSRFF/Industry | 1 | item | 128,000 | 1.27 | 1.70 | 276,352 | 2010/2011 |
| install new lighting on future tennis courts to AS 2167 | new lighting installation for hardcourts | Shire/CSRFF/Industry | 1 | item | 64,000 | 1.27 | 1.70 | 138,176 | 2014/2015 |
| Modify the lighting installation on Boomerang Oval | relocate poles and provide new lamps to suit the reoriented playing field | Shire/CSRFF/Industry | 1 | item | 150,000 | 1.27 | 1.70 | 323,850 | 2010/2011 |
| Total sports field lighting development costs by year | | 1,708,874 | | | | | | 1,708,874 | |
| Total sports field lighting development costs to be met by Shire | | 534,918 | | | | | | | |
| Total sports field lighting development costs to be met by Developers | | 674,688 | | | | | | | |
| Total sports field lighting development costs to be met by Others | | 499,269 | | | | | | | |
| Check and balance line | | 1,708,874 | | | | | | | |



| 3. Tennis and Netball Hardcourts | | Funding rationale | Number | Unit | \$ Cost per unit | Project on-costs | Area loading | Total \$ cost 2009/10 | Year to action |
|---|---|----------------------|----------|----------------|------------------|------------------|--------------|-----------------------|----------------|
| Extend existing netball court area to meet regulation separation between courts | court area needs to be re-graded to allow run-off and extend width by 3.5m | Shire/CSRFF/Industry | 256.2 | m ² | 65 | 1.27 | 1.70 | 35,954 | 2010/2011 |
| Install post sleeves in surface for netball goals and tennis nets on all 6 courts | netball and tennis sleeves for each of the 6 courts | Shire/CSRFF/Industry | 6 | sets | 750 | 1.27 | 1.70 | 9,716 | 2010/2011 |
| Replace 6 netball courts with new regulation size acrylic finish courts | new sub surface over area graded to facilitate and then topped with acrylic playing surface | Shire/CSRFF/Industry | 4331.244 | m ² | 55 | 1.27 | 1.70 | 514,314 | 2010/2011 |
| Over mark 3 netball courts with tennis court markings | additional colour overlay of acrylic and lines to denote tennis courts | Shire/CSRFF/Industry | 3 | item | 550 | 1.27 | 1.70 | 3,562 | 2010/2011 |
| Fence 6 netball/tennis courts with 3m high plastic coated wire mesh fencing | perimeter fence | Shire/CSRFF/Industry | 323.91 | m | 90 | 1.27 | 1.70 | 62,939 | 2010/2011 |
| Extend court area for an additional 3 acrylic surfaced tennis courts | | Shire/CSRFF/Industry | 2165.622 | m ² | 65 | 1.27 | 1.70 | 303,913 | 2014/2015 |
| Fencing to new courts | | Shire/CSRFF/Industry | 132.37 | m | 90 | 1.27 | 1.70 | 25,721 | 2014/2015 |
| Culvert the drain under the area for the new courts (triple sleeve 1.8m culvert) | | Shire/CSRFF/Industry | 70 | m | 1,350 | 1.27 | 1.70 | 204,026 | 2014/2015 |
| Total tennis and netball facility development cost by year | | 1,160,143 | | | | | | 1,160,143 | |
| Total tennis and netball facility development cost to be met by Shire | | 417,532 | | | | | | | |
| Total tennis and netball facility development cost to be met by Developers | | 325,080 | | | | | | | |
| Total tennis and netball facility development cost to be met by Others | | 417,532 | | | | | | | |
| Check and balance line | | 1,160,143 | | | | | | | |



| 4A. Aquatic and Recreation Centre Upgrade with 25m pool | | Funding rationale | Number | Unit | \$ Cost per unit | Project on-costs | Area loading | Total \$ cost 2009/10 | Year to action |
|--|--|----------------------|--------|----------------|------------------|------------------|--------------|-----------------------|----------------|
| New 25m 8 lane outdoor pool | pool complete with wet deck gutter system, plantroom, starting blocks, lane rope anchors, lane ropes, pool blanket | Shire/CSRFF/Industry | 500 | m ² | 2,700 | 1.56 | 1.70 | 3,580,200 | 2017/2018 |
| New leisure pool area | zero beach entry, 6 person spa area with 3 water features, 3m concourse area surrounding and separate plant | Shire/CSRFF/Industry | 400 | m ² | 3,000 | 1.56 | 1.70 | 3,182,400 | 2017/2018 |
| | 5m concourse area surrounding pools | Shire/CSRFF/Industry | 900 | m ² | 75 | 1.42 | 1.70 | 162,945 | 2017/2018 |
| New wet area male and female changerooms | 2 change areas with 3 showers and 3 toilets and hand basins each | Shire/CSRFF/Industry | 70 | m ² | 3,500 | 1.56 | 1.70 | 649,740 | 2017/2018 |
| Shade shelters in pool grounds | 4 free standing shade areas of 16m ² | Shire/CSRFF/Industry | 64 | m ² | 250 | 1.56 | 1.70 | 42,432 | 2017/2018 |
| Replace roof to indoor sports courts * | repair or replace subject to further investigation | Shire/DET | 665 | m ² | 75 | 1.56 | 1.70 | 132,269 | 2011/2012 |
| Replace air-conditioning unit to indoor sports courts * | repair or replace subject to further investigation | Shire/DET | 1 | item | 25,000 | 1.56 | 1.70 | 66,300 | 2011/2012 |
| Replace flooring in gym 1 * | sprung timber or cushioned sports surface to replace granwood | Shire/CSRFF/Industry | 630 | m ² | 175 | 1.56 | 1.70 | 292,383 | 2018/2019 |
| Construct new fitness suite | | | | | | | | | |
| group fitness (aerobics) room | carpeted air-conditioned | Shire/CSRFF/Industry | 70 | m ² | 2,400 | 1.71 | 1.70 | 488,376 | 2017/2018 |
| spin room | carpeted air-conditioned | Shire/CSRFF/Industry | 30 | m ² | 2,400 | 1.71 | 1.70 | 209,304 | 2017/2018 |
| appraisal room | carpeted air-conditioned | Shire/CSRFF/Industry | 12 | m ² | 2,400 | 1.71 | 1.70 | 83,722 | 2017/2018 |
| gym | carpeted air-conditioned | Shire/CSRFF/Industry | 150 | m ² | 2,400 | 1.71 | 1.70 | 1,046,520 | 2017/2018 |
| New entry feature connecting to reception from wet areas | enclosed trafficable area | Shire/CSRFF/Industry | 90 | m ² | 1,850 | 1.56 | 1.70 | 441,558 | 2017/2018 |
| Modification of existing gym to activity space | refurbishment of the area | Shire/CSRFF/Industry | 150 | m ² | 200 | 1.71 | 1.70 | 87,210 | 2018/2019 |
| New meeting/committee room for clubs | carpeted air-conditioned | Shire/CSRFF/Industry | 36 | m ² | 2,400 | 1.71 | 1.70 | 251,165 | 2018/2019 |
| Total recreation and aquatic centre development cost by year | | 10,716,523 | | | | | | 10,716,523 | |
| Total recreation and aquatic centre development cost to be met by Shire | | 3,570,209 | | | | | | | |
| Total recreation and aquatic centre development cost to be met by Developers | | 3,576,104 | | | | | | | |
| Total recreation and aquatic centre development cost to be met by Others | | 3,570,209 | | | | | | | |
| Check and balance line | | 10,716,523 | | | | | | | |



| 4B. Aquatic and Recreation Centre Upgrade with 50m pool | | Funding rationale | Number | Unit | \$ Cost per unit | Project on-costs | Area loading | Total \$ cost 2009/10 | Year to action |
|--|--|-----------------------|--------|----------------|------------------|------------------|--------------|-----------------------|----------------|
| New 50m 8 lane outdoor pool | pool complete with wet deck gutter system, plantroom, starting blocks, lane rope anchors, lane ropes, pool blanket | Shire/CSRFF/ Industry | 1000 | m ² | 2,700 | 1.56 | 1.70 | 7,160,400 | 2017/2018 |
| New wading pool for toddlers | rectangular pool with zero beach entry and separate plant | Shire/CSRFF/ Industry | 160 | m ² | 2,700 | 1.56 | 1.70 | 1,145,664 | 2017/2018 |
| | concourse area surrounding pools | Shire/CSRFF/ Industry | 1030 | m ² | 75 | 1.42 | 1.70 | 186,482 | 2017/2018 |
| New wet area male and female changerooms | 2 change areas with 3 showers and 3 toilets and hand basins each | Shire/CSRFF/ Industry | 70 | m ² | 3,500 | 1.56 | 1.70 | 649,740 | 2017/2018 |
| Shade shelters in pool grounds | 4 free standing shade areas of 16m ² | Shire/CSRFF/ Industry | 64 | m ² | 250 | 1.56 | 1.70 | 42,432 | 2017/2018 |
| Replace roof to indoor sports courts * | repair or replace subject to further investigation | Shire/DET | 665 | m ² | 75 | 1.56 | 1.70 | 132,269 | 2011/2012 |
| Replace air-conditioning unit to indoor sports courts * | repair or replace subject to further investigation | Shire/DET | 1 | item | 25,000 | 1.56 | 1.70 | 66,300 | 2011/2012 |
| Replace flooring in gym 1 * | sprung timber or cushioned sports surface to replace granwood | Shire/CSRFF/ Industry | 630 | m ² | 175 | 1.56 | 1.70 | 292,383 | 2018/2019 |
| Construct new fitness suite | | | | | | | | | |
| group fitness (aerobics) room | carpeted air-conditioned | Shire/CSRFF/ Industry | 70 | m ² | 2,400 | 1.71 | 1.70 | 488,376 | 2017/2018 |
| spin room | carpeted air-conditioned | Shire/CSRFF/ Industry | 30 | m ² | 2,400 | 1.71 | 1.70 | 209,304 | 2017/2018 |
| appraisal room | carpeted air-conditioned | Shire/CSRFF/ Industry | 12 | m ² | 2,400 | 1.71 | 1.70 | 83,722 | 2017/2018 |
| gym | carpeted air-conditioned | Shire/CSRFF/ Industry | 150 | m ² | 2,400 | 1.71 | 1.70 | 1,046,520 | 2017/2018 |
| New entry feature connecting to reception from wet areas | enclosed trafficable area | Shire/CSRFF/ Industry | 90 | m ² | 1,850 | 1.56 | 1.70 | 441,558 | 2017/2018 |
| Modification of existing gym to activity space | refurbishment of the area | Shire/CSRFF/ Industry | 150 | m ² | 200 | 1.71 | 1.70 | 87,210 | 2018/2019 |
| New meeting/committee room for clubs | carpeted air-conditioned | Shire/CSRFF/ Industry | 36 | m ² | 2,400 | 1.71 | 1.70 | 251,165 | 2018/2019 |
| Total recreation and aquatic centre development cost by year | | 12,283,523 | | | | | | 12,283,523 | |
| Total recreation and aquatic centre development cost to be met by Shire | | 4,087,319 | | | | | | | |
| Total recreation and aquatic centre development cost to be met by Developers | | 4,108,885 | | | | | | | |
| Total recreation and aquatic centre development cost to be met by Others | | 4,087,319 | | | | | | | |
| Check and balance line | | 12,283,523 | | | | | | | |



