



MANJIMUP COMMUNITY RECREATION HUB

NEEDS ASSESSMENT AND MASTER PLAN



Many of the current facilities in the Manjimup Community Recreation Hub - consisting of Collier Street Reserve, Manjimup Recreation Grounds and Rea Park - are out of date. There is a need for redevelopment and optimisation of existing facilities to bring Manjimup's recreation infrastructure up to a modern and regional standard. Additional and upgraded facilities are also required to support the future needs that come with the projected population growth of Manjimup.

The *Manjimup Community Recreation Hub Master Plan* is the result of extended consultation within the community as well as the sport and recreation sector. The Plan identifies recommendations and priorities and it provides direction for all stakeholders to address current infrastructure needs and future infrastructure developments.

In collaboration with



Department of
Sport and Recreation

Document Control Table

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The Vision for the Shire of Manjimup

*The Shire of Manjimup—the heart of the South West
We are a thriving region which is safe, liveable and welcoming.
We value our quality of life and embrace our natural environment
which affords us both economic and recreational pursuits.
Our industries are recognised for their resilience, quality and innovation and for their
contribution to the state of Western Australia. Our economic diversity provides
business and employment opportunities for all.
The Shire of Manjimup—the place to grow a future*

Our Mission

“We are the appointed local government authority for the district of the Shire of Manjimup, responsible for the planning, delivery and maintenance of key services and infrastructure. Our mission is to satisfy our community by meeting its needs and our statutory responsibilities in a planned and sustainable manner.”

Our Motto

“Celebrating our Diversity.”



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1. Introduction

Background

Manjimup has been identified by the West Australian State Government as one of nine SuperTowns in the South West of W.A. It has a population growth target of 11,000 by 2032, being double the current population of 5,500. The Shire of Manjimup is planning to transform Manjimup into a regional growth centre that will attract thousands of new residents and workers as the State's population continues to grow at a rapid rate.

Many of the current facilities in the *Manjimup Community Recreation Hub* are out of date. There is a need for redevelopment and optimisation of existing facilities to bring Manjimup's recreation infrastructure up to a modern and regional standard. Additional and upgraded facilities are also needed to support the future needs that come with the aspired population growth of Manjimup.

The *Manjimup Community Recreation Hub* is defined as:

- Collier Street Reserve
- Manjimup Recreation Grounds
- Rea Park

Appendix II provides detailed maps of each of these recreation sites.

Project Aims

The aim of the Needs Assessment is to project the recreation infrastructure requirements of the *Manjimup Community Recreation Hub* in order to meet future population growth targets of Manjimup and support its role as a regional growth centre. From this assessment a Master Plan for the future of the *Manjimup Community Recreation Hub* is drafted.

The Master Plan results in an overall proposal; it guides the transformation of the area into a major community recreation hub for Manjimup and the region, while ensuring that duplication of facilities does not occur in the future. The Master Plan determines a staged approach to make the facilities useable and appealing, and provide the necessary analyses that are required of a Master Plan, to secure funding for the future development of these facilities. Two or three development projects defined as short-term priorities (possibly to be executed in the next 3 – 5 years) will be subject to feasibility studies to ensure the projects are (financially) feasible and viable or 'shovel ready'.

Objectives

The *Manjimup Community Recreation Hub* project objectives are to:

- a. Undertake a needs analysis by confirming the outcomes of previous consultations;
- b. Develop a vision for the *Manjimup Community Recreation Hub*, that meets the needs of current user groups and that is flexible to allow for changing needs and diverse future user groups;
- c. Develop a Master Plan, including a Site Concept Plan, Facility Cost Plan, and a Project Delivery and Implementation Staging Plan;
- d. Develop a management model that will allow efficient co-location of the multiple user groups and maximises the usage of the facilities;

- e. Develop an Operational Plan that identifies opportunities to maximise revenue streams, thereby optimising financial viability and sustainability and prepare feasibility studies for 2 or 3 development projects.

Project Phases and Timeline

The *Manjimup Community Recreation Hub* project is divided into 3 stages; stages 1A, 1B and 2.

Phase 1A: Needs Analysis (Oct '14 – Nov '14)

- Review previous consultations and reports in relation to the Hub
- Survey facility users to confirm facility usage & requirements
- Review recommended facility specifications provided by various state sporting associations and Department of Sport & Recreation
- Provide recommendations for infrastructure/facilities requirements to service current users and future user groups
- Appointment of consultants (incl. architect & planner) for phase 1B

Phase 1B: Master Plan (Nov '14 – Sep '15)

- Site inspection
- Design brief
- Draft the Master Plan
- Cost plan
- Public consultation
- Finale Master Plan
- Identification of 2 or 3 projects for feasibility studies

Phase 2: Feasibility Studies (Jun '15 – Oct '15)

- Concept drawings, life cycle costings, management & operational plans
- Community input and public comment

Methodology Needs Assessment

The study methodology involved the following tasks:

- A review of existing documentation and facilities
- An investigation into the demographics of Manjimup and into facility provision trends
- A written survey completed by stakeholders that use the facilities or could potentially use the facilities in the future
- The gathered information is used to perform a comparative needs analysis

The key sources of information for the comparative needs analysis were:

- *Manjimup Community Recreation Hub Facility Users Questionnaire (November 2014)*
- *Sport and Recreation Strategic Plan 2014-2024 (May 2014) – Version 5, Shire of Manjimup*
- *Manjimup SuperTown Recreation Infrastructure Feasibility Study (September 2012) – Draft Report V2, Shire of Manjimup*
- *Collier Street / Rea Park Precinct Sport and Recreation Facilities Master Plan (July 2010), Shire of Manjimup*

- *Dry Facilities Expansion Feasibility Study (July 2012), Shire of Manjimup*
- *Relevant State Sporting Association’s guidelines on community facilities (where applicable)*

A complete overview of the utilised documentation can be found in the literature list at the end of this report. Furthermore information regarding facility specifications, minimum standards and other guidelines were obtained from the following sporting associations:

Association	Website	Association	Website
WA Kendo Renmei (Kendo, Iaido, Jodo)	wagr.asn.au	Little Athletics Western Australia	walittleathletics.com.au
Badminton WA	badmintonwa.org.au	MuayThai Australia	muaythaiaustralia.org
Hockey WA	hockeywa.org.au	Netball WA	wa.netball.com.au
Basketball WA	basketballwa.asn.au	Tennis West	tennis.com.au/wa
BMX Sports WA	bmxsportswa.com.au	WA Football Commission	wafootball.com.au
WA Karate Federation	karatewestaustralia.com	Cricket Australia	clubassist.cricket.com.au
Dance Sport Australia	dancesport.org.au	AFL Community Club	aflcommunityclub.com.au
Football West (Soccer)	footballwest.com.au		

Stakeholder Consultation Process

30 key stakeholders (sports clubs, schools and community groups) were surveyed as they were identified as either existing users or potential future users of the facilities:

1. 1st Manjimup Scout Group
2. Apex Manjimup
3. BMX - Community Representative
4. Deanmill Football Club
5. East Manjimup Primary School
6. Kearnan College
7. Lions Club Manjimup
8. Lower South West Little Athletics
9. Manjimup Amateur Basketball Association
10. Manjimup Badminton Club
11. Manjimup Imperials Football Club
12. Manjimup Muay Thai
13. Manjimup Netball Association
14. Manjimup Primary School
15. Manjimup Rinbukan (Karate, Iaido, Jodo) Club
16. Manjimup Rovers Soccer Club
17. Manjimup Senior High School
18. Manjimup Tennis Club Steering Committee (Ringbark Tennis Club)
19. Manjimup United Soccer Club
20. Middlesex Social Club Inc. (Middlesex Tennis Club)
21. Pemberton Cricket Club
22. Southern Stage Performing Arts
23. Southerners Football Club
24. Tigers Football & Sporting Club
25. Warren Art and Craft Group
26. Warren Blackwood Cricket Association
27. Warren Blackwood Junior Cricket Association
28. Warren District Agricultural, Horticultural and Industrial Society
29. Warren Tennis Club
30. Warren Women’s Hockey Association

These stakeholders were provided with:

1. A Facility Users Questionnaire (Appendix A)
2. Detailed Maps of the Hub sites (Appendix B)
3. An extract of the Shire of Manjimup *Sport and Recreation Strategic Plan 2014-2024*, containing its recommendations related to the Hub (Appendix C)

Methodology Master Plan

Following the completion of the Needs Assessment, the Shire of Manjimup engaged the consultancy firm SGL Consulting Group to prepare a Master Plan. Based on the recommendations from the Needs Assessment and an overview of the existing conditions of the facilities at the 3 recreation grounds, a vision was developed for each of the sites within the Manjimup Community Recreation Hub. These visions will guide the future development of the sites and have formed the bases of the design brief. The design brief recommends features (new sporting ovals & facilities, extension of Indoor Sports Pavilion, floodlights, redevelopment of pavilions, etc.) for each site, which have been included in the draft Master Plan. The Senior Management Team and the Development Control Unit of the Shire of Manjimup were asked to provide initial feedback and to ensure the draft Master Plan would meet planning and other legislative requirements. Councillors, project stakeholders (sports clubs, schools and community groups) and the community has been given the opportunity to provide feedback and input before the Master Plan was finalised.

2. Demographic Analysis of Manjimup

Population Projections

According to 2011 Census figures, 9,183 people live within the Shire boundaries, which is a reduction from the 10,159 residents recorded at the last count. The population of the Shire is both diverse and dispersed. Most WA local government authorities have their population predominantly based in one or two main town sites; however, the Shire has four main population centres: Manjimup, Pemberton, Northcliffe and Walpole. In addition to these town sites, the Shire also has seven other populated settlements (listed alphabetically): Deanmill, Jardee, Nyamup, Palgarup, Quinninup, Tone River and Windy Harbour.

Manjimup SuperTown planning projects population growth for Manjimup to double by 2032. The future population estimates are as shown in the table below.

Population projection for Manjimup

Year	Population
2012	5,500
2022	8,250
2032	11,000

The Manjimup Super Town Townsite Growth Plan suggests that in order for the population projection target to be achieved in Manjimup there will need to be a significant shift in the local community and economy in order to facilitate a far more rapid increase in population than is currently being experienced. The Growth Plan states that this will require proactive employment generation, planning schemes, infrastructure and community services to be

provided. The population in surrounding areas are also expected to be positively impacted from the SuperTown process as these towns will become increasingly attractive being located near an enhanced regional growth centre.

The Preliminary Townsite Growth Plan reports that the development of new and upgraded facilities will assist in attracting large numbers of new residents required to meet the SuperTown population growth targets. The upgrade of Manjimup’s sport and recreation infrastructure is consistent with this aim.

Age Profile

Overall, the 2011 Census shows that Manjimup has a significantly lower proportion of adults aged 20-39 years, and a significantly greater proportion of adults aged 50+ when compared to Western Australia. Furthermore, it is a strategic objective of the Shire to make Manjimup more attractive for retirees and older persons in the future. This data suggest that there is, and will continue to be a heightened need to cater for older persons when considering recreation facility requirements.

Socio-Economic Status & Employment

According to the Australian Bureau of Statistics Socio-Economic Indexes for Areas (SEIFA), the Shire of Manjimup has a relatively high level of socio-disadvantage, with a SEIFA score of 946 at the 2011 Census compared to the national mean SEIFA score of 1000. Furthermore the Shire of Manjimup ranks 213 out of 565 LGAs across Australia and 30 out of 139 in WA.

This low ranking is in line with Manjimup’s lower than average income, housing prices, education attainment and employment types (Preliminary Townsite Growth Plan 2011). The relatively low socio-economic ranking of Manjimup signifies restricted capacity for fees and charges to be raised significantly for new or redeveloped facilities. This may change in the future as a range of new types of workers are attracted to Town.

The unemployment rate within the Shire in 2010 was 4.4% and the average taxable income (of both taxable and non-taxable individuals) was \$36,047. The 2011 Census recorded the following selected medians and averages for households:

Description	Value	Description	Value
Median age of persons	42	Median mortgage repayment (monthly)	\$1,300
Median total personal income (weekly)	\$493	Median rent (weekly)	\$150
Median total family income (weekly)	\$1,122	Average number persons per bedroom	1.1
Median total household income (weekly)	\$912	Average number persons per household	2.4

Sports Participation Rates & Facility Provision Benchmarks

Fewer sports are played in Manjimup as is common in regional community towns as there is insufficient population to provide enough participants for a wide range of sports competitions. This contributes to the very high participation rates in the sports that are played in Town. This is especially true of football, basketball and netball which have 300-600% greater participation rates than the State average. At the same time there is no participation in a number of sports that are available in metropolitan areas. Sports such as rugby, baseball/softball, men's hockey, and touch football are not played in Manjimup at the present time. As Manjimup's population grows, new sports could be expected to form and therefore multi-use/flexible-use facilities will be important to accommodate these.

The impact of these skewed participation rates is that the standards approach for estimating the number of facilities required for certain activities may not be relevant as they are largely based on the needs of the metropolitan population. Indeed, the Benchmarks for Community Infrastructure Draft Report, 2012, Parks and Leisure Australia, acknowledges this when it says that community facility provision in rural regional towns cannot be aligned to population benchmarks and the need should be established on a case by case basis.

Similarly, developing local population based facility provision standards developed from local sports participation rates for a small population is also problematic. Population based standards assume that participation rates will remain steady in the future. Furthermore, it is assumed that existing sporting competition structures are readily able to accommodate new participants and teams into their competition. This is appropriate for large population bases found in metropolitan areas; however, in small, isolated population centres such as Manjimup and other regional towns, this is not always the case.

For instance, Manjimup has a very high senior football participation rate with three senior football clubs located in Town, where most towns of this size would have one. However, it is widely acknowledged amongst the football clubs that a doubling of the population will not result in a doubling of the number of senior football players/teams or additional football clubs being developed. Rather, the number of teams will likely stay static, with the existing clubs benefitting from having a larger population base to attract players from (i.e., it will make player recruitment easier).

Football Culture

Manjimup and surrounds has a very strong Australian Rules football culture. This is highlighted by the fact it has three football clubs in town, the same as the City of Bunbury but with 16% of the population. The dominance of football is widely acknowledged in the community and amongst other sporting groups.

Other football codes (rugby and soccer) are unlikely to become a major factor in the short to mid-term future due to the dominance of football in Manjimup and the region as a whole, and also because the closest competitions are based around Bunbury which is over 130km away, requiring significant travel to participate.

Other sports have learnt to adapt around football to ensure sufficient availability of players and volunteers. Examples of this include junior soccer being played during term 4 after the football season has finished, and netball and basketball avoiding competition on Thursday

nights (football main training night) and on weekends (football competition). The football clubs rely on the substantial voluntary labour contribution of women, and therefore women's sports are also just as affected by football scheduling as are other men's sports.

Some other sports come and go in Manjimup and other regional locations, depending on whether or not there are key people in town that have enough drive to run the sporting organisation. They do not have the same level of entrenchment in the Town's sporting culture as does football, and thus are susceptible to entering periods of decline if key organisers leave. Warren Little Athletics is one example of a sport club that has recently reformed after not having been active for a number of years. Men's hockey is no longer played in Manjimup, however, there is always potential it could be reformed in the future, particularly if improved facilities such as a synthetic surface and modern supporting amenities were provided.

Overall, it would appear likely that football will remain as the primary sport of the Manjimup into the future, with Manjimup's three clubs continuing their role as key community focal points. For other sports to be successful in attracting sufficient players and volunteers, it appears they will continue to need to be mindful of footballs' key training and game times.

3. Trends in Sport & Recreation

In reviewing the trends in sport and recreation provision in (Western) Australia there are a number of easily identifiable and well documented generic trends. From a facility planning, design and management perspective the following trends have been extensively documented.

Participation

Many sporting clubs are reporting decreases in membership. There is some thought that this change is attributable in part to an ageing population, but it has more to do with changing lifestyles where employment conditions and a greater range of available leisure pursuits make people reluctant to lock into rigid seasons.

Diversity

There is a need to provide a range of sporting facilities to ensure that the community has access to a variety of different sporting opportunities. There is also a need to cater for different levels of sporting competitions and needs.

Multi-Purpose /Shared Use

The use of sporting facilities by a number of users as part of shared use arrangements.

Accessibility

The accessibility of sporting facilities to encourage people of all ages, gender, abilities and cultural background, to participate.

Environmentally Sensitive & Sustainable

The need for sporting facilities to be sited, designed and managed to embrace where appropriate and practical Ecologically Sustainable Development principles (ESD).

Adaptability

The need for sporting facilities to be designed to accommodate specific sporting requirements, while also having the capacity to meet changing needs and aspirations.

Partnerships

In the planning, provision and management of sporting facilities it is important to adopt a collaborative and partnership approach with the community, all levels of government, government agencies, peak sporting bodies and private sector.

Financially Responsible

The need for financial viability and the cost effectiveness of sporting facilities to be considered in all aspects of sports facility planning, development and management.

Section 1: Needs Analysis

4. Analysis of Stakeholder Consultation

The information contained in the tables in this section have been extracted from the completed stakeholder questionnaires. Therefore the information recorded in this section does not necessarily reflect the views or priorities of the Shire of Manjimup or other stakeholders. The participation rate was 87% (26 of the 30 targeted stakeholders submitted completed questionnaires).

A limitation to the consultation was the absence of a formal group or club representing the interests of skateboarders, BMX riders and scooters. However, substantial consultation was conducted as part of the Shire of Manjimup *Sport & Recreation Plan, Youth Strategic Plan and Manjimup SuperTown Recreation Infrastructure Feasibility Study* development with the now-defunct Southern Forest Association of BMX, Skate & Scoot. The results of these previous consultations have been considered alongside questionnaire responses provided by a BMX community representative.

For the purposes of this report the Ringbark Tennis Club and the Manjimup Tennis Club Steering Committee are considered as the same body. This is based on the intent of the Ringbark Tennis Club to discontinue, and to sell its property when a new Manjimup tennis facility is built and a new Manjimup Tennis Club is formed.

4.1 Overview of Stakeholders

The table on the next pages provides information whether the clubs are affiliated to state sporting organisations (associated membership), have a strategic plan and their current / future facility usage (compiled from data collected in response to Questions 1 – 7 of survey in Appendix I).

The vast majority of the sporting and recreational clubs are currently members of their appropriate sporting association or governing foundation.

With the exception of Tigers Football Club, the stakeholders did not have comprehensive and current, club-specific strategic plans detailing their infrastructure needs and priorities. It is noted the Manjimup Tennis Club Steering Committee, Manjimup Netball Association and Warren Blackwood Cricket Association have noted they are working towards the establishment of strategic plans.

Stakeholder	Assoc M'ship	Club-Specific Strategic Plan	Current Facility Use	Rate of Use*	Potential or Preferred Future Use
1. 1 st Manjimup Scout Group	Yes	No	Collier Street – Club owns Scout Hall, land leased from Shire	P/S	Would like to maintain land lease area (expires February 2019) & redevelop Scout Hall
2. Apex Manjimup	Yes	No	Manjimup Recreation Grounds, Apex Hall is leased from Shire	P/S	Would like to maintain lease on building (expires 2021)
3. BMX - Community Rep	No	N/A (stakeholder is an individual, not a club)	Collier Street (BMX) Manjimup Recreation Grounds (Skate)	C	Potential future use is dependent on where quality, safe facilities are developed
4. East Manjimup Primary School	N/A	N/A	Collier Street, Manjimup Rec. Ground, & Rea Park	C	Would like to continue to access Shire rec. facilities
5. Lions Club Manjimup	Yes	No	Rea Park – joint land lease with Ag. Society on Lions Club House & Ag. Shed	P/S	Would like to maintain land lease area (expires October 2018) & redevelop Lions Hall
6. Lower South West Little Athletics	Yes	No	Manjimup Recreation Grounds – Club has a land lease from Shire to place a club owned (storage) sea container north of public toilets (A)	P/S	Would like to move to Collier Street but Shire plans suggest Rea Park
7. Manjimup Amateur Basketball Association	Yes	No	Manjimup Recreation Grounds	P/S	Manjimup Recreation Grounds – with extended capacity
8. Manjimup Badminton Club	Yes	No	Manjimup Senior High School Gymnasium	P/S	Would relocate to the Manjimup Recreation Grounds if facilities are adequate
9. Manjimup Imperials Football Club	Yes	No	Manjimup Recreation Grounds – Club owns Imperials clubroom, public toilets (A) & parking area south of clubroom, land leased from Shire	P/S	Would like to maintain leases (expire 2018)
10. Manjimup Muay Thai	Yes	No	Brockman Street (Private Lease)	P/S	Content with current location however a new facility at Manjimup Recreation Grounds may suit needs
11. Manjimup Netball Association	Yes	Development of Strategic Plan is a priority for next 1-5 years	Manjimup Recreation Grounds	P/S	Manjimup Recreation Grounds – with extended capacity
12. Manjimup Primary School	N/A	N/A	Collier Street, Manjimup Recreation Ground, and Rea Park	C	Would like to continue to access Shire recreation facilities
13. Manjimup Rinbukan (Karate, Iaido, Jodo) Club	Yes	No	Collier Street – 'Karate' has its own unique annual hire fee detailed in the Collier Street section of the Shire's Fees & Charges Schedule	P/S	Would like to stay at Collier Street (with improvements) but Shire plans suggest a new facility to be built at the Manjimup Recreation Grounds
14. Manjimup Rovers Soccer Club	Yes	No	Collier Street (summer soccer is played at Rea Park)	WSU	Would like to make Collier Street the permanent home for soccer
15. Manjimup Senior High School	N/A	N/A	Collier Street, Manjimup Recreation Ground, & Rea Park	C	Would like to continue to access Shire recreation facilities

Stakeholder	Assoc M'ship	Club-Specific Strategic Plan	Current Facility Use	Rate of Use*	Potential or Preferred Future Use
16. Manjimup Tennis Club Steering Committee (Ringbark Tennis Club)	Yes	Currently developing comprehensive strategy to establish club & sports facilities in Manjimup town	Committee has evolved from the membership of the Ringbark Tennis Club, Ringbark Road	P/S	Has offered to sell the Ringbark facility to invest in a new, suitable facility in Manjimup town site
17. Manjimup United Soccer Club	No	No	Rea Park (winter soccer is played at Collier Street)	SSU	Would like to make Collier Street the permanent home for soccer
18. Middlesex Social Club Inc. (Middlesex Tennis Club)	No	Yes (limited in scope, does not address infrastructure planning)	Middlesex Road	P/S	Middlesex Road – would use a new Manjimup facility for interclub events
19. Southern Stage Performing Arts	No	No	Rose Street (Private Lease)	P/S	Quite happy in current location however a new facility at Manjimup Recreation Grounds may suit needs
20. Tigers Football & Sporting Club	Yes	Yes (comprehensive, incl. infrastructure development)	Rea Park – Club owns Tigers clubrooms and change rooms, land is leased from the Shire. Clubs owns the 6 light towers.	P/S	Committed to maintaining the same size leased area, but is open to extension of leased area (expire October 2018)
21. Warren Art and Craft Group	N/A	No	Collier Street – Club owns Sutton Cottage, land area is leased from the Shire	P/S	Would like to maintain land lease area (expires 2018) unless a suitable alternative location can be secured
22. Warren Blackwood Cricket Association	Yes	In development	Collier Street – Club owns a storage facility on land leased from Shire (shared with Juniors). The Club has installed power access at the practice nets for the installation of a bowling machine	P/S	Collier Street – with improved facilities and amenities
23. Warren Blackwood Junior Cricket Association	Yes	No	Collier St. – Club owns storage facility on land leased from Shire (shared with Seniors)	P/S	Collier Street – with improved facilities and amenities
24. Warren District Agricultural, Horticultural and Industrial Society	Yes	No	Rea Park – joint land lease with Lions Club on Lions Club house & Ag. Shed. Owns & has land lease for Ag Lean To. Uses the Stock Yards & Stock Stalls but no lease in place.	P/S	Would like to maintain leases (expire October 2018) NOTE: The stock yards & stock stalls do not have a lease associated with them & Shire currently covers their insurance
25. Warren Tennis Club	No	No	Wheatley Coast Road	P/S	Wheatley Coast Road – would use new Manjimup facility for interclub events
26. Warren Women's Hockey Assoc.	Yes	No	Collier Street	P/S	Would like to stay at Collier Street

* Rate of Use:

P/S - Permanent/ Seasonal, C - Casual, WSU - Winter Season Use, SSU - Summer Season Use

4.2 Club Participation Rates

The table below provides information on membership participation rates (Questions 9 – 12 of survey in Appendix I)

Stakeholder	Membership	Spectators (average at events)	Projected Membership*	Comments
1. 1 st Manjimup Scout Group	30 youth 10 adults	N/A	G	Reached optimum recruits to build further recruitment from
2. Apex Manjimup	12	N/A	S	No Comments
3. BMX / Skate	N/A	N/A	U	A formal club has not been established however there is significant local support for such facilities
4. East Manjimup Primary School	~ 300 students	Parents at some events	D	Reflective of population decline
5. Lions Club Manjimup	17	N/A	G	Constantly seeking opportunities to recruit
6. Lower South West Little Athletics	57	minimum of 1 parent / guardian is required to attend all training sessions / events	G	Club is now in its 7 th year and enrolments are up 20% on the last year
7. Manjimup Amateur Basketball Association	~ 700 & 130 Aussie Hoops	~ 150	G	Growth is restricted by the inadequate number of available courts
8. Manjimup Badminton Club	60-70	Nil	G	Growth anticipated from undertaking more promotional activity and securing better facilities
9. Manjimup Imperials Football Club	200	200	G	Healthy numbers coming in at junior level
10. Manjimup Muay Thai	30	10	G	Combat sports are maintaining their popularity
11. Manjimup Netball Association	308	30-50	S	Retention of youth & adult players is improving but fewer children are enrolling in junior lessons
12. Manjimup Primary School	~ 295 students	Parents at some events	S	No Comments
13. Manjimup Rinbukan (Karate, Iaido, Jodo) Club	60	8	G	While numbers will fluctuate, there is strong current interest in the sports
14. Manjimup Rovers Soccer Club	50	50	G	Upgraded facilities will attract more members
15. Manjimup Senior High School	~500	Parents at some events	G	Year 7 being moved from primary to secondary school in 2015
16. Manjimup Tennis Club Steering Committee (Ringbark Tennis Club)	N/A	N/A	U	A committee has formed to work toward establishment of new tennis club in Manjimup town
17. Manjimup United Soccer Club	~ 95	~ 100	G	Growth can be achieved by adding more age groups and extending competition time

Stakeholder	Member-ship	Spectators (average at events)	Projected Member-ship*	Comments
18. Middlesex Social Club Inc. (Middlesex Tennis Club)	40 families	25	G	Club is actively encouraging juniors, families with children and seniors
19. Southern Stage Performing Arts	88	No spectators at training	G	It is understood, from the experience of previous clubs operating in town, enrolments could be as high as 300
20. Tigers Football & Sporting Club	232	250	G	Growth is delivered via a strategic plan – can currently fill 7 team grades
21. Warren Art and Craft Group	26	N/A	G	Recruiting ‘tree changers’ as they move to area
22. Warren Blackwood Cricket Association	5 Clubs	50-100 at grand finals	G	Developing junior programs to recruit young players
23. Warren Blackwood Junior Cricket Association	70	15	S	Cricket participation fluctuates each year
24. Warren District Agricultural, Horticultural and Industrial Society	30	5,000 visitors at each day of the annual Show	G	New younger committee members have joined with a view to increase popularity of the Show
25. Warren Tennis Club	40	Nil	G	Junior membership is increasing
26. Warren Women’s Hockey Association	155	Nil	G	Annual growth trend established

* Projected Membership:

G - Grown a lot, S - Stay the same, U - Undetermined, D - Decline a lot

4.3 Seasonal Schedules

The Annual Usage and Weekly Usage tables below show the current and potential future usage of the different facilities at the Collier Street, Manjimup Recreation Centre and Rea Park (Questions 13 - 17 of survey in Appendix I).

