

**SHIRE OF KATANNING**

**KATANNING LEISURE  
CENTRE MASTER PLAN**

**DRAFT REPORT**  
**FEBRUARY 2017**



**Shire of  
Katanning**  
*heart of the great southern*



GOVERNMENT OF  
WESTERN AUSTRALIA

Department of  
**Sport and Recreation**



A BALANCED VIEW  
LEISURE CONSULTANCY SERVICES

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# 1 EXECUTIVE SUMMARY

Katanning has been identified by the Western Australian State Government as one of nine SuperTowns in the South West of W.A. It has a long term population growth target of 15,000, a threefold increase on the current population of 4,800. The Shire of Katanning is well under way in undertaking major infrastructure projects that will accommodate this increase in population.

New and upgraded sport and recreation facilities will be required to ensure the Shire of Katanning meets the community's expected standard of facility provision required for a large town that services the region, including the Shires of Kojonup, Wagin, Broomehill-Tambellup, Woodanilling, Kent, Gnowangerup and Dumbleyung. The focus of this study is the Katanning Leisure Centre (KLC), community sport and recreation hub of the Shire. The KLC has a wide range of facilities that are at different levels in terms of adequacy for the current and future needs of the Shire. Upgrades, new facilities and relocations have all been considered within this Master Plan to ensure an optimal mix of facilities can be provided efficiently and effectively, making best use of the excellent facilities that have already been provided.

This report provides Council with a detailed plan supported by sound rationale to enable informed decision making that achieves strategic and sustainable outcomes that are cognisant of the Shire's Growth Plan.

ABV has prepared the Katanning Leisure Centre Master Plan Concept Plan based on the findings of this report. The Concept Plan can be viewed as Appendix 1 attached to this report. The following list of facility developments have been included. The priority listing of these developments are suggested by ABV as a means of addressing gaps in current provision and catering for future demand based on the assumption of a population of 15,000 being reached within an approximate 20-30 year period. The rationale for each of these proposed facility developments and their prioritisation can be viewed in Section 10 and 11 of this report. This rationale is supported by the sections that precede them including the Demographics, Trends, Facility Review, Consultation and Comparative Review sections.

## First Priority Facility Developments

1. Ventilation upgrade to main stadium.
2. Gymnasium and storage extension.
3. Traffic calming measures.
4. Shared Clubhouse Toilets
5. New and upgraded sports field lighting to all fields.
6. Potential water harvesting dam or sump & pump, subject to investigation.

These facility developments have been listed as First Priority as they relate directly to safety and usability of existing facilities. Sports field lighting upgrades are needed to meet minimum community training and competition standards, improve player safety and resolve overuse issues of sections of the sporting fields; toilets are needed for players and spectators on the Top Oval; and the gymnasium extension is needed due to the need to accommodate multiple user groups and relieve pressure on the KLC Function Room which is operating at capacity.

First Priority Indicative Construction Cost Estimate: **\$1,979,453 ex GST**

The full cost report can be seen attached as Appendix 2 to this report.

### **Short Term 0 - 7 years**

7. New Gym
8. Convert gym to a multi-purpose room.
9. Quartermaine Oval spectator shelter extension.
10. Electrical upgrade to the Quartermaine Oval.
11. Installation of a back-up generator plug-in point for the KLC.
12. Completion of Quartermaine Oval driveway.
13. Redevelopment/expansion of agricultural sheds, subject to investigation.
14. Solar lighting upgrade to parking areas.
15. Picnic area and fenced playground.
16. Spectator shelters.
17. Recycled water use upgrade, subject to investigation.
18. Equestrian centre relocation.
19. New multi-use oval.
20. Fitness paths including rest stops/distance markers.
21. Athletics jump pits.
22. Flooring, lighting and ventilation upgrades to the Ram Pavilion.

Short Term Indicative Construction Cost Estimate: **\$6,179,536 ex GST**

Note: The numbering of the listed facility developments within each timeframe corresponds with the concept plan. It does not reflect their level of priority or construction sequencing.

### **Medium Term 7 – 15 years**

23. Crèche playground extension.
24. Multi-purpose hydrotherapy pool.
25. Multi-use synthetic field (short pile – hockey, tennis, netball, 5-a-side etc.).
26. Shared Clubhouse changerooms and social facilities.

Medium Term Indicative Construction Cost Estimate: **\$4,957,240 ex GST**

### **Long Term 10+ Years**

27. Potential future parking expansion areas.
28. Potential sports field expansion area, subject to investigation.
29. Potential shared oval with future private high school.

Long Term Indicative Construction Cost Estimate: **\$3,232,369 ex GST**

Total Indicative Construction Cost Estimate: **\$14,878,000 ex GST**

Note: These costings have been undertaken by an independent quantity surveyor and are indicative estimates only based on the high-level plans provided. They are conservative in nature, and further planning on specific facilities may result in significant variations of the cost estimates.

## Recommendations

*It is recommended that the Shire of Katanning:*

- 1. Receive the Katanning Leisure Centre Master Plan.**
- 2. Consider the infrastructure developments as listed in this Master Plan to meet the current and future sporting and recreation needs of the Shire of Katanning, cognisant of a future population of 15,000 being reached.**
- 3. Review the outcomes of the Master Plan on an annual basis to take into account any changes in demographic, financial, social and environmental areas impacting on the community.**
- 4. Conduct specific planning for the agricultural sheds area to increase the capacity and flexibility of uses of the facilities.**
- 5. Undertake a detailed water harvesting investigation led by a qualified engineer to identify a feasible option for capturing a large water supply for future turf development at the Katanning Leisure Centre.**
- 6. Undertake a detailed investigation to determine the availability of recycled water from the Water Corp and the infrastructure development required to supply this water to the KLC.**
- 7. Undertake a detailed investigation for the potential relocation of the Katanning Equestrian Centre, taking into consideration the findings of this report.**

## 2 INTRODUCTION

The Shire of Katanning engaged A Balanced View (ABV) Leisure Consultancy Services to conduct the Katanning Leisure Centre Master Plan (KLCMP). This report provides Council with a detailed plan supported by sound rationale to enable informed decision making that achieves strategic and sustainable outcomes that are cognisant of the Shire's Growth Plan.