| 5. New clubhouse developments | | Funding rationale | Number | Unit | \$ Cost per unit | Project on-costs | Area loading | Total \$ cost 2009/10 | Year to action |
|--|---|-----------------------|--------|----------------|------------------|------------------|--------------|-----------------------|----------------|
| New junior sport clubhouse | football cricket soccer and tee-ball single level building looking over Emu Park | Shire/CSRFF/ Industry | 460 | m ² | 2,400 | 1.56 | 1.70 | 2,927,808 | 2010/2011 |
| New senior soccer and touch clubhouse at Boomerang Oval | clubhouse 150, kitchen and bar 25, changerooms 80, store 15, public toilets 20, first aid 15 | Shire/Industry | 305 | m ² | 2,600 | 1.56 | 1.70 | 2,103,036 | 2010/2011 |
| Reposition Boomerang grandstand | allowance to move the existing grandstand to the side of repositioned playing field including disconnection and reconnection to services. | Shire/ Industry | 1 | item | 20,000 | 1.43 | 1.70 | 48,620 | 2011/2012 |
| Construct colourbond shade shelter on southern end of netball clubhouse | extension of roof line from existing netball clubhouse to new tennis club house with concrete floor | Shire/CSRFF/ Industry | 24 | m ² | 250 | 1.42 | 1.70 | 14,484 | 2012/2013 |
| Construct tennis (and cricket) club house abutting shade shelter | lined colourbond clubhouse with sink with hot and cold water vinyl floor | Shire/CSRFF/ Industry | 24 | m ² | 1,500 | 1.42 | 1.70 | 86,904 | 2012/2013 |
| Construct lockable toilet facilities for tennis netball and cricket players at rear of shade shelter | male and female toilets with central handbasin facility | Shire/CSRFF/ Industry | 11.52 | m ² | 3,500 | 1.42 | 1.70 | 97,332 | 2012/2013 |
| Demolish Centrals clubhouse | to release area for ceding to DoE as part of the pool relocation land swap | Shire/CSRFF/ Industry | 1 | item | 5,000 | 1.10 | 1.70 | 9,350 | 2019/2020 |
| Construct new Centrals clubhouse | new club facility on north-west flank of Capricorn oval | Shire/CSRFF/ Industry | 305 | m ² | 2,600 | 1.56 | 1.70 | 2,103,036 | 2019/2020 |
| Total clubhouse development cost by year | | 7,390,570 | | | | | | 7,390,570 | |
| Total clubhouse development cost to be met by the Shire | | 2,804,670 | | | | | | | |
| Total clubhouse development cost to be met by Developers | | 1,781,231 | | | | | | | |
| Total clubhouse development cost to be met by Others | | 2,804,670 | | | | | | | |
| Check and balance line | | 7,390,570 | | | | | | | |



13.2. Annual Operating Costs

Current sport and recreation facility operating costs incurred by the Shire relate to maintaining the tennis courts, the swimming pool, the skate park, the recreation centre (in association with DoE), the playing surfaces (grass and hard court) and the lights installed at both the Capricorn and the Boomerang sporting precincts.

Golf and bowls playing and social facilities are provided and maintained by parties other than the Shire.

The sporting clubhouses at Boomerang and Capricorn are operated by the clubs under lease from the Shire. In most instances these clubhouses have been constructed through the efforts of the clubs and the facilities are maintained by the clubs.

These arrangements are not expected to change in any significant way other than:

- The Shire meeting all of the operating and maintenance costs for the recreation centre. Note that this increased responsibility and cost is proposed to be offset by a negotiated annual contribution from DoE in lieu of a contribution to capital improvements.
- Increased grass playing field maintenance costs to ensure irrigation systems are functioning efficiently and consistently, that wear patches are routinely replaced with turf patches, that prickly infestations are aggressively dealt with and that dethatching and levelling of the playing surface occurs regularly.
- Increased lighting maintenance costs including routine lamp replacement and light fitting cleaning to maintain illumination design levels for each of the installations. It is anticipated that the various clubs will continue to meet the annual operating (electricity) charges for all lighting installations save for the contribution made by BHP Billiton for community lighting on Boomerang oval.
- Lighting suppliers and installers Musco and Lightbase suggest that installations should be serviced at least every 5 years in Newman including reflector and glass cleaning and lamp replacement at the end of the scheduled hours (approximately every 3,000-5,000 hours, also around 5 years based on current use regimes). The cost of upgrading the Capricorn oval lights \$37,000 every 5 years, is a good indicator of the recommended allowance for this program. This would apply to both Capricorn and the new cricket facilities. An allowance \$15,000 would be appropriate for soccer and \$7,000 for the hard court installations. Note that these costs are in 2009 dollars and would need to be escalated over time.

13.3. Funding Sources

The majority of the works proposed in the capital cost schedule relate to works prompted by the town centre redevelopment (new facilities for soccer and tennis), improvements to meet regulations (netball) or the routine servicing and maintenance of facilities (turf renovation and lighting upgrades).

Accordingly the responsibility for these works will rest primarily with the Shire of East Pilbara with appropriate support from the state government and local industry.

The Department of Sport and Recreation has recently announced a considerable enhancement to its CSRFF program supported by an increase in annual program funding from \$9 million to \$20 million. A small grants program within the scheme for projects under \$150,000 will have 2 cycles each year.



The standard CSRFF grant offered annually will be limited \$4million and generally will not exceed one-third of the total project cost. Grant funds must be at least matched by the Shire’s cash contribution, with the balance of funds required being secured by the Shire from other sources.

If the Shire is able to demonstrate compliance with certain criteria, the grant value may be increased from a maximum of one third to one half of the project cost. The criteria are as follows:

| | |
|----------------------------|--|
| Location disadvantage | Shire of East Pilbara qualifies as a remote community |
| Co-location of facilities | Moving soccer to Capricorn and the corresponding co-location of soccer and junior sports meets this criteria; Amalgamation of netball and tennis qualifies; Relocation of the swimming pool qualifies; Co-location of Centrals with one or more of the other clubs qualifies. |
| Sustainability initiatives | A range of water or energy efficiency initiatives to be demonstrated in detailed design development |
| Increased participation | Attracting new users or increasing participation from existing users will satisfy this criterion. It may be argued that there will be greater attraction across all sports because they are co-located. This element needs to be discussed with the local DSR manager. |

It is also important to note that the CSRFF program will not support certain components of the works proposed including:

- Carparking and access roads
- Landscaping
- Recurring maintenance of existing facilities
- Facilities for the express purpose of serving alcohol
- Any works commenced before the grant is approved

The capital cost schedule provides an indication of the funding strategy applicable to each project.

13.4. Project Viability

Accordingly it is recommended that the Shire proceed with the following works program and seeks support from:

- CSRFF for up to one half of the new facility developments
- BHP Billiton for support to enable the program to be implemented
- DoE to initiate the recreation centre upgrade and management program

The general funding arrangements for the works identified within the recommendations and as shown in the master plan are as follows. Note that cost of relocating Centrals football club to the northwest flank of Capricorn Oval is included in this projection. These costs are shown in escalated dollar terms related to the anticipated date of construction.



| Immediate works program to end 2010/2011 | Total cost | Approximate Cost share | | |
|---|------------------|------------------------|------------------|------------------|
| | | Shire | CSRFF | Industry/DoE |
| Remediation and demolition works | 1,820,269 | 1,820,269 | 0 | 0 |
| Sports field and hard court Lighting | 1,086,338 | 336,765 | 434,535 | 315,038 |
| Tennis and Netball hardcourt facilities | 645,279 | 232,300 | 180,678 | 232,300 |
| Junior clubhouse development | 3,015,642 | 995,162 | 1,025,318 | 995,162 |
| senior soccer and touch club facilities | 2,218,209 | 1,109,104 | 0 | 1,109,104 |
| Recreation centre repair (excluding pool and fitness suite) | 490,952 | 245,476 | 0 | 245,476 |
| Total | 9,276,689 | 4,739,076 | 1,640,532 | 2,897,081 |

| Longer term works program 2012/2013 - 2020/2020 | Total cost | Approximate Cost share | | |
|---|-------------------|------------------------|------------------|------------------|
| | | Shire | CSRFF | Industry/DoE |
| 50m pool and fitness suite at recreation centre | 16,801,006 | 5,544,332 | 5,712,342 | 5,544,332 |
| Additional 3 tennis courts | 817,314 | 318,753 | 179,809 | 318,753 |
| Tennis, Netball, Cricket amenities | 221,384 | 73,057 | 75,271 | 73,057 |
| Small ball lighting to Rugby Oval for cricket | 692,079 | 228,386 | 235,307 | 228,386 |
| New centrals clubhouse | 3,279,792 | 1,082,331 | 1,115,129 | 1,082,331 |
| Total | 21,811,576 | 7,246,859 | 7,317,858 | 7,246,859 |

Table 13 - Capital Cost Schedules

Note all dollar costs are shown in escalated dollar values to the recommended year of construction

14. RECOMENDATIONS

The recommendations in this report are largely predicated on the loss of a large part of Boomerang Oval as a result of the town centre redevelopment strategy being implemented by the Shire. Plans to revitalise the town centre also influence other facilities in the Boomerang Oval precinct, namely the tennis courts, bowling green, cycle education centre (old basketball court), skate park and half court basketball facility and ultimately the swimming pool.