As there have been a number of recommendations to relocate particular clubs, stakeholders may appear as a user at more than one site.

Collier Street – Annual Usage (current & potential)

	Current usage
	Potential future usage – as recommended by the Sport & Recreation Strategic Plan
	Potential future usage – as proposed by the Stakeholder

Stakeholder	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1st Manjimup Scout Group	Has own facilities Occasional use other areas of site (eg. sports grounds) on casual basis											
BMX	Future of BMX track unconfirmed											
Lower South West Little Athletics	See also Rea Park									See also Manji Rec Grounds		
Manjimup Rinbukan (Karate, Iaido, Jodo) Club		See also Manjimup Recreation Grounds										
Manjimup Rovers Soccer Club												
Manjimup United Soccer Club									Currently Rea Park - Club agrees with Plan			
Schools			Grounds Use			GU			Grounds Use			
Warren Art and Craft Group	Has own facility Possible relocation to new site, through negotiation											
Warren Blackwood Cricket Association												
Warren Blackwood Junior Cricket Association												
Warren Women's Hockey Association			This is the Club's current & preferred future site (See also Manji Rec Grounds)									

Collier Street – Weekly Usage (current & potential)

[17:15–20:30]	Brackets indicate stakeholder’s PROPOSAL to use site; club is currently located elsewhere
	Year round use
	Predominantly winter use
	Predominantly summer use

Stakeholder	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1st Manjimup Scout Group	Weekly schedule not provided Has own exclusive facilities / negligible issues with scheduling around other groups						
BMX	Usage is unstructured and unplanned (unless a competition grade facility is developed and a supporting club established)						
(Lower South West Little Athletics)			[15:30 – 16:30]		[16:30 – 19:30]		[15:00 – 17:00]
Manjimup Rinbukan Club	17:15 – 20:30			17:15 – 21:30		9:00 – 15:30 every 3 months	9:00 – 12:00 every 3 months
Manjimup Rovers Soccer Club			17:30 – 20:00				50% of games played away
[Manjimup United Soccer Club]		[16:30 – 19:30]	[16:00 – 18:00]	[16:30 – 18:30]		[8:00 – 14:00] Regular away games	
Schools	School use is casual and variable School use rarely conflicts with other users as bookings are during school hours						
Warren Art and Craft Group			9:00 – 14:00				
Warren Blackwood Cricket Association		17:00 – 21:00	17:00 – 21:00	17:00 – 21:00		12:00 – 19:00 Some games away	12:00 – 19:00 Some games away
Warren Blackwood Junior Cricket Association			16:00 – 17:00		16:00 – 20:00	8:00 – 12:00 Some games away	
[Warren Women’s Hockey Association]*	17:30 – 19:00	17:30 – 18:30	17:30 – 19:00	18:00 – 19:00		11:00 – 17:00 3 grounds for games	

*The Warren Women’s Hockey Association is proposing to stay at the Collier Street Reserve

Manjimup Recreation Grounds – Annual Usage (current & potential)

	Current usage
	Potential future usage – as recommended by the Sport & Recreation Strategic Plan
	Potential future usage – as proposed by the Stakeholder

Stakeholder	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Apex Manjimup	Group has own Hall / Negligible issues with scheduling around other groups Possible relocation to new site (demolish building)											
BMX / Skateboard	Facility will be replaced with new Skate Plaza in Manjin Park											
Lower South West Little Athletics	See also Collier Street									See also Rea Park		
Manjimup Amateur Basketball Association							Aussie Hoops					
Manjimup Badminton Club			Proposed location - Indoor Stadium									
Manjimup Imperials Football Club	Clubhouse in use		Football Season						Clubhouse in use			
Manjimup Muay Thai	Possible Location - Dry Facility to be developed											
Manjimup Netball Association*			Indoor Stadium – Would like to extend training & trials pre-season									
Manjimup Rinbukan (Karate, Iaido, Jodo) Club		Possible Location - Dry Facility to be developed See also Collier Street										
Manjimup Tennis Club (Ringbark Tennis Club)	Possible new facility									Anticipated Season		
Schools			Grounds Use			GU			Grounds Use		Exams in club	
Southern Stage Performing Arts	Possible Location - Dry Facility to be developed (Classes currently run during 4 school terms - considering school holidays)											
Warren Women's Hockey Association			See also Collier Street									

Manjimup Recreation Grounds – Weekly Usage (current & potential)

[17:15–20:30]	Brackets indicate a PROPOSAL to use site, club is currently located elsewhere
	Year round use
	Predominantly winter use
	Predominantly summer use

Stakeholder	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Apex Manjimup					18:00 – 22:00		
BMX / Skateboard	Usage is unstructured and unplanned (unless a competition grade facility is developed and a supporting club established)						
Lower South West Little Athletics			15:30 – 16:30		16:30 – 19:30		15:00 – 17:00
Manjimup Amateur Basketball Association	15:30 – 21:45	15:30 – 21:45	15:30 – 22:00	15:30 – 19:30	Aussie Hoops 15:30 – 19:30	State training & development courses on numerous weekends	
[Manjimup Badminton Club]		[18:00 – 22:00]				[Hosts a tournament on the second weekend in May]	
Manjimup Imperials Football Club	Weekly schedule not provided High use of oval and clubhouse during football season Teams play away every fortnight (weekend)						
[Manjimup Muay Thai]	[18:00 – 20:30]		[17:00 – 20:30]		[18:00 – 20:30]		
Manjimup Netball Association	15:30 – 21:45	15:30 – 18:00	15:30 – 20:30	Various schedule – training & meetings		9:00 – 13:00 Trials, courses (coach, etc)	
[Manjimup Rinbukan Club]	[17:15 – 20:30]			[17:15 – 21:30]		[9:00 – 15:30 every 3 months]	[9:00 – 12:00 every 3 months]
[Manjimup Tennis Club (Ringbark Tennis Club)]	[Weekly schedule not yet developed] [Anticipated a new club would host 2-3 events per week in summer]						
Schools	School use is casual and variable School use rarely conflicts with other users as bookings are during school hours						
[Southern Stage Performing Arts]	[15:45 – 20:00]	[15:45 – 20:00]	[15:45 – 20:00]	[15:45 – 20:00]			
[Warren Women's Hockey Association]	[17:30 – 19:00]	[17:30 – 18:30]	[17:30 – 19:00]	[18:00 – 19:00]		[11:00 – 17:00 uses 3 grounds for games]	

Rea Park – Annual Usage (current & potential)

	Current usage
	Potential future usage – as recommended by the Sport & Recreation Strategic Plan
	Potential future usage – as proposed by the Stakeholder

Stakeholder	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Lions Club Manjimup	Shares exclusive facilities with Ag Society Negligible issues with scheduling around other groups											
Lower South West Little Athletics												
Manjimup United Soccer Club										See also Collier Street		
Schools			Grounds Use			GU				Grounds Use		
Tigers Football & Sporting Club	Club in use		Football Season Oval and Clubhouse							Clubhouse in use		
Warren District Agricultural, Horticultural and Industrial Society	Meetings etc		Main Event	Monthly Meetings / Planning /Preparation								

Rea Park – Weekly Usage (current & potential)

[17:15-20:30]	Brackets indicate a PROPOSAL to use site, club is currently located elsewhere
	Year round use
	Predominantly winter use
	Predominantly summer use

Stakeholder	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Lions Club Manjimup		19:00 – 22:00					
[Lower South West Little Athletics]			[15:30 – 16:30]		[16:30 – 19:30]		[15:00 – 17:00]
Manjimup United Soccer Club*		16:30 – 19:30	16:00 – 18:00	16:30 – 18:30		8:00 – 14:00 Regular away games	
Schools	School use is casual and variable School use rarely conflicts with other users as bookings are during school hours						
Tigers Football & Sporting Club	Extensive use of oval and clubhouse during football season						
Warren District Agricultural, Horticultural and Industrial Society	18:00 – 21:00 Second Monday of month						

* It is proposed to move the Manjimup Soccer Club to the Collier Street Reserve

4.4 Strengths & Weaknesses of Current Facilities

In the survey, the clubs' evaluation of the existing facilities is documented in the table below.

Manjimup Recreation Grounds

Stakeholder	Strengths & Opportunities	Weaknesses & Threats	Priorities (1-5 years)	Priorities (5+ years)
Apex Manjimup	<ul style="list-style-type: none"> Access to a facility devoted to Apex memorabilia, documentation, artefacts with a sense of belonging to members past and present 	<ul style="list-style-type: none"> The external facade needs improvement 	<ul style="list-style-type: none"> Improve the external facade of the building 	<ul style="list-style-type: none"> Maintain the building, inside and out, to a good standard
Lower South West Little Athletics	<ul style="list-style-type: none"> Availability of toilets and kitchen facilities Availability of storage during club season 	<ul style="list-style-type: none"> Toilet facilities are abysmal Storage is not available off season A proper 400m athletics track does not fit on the field The 100m track is not built to standards 	<ul style="list-style-type: none"> Secure permanent storage Secure a suitable 180m x 100m grassed surface for marking of standard athletic tracks Night lighting Maintain kitchen access (assists with fundraising activities) Improved toilet facilities 	<ul style="list-style-type: none"> No additional priorities submitted
Manjimup Amateur Basketball Association	<ul style="list-style-type: none"> Floor surface Basketball rings 	<ul style="list-style-type: none"> Roof leaks & condensation Kitchen too small for catering needs Need 2-3 times the current storage space Toilets/change rooms are not adequate for A-grade standard or state league exhibition matches Considers manual winches basketball backboards dangerous; replace with automated system Building security: numerous doors easy to break into with risk of floor damage Insufficient lighting in car park 	<ul style="list-style-type: none"> Floor maintenance Fix roof/vents to prevent leaks, condensation and smoke Replace manual backboard winches with automated system Electronic scoring capabilities Upgrade grandstand seating to seal drafts and add to sponsorship signage opportunities Painting of external building façade Attract exhibition matches and host South West Carnivals 	<ul style="list-style-type: none"> Increase number of courts (to 4-5) Upgrade kitchen to commercial/catering standards Double or triple storage space Raise quality of toilets/change rooms to a standard suitable for exhibition matches

Stakeholder	Strengths & Opportunities	Weaknesses & Threats	Priorities (1-5 years)	Priorities (5+ years)
Manjimup Badminton Club	<p>Reasons for wanting to relocate to this site include:</p> <ul style="list-style-type: none"> Better floor surfaces Better access to toilet facilities Better lighting 	<ul style="list-style-type: none"> Facility is not currently marked out for badminton 	<ul style="list-style-type: none"> Relocate to better (affordable) facilities at Manjimup Recreation Grounds to improve competition quality and increase membership 	<p>No additional priorities submitted</p>
Manjimup Imperials Football Club	<ul style="list-style-type: none"> Location is central and easy to find Current liquor licence Facilities available for booking by other uses (as is liquor licence) 	<ul style="list-style-type: none"> Field lighting is not sufficient for games Would not support the opening of the road/lane behind the clubrooms If Leman Street is closed, bus access to ground will be difficult Public toilets (A) are ageing 	<ul style="list-style-type: none"> Improvements to car parking surface Clubroom heating/cooling improvements Replace public toilets (A) 	<ul style="list-style-type: none"> Expand club rooms to add office space Sheltered spectator seating
Manjimup Netball Association	<ul style="list-style-type: none"> Excellent indoor stadium, good location, highly valued by community Adequate parking maintained to a satisfactory level Valuable committee room for netball & basketball meetings and storage – although space is limited Solid spectator infrastructure with an opportunity for significant improvements 	<ul style="list-style-type: none"> Roof leaks on to courts 2 & 3 creating a hazard Wall vents cause issues (incoming rain, condensation, temperature reduction) Court surface is too slippery and needs resurfacing Need for more car park lighting, particularly on the southern side Toilets/change rooms are a weakness Drainage requires improvement and dampness in brick work Outdoor floor surface at external doorways should be sealed Court lighting should meet Australian Standard for indoor Netball courts for competition level (700-800 lux) 	<ul style="list-style-type: none"> Key infrastructure priority is to have the courts resurfaced 	<ul style="list-style-type: none"> Build an additional court Participate at a regional level – unable to host SW regional carnivals at this stage as the floor surface is unsatisfactory, the venue is unreliable in wet weather and the number of courts is inadequate

Rea Park

Stakeholder	Strengths & Opportunities	Weaknesses & Threats	Priorities (1-5 years)	Priorities (5+ years)
Manjimup United Soccer Club	<ul style="list-style-type: none"> The playing surface is well looked after 	<ul style="list-style-type: none"> There is no store room allocated to the club 	<ul style="list-style-type: none"> To increase the number of playing fields for soccer Secure storage 	<ul style="list-style-type: none"> To have a permanent facility for soccer
Lions Club Manjimup	<ul style="list-style-type: none"> Lions Club House has good storage, disability access and parking Fencing around the park has improved 	<ul style="list-style-type: none"> Exterior building lighting is not good Power access is not good and easily vandalised The hall itself is in poor condition at the Tiger's end of the building 	<ul style="list-style-type: none"> Substantial upgrades to the club house. Some recent works have been undertaken by the Club (replacement of wooden floor and erection of new wall between Tigers building) 	<ul style="list-style-type: none"> Would like to expand facilities to accommodate growth in membership and to accommodate their charitable works
Tigers Football & Sporting Club	<ul style="list-style-type: none"> Tigers clubrooms are available for community use/hire Playing surface is sufficient for LSWFL use 	<ul style="list-style-type: none"> Car park between clubrooms and change rooms in need of urgent upgrading Drainage around edge of oval needs urgent improvement Possible loss of Club identity if Rea Park is upgraded to a premier level facility 	<ul style="list-style-type: none"> Car park upgrade Drainage improvements on oval and around oval Increase secure storage Bar upgrade Air-conditioning in clubrooms Redevelop/relocate umpire's room 	<ul style="list-style-type: none"> Continuous improvements to clubrooms to ensure suitability for ongoing community use
Warren Districts Agricultural Society	<ul style="list-style-type: none"> The pavilion is a wonderful place to display the communities' exhibits The sports oval is a wonderful place to display the high level of equestrian events the District offers The generally large space available means things like extreme 4x4 and motocross can be showcased 	<ul style="list-style-type: none"> The Agriculture storage sheds and stalls are becoming run down through lack of maintenance. The stalls at the north of the oval are in poor condition and can be removed The pavilion is not big enough for all the exhibits to be displayed Fences need replacing to ensure security can be maintained A new, larger toilet / shower block with disability access and family rooms is needed 	<ul style="list-style-type: none"> A large 'overflow' parking area for event visitors and area for horse vehicles and trailers Large bitumen area, near oval, for erection of entertainment stage Clean, level grassed areas for trade displays and sideshow alley Poultry & animal nursery Children's exhibition hall A permanent extreme 4x4 track A helicopter ride landing area A permanent junior motocross track 	<p>No additional priorities submitted</p>

Stakeholder	Strengths & Opportunities	Weaknesses & Threats	Priorities (1-5 years)	Priorities (5+ years)
1st Manjimup Scout Group	<ul style="list-style-type: none"> The Scout Hall building is owned by the group The large land lease area provides opportunities for diverse activities and expansion 	<ul style="list-style-type: none"> The Scout Hall is over 50 years old and is non-compliant with contemporary public building standards There are significant reservations in regards to sharing facilities with a number of groups – not seen as practical and may serve to restrict the growth and operations of the club 	<ul style="list-style-type: none"> Upgrade kitchen and toilet facilities as a minimum improvement (ideally the building would be replaced entirely) 	<ul style="list-style-type: none"> A new building, sheds and facilities, including: <ul style="list-style-type: none"> 10x20m hall with min 4m high ceiling New refurbished kitchen 5x5m lockable office/meeting space Increase in provision of showers/toilets for youth, plus separate facilities for adults 100m² storage/garage 5x5m Venturer’s ‘lair’ Open parade/camp ground
BMX	<ul style="list-style-type: none"> Some infrastructure (race track) does exist, although it is at a poor standard 	<ul style="list-style-type: none"> Poor quality of the track 	<ul style="list-style-type: none"> To make the BMX track safe for all users Add fencing, lighting, spectator facilities and drainage 	<ul style="list-style-type: none"> Host club events
Warren Blackwood Cricket Association	<ul style="list-style-type: none"> The playing fields are in good condition Partnership work with the Shire of Manjimup has improved the quality of the turf pitch (north field) 	<ul style="list-style-type: none"> The existing clubrooms at south end of fields are poor quality and too far away from game play at the north end 	<ul style="list-style-type: none"> A key priority is to develop own club rooms on the west side of the fields, opposite the existing cricket nets 	<ul style="list-style-type: none"> Build an additional (3rd) playing field
Manjimup Rovers Soccer Club	<ul style="list-style-type: none"> Good location for the club and visiting teams 	<ul style="list-style-type: none"> Drainage is an issue and injury hazard Lighting is insufficient Current shared storage arrangements are inadequate The current change rooms, kitchen and other facilities are outdated 	<ul style="list-style-type: none"> Improve the playing surface New kitchen and upgraded change rooms Permanent goal posts to be installed Better lighting 	No additional priorities submitted

Stakeholder	Strengths & Opportunities	Weaknesses & Threats	Priorities (1-5 years)	Priorities (5+ years)
Warren Art & Craft Group	<ul style="list-style-type: none"> Sutton House has good parking, disability access and security 	<ul style="list-style-type: none"> The gravel driveway and parking are deteriorating Uncertainty about long-term lease / location 	<ul style="list-style-type: none"> Would like a suitably sized facility (regardless of location) that is secure, accessible and affordable, with access to adequate parking – perhaps the Manjimup Timber & Heritage Park 	<ul style="list-style-type: none"> No additional priorities submitted
Manjimup Rinbukan Club	<ul style="list-style-type: none"> Pavilion has good floors, lights and equipment security Adequate provision of parking Kitchen facilities are adequate 	<ul style="list-style-type: none"> Dismal temperature control – summer and winter Pathetic toilets The unsealed parking area creates a dust issue in summer Require more shelving for storage Require hanging space for equipment, such as kick bags Seating is in poor condition Floors need resurfacing Blinds need replacement 	<ul style="list-style-type: none"> Shelving for equipment and storage area for mats Upgrade: <ul style="list-style-type: none"> Temperature control Floors (resurface) Window blinds Toilets Parking area Furniture 	<ul style="list-style-type: none"> Create purpose built spaces for the safe hanging and use of training equipment (eg. kick bags) Weight training area Improved traffic management in car park
Warren Blackwood Junior Cricket Association	<ul style="list-style-type: none"> The grass playing surface on the southern field is in good condition The cricket nets receive a lot of use 	<ul style="list-style-type: none"> The hard wicket pitch on the southern field needs to be widened and upgraded Cricket nets need upgrading and additional nets are required Lack of secure storage for junior equipment Drainage / water-logging issues on fields 	<ul style="list-style-type: none"> Generally the turf on both fields needs ongoing funding and maintenance to ensure a quality playing surface Access to secure storage facilities is inadequate, in both size and exposure to the elements Improve and increase number of cricket nets 	<ul style="list-style-type: none"> Build an additional (3rd) playing field, preferably with a hard wicket pitch

Stakeholder	Strengths & Opportunities	Weaknesses & Threats	Priorities (1-5 years)	Priorities (5+ years)
Warren Women's Hockey Association	<ul style="list-style-type: none"> • Drainage only needs a little attention when it's rained for a few days • Fencing is great • Disability access is good • Location good • Parking good • The southern fields have a good playing surface 	<ul style="list-style-type: none"> • The northern fields need more maintenance to improve the grass and there are issues with rabbits digging • Lighting on fields is inadequate • Storage facilities are too small • The toilets / amenities are in terrible condition 	<ul style="list-style-type: none"> • Upgrade lighting for training and games • Improve field surface on Sporting Grounds 2 & 3 • Increase secure storage capacity • Access to a 'club area' with secure cabinets for display of trophies etc 	No additional priorities submitted

End of Analysis of Stakeholder Consultation

5. Needs Analysis by Sports/ Clubs

This section performs a comparison of various sources of information and provides a sports/club-based recommended course of action with regards to the facility development to be considered in a Master Plan. The key sources of information for the comparative needs analysis are listed in the methodology. The population-based facility needs are obtained from the SuperTown Feasibility Study and include a Standards Review. The recommendations from State Associations are limited to facility requirements.

5.1 Athletics

Existing Facilities

The Lower South West Little Athletics club is currently based on the football oval at the Manjimup Recreation Grounds. The current facility is an undersized 300m track due to the small size of the oval.

Population-based Facility Needs

One athletics venue is sufficient for the Town's current and future needs; however, an alternative venue that can accommodate a full sized 400m track should be provided.

Population	Facilities Required
Current Population	1 full sized athletics track & field
2022 (pop. 8250)	1 full sized athletics track & field
2032 (pop. 11,000)	1 full sized athletics track & field

Sport & Recreation Strategic Plan Recommendations

There is sufficient space to relocate athletics to Rea Park and share the facilities with football (alternate winter/summer sports). The proposed upgrade of Rea Park to a premier facility will be an advantage to participants and spectators as it will be able to accommodate large events. It is recommended jumping pits and throwing circles be developed, but not on the main oval due to use by football. Athletics also requires a large, secure storage facility.

Proposals from Facility Users

A key priority is to have secure, permanent storage. Seeking a suitable 180m x 100m grassed surface for marking of full sized athletic tracks. The club does not believe there is sufficient space at the existing Rea Park oval and would prefer the Collier Street Reserve. Night lighting, kitchen access (to assist with fundraising activities), modern toilet facilities and a storage shed (5 x 10m) are all priorities.

State Association Recommendations

The current facilities do not meet the standards outlined in the guidebook, *Starting a Centre*, from Little Athletics WA.

Core Features:

- A 400m x 8 lane track can be marked on a field of 183m by 83m (not including 'run off' on the outer edge)
- A sand pit 2.75-3m wide, 50cm deep and 10m long, with a 40 m runway
- 10-20m² of permanent storage
- Toilets to cater to athletes and spectators
- Access to drinking water
- Public address system
- Adequate parking and access

Desirable Features:

- Safety cage and specially surfaced throwing circle for discus and shot
- Synthetic track surfaces
- Spectator seating area
- Social/community/meeting room
- Minimum illuminance (LUX) readings:
 - Training = 50
 - Night competition = 100
 - However, recommendation for safety & spectator requirements = 150

Summary

There is a general consensus that a full size athletics track and field should be developed.

Recommendations for Athletics

1. Develop Rea Park to accommodate a full size (400m x 8 lane) athletics track and field, inclusive of a jumping pit and throwing circle. Athletics also requires minimum of 10-20m² of permanent storage.
2. The jumping pit and throwing circle should not be developed on the main oval as it is also required for football.
3. The feasibility of a safety cage for the throwing circle should be investigated, along with lighting for all competition areas.
4. All athletics facilities developed shall meet minimum standards as provided by Little Athletics WA.

5.2 Badminton

Existing Facilities

Badminton is currently played in the Manjimup Senior High School Gymnasium (4 courts marked on one multi-use basketball court) and in a local church.

Population-based Facility Needs

Four courts are likely to be sufficient for the future assuming a doubling of participation, however, more courts can be marked on multi-use indoor courts if/when required. Badminton will be better accommodated at the Manjimup Recreation Grounds.