The objectives of the Master Plan are as follows:

- **Encourage and Facilitate Club Growth and Recreational Participation** – Through the enhancement, expansion and addition of recreation facilities and playing surfaces.
- **Accommodate Population Growth** – by providing for the community's sport and recreation needs, being able to respond to sporting trends and the unique requirements of Katanning as a highly multicultural community.
- **Secure Water Resources** – by instituting a reliable and cost effective water resource to service the facilities and grounds of the KLC.
- **Sustainability of Facilities and Grounds** – by ensuring that the facility and grounds are developed in a way that the asset is able to be maintained and renewed cost effectively while delivering on the service level expectations set by Council.
- **Enhance Public Safety** – Ensure the safety of community members, participants and spectators by following best practice planning and design.

This study is comprised of the following key components:

- Review of background information including relevant Shire plans, reports and studies, facility usage data and demographics.
- An audit of the facilities at KLC including condition assessment and analysis of usage and available capacity.
- Identification of trends and factors that may influence facility development recommendations for KLC.
- Comparative review of other regional towns with populations similar to the Shire of Katanning's target of 15,000.
- Extensive consultation with Shire officers, KLC groups and key stakeholders, the general community and other relevant agencies and organisations.
- Analysis of needs through synthesis of all information gathered through the study.
- Preparation of concept plans to illustrate all proposed developments.
- Construction cost estimates of developments as indicated in the Concept Plan.
- Review of management arrangements for KLC facilities.

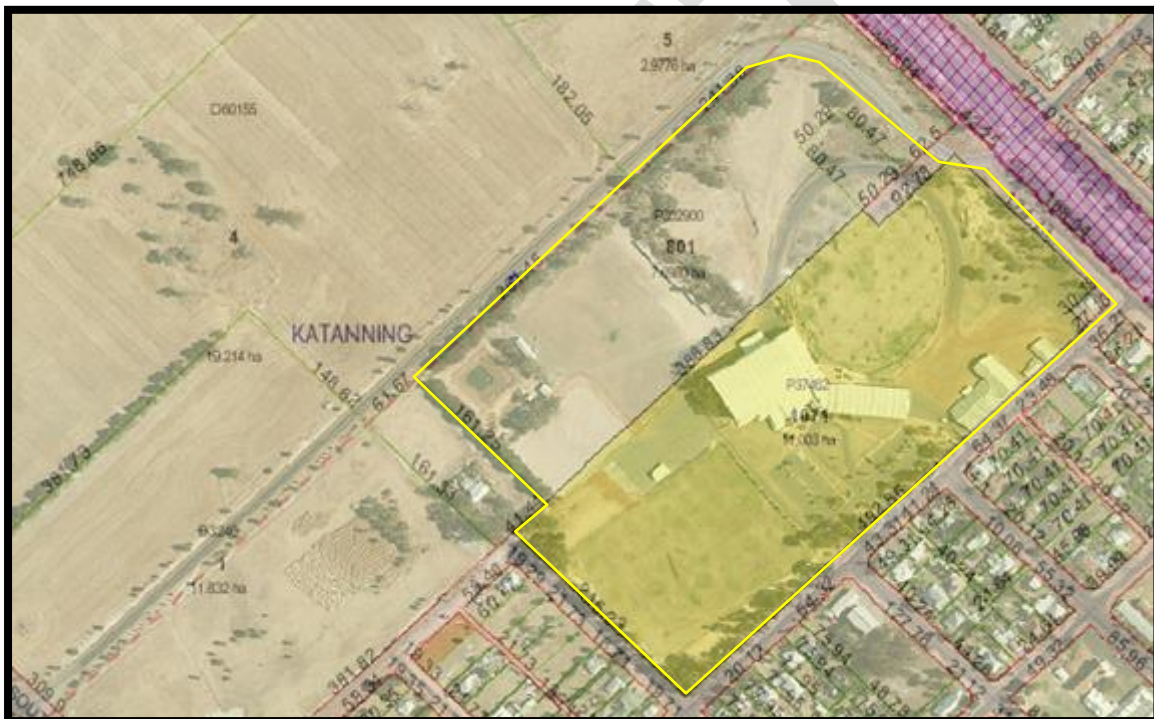
Overall, the aim of this Master Plan is to ensure that a co-ordinated, sustainable approach is taken towards the long term future development of KLC. This report should be considered a live and working document which can be reviewed on a regular basis to ensure the KLC Master Plan takes into account changes to the social, economic and political environment.



### 3 BACKGROUND

The Katanning Leisure Centre is a key community hub for the Shire of Katanning, with much of the Shire's sport and recreation infrastructure located at this venue. It caters for the local population of 4,800 and is also a regional sports hub for the surrounding Shires including Shires of Kojonup, Wagin, Broomehill-Tambellup, Woodanilling, Kent, Gnowangerup and Dumbleyung. The Shire has a strong multi-cultural component owing to the WAMMCO International meat processing plant staffing requirements. The Shire's Growth Plan includes a target population of 15,000 and seeks to enhance Katanning's role as the regional hub in the heart of the Great Southern. The development of the KLC is a key component of the Growth Plan to ensure that Katanning can support a cohesive and active community for people of all ages and backgrounds.

KLC is located on the north western edge of the Katanning Town Site, bounded by Henry St, Hassell St, Pemble St and Blantyre St. The site is approximately 20 ha, with approximately half (Lot 1071) zoned for Parks and Recreation, and the other half (Lot 801) zoned Rural. The Shire also owns Rural zoned land to the north and west that could serve as area for expansion.



**Katanning Leisure Centre Lot Boundaries**

The KLC building itself includes four indoor multi-purpose courts, a large function room and kitchen, a gym, a crèche, a meeting room, changerooms and admin/kiosk facilities. A multi-use sports clubhouse and changerooms for the Quartermaine Oval is also attached to the KLC, as well as the Ram Pavilion that is also used as an additional two indoor courts. The KLC grounds include two multi-use ovals, an equestrian centre and multiple large sheds for storage, vintage machinery display, markets and show days.

Previous planning and consultation with user groups reveals that some of the major issues include lack of indoor multi-use space for community groups, a need for a multi-use gymnasium, insufficient floodlighting, poor sports turf quality and lack of amenities for the Top Oval. Many of the KLC facilities are highly utilised and upgrades and expansion to improve capacity are a pressing concern. Water supply is also a major issue with the current supply being fully utilised. Water harvesting is a major opportunity at KLC.