Notwithstanding the need to take action as a result of the proposed loss of Boomerang Oval, there is also an opportunity, if not a requirement, to rationalise and upgrade a number of facilities that are utilised or presented in a less than optimum fashion.

The following recommendations seek to address:

- Accommodation of those activities displaced by the loss of Boomerang Oval
- Upgrade of facilities that are in need of refurbishment or replacement
- Improved utilisation of facilities that are currently underutilised
- Rationalisation of facility access where a propensity for over use is manifest
- Rationalisation of facility development to minimise duplication and oversupply



The recommendations are broken into groupings to enable easy comprehension.

Soccer

1. Relocate junior soccer from Boomerang Oval to the Capricorn Sporting precinct
2. Redevelop the existing hockey fields as the principal venue for junior soccer including:
 - Removal of existing infrastructure on the field
 - Renovated turf and eradication of the prickly infestation
 - Serviced and upgraded irrigation
 - Sportsfield lighting to 100 lux in compliance with AS 2560.2.3
3. Provide access for junior soccer competition (in cooperation with junior football) on Emu Park with both codes using commonly marked fields and installing temporary goal posts as required
4. Develop a new facility for junior sports (including soccer, football, cricket and tee-ball) comprising changeroom, meeting room, canteen, storage and covered viewing facilities, generally in accordance with the master plan and figures 11-15 shown as part of this report
5. Retain senior soccer (and Touch) competition and training on the remainder of Boomerang Oval
6. Develop new changerooms and clubhouse facilities for Boomerang Oval users, specifically senior soccer and touch
7. Relocate the sportsfield lighting to reflect the modified area of Boomerang Oval
8. Investigate the positioning of the playing field, amenities building and existing grandstand to optimise ground use and layout generally in accordance with figures 2 and 3
9. Further investigate the necessity and cost effectiveness of extending the eastern side of the soccer field into the Welch Drive storm water drain to allow for a longer playing field.

Football

10. Retain Capricorn Oval as the focus for senior football
11. Refurbish the lighting installation to bring the level of illumination back to design level
12. Renovate the surface of Capricorn Oval, replace the wear patches with turf sods and service the irrigation system to ensure effective operation
13. Encourage the senior clubs to foster colts and junior players
14. Retain Emu Park as the focus for junior football training and competition acknowledging the recommended sharing of playing fields with junior soccer for competition
15. Renovate the surface of Emu Park, replace the wear patches with turf sods and service the irrigation system to ensure effective operation
16. Allow junior football to overflow onto the Rugby oval to provide additional training and competition space as required
17. Encourage each of the four football clubs to maintain and upgrade their clubhouse and changeroom facilities to maximise presentation and functionality
18. Encourage the four football clubs to consider rationalisation and co-location of their clubhouse and changeroom facilities, particularly the Centrals Football Club should the land they currently occupy need to be ceded to the Department of Education to allow the development of a swimming pool adjacent to the recreation centre.



Cricket

19. Remove the turf cricket wicket from Capricorn Oval
20. Remove the synthetic cricket wicket from the Rugby oval
21. Install a new cricket turf wicket in the Rugby oval
22. Install Sportsfield lighting to 350 lux in compliance with AS 2560.2 on the rugby oval to accommodate club level cricket match play
23. Develop club facilities together with storage and toilets for shared use by cricket and tennis adjacent to the existing netball clubhouse
24. Repair the cricket practice nets on Emu Park

Tee-ball

25. Retain the Tee-ball operation on Capricorn Oval with enhanced amenity occasioned by:
 - Re-lamping and cleaning of the lighting installation on Capricorn Oval
 - Removal of the turf wicket from the ground
 - Renovated surface of Capricorn Oval
 - Providing access to the junior clubhouse to be developed between the hockey fields and Emu Park

Netball

26. Retain netball in the current location on 6 new acrylic surfaced courts that:
 - are re-graded to ensure adequate drainage and run-off
 - comply with regulation separation between the courts
 - maintain regulation clearance around the courts
 - are enclosed by tennis style fencing in two banks of 3 courts
 - have upgraded lighting in compliance with AS 23560.2.3 for tennis
 - have netball goal post and tennis net post sleeves that can be capped installed in all courts at the time of refurbishment
27. Install new lockable toilets (for shared use by netball, tennis and cricket players) as part of an expanded covered viewing area located to the south of the existing netball clubhouse and connecting to a new facility similar to the netball clubhouse for tennis and cricket use.
28. Maintain the existing toilet block at the south western corner of the current courts for event use

Tennis

29. Relocate tennis from the current location near Boomerang Oval to the netball court complex at Capricorn Sporting Precinct after the 2010 Northwest Games.
30. Following the Northwest Games, over mark the 3 southern most netball courts with a separate playing surface colour for tennis and permanently line mark the courts for tennis
31. Leave the netball court perimeter colour visible and ensure the third lines, centre circle and goal circles are readily able to be marked with line marking tape
32. Provide for tennis to be played on the 3 northern most courts for events by line marking the courts with removable tape and installing net posts in the already installed sleeves
33. Provide the tennis club with access to a new clubhouse and storage facility, similar to that currently used by netball, in a shared use arrangement with cricket



34. Provide the tennis club with access to new lockable toilets (for shared use by netball, tennis and cricket players) as part of an expanded covered viewing area located to the south of the existing netball clubhouse and connecting to a new clubhouse for tennis and cricket use.
35. Allow for the future construction of a further 3 tennis courts south of the existing hard court complex by enclosing the stormwater drain.

Bowls

36. Encourage the bowlers to take discussions with the golf club with a view to establishing a new synthetic grass bowling green at the golf club
37. Support the bowlers in the establishment of an incorporated sporting body to administer bowls in Newman.

Recreation centre

38. Initiate negotiations with the Department of Education to enable the Shire of East Pilbara to take over management, maintenance and redevelopment responsibility of the existing complex, excluding those areas used exclusively by the school
39. Once suitable arrangements are confirmed for a either a capital or operating cost contribution by DoE to the future operation and maintenance of the recreation centre initiate remedial works including:
 - Repairs to or replacement of the roof of gym 1
 - Repairs to or replacement of the air conditioning in gym 1
 - Replacement of the floor in gym 1 with a sprung or cushioned sports floor
40. Continue negotiations with DoE to permit the future development of a swimming pool and fitness suite on land at the rear of the recreation centre, acknowledging the likely requirement for a land swap to enable the school to maintain the current land area

Swimming pool

41. Maintain the swimming pool operation in its current location until either
 - The pool requires extensive remediation; or
 - A very high value alternative use of the town centre pool site is identified that makes retention of the pool in-situ an obstacle to the efficient development of the township and the community's retail or commercial needs.
42. Repair or replace the water treatment system for the water playground and bring it into operation as quickly as possible
43. Improve the maintenance of the grassed areas within the complex including the eradication of the prickly infestation
44. Replace or refurbish the sand and surrounds of the beach volleyball installation in the grounds of the pool
45. Work with the football clubs, and in particular Centrals Football Club, to determine a suitable facility replacement option should the land on which the existing Centrals clubhouse is located is ceded to the DoE

Boomerang Oval

46. Retain senior soccer and touch training and competition on the modified Boomerang Oval
47. Construct a new clubroom and changeroom facilities on the north western side of the relocated playing field
48. Adjust the lighting of Boomerang to suit the new playing field configuration



49. Maintain Boomerang Oval as an informal active open space and community events venue
50. Encourage community event and festival organisers for activities such as:
- The Bloody Slow Cup
 - The Fortescue Festival
 - Havlins amusements
 - The June Fair
 - SNPS Carnival
 - BHP Mine Rescue Day
- to conduct their activities at Boomerang Oval

Concept plan

51. Endorse the broad order of probable costs and the cost share arrangements generally as detailed in the following table:

| Immediate works program to end 2010/2011 | Total cost | Approximate Cost share | | |
|---|------------------|------------------------|------------------|------------------|
| | | Shire | CSRFF | Industry/ DoE |
| Remediation and demolition works | 1,820,269 | 1,820,269 | 0 | 0 |
| Sports field and hard court Lighting | 1,086,338 | 336,765 | 434,535 | 315,038 |
| Tennis and Netball hardcourt facilities | 645,279 | 232,300 | 180,678 | 232,300 |
| Junior clubhouse development | 3,015,642 | 995,162 | 1,025,318 | 995,162 |
| senior soccer and touch club facilities | 2,218,209 | 1,109,104 | 0 | 1,109,104 |
| Recreation centre repair (excluding pool and fitness suite) | 490,952 | 245,476 | 0 | 245,476 |
| Total | 9,276,689 | 4,739,076 | 1,640,532 | 2,897,081 |

| Longer term works program 2012/2013 - 2020/2020 | Total cost | Approximate Cost share | | |
|---|-------------------|------------------------|------------------|------------------|
| | | Shire | CSRFF | Industry/ DoE |
| 50m pool and fitness suite at recreation centre | 16,801,006 | 5,544,332 | 5,712,342 | 5,544,332 |
| Additional 3 tennis courts | 817,314 | 318,753 | 179,809 | 318,753 |
| Tennis, Netball, Cricket amenities | 221,384 | 73,057 | 75,271 | 73,057 |
| Small ball lighting to Rugby Oval for cricket | 692,079 | 228,386 | 235,307 | 228,386 |
| New centrals clubhouse | 3,279,792 | 1,082,331 | 1,115,129 | 1,082,331 |
| Total | 21,811,576 | 7,246,859 | 7,317,858 | 7,246,859 |

Table 14 - Capital Cost Schedules

Note all dollar costs are shown in escalated dollar values to the recommended year of construction

52. Endorse the Master Plan as shown below in Figure 16 as the guide to the future development of the Capricorn Sporting Precinct.



Figure 17 – Capricorn Sporting Complex Master Plan



15. ATTACHMENT ONE – STAKEHOLDER INTERVIEW NOTES

15.1.1. Dr Ross Theedom – Director Community Development

Ross highlighted the problems experienced with the cricket pitches in the middle of the main and junior ovals and the fact that rugby and hockey no longer existed in town. He indicated a desire to rationalise the number of clubhouses at the Capricorn oval and the need to refurbish the netball courts and some of the toilet facilities. There was also a need to address school access and use of the Capricorn ovals and to investigate a means of allowing an expansion and upgrade of the recreation centre.