Population	Facilities Required
Current Population	4 courts
2022 (pop. 8250)	4 courts
2032 (pop. 11,000)	4 courts

Sport & Recreation Strategic Plan Recommendations

A new court should be added to the Manjimup Recreation Grounds indoor stadium and designed for multi-use by basketball, netball, badminton, volleyball, indoor soccer, indoor cricket, indoor tennis etc. In addition to a new multi-use court, two of the three existing courts should be upgraded to enhance their multi-use capabilities.

Proposals from Facility Users

Expressed good interest in relocating to new facilities at the Manjimup Recreation Grounds but would like to know facility hire costs would be reasonable/ affordable.

State Association Recommendations

Accommodation of Badminton WA recommended standards and dimensions should not be difficult if the Manjimup Recreation Grounds are upgraded to include badminton courts.

Summary

There is a general consensus that at least one multi-use basketball court should be developed or upgraded for badminton at the Manjimup Recreation Grounds indoor stadium.

In November 2014 Council has endorsed a new long-term maintenance schedule for the court floors in the recreation centres within the Shire of Manjimup. As a result of this the floor in the Manjimup indoor stadium is scheduled for a full sand back and new line markings in July 2015, at which time badminton line markings will be added.

Recommendations for Badminton

1. Upgrade at least one of the existing basketball/netball courts to incorporate 4 badminton courts at the Manjimup Recreation Grounds indoor stadium.

5.3 Basketball & Netball

Whilst the facility proposals and priorities of basketball and netball have been recorded and considered separately, the recommendations from the *Sport & Recreation Plan* and the *SuperTown Feasibility Study* are identical and therefore the two groups have been considered concurrently in this section.

Existing Facilities

Three shared-use basketball/netball courts at the Manjimup Recreation Grounds indoor stadium. The current line markings, for both basketball and netball, no longer meet State Sporting Association guidelines.

Population-based Facility Needs

Current fixturing practices require additional court space to maintain status quo in the long term, i.e. avoiding clashes with weekend sports, minimise umpiring requirements etc.

With the proposed introduction of other sports into the indoor stadium, it is envisaged that upgrading of the indoor stadium to a four court stadium – with three multi-use courts and 1 basketball/netball show court will adequately serve the long term indoor court needs of Manjimup and the region.

Population	Facilities Required
Current Population	4 basketball /netball courts
2022 (pop. 8250)	4 basketball /netball courts
2032 (pop. 11,000)	4 basketball /netball courts

Sport & Recreation Strategic Plan Recommendations

Whilst the netball and basketball clubs have indicated they are at or nearing full capacity, this is partly due to the regional circumstances of needing to work around other sports, mainly football, as well as the actual availability of court time.

To enhance the flexibility of use an additional court could be constructed with a hard wearing vinyl floor covering. This court would be able to take up a large proportion of high impact activities that would otherwise contribute to the accelerated wear and tear of the existing sprung wooden floors. It would also offer a different surface to allow indoor tennis and cricket to be played.

In addition to the provision of one additional multi-use court, redevelopment works to the indoor stadium should also take the opportunity to upgrade two of the three existing courts to enhance their multi-use capabilities, whilst leaving one court as a Premier Court with the ability to accommodate major fixtures and maximise spectator opportunities for basketball and netball. Redevelopment works should enable individual lighting of each of the courts (note: this function has since been installed).

Proposals from Facility Users

Netball

The key immediate, infrastructure priority is to have the courts resurfaced and to fix moisture issues. The club also supports the proposal to build an additional indoor court as well as outdoor courts.

The club request the following:

- Outdoor courts (6) with netball line marking to accommodate regional carnivals
- Increase of number of indoor courts and allowance for future expansion
- Upgrade/ increase of amenities (stadium lighting, spectator seating for court two & three, grandstand facilities & lighting, PA system, score boards & score benches, heated/cooled meeting room, secure club storage room, showers and ablutions, commercial kitchen, crèche or playground, carp parking & lighting and landscaping)

Basketball

Floor maintenance is an immediate priority, along with fixing the roof leaks and vents. Other priorities for the club are to:

- Increase the number of courts (4-5)
- Upgrade the kitchen to commercial/catering standards
- Double or triple the storage space available for the club
- Raise quality of toilets/change rooms to a standard suitable for exhibition matches
- Replace current manual winding system of basketball backboards with automated system
- Install electronic scoring capabilities
- Upgrade the grandstand seating to seal drafts and add to sponsorship signage opportunities
- Painting of external building façade

The club is opposed to the construction of outdoor courts, but instead supports the proposed extension of the indoor stadium. The club historically used outdoor courts on occasion for junior training, but notes that outdoor courts, unless fully fenced and locked, are subject to vandalism.

The club recently invested in the purchase and installation of a new public announcement system in the stadium.

State Association Recommendations

The current line markings, for both basketball and netball, no longer meet State Sporting Association guidelines.

Summary

There is general consensus that the number of basketball/netball courts should be increased to four. Whilst it is fitting that Manjimup is the focus for regional level sport and recreation infrastructure for the possible hosting regional carnivals and state level sporting events this needs to be balanced with the need for development to be, wherever possible, multi-purpose in design and function to attract the greatest range of user groups and maximum level of utilisation. Alternatively outdoor courts may suffice for the short to medium term, depending on the timeframe for the development of new additional indoor courts, to allow both sports to grow. Furthermore (a number of) outdoor courts can serve as public training courts which can be used by people during times that the stadium is closed.

In November 2014 Council endorsed a new long-term maintenance schedule for the court floors in the recreation centres within the Shire of Manjimup. The floor in the Manjimup indoor stadium is scheduled for a full sand-back and new line markings in January 2016.

Recommendations for Basketball & Netball

1. The priority for immediate action is to:
 - a. Resolve the issues with moisture leaking through the vents and roof of the indoor stadium, and
 - b. Resurface and upgrade the line markings for the existing three courts.
2. In order to accommodate more sports (existing and emerging), one (maximum two courts if sufficient demand is demonstrated) of the existing courts are to be marked as multi-use courts (possible integration of e.g. badminton, volleyball, handball, indoor hockey/ tennis/ cricket, soccer). The existing court closest to the spectator tiers is to be retained as basketball/netball only in order to accommodate and facilitate state level sporting events.
3. Feasibility on construction of an extra court (indoor / outdoor) is to be investigated.
4. Any redevelopment of the stadium's general facilities and amenities need to take into account the needs of the basketball and netball clubs as regular, high level users.

5.4 BMX, Scoot & Skateboard

Existing Facilities

There is an old BMX race track at Collier Street, currently in poor condition. A minor, non-permanent skate park consisting of portable ramps is currently located at the Manjimup Recreation Grounds.

Population-based Facility Needs

The existing skate park is small and of a low standard (bitumen surface, portable steel ramps). A major/regional level, family friendly skate park to service the region is warranted in Manjimup. Its development could potentially be staged over the short-medium term. The Feasibility Study does not make comment specifically on the need for a BMX race track.

Population	Facilities Required
Current Population	1 major skate park
2022 (pop. 8250)	1 major skate park
2032 (pop. 11,000)	1 major skate park

Strategic Plans Recommendations

The *Sport & Recreation Plan* is silent on the matter of the existing BMX race track however it details the recommendation for a new multi-purpose state-of-the-art skate plaza at Manjin Park. Upon development of a new skate plaza, the existing portable ramps at the Manjimup Recreation Grounds would be removed. It is intended for the new skate plaza to be multi-purpose, i.e. to accommodate BMX and scoot riders in addition to skateboards.

The 2010 *Collier Street/Rea Park Master Plan* proposed the removal of the Collier Street BMX track (and a new multi-purpose facility be built in a new location) as the current location does not have good visual exposure from surrounding streets thereby attracting a minority anti-social element and persistent vandalism for adjacent buildings. (The Shire of Manjimup installed CCTV cameras in the vicinity as a mechanism to address the immediate issue.)

The *South West Mountain Bike Master Plan* (draft 2014) provides an overview of existing mountain biking trail networks within the South West, including the Shire of Manjimup. This Master Plan identifies and prioritises areas for trail development close and provides the framework to create and sustain a high quality mountain bike destination. Development priorities listed for Manjimup include the Dingup locality, Diamond State Forest and Reserves (e.g. King Jarrah). The development of a new mountain bike area in Rea Park is not supported by this Plan and does not align with its strategic priorities. The creation of such area in Rea Park is unlikely to receive funding and will require a large community drive and effort.

Proposals from Facility Users

The *Sport & Recreation Plan* refers to a proposal by the Southern Forest Association of BMX, Skate & Scoot for large, multi-million, multi-use complex to be built in bushland at Rea Park, including BMX and mountain bike tracks, capable of hosting national/international events and preparing talented locals for elite level competition. This Association is now defunct.

An interested community representative submitted a proposal that the existing BMX track be upgraded to make it safe for all users, including the development of fencing, lighting, spectator facilities and drainage.

State Association Recommendations

It is noted that BMX racing and BMX tricks are two very different pursuits requiring very different facilities. Whilst the proposed multi-use skate facility will accommodate BMX trick riders it will not accommodate racers. Guidelines and specifications on the construction of an approved BMX racing track can be found in the *BMX Australia Track Guidelines*.

Summary

The demand for a new multi-purpose Skate Plaza is clear. A project to design a state-of-the art, regional-level and multi-use Skate Plaza is already underway. Allowing sufficient time for the phases of community consultation, funding procurement, engineering and construction, this new skate plaza could potentially be operational by 2018. The consultation phase for the Skate Plaza is scheduled for the 2014/15 financial year and shall include data collection on different types of users/participants in the regional community. The information from the consultation phase is to be used to determine the design for the multi-purpose skate plaza.

The demand for a BMX race track (and a suitable location) remains unclear. The information from the consultation phase of the skate plaza will demonstrate whether there is need for a BMX race track. If such a need is demonstrated, further investigation is warranted to provide guidance on the feasibility size, amenities and location of such a facility.

Recommendations for BMX, Scoot & Skateboard

1. Develop a new multi-purpose state-of-the-art skate plaza at Manjin Park
2. Upon completion of the consultation phase of the skate plaza, review the future of the existing BMX track at Collier Street
3. Once the skate plaza becomes operational, the non-permanent ramps at the Manjimup Recreation Grounds are to be removed. It may be necessary to clear the non-permanent ramps for the development of other sporting facilities before this time. In such case it should be investigated whether it is required to temporarily move the portable ramps to another location until the new skate plaza can be used.

5.5 Cricket & Football (Soccer)

Whilst the facility proposals and priorities of cricket and soccer have been recorded and considered separately, the recommendations from the *Sport & Recreation Plan* are largely identical and inter-related, therefore the two groups have been considered concurrently.

Existing Facilities

Cricket

Sporting Grounds 2 & 3 on Collier Street (see maps in appendix II) make up one cricket field with a turf wicket pitch. Sporting Grounds 1 & 4 make a second field with a hard wicket pitch. Both fields are currently shared with hockey and soccer. A power supply point for the operation of a bowling machine has recently been installed by the Club.

Football (Soccer)

Summer soccer: 2 senior fields (Located on Rea Park Football Oval).

Winter soccer: 1 senior field, under lights (Located at Collier Street) – With the upgrade of lighting there is capacity to play over 4 fields although currently soccer is sharing these fields with hockey.

Population-based Facility Needs

Cricket

The current cricket pitches are near full capacity. As the population doubles it is anticipated the number of cricket pitches required will double to a total of four. New cricket pitches should be placed on shared sporting ovals that are also used through the winter season. One turf wicket block is sufficient for the town; new wickets should be synthetic hard wickets.

Population	Facilities Required
Current Population	Commencing planning for 3 rd field (hard wicket)
2022 (pop. 8250)	3 fields (one turf, two hard wicket)
2032 (pop. 11,000)	4 fields (one turf, three hard wicket)

Football (Soccer)

Two senior pitches, divisible into multiple junior fields, are entirely sufficient for both summer and winter soccer now and for the future. The key need for soccer in Manjimup is a single home venue for both summer and winter soccer with a modern standard of supporting facilities. The main issue has not been a lack of space, but rather issues of scheduling around other sports, the absence of a permanent facility and the lack of lighting for winter/evening play.

Population	Facilities Required
Current Population	2 senior sized pitches
2022 (pop. 8250)	2 senior sized pitches
2032 (pop. 11,000)	2 senior sized pitches

Sport & Recreation Strategic Plan Recommendations

The current two-wicket practice net facility at Collier Street is in need of upgrading to a four-wicket facility. In the long term, additional practice nets may be required depending on the level of demand.

A need has been identified for two additional cricket fields to be developed over the medium-long term. A new oval at Rea Park would present an opportunity for an additional cricket field to be developed in close proximity to the two existing fields at Collier Street.

There is an opportunity for soccer to be based permanently, year round at the Collier Street reserve.

Whilst there is some training lighting at Collier Street, the overall lighting levels on the fields do not meet Australian Standards for training (average 50 lux across the field). With Collier Street proposed to be the home of soccer for both summer and winter competition, there is significant rationale for upgrading the lighting to community level competition standards to the southern oval (equivalent of 2 soccer fields). The proposed lighting upgrade should include provision for the potential lighting of the northern oval should it become necessary in the future.

Proposals from Facility Users

Cricket

The existing clubrooms at south end of fields are of poor quality and too far away from game play at the north end. A key priority is to develop own club rooms on the west side of the fields, opposite the existing cricket nets. Other priorities are:

- The hard wicket pitch on the southern field needs to be widened and upgraded and a third playing field should be developed, preferably with a hard wicket
- Cricket nets need upgrading and additional nets are required
- New storage facilities are needed. The current facility is too small and exposes equipment to the elements
- Drainage and water-logging issues on the fields are ongoing and require maintenance

Football (Soccer)

One of the key priorities is to have a permanent facility for soccer, rather than playing summer and winter soccer in two locations. Other priorities are:

- Improve the Collier Street playing surface (drainage)
- Better ground lighting
- New kitchen, secure storage and upgraded change rooms
- Permanent goal posts to be installed

Representatives from both clubs have requested a small shelter at the midpoint on the western side of the Collier Park playing fields. This request was made during the public presentation held to gain feedback on the draft Master Plan report.

State Association Recommendations

Cricket

Cricket Australia initiated the development of a set of *Community Cricket Facility Guidelines* in May 2014. The *Guidelines* are still under development.

Football (Soccer)

In addition to basic field size and marking requirements for the sport, the following lighting levels would also satisfy needs for cricket, baseball and softball:

- Lighting requirement for club competition / match practice = 100 lux
- Lighting levels for competition = 200 lux

Summary

There is consensus that a third cricket field should be developed and that soccer should be able to have adequate, year round access to the Collier Street facilities.

Consensus also exists that the current Pavilion needs replacing and relocating, lighting should be improved and the number of cricket practice nets should be increased.

Recommendations for Cricket & Football (Soccer)

First priority

1. Resolve the ongoing maintenance issues with drainage on the playing fields
2. Upgrade the existing cricket practice nets to provide two additional nets (total of 4)

Second priority

3. An upgrade and expansion of lighting on Sporting Grounds 1 & 4 to a LUX standard accepted by Football West (Soccer)
4. Feasibility of lighting Sporting Grounds 2 & 3 to the same standard
5. Establish a small shelter at the midpoint on the western side of the Collier Park playing fields
6. A development plan for a third, hard wicket cricket field in the vicinity of Collier Street when Manjimup's population reaches 8,250 (projected for 2022)
7. The identification and allocation of land for the future development of a fourth, hard wicket cricket field when Manjimup's population reaches 11,000 (projected for 2032)
8. A plan for the development of a new clubhouse and amenities that best suit the needs of the key user groups and in a new location and takes into account future land-use proposals (e.g. development of more fields)

5.6 Football (AFL)

Existing Facilities

There are currently 2 football ovals on the grounds subject to this study:

1. Manjimup Recreation Grounds (Manjimup Imperials Football Club)
2. Rea Park (Tigers Football and Sporting Club)

Population-based Facility Needs

The current football competition has capacity to absorb increased participation without the need for additional teams in the short-medium term. In the longer term there is potential for additional year levels to be added in the junior competition. This will likely require an additional secondary oval to the Rea Park facility to provide additional training and competition capacity as the current oval has 7-8 teams playing and training on it causing significant wear and tear (and the recommendation to upgrade the existing oval to a premier facility will increase its usage further.

Population	Facilities Required
Current Population	2 ovals (within Manjimup Community Recreation Hub)
2022 (pop. 8250)	2 ovals (within Manjimup Community Recreation Hub)
2032 (pop. 11,000)	3 ovals (within Manjimup Community Recreation Hub)

Sport & Recreation Strategic Plan Recommendations

The Strategic Plan does not make any specific recommendations in regards to the Manjimup Recreation Grounds oval or surrounding amenities.

The existing Rea Park oval should be upgraded to a premier level facility suitable for holding state level competition (incl. lighting, surface, pathways, spectator seating upgrades and new/redeveloped shared use pavilion).

The *Manjimup SuperTown Recreation Infrastructure Feasibility Study* identifies a need for an additional football oval to be developed when the population doubles (2032 pop. 11,000). Rea Park is the logical location for this to occur as it has sufficient space. The *Feasibility Study* notes a new oval at Rea Park would present an opportunity for an additional cricket wicket to be developed in close proximity to the two existing wickets at Collier Street. A new oval at this location will enhance Rea Park as a premier regional level sporting facility by allowing some football training load to be taken off the main oval, ensuring the oval surface is kept to a high standard, and further enhance its capacity to hold large sporting carnivals where multiple ovals are required.

Proposals from Facility Users

Manjimup Imperials Football Club

In regards to the Manjimup Recreation Grounds' football facilities, the Club puts forward the following proposals:

- Field lighting is not sufficient for games
- Would not support the opening of the road/lane behind the clubrooms
- If Leman Street is closed, bus access to ground will be difficult

- Improvements to car parking surface
- Clubroom heating/cooling improvements
- Replace public toilets (A)
- Expand club rooms to add office space
- Sheltered spectator seating

Tigers Football and Sporting Club

In regards to the Rea Park football facilities, the Club puts forward that improvements to drainage on and around the oval, and the sealing the car park between the clubroom and change rooms, are matters for urgent attention.

In regards to the Shire's Sport & Recreation Strategic Plan, the Club supports the following proposals:

- Oval lighting & power upgrade (note: the Club has fully funded the current six light towers)
- Lighting of the car park
- Upgrade change rooms / toilets
- Separation of club buildings for soccer/ hockey/ cricket and Tigers club building, giving ownership to the clubs;
- Additional football/cricket oval
- Upgraded entrance & improvements to general aesthetic
- Tiered spectator embankments
- Athletics to relocate to Rea Park
- The club is eager and devoted to remain the main facilitator and operator in terms of any new or redeveloped pavilion and is willing to share with other clubs and user groups

Additional strategic plans of the Tigers Club are:

- Increase available secure storage
- Bar upgrade
- Air-conditioning in clubrooms
- Redevelop/relocate umpire's room
- Continuous improvements to clubrooms to ensure suitability for ongoing community use

The Club notes the strong relationship and commitment to work with the Lions Club of Manjimup for as long as the two organisations are directly adjacent.

State Association Recommendations

The AFL has published *Preferred Facility Guidelines: For state, regional and local facilities*, detailing specification for three grades of football grounds and its amenities: (local, regional and state league standard).

Summary

Manjimup Recreation Grounds

The Shire of Manjimup planning documents do not make any specific recommendations in regards to the Manjimup Recreation Grounds oval or surrounding amenities however, a number of proposals have been put forward by the Manjimup Imperials Football Club.

Rea Park

The priorities of the Tigers Football Club and the Shire of Manjimup Sport & Recreation Plan in regards to the Rea Park oval are significantly compatible. It should be noted the proposal to upgrade Rea Park to a premier level sporting facility, inclusive of athletics and other major community events or sporting activities, will require a comprehensive willingness to share the oval and its amenities. If the grounds are upgraded to a high standard it will be imperative for those standards to be maintained on an ongoing basis. For example, this may result in the need to reserve the facility for competition matches and move general training to another facility to maintain the quality of the playing field.

Recommendations for Football (AFL)

Rea Park

The priorities for immediate action are to:

1. Resolve the drainage issues on the oval and around oval edges, and
2. Seal the parking area between the Tigers Clubroom and change room facility

The medium to long-term plan is to upgrade the Rea Park site to pursue the following key objectives from the Shire of Manjimup *Sport & Recreation Strategic Plan*:

3. Redevelop the existing oval to a premier level facility suitable for holding state level competition (incl. lighting, surface, pathways, spectator seating upgrades and new/redeveloped shared use pavilion).
4. Develop a secondary football oval to provide additional training and competition capacity when Manjimup's population reaches 11,000 (projected for 2032)
5. When developing the vision and concepts for the premier facility and the additional oval the AFL approved facility standard being sought for football needs to be determined (local, regional or state league).

Manjimup Recreation Grounds

6. This vision in the Master Plan for the premier facility planned for Rea Park will guide the level of facilities required at the Manjimup Recreation Grounds in order to service the town's broader Australian Rules football needs. The proposals put forward by the Manjimup Imperials Football Club should be reviewed in light of this determination.

5.7 Hockey

Existing Facilities

Hockey is currently played on up to 3 of the sporting grounds (Sporting Grounds 1, 2 & 3) at the Collier Street Reserve. Hockey is sharing these grounds in winter with soccer.

Population-based Facility Needs

Three fields can accommodate a 100%+ increase in participation via adding more game timeslots as required. The provision of a dry synthetic hockey surface (with potential for multi-use) should be considered as a means of providing a high quality playing surface not effected by extreme weather and damage by rabbits and other animals, that improves water sustainability and will help attract elite hockey matches to Manjimup.

Population	Facilities Required
Current Population	3 fields
2022 (pop. 8250)	3 fields
2032 (pop. 11,000)	3 fields

Sport & Recreation Strategic Plan Recommendations

The *Manjimup SuperTown Recreation Infrastructure Feasibility Study* finds strong rationale for the relocation of hockey to the Manjimup Recreation Grounds due to the significant opportunities for sharing new facilities. The unused oval to the south of the Indoor Sports Pavilion could be reactivated to cater for hockey in the winter (2 fields). This would likely require a new bore to be developed and refurbishment of the oval including drainage, reticulation and returfing works.

A third field could be established through the development of a modern dry synthetic hockey pitch. This field could also be used for tennis in the summer for 9-12 tennis courts depending on the configuration, and for five-a-side soccer, hockey and other such modified sports.

Proposals from Facility Users

Hockey does not want to move to a new facility at the Manjimup Recreation Grounds. Criticisms of the development proposal include; five a side is not big enough, and two fields are not enough – a third is required.

Hockey's preference is to remain at the Collier Street Reserve as the location allows growth if access to lighting is provided. In addition to field lighting, hockey has the following priorities for Collier Street:

- Improve field surface on Sporting Grounds 2 & 3 (levelling, grass quality & rabbit damage)
- Increase secure storage capacity
- Access to a 'club area' with secure cabinets for display of trophies etc
- Modernise toilets/amenities

State Association Recommendations

Hockey WA has published a *State Sporting Strategic Facilities Plan 2009-2025*, detailing “Options for LGAs and Hockey WA facility provision” inclusive of:

- Basic facility provisions
- Playing surface quality
- Lighting criteria
- Clubhouse and spectator accommodation development

Summary

Shire planning documents have proposed to move hockey to the Manjimup Recreation Grounds when new (possibly synthetic) fields are developed. Hockey would prefer to continue play on the Collier Street fields, with some improvements to grass quality, lighting and other amenities.

Recommendations for Hockey

Short term

1. The priority for immediate action is to improve drainage, levelling, grass quality and playing surfaces on the Collier Street sporting grounds
2. In the short term it is also a priority to improve lighting on the fields (stage one – Sporting Grounds 1 & 4) to a LUX standard accepted by Hockey WA
3. Any scheduling issues need to be resolved to ensure that hockey is able to balance its training and competition needs equitably with cricket and soccer

Medium – long term

4. The medium-long term priorities are to extend lighting to Sporting Grounds 2 & 3.
 5. Build a new pavilion to provide a suitable permanent home to hockey, cricket and soccer.
- Note: the development of a new cricket field is equivalent to two additional hockey/soccer fields

5.8 Martial Arts & Dance

Whilst the facility proposals and priorities of the Manjimup Rinbukan (Karate, Iaido, Jodo) Club, Manjimup Muay Thai and Southern Stage Performing Arts (dance) have been recorded and considered separately, the recommendations from the *Sport & Recreation Plan* and the *Dry Facilities Expansion Feasibility Study* are identical, therefore the three groups have been considered concurrently in this section.

Existing Facilities

Manjimup Muay Thai

Currently operates from a private lease in Brockman Street.

Manjimup Rinbukan (Karate, Iaido, Jodo) Club

Currently operates from the Collier Street Pavilion in a training space approximately 165m².

Southern Stage Performing Arts (dance)

Operates from a 3-studio, privately leased premise on Rose Street with office space, but is in the process of moving to another premise.

Population-based Facility Needs

The Collier Street Pavilion is adequate in size for Karate however the lack of storage for equipment is problematic as the facility is shared by a number of activities.

A multi-use dry recreation facility suitable for dancing, martial arts, youth holiday programs etc is required for the town. A 200m², dividable facility is recommended as per the *Dry Facilities Expansion Feasibility Study*.

Sport & Recreation Strategic Plan Recommendations

There is a need for a purpose built dry recreation facility for activities such as martial arts and dancing as the current facilities are 'make do' solutions. A detailed feasibility study has already been completed (*Dry Facilities Expansion Feasibility Study*) for the development of such a facility at the Manjimup Recreation Grounds

Proposals from Facility Users

Manjimup Muay Thai

It is a benefit to have a single-user and secure space as it means it can be left ready for the next session to commence. The only new infrastructure priority is a larger, stronger competition ring.