## 4 DOCUMENT REVIEW

Relevant documents were reviewed for this study. The relevant key findings are as follows:

Document	Key Findings
<b>Katanning SuperTown Growth and Implementation Plan</b>	<p>This document is a plan for the future growth of town site of Katanning that integrates economic, community and environmental initiatives. Relevant recommendations include:</p> <ul style="list-style-type: none"> <li>130 - Pursue consolidation of sporting activities at the Country Club and Katanning Leisure Centre to support existing infrastructure.</li> <li>131 - Expand Leisure Centre to accommodate Gymnastics.</li> <li>132 - Identify incentives for the bowling club to relocate to the Country Club or Leisure Centre.</li> <li>135 - Expand Leisure Centre to provide additional multifunction space for child care and other community groups.</li> </ul>
<b>Corporate Business Plan 2013-2018</b>	<p>This document sets the strategic direction of the Shire over the five year period 2013 – 2018.</p> <p>Relevant Council Objectives from Outcome 2 – Council Services include:</p> <ul style="list-style-type: none"> <li>Strategic planning for the provision of sport and recreation facilities that provide a broad range of sporting, recreational and leisure opportunities to all sectors of the community.</li> <li>Provision of a quality aquatic and leisure facility for local and surrounding communities.</li> </ul> <p>Relevant projects identified in the plan include:</p> <ul style="list-style-type: none"> <li>Expand Leisure Centre for gymnastics and additional multifunctional spaces 2013-14 &amp; 2014-15</li> <li>Katanning Leisure Centre Oval upgrade 2013-14</li> </ul>
<b>Assessment of Senior's Social and Recreational Needs and the Development of a Proposal for a Senior Citizens Centre in the Central Great Southern, 2012</b>	<p>This document identifies the facilities and services needs of seniors for the region around Katanning.</p> <p>Two options for a dedicated seniors' facility were identified in the following priority order:</p> <ol style="list-style-type: none"> <li>1. Extension/upgrade of the KLC to include dedicated seniors space with its own separate entrance. Would allow the KLC to use the facility for fitness classes etc. when not in use by the Seniors.</li> <li>2. Dedicated Katanning Seniors Centre developed within the Piesse Park proposal. Would require a Centre Manager.</li> </ol>
<b>Katanning Community Plan 2013-2023</b>	<p>The Community Plan contains the primary aims, strategies and priorities of the community and serves as the Shire's key strategic planning tool.</p> <p>Relevant to this plan is one of the four Key Elements of the Shire's Vision:</p> <ul style="list-style-type: none"> <li><i>Community &amp; Culture</i></li> <li>Improving our lifestyle and well-being through increased recreational and cultural opportunities, more options for young people and seniors and a focus on safety and security</li> </ul>
<b>Katanning Leisure Centre - Multipurpose Gymnasium Extension Business Case, 2014</b>	<p>This document sets out a business case for a gymnasium extension to the KLC. It finds there is a strong case for a room that will primarily be used for gymnastics, martial arts and group fitness classes on a daily/weekly basis but also provide another indoor netball/basketball court for major regional carnivals as well as being suitable for indoor soccer and indoor cricket if required. It identifies a net operating cost of approximately \$3,000 p.a. and a total construction cost of \$600,000 ex GST.</p>



<b>Report on Quartermaine Oval – Sports Turf Technology 2012</b>	<ul style="list-style-type: none"> <li>▪ This report was commissioned by the Katanning Wanderers Football Club to assess the problems with the Quartermaine Oval and make recommendations for actions to bring the surface up to a playable standard.</li> <li>▪ One of the major issues with the surface is that it is an old surface that has an excessive build-up of organic material in the surface layer, preventing water penetrating the surface at a sufficient rate, thus water ponds. The report recommends the top 30-40mm of the surface being stripped off and replaced with clean sand. In total, seven recommendations were made.</li> </ul>
<b><i>Strategic Directions 5, 2011 – 2015 (SD5), Department of Sport and Recreation, June 2011.</i></b>	<ul style="list-style-type: none"> <li>▪ This document sets out some of the key strategic issues facing Western Australia and their subsequent challenges for the sport and recreation industry.</li> <li>▪ It recommends that affordable and sustainable provision models must be applied to manage the long-term impacts of the strong investment in sport and recreation infrastructure and spaces in regional WA.</li> </ul>
<b>Katanning Water Supply Project Report</b>	<ul style="list-style-type: none"> <li>▪ TBC</li> </ul>

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## 5 DEMOGRAPHICS

### 5.1 Demographic Overview

When comparing the Shire of Katanning as a Local Government Authority to the State overall, the following key comparisons can be made:

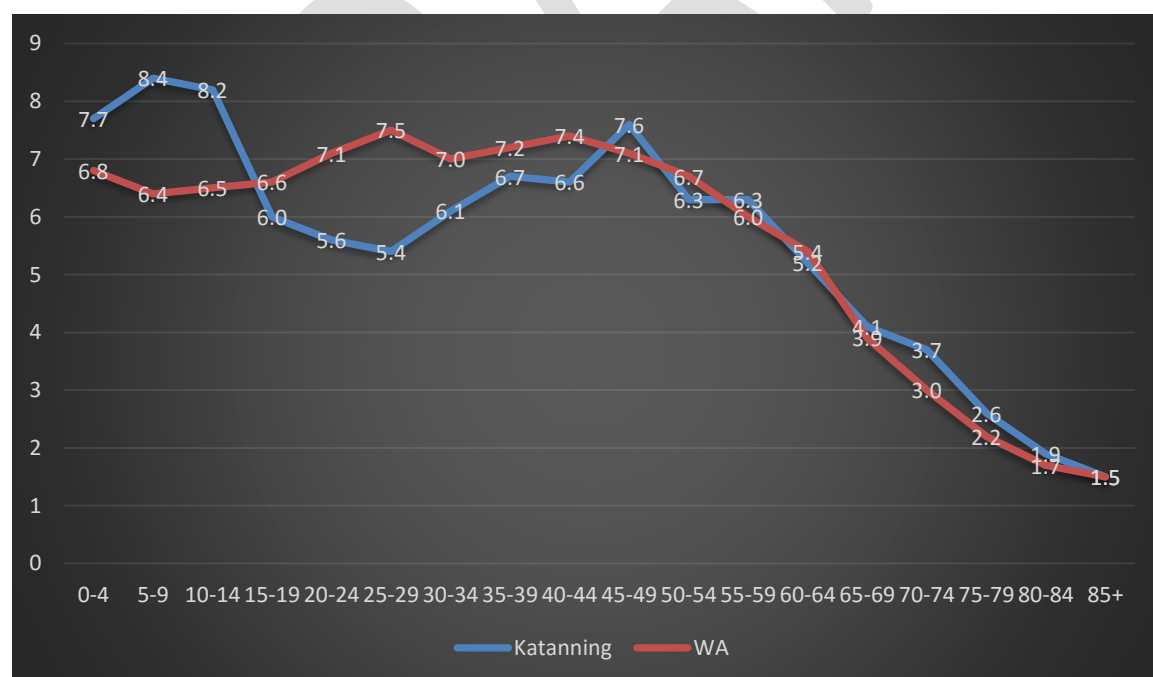
#### Shire of Katanning Demographic Overview