Ross indicated that he would prefer the Boomerang Oval to be redeveloped as a passive park in the town centre areas and to move all sporting activity to Capricorn. This move should also include the hard courts for tennis and the bowling green as well as a potential relocation replacement of the swimming pool.

15.1.2. Cr Debbie Baker- Newman Tee-Ball Association

Boomerang was the first sporting development and Capricorn came second. Capricorn was developed in an ad hoc basis

Tee-Ball has about 180 kids and play on main oval and some times use rugby oval or junior football oval to allow cricket and others to use ground.

Tee-Ball play a 12 week summer season September to December finishing before end of school. They play Friday night games 4.30am - 10.00pm accommodating 16 teams on 4 diamonds in 3 grades junior intermediate and senior. No softball or baseball in town at present but is has repeatedly failed. Diamonds are located in the centre of the oval facing out which gives short home run boundaries. Consider extending the location of the boundary fence – perhaps 2m further out

Training is held in the afternoon during the week 3.00pm to 6.00pm. Cost in not a major issue even though it is significant – it is an accepted burden

Other than restriction of cricket wickets the biggest limitation is the lack of small ball competition lighting – only available on the main oval. Tee-ball equipment is housed in a trailer and also in a storeroom at the Saints Football Club.

Tee-ball do not use clubhouse and provide kiosk service from eskies. They make use of the toilets at the Saints Clubhouse – pretty disgusting and free standing circular toilets servicing the junior are really bad and there is no lighting.

Biggest problem is the turf wicket in the middle of the oval which hinders diamond layout. Tee-ball would be happy to continue to play on a football field but cricket pitches are a drama.

Other issues discussed with Debbie

Supportive of relocating the facilities around the Boomerang oval – Netball courts could be extended to accommodate tennis as well, Bowls happy to move away from the Newman Club – Pool would be OK to move but note that it is not going to be in the centre of Town where most kids find their own way by bike or on foot.

Boomerang is an eyesore because of the indigenous hangout factor – drinking fighting sleeping, leaving a mess.

In terms of 4 clubrooms - keep them all but bring them up to standard so they can be used for inter town events and offer shower and cooking facilities. All 4 clubhouse buildings are leased to the clubs.



There needs to be a greater consideration of maintenance by Council – e.g. prickles, sprinkler failure lasting too long, lack of attention to problems, lack of staff and lack of accountability. This is a major limitation to quality facility provision.

15.1.3. David Dewar – Newman Senior Soccer Association

Operate solely out of Boomerang – 8 senior teams (4 men's teams most up around 20 members and 4 ladies teams – most up around 25 members) in 3 competitions.

Comp 1 is night games over two week period – 7 per side on an U/16 pitch played on 3 days per week mid week for two weeks and then finals on the second Friday.

Comp 2 15 round competition in traditional winter season March/April to September Saturdays 12 noon to 9.30pm with 4 matches per day winner at end of the 15 rounds is winner of comp- no finals.

Comp 3 is a 2 week elimination cup series played Saturdays on a full size pitch with full teams – operates as an end of season event similar to FA cup.

Training - February to September varying Monday/Wednesdays or Tuesday/Thursdays. Training times generally 6-8 or 8.30pm, all under lights, all on Boomerang. U/16 pitch and seniors pitch have permanent goals

Competition level lighting for big ball sports – 1 pole is out at present and about 10 lights out across the field – Touch are playing on it at present – when lighting is operating at full design is it great.

Real problems with lighting system - coin operated system fails regularly (seems to occur every pre-season) often a mechanical jamming issue when machine is vandalised and coin box is full. There is a warning bell when there is 5 mins left but it frequently does not work – Note that Capricorn oval has a swipe system which seems to be less problematic.

Juniors have around 18 teams and about 360 kids who train up until about 6pm and they play Saturday morning 8-12 across as many as 7 fields

Oval is not level there is a hump in the pitch between juniors and seniors would probably affect touch. Generally the oval is in reasonable condition but wear patches are not treated adequately. There is no sodding out - rather they use river sand - the sand of death.

Line marking and goals are provided by the association not by the Shire. The Shire charges \$2,180 per season plus lighting charges by coin. Shire will not give a breakdown of the costs invoiced. Lease in place on the ground.

Investigate the issue with BHP providing lighting on the Boomerang to encourage community use but the Soccer Association has booked- who wins if there is a casual match interested in rocking up- and why does the Soccer Association then pay for lights if BHP is paying. When do you put your money in – while lights are on or when they turn off and then you have to wait 30 mins for them to cool down?

Check out needs of Bloody Slow Cup who operate on the Boomerang Oval.

Club house is split into 2 parts, juniors and seniors – Seniors has centre clubroom bar and kitchen two external toilets and 2 changerooms with showers and toilets. Facilities are adequate but could do with a lick of paint. Juniors have built on the blue bit at the end and put in new kitchen and storage area



Club house is really only a meeting room size – no function space internally – need to use temporary construction fencing to define licensed area for events. Building is on eastern side of the oval – looking straight in to the sun for spectators.

Suggests some resistance to move to Capricorn particularly on the basis of numbers of juniors – note that they would need to address lighting and parking would be a real problem but may be a bit interested if they could get a new building but it would have to be licensed – absolutely no interest in moving to shared facilities if they lose their license.

Other issues

Town centre expansion is not really an option until the housing shortage for essential workers is resolved – do we need to expand the town centre is the first question.

David grew up here, the town is driven on sport and there is the opportunity to do something after work and keep things going. Water polo used to be strong and hockey is no longer played due to scheduling.

David is also involved in other clubs including motocross which has a lit motocross track. The town has a C Grade speedway track which can do everything up to state championships.

15.1.4. David Cabassi and Richard Love – Newman Junior Soccer Club

350 kids involved at present as follows:

- 6 x U/7 boys
- 6 x U/7 girls
- 6 x U/10 boys
- 6 x U/10 Girls
- 6 x U/13 mixed
- 4 x U/16 mixed

Real growth started about 3 years ago and has since continually grown. Real demand is U/10 and U/13 and to fit kids in they often push talented players up to a higher grade

All games played at Boomerang, all trainings at Boomerang. Games are played Saturday morning from 8am to 1.30pm on 10 pitches of various sizes.

- 4 U/7 pitches measuring 30 m x 20m
- 4U/10pitches - are marked inside the senior pitch measuring 50m x 30 m
- 1U/13 pitch measuring 50m x 30 m
- 1 U/16 /size measuring approximately 90m x 50m

Knock back 30-40 kids per year due to size and safety constraints

Training – Monday to Friday from 3.00pm to 6.00pm (6.30 for U/16's)

Lighting – not used by juniors for training but occasionally will hold a night game just prior to start of school holidays end of second term. Season starts mid May –school hols in the middle of the year finals in the end of August early September. Lighting quality is great but since sensor was installed there are problems in keeping it on.

Grass is in reasonable condition and better ground coverage than Capricorn. Building facilities for juniors are spot on – seniors' facilities are lousy – canteen storage facility is good, toilets are pretty poor and need to be upgraded – no need for changerooms for juniors but toilets are required.



Prickle coverage is bad at the hospital end of the ground. Ground level is becoming problematic and will require laser levelling in time.

Junior Soccer Association is not averse to moving but it will be on the sole condition of better facilities at no cost to them and no sharing. Canteen turns over \$30,000 per annum over a short 3 month season with burgers and hot dogs and drinks. Association has a strong profitability and purchased goals, trophies, 1 ball per kid, strips etc. last year.

There is a strong view that juniors and seniors should not mix – separate from seniors means separate from alcohol and the mess that the seniors create.

Fields are marked by juniors and juniors put the nets up – seniors just get on the field and play. The only shared areas with the seniors are the ground and the public toilets.

Soccer's view is that the condition of the ovals at Capricorn are of poor quality and any notion of shifting would need to offer a better solution than what they have got at present.

Other issues

Newman Festival weekend is the weekend after the last weekend of football then Tee-ball continues immediately after and goes to first weekend of December.

Tennis club is not visibly strong and the courts are of poor visual appeal. Old basketball courts area has a shed full of bikes that used to be used for Bike Ed, tennis could go to near netball. Bowls club could be relocated.

We have CAVE people – Citizens Against Virtually Everything

View would be against trying to put everything into the Capricorn precinct. Needs an upgrade of the existing facilities to commit money to 4 football clubs and soccer club with an obligation to let facilities to other users such as BHP and being able to host neighbouring towns for inter town competitions.

Only group that perhaps needs a facility is Tee-Ball – they use the rugby shed as a storage venue. Junior football facility is also poor and could be improved.

15.1.5. Cheryl Librizzi – Coordinator Recreation Services

Looks after the recreation centre and the ovals in town

Recreation Centre

What is missing is a purpose built aerobics/fitness space, then the centre could run sporting competitions across two courts although one of the courts is currently hired for various activities such as judo, hapkido, badminton and tae kwon do.

Gymnastics use gym 2 because of sprung floor. Some challenges and delays in the formation of a club to take on responsibility for operating and running gymnastics in town – Newman is hosting the regionals this year.

Currently renovating to change entry and add new crèche and childcare area and a small expansion to the Gym.

Ideally would need to add aerobics space and double the size of the gym – currently have about 500 gym members.

Shortage of space during school time (mornings) and only one court space

Parking is not really a problem even though they have lost a little bit because there is plenty of gravelled overflow parking – even in the wet.



Roof leaks need considerable attention especially in gym 1 and in gym 2 the anticon is flaking from the ceiling.

Most of the doors are in poor condition and required repair or more appropriately replacement. Maintenance is done by DHW on Gym1 and school areas and the Shire maintains the rest. Suggest one maintenance contact over whole of building and one cleaning contract over whole of building- agree cost share at the outset.

Indoor soccer was canned but now not possible because all the players have now moved over to outdoor sports and they could not be transferred to a Monday night because of martial arts and aerobics.

Staffing not really a problem at present - staff have been here for a while and seem stable. Cheryl has recently engaged two part time receptionists which has helped things greatly.

Ovals and Bookings

All grounds are allocated on a seasonal basis and users pay a season hire fee. Lights are paid for separately although this is being considered as part of the fee.