Manjimup Rinbukan (Karate, Iaido, Jodo) Club

Rinbukan made proposals in regards to a general upgrade of the Collier Street Pavilion:

- Temperature control needed (summer and winter)
- Floor resurfacing required
- Window blinds required
- Toilets need modernising
- Parking area improvements (sealing for dust and traffic management features for safety)
- Furniture needs upgrading

Proposals are also made specific to a new or existing karate/kendo facility:

- Secure storage area for mats and shelving for equipment
- Purpose built spaces for the safe hanging and use of training equipment (eg. kick bags, striking posts)
- Weight training area

Concerns were also raised that the *Dry Facilities Expansion Feasibility Study* does not deal with 'fit out', for example: a boxing ring for muay thai, stretch bars for ballet and hanging training equipment as above. Rinbukan questions the capacity to really sound proof a retractable wall if a dance class was operating in one space and yoga in the other. Furthermore the *Feasibility Study* recommends a total space of 200m² that can be divided – Manjimup Rinbukan would need the full 200m² to operate, potentially making the facility difficult to schedule for multi-use.

Southern Stage Performing Arts (dance)

In addition to a suitable floor the ideal venue will have three separate studio areas so multiple classes can be run concurrently. Consideration on whether to move to a new facility would also be based on the availability of permanent storage, sound system/PA, kitchen/canteen and an office space.

State Association Recommendations

Dance Sport

Dance Sport WA advises a preferred dance floor is made of wood, laid on wooden bearers - 20 x 20 metres is a good size. The floor surface should be smooth and clean without being too slippery. It is common for a stearine wax / powder to be used to keep the floor surface in good condition.

Karate

The World Karate Federation has specific dimensions and markings for a competition space, including approved mats that must meet criteria in order to be used in competition. Training is done on special mats.

Kendo (Iaido & Jodo)

A karate competition space is a different size and configuration to that recommended by WA Kendo Renmei (Iaido, Jodo). Sprung wooden basketball floors are adequate for Iaido and Jodo training.

Muay Thai

Muaythai Australia requires a ring 6.10 x 6.10m or 7.30 x 7.30m.

Summary

Whilst all three stakeholders have similar needs in regards to office and storage space, and a desire for modern amenities, there are significant differences in space needs. For example:

- Karate/kendo would use the full proposed 200m² for general training but also wants additional space for weights and kick bags / striking posts and this space is not provided for in the *Feasibility Study*.
- Dance requires at least three separated lesson spaces in order to operate at capacity and the *Feasibility Study* provides for only two.
- Muay Thai requires a unique space for its competition ring and other equipment. Whilst some of the space may be able to be shared with karate/kendo, more additional space to what is provided for in the *Feasibility Study* is required.

As Manjimup Muay Thai, Manjimup Rinbukan and Southern Stage Performing Arts are all private enterprises that need to operate under business plans and to certain efficiency and productivity objectives, it is unlikely a facility will attract these tenants unless the facility satisfies the operational needs of each enterprise. It is unlikely the proposed dry recreation facility, as currently designed, will attract the lease agreements and users initially anticipated by the *Feasibility Study*.

If the recommendation to develop a new community run martial arts / dance facility is confirmed, and leases are entered into with private enterprises, the Shire of Manjimup would only invest to the extent of the 'shell' of the building. It would be the responsibility of the individual enterprises to fit out the premises with any specialised equipment (eg. hanging equipment, boxing rings). The division of ownership and maintenance responsibility would need to be detailed in service agreements. Furthermore, as most private sporting / recreation enterprises rely on instructors with specific qualifications, such enterprises generally rise and fall depending on the instructor / businesses owners drive and availability. Therefore any community space especially developed for such activities should be designed in such a way that it can be used for different types of large activities

Recommendations for Martial Arts & Dance

1. The *Dry Facilities Expansion Feasibility Study* needs to be revisited to determine:
 - If there is a genuine need for such a purpose built, publically owned facility, and
 - If a new multipurpose community space can be developed and operated in such a way that identified and/or future users (both public and private) can realistically and beneficially share this space.

At the time of writing this report there seems to be no demand nor support from Manjimup dance and martial arts groups to establish a purpose built community space for these activities.

5.9 Tennis

For the purposes of this report the Ringbark Tennis Club and the Manjimup Tennis Club Steering Committee are considered as the same body. This is based on the intent that the Ringbark Tennis Club will discontinue and the property will be sold if a new Manjimup tennis facility is built and a new Manjimup Tennis Club is formed.

Existing Facilities

There are no functioning public tennis courts in the Manjimup town site but the Manjimup Senior High School has four bitumen courts with multi-use marking for netball/basketball and Kearnan College has some tennis facilities.

There are three tennis facilities in various locations outside of the Manjimup town site, each with four courts. The three tennis club facilities are:

1. Middlesex, 13 Austin Road (acrylic green Plexipave surface)
2. Ringbark, 191 Ringbark Road
3. Warren, 517 Wheatley Coast Road

Population-based Facility Needs

The number of tennis courts needed within the Manjimup town site is:

Population	Facilities Required
Current Population	8 Courts
2022 (pop. 8250)	8 Courts
2032 (pop. 11,000)	8 Courts

Sport & Recreation Strategic Plan Recommendations

The *Sport & Recreation Plan* recommends relocating the Ringbark Tennis Club to Manjimup Recreation Grounds. The Plan proposes the development of a new multi-use synthetic field (hockey, tennis & 5-a-side sports, etc.) resulting in 9-12 tennis courts depending on the design layout. One argument for a shared facility is that tennis and hockey have similar surface, lighting and fencing requirements and play in alternate summer/winter seasons. It is also proposed to develop two new additional acrylic-coated hard courts for year round social tennis. The feasibility of covered facilities should be investigated. Finally, it is recommended to reserve space for additional hard courts in the future, if ever required.

Proposals from Facility Users

Manjimup Senior High School

The Manjimup Senior High School supports the proposal for multi-use synthetic courts and Health & Physical Education classes can be programmed to include the relevant sports. The School has also suggested that, with resurfacing and covering 2 of the courts, their school tennis facilities may make a good short-medium term option for community tennis. There is room for a club building for a community tennis club near the courts.

Warren Tennis Club

The Warren Tennis Club supports the proposal for a town site facility. Whilst the Warren club would maintain its current facilities, town facilities would be potentially be used for inter-club competition, casual use and social events.

Middlesex Tennis Club

The Club is not opposed to the proposed Manjimup Tennis Club and proposed facilities at the Manjimup Recreation Grounds, but would like to note its following concerns:

At a time when all clubs are struggling, to add another club for the same sport would be to the detriment of the other tennis clubs. According to the Club there is no historic evidence that a town-based club would attract good levels of participation. The tennis courts in Manjimup were utilised until the 1980's but recessed due to a lack of interest and a dedicated committee to drive the sport. It mentions that junior coaching in Manjimup is well patronised, but that most juniors do not join a club. Interclub events are not held often and in the past were initially well received but abandoned when players opted out of social tennis. The Club is concerned that new tennis facilities could lead to competition for funds to maintain facilities.

The Club has concerns about shared facilities for tennis and hockey due to scheduling, moving nets, confusing additional court lines. On the topic of lighting, it believes that lighting on courts will "split a club as there will be fewer players on club days".

Ringbark Tennis Club/ Manjimup Tennis Club Steering Committee

The Ringbark Tennis Club (Manjimup Tennis Club Steering Committee) is committed to selling Ringbark's freehold land to contribute to the development of a town based facility. However, it supports a 'stand alone' facility, not a multi-use playing surface.

State Association Recommendations

Manjimup is identified as a suitable candidate for a "District Facility" according to Tennis Australia (*Tennis 2020: Facility development and management framework for Australian tennis*) – the facility criteria is as follows:

Population guide

A regional country catchment population within a 30km radius of greater than 5,000

Court requirements for regional facility

Should consist of:

- a minimum of eight courts with at least 50 percent of courts based on ITF surface code A (acrylic), F (clay) and H (grass)
- fifty percent of courts to be floodlit to minimum club competition standards (350 lux)
- a set of 2 dedicated MLC Tennis Hot Shots courts for primary aged induction programs

Clubhouse and facility requirements

Should include:

- male and female change room facilities including showers
- cafe/kiosk and preferably licensed social facilities
- administration office/s
- onsite parking in close proximity to facility entrance
- outdoor shaded social areas suitable for events and social nights

Summary

The absence of an adequate town-based tennis facility is a major gap in facility provision and it is reasonable to believe a town-based club would attract good levels of participation, yet there is still great contention around the location, specifications and features of a proposed facility.

It should be noted the recommendation to relocate hockey to the Manjimup Recreation Grounds (to a new facility shared with tennis) has not been supported by the hockey club (hockey proposed to remain at Collier Street).

Recommendations for Tennis

1. The Master Plan should make recommendations for the preferred location for the development of tennis facilities in Manjimup town. Financial feasibility and opportunity for the tennis sport to grow in the immediate to long term should be taken into account.
2. Upon completion of the Master Plan the development of tennis facilities should be included in a feasibility study.

5.10 Schools

Existing Facilities

There are currently 4 schools regularly, but casually, utilising the various facilities across the Manjimup Community Recreation Hub:

1. East Manjimup Primary School
2. Kearnan College
3. Manjimup Primary School
4. Manjimup Senior High School

Population-based Facility Needs

The *Dry Facilities Expansion Feasibility Study* does not make specific comment on the needs of schools.

Sport & Recreation Strategic Plan Recommendations

The Sport & Recreation Plan refers to two key priorities for schools:

1. Safe and accessible egress, and
2. Access to dedicated, secure storage.

The Collier Street / Rea Park Master Plan states “access driveways should not dissect a sporting complex, particularly where children are likely to cross – i.e. between a pavilion and a sporting field. If a pavilion is situated a considerable distance from entry access points of a reserve, the driveway should be routed along the boundary”.

Proposals from Facility Users

East Manjimup Primary School

With the exception of a need to generally upgrade toilets and basic amenities, the existing facilities are suiting the needs of East Manjimup Primary School and an expansion or upgrade of facilities is welcome.

Manjimup Primary School

The Manjimup Primary School uses a variety of sporting fields for most sporting events. It is happy to adjust and accept change when required.

Manjimup Senior High School

The Manjimup Senior High School supports the development of new multi-use (synthetic) courts to enable key sports to grow and the school could program Health & Physical Education to include these sports. However, the school finds the Shire’s current hire fees restraining as there is a minimum one-hour rate and often the field or facility may only be required for ½ an hour. Other proposals in relation to facilities are:

- Increase number of toilets at Collier Street,
- Provide a shelter at the northern end of the Collier Street grounds, and
- Improve temperature control systems in the Manjimup Recreation Ground’s indoor stadium in summer.

The Manjimup Senior High School has also made a proposal in regards to opening their tennis courts to the public while a town-based public tennis club is potentially developed (refer to the section on tennis for more information).

Kearnan College

No information was made available to the Shire of Manjimup in relation to this report about the usage and needs of Kearnan College.

Department of Education recommendations

School Sports WA, the Department of Education's specialist body whose principle purpose is to promote, organise and coordinate sporting competitions for school students at a local, regional, interstate and international level, proposes the following standards for a facility:

- An access point to grounds for easy transportation of equipment (storage not required for events),
- Adequate toilet numbers to alleviate the number of portable toilets required,
- Access to club rooms are not necessary but useful for running events, and
- Access to a canteen/kitchen is also a bonus for school events.

The WA Government's *Education Design Standard 02: For secondary schools*, provides useful guidance for all developments that are to be used by youth. Including, but not limited to:

- Ensure use of durable materials, finishes and systems to limit vandalism and wear.
- Ensure the appropriate level of acoustic comfort relative to the function and use of spaces.
- Provide high quality lighting generally, and natural lighting wherever appropriate.
- Provide superior air quality utilising both mechanical and passive ventilation systems where appropriate.
- Ensure spaces have built-in flexibility to accommodate future changes to functional and operational requirements and consider future expansion in the planning of all spaces.
- Minimise the impact of parking and vehicular access on the entry to the facility and the interface with the surrounding context.
- Provide opportunities for safe walking, cycling and public transport access to and from the facility.
- Separate service access from general public entry points.
- Provide clear and well considered means of access into and around the facility with good visual links to natural points of arrival, local landmarks and other strategic locations.
- Ensure that entrances on structures are well scaled, welcoming and clearly distinguished.
- Minimise travel distances between frequently used spaces.
- Provide opportunities to utilise circulation space (pathways, hallways) for multiple uses where possible.
- Explore opportunities for the facility to be a teaching tool in its own right.
- Utilise public art (and percent-for-art schemes) where possible.
- Project a clear and coherent built form that confidently communicates the facility's function and aspirations through its physical elements.
- Provide a diversity of spaces, scales, proportions and surface conditions.
- Create bright open, generously-scaled communal spaces with clear views to important reference points.

- Provide diversity of outdoor spaces and conditions to facilitate various modes of recreation, gathering and socialising.

Summary

All schools within the town site have their own suite of sport and recreation facilities within their school grounds. Schools predominantly use the community recreational facilities for major events, over-flow or where there are gaps in provision within their own facilities.

Recommendations for Schools

1. The Master Plan is not required to respond to any specific needs of individual schools in the redevelopment of the Manjimup Community Recreation Hub but all new developments should be accessible by schools and designed with the *Education Design Standard* in mind.
2. Given that many of the Manjimup Community Recreation Hub's facilities are under-utilised during school hours, the Master Plan should also consider a school-based fee structure to encourage and maximise school bookings.

5.11 Agricultural Show & Lions

Whilst the facilities proposals and priorities of the Warren Districts Agricultural Show and Lions Club Manjimup have been recorded and considered separately, the recommendations for the Collier Street/Rea Park Master Plan for the two groups have been considered concurrently in this section as they share a number of facilities.

Existing Facilities

The Warren Districts Agricultural Society and Lions Club Manjimup both share leases and own/use a number of facilities and structures at Rea Park, including:

- Lions Clubhouse and Kitchen
- Agricultural lean-to
- Agricultural storage shed
- Stock yards (no lease in place)
- Stock stalls (no lease in place)

Recommendations from Collier Street/Rea Park Master Plan

It is recommended to refurbish the Lions/Agricultural Society clubrooms by 2015. Whilst this building is continued to be maintained and utilised by the key user groups there is rationale for retaining the Lions Clubrooms until such time that the Tigers Clubrooms need to be replaced. At this time, the Lions Clubrooms, the Tigers Clubrooms and the change room/ toilet block should be demolished and replaced with a single new facility that meets the needs of all.

Relocate Lions/Agricultural Society storage shed and steel yards - replaced with one large shed at the northern end of the Tigers Clubrooms. This will replace small dilapidated sheds that clutter the area with one large one which can have multiple uses including spectator shelter for the oval and as an undercover training area for sports during bad weather. This shed is indicated to be 40m x 30m and could potentially be developed in two stages. A shed of this size would meet the show area needs of the Agricultural Society and have an array of uses for the community, particularly as an undercover training area for sporting clubs and as spectator shelter. Restore the sheltered livestock pens.

Proposals from Facility Users

Warren Districts Agricultural Show

In regards to the existing facilities, the Agricultural Society would like to see the following improvements:

- Upgrading or replacement of agricultural storage sheds and stalls,
- A larger display pavilion,
- Replace fences to maintain security, and

A new, larger toilet / shower block with disability access and family rooms.

In planning for the growth of the Agricultural Show the Society would like to see:

- More parking facilities (such as overflow parking area for event visitors, an area for horse vehicles/trailers and parking along Johnson Street)
- Relocation of the side show allow to a more prominent/central position on the grounds (minimum dimensions 67 x 120m) with the provision of underground power, water and light
- Large bitumen area, near the oval, for erection of entertainment stage

- A centrally located playground, in the vicinity of the new Collier St Pavilion
- To utilise the new proposed Collier Street Pavilion as event office during the Show (currently a sea container office is hired for this purpose)
- A petting area next to proposed Pavilion and utilise extended roof of Pavilion
- Clean, level grassed areas for trade displays and sideshow alley with underground power, water and lights (grass reticulated from the side, so reticulation will not be damaged by vehicles)
- Powered trade area (Society willing to financially contribute to underground power) of minimum size 67x80 m.
- Space for animal nursery and children’s exhibition hall
- Area requested for extreme 4 wheel/tractor driving event activities
- Sufficient set-back for entry gate to provide space for cueing at ticket boxes
- Perimeter fencing should facilitate securing the premises during the Show, with three entrances (two along Johnson St on both sides of Rea Park oval and one on the north of the proposed new oval)
- In the case of significant growth of the Show, the Show area can be extended through including the proposed north oval for horse activities. This area should have a space reserved for horse float parking
- Suitable location for fireworks with spectator facilities (Rea Park oval), taking into account the safety fireworks exclusion zone
- Helicopter ride landing area
- Implementation of the master plan should be staged in such order that the Show has sufficient space and facilities at any time during the implementation

Lions Club Manjimup

The club house, shared with the Agricultural Society, is in poor condition at the Tiger’s club house end of the building. Recent works have been undertaken (a new wall has been erected to separate the buildings from each other and a wooden floor has been replaced), but further substantial upgrades to the club house are likely to be required in the future.

The Lions Club considers the club house an integral part of the club’s life. The Lions would like to expand facilities to accommodate growth in membership and to facilitate their charitable works. The club also recommends improvements to the exterior lighting of buildings and improved security around the power access.

State Association and Other Strategic Recommendations

There are no facility standards or dimensions recommended by either The Royal Agricultural Society of WA or Lions Club International.

Neither the Warren District Agricultural, Horticultural & Industrial Society nor Lions Club Manjimup are specifically mentioned in the:

- Sport & Recreation Plan 2014—2024
- SuperTown Sport & Recreation Feasibility Study

Summary

There is consensus that the Agricultural Society and Lions Club facilities are old and, in some cases, need substantial repairs or replacement. As a key regional event, the Warren Districts Agricultural Show requires appropriate event infrastructure. This is consistent with the vision that Rea Park be developed as a premier facility for major (sporting) events and carnivals.

The master plan should incorporate the required facilities for the Agricultural Show. It should also allow for future growth of the Show by maintaining design flexibility and providing the possibility to expand the area utilised by the Show. However aspects, such as best event management practices and availability of public amenities and spectator facilities at/close to the Rea Park oval, should be taken into account before deciding to move Show activities away from to other areas. As the implementation of the master plan will be a long term process, it should be staged in such a way that the minimum required facilities are available and workable during any stage.

It is possible to establish a permanent track for extreme 4 wheel/tractor driving for the Show on the Reserve. Considering the zoning of the Reserve, proximity of residential areas and liability and maintenance issues, such permanent track should only be accessible during events, rather than year-round.

As both the Tiger's Pavilion and the Lions Club house are ageing, the future of these buildings should be considered. At some point in time a decision should be made whether to continue upgrading/renewing parts of these buildings or whether to replace them with one new larger multi-purpose pavilion.

Recommendations for Agricultural Show & Lions

The Master Plan shall take into account a staged program to:

1. Upgrade or replace the secure storage allocated to the Agricultural Society and the stock stalls
2. Develop a new, larger toilet / shower block with disability access and family rooms
3. Identify and allocate a large 'overflow' parking area for event visitors and an area for horse vehicles and trailers
4. Develop a large bitumen area for car parking, near the oval, that can be used for the erection of an entertainment stage during the Show
5. Clean and level appropriately sized, preferably grassed areas for trade displays and sideshow alley
6. A new multi-use, shared pavilion will be developed as part of the bigger project to develop Rea Park as a premier facility for major sporting events and carnivals.
7. The future of the ageing Lions Club house (and the Tiger's Pavilion) should be considered and a decision for ongoing upgrades of the existing buildings or replacement with a new multi-purpose pavilion will be required at some point in time.

5.12 Scouts and Girl Guides

Existing Facilities

The 1st Manjimup Scout Group has its own building and lease for an extensive land lease area within the Collier Street Reserve. The current lease expires in February 2019. The Girl Guides have an old building, also at Collier Street, which is in the process of being removed.

Recommendations from previous studies

The Girl Guides hall is in the process of being removed as recommended under the Collier Street/Rea Park Master Plan.

The Collier Street/Rea Park Master Plan recommends the Scout Hall be retained as it is well utilised and fulfils the Scouts facility needs.

Please note: The Timber Park Master Plan within the *Manjimup Townsite Preliminary Growth Plan* originally identified a new location for a Scouts/Girl Guides Camp in the Manjimup Timber & Heritage Park however subsequent and current Timber Park Master Plans have removed this as a proposal.

Neither the Scouts nor the Arts Group are specifically mentioned in the:

- Sport & Recreation Plan 2014—2024, or
- SuperTown Sport & Recreation Feasibility Study

Proposals from Facility Users

Girl Guides is currently defunct and not identified as a stakeholder in this consultation.

In regards to Scouts, the Scout Hall is over 50 years old and is non-compliant with contemporary public building standards. At a minimum an upgrade to the kitchen and toilet facilities is desired. Ideally the building would be replaced entirely with a new hall, shed and facilities, including:

- 10x20m hall with a minimum 4m high ceiling
- New refurbished kitchen
- 5x5m lockable office/meeting space
- Increase in provision of showers/toilets for youth, plus separate facilities for adults
- 100m² storage/garage
- 5x5m Venturer's 'lair'
- Open parade/camp ground

State Association Recommendations

There are no facility standards or dimensions recommended by either The Scout Association of Australia.

Summary

Girl Guides is no longer operating in Manjimup. Scouts, however, are very active and there is consensus they should remain at the current locations. The Scout facilities require upgrading.

Recommendations for Scouts

1. Retain the existing Scouts lease area in the Master Plan. Acknowledge in the Master Plan the need for upgrading the Scout Hall, taking into account these facilities are owned by the Scouts.

5.13 Apex

Existing Facilities

Apex Manjimup leases a club house from the Shire of Manjimup at the Manjimup Recreation Grounds. The current lease expires in 2021.

Sport & Recreation Strategic Plan Recommendations

Whilst Apex is not specifically mentioned in the Strategic Plan, there is a development proposal that, if undertaken, would see the demolition of the Apex club house to make way for the development of sport facilities.

Proposals from Facility Users

Apex would prefer to maintain their lease and premises for the long term. The only immediate request in regards to the club house is that the external facade be improved.

State Association Recommendations

There are no facility standards or dimensions recommended by Apex Australia.

Summary

Preliminary concepts indicate a need to demolish the Apex club house to make way for the development of sport facilities. However Apex has a lease on the building until 2021 and would like to stay there for the long term.

Recommendations for Apex

1. If the Master Plan determines the Apex club house should be demolished to make way for sport and recreation facilities, an early termination of the lease and relocation to a new/ other facility will need to be investigated.
2. If it is not necessary to demolish the existing building, improvements to the facade should be considered within the site's general development plans.

5.14 Arts & Craft Group

Existing Facilities

The Warren Arts & Crafts Group owns Sutton House located on a Shire land lease within the Collier Street Reserve. The current lease expires in 2018.

Recommendations from the previous studies

The *Collier Street/Rea Park Master Plan* recommends finding a suitable location for the Warren Arts & Craft Group to relocate to and remove Sutton House. The Manjimup Timber and Heritage Park was identified by the *Plan* as a potential venue for relocation, with the primary benefit being potential for art and craft works to be sold to tourists.

Proposals from Facility Users

The group would like some clarity or certainty about the long-term lease arrangements at Collier Street. Whilst the group is content with their current location it is also happy to relocate to a suitably sized facility that is secure, accessible and affordable, with access to adequate parking – perhaps the Manjimup Timber & Heritage Park.

State Association Recommendations

The Warren Arts and Crafts Group does not have membership with a governing body.

Summary

There is agreement that the Warren Arts & Craft Group would be more appropriately positioned in alternative location external to the Manjimup Community Recreation Hub and in closer proximity to a cultural hub.

Recommendations for Arts & Crafts Group

1. Recommend whether it is needed for the Warren Arts & Craft Group to relocate to make way for the development of sporting facilities and if so, the expected time frame for relocation.

6. Recommendations for the Master Plan

6.1 Recommendations by Sports

Recommendations for all sport clubs and groups that are currently using or may be using in the future the facilities at the Manjimup Community Recreation Hub can be found in the previous chapter.

6.2 Recommendations by Site

This section provides an overview of all recommendations, taken from the previous chapter, grouped by the different sites of the Manjimup Community Recreation Hub.

Manjimup Recreation Centre

Indoor Stadium

1. Resolve the issues in the indoor stadium with moisture leaking vents and roof and resurface/ reline the courts.
2. One of the existing courts is to be marked as a multi-use court (up to a maximum of two existing courts if sufficient demand is demonstrated). The existing court closest to the spectator tiers is to be retained as basketball/netball only in order to accommodate and facilitate state level sporting events.
3. Upgrade at least one of the existing basketball/netball courts in the indoor stadium to incorporate 4 badminton courts.
4. Feasibility on the construction of an extra indoor court is to be investigated.
5. A possible extension of the stadium will provide the opportunity to create a new centralised stadium entrance, with new kitchen, club and storage facilities. This should be included in the feasibility study.

New outdoor sports facilities

6. Determine whether new tennis facilities should be developed at the Manjimup Recreation Grounds and which, if any, sports these facilities should be shared with.
7. The skate ramps at the Manjimup Recreation Grounds are to be removed once a new skate plaza at Manjin Park becomes operational or earlier if the area is required for development for other sports.
8. Investigation whether the Apex club house should make way for sports facilities. If it is not necessary to demolish the existing Apex building, improvements to the facade should be considered within the development plans.
9. Upon completion of the Master Plan the development of tennis facilities should be included in a feasibility study. Financial feasibility and opportunity for the tennis sport to grow in the immediate to long term should be taken into account.