Category	Shire of Katanning LGA	WA	Difference of Katanning LGA from WA
Population	4,800*	2,519,321	-
Median Age	36	36	Same
Born in Australia	75.4%	62.9%	+12.5%
Median Weekly Household Income	\$950	\$1,415	-\$465
Single Parent Families	14.7%	14.5%	+0.2%
Index of Relative Socio-Economic Advantage and Disadvantage <sup>#</sup>	14 <sup>th</sup> Percentile	-	-

\*Population as advised by Shire of Katanning

<sup>#</sup> Compared to other West Australian LGA's, the Shire of Katanning ranks in the 14<sup>th</sup> Percentile (1 being the lowest, 100 being the highest).

#### Shire of Katanning Age Distribution Profile



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011.  
 Regional Population Growth Australia, 3218.0 ABS, 2014  
 2033.0.55.001 Socio-Economic Indexes for Areas (SEIFA), ABS, 2011

A key feature of these statistics is the significantly lower proportion of persons aged 20-29 and significantly higher proportion of persons aged 5-14. This type of demographic age profile would suggest that all else being equal, the Shire would have higher than average demand for junior sports and lower than average demand for senior sports than the State average. This age profile is typical of regional communities where many young families leave for metropolitan areas once the children reach upper high school and university age. Over 45% of the population are aged over 40, an age where low impact organised and non-organised physical activity becomes more popular. Walking is by far the most popular activity amongst this older demographic.

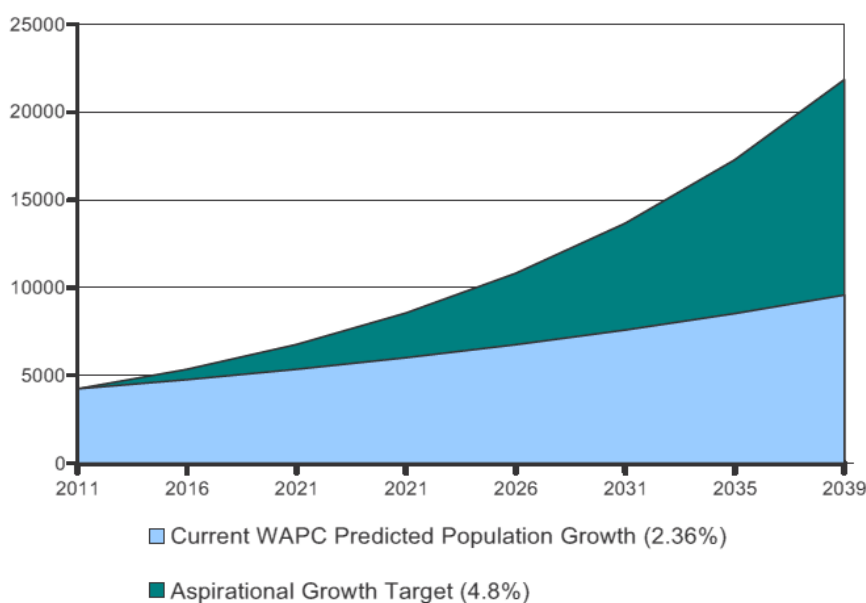
The significantly below average weekly household income and low SEIFA ranking suggests that the local community as a whole may have less capacity to pay to participate in sports and recreation than the State average.

It is also known that the Shire of Katanning is a highly multi-cultural town owing largely to the presence of the meat processing industry which attracts many Muslim workers and their families for the production of Halal meat. For various reasons the numbers of migrant and multi-cultural persons in the Shire may not be accurately represented in the ABS statistics, however it is known they make a significant proportion of the Shire's population, and have an impact on the recreation demands of the KLC. Soccer is a particular area where there is likely to be significantly greater than average demand than for the WA average.

## 5.2 Population Projection

The Shire's population is currently approximately 4,800 and has been growing at approximately 1% p.a. over the past decade (Katanning SuperTown Growth and Implementation Plan).

As per the Katanning SuperTown Growth and Implementation Plan, the Shire has an aspirational population target 15,000 to be achieved in a 20-30 year year time frame (see diagram below) requiring a 4.8% population growth rate per annum.



The aim of the Shire's planning is to plan for infrastructure development that is required to attract new population into the Shire and to cater for the population as it grows to triple its current size.

It is also noted that the Shire of Katanning has a wider regional catchment of approximately 7,500 in addition to its own population. These include the Shires located within a 50km radius of Katanning. They include the Shires of Kojonup, Wagin, Broomehill-Tambellup, Woodanilling, Kent, Gnowangerup and Dumbleyung. These Shires have some sporting facilities but not others, and their populations are not large enough to sustain some types of organised sports teams/competitions and therefore some of these residents travel to Katanning to participate. This is particularly the case for indoor court sports including netball, basketball and gymnastics. This catchment population is not expected to increase in the coming years. All future population growth, and therefore additional sport and recreation participants, are therefore expected to come from the additional 10,200 Katanning residents that are required to reach the population target of 15,000 for the Shire.