BHP has turned lights on for 2 hours each night 7.30-9.30pm – BHP have put \$20K in and will gradually deplete the fund.

There is a shortage of meeting function conference spaces in town. There are times when the seating in gym 2 is used for BHP conference presentations with a screen put in middle and people sitting on raked seating. There need to be some meeting room space at the Recreation centre and some new meeting conference facilities in other venues. Suggest that the football clubhouses could be upgraded and used for this purpose.

No movie house in town – the beach indoor play centre (Main Street operation) has capacity for movies as does the performing arts centre in the recreation centre. Movies have been operated outside, in the gym and in the performing arts centre. Have been a mix of free events and also paid entry (only \$5 per entry) but not well attended.

School oval area is as break-out space rather than a sporting space. The school books Capricorn oval for all sporting activities at no charge.

Newman Club has squash courts but you need to be a member.

Tennis courts need upgrading badly – 3 are fenced off for the club and 3 for the public. All are lit with coin operated lighting. Public courts are not locked – gates are open and you can use coins to turn lights on.

Netball use courts at Capricorn – book seasonally for the association and pay a fee to Shire. \$12/hr for lights using coins.

Cheryl will provide a copy of the fees and charges schedule.

Cricket wicket installed by BHP and maintained by Roos contracting under a 6 year contract but that failed. Now club looks after the wicket.

15.1.6. Peter Withers – Newman National Football League

League is around 40 years old – all 4 clubs have built their own clubrooms around the main oval. 2 weeks of pre-season games starting 13 March, qualifying rounds are 15 weeks and 3 weeks of finals with the grand final in the week prior to the Fortescue Festival. Also allow for 2 byes (to accommodate loss of teachers in school holidays) and a Newman Tom Price match.



Games previously played at 4.00pm and 6.20pm but this year trialling matches on Friday and Saturday nights at 6.20pm. 4.00pm used to require that a player needed to get sports leave from BHP. Shift workers can join the game as long as he arrives prior to the start of the 3rd quarter.

Colts matches used to be played on Friday nights but will now need to be adjusted probably as curtain raiser for the league match. Colts kicking off at 4.00pm

Issues are the condition of the oval – Associations using the ground include colts, league and vets as well as tee-ball and cricket.

Turf wicket which was installed 3 or 4 years ago is either too hard or too slippery and makes football dangerous and impinges on Tee-ball. With BHP sponsoring the WACA and the Warriors they determined to put a wicket in Newman. Now BHP has pulled out of sponsorship, who is going to maintain the wicket and at whose cost?

Lots of history and effort gone into establishing the existing buildings. There would be a great deal of resistance to amalgamation or collocation into one building. All 4 clubs are reasonably strong, largely through bar sales

League books seasonal ground allocations and training times but clubs can book extra (Friday nights) and the clubs pay for lights for training – league pays for lights on game nights (Friday and Saturday nights).

League levies clubs for ground hire, training lights and radio show. League is billed by the Shire.

Each club pays for insurance public risk and liability, building power usage. Clubs do not pay players or coaches – a fully amateur operation.

League operates from the 4 football clubs – have a small space in the Saints building but move around the 4 clubrooms for meetings.

Every second year Newman plays a combined team match against the Tom Price combined team and one of the clubs will host the event on a rotational basis.

Key issues to address are a well maintained oval and no cricket pitch. The oval is currently in such poor condition that the football clubs are relocating training to other grounds (Rugby oval) for 4 weeks.

Lights need to be kept at full operating capacity with all of the lights working all of the time. Time keepers and coaches benches need some work to bring up to standard.

Condition of the buildings should be made a higher priority with an involvement from the Shire to point out the maintenance and preventative responsibilities required of the clubs.

Consider removing vehicles from around the oval and providing external parking with public seating from a one-way road around the venue for service vehicles only.

15.1.7. Peter Withers – Newman Amateur Swim Club

65 Swimmers 7-17 years possibly more girls – they are a swimming club and do not teach swimming Pay \$120 -\$145 of which \$80 goes to WASA. Season runs from October to end of April.

Club has a clubhouse at the pool which was built by club. The club is allocated 3 lanes for 1 hour 5.0pm to 6.00pm Tuesday and Thursday nights with time trials using all 6 lanes on a Sunday from 8.30pm -11.00am (for March only).



Peter will be the responsible person and 2 senior swimmers are lifeguards who will assist club operation (Shire designates the pool as classification 2).

Notice board needs to change to reflect new arrangements. Needs to improve concourse cleanliness and water quality could be improved.

Can hear a loud noise under water at the deep end.

Water playground installed in 2008 used to be a 25m pool and the replacement of the area with a water playground has been a great loss, particularly with the forced closure of the water playground.

Concern that the pool area with new fencing could not host a Pilbara carnival – too little grassed space to fit everyone in. 250-320 swimmers would be too much for the carnival. Consider relocating the fencing to create more open space.

Pool opening hours need to be extended – no morning swimming (not open until 10.00am) and on weekends not open until noon

Swim club pays \$1,500 per year to hold time trials and training sessions. This is the first season it has been affected.

Location of the pool is fine and need not be changed. If it is relocated it is essential that you get both a 25m and a 50m pool plus toddlers and water play area.

Pool seems dramatically underutilised and poorly promoted.

15.1.8. Chris Abraham, Mick Richards, Manoj Kumar, Newman Tennis Club

40 members, mostly men (90%) playing capacity is reduced due to poor court condition. One court is unplayable and there is significant cracking, peeling and the surface is very uneven.

Need to play as late as possible for cool weather, however, lighting is poor quality – perhaps only about 70% of the lights work and what is there has lost a good degree of luminosity. Not many family members because no surroundings, sewerage system near courts is very ripe and occasionally spillage goes on the courts.

Club would be keen on shifting to new courts in a new location. Club has 6 courts, 3 run by Shire and 3 cared for by Club. All are in the same poor condition, court 5 (shire controlled) is removed from service due to cracking.

Tennis clubhouse is also about 40 years old and is need of replacement. Club size and membership has gradually diminished over the last 25 years as courts and facilities have declined. The club once had as many as 100 members but really suffered in late '80's with strikes in the north. It is now hard to attract new members with current court condition.

Play is conducted all year round. Nominated playing days are Saturdays and Wednesdays 5.00pm in the summer and 1.00pm in the winter plus informal games. Used to have pennants and ladies competition but neither exists at present.

Membership is \$125 for a family, \$65 for a single, kids usually as part of a family, previously \$30 when there was coaching. All players pay \$4 for members for new balls \$8 for non-members. Balls do not last very long with heat and poor court surface.

Club currently use 3 courts only.

Ideal if the club is shifted to have 6 courts with a mix of synthetic top and hard courts plus a hit-up wall with playground and barbecue area. In the past 5 years there were plenty of inter town tournaments with Tom Price, Hedland and Karratha.



Wheelchair / pram access for spectators is important

Last year had a certified coach in town and lifted junior involvement but that opportunity is lost at present.

The club's preference is for new courts, kids involved, inter town competitions and large local membership. Any location is OK but sewer location is a problem and would prefer for this matter to be resolved.

Pulling facilities into a central location is roundly supported. Small captains room for trophies, fridges, stringing machine.

Nominated location is on the left of the entry near the hockey field.

15.1.9. Allen Cooper – Shire of east Pilbara CEO

Fly in fly out is tending to the 40+age bracket and some are living in home sites in the town. Population is about 8,500 to 9,000 with about 25% FIFO.

As a result there is a growth in bowls and around town walking and cycling
Indigenous population is largely segregated.

New residential areas could provide 200 + 200 lots in 3 locations giving about 1,000 more residential population.

Most of the football clubs have cricket netball and other sports attached, acknowledging that they are first and foremost football.

Newman is the second largest inland town after Kalgoorlie-Boulder and is heavily reliant on mining but it is also a service centre for western desert indigenous people.

LIA is still expanding and workers will need somewhere to reside. Government has made investment in Groh housing Mia Mia are looking to expand strata development near BP, airport master plan is being prepared, possibly large transport and warehousing operations to be added into that area

At the moment have a significant junior population and high participation, not sure if seniors growth will continue, pretty well covered for passive parks and playground equipment largely upgraded in recent years with new softfall installed.

Previous in Les Tutt Oval now removed and has Kurra Village on it previously home of the saints and wild horses.

15.1.10. Paul Clune – Newman Junior Football Club

240 kids involved across

2 x colts teams

3 x U/13

4 x U/10

4 x U/8

2 x U/6

Basically go up to year 7 and thereafter go to colts which is played on Capricorn Oval

Primary school kids matches are played on Emu Oval and Rugby oval. Tis year only U/13's will use Rugby oval with all younger team playing on Emu Park.

Matches are played Friday afternoon commencing 3.00pm and going to 5.30pm, Colts play at 4.00pm.



Veterans Football (over 34) have previously played at 7.00pm on a Friday night every second week except school holidays, about 8 or 9 games per season. Only 2 teams in the vets, the Bush Turkeys and the Dingos.

Vets may have to go to Saturday afternoon before the seniors. Usually one game in before school holidays and then a break and then start again after holidays on a 2 week cycle.

Grounds are all OK but the club struggles for room. Need to use the hockey oval for some U/10 matches but wary of prickles. This has caused some reduction of the playing field to accommodate smaller fields for kindy (U/6) U/8 and U/10.

Oval space is the biggest problem – if they could get onto hockey it would take a great deal of pressure off the operation.

Training

Colts 1 per week on a Tuesday or Wednesday – 4.-5.30pm on Capricorn oval

U/13 train 1 hour Tuesday or Wednesday 4-5pm on Emu Park

U/10 have not trained consistently in recent years - 1 hour Tuesday or Wednesday 4-5pm on Emu Park or Rugby oval. U/8 and U/6 do not train but would like this to occur.

No activity Monday or Thursday

Building on Emu Oval is Shire property and shared between junior football and junior cricket. It contains a shared canteen and two separate store areas. Would like to build a clubhouse at the rear of the stores for the juniors, Tee-Ball and the veterans footy. At present the vets are hosted by the senior clubs on a rotational basis.

Every second year there is a carnival between Tom Price and Newman – the Fortescue Cup for U/13 at noon, and 2.00pm colts and vets 4.00pm on the Saturday and the combined league team plays on Saturday night commencing at 6.00pm. Kids are on the road by 7am to make the first game at about 10am.