Oval

10. The vision in the Master Plan for the premier facility planned for Rea Park will guide the level of facilities required at the Manjimup Recreation Grounds in order to service the town's broader Australian Rules football needs. The proposals put forward by the Manjimup Imperials Football Club should be reviewed in light of this determination.

Rea Park

Oval(s)

11. Resolve the drainage issues on the oval and around oval edges and seal the parking area between the Tigers Clubroom and change room facility
12. Develop Rea Park to accommodate an athletics track and field, inclusive of a jumping pit, throwing circle and storage (no development of permanent structures on the main oval). Feasibility of a safety cage for the throwing circle, along with lighting for all competition areas should be investigated.
13. Redevelop the existing oval to a premier level facility suitable for holding state level competition (incl. lighting, surface, pathways, spectator seating upgrades and new/redeveloped shared use pavilion).
14. Develop a secondary oval to provide additional training and competition capacity when Manjimup's population reaches 11,000 (projected for 2032) for cricket and football.
15. When developing the vision and concepts for the premier facility and the additional oval the AFL approved facility standard being sought for football needs to be determined (local, regional or state league).
16. Provide recommendations for optimum shared use of the oval in order to ensure it quality for large competitions and events.

Buildings/ amenities

17. Resolve the drainage issues on and around the oval and seal the parking area between the Tigers Clubroom and change room facility.
18. Develop a new, larger toilet/ shower block with disability access and family rooms.
19. Identify and allocate a large 'overflow' parking area for event visitors and an area for horse vehicles and trailers.
20. Develop a large bitumen area for car parking, near the oval, that can be used for the erection of an entertainment stage during the Show.
21. Clean and level appropriately sized (preferably grassed) areas for trade displays and sideshow alley.
22. A new multi-use, shared pavilion will be developed as part of the bigger project to develop Rea Park as a premier facility for major sporting events and carnivals.
23. Upgrade or replace the secure storage allocated to the Agricultural Society and the stock stalls.
24. The future of the ageing Lions Club house and the Tiger's Pavilion should be considered and a decision for ongoing upgrades of the existing buildings or replacement with a new multi-purpose pavilion will be required at some point in time.
25. Provide recommendations for optimum shared use of the buildings and amenities.

Collier Street Reserve

Sporting fields

26. The priority for immediate action is to improve drainage, levelling, grass quality and playing surfaces on the Collier Street sporting grounds.
27. Any scheduling issues need to be resolved to ensure that hockey is able to balance its training and competition needs equitably with cricket and soccer.
28. Upgrade in the short term the existing cricket practice nets to provide two additional nets (total of 4).
29. Establish a small shelter at the midpoint on the western side of the Collier Park playing fields.
30. A short term upgrade and expansion of lighting on Sporting Grounds 1 & 4 to the standards of the sport with the highest LUX standards regularly played on these grounds.
31. Feasibility of lighting Sporting Grounds 2 & 3 to the same standard for medium-long term priority.
32. A development plan for a third, hard wicket cricket field in the vicinity of Collier Street when Manjimup's population reaches 8,250 (projected for 2022).
33. The identification and allocation of land for the future development of a fourth, hard wicket cricket field when Manjimup's population reaches 11,000 (projected for 2032).

Buildings/ amenities

34. A plan for the development (design and location) of a new clubhouse and amenities that best suit the needs of the key user groups (hockey, cricket, soccer and, depending on potential suitable designs at the Manjimup Recreation Grounds, martial arts).
35. Retain the existing Scouts lease area in the Master Plan. Acknowledge in the Master Plan the need for upgrading the Scout Hall, taking into account these facilities are owned by the Scouts.
36. Recommend whether it is needed for the Warren Arts & Craft Group to relocate to make way for the development of sporting facilities and if so, the expected time frame for this.
37. Determine the demand for a BMX race track and review the future of the existing BMX track at Collier Street

Other locations

38. Develop a new multi-purpose skate plaza at Manjin Park.
39. Consider the feasibility of short to mid term community tennis facilities at the Manjimup Senior High School.

6.3 General Inclusions & Constraints

This section details the various considerations that must be given to all projects and developments in the Master Plan. In some cases these considerations or constraints may be in conflict with each other. One objective of the Master Plan is to balance these priorities for consideration to minimise risk, maximise capacity and enable the best outcomes for the Shire of Manjimup and its community.

Planning

General planning guidance is provided by the Shire of Manjimup *Local Planning Scheme No.4*.

Existing Leases

There are a range of existing land and building leases in place between the Shire of Manjimup and various current users. These leases and other agreements need to be considered when developing a Master Plan. The “Participants” section under the ‘Stakeholder Questionnaire Data’ part of this report has attempted to capture where these agreements exist.

Facilities & Amenities Standards

The Shire of Manjimup *Sport and Recreation Strategic Plan 2014-2024* identifies the following general priorities:

1. Given its regional status, it is fitting that Manjimup is the focus for regional level sport and recreation infrastructure for the possible hosting regional carnivals and state level sporting events.
2. Proposals for development must be, wherever possible, multi-purpose in design and function to attract the greatest range of user groups and maximum level of utilisation.
3. There is an identified need for improved supporting amenities including toilets, change rooms, social and spectator facilities across all *Manjimup Community Recreation Hub* sites.

Accessibility

The Shire of Manjimup’s *Access & Inclusion Plan 2013-2018* contains the following key outcome: “*People with disabilities have the same rights and opportunities as other people to access the buildings and other facilities of the Shire of Manjimup (Outcome 2).*”

Signage, functionality and physical access are all components of universally accessible facilities. It should be noted that access and inclusion issues could be experienced by members of the community that may not normally identify themselves as having a 'disability'. Pregnant women and mothers with prams or small children, people with a temporary illness or injury, those experiencing various mental health issues, people with low literacy or English language skills (including children) and aged and frail members of the community all experience, from time to time, issues with access and inclusion.

The Shire of Manjimup has an obligation to ensure developers meet the mandatory access requirements of:

- *Building Act 2011* (WA)
- Building Code of Australia
- Disability (Access to Premises Buildings) Standards 2010, under the *Disability Discrimination Act 1992*
- Australian Standard 1428—Design for Access and Mobility

Environmental Considerations

The Shire of Manjimup *Sport and Recreation Strategic Plan 2014-2024* identifies that due to Manjimup’s cold, wet climate playing surfaces need to be able to withstand high rainfall. The *Plan* also recommends the provision of ample all-weather spectator shelters at playing grounds to enhance community participation.

Environmental Sustainability

The Shire of Manjimup *Environmental Management & Sustainability Strategy 2013* outlines numerous possible actions to be taken in regards to water efficiency, energy efficiency and recycling. In addition to these, the Department of Sport & Recreation *Decision Making Guide: Sport & recreation facilities* recommends designs incorporate Ecologically Sustainable Design principles, such as solar passive orientation, environmentally friendly building materials and energy efficient plant and equipment to minimise the facility’s Ecological Footprint. The *Guide* also recommends strategies to minimise waste to the environment in line with the Waste Authority’s *Western Australian Waste Strategy: Creating the right environment*. The Master Plan should consider these possible actions to maximise environmental sustainability to the extent those actions also provide a cost saving in the medium to long term, or at worst be cost neutral.

Arts & Culture

The Shire of Manjimup’s *Arts & Culture Strategic Plan 2013-2023* contains the following objective which should be considered in the development of any infrastructure plans:

“4.2 Objective: Arts and culture are incorporated into the development and improvement of our built environment and public open space. Areas for consideration include:

- *Protection and restoration of natural ecosystems and plant species endemic to the region.*
- *Preservation and enhancement of the heritage values of the site, including natural, Indigenous and settler.*
- *Incorporation and reflection of the community’s cultural diversity.*
- *The incorporation of multi-use pathways and pedestrian linkages between spaces.*
- *The provision and maintenance of appropriate facilities (such as toilets, shelters, parking, BBQs, seating).”*

Education Design Standard 02

The Master Plan is not required to respond to any specific needs of individual schools in the redevelopment of the Manjimup Community Recreation Hub but all new developments should be accessible by schools and designed with the *Education Design Standard* in mind.

Liveable Neighbourhoods

Liveable Neighbourhoods: A WA Government Sustainable Cities Initiative provides guidelines for planning and designing high levels of passive surveillance, pedestrian friendly streetscapes and a hierarchy of public open space and facility distribution.

The Shire of Manjimup *Arts & Culture Strategic Plan 2013-2023* also has the following strategy which is also relevant to this project: “*Incorporate designs to allow for and encourage social and physical activity into all new developments, modifications or landscaping of public spaces and amenities (4.2.3).*”

The Shire of Manjimup’s *Sport and Recreation Strategic Plan 2014-2024* identifies a specific need to create an environment supporting a cycle friendly community.

Community Safety & Crime Prevention

The Shire of Manjimup *Community Safety Plan 2011 – 2014* recommends the use of Crime Prevention through Environmental Design (CPTED) principles when developing or upgrading infrastructure. The relevant key principles are as follows:

1. **Natural Surveillance:** A person is less likely to commit a crime if they think someone will see them do it therefore exposure to roads and paths, open car parks and sensitive landscaping to prevent secluded zones are highly desirable.
2. **Natural Access Control:** The use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances, directing the flow of people while decreasing the opportunity for crime.
3. **Territorial Reinforcement:** By utilising physical designs such as pavement treatments, landscaping and signage public areas are clearly distinguished from private ones thereby discouraging trespassing.

Economic Sustainability

Most fund providers require Feasibility Studies in order for infrastructure development to be eligible for grants. The Department of Sport & Recreation *Life Cycle Cost Guidelines: Sport & Recreation Facilities* provides guidance on understanding the full cost impact of owning (“whole of life” cycle cost), constructing and managing a facility.

User Fees & Charges

The relatively low socio-economic ranking of Manjimup signifies restricted capacity for fees and charges to be raised significantly for new or redeveloped facilities. This may change in the future as a range of new types of workers are attracted to Town.

The Shire of Manjimup *Youth Strategic Plan 2013 – 2023* states the following in relation to young people and recreation centres: “*Maintain fees and charges to ensure Shire facilities remain accessible and inclusive (4.1.2).*”

Current hire fees for the Collier Street Recreation Complex, Manjimup Indoor Sporting Pavilion and Sports Grounds, Ovals, Playing Fields & Reserves are contained in the Shire of Manjimup’s adopted *Fees & Charges Schedule 2014/2015*.

Given that many of the Manjimup Community Recreation Hub’s facilities are under-utilised during school hours, the Master Plan should also consider a school-based fee structure to encourage and maximise school bookings.

Power supply, maintenance, and usage

Power is currently supplied to a number of the facilities throughout the Manjimup Recreation Hub. Some of the existing infrastructure accessing that supply is owned by the Shire and other infrastructure is not. There are also various arrangements in place in regards to fees for usage. The Master Plan is to deal with service agreements to manage the supply, maintenance and usage of power within the Manjimup Recreation Hub.

Community Sporting and Recreation Facilities Fund (CSRFF)

The Department of Sport & Recreation regularly provides financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation. Various competitive funding rounds occur each year and can potentially support:

1. Proposals for the installation of lighting for competition and training purposes to sporting facilities that increase and extend utilisation opportunities.
2. Proposals to upgrade playing arena surfaces where such upgrades will increase and extend utilisation opportunities.
3. Proposals to upgrade amenities and support facilities at the venues they use to improve safety and increase and extend utilisation opportunities by the community.

Additional information:

- *Financial Assistance to Community Sporting & Recreation Facility Funds (CSRFF) Applications (July 2012), Shire of Manjimup Policy*
- *Department of Sport & Recreation: [www.dsr.wa.gov.au/funding/facilities-\(csrff\)](http://www.dsr.wa.gov.au/funding/facilities-(csrff))*

Other Sources of Income

Due to constraints within the Shire's budget, community support through volunteer contributions, fundraising and club contributions (cash and in-kind) will be necessary. As will the pursuit of external grants, such as those from government bodies or sporting associations. The Shire of Manjimup *Sport and Recreation Strategic Plan 2014-2024* recommends clubs, that have developed a licensed premise as part of their facilities, be encouraged to meet two thirds the costs of their future development proposals.

Potential financial partners include:

- Commonwealth Department of Infrastructure & Regional Development
- WA Department of Regional Development
- South West Development Commission
- Australian Sports Foundation
- Lotterywest
- Relevant Local, State, National Sporting Associations

Section 2: Master Plan

This chapter summarises the existing facilities at Collier St / Rea Park (CSRP) Precinct and Manjimup Recreation Grounds and presents the design brief and the master plan.

7. Existing Facilities & Master Plan

7.1 Facilities Collier Street and Rea Park

The Collier Street Reserve and Rea Park Precinct (see appendix II for large maps) is Crown Land vested in the Shire for the purposes of recreation, race course and agricultural showgrounds. The land parcel consists of Lot 783 on Plan 92096. The total area of the precinct is approximately 61 hectares, with approximately 35 hectares retained as natural bush. Collier St dissects the reserve providing access to rear private lots.

Rea Park

Facilities currently include:

- Senior size, floodlit football oval.
- Two clubrooms (Tigers Football Club and Lions).
- Change room and public toilet block.
- Three sheds used by Warren District Agricultural, Horticultural and Industrial Society.
- Steel fenced yards and wooden sheltered pens for livestock.
- An unused and dilapidated former equestrian area to the north of the oval and Society sheds.
- Dam in the centre of the Park used for irrigation.
- Large area of natural bushland on the western half of the Park.



Collier Street Reserve

- Large playing field comprising two cricket oval which can be configured into four soccer or hockey pitches.
- One turf and one hard cricket wickets on playing fields.
- Floodlights are located on the two southern pitches.
- Two cricket practice nets.
- Small clubroom at the southern end with small change rooms.
- Disused BMX track in the south east corner of the Reserve.
- Girl guides hall which is proposed to be removed.
- Sutton Cottage, a two room building with toilets and kitchen, used by the Warren Art and Craft Group.
- Scout Hall located on leased land, in a natural bushland setting.
- Bushland occupies the north eastern and eastern part of the Reserve.
- The north western section of the Reserve is used as a school oval.
- A dam, used for watering the oval, is located in the south west section of the Reserve.



7.2 Facilities Manjimup Recreation Grounds

Manjimup Recreation Grounds is a multifunctional recreation and sporting reserve bordered by Moore Street, Rutherford Street, Arnott Street and Leman Street (see appendix II for large maps). It currently includes:

- Floodlit, football oval.
- Clubrooms (Imperials Football Club) and change rooms.
- Public toilet block (x2).
- Three court, indoor sports centre.
- Fire brigade running track.
- Skate Park.
- Apex clubrooms.
- Disused sports field (not irrigated or maintained).
- Disused tennis/ netball courts.
- Unused open area to the south of the disused courts.



7.3 Design Brief Rea Park and Collier Street Reserve

Vision

A premier level facility catering for high level sporting events, in addition to regular club usage and non-sporting events (e.g. Agricultural Show). It will also accommodate regional sporting carnivals and competitions that require multiple sporting fields and draw large crowds.

Features

Currently the two sporting facilities are separated by Collier Street. To increase the flexibility and multi-functionality of the precinct and to integrate the site, Collier Street is to be closed. An alternative route is to be provided either through the integrated precinct or via external roads. Access may need to be provided for private properties to the north of this recreation and sporting precinct.

The Master Plan (see §7.6) for this precinct to include:

- Demolish or relocate all old and dilapidated buildings and structures including the old Guide Hall, Collier Street pavilion, public toilets on Collier Street Reserve, small playground enclosure between playing fields and pavilion at Collier Street Reserve, horse stalls at southern end of Rea Park and stock stalls at northern end of Rea Park.
- Upgrade existing Rea Park oval to a premier level facility suitable for holding state level competition with:
 - ✓ Floodlighting to 200 lux
 - ✓ Improved playing surface
 - ✓ Tiered spectator embankments around a large segment of the reserve, with extensive provision of shelter
- Retain the playing fields on the Collier Street Reserve part of the precinct.
- Establish a small shelter at the midpoint on the western side of the Collier Park playing fields
- Establish a new multipurpose playing field to complement the oval on Rea Park and the playing fields on Collier Street Reserve in the medium term when demand is evident.
Features to include:
 - ✓ Turf area - at least 135m x 110m (minimum Australian football size and adequate for 8 lane x 400m athletics track – 135m x 85m) and preferably 150+m x 145m (to allow two international size soccer pitches to be marked on a north-south axis) suitable for Australian football, soccer, athletics and other field sports
 - ✓ Hard cricket wicket, on north – south axis.
- Identify a potential site for a 4th playing field at least 135m x 110m in the long term when demand is evident.
- Develop throwing circle and protective cage and long/triple jump pit and athletics storage shed (20m²) near the new multipurpose playing field.
- Two pavilions are required to service three playing field arenas. Ideally pavilions should be located midpoint on the western side of a playing field or oval to avoid the setting sun in spectators' eyes in the last afternoon.
- New or redeveloped (replacing the Tigers Football Club and Lions clubrooms) multi-use, shared pavilion to service the main oval and the proposed, new multipurpose playing field and major sporting events and carnivals, including:
 - ✓ Social facilities

- ✓ Administration and meeting facilities
- ✓ Public toilets
- ✓ Unisex change rooms (two sets to service each oval and suitable for the Agricultural Society Show and other events)
- ✓ Umpires rooms
- ✓ Sheltered spectator area
- New pavilion to service playing fields on Collier Street Reserve and proposed new multipurpose playing field to including:
 - ✓ Storage area (40m²)
 - ✓ Change rooms (2 x 20m²)
 - ✓ Toilets and showers (2 x 15m²)
 - ✓ Multipurpose room (20m x 10m = 200m²)
 - ✓ Kiosk/canteen (20m²)
 - ✓ Allowance of corridors, entry etc (40m²)
 - ✓ Verandah on west and north side of building
 - ✓ Total area 370m² plus verandah areas
- Replace the Agricultural Society storage shed and stock stalls
- Establish an overflow parking area for event visitors and an area for horse vehicles and trailers (600m²)
- Establish a bitumen car parking area, with security lighting to service activities on Rea Park, that can be used for the erection of an entertainment stage during the Show (600m²)
- Establish a main entrance to the precinct which services the Rea Park and Collier Street Reserve, including security lighting
- Redesign the internal road and pedestrian path layout, to include security lighting
- Retain and upgrade the BMX track and shelter if demand demonstrated
- Establish a (fenced) playground to service the precinct
- Landscape the precinct to improve its general appearance and amenity
- Retain/ establish secure fencing to facilitate charge of entry fees for competitions/ events
- Establish a grassed areas for trade displays and sideshow alley (4,000m²)
- Upgrade the cricket practice nets with two additional nets (total of 4)
- Upgrade existing and extend floodlighting lighting to all playing fields on Collier Street Reserve to 50 lux
- Establish a motorised events zone for extreme 4 wheel/tractor driving activities
- Upgrade Scout Hall on same site, by Scout Association

7.4 Design Brief Manjimup Recreation Grounds

Vision

Multipurpose sport and recreation facility catering for indoor and outdoor sports, capable of hosting major regional court sport events and providing additional playing fields to complement Rea Park and Collier Street Reserve Precinct (see §7.7 for Master Plan).

Features

- Extend the Indoor Sports Centre to include:
 - ✓ one additional indoor court (#4 - 36m x 20m), to complement the existing three courts
 - ✓ storage (50m²)
 - ✓ upgrade or potentially relocate amenities, reception and administration areas, when centre extended
 - ✓ multifunctional club rooms
 - ✓ mark at least one court as multi-use court, starting with one court for multiple badminton courts
 - ✓ new fire hydrant system
- Solve the leaking and condensation issues in the indoor stadium, and resurface and line mark the courts
- Remove or relocate skate ramps, disused outdoor courts and Apex clubrooms
- Designate the area between Arnott Street, Leman Street and the car park and indoor stadium as potential future site for:
 - ✓ Outdoor hard courts for tennis, basketball and netball
 - ✓ Additional car parking to service indoor stadium and hard courts
- Establish a suitable area should a public and small events field be required
- Establish a playground to service the reserve
- Formalise car parking including security lighting
- Landscape the reserve to improve its general appearance and amenity
- Establish visual, landscaping and physical links between the eastern part (main oval) and western part of the Recreation Ground, including continued closure of Somerville Street to the north of Leman Street.
- The potential closure of part or all Leman Street, provides the opportunity to integrate the Recreation Grounds with Kearnan College on the south side of Leman Street.

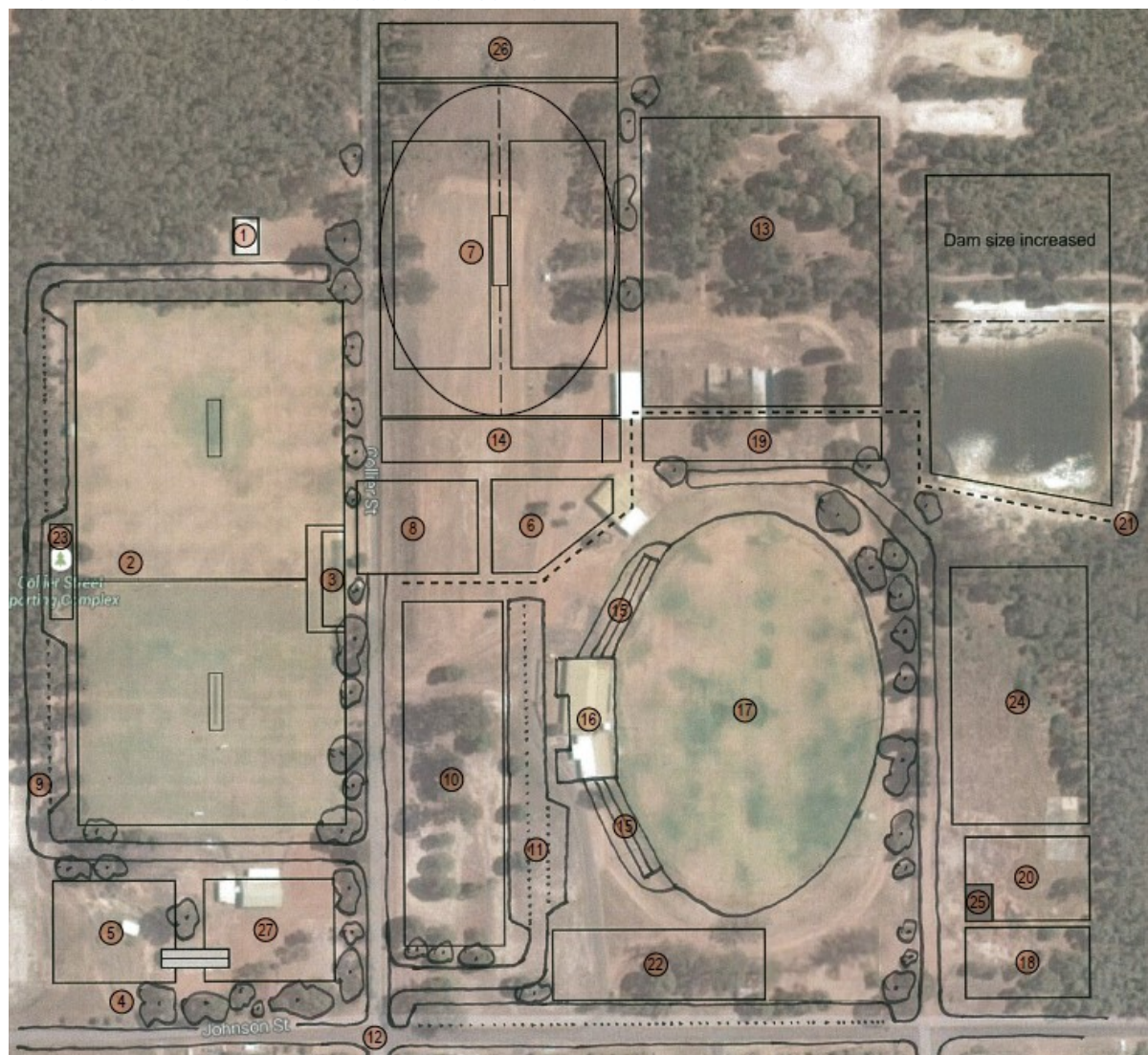
7.5 Other Matters

A suite of issues has been identified as a result of the needs analysis and the design briefs for Rea Park, Collier Street and the Manjimup Recreation Grounds:

- A feasibility study is required to determine the preferred options for tennis in Manjimup to be developed
- Fee structure to encourage and maximise school bookings
- Relocation of Warren Arts & Craft Group from Collier Street Reserve to a suitable location when the proposed developments of Collier Street Reserve/ Rea Park require this
- Investigation whether the Apex club house should be demolished (e.g. to make way for developments, to improve the aesthetics of the area when the adjacent old skate park will be removed or when the building maintenance costs will become too high) and relocation of the Apex club to another location. If demolition is not required improvement of the building façade should be considered.

- It should be noted that the Master Plan does not intent to displace any community groups currently located within the Manjimup Community Recreation Hub. The Plan aims to allow future growth for sport and recreation, which does not exclude the usage of the hub by other community groups. Where old buildings need to make way for new developments, alternative solutions or venues will be sought in extensive consultation with impacted community groups.
- Recommendation to establish a Manjimup Recreation Advisory Committee to ensure ongoing engagement from and consultation with the clubs and the wider community for the future development of Manjimup's recreation facilities. Such overarching committee would advise Council on the provision and development of recreation facilities in Manjimup to facilitate the growth of sport and recreation in Manjimup.