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## 6 RELEVANT INDUSTRY TRENDS

### 6.1 Benefits of Sport in Regional Communities

DSR commissioned a study into the benefits of sport for regional communities titled *Sport and Community Cohesion in the 21<sup>st</sup> Century*, Kim M. Atherley, University of Western Australia, 2006. This report reveals direct links between participation in sport and the development of cohesive social environments within communities. The report provides evidence of sport being linked to social benefits in the individual and community such as community integration, social bonding, cohesion, cooperation, and community identity and pride.

Local sporting clubs such as the local football, netball or golf club have played a key role in regional communities across Australia providing better physical and mental health outcomes for people of all ages. They also help teach values, volunteerism, cooperation, leadership, teamwork, and help in overcoming adversity. For school age children, learning these crucial socialisation skills has a significant impact on their academic performance.

These findings have recently gained further support from a recent study by the Centre for Sport and Social Impact (CSSI) at La Trobe University commissioned by the AFL which looked into the social value of community football clubs and its influence on health and the wider community. It surveyed 1,677 clubs across Victoria and conducted 110 interviews with club and community members, focusing on individual health, well-being, trust and social connectedness. It found for every \$1 spent to run an average club, there was at least \$4.40 returned in terms of social connectedness, wellbeing and mental health status.

It also led to improved employment outcomes, personal development, physical health, civic pride and the support of other community groups. Source: <http://www.abc.net.au/news/2015-02-27/football-clubs-create-better-mental-health-social-outcomes/6268268>.

All levels of government recognise the importance of local sport and recreation clubs for the wellbeing of regional communities and the need to provide support to these groups to enable them to meet the significant challenges they face. DSR acknowledges that investing in young people is a cost-effective investment in the future as it helps connect them to the community and teaches them valuable life skills (<http://biggerpicture.dsr.wa.gov.au/>).

Overall, there is a clear argument that investment in the capacity of local sports clubs is an important tool for improving the health and wellbeing of the community.



## 6.2 Regional Leisure Trends

Over the last decade ABV has participated in a wide range of projects in regional and remote parts of WA. During this time a variety of factual and anecdotal evidence has emerged through consultation with various local governments, regional sport and recreation groups, regional DSR staff, community members and other stakeholders.

A synthesis of this experience is provided here as a snapshot of the sport and recreation scene within the context of regional and remote WA.

The trends and information provided here are generic in nature but in general appear to have strong relevance to the Shire of Katanning.

### 6.2.1 Societal

- It is now highly recognised by all levels of government that sport and recreation in regional communities are integral to bringing people together and improving community cohesion, social capital and resilience. It is also recognised that sporting and community groups, the key providers of sport and recreation in regional communities, are facing enormous challenges to remain operational.
- The number of farming families is decreasing year on year as the pressure to increase economies of scale by creating larger farms continues to grow. Farms once run by families are being taken over by corporations and often farmed with non-resident managers and labour.
- In regional communities, sport and recreation providers are typically volunteers. For various reasons (e.g. declining populations, fly in fly out (FIFO), 12 hr shifts, volunteer burnout, compliance obligations) the number of people available to offer their services is diminishing.
- Society is ageing and there are also increasing numbers of people identified as having a disability (estimated at one in five). Sport and recreation programs increasingly need to cater for such demographics.
- Due to changing work patterns and the challenge of running clubs with volunteers, there is often growing demand for casual sport and recreation opportunities free of obligations to assist with coaching, umpiring, administration etc.
- There is growing trend towards employment of local government sport and recreation personnel. Experiences in Western Australia and throughout the world have reaffirmed the importance of dedicated salaried positions to coordinate and support community development efforts. The Club Development Officer program run by DSR in WA has proven to be highly successful with many LGA's on the waiting list to join the program.
- An increase in sport and recreation opportunities for youth contributes to a decrease in juvenile crime and antisocial behaviour in regional communities.
- There is growing recognition of the economic impact of sport and recreation in some regional communities leading to more communities offering major events to attract sports tourism income e.g. Leonora Gift.



### 6.2.2 Participation

- There is an increasing trend of participation in non-traditional recreation by youth e.g. active recreation, 'electronic' recreation etc. Time spent on social media is becoming an increasing concern.
- Growing awareness of the need to engage people who do not traditionally participate in sport and recreation e.g. people with disabilities, teenage girls, culturally diverse groups. There is a greater need to offer opportunities to capture imagination and interest.
- With populations impacted by FIFO, irregular work patterns and transience etc. there is often difficulty coordinating team sports. There is a growing trend towards more casual options requiring small groups of people and minimal coordination e.g. squash, racquetball, walking, cycling etc.
- "Fast food sports" (competitions organised by LGA run recreation centres) are increasing in regional areas where the local communities are losing capacity to organise competitions within traditional club structures. Anecdotal evidence suggests that once the Shire starts organising sporting competitions (i.e. netball, basketball etc.) in place of clubs, the more serious players travel to participate in a higher standard competition and the local competition becomes more social, which decreases the chances of a club reforming in the future to manage the competition once again.
- Participation levels in regional communities do not reflect the state or national statistical averages. Sports that are popular in highly populated areas may not even exist in a country town. Regional communities tend to have significantly higher than average participation in a select few sports, and no participation in others that are not conducted in that town. Participation in regional sports is much more affected by the enthusiasm and dedication of local voluntary or paid sports administrators rather than national or state sporting trends.
- Overall physical activity participation levels in the more remote parts of a region may be even lower than the regional average (perhaps due in part to limited available sport and recreation personnel, volunteer numbers and quality of facilities).
- Sporting precincts located in the centre of town are better able to be attended by children after school and on weekends than those located even a short distance outside of town. This is particularly the case for children from disadvantaged backgrounds who do not have the same level of support in terms of vehicle transportation to sporting activities.
- There is growing recognition that participation in sport and physical activity can have a positive impact on educational outcomes, school attendance, juvenile crime, antisocial behaviour, population health etc. and are being specifically used as tools to improve outcomes in these areas.

### 6.2.3 Facilities / Infrastructure

- The cost to develop sport and recreation facilities has escalated rapidly in recent years however with the recent economic downturn this appears to have stabilised. Despite the stabilisation of construction cost escalations, building costs are still very high particularly in regional and remote locations. It is noted that a way to combat the cost of construction in regional areas is for the Shire to take on project management of construction projects where appropriate, or even undertake some/all of the works itself as the Shire of Katanning has done in the recent past.