Rugby oval is in great condition, Emu Oval is in poor condition, with bare patches and cockies are a constant problem and the reticulation maintenance is often problematic.

15.1.11. Newman Junior and Senior Netball Association

Gerry Parsons Junior Netball

Michelle Elphick Senior Netball

Association had its 30 year anniversary in 2006

Seniors season is second last week March to end August – Association is affiliated so must have a minimum of 10 rounds plus finals plus northwest cup plus school holidays. Juniors play Season is last week March to middle of August

Association will host a north-west championships competition next year 2010 and courts need immediate resurfacing

Check Netball WA site court separation distances – new risk management advice need to be increased to 4m (web site advice is 3.7m).

Currently have 6 courts which is adequate, Both seniors and junior only use 3 courts but need as many as 8 for inter town competitions.

Senior teams

4 C grade, 6-7 B grade, 5 A grade teams sometimes as high as 7 teams

Junior teams

5 netta grade 2-4, 4 junior teams grades 5-7



Match days – Seniors Friday nights and sometimes Wednesdays, matches at 5.30, 7.00pm and 8.30 start times – seniors use courts 1, 2 and 3.
 Juniors - Saturday afternoons commencing at 1.00pm, 2.00pm and 3.00pm. Juniors only use 3 courts

Seniors training - Monday to Thursday 4.30 pm to 6.00pm

Juniors training - Monday to Friday from 3.00pm to 6.00pm but only for an hour.
 Northwest squad trains 3 times per week including a weekend session

Netball does not play indoor because there is no run off room around the court – the court area too small and dangerous.

Fences are a problem – high fence on two sides but low fence on rugby oval side. Problem is people breaking glass on the courts and indigenous people sleeping under netball clubhouse shelter. It would be better if the area could be secured.

Biggest challenge is the court surface, probably never been resurfaced since laying down.

Clubhouse is OK – built by Association 5 years ago.

Lights are adequate but there are gaps in coverage on courts 2 and 5 and coin operation is a bit dodgy at times.

Toilet facilities are pretty lousy and most mums prevent kids from going at the centre and make them wait until they get home.

Ideal would be to fence courts off with high fences and bring toilets inside the fence line and keep them locked but acknowledge that rugby oval users need toilets.

15.1.12. Department of Education and Training – Hugh Barnett, Principal Project Officer Capital Projects Branch, Paul Newnham Property Acquisition Manager

DoE representatives advised that the high school and primary school sites combined measure only 5Ha. A normal allocation would be 14Ha, 10 for the high school and 4 for the primary. The site is desperately congested and any attempt to reduce the available area would be resisted. There is a proposal to build a new library on site between the high and primary school and this will further reduce the open space on site

Access to the land area at the rear of the recreation centre for future development by the Shire (swimming pool) would be predicated on a suitable land swap to enable the Schools to maintain the extent of land available to them.

The challenges faced by the recreation centre manager due to the leaking roof should be explored through the BMW's Port Hedland Manager Peter Buckless.

15.1.13. Garry Grapes and Marisa Wolfenden

There was a study (feasibility) in about 2002 related to the rationalisation of sporting facilities and the idea included co-location of the tennis and netball courts. The report determined not to go ahead because they needed courts to be separate. Consider 3 of each court single marked and 3 courts multi marked (public)

Suggest use of hard courts rather than synthetic grass due to vandalism and need the courts fully fenced and secured as well as security lit in addition to floodlighting. Currently no fenced venue in town for spectator events, festivals concerts fairs.

Asset maintenance problem is availability of labour – lack of expertise if really problematic.



Building maintenance is generally not a problem as there are plenty of buildings in town – Wideglide Constructions, Roo's Plumbing and Cape Range Electrical all support infrastructure repairs. There is no continuity with staff so each time the person has to be inducted and introduced to the facilities.

Saints building was reconstructed after fire and converted two changerooms to a clubroom and now a smaller Changeroom with a concertina wall to allow two rooms or male female.

15.1.14. Geoff Stewart - Bloody Slow Cup and WA Police Service

The event is a fundraiser for Police legacy following deaths of 4 officers in an accident near Newman. The event started in 2005 and is now in its 5th year with over 4,000 people involved. Started as rugby and now includes touch with Australia and New Zealand. Western Force now involved and come up the week before

A memorial ceremony is held on Saturday morning at crash site. Games at Boomerang Oval – bring in scaffolding and use soccer facilities plus community groups bring in fair and food stalls and bandstand.

Thursday night is for Police Band using Boomerang grandstand and then on Saturday night big match is Australia vs New Zealand Rugby.

No rugby played in Newman but teams form about 2 months out and train 2 nights per week at Boomerang oval, from end of July to October, largely after the soccer season with the event held in late October (24th this year).

Boomerang chosen because of rectangular playing field, better community event focus and better ground quality and players can't hide back in clubrooms and therefore must maintain focus on the event.

Improvements to suit event would be upgrading the condition of clubrooms and changerooms. Lights are OK, ground quality is OK and event brings in all extra infrastructure.

Police officer view

Boomerang oval used to be a drinking space and this has progressively been cleaned up. Concern about removing sporting activities and leaving it as a passive space is not favoured.

Idea would be to have as many community events there as possible so the place is used.

Alcohol and vandalism at Capricorn oval is a major concern, including smashed glass on hard courts and ovals. Footy clubs are all about to be signatories to an alcohol accord. Lighting will be allowed to stay on for 1 hour after footy games.

Not enough crime reported at present to warrant a fence around the oval.

Remove turf wicket from the oval.

Does not support the one facility for all – current arrangement with separate clubhouses for each club is supported. Also it is great to have two separate oval areas for sport rather than try and squeeze everything onto one location.

15.1.15. Scott Bird BHP

Community investment responsibilities in to the towns 0.8% of before tax earnings into communities – this year about \$24m to invest in Newman, Hedland and Perth.



Latest projects – Education partnerships, fly yr 12 students to sister school at Shenton; Mining academy program to learn to work on a mine.

3 major partners - Health, Education and Shire. MOU gives about \$1m each per year (health \$6m). Solar blanket for swimming pool are being considered to extend season. There is now a partnering approach to funding and they wish not to be seen as a cheque book, now there is an application, monitoring and acquittal process.

15.1.16. Brad Turner, James Cocodis and Sebastian Troy – Senior Cricket

6 teams with 12-13 players per team in 20:20 comp Wednesday Thursday and Saturday nights 7pm to 10pm – can't do Friday because of Tee-ball.

Have steered away from 30 over day comp which was only 3 teams on a Sunday. Sentiment about the pitch is largely due to the poor maintenance in recent years. Association believes this can be remedied. Turf wicket is an invaluable tool for developing cricket in Newman and should be retained.

Plan is to set up a committee to manage the turf and spread the workload. Annual maintenance cost is about \$4K in materials and Roos is donating the pitch mower and about \$16K in labour (labourer 1 day per week).

Ideal would be to relocate it to the rugby oval under small ball lights. Also looking to add a AUS vs NZ 20:20 in the weekend prior to Bloody Slow Cup

Turf pitch is watered by scheme water from a separate water supply tap in the middle of the oval which has been damaged by flooding with treated effluent water.

Club is prepared to maintain the turf wicket but needs assistance from the Shire to maintain the outfield and keep the irrigation system operating effectively.

In the daytime competition the juniors were the 4th team. Juniors must play in the junior comp to be eligible to play in senior comp.

2 junior teams U/17 playing about 8 per side.

Cricket needs a shed somewhere for storage and operations. The roundhouse toilets need to be refurbished.

Of the 6 teams four come from the 4 footy clubs and there are 2 independent teams without facilities. McMahons and Dragons are the two unaccommodated teams. Currently takes 6 weeks to get wicket up to playable after football seasons and takes ideally 4-6 WEEKS for wicket to soften.

15.1.17. Kirsten Cox – Newman Bowling Club

The bowls activity in Newman is not conducted as a club. There are no members and no incorporated body and no management committee. Kirsten is nominated as the treasurer and is perhaps the only recognised officer bearer. To bowl at the facility you must be a member of the Newman Club which retains all of the member funds and provides water and power to the greens. Membership fees are \$33 per person or \$50 per family.

All greens maintenance is carried out by interested parties on a voluntary basis with operating costs (mower servicing, fertilisers, pesticides etc) being met by green fees collected by Kirsten. IN the last couple of years the level of social and corporate bowls plus corporate functions has provided sufficient income to meet outgoings (estimated at around \$8,500 per year) and put a small sum in the bank. Over the years the group has purchased a mower, spreader, sprayer and BBQ and last year repainted the clubhouse which stands separate to the Newman Club.



The group runs 2 or 3 competitions per year with social competitions held on Wednesday evenings and Sundays and this brings in about \$6,000 in green fees per year.

A large number of corporate functions (maybe 10 to 15 per year) provide additional income.

Whilst the bowling operation is now viable the lack of independence and identity is considered to be less than desirable. There was once a strong incorporated club - with as many as 300 members, but when Kirsten and her partner took over there were only 3 active members and the club structure had disintegrated.

They would be keen to relocate from the Newman Club to a site where they had an identity. Previous investigations included a move to the golf club. This still holds some interest. If the option was to move to Capricorn then the bowls would need to be paired with one of the existing licensed premises. Tigers' was nominated as a suitable location given the available land to the north and east of their clubhouse.

16. ATTACHMENT TWO – COMMUNITY GROUP SURVEY FORM

Enquiries to: Mark Casserly (08) 6262 5225
 Email: mark@ccsstrategic.com.au

4 March 2009

Newman Community Groups Survey

Dear Community Group Representative,

The Shire of East Pilbara has commissioned CCS Strategic Management to undertake a master planning exercise for the Capricorn Sporting Precinct.

In order to gain a clear understanding of the community's requirements and wishes, the study invites significant input by residents, sporting groups and other stakeholders into the optimum use and development plan for the precinct.

Your group is invited to provide specific comment on this proposal. Your response to the attached survey will assist in the development of a suitable strategy for the provision of sport and recreation facilities and services in Newman.