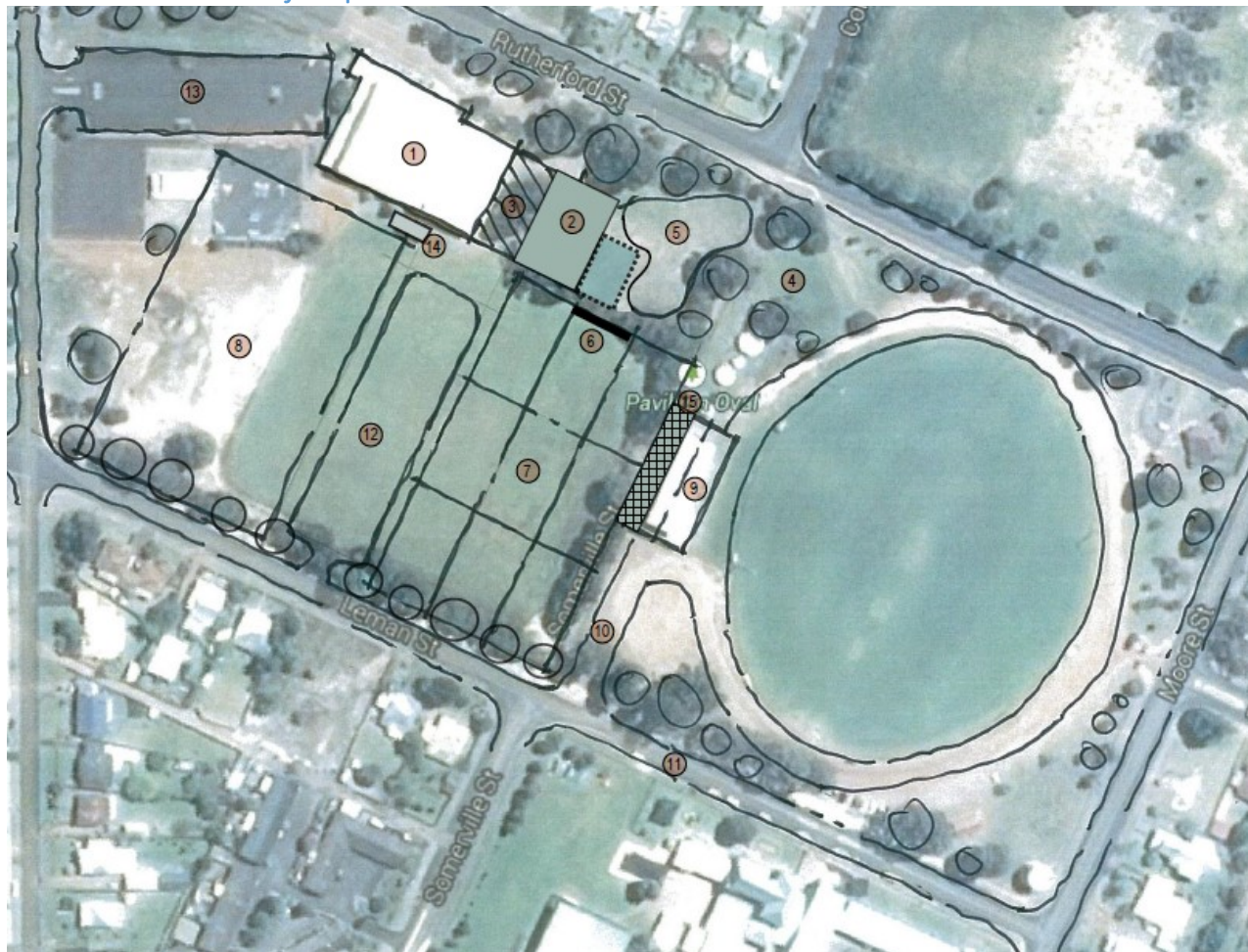
7.6 Master Plan Collier Street and Rea Park



Legend

- 1 Upgrade Scout Hall
- 2 Upgrade existing and extend floodlighting to all playing fields
- 3 Upgrade the cricket practice nets with two additional nets
- 4 Landscape the precinct
- 5 Retain and upgrade the BMS track and shelter
- 6 Establish a fenced playground
- 7 Establish a new multipurpose playing field in the medium term when demand is evident.
- 8 New pavilion to service playing fields on Collier Street Reserve
- 9 Access road with parking
- 10 Establish a grassed areas for trade displays and sideshow alley
- 11 Establish a bitumen car parking area, with security lighting
- 12 Establish an entrance to the precinct
- 13 Potential site for a 4th playing field
- 14 Throwing circle and protective cage and long/triple jump pit and athletics storage shed
- 15 New stepped terrace viewing area
- 16 New pavilion and seating
- 17 Upgrade existing Rea Park oval
- 18 Establish an overflow parking area
- 19 Replace the Agricultural Society storage shed and stock stalls
- 20 Participant parking during show times
- 21 Portable/removable fence
- 22 Trade display area
- 23 Shelter
- 24 Motorised events area
- 25 Toilet block
- 26 Horse float parking
- 27 Car parking

7.7 Master Plan Manjimup Recreation Grounds



Legend

- 1 Renovate the indoor stadium
- 2 Extend the Indoor Sports Centre
- 3 New central entry to the indoor stadium, with shared club/community facilities including shared (tennis, basketball, netball etc) club rooms and a larger canteen with internal and external access/sales points.
- 4 Landscape the reserve to improve its general appearance and amenity
- 5 Establish a playground
- 6 Rebound wall
- 7 Possible outdoor basketball, netball and tennis hard courts – available to public when not required by clubs
- 8 Possible public & small events field
- 9 Imperials Clubroom
- 10 Entry and visual, landscaping and physical links between the eastern part (main oval) and western part of the Recreation Ground
- 11 The potential closure of part or all of Leman Street
- 12 Car parking to service adjacent facilities
- 13 Existing car parking
- 14 Demolish existing toilet block
- 15 Tennis club rooms as extension to Imperials club rooms

8. Priorities, Costing & Staging

This chapter provides an indication of priorities for the works at each precinct, cost estimates and potential staging.

8.1 Order of Cost Estimates

Basis of Estimate

This estimate is based upon measured quantities to which rates and conditions have been applied applicable as at April 2015. It is assumed that the project will be competitively tendered under standard industry conditions and form of contract.

This cost estimate is based on the concept master plans and design briefs and does not at this stage provide a direct comparison with tenders received for the work at any future date. To enable monitoring of costs this estimate should be updated regularly during the design and documentation phases of this project.

Limitation of Estimate

This estimate should be viewed as a Concept Cost Plan for use in strategic master planning review and options analysis. It should not be used for decision making analysis to commit to a project (including acquisition, finance approval, equity approval or the like). Before such commitment is considered a more detailed elemental cost plan should be prepared.

The cost allowances used do not yet reflect the design that will be developed in the future.

Items Specifically Included

This estimate specifically includes the following:

- Builders Preliminaries
- Builders Margin
- Design Contingency
- Construction Contingency
- Professional fees
- CITB levy charge
- Locality Loading - 15%

Contingencies

The estimate includes the following contingency allowances:

- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments
- Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation

Items Specifically Excluded

The estimate specifically excludes the following which should be considered in an overall project feasibility study:

- Project Scope Exclusions
 - ✓ Gym Equipment
 - ✓ Stormwater storage tanks
 - ✓ Work outside site boundaries
 - ✓ In-ground services upgrade / relocation
- Risk Exclusions
 - ✓ Contaminated ground Removal and Reinstatement
 - ✓ Asbestos and Hazardous Materials Removal unless specified
 - ✓ Rock excavation
 - ✓ De-watering
 - ✓ Staging / Phasing costs
- Other Project Cost Exclusions
 - ✓ Escalation
 - ✓ Land costs
 - ✓ Legal fees
 - ✓ Goods and Services Taxation
 - ✓ Marketing, sales and leasing costs
 - ✓ Development margin / profit
 - ✓ Holding costs and finance charges

Indicative Costing

The estimated costs of redeveloping Collier Street and Rea Park precinct is in the order of \$12.7m. The redevelopment of the Manjimup Recreation Grounds are projected to cost in the order of \$6.2m. A summary of the projected costs is included below.

Works	Estimate
Collier Street/Rea Park	
Building Works	\$7,074,082
External Works	\$4,497,099
Demolition	\$1,139,818
Total	\$12,710,999
Manjimup Recreation Ground	
Building Works	\$3,213,914
External Works	\$2,901,983
Demolition	\$122,064
Total	\$6,237,961

A detailed Order of Estimates with estimated costs of each component in the master plan was developed by Rider Levett Bucknall. This Order of Estimates, prepared for the draft master plan, can be found in Appendix IV. Upon receiving community feedback on the draft master plan, changes were made to the master plan. The re-calculations of the Order of Estimate for the

changes made, are shown in Appendix V. It is expected that the cost estimates will be further refined in the preparation of the feasibility studies, which are the next stage of this project.

8.2 Priorities for Collier Street/Rea Park Precinct

The master plan outlines how the Collier Street/Rea Park Precinct may be developed over time. It is expected that implementation will occur in stages as and when need is evident and funding becomes available. An indicative staging strategy is described and summarised in the table below.

High Priority

In the short term facilities will be upgraded to increase the utility of the existing facilities. It will include:

- Upgrading and extending floodlighting to 50 lux on the soccer, hockey and cricket fields
- Demolishing the existing pavilion servicing Collier Street Reserve
- Extend the gravel car park along the southern end of the soccer, hockey and cricket fields
- Construction of a new pavilion to service the soccer, hockey and cricket fields
- Closure of Collier Street to the north of the new pavilion
- Upgrading Rea Park oval to a premier level facility by increasing floodlighting to 200 lux and improving the playing surface

Medium Priority

In the medium term the emphasis will be on integrating the two reserves into a single precinct. It will include:

- Upgrading the cricket practice nets with two additional nets
- Establishing a fenced playground close to the entrance on Johnson Street, for use by local residents and users of the Precinct
- Establish a grassed areas for trade displays and sideshow alley
- Create an entrance to the precinct via Collier Street, with an access road to the soccer, hockey and cricket fields
- New stepped terrace viewing area on the western side of Rea Park oval, to the north and south of the clubroom

Low Priority

In the longer term a number of works will be undertaken to complement the short and medium term works. It will include:

- Establish a bitumen car parking area, with security lighting which can also be used to erect a stage during the Show and other events

Ongoing Priorities

Some works will be undertaken over the short, medium and long term. It will include landscaping the precinct.

Priority to be determined

A number of works are dependent upon substantial funding or the implementation of other elements of the master plan. It will include:

- Retaining and upgrading the BMX track and shelter
- New, or upgrading of existing, pavilion and seating to service Rea Park Oval
- Construct a third multipurpose playing field (football, soccer, cricket etc).
- Construct a fourth multipurpose playing field (football, soccer, cricket etc).
- Increase size of dam to service Rea Park playing fields
- Install temporary fencing to separate the oval and Showgrounds from other parts of the Precinct.
- Demolish existing, replace and relocate the Agricultural Society storage shed and stock stalls to the eastern side of Rea Park oval
- Construct car parking near the Agricultural Society storage shed and stock stalls for use during Show.
- Upgrading the Scout Hall

8.3 Priorities for Manjimup Recreation Grounds

The master plan outlines how the Manjimup Recreation Grounds may be developed over time. It is expected that implementation will occur in stages as and when need is evident and funding becomes available.

No major changes are proposed to the eastern side of the reserve which includes the Imperials club rooms and main oval. Works proposed for the main oval part are not considered to be high or medium priority. Each of the works can be completed as and when funding becomes available. To a large extent they are dependent upon the future of Leman Street, which may impact on the entrance from the south.

Works proposed on the western part of the Manjimup Recreation Grounds will be contingent upon preparation of a feasibility study, business case and availability of funding.

8.4 Staging Plans

The following pages show overviews of the staging plans for the Manjimup Recreation Grounds and the Collier Street/ Rea Park Reserve. Each staging plan shows the priority ratings and sequencing of the works.

Staging plan for Manjimup Recreation Grounds

Works	No *	High priority - short term	Medium priority - mid term	Low priority - long term	To be determined
		first to last	first to last	first to last	first to last
Lehman Street closure					
Closure of Lehman Street (potential)	11				
Renew or close entry to main oval from Lehman Street	10				
Indoor Stadium					
Resolve leaking/condensation issue in Indoor Stadium	1				
Resurface and reline courts in Indoor Stadium	1				
Additional car parking for outdoor courts & Stadium	12				
Build new Stadium entrance with club space and kitchen	3				
Extend the Indoor Stadium with one court & storage	2				
Demolish existing toilet block next to Stadium					
Outdoor courts					
Construct new outdoor courts tennis, netball & basketball	7				
Build tennis club rooms	15				
New rebound wall	6				
Other					
Landscape the Reserve to improve its appearance	4				
Establish playground the service the Reserve	5				
Build new skate plaza in Manjin Park	-				
Remove portable skate ramps	-				
Demolish Apex building and old tennis courts	-				
Develop new small public playing/events field	8				

Legend:

* Number of initiative as marked on the Master Plan

└───▶ One initiative should be executed before the other initiative can occur

┌ Initiatives should be executed concurrently

Staging plan for Collier Street / Rea Park Reserve

Works	No *	High priority - short term	Medium priority - mid term	Low priority - long term	To be determined
		first to last	first to last	first to last	first to last
Collier Street Pavilion					
Establish back road with parking	9	•			
Closure of Collier Street	-	→			
New pavilion to service playing fields on Collier Street	8	•			
Demolish existing Collier Street Pavilion	-				•
Relocate Warren Arts & Crafts Building	-				•
Establish unsealed parking on Collier Street Reserve	27				•
Build small shelter	23				•
Collier Street playing fields					
Upgrade/extend floodlighting to Collier St playing fields	2	•			
Establish new multipurpose playing field	7		•		
Develop throwing circle & jump pit & athletics storage	14		→		
Upgrade cricket practice nets with 2 additional nets	3		•		
Establish playground	6		•		
Rea Park					
Upgrade existing Rea Park oval	17	•			
New stepped terrace viewing area	15		•		
Establish an entrance to the Rea Park precinct	12		•		
Demolish old ablution/change room block	-				•
New or redeveloped pavilion	16				•
Establish bitumen car parking area	11			•	
Establish areas for trade displays & sideshow alley	10		•		
Establish trade area	22		•		
Establish car parks along Johnson Street	-				•
Establish new entrance east of Rea Park oval	-				•
Replace Agricultural Society storage shed & stock stalls	19				→
Demolish old Agricultural shed & stock stalls	-				→
Establish participant parking during show times	20				•
Establish a new toilet block	25				•
Establish an overflow parking area	18				•
Permanent and/or temporary fencing	21				•
Establish motorised events area	24				•
Establish additional oval north of Rea Park oval	13			•	
Establish horse float parking area	26				•
Other					
Landscape the Reserve to improve its appearance	4				•
Retain/upgrade or demolish BMX track & shelter	5				•
Increase dam	-			•	
Upgrade Scout Hall	1				•

Legend: see previous page

8.5 Feasibility Studies

In the final phase of the project, feasibility studies will be prepared for three development projects. These development projects have been chosen from the Master Plan. Projects were selected on priority rating in the staging summary, the likelihood of the projects to be executed within the near future and their scope/scale (e.g. some upgrades will occur in stages, of which some will likely be executable without a feasibility study). The feasibility studies provide recommendations on the feasibility and financial viability of each proposed facility development and thus ensure the development projects are 'shovel-ready'. Feasibility studies form an essential part of the funding submissions to the Department of Sport and Recreation for capital funding through the Community Sport and Recreation Facilities Fund (CSRFF).

Based on the outcomes of the Master Plan, the following projects have been selected for a feasibility study:

- Demolish the old Collier Street Pavilion and the public toilets on Collier Street Reserve and develop a new pavilion
- Develop new outdoor courts at the Manjimup Recreation Grounds suited for tennis, basketball and netball
- Extend the Manjimup Indoor Sports Pavilion to include an additional indoor court, multifunctional club rooms, new entrance, storage and upgraded amenities

For each identified project, the feasibility study will include:

- Determination of site suitability/ consideration of potential sites, taking into account:
 - environmental issues and constraints;
 - historical and cultural significance of the recommended site;
 - accessibility;
 - visual exposure;
 - opportunities for integration with community and commercial facilities;
 - social impact;
 - size of proposed facility(s)
- Preparation of concept plans, capital cost calculations and draft management/ operational plans including:
 - A Concept Plan;
 - Quantity Surveyors full construction estimates and lifecycle costings with escalation costs to match project staged development timelines;
 - Provide estimates of annual maintenance costs associated with the recommended new facilities;
 - Identify potential clubs and users of the proposed facilities and likely sports that would be played at the new venue(s);
 - A Facility Management Plan;
 - An Operational Plan and Business Development Plan covering a 10-year Period;
 - A Funding Strategy for the Proposed Facility;
 - A staged Project Delivery and Implementation Plan.

9. Literature List

The following documents were reviewed and used to analyse current and future needs:

1. *Policy 3.1.2 Financial Assistance to Community Sporting & Recreation Facility Funds (CSRFF) Applications (July 2012), Shire of Manjimup Policy*
2. *Access & Inclusion Plan 2013-2018 (August 2013) – Version 3, Shire of Manjimup*
3. *Arts & Culture Strategic Plan 2013-2023 (July 2013) – Version 4, Shire of Manjimup*
4. *BMX Australia Track Guidelines (2014), BMX Australia*
5. *Collier Street / Rea Park Precinct Sport and Recreation Facilities Master Plan (July 2010), Shire of Manjimup*
6. *Community Safety Plan 2011 – 2014 (March 2011), Shire of Manjimup*
7. *Decision-Making Guide: Sport and recreation facilities (March 2007), Department of Sport & Recreation*
8. *Dry Facilities Expansion Feasibility Study (July 2012), Shire of Manjimup*
9. *Education Design Standard 02: For Secondary Schools (Office of the Government Architect), Government of Western Australia*
10. *Environmental Management & Sustainability Strategy 2013 (October 2013), Shire of Manjimup*
11. *Fees & Charges Schedule 2014/2015, Shire of Manjimup*
12. *Life Cycle Cost Guidelines: Sport & Recreation Facilities (May 2005), Department of Sport & Recreation*
13. *Liveable Neighbourhoods: A WA Government Sustainable Cities Initiative (January 2009) – Update 02, WA Planning Commission*
14. *Local Planning Scheme No.4 (April 2014), Shire of Manjimup*
15. *Manjimup SuperTown Recreation Infrastructure Feasibility Study (September 2012) – Draft Report V2, Shire of Manjimup*
16. *Manjimup SuperTown Townsite Preliminary Growth Plan - 2012*
17. *Needs Assessment Guide: Sport and recreation facilities (March 2007) – 2nd Edition, Department of Sport & Recreation*
18. *Preferred Facility Guidelines: For state, regional and local facilities (August 2012), Australian Football League*
19. *SD5 – Strategic Directions for the WA Sport & Recreation Industry 2011-2015 (June 2011), Department of Sport & Recreation*
20. *Sport and Recreation Strategic Plan 2014-2024 (May 2014) – Version 5, Shire of Manjimup*
21. *Starting a Centre, Little Athletics Western Australia*
22. *State Sporting Strategic Facilities Plan 2009-2025 (March 2009), Hockey WA*
23. *Tennis 2020: Facility development and management framework for Australian tennis (2012), Tennis Australia*
24. *Western Australian Waste Strategy: Creating the right environment (March 2012), WA Waste Authority*
25. *Youth Strategic Plan 2013 – 2023 (October 2013) – Version 4, Shire of Manjimup*

Appendix I: Facility Users Questionnaire



CONTACT DETAILS

1. Club / Organisation Name: _____
 2. Contact Person: _____ Day Phone: _____

3. Email: _____

4. Is your organisation a member of a State Sporting Association or affiliated with a State/National Organisation?

No Yes, (name) _____

5. Does your club / organisation have a Strategic Plan?

No Yes (please attach and return)

FACILITY USAGE

6. Please circle the response that best describes your **CURRENT** use of the following facilities:

Collier Street Reserve	permanent/seasonal use	casual use	never use
Rea Park	permanent/seasonal use	casual use	never use
Manjimup Recreation Grounds	permanent/seasonal use	casual use	never use

If you do not use one of the above facilities permanently or seasonally, please tell us where your permanent 'home' currently is: _____

7. In the **FUTURE**, how do you see your club or organisation using the following facilities (please circle):

Collier Street Reserve	permanent/seasonal use	casual use	never use
Rea Park	permanent/seasonal use	casual use	never use
Manjimup Recreation Grounds	permanent/seasonal use	casual use	never use

If you do not see your group using one of the above facilities permanently or seasonally in the future, please tell us where your hope your permanent 'home' will be: _____



8. Please tell us the specific facilities you **CURRENTLY** use or hope to use in the **FUTURE**:
 (Please refer to the enclosed maps for details of the various facilities located at each site)

Collier Street Reserve (CURRENT)

- Collier Street Pavilion Hall
- Collier Street Pavilion Kitchen & Club Room
- Public Toilets / Change Rooms
- Sporting Ground 1
- Sporting Ground 2
- Sporting Ground 3
- Sporting Ground 4
- Other _____
- Other _____
- Other _____

Collier Street Reserve (FUTURE)

- Collier Street Pavilion Hall
- Collier Street Pavilion Kitchen & Club Room
- Public Toilets / Change Rooms
- Sporting Ground 1
- Sporting Ground 2
- Sporting Ground 3
- Sporting Ground 4
- Other _____
- Other _____
- Other _____

Rea Park (CURRENT)

- Tigers Kitchen & Club Room
- Public Toilets / Change Rooms
- Sports Oval
- Sideshow Alley
- Old Equestrian Grounds
- Other _____
- Other _____
- Other _____

Rea Park (FUTURE)

- Tigers Kitchen & Club Room
- Public Toilets / Change Rooms
- Sports Oval
- Sideshow Alley
- Old Equestrian Grounds
- Other _____
- Other _____
- Other _____



Manjimup Recreation Grounds (CURRENT)

- Manjimup Indoor Stadium Courts
- Manjimup Indoor Stadium Kitchen
- Public Toilets (external to Stadium)
- Imperials Kitchen & Club Room
- Public Toilets A (see map)
- Public Toilets B (see map)
- Sports Oval
- Old Sporting Field
- Other _____
- Other _____
- Other _____

Manjimup Recreation Grounds (FUTURE)

- Manjimup Indoor Stadium Courts
- Manjimup Indoor Stadium Kitchen
- Public Toilets (external to Stadium)
- Imperials Kitchen & Club Room
- Public Toilets A (see map)
- Public Toilets B (see map)
- Sports Oval
- Old Sporting Field
- Other _____
- Other _____
- Other _____

PARTICIPATION RATES

9. What is your current total club/organisation membership? _____

10. What is your average additional event/spectator attendance per day? _____

11. In the next 5 years you expect your participation to:

- decline a little
 decline a lot
 stay the same
 grow a little
 grow a lot
- Why do you expect this growth/decline to occur? _____

12. Any other comments on participation rates? _____



SEASON & EVENT DETAILS

13. Please tick all the months of the year you use the facilities for your usual fixtures/meetings/training:

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

14. Please outline any other critical dates that are important, for example special events: _____

15. Please complete this weekly usage timetable:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Times	Example 5:30 - 8:30 pm						
Facilities	Collar Grounds						
Purpose	Junior 5 Soccer training						

16. Does your club 'play away' from your usual premises/facilities?

- No
 Yes, (days & frequency) _____

17. Other comments about your season and events: _____



SHIRE OF
MANJIMUP

FACILITY STRENGTHS & WEAKNESSES

Facilities and spaces are detailed on the maps provided but please also consider:

- security
- drainage
- fencing
- lighting
- capacity/size
- storage
- power access
- playing surface
- heating/cooling
- disability access
- facility locations
- parking
- spectator facilities
- other...