- Due to the high construction costs, and with the added factors of higher building standards and increased regulation, sporting and community groups do not have the capacity to build sporting facilities on their own as they once did in the past. An indoor court or clubhouse facility now costs several million dollars to construct; therefore, there is a very high reliance on Local, State and Federal Government support to fund the majority of new infrastructure developments.
- Local governments are increasingly considering co-location of sports facilities as a more financially sustainable option e.g. amalgamation of aquatic and dry facilities, multipurpose playing surfaces, sharing of changerooms / social facilities etc. This is often a condition of acquiring funding from State and Federal Government funding programs.
- Water shortages in regional areas have significant impact on ability to maintain quality natural grass playing fields. By necessity this is causing local governments to increasingly consider alternative water sources, water conservation / harvesting, more efficient provision of grassed playing surfaces and synthetic turfs.
- Synthetics surfaces are also being considered and implemented for their multipurpose capabilities. Hockey/tennis synthetic surfaces have been developed and they can be used for a wide range of social five a side sports and training activities.
- Solar panels are rapidly becoming more affordable and are increasing in cost effectiveness to install. Large installations are being placed on recreation/aquatic centre roofs. Commercial solar companies are offering finance packages that are cash flow positive with no upfront cost.

### 6.3 Participation Trends

The following participation trends are taken from two major national physical activity surveys and a Western Australian survey covering wheeled activities. They provide a general guide as to how physical activity trends are changing over time.

#### 6.3.1 Adult Physical Activity Participation (15yrs+)

The Exercise, Recreation and Sport Survey (ERASS) was conducted by the Standing Committee on Recreation and Sport, Australian Government, annually from 2001 to 2010. It is the most detailed sport and physical activity survey to be conducted across the Australian population. It revealed the following key points:

- All physical activity was increasing (organised and non-organised). Walking was the most popular activity by a significant margin. Walking and running experienced growing participation rates.
- Regular (3 times per week or more) organised physical activity grew by 28% over the decade the ERASS survey was conducted, whilst regular non-organised physical activity grew by 38% over the decade. This signals that the significant government efforts to combat obesity through increasing physical activity levels are helping increase physical activity participation.
- Club based physical activity (sports organised by a sporting club) grew, having increased by 31% over the decade of the survey. This implies that clubs continue to play an integral role in encouraging and enabling people to participate in physical activity.



### 6.3.2 Children's Organised Physical Activity Participation

Children are by far the largest participant group in organised sports; it is a key component of childhood development in the western world. The Children's Participation in Cultural and Leisure Activities report (ABS, Cat. 4901.0, April 2012) measured the participation rates of children aged 5-14 years across a variety of cultural and leisure activities in the 12 months prior to April 2012. The Study found that organised sport participation has increased slightly amongst both boys and girls from 59% in 2000 to 66% in 2012. In 2012, the average time that children aged 5–14 years spent participating in sport and/or dancing in the two weeks prior to interview was 5 hours and 24 minutes which remained constant since 2000.

These statistics indicate that children's participation rates in organised sports are generally steady or growing and could indicate that even with a population that is not growing, an LGA could still experience increasing demand for sporting facilities if these trends continue into the future.

### 6.3.3 Children's Wheeled Recreation Participation

Actual participation rates in wheeled activities have been collected in several major State and National children's sport and recreation studies, however, as yet, these statistics are not broken down into organised and non-organised participation. Western Australian children's participation in wheeled recreation activities is as follows:

***Trends in Physical Activity, Nutrition and Body Size in Western Australian Children and Adolescents: the Child and Adolescent Physical Activity and Nutrition Survey (CAPANS) 2008. Be Active WA, Physical Activity Task Force.***

In 2008, the Physical Activity Taskforce (Government of Western Australia) commissioned a survey into nutritional and physical activity habits of Western Australian primary school children in years 3, 5 and 7 and secondary school children in years 8, 10 and 11. A total of 34 schools were surveyed.

Key findings from the report are shown in the table below:

**Western Australian Children's Participation Rates in Wheeled Active Play Activities, 2008.**

Type of Wheels used for ACTIVE PLAY*	Children in Years 5 & 7		Adolescents in Years 8, 10, 11	
	Boys	Girls	Boys	Girls
Bike	66% <sup>2</sup>	64% <sup>5</sup>	41% <sup>3</sup>	24% <sup>4</sup>
Scooter	50% <sup>6</sup>	47% <sup>8</sup>	13% <sup>6</sup>	6% <sup>9</sup>
Skateboard	34% <sup>10</sup>	18% <sup>13</sup>	11% <sup>7</sup>	3% <sup>13</sup>
Roller Blade	16% <sup>12</sup>	30% <sup>10</sup>	2% <sup>13</sup>	4% <sup>12</sup>

\*In 7 days prior to the survey.

<sup>1</sup> Ranking of most popular active play activities.

These statistics show that bike and scooter riding for play is very popular amongst boys and girls in primary school years 5 and 7. Bike riding is a Top 5 play activity for boys and girls in both of the age categories.

Participation in active play on wheels is substantially reduced amongst adolescents; however, bike riding is still participated in by 41% of boys and 24% of girls. It is interesting to note that bike riding is on par with movement based video games amongst each group, and overall has only a marginally lower participation rate than the other highest ranking active play activities including playing with pets, walking the dog and playing on playground equipment. These statistics highlight the importance of ensuring that children's riding/skating is supported through provision of safe to use dual use pathways connecting key community nodes and the value of skate/BMX parks.