Further, a public workshop will be held to allow open discussion of ideas. Up to two (2) members of your group are also invited to attend this meeting and provide further input. The meeting details are as follows (please check the local press for further information):

| Date | Venue | Time |
|-----------------|--|-------------|
| Wednesday 6 May | Performing Arts Room, Newman Recreation Centre (Light refreshments provided) | 6.30-8.30pm |

Please address any questions to Mark Casserly of CCS Strategic Management on 6262 5225.

*Please return the completed questionnaire in the reply paid envelope supplied to CCS Strategic Management by **Monday 24 March 2009**.*

Yours sincerely,

*Allen Cooper
 Chief Executive Officer*

Community Sporting Group Survey – Capricorn Sporting Precinct Master Plan

Thank you for taking the time to complete this survey, your views are important and it will only take a couple of minutes.

1. Please identify a contact person for your club or group, should the consultants be required to follow up on your feedback.

| | |
|------------------------|--|
| Club / Group name | |
| Venue you operate from | |
| Contact Name | |
| Contact phone | |
| Contact Mobile | |
| Contact email address | |

2. Please indicate your current membership numbers by writing in the table below your membership by age.

| Age | Males | Females | Total |
|-----------------------|-------|---------|-------|
| Preschool | | | |
| Primary school (6-12) | | | |
| High school (13-17) | | | |
| 18-20 | | | |
| 20-34 | | | |
| 35-44 | | | |
| 45-54 | | | |
| 55-64 | | | |
| 65-74 | | | |
| 75+ | | | |

3. Have your membership numbers been higher at any time?

Yes No

When and Why? _____

4. Please indicate the club fees payable by your members.

| | Males | | | Females | | |
|-----------------|--------|----------|--------|---------|----------|--------|
| | annual | seasonal | weekly | annual | seasonal | weekly |
| Senior members | | | | | | |
| Junior members | | | | | | |
| Veteran members | | | | | | |
| Social members | | | | | | |
| Life members | | | | | | |

5. Please advise your operating budget for the current and previous financial or operating year. It will greatly assist us if you can provide the information in the following format.

| Expenditure | Last year | This year |
|--------------------------------------|------------------|------------------|
| Cost of goods related to sales | | |
| Umpires and other officials | | |
| Grounds staff/cleaners | | |
| Electricity /gas/ water | | |
| Venue hire costs | | |
| Venue maintenance costs | | |
| Uniforms | | |
| Registration/affiliation fees | | |
| Insurance | | |
| Equipment | | |
| Administration costs (postage, etc.) | | |
| Other | | |
| Total Expenditure | | |

| Income | Last year | This year |
|---------------------------------------|------------------|------------------|
| Membership Fees - Male | | |
| Senior members | | |
| Junior members | | |
| Veteran members | | |
| Social members | | |
| Membership Fees - Female | | |
| Senior members | | |
| Junior members | | |
| Veteran members | | |
| Social members | | |
| Grants | | |
| Donations | | |
| Volunteer contributions / fundraising | | |
| Sponsorship | | |
| Sales (food/bar/merchandise/uniforms) | | |
| Other | | |
| Total income | | |

6. At the facility you use who is responsible for maintaining the following: (please list as a percentage, e.g. 100%, 50%, etc.)

| | Shire | Contractor | Club/Group | Other |
|--------------------------|--------------|-------------------|-------------------|--------------|
| Changerooms and toilets | | | | |
| Playing area | | | | |
| Goals | | | | |
| Training lights | | | | |
| Clubrooms | | | | |
| Furniture and equipment | | | | |
| Carpark and access roads | | | | |
| Fencing | | | | |

7. Please rate the adequacy of the facilities you use by placing a tick in the appropriate box.

| | Really Bad -----OK-----Excellent | | | | | | |
|--------------------------|----------------------------------|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Changerooms and toilets | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Playing area / surface | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Goals | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Training lights | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Clubrooms | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Furniture and equipment | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Carpark and access roads | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Fencing | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Storage | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Spectator viewing | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Shade / shelter | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Other elements | 1 | 2 | 3 | 4 | 5 | 6 | 7 |

8. Does your current venue suit the purposes and activities of your group (and will it continue to do so for another 10 years)?

Yes No

If No, what do you believe is missing from your current venue in order for your club / group to function optimally please explain:

9. What are the current and pressing repair and maintenance needs of your current venue?
(What is needed to keep it going? – list additions and improvements in the next question)

10. What improvements or additions to your current facilities do you believe will be required?
In the short term i.e. now to 2012

In the medium term i.e. 2012 to 2016

In the long term i.e. 2016 to 2020

11. When do you use your **outdoor** venue or facilities? Please tick all of the appropriate boxes in the tables below. Include both training and competition times. Provide comment on special or unusual arrangements in the space below.

Facility name _____

| Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | | | | | | | | | | | |

| | Before 9 | 9-12 | 12-3 | 3-6 | 6-8 | 8-10+ |
|-----------|----------|------|------|-----|-----|-------|
| Monday | | | | | | |
| Tuesday | | | | | | |
| Wednesday | | | | | | |
| Thursday | | | | | | |
| Friday | | | | | | |
| Saturday | | | | | | |
| Sunday | | | | | | |

Special or unusual venue use (include major inter-town or regional events)

12. When do you use your **indoor** venue or facilities? Please tick all of the appropriate boxes in the tables below. Include training, competition and meeting or administration times. Provide comment on special or unusual arrangements in the space below.

Facility name _____

| Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | | | | | | | | | | | |

| | Before 9 | 9-12 | 12-3 | 3-6 | 6-8 | 8-10+ |
|-----------|----------|------|------|-----|-----|-------|
| Monday | | | | | | |
| Tuesday | | | | | | |
| Wednesday | | | | | | |
| Thursday | | | | | | |
| Friday | | | | | | |
| Saturday | | | | | | |
| Sunday | | | | | | |

Special or unusual venue use (include major inter-town or regional events)

13. Do you have a lease or license agreement over your current venue?

Yes No

If Yes, please advise:

Commencement date _____

Expiry date _____

Lease rental _____

14. What fees does your club or association pay the Shire to use your current venue?

Venue hire fee (if not leased) _____

Ground/court hire fee (if not leased) _____

Ground/court maintenance fee _____

Sports field lighting fee _____

Other fees _____

15. What are the main threats to your survival or growth?

16. If your group is **not** using the Capricorn Sporting Precinct, would your club or group like to relocate to or make use of the site? Please select only one from the following list:

- Relocate all existing activities to Capricorn Sporting Precinct
- Relocate some activities to Capricorn Sporting Precinct
- Expand operations to include additional programs and services at Capricorn Sporting Precinct
- Conduct selected special events at Capricorn Sporting Precinct
- Not use Capricorn Sporting Precinct at all

17. If your group **is** already using the Capricorn Sporting Precinct, would your club or group like to relocate within or make different use of the site? Please select only one from the following list:

- Change competition venue
- Change training venue
- Change clubroom and changeroom venue
- Upgrade facilities on same site
- Develop new facilities on same site
- Relocate from Capricorn Precinct to another location



18. Please indicate your support or displeasure with the following redevelopment ideas by circling one number for each idea. Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

| | Really Bad Idea -----OK-----Excellent Idea | | | | | | |
|--|--|---|---|---|---|---|---|
| Relocate the swimming pool to the Capricorn precinct | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Locate lawn bowls at the Capricorn precinct | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Relocate junior soccer to the Capricorn precinct | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Relocate senior soccer to the Capricorn precinct | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Relocate tennis to the Capricorn precinct | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Combine tennis and netball in a new hardcourt complex | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Remove the turf cricket wicket from Capricorn Oval | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Establish a central clubhouse/ changeroom /toilet facility for Emu Park (junior football) and the hockey oval | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Eliminate vehicle traffic between the clubhouses and Capricorn Oval | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Remove the 4 separate clubhouse facilities and establish an integrated complex for all ground users at Capricorn oval | | | | | | | |
| Relocate Tee-ball to Boomerang Oval | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Leave the hockey and rugby ovals unallocated in case these sports return | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Provide small ball competition lighting to Boomerang Oval | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Replace Emu Park playing surface with synthetic turf | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Play all football and cricket on Capricorn Oval only | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Additional fields at Capricorn precinct to be used for all other sports (soccer, Tee-ball, touch, hockey rugby and softball) | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Should all of the existing sporting clubrooms be replaced with a single central venue | 1 | 2 | 3 | 4 | 5 | 6 | 7 |



17. ATTACHMENT THREE - ORIGINAL LIGHTING DESIGN FOR CAPRICORN OVAL

Capricorn Oval

Fixture Type: LV-8 MZ
 Lamp Type: 1500w MZ
 Lumens: 155000
 File Number: 27067
 Date: 15-May-1998

MUSCO
 GUARANTEED PERFORMANCE

**INITIAL ILLUMINATION
 RECTANGLE
 HORIZONTAL LUX
 ON PLANE AT Z = 1**

Target Points: 868
 Average: 313.1
 Maximum: 413.5
 Minimum: 198.4
 Mini/Avg: 0.634
 Mini/Max: 0.480

Number of Luminaires: 96
 • KW Consumption: 153.60

Average Tilt Factor: 0.909
 ** Maintenance Factor: x 1.000
 *** Light Loss Factor: 0.909

*Refer to ampereage draw for electrical sizing.

**Maintenance factor = ambient temp. factor X voltage factor X ballast factor X lamp lumen depreciation X luminaire dirt depreciation per IES Manual RP-6-88,p.92)

***Light Loss Factor(LLF)-average tilt factor X maintenance factor.

NOTE: Light level averages and uniformities are guaranteed by MUSCO. However, individual location measurements may vary from computer predictions.

INSTALLATION REQUIREMENTS:
 Results assume +-3% nominal voltage at load side of ballast box and poles located within 1 Meter of design locations.

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⊕ = Pole Location

SCALE 1: 1250

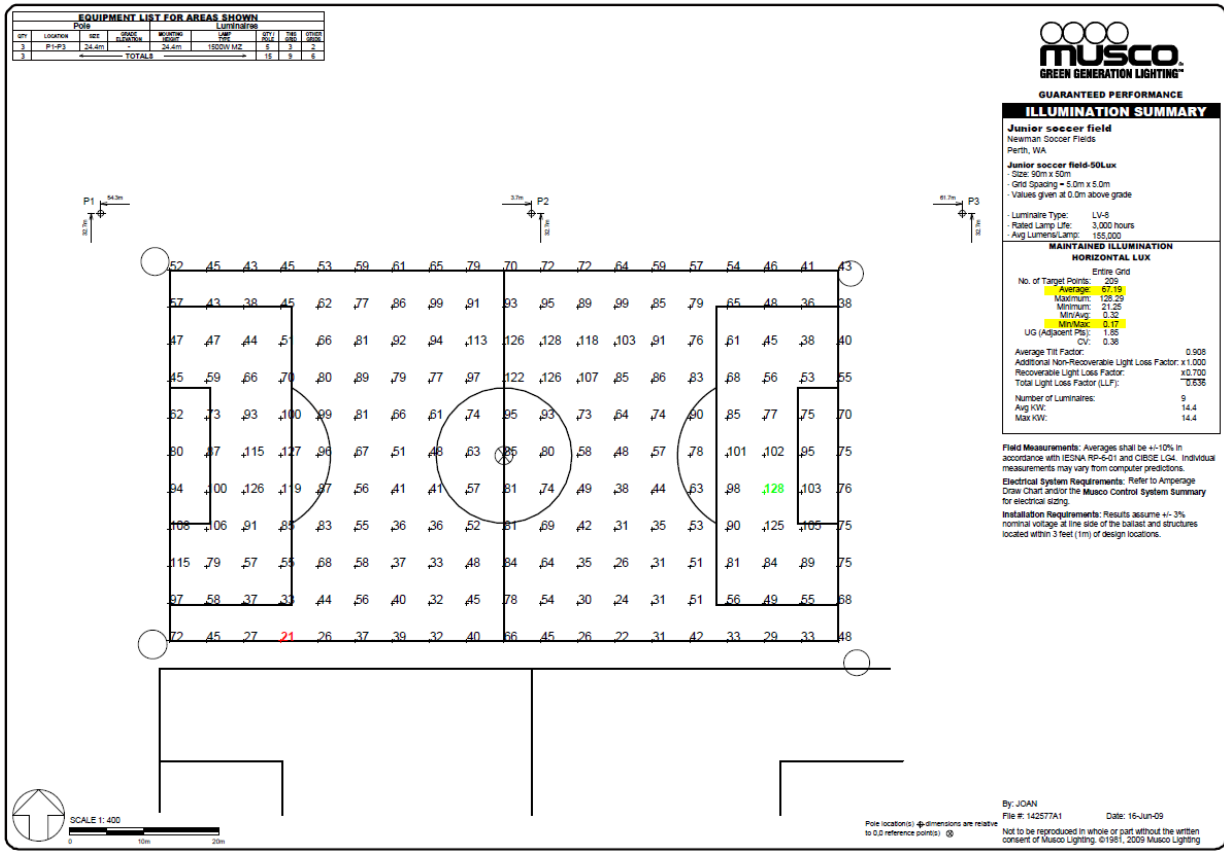
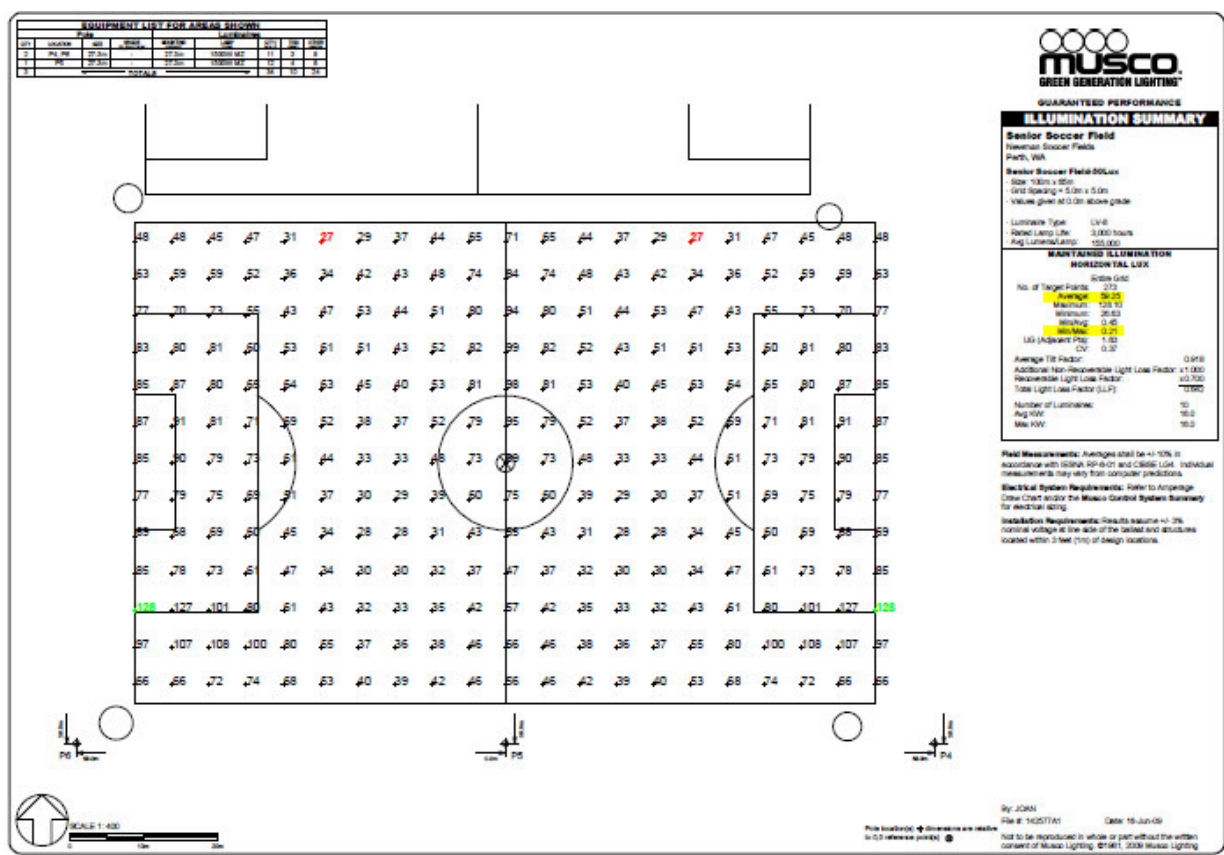
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Pole location dimensions are relative to 0.0 reference point ⊕.

EQUIPMENT LISTING

| Pole | Mounting | File | Fac | KW |
|-------|----------|------|-------|-------|
| count | height | size | Area | Avail |
| S | ft | ft | sq ft | W |
| 8 | 30.5 | 30.5 | 930 | 25.8 |

19. ATTACHMENT FIVE – LIGHTING DESIGN FOR SOCCER FIELD





20. ATTACHMENT SIX – FOLLOW UP SESSIONS WITH SPORTING GROUPS

Wednesday 21 October 2009

2.30pm

Paul Clune from junior football,

Deb Becker from Tee-ball

David from junior soccer

Calvin from junior cricket

Vicki from junior netball

Provide additional storage space for the junior clubs

Storage needs to be provided for all junior codes including tee-ball

Canteen needs to be redesigned to allow for separate fridge space

Remediation of the ovals needs to be fully specified and then the key issues are:

- Removal of prickles
- Refurbishment of irrigation system
- Sodding out of bare patches
- Adequate maintenance of refurbished areas
- Verti-mowing
- Top dressing and levelling (laser levelled)

Works program on Capricorn oval is not considered acceptable. Turf specialist needed to set out remediation program for the ovals and to supervise the works. Undertake a weed eradication program on the basis of 50c per weed/prickle bush to the local school as a fundraiser

Prefer for the public toilets not to be as part of the junior sports centre, preferably on the eastern side of Emu Park. Aim for the demolition of the existing junior sports facilities immediately after the completion of the winter season. Consider cleaning up and sealing the old rugby shed currently used by

Some concern over the multiple line marking of the pitches on Emu Park, particularly the curves of the ovals for football in addition to the rectangles for the soccer

Note that the position of the light poles on the Rugby oval for cricket need to be moved out so that the football oval can be maintained as full size.

3.30pm

David Dewar from senior soccer

Aaron Minchin -BHP sustainability

Lisa Lockyer from senior soccer

office

Katherine Harrison from senior soccer

Viet Nguyen -BHP sustainability office

Tina Ewen from Touch

Soccer prefers to keep seniors on Boomerang in a new clubhouse on opposite side of road. See the written submission from senior soccer. Sharon has notes from soccer. Soccer plays through until 9.00pm.



4.30pm

Chris Abraham from tennis
Alison Abraham from tennis

Renee from Netball

Tennis club completely dissatisfied. They see the allocation as only offering 3 courts and are not happy about having to share with netball or to take net posts in an out or mark the lines on the additional 3 courts. Their other concern is that the plan allows no room for expansion when demand grows. They must be able to develop 6 dedicated courts and a hit up wall should be included in the design of the fencing.

Netball is very happy with the proposed development.

5.30pm

| | | | |
|---------------|----------|----------------|----------|
| Football | | Allan Ferguson | Pioneers |
| Peter Withers | League | Adrian Finch | Pioneers |
| Ben Hoyer | Centrals | Scott Parke | Tigers |
| Craig Hoyer | Centrals | Ben Gorey | Saints |

Clubs do not want to have to amalgamate or relocate s is indicated in the master plan if land needs to be ceded to DoE. If Centrals do have to move then the north-west corner is the preferred location. Condition of the ground is critical

Request from the clubs included:

- Install a gate in the Pioneer’s rear fence to allow ready access into the clubhouse from the netball courts.
- Repair the perimeter fence on the Capricorn oval and don’t alter the survey markings
- Encourage the Fortescue Festival to relocate to Boomerang, so footy can start and finish later and also play in the cooler time and allow oval to be rested in peak growing season.
- Valve inspection hatch for pitch watering is uneven and needs to be removed or made safe and level
- School pedestrian access pathway enters into Central’s leased land. Consider paving the area. Install a safety fence from the upper carpark to prevent falling onto rocks that is littered with glass and other debris.
- The recent installation of street lights around the oval is roundly applauded by the clubs, noting that they are now being used for target practice by kids
- All clubs have signed leases with the shire
- Investigate the option of a drop in synthetic wicket into Capricorn Oval in lieu of installing lights onto the rugby oval.
- Get a copy of aerial and survey data to football league for oval marking locations.