18. What are the KEY STRENGTHS OR OPPORTUNITIES associated with existing facilities?

FACILITY	COMMENTS ON STRENGTHS / OPPORTUNITIES

19. What the KEY WEAKNESSES OR THREATS associated with existing facilities?

FACILITY	COMMENTS ON WEAKNESSES/THREATS



SHIRE OF
MANJIMUP

PRIORITIES FOR FACILITIES IMPROVEMENT

20. What are the priority improvements/new developments for your group for the short to medium term (1 – 5 years)?

21. Why are these improvements/developments so important to your club/organisation?

22. What are the priority improvements/new developments for your group for the long term (5 years or more)?

23. Why are these improvements/developments so important to your club/organisation?



COMMENT ON THE STRATEGIC PLAN RECOMMENDATIONS

The Shire of Manjimup Sport & Recreation Strategic Plan 2014-2024 makes a number of recommendations about the Manjimup Community Recreation Hub and its users. The recommendations are attached for your feedback. Do you have any comments in response to the recommendations contained in the Strategic Plan or is there anything you would like to add? (If you require more space, please feel free to attach your comments)

*Please return your completed questionnaire to the
Shire of Manjimup (PO Box 1, MANJIMUP WA 6258) by
Wednesday 12 November 2014.*

FURTHER INFORMATION

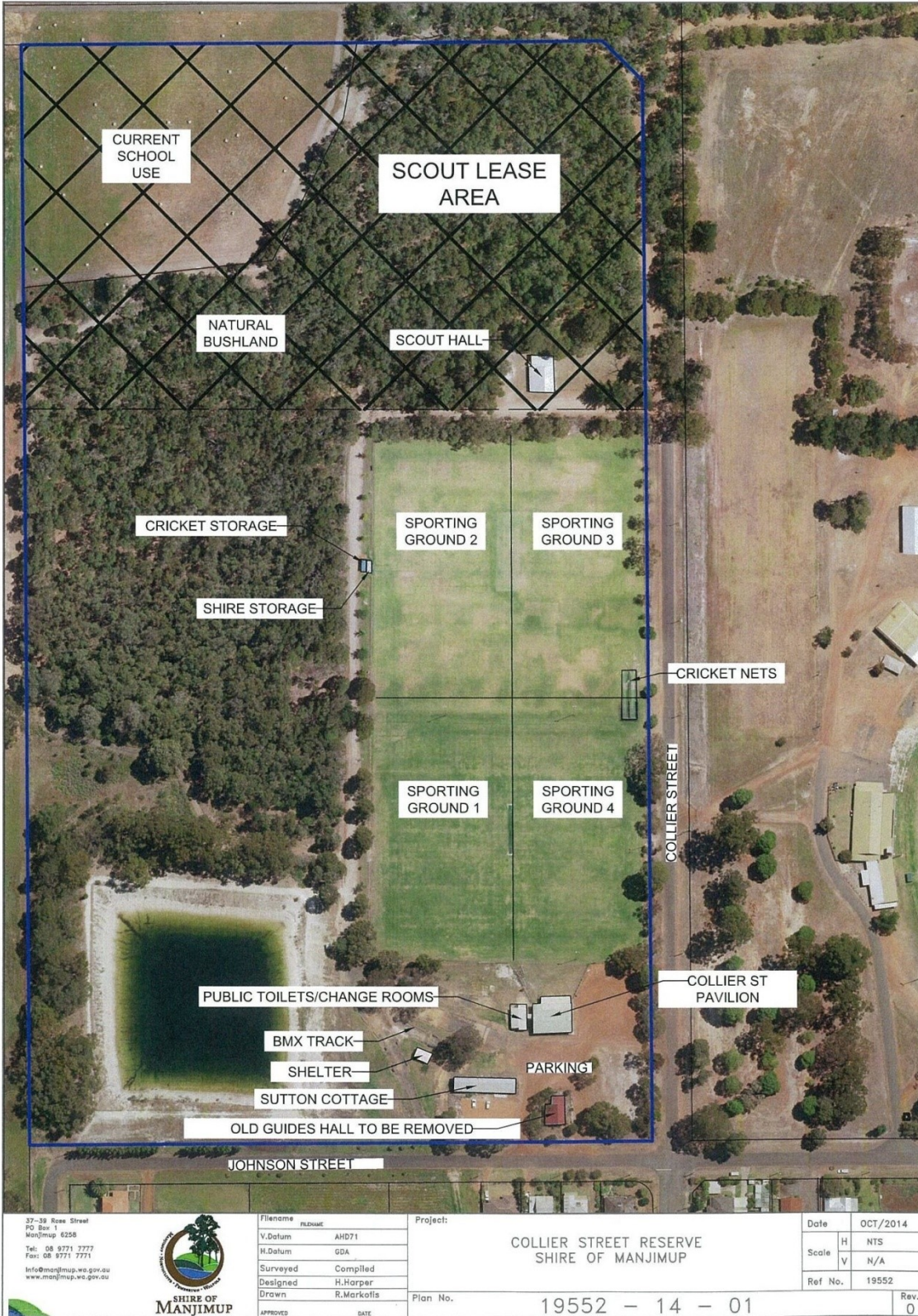
If you have any questions or would like to discuss this Project further, please contact:

Evy Apeldoorn
Manager Community & Recreation
Phone: 9771 7777
Email: evy.apeldoorn@manjimup.wa.gov.au

More information can also be found on the Shire of Manjimup website:
www.manjimup.wa.gov.au/manjimup-community-recreation-hub

Thank you for taking the time to provide your feedback.

Appendix II: Aerial Maps of the Manjimup Community Recreation Hub





Filenames FILENAME Version AUDIT History GDA Checked NAME Signature Date Drawn R. MacKillop		Orientation 	
37-39 Rose Street PO Box 1 Manjimup 6258 Tel: 08 9771 7777 Fax: 08 9771 7771 info@manjimup.wa.gov.au www.manjimup.wa.gov.au			
Project: MANJIMUP RECREATION GROUNDS SHIRE OF MANJIMUP			
THIS IS A CAD DRAWING DO NOT ALTER MANUALLY		Date: OCT/2014 Scale: N/A Ref No: 14584 Rev: 0	
Date: _____ Revision: _____ Checked By: _____ Drawn By: _____		Plan No: 14584 - 14 - 01	



Date		Revision		CHKD	By	DATE
Filenames FILENAME Volume: A0D71 Drawing: 00A Checked: NAME Drawn: NAME		Orientation 		CHKD	By	DATE
37-39 Rose Street PO Box 1 Manjimup 6258 Tel: 08 9771 7777 Fax: 08 9771 7771 info@manjimup.wa.gov.au www.manjimup.wa.gov.au						
Project: RAE PARK SHIRE OF MANJIMUP		THIS IS A CAD DRAWING DO NOT ALTER MANUALLY		Plan No.	19552 - 14 - 01	
Date	Scale	H	M/S	Rev.		
oct/2014	N/A			0		



Sport & Recreation Strategic Plan 2014 – 2024 (extract only)

Recommendations related to the Manjimup
Community Recreation Hub

Document Created 27 October 2014

The recommendations contained in this document have been extracted from the Shire of Manjimup Sport & Recreation Strategic Plan 2014-2024. A full copy of this Plan can be downloaded from <http://www.manjimup.wa.gov.au/your-shire/shire/key-shire-documents>



RECOMMENDATIONS

Rea Park

Premier sports oval upgrade

Being the regional centre in the lower south west, there is rationale for one of Manjimup's ovals to be upgraded to a premier level facility that caters for high level sporting events such as WAFL games and other elite sporting events that travel to regional venues such as soccer and rugby, in addition to regular club football usage. It would also have potential to accommodate regional sporting carnivals and competitions that draw large crowds. Rea Park is the preferred location as this reserve has capacity to accommodate large crowds including large areas available for parking. It is already the location for the annual Agricultural Show. It is also located adjacent to the Collier Street Reserve which will be an advantage for carnivals where multiple sporting fields are required.

The types of facility upgrades that would develop Rea Park into a premier level sporting oval include:

- New/redeveloped shared use pavilion including social facilities, administration/meeting facilities, public toilets, WAFL standard change rooms (unisex, with potential for second set of minor change rooms to be developed if/when a second oval is brought online), umpires rooms, large sheltered spectator area.
- Lighting upgrade to Australian Standards for WAFL level competition and other high level large ball sports competition (200 lux).
- Power upgrade to the reserve including outlets for equipment at major events.
- Upgraded surface including cleaning out of the drainage system (or new if required) and levelling.
- Large sealed parking area with lighting.
- Upgraded entrance to the reserve, including security lighting at gate and along the drive.
- New pathways connecting the reserve to Town, and to improve accessibility throughout the reserve.
- Tiered spectators embankments around a large segment of the reserve, with extensive provision of shelter.
- Small fenced playground.
- General aesthetic improvements, i.e. landscaping, removal of unused structures, fencing upgrades etc.

Relocate athletics to Rea Park

The Warren Little Athletics Centre should be relocated to the Rea Park oval in the short-medium term as it is large enough to accommodate a full size 400m athletics track. The current site, the Manjimup Recreation Grounds oval, is unable to do so, which currently has a 300m track marked on it. Athletics is a summer sport, and therefore there is significant capacity to share facilities with football.

The proposed upgrade of Rea Park to a premier sporting facility will be a significant advantage for an athletics venue in this location as it will be able to comfortably



accommodate participants and spectators for large athletics events including school carnivals and interclub events. The relocation of athletics to Rea Park would also require the development of jumping pits and throwing circles which would need to occur off the main oval. A large secure storage facility would also be needed for equipment storage.

Additional football/cricket oval

The Manjimup SuperTown Recreation Infrastructure Feasibility Study identifies a potential need for an additional football oval to be developed to cater for the long term needs of the community. Rea Park is the logical location for this to occur as it has sufficient space to allow for the development of a new oval, as indicated in the concept plan from the Collier Street/ Rea Park Master Plan. Furthermore, a need has been identified for two additional cricket wickets to be developed over the medium-long term. A new oval at Rea Park would present an opportunity for an additional cricket wicket to be developed in close proximity to the two existing wickets at Collier Street.

A new oval at this location as opposed to the development of a new sporting reserve elsewhere minimises unnecessary duplication of resources including change room, pavilion and parking facilities. It will also enhance Rea Park as a premier regional level sporting facility by allowing some football training load to be taken off the main oval, ensuring the oval surface is kept to a high standard, and further enhance its capacity to hold large sporting carnivals where multiple ovals are required.

Collier Street Reserve

Soccer home base

A key issue for soccer in Manjimup has been the lack of a permanent home base. Whilst soccer does not have the same presence as football in Manjimup, there is a significant amount of talent as evidenced by a number of Manjimup residents included in the South West Phoenix squad, and the Manjimup Rovers Soccer Club (MRSC) is playing at a high level in the 1st Division in the South West League. Currently there is a men's team and women's team (MRSC) that play soccer in winter in the South West League in a regular home-and-away season. Junior soccer (Manjimup United Soccer Club - MUSC) is played in the Lower South West Soccer League during term 4, although it has aspirations to expand to term 1 also. Currently, junior soccer plays two rounds per week over an 8 week season – one midweek round and one Saturday round each week. There are also a number of youths who play winter soccer in Bunbury or Busselton based soccer leagues.

With the proposed relocation of hockey to the Manjimup Recreation Grounds, there is an opportunity for soccer to be based permanently, year round at the Collier Street reserve. Proposed redevelopments of the reserve will enable soccer participants to enjoy a modern standard of facilities that are available at other regional towns including pavilion and change room facilities, lighting, and a minimum of two senior soccer fields to allow optimal soccer programming.

Whilst soccer will have the Collier Street reserve to itself during winter, in summer it would be shared with cricket. This would only cause an issue with the Saturday morning fixtures. However, given the home-and-away nature of cricket and junior soccer, these sports can work around each other as they do at other ovals in the region where they share. Furthermore, the provision of community level lighting to Australian Standards will allow



summer soccer to be played under lights if required, out of the heat of the sun and after cricket has finished.

New pavilion and change rooms

The supporting facilities provided at the Collier Street Reserve are limited and ageing. There is rationale for the development of a new shared use pavilion at the Collier Street Reserve including the following features:

- Change rooms suitable for senior cricket/soccer and umpires
- Public toilets
- Shared storage facility
- Shared administration room
- Large spectator shelter area
- Kiosk
- Modest size clubroom approximately for after game/training socialising and meetings and display of club memorabilia (approximately 100m²).

The design of the new pavilion facility should readily accommodate expansion of the social facilities in the future should the user groups experience significant growth and wish to undertake such a development. The ideal location for spectator viewing for the proposed new pavilion would be at the centre of the western side of the Collier Street Reserve, looking away from the afternoon sun and providing good viewing to the northern and southern ovals. This should be investigated further in a revised or new master plan for the Collier Street/Rea Park precinct as it would require new roadway and parking development and provision of power, water and sewage services to the site.

The existing Collier Street Pavilion is ageing and is very basic. It does not currently meet the needs of the user groups. This building should be removed once a new pavilion is constructed and a new dry recreation facility for the Town is developed as proposed in the Dry Facilities Expansion Feasibility Study 2012 which would provide a significantly enhanced facility for the primary tenant, the Manjimup Rinbu Kan Karate, Iaido and Jodo Club, to relocate to.

Upgrade cricket nets

The current two-wicket practice net facility at Collier Street is in need of upgrading to a four-wicket facility to cater for current senior and junior practice requirements as per the Collier Street/ Rea Park Master Plan. Power for the operation of a bowling machine has recently been installed by the Cricket Association. In the long term, additional practice nets may be required depending on the level of demand. There is a possibility to reinstate the cricket wicket (requiring new cricket nets) at the Manjimup Recreation Grounds, but the need and feasibility for this should be considered. Cricket practice nets function as an informal recreation facility for residents in the area, as well as functioning as a club cricket training facility.

Upgrade lighting

Floodlighting is an integral feature for winter sports, including soccer, due to the short daylight hours restricting the time available for training after school/work and for the potential to host night games. Lighting is also important for soccer, touch and other sports that are played during the summer so that matches can be played under lights, out of the heat of the sun.



Whilst there is some training lighting at Collier Street, the overall lighting levels on the fields do not meet Australian Standards for training (average 50 lux across the field). With Collier Street proposed to be the home of soccer for both summer and winter competition, there is significant rationale for upgrading the lighting to community level competition standards to the southern oval (equivalent of 2 soccer fields). The proposed lighting upgrade should include provision for the potential lighting of the northern oval should it become necessary in the future. This may include ensuring sufficient power supply is provided and suitable light poles are used for the initial development so that lighting of the upper oval can easily be accommodated in the future as required. The provision of lighting, in conjunction with a new pavilion will provide soccer/cricket with a modern set of facilities to cater for their current and future needs.

It is recommended that the Shire of Manjimup revisit the Collier Street/ Rea Park Sport and Recreation Facilities Master Plan (2010) and update it according to the above findings with the key outcome being the development of architecturally resolved building and site plans.

Manjimup Recreation Grounds

Relocate Hockey to Manjimup Recreation Grounds

The Manjimup SuperTown Recreation Infrastructure Feasibility Study finds strong rationale for the relocation of the Warren Women's Hockey Association (WWHA) to the Manjimup Recreation Grounds due to the significant opportunities for sharing new facilities that will greatly enhance the recreational opportunities available to Manjimup residents.

The unused oval to the south of the Indoor Sports Pavilion could be reactivated to cater for hockey in the winter (2 fields) and a cricket wicket (refer to previous par.). This would likely require a new bore to be developed and refurbishment of the oval including drainage, reticulation and turfing works.

A third field could be established through the development of a modern dry synthetic hockey pitch. This field could also be used for tennis in the summer for 9-12 tennis courts depending on the configuration, and for five-a-side soccer, hockey and other such modified sports.

The Hockey Association would be able to take advantage of the proposed upgrades to the Indoor Sports Pavilion (discussed later in this chapter) including a social room, kitchen/kiosk, change rooms, public toilets etc. Overall, relocating the WWHA to the Manjimup Recreation Grounds will help maximise use of this key sporting reserve, developing it into a major community sports hub that is ideally situated in the centre of Town.

Relocate Ringbark Tennis Club to Manjimup Recreation Grounds

The Shire of Manjimup has three small social tennis clubs; however, none of these are located in the Manjimup Township. There is likely to be a reasonable level of latent demand for tennis participation from town residents that is not being met due to the travel requirements. It is proposed that the Ringbark Tennis Club be relocated to the Manjimup Recreation Grounds. Consultation with the Ringbark Tennis Club indicates they are supportive of relocation into the Manjimup township, with the Manjimup Recreation Grounds near the Indoor Sports Pavilion being their preferred location. The Manjimup Recreation Grounds is centrally located to residences and schools and offers substantial shared use opportunities with other sporting groups at the reserve. In this way, the tennis club can share in access to high standard facilities that may not otherwise be viable.



The Manjimup SuperTown Recreation Infrastructure Feasibility Study proposes marking tennis courts on a new dry synthetic hockey pitch which can achieve 9-12 courts depending on layout and overall dimensions. Hockey and tennis have similar surface, lighting and fencing requirements, thus a substantial savings in facility development costs can be achieved through combining these two sports on to the one facility, with both groups enjoying a substantially improved standard of facilities than could otherwise be provided with limited resources. An example of this facility scenario is demonstrated at Scotch College in Melbourne (see picture on following page).

Tennis is a predominantly summer sport whilst hockey is a winter sport thus these two sports work well together; however, it is proposed that an additional two hard courts with an acrylic coated surface and lighting be provided at the reserve to provide a year round social tennis option within Manjimup that is not obstructed by hockey use. It also provides an internationally recognised competition surface that will assist in the development of talented juniors which is currently not available within the Shire. If possible, additional space at the reserve should be retained for additional hard court development if ever required in the future. Winter tennis club events that require more than 2 courts can still be scheduled with relative ease, and would simply need to be booked around hockey training and competition times.

New multi-use synthetic field

A new synthetic hockey/tennis field is proposed for the Manjimup Recreation Grounds, positioned to take advantage of shared club facilities at the Indoor Sports Pavilion as per proposed redevelopments for that facility (see next paragraph). Such a facility could be developed including the use of a latest generation dry synthetic hockey surface and lighting to Australian Standards, which would also provide tennis participants in Manjimup with a high quality, lit tennis facility. An example of a synthetic hockey/tennis surface is shown here:



Figure 1. Synthetic hockey/ tennis facility (Scotch College, Melbourne)

Retractable netting would be required to provide a barrier between tennis courts that are positioned end to end. A synthetic field with retractable netting would also act as a highly



versatile community recreation facility that could be used for conducting five-a-side soccer (futsal), five-a-side hockey, a variety of other mini-size sports which are popular for young children and youth activity programming.

Redevelop Manjimup Indoor Sports Pavilion

The Manjimup SuperTown Recreation Infrastructure Feasibility Study finds significant rationale for the redevelopment of the Indoor Sports Pavilion including one additional multi-use court (with provision for further expansion if required in the future) and new and improved supporting facilities.

Additional court

The rationale for a fourth multi-use indoor court is based on the following analysis of capacity and future demand:

- The Manjimup population is projected to increase by 50% in the next decade and by 100% in 20 years. There is potential, therefore, that basketball and netball participation could rise commensurately;
- Whilst the Netball and Basketball Associations have indicated they are at or nearing full capacity, this is partly due to the regional circumstances of needing to work around other sports, mainly football as well as the actual availability of court time. In summer there is still court availability after 7pm on Thursday nights and most/all of Fridays, Saturdays and Sundays. During winter there is still a significant amount of court availability after 6:30pm on Tuesday and Wednesday evenings, and most/all of Fridays, Saturdays and Sundays;
- Whilst it may not currently be viable to schedule competition on additional days/timeslots at the current time due to clashing with other sports and lack of availability of umpires etc, a doubling of the population would likely have a positive effect on producing more volunteers and enough participation demand to make competition viable at days/times that are currently avoided;
- The Indoor Sports Pavilion is currently only line marked for netball and basketball. Any new multi-use courts or upgrades to the existing to provide for additional sports such as badminton, volleyball etc will likely pick up latent demand in the community for participation in such activities and provide flexibility and opportunity for these sports to become established;
- A new court can be specially designed and fitted for multi-use. Some of these features may not be readily able to be retrofitted to the existing courts;
- The provision of one additional indoor court will allow basketball and netball to expand their competitions in their preferred timeslots as well as providing capacity for other indoor sports; however, as basketball and netball participation increases with a doubling of the population, it will also require basketball and netball to move competition into non-preferred days/times leading to more optimal facility usage;
- In addition to the provision of one additional multi-use court, redevelopment works to the Indoor Sports Pavilion should also take the opportunity to upgrade two of the three existing courts to enhance their multi-use capabilities, whilst leaving one court as a Premier Court with the ability to accommodate major fixtures and maximise spectator opportunities for basketball and netball as they are both integral sports to the Manjimup community.

Whilst it is difficult to assess the local current and future demand for alternative sports to basketball and netball (i.e. badminton and indoor soccer have been played before, indoor



cricket has expressed interest, volleyball, etc), it is anticipated that a total of three multi-use courts should be adequate for their long term needs. It represents a very large increase in provision for alternative indoor sports in Manjimup, as currently only the High School gym has any ability to accommodate some of these.

To enhance the flexibility of use the proposed additional court could be constructed with a hard wearing vinyl floor covering. This court would be able to take up a large proportion of high impact activities that would otherwise contribute to the accelerated wear and tear of the existing sprung wooden floors. It would also offer a different surface to allow indoor tennis and cricket to be played. The redevelopment of the Indoor Sports Pavilion and the Manjimup Recreation Grounds overall should ensure capacity remains for additional courts to be developed should excessive demand for indoor sports be generated from population growth.

Dry recreation facility

The Indoor Sports Pavilion can be significantly enhanced with the provision of a dry recreation facility as identified in the “Dry Facilities Expansion Feasibility Study”. This report finds there is a current lack of available space for indoor recreation programs and activities for fitness/physically active type activities, i.e. martial arts, dancing etc. which typically require suitable flooring (i.e. wooden or multipurpose type floor) in Manjimup at typical peak demand times – on weekday afternoons/evenings. It is envisaged that the dry recreation facility would be a 200m² rectangular room with wooden floors that provides viewing opportunities internally on to the courts as well as external viewing and access to a potential court yard/play area.

An acoustic dividing wall should be included in the design that allows for an approximate split of 120m² and an 80m² room to be provided. The design should allow for both rooms to separately access the Indoor Sports Pavilion’s toilet and kitchen facilities to minimise disruption of each other and other users of the Indoor Sports Pavilion. Whilst the primary purpose of this facility would be for recreation activities, it could also serve as social/function room(s) for the resident sporting groups and for occasional community functions. See the ‘Dry Facilities Expansion Feasibility Study’ for further details.

Supporting facilities

The Indoor Sports Pavilion currently has a basic level of supporting facilities which are in need of substantial improvement if the Indoor Sports Pavilion is to accommodate additional sporting groups utilising the indoor courts as well as the proposed hockey and tennis facilities. Upgrades to the Indoor Sports Pavilion will develop the facility into a major focal point for sport and recreation activity in Manjimup. This will play an important role in transforming Manjimup into a SuperTown that can attract and accommodate a doubling of the population in the coming years.

Therefore, there is significant rationale for redevelopment plans of the Indoor Sports Pavilion to ensure the following types of facilities are integrated into the design:

- large storage capacity (for Indoor Sports Pavilion furniture/equipment; for individual clubs and for multiple user group needs)
- change rooms and toilets (that can cater for multiple user groups using the Indoor Sports Pavilion external grounds including tennis and hockey. A parents/carers room should be included and include features such as an adult change table to enable the Indoor Sports Pavilion to better accommodate persons with disabilities and carers)
- shared clubroom (for user groups to socialise after games and display memorabilia)

Recommendations related to the Manjimup Community Recreation Hub



- administration area (catering for multiple sporting groups based at the ground and for management, depending on management style chosen by Shire)
- meeting room (shared room for club meetings and for potential hire to the community. Consideration should be given to building in capacity for video teleconferencing which may prove beneficial in the future for elite sports training purposes and corporate meetings)
- commercial kitchen & kiosk (including internal/external servery and capable of accommodating multiple user groups. The kitchen should be capable of servicing large functions that could be accommodated at the Indoor Sports Pavilion)
- improved/ enlarged grandstand (on to the basketball/netball show court to better accommodate local competitions and regional events)
- new entrance/ foyer (to provide a welcoming entrance, better manage incoming/outgoing patrons, display notice boards and improve accessibility)
- outdoor spectator shelter (for patrons of the outdoor facilities including proposed hockey and tennis facilities)
- courtyard/ small playground (to enable the facility to be more family friendly as parents and siblings attend other activities at the Rec Centre and grounds. Low fencing should be provided to assist in the management of young children)
- building refurbishment (the building is due for some renewal works to keep it in good working order. Whilst the roof has recently undergone reconstruction, attention should be given to the electrical system and dampness issues. Redevelopment works should take the opportunity to enable individual lighting of each of the courts to reduce electricity consumption when only part of the Centre is being utilised)
- parking, security lighting and landscaping (improvements to the surrounds including parking areas, security lighting and landscaping should be included within redevelopment works to make the Indoor Sports Pavilion and grounds an attractive, welcoming community area which people feel safer to use in the evenings)

The proposed facility developments in this report for new and improved facilities at the Manjimup Recreation Grounds warrant the preparation of a Master Plan including architecturally resolved building and site plans. Whilst no major facility developments are proposed for the Manjimup Recreation Grounds oval, the Manjimup SuperTown Growth Plan indicates potential for changes to surrounding roads to provide greater access to the oval for Kearnan College students and support future expansion of the school. As such the Manjimup Recreation Grounds should be master planned in its entirety to ensure these potential developments are considered.

It is recommended that the Shire of Manjimup conduct a Master Plan for the Manjimup Recreation Grounds including the preparation of 'shovel ready' building and site plans. This master plan will guide the transformation of the area into a major community recreation hub for Manjimup and the region.

A sketch is provided below to illustrate that there is sufficient space at the Manjimup Recreation Grounds to accommodate the proposed facility developments including an additional indoor court and a synthetic hockey/tennis field. It is not intended to be a preferred layout model as this can be developed as part of the master plan process.