## 7 FACILITY REVIEW



Aerial View of the Katanning Leisure Centre



## 7.1 Katanning Leisure Centre Main Building



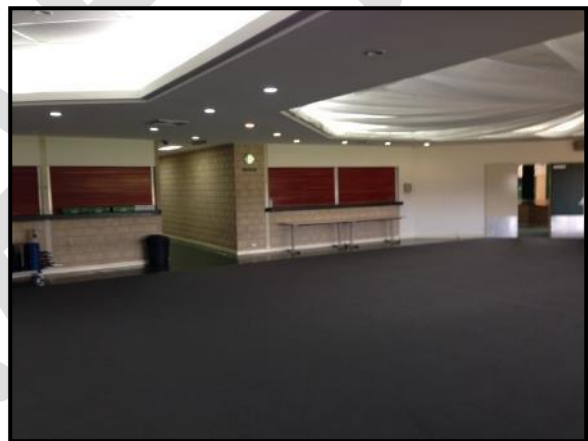
Front of KLC Building



KLC 4 x Multi-Use Indoor Courts



KLC Gym



KLC Function Room

### 7.1.1 Description

- The building is comprised of the following facilities:
  - Four indoor courts, wood floors.
  - Gym 170m<sup>2</sup>
  - Large function room with commercial kitchen
  - Crèche/multi-use room including a small outdoor playground
  - Male and female changerooms including showers and toilets
  - Office, reception desk and kiosk
  - Second level meeting/spectating room
  - Ram Pavilion and Quartermaine Oval Clubhouse are adjoining

### **7.1.2 Building Condition**

- Constructed in 1997, the KLC building is operated and maintained by the Shire and kept to a high standard. The structure should provide full service into the long term future.

### **7.1.3 Facility Usage**

- The KLC building is highly utilised, with the KLC Court Vacancy Spreadsheets (see Appendix 3) showing that the four indoor courts and function room are almost fully utilised during after school hours & Saturday open hours in both summer and winter.
- The function room is used frequently for physical activities including martial arts, dancing and fitness classes.
- The indoor courts are heavily used for basketball competition and training during the summer, and netball competition and training during the winter. Fitness classes and other activities and programs are also run on the courts. Basketball and netball also make use of the two Ram Pavilion courts although this is limited because of the bitumen floor surface and poorer lighting and ventilation.
- The gym currently has 242 active members.

### **7.1.4 Strengths**

- High provision of indoor courts for current and future population
- Centrally located to ovals and equestrian centre.
- Located on the edge of the town site, within walking/riding distance of a significant area of residential housing to the south and east.
- Good viewing from reception desk to all of the main areas of the facility.

### **7.1.5 Weaknesses**

- Ventilation/air flow is poor, the indoor court area can become very hot during summer.
- Lack of multi-purpose space. The function room is being used for a lot of physical activity which it is not ideal for such as Taekwondo, dancing and fitness classes, and it is affecting its capacity to host meetings, conferences and seminars etc. for which it was intended.
- Lack of storage for the KLC and for user groups.
- Lack of capacity to incorporate gymnastics at the KLC.

### **7.1.6 Opportunities**

- Ventilation/airflow can be upgraded.
- There is room for expansion around the KLC building, providing opportunity for additional multi-use spaces to be developed and gym capacity increased.
- Very large roof space could accommodate sustainability initiatives including water harvesting and solar PV electricity generation.

### **7.1.7 Threats**

- Structural capacity of the roof may limit solar panel installations.
- A dam would be the most cost effective solution for water harvesting, however it is unknown whether the site conditions are suitable for one.



## 7.2 Ram Pavilion



### 7.2.1 Description

- Large shed with bitumen floor and sports lighting, approximately 70m x 26m.
- Two multi-purpose court markings (basketball, netball, tennis, indoor hockey).

### 7.2.2 Building Condition

- Constructed with the Leisure Centre in 1997, the Ram Pavilion is still in very good condition and will likely continue to be fully serviceable into the long term future.

- The bitumen flooring is in reasonable condition although there is some unevenness where repair work has been undertaken to fix bitumen worn away by ram's urine.

### 7.2.3 Facility Usage

- Facility is used by the Great Southern Merino Sheep Breeders Association (GSMSBA) for the Katanning Merino Sheep Show and Sale event held annually over two days in August.
- The Pavilion is also used for the Katanning Agricultural Show for sheep dog trials and also for a petting zoo for kids.
- It has been used occasionally for machinery field days and agricultural harvest schooling where large machines are brought in to the area for educational sessions.
- It holds various functions including concerts, weddings, wind ups, expo's, Octane in October Car Shows and other events requiring large undercover spaces.
- Sports played in the Ram Pavilion include: basketball, netball, tennis, indoor hockey, indoor soccer, gymnastics (in the past), junior football training (wet weather) and junior cricket training (wet weather).
- The GSMSBA also hire a 75m x 10m marquee for additional shelter to house sheep for the Show and Sale.

### 7.2.4 Strengths

- Building is in good condition.
- Dimensions allow it to also be utilised as two indoor sports courts.
- Attached to the KLC, allowing it to be utilised extensively for a variety of uses and share amenities and services.

### 7.2.5 Weaknesses

- Bitumen surface is not ideal for many sports, resulting in a reluctance of many user groups to use it unless they have to.
- It is uninsulated and ventilation/air flow is poor for sporting purposes. It can become very hot during the summer and cold in the winter.
- Lighting is reportedly sub-standard for indoor sports.

### **7.2.6 Opportunities**

- The facility could be upgraded to a higher standard that would be more accommodative of multiple uses including a wide variety of sports and functions. This includes a multi-purpose floor surface, improved lighting, improved ventilation/airflow and insulation.

### **7.2.7 Threats**

- The structural design will of the Ram Pavilion will need to be checked to ensure it can be upgraded with ventilation/airflow and lighting within the constraints of the existing structural load limits.

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## 7.3 Top Oval and Shared Kiosk/Storage Facility



Top Oval Shared Kiosk/Storage Facility



Top Oval Turf Over Used Area

### 7.3.1 Description

- Small kiosk with storage units and shelter to the front, located on the north western side of the Top Oval.
- Rectangular turfed area approximately 175m x 130m with a hard cricket wicket in the centre and two floodlight poles, one either side of the kiosk providing some limited training lighting near the building.

### 7.3.2 Building and Oval Condition

- The building is in very good condition, 5 years old and well maintained.
- The oval turf is in poor condition in places, particularly in the area near the kiosk as that is where the training lights are located.

### 7.3.3 Facility Usage

- Katanning Hockey Club play 3 home games and host a finals round if they make it, during the winter season.
- The Australs Cricket Club team use the ground for home games (every second week) during the summer season.
- The Katanning Junior Cricket Association host junior cricket matches in alternation with Kojonup on the Quartermaine Oval and Top Oval.
- The Katanning Rugby Club uses the ground for training.
- Katanning Association Football (soccer) plays on Monday nights during the winter season, competition only.

### 7.3.4 Strengths

- Kiosk is located on the north-western side of the Top Oval, no issues with afternoon sun. Position is good if new turf areas are developed to the west or north in the future.
- Plenty of room to expand the building as required in the future.

### **7.3.5 Weaknesses**

- Lack of toilets and changerooms. Top oval players/spectators have to use KLC facilities.
- No social facilities which will be an increasing need as the user groups grow in the future.
- Limited floodlighting means the Oval gets chronic overuse near the kiosk, resulting in very poor turf quality in that area.
- Limited spectator shelter available.
- There is a driveway located between the Oval and KLC building which presents a safety issue as people need to cross the drive to access the nearest available toilets and changerooms.

### **7.3.6 Opportunities**

- Add on toilets, changerooms and social facilities in the future, potentially in a staged fashion, to meet the various user groups needs as they grow.
- Upgrade the floodlighting to cover the full oval so that usage can spread across the whole ground rather than be concentrated under the lights.

### **7.3.7 Threats**

- None identified.
- Existing lighting infrastructure on the Top Oval is not likely be suitable for re-use to achieve minimum Australian Standards, a whole new lighting system is likely to be required.

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## 7.4 Quartermaine Oval and Clubhouse



### 7.4.1 Description

- Senior sized football/cricket oval with a synthetic cricket wicket in the middle and four training light poles.
- Clubhouse facilities including a function room and bar, public toilets, home and away team changerooms and upstairs viewing/media rooms.
- The Clubhouse is attached to the KLC building and is located on the south west corner of the oval.
- The Clubhouse has a large uncovered terraced spectator area, and a small veranda.
- There is a playground to the south of the oval, on the east side of the Clubhouse.
- Two wicket practice facility.

### 7.4.2 Building and Oval Condition

- The Clubhouse is in very good condition, built at the same time as the KLC (1997) however has since had extensions.
- The Oval was in very poor condition during the time of construction of this report, including poor turf coverage, poor drainage and an uneven surface. Remedial work has been ongoing through this time and it is expected that the quality of the surface will improve.
- The playground is in good condition.
- Cricket nets are in good condition.

#### **7.4.3 Facility Usage**

- The Katanning Wanderers Football Club (Seniors), Katanning Junior Football Club and Katanning Auskick Centre all use the Oval for training and competition during the winter season.
- The Wanderers Cricket Club senior team use the Oval for competition on a home and away basis.
- The Katanning Junior Cricket Association host junior cricket matches in alternation with Kojonup on the Quartermaine Oval and Top Oval.
- The Oval is used for the annual Agricultural Show as well as various school carnivals throughout the year.
- The Clubhouse is occupied by football in the winter season and cricket in the summer season. The KLC also makes use of the facility during off peak times.

#### **7.4.4 Strengths**

- Good standard of facilities in the Clubhouse, with most needs being met including social facilities and amenities.
- The Clubhouse has excellent elevated viewing over the Oval.
- The playground is well protected from southerly and westerly winds.
- Cricket practice nets close to Clubhouse.

#### **7.4.5 Weaknesses**

- The Oval turf condition (see Building and Oval Condition).
- The lighting is unlikely to meet the minimum Australian Standards for community level training or competition. The pole heights are very low which creates glare and uneven lighting problems.
- Lack of spectator shelter in front of the Clubhouse.

#### **7.4.6 Opportunities**

- Spectator shelter could be added on to the front of the Clubhouse, sheltering the tiered spectator area.
- The oval could be fitted with lighting to community level Australian Standards.

#### **7.4.7 Threats**

- The existing lighting infrastructure is unlikely to be usable for a lighting design to meet Australian Standards, which will result in a whole new lighting system being required.



## 7.5 Katanning Equestrian Centre (KEC)



Sand Arena



Centre of Equestrian Grounds



Horse Pens



View towards KEA and GSMSBA Storage Shed

### 7.5.1 Description

- Approximately 2.8 hectare site including:
  - Grassed main arena approximately 90m x 120m.
  - Sand arena 90m x 65m
  - Internal gravel parking area
  - Sheltered horse pens (22)
  - Shared storage shed – Great Southern Merino Sheep Breeders Association (GSMSBA) and Katanning Equestrian Association (KEA).

### 7.5.2 Facility Condition

- Storage shed is in poor condition, it is subjected to persistent vandalism.
- The grounds are in relatively good condition for an equestrian centre.
- Fencing is new and in very good condition.
- The horse pens are in good condition.

### 7.5.3 Facility Usage

- KEA has three big events per year including the Agricultural Show, although the Endurance Ride is held off site.

- KEA also has around 6 training days, coaching clinics and unofficial competitions, spread across from February to November.
- 100 horses attend for the Agricultural Show and 40-50 for the Dressage Extravaganza. There are 30-50 active members of the KEA across the year.

#### **7.5.4 Strengths**

- Location in KLC grounds allows greater sharing of facilities such as amenities and parking.
- Adequate size for existing events and activities.

#### **7.5.5 Weaknesses**

- Constrained site that cannot be expanded to cater for new events such as rodeos or camp drafting which is rapidly gaining in popularity.
- The storage shed is in poor condition and regularly vandalised/broken into.
- Location within the KLC grounds represents a risk to horses and other KLC users as horses are easily spooked and will try to run. Large numbers of horse floats entering and exiting the KLC can also present safety problems.

#### **7.5.6 Opportunities**

- Relocation across Henry Street to Shire owned rural land could enable the development of a large shared use equestrian centre within the buffer zone of the proposed food processing expansion area, allowing new disciplines and events to be accommodated such as rodeos and camp drafting.
- A new shed with basic facilities such as spectator shelter, toilets and a meeting room could be developed that is more secure than the existing shed.

#### **7.5.7 Threats**

- There may be some club members or community members opposed to any such move.
- Supplying services to a new shed/club facility could potentially be difficult and costly.





## 7.6 Parking, Driveways, Pathways and Entrance



### 7.6.1 Description

- KLC has significant existing parking areas including:
  - 138 sealed and marked parking bays at the main entrance area.
  - 3,500m<sup>2</sup> sealed, unmarked, bitumised area north of the Top Oval.
  - 3