Figure 2. Manjimup Recreation Grounds potential recreation infrastructure developments map

Manjimup Master Plan
Order of Cost Estimate

Project Details

Description
Risk Exclusions
<ul style="list-style-type: none">- Contaminated ground Removal and Reinstatement- Asbestos and Hazardous Materials Removal unless specified- Rock excavation- De-watering- Staging / Phasing costs
Other Project Cost Exclusions
<ul style="list-style-type: none">- Escalation- Land costs- Legal fees- Goods and Services Taxation- Marketing, sales and leasing costs- Development margin / profit- Holding costs and finance charges
Documents
The following documents have been used in preparing this estimate:
Documents as follows
<ul style="list-style-type: none">- Google Earth Existing Site Image, Collier Park / Rae Park 2015- Google Earth Existing Site Image, Recreation Grounds 2015- Architect Master Plan, Dwg No.A01 Rev D provided by DKJ projects.architecture dated 14 May 2015- Architect Master Plan, Dwg No.A02 Rev D provided by DKJ projects.architecture dated 14 May 2015

Manjimup Master Plan
Order of Cost Estimate

Location Summary

Rates Current At May 2015

Location	Total Cost
A COLLIER PARK / REA PARK	
A1 Building Works	7,042,900.00
A2 External Works	5,170,787.50
A3 Demolition	1,134,680.00
A - COLLIER PARK / REA PARK	\$13,348,367.50
B RECREATION GROUNDS	
B1 Building Works	3,198,475.00
B2 External Works	3,001,674.50
B3 Demolition	122,320.00
B - RECREATION GROUNDS	\$6,322,469.50
ESTIMATED NET COST	\$19,670,837.00

Manjimup Master Plan

Order of Cost Estimate

Location Elements Item

A COLLIER PARK / REA PARK

A1 Building Works

Rates Current At May 2015

Description	Unit	Qty	Rate	Total
SP Sport Facilities				
47 New pavilion to service playing fields on Collier Street and multipurpose playing fields comprising of Unisex changerooms, umpire rooms, public toilets, storage, administration and meeting room, spectator shelter area, kiosk and clubroom including site preparation, substructure and superstructure	m ²	500	2,300.00	1,150,000.00
53 Allowance for new pavilion to service Aussie rules oval including site preparation, substructure, superstructure etc.	m ²	800	2,300.00	1,840,000.00
57 Allowance for new stepped viewing area including site preparation, retaining walls etc.	m ²	1,835	650.00	1,192,750.00
<i>Sport Facilities</i>				\$4,182,750.00
XB Outbuildings and Covered Ways				
34 Upgrade existing Scout Hall - scope to be defined	m ²	273	200.00	54,600.00
41 Allowance for upgrading shelter to service BMX track - scope to be defined	m ²	69	100.00	6,900.00
62 Allowance to replace existing Agricultural Society storage shed and stock stall - scope to be defined	m ²	2,351	150.00	352,650.00
<i>Outbuildings and Covered Ways</i>				\$414,150.00
PR Preliminaries				
93 Preliminaries - 9%	Item			414,000.00
<i>Preliminaries</i>				\$414,000.00
MA Builders Margin				
78 Builders Margin & Overheads - 3%	Item			150,000.00
<i>Builders Margin</i>				\$150,000.00
LL Locality Loading				
88 Locality Loading + 15%	Item			690,000.00
<i>Locality Loading</i>				\$690,000.00
CT Contingency Allowance				
79 Design Contingency - 6.5%	Item			335,000.00
80 Construction Contingency - 6.5%	Item			357,000.00
<i>Contingency Allowance</i>				\$692,000.00
ES Escalation				
81 No Allowance for Escalation	Item			Excl.
<i>Escalation</i>				Excl.
PF Professional Fees				
82 Professional fees - 8%	Item			468,000.00
<i>Professional Fees</i>				\$468,000.00
ST Statutory Charges				
83 Statutory Authority Fees and Charges including CITB levy, etc. - 0.5%	Item			32,000.00
<i>Statutory Charges</i>				\$32,000.00

Manjimup Master Plan

Order of Cost Estimate

Location Elements Item

A COLLIER PARK / REA PARK

A1 Building Works (continued)

Rates Current At May 2015

Description	Unit	Qty	Rate	Total
GT Goods & Services Taxation				
84 Goods and Services Taxation	Item			Excl.
			<i>Goods & Services Taxation</i>	<i>Excl.</i>
			<i>BUILDING WORKS</i>	<i>\$7,042,900.00</i>

Manjimup Master Plan

Order of Cost Estimate

Location Elements Item

A COLLIER PARK / REA PARK

A2 External Works

Rates Current At May 2015

Description	Unit	Qty	Rate	Total
SP Sport Facilities				
55 Allowance for new throwing circle and protective cage	Item			2,500.00
56 Allowance for new long/triple jump pit	Item			4,000.00
<i>Sport Facilities</i>				\$6,500.00
FT Fitments				
75 Allowance for park benches, bins, signs, bollards, etc.	Item			25,000.00
<i>Fitments</i>				\$25,000.00
AR Alterations and Renovations				
94 Demolish existing section of Collier Street including allowances for contaminated soil/bitumen removal (assume 40mm bitumen and 200mm sub-base removal)	m ²	3,546	35.00	124,110.00
95 Clear area from Dam increase including removal of trees, shrubs and vegetation	m ²	6,458	20.00	129,160.00
<i>Alterations and Renovations</i>				\$253,270.00
XP Site Preparation				
68 Site Preparation for carpark including minimal allowances for contaminated soil removal and topsoil removal	m ²	11,557	15.00	173,355.00
<i>Site Preparation</i>				\$173,355.00
XR Roads, Footpaths and Paved Areas				
12 Bitumen carpark including fine crushed rock, quarry rubble sub-base, compaction, kerbing etc.	m ²	4,036	65.00	262,340.00
48 Allowance for unsealed carparks	m ²	5,147	30.00	154,410.00
52 Allowance for gravel pedestrian path	m ²	254	30.00	7,620.00
61 Gravel overflow carpark including compacted subgrade and 50mm gravel to service Rea Park oval	m ²	7,521	30.00	225,630.00
63 Gravel carpark for participant parking during show times including compacted subgrade and 50mm gravel	m ²	4,061	30.00	121,830.00
64 No allowance for future road to the north	Item			Excl.
87 Line marking to sealed carpark	Item			10,000.00
96 Allowance to retain and protect existing section of Collier Steet including making good	m ²	5,429	0.40	2,150.00
<i>Roads, Footpaths and Paved Areas</i>				\$783,980.00
XN Boundary Walls, Fencing and Gates				
37 Upgrade existing cricket practice nets 2 No.	No	2	7,500.00	15,000.00
38 New cricket practice nets 2 No.	No	2	15,000.00	30,000.00
42 Allowance for childproof fence to perimeter of playground	m ²	228	100.00	22,800.00
43 Extra over for childproof gates to playground fence	No	2	250.00	500.00
97 Allowance for temporary / removable fence including all associated footings, fixings and connections	m	302	200.00	60,400.00
<i>Boundary Walls, Fencing and Gates</i>				\$128,700.00
XL Landscaping and Improvements				
18 Allowance for new playground - PC Sum	Item			100,000.00

Manjimup Master Plan

Order of Cost Estimate

Location Elements Item

A COLLIER PARK / REA PARK

A2 External Works (continued)

Rates Current At May 2015

Description	Unit	Qty	Rate	Total
39 Allowance for landscaping the precinct to improve general appearance and amenity - PC Sum	Item			100,000.00
40 Allowance to rework and upgrade BMX track	Item			15,000.00
44 Establish new multipurpose playing field 135 x 110m turf to north south axis - (adequate for 8 lane x 400m athletics track and two international size soccer pitches and Australian football)	m ²	14,850	15.00	222,750.00
45 No allowance to line mark playing field for athletics track, soccer pitches and Australian football	m ²	14,850		Excl.
46 Establish new hard wicket cricket pitch to north south axis	Item			5,000.00
49 Establish a grassed area for trade displays and sideshow displays - including all necessary landscaping (4,000m ² given)	m ²	4,000	10.00	40,000.00
50 Establish an entrance to the precinct which serves both Collier Park and Rea Park	m ²	600	60.00	36,000.00
54 Identify and construct a 4th playing field 135 x 110m including all site preparation	m ²	14,850	20.00	297,000.00
59 Upgrade existing Rea Park oval including improved playing surface	m ²	22,601	7.50	169,507.50
74 Allowance to rework and landscape limited areas surrounding new clubrooms	Item			30,000.00
98 Allowance for bulk excavation of dam extension including trimming, compacting, shaping and damp proof membrane - assume excavated material remains on-site and is not contaminated	m ²	6,458	60.00	387,480.00
<i>Landscaping and Improvements</i>				\$1,402,737.50
XK External Stormwater Drainage				
14 Stormwater drainage to carpark including humesceptor etc.	m ²	4,036	12.50	50,450.00
90 Allowance to resolve and upgrade drainage to ovals and problem areas	Item			55,000.00
58 Stormwater drainage to unsealed carpark	m ²	16,729	5.00	83,645.00
<i>External Stormwater Drainage</i>				\$189,095.00
XD External Sewer Drainage				
70 Allowance for sewer infrastructure and connection to existing	Item			50,000.00
<i>External Sewer Drainage</i>				\$50,000.00
XW External Water Supply				
71 Allowance for water infrastructure and connection to existing	Item			50,000.00
<i>External Water Supply</i>				\$50,000.00
XG External Gas				
76 Allowance for bottled gas infrastructure	Item			15,000.00
<i>External Gas</i>				\$15,000.00
XF External Fire Protection				
77 Allowance for Fire Protection infrastructure	Item			25,000.00
<i>External Fire Protection</i>				\$25,000.00
XE External Electric Light and Power				
13 Security lighting to car parking	m ²	4,036	25.00	100,900.00

Manjimup Master Plan

Order of Cost Estimate

Location Elements Item

A COLLIER PARK / REA PARK

A2 External Works (continued)

Rates Current At May 2015

Description	Unit	Qty	Rate	Total
35 Upgrade existing floodlighting to playing fields to 50 lux	Item			25,000.00
36 Extend floodlighting on playing fields to Collier Street to 50 lux	Item			50,000.00
51 Allowance for security lighting to entry, internal road and pedestrian path	m ²	545	50.00	27,250.00
60 Upgrade existing Rea Park oval including improved floodlighting to 200 lux	Item			25,000.00
72 Allowance for electrical infrastructure and connection to existing	Item			45,000.00
<i>External Electric Light and Power</i>				\$273,150.00
PR Preliminaries				
93 Preliminaries - 9%	Item			304,000.00
<i>Preliminaries</i>				\$304,000.00
MA Builders Margin				
78 Builders Margin & Overheads - 3%	Item			110,000.00
<i>Builders Margin</i>				\$110,000.00
LL Locality Loading				
88 Locality Loading + 15%	Item			506,000.00
<i>Locality Loading</i>				\$506,000.00
FE Furniture, Fittings & Equipment				
73 No allowance for Furniture, Fixtures and Fittings	Item			Excl.
<i>Furniture, Fittings & Equipment</i>				Excl.
CT Contingency Allowance				
79 Design Contingency - 6.5%	Item			246,000.00
80 Construction Contingency - 6.5%	Item			262,000.00
<i>Contingency Allowance</i>				\$508,000.00
ES Escalation				
81 No Allowance for Escalation	Item			Excl.
<i>Escalation</i>				Excl.
PF Professional Fees				
82 Professional fees - 8%	Item			344,000.00
<i>Professional Fees</i>				\$344,000.00
ST Statutory Charges				
83 Statutory Authority Fees and Charges including CITB levy, etc. - 0.5%	Item			23,000.00
<i>Statutory Charges</i>				\$23,000.00
GT Goods & Services Taxation				
84 Goods and Services Taxation	Item			Excl.
<i>Goods & Services Taxation</i>				Excl.
EXTERNAL WORKS				\$5,170,787.50

Manjimup Master Plan

Order of Cost Estimate

Location Elements Item

A COLLIER PARK / REA PARK

A3 Demolition

Rates Current At May 2015

Description	Unit	Qty	Rate	Total
AR Alterations and Renovations				
65 Demolish existing building facilities including removal of debris from site - No allowance for asbestos - RISK!	m ²	7,946	80.00	635,680.00
66 Removal of existing trees (approximately 90 No.)	Item			75,000.00
67 Allowance for sundry demolition and removal of small to medium vegetation	Item			5,000.00
<i>Alterations and Renovations</i>				\$715,680.00
XR Roads, Footpaths and Paved Areas				
92 Removal of small playground enclosure and stock stalls including removal of debris from site	Item			25,000.00
<i>Roads, Footpaths and Paved Areas</i>				\$25,000.00
PR Preliminaries				
93 Preliminaries - 9%	Item			67,000.00
<i>Preliminaries</i>				\$67,000.00
MA Builders Margin				
78 Builders Margin & Overheads - 3%	Item			24,000.00
<i>Builders Margin</i>				\$24,000.00
LL Locality Loading				
88 Locality Loading + 15%	Item			111,000.00
<i>Locality Loading</i>				\$111,000.00
CT Contingency Allowance				
79 Design Contingency - 6.5%	Item			54,000.00
80 Construction Contingency - 6.5%	Item			58,000.00
<i>Contingency Allowance</i>				\$112,000.00
ES Escalation				
81 No Allowance for Escalation	Item			Excl.
<i>Escalation</i>				Excl.
PF Professional Fees				
82 Professional fees - 8%	Item			75,000.00
<i>Professional Fees</i>				\$75,000.00
ST Statutory Charges				
83 Statutory Authority Fees and Charges including CITB levy, etc. - 0.5%	Item			5,000.00
<i>Statutory Charges</i>				\$5,000.00
GT Goods & Services Taxation				
84 Goods and Services Taxation	Item			Excl.
<i>Goods & Services Taxation</i>				Excl.
DEMOLITION				\$1,134,680.00

Manjimup Master Plan

Order of Cost Estimate

Location Elements Item

B RECREATION GROUNDS

B1 Building Works

Rates Current At May 2015

Description	Unit	Qty	Rate	Total
SP Sport Facilities				
1 Allowance to fix leaking vents and roof - assumed 30% roof replacement	m ²	879	60.00	52,740.00
2 Resurface and line mark existing indoor courts (assume sand timber surface)	m ²	2,049	15.00	30,735.00
3 Allowance to upgrade existing amenities	Item			25,000.00
4 Allowance to upgrade reception - PC Sum	Item			10,000.00
5 Allowance to upgrade administration - PC Sum	Item			10,000.00
6 Mark out two courts to facilitate two badminton courts - PC Sum	Item			2,000.00
8 Extend indoor sports centre and include one additional 36 x 20m indoor court to compliment existing three courts including site preparation	m ²	720	1,000.00	720,000.00
9 Extend indoor sports centre and include storage facility including site preparation	m ²	50	1,200.00	60,000.00
10 Extend indoor sports centre and include new Entry / Kiosk and Club / Community space	m ²	589	2,000.00	1,178,000.00
30 No allowance to upgrade and extend Imperials Clubroom including site preparation, substructure, superstructure etc.	m ²	1,338		Excl.
				Sport Facilities
				\$2,088,475.00
PR Preliminaries				
93 Preliminaries - 9%	Item			188,000.00
				Preliminaries
				\$188,000.00
MA Builders Margin				
78 Builders Margin & Overheads - 3%	Item			68,000.00
				Builders Margin
				\$68,000.00
LL Locality Loading				
88 Locality Loading + 15%	Item			313,000.00
				Locality Loading
				\$313,000.00
CT Contingency Allowance				
79 Design Contingency - 6.5%	Item			152,000.00
80 Construction Contingency - 6.5%	Item			162,000.00
				Contingency Allowance
				\$314,000.00
ES Escalation				
81 No Allowance for Escalation	Item			Excl.
				Escalation
				Excl.
PF Professional Fees				
82 Professional fees - 8%	Item			213,000.00
				Professional Fees
				\$213,000.00
ST Statutory Charges				
83 Statutory Authority Fees and Charges including CITB levy, etc. - 0.5%	Item			14,000.00
				Statutory Charges
				\$14,000.00

Manjimup Master Plan

Order of Cost Estimate

Location Elements Item

B RECREATION GROUNDS

B1 Building Works (continued)

Rates Current At May 2015

Description		Unit	Qty	Rate	Total
GT	Goods & Services Taxation				
84	Goods and Services Taxation	Item			Excl.
	<i>Goods & Services Taxation</i>				<i>Excl.</i>
	<i>BUILDING WORKS</i>				<i>\$3,198,475.00</i>

Manjimup Master Plan

Order of Cost Estimate

Location Elements Item

B RECREATION GROUNDS

B2 External Works

Rates Current At May 2015

Description	Unit	Qty	Rate	Total
FT Fitments				
75 Allowance for park benches, bins, signs, bollards, etc.	Item			25,000.00
86 Allowance for complete set of tennis court net and posts	Set	9	1,000.00	9,000.00
103 Allowance for basketball ring and backboard to serve 3 No. courts	No	6	2,500.00	15,000.00
104 Allowance for removable netball posts to serve 6 No. courts	m ²	12	1,500.00	18,000.00
<i>Fitments</i>				\$67,000.00
AR Alterations and Renovations				
100 Removal of existing tennis courts including minimal allowances for contaminated soil removal	m ²	2,956	25.00	73,900.00
<i>Alterations and Renovations</i>				\$73,900.00
XP Site Preparation				
11 Site Preparation for carpark including allowances for contaminated soil	m ²	4,075	25.00	101,875.00
17 Site preparation for new basketball/netball/tennis hard courts	m ²	10,451	20.00	209,020.00
26 Levelling, topdressing and seeding of additional overflow oval space	m ²	10,796	7.00	75,572.00
32 Site Preparation for landscaping including allowances for contaminated soil removal	m ²	1,247	20.00	24,940.00
102 No allowance for works to Leman street - by Keaman College	Item			Excl.
<i>Site Preparation</i>				\$411,407.00
XR Roads, Footpaths and Paved Areas				
12 Bitumen carpark including fine crushed rock, quarry rubble sub-base, compaction, kerbing etc.	m ²	4,075	65.00	264,875.00
19 Outdoor basketball, netball and tennis court preparation including sub-base, compaction etc.	m ²	10,451	25.00	261,275.00
22 New outdoor basketball, netball and tennis court surface including line marking	m ²	10,451	30.00	313,530.00
87 Line marking to sealed carpark	Item			5,000.00
101 No allowance for works to existing carpark	Item			Excl.
<i>Roads, Footpaths and Paved Areas</i>				\$844,680.00
XN Boundary Walls, Fencing and Gates				
99 New rebound wall including excavation, concrete footings, reinforcement, corefilled blockwork and paint finish - assumed 2400mm high	m ²	63	240.00	15,120.00
<i>Boundary Walls, Fencing and Gates</i>				\$15,120.00
XL Landscaping and Improvements				
15 Landscape reserve to improve general appearance and amenity - limited area (not irrigated)	m ²	4,751	5.00	23,755.00
16 Allowance for new playground to service reserve	Item			100,000.00
31 Create new visual landscape and physical link between eastern and western portion of Recreation Ground (assume 50/50, Paved/Landscaped)	m ²	1,400	40.00	56,000.00

Manjimup Master Plan

Order of Cost Estimate

Location Elements Item

B RECREATION GROUNDS

B2 External Works (continued)

Rates Current At May 2015

Description	Unit	Qty	Rate	Total
33 No allowance to integrate Recreation Ground with Kearman College - visual landscape and physical link (assume 50/50, Paved/Landscaped) - by Kearman College	m ²	1,997		Excl.
69 No allowance for works to existing ovals	m ²	17,641		Excl.
74 Allowance to rework and landscape limited areas surrounding new clubrooms	Item			30,000.00
<i>Landscaping and Improvements</i>				\$209,755.00
XK External Stormwater Drainage				
14 Stormwater drainage to carpark including humeceptor etc.	m ²	4,075	12.50	50,937.50
90 Allowance to resolve and upgrade drainage to ovals and problem areas	Item			45,000.00
<i>External Stormwater Drainage</i>				\$95,937.50
XD External Sewer Drainage				
70 Allowance for sewer infrastructure and connection to existing	Item			35,000.00
<i>External Sewer Drainage</i>				\$35,000.00
XW External Water Supply				
71 Allowance for water infrastructure and connection to existing	Item			35,000.00
<i>External Water Supply</i>				\$35,000.00
XG External Gas				
76 Allowance for bottled gas infrastructure	Item			15,000.00
<i>External Gas</i>				\$15,000.00
XF External Fire Protection				
77 Allowance for Fire Protection infrastructure	Item			20,000.00
<i>External Fire Protection</i>				\$20,000.00
XE External Electric Light and Power				
13 Security lighting to car parking	m ²	4,075	25.00	101,875.00
72 Allowance for electrical infrastructure and connection to existing	Item			35,000.00
<i>External Electric Light and Power</i>				\$136,875.00
PR Preliminaries				
93 Preliminaries - 9%	Item			176,000.00
<i>Preliminaries</i>				\$176,000.00
MA Builders Margin				
78 Builders Margin & Overheads - 3%	Item			64,000.00
<i>Builders Margin</i>				\$64,000.00
LL Locality Loading				
88 Locality Loading + 15%	Item			294,000.00
<i>Locality Loading</i>				\$294,000.00
FE Furniture, Fittings & Equipment				
73 No allowance for Furniture, Fixtures and Fittings	Item			Excl.
<i>Furniture, Fittings & Equipment</i>				Excl.

Manjimup Master Plan

Order of Cost Estimate

Location Elements Item

B RECREATION GROUNDS

B2 External Works (continued)

Rates Current At May 2015

Description	Unit	Qty	Rate	Total
CT Contingency Allowance				
79 Design Contingency - 6.5%	Item			143,000.00
80 Construction Contingency - 6.5%	Item			152,000.00
<i>Contingency Allowance</i>				<u>\$295,000.00</u>
ES Escalation				
81 No Allowance for Escalation	Item			Excl.
<i>Escalation</i>				<u>Excl.</u>
PF Professional Fees				
82 Professional fees - 8%	Item			200,000.00
<i>Professional Fees</i>				<u>\$200,000.00</u>
ST Statutory Charges				
83 Statutory Authority Fees and Charges including CITB levy, etc. - 0.5%	Item			13,000.00
<i>Statutory Charges</i>				<u>\$13,000.00</u>
GT Goods & Services Taxation				
84 Goods and Services Taxation	Item			Excl.
<i>Goods & Services Taxation</i>				<u>Excl.</u>
EXTERNAL WORKS				<u>\$3,001,674.50</u>

Manjimup Master Plan

Order of Cost Estimate

Location Elements Item

B RECREATION GROUNDS

B3 Demolition

Rates Current At May 2015

Description	Unit	Qty	Rate	Total
AR Alterations and Renovations				
65 Demolish existing building facilities including removal of debris from site - No allowance for asbestos - RISK!	m ²	929	80.00	74,320.00
89 Allowance to remove and maintain non-permanent skate ramps for further use	Item			2,500.00
67 Allowance for sundry demolition and removal of small to medium vegetation	Item			2,500.00
<i>Alterations and Renovations</i>				\$79,320.00
PR Preliminaries				
93 Preliminaries - 9%	Item			7,000.00
<i>Preliminaries</i>				\$7,000.00
MA Builders Margin				
78 Builders Margin & Overheads - 3%	Item			3,000.00
<i>Builders Margin</i>				\$3,000.00
LL Locality Loading				
88 Locality Loading + 15%	Item			12,000.00
<i>Locality Loading</i>				\$12,000.00
CT Contingency Allowance				
79 Design Contingency - 6.5%	Item			6,000.00
80 Construction Contingency - 6.5%	Item			6,000.00
<i>Contingency Allowance</i>				\$12,000.00
ES Escalation				
81 No Allowance for Escalation	Item			Excl.
<i>Escalation</i>				Excl.
PF Professional Fees				
82 Professional fees - 8%	Item			8,000.00
<i>Professional Fees</i>				\$8,000.00
ST Statutory Charges				
83 Statutory Authority Fees and Charges including CITB levy, etc. - 0.5%	Item			1,000.00
<i>Statutory Charges</i>				\$1,000.00
GT Goods & Services Taxation				
84 Goods and Services Taxation	Item			Excl.
<i>Goods & Services Taxation</i>				Excl.
DEMOLITION				\$122,320.00

Appendix V: Revised calculations for Order of Cost Estimate

Pavilion Collier Steet	m2	Cost/m2	Total
New pavilion	430	\$2,300	\$989,000
Sub Total			\$989,000
Preliminaries (9%)			\$89,010
Builders margin (3%)			\$32,340
Locality loading (13.5%)			\$149,897
Design contingency (6%)			\$75,615
Construction contingency (6%)			\$80,152
Escalation (0%)			\$0
Professional fees (7%)			\$99,121
Statutory charges (0.5%)			\$6,818
Sub Total			\$532,953
Total			\$1,521,953

Tennis Courts	m2	Cost/m2	Total
Site preparation for new basketball/netball/tennis hard courts	2,400	\$20	\$48,000
Outdoor basketball, netball and tennis court preparation including sub-base, compaction etc.	2,400	\$25	\$60,000
New outdoor basketball, netball and tennis court surface including line marking	2,400	\$30	\$72,000
Allowance for new tennis pavilion	200	\$2,300	\$460,000
Sub Total			\$640,000
Preliminaries (9%)			\$57,600
Builders margin (3%)			\$20,928
Locality loading (13.5%)			\$97,001
Design contingency (6%)			\$48,932
Construction contingency (6%)			\$51,868
Escalation (0%)			\$0
Professional fees (7%)			\$64,143
Statutory charges (0.5%)			\$4,412
Sub Total			\$344,884
Total			\$984,884

Recreation Centre	m2	Cost/m2	Total
New indoor court (37m x 20m)	740	\$1,000	\$740,000
Reconfigure existing kiosk, entry and meeting room	120	\$1,200	\$144,000
Extend indoor sports centre and include new Entry / Kiosk and Club / Community space	250	\$2,000	\$500,000
Sub Total			\$1,384,000
Preliminaries (9%)			\$124,560
Builders margin (3%)			\$45,257
Locality loading (13.5%)			\$209,765
Design contingency (6%)			\$105,815
Construction contingency (6%)			\$112,164
Escalation (0%)			\$0
Professional fees (7%)			\$138,709
Statutory charges (0.5%)			\$9,541
Sub Total			\$745,811
Total			\$2,129,811
New indoor court (37m x 20m)	740	\$1,000	\$740,000
Sub Total			\$740,000
Preliminaries (9%)			\$66,600
Builders margin (3%)			\$24,198
Locality loading (13.5%)			\$112,158
Design contingency (6%)			\$56,577
Construction contingency (6%)			\$59,972
Escalation (0%)			\$0
Professional fees (7%)			\$74,165
Statutory charges (0.5%)			\$5,102
Sub Total			\$398,772
Total			\$1,138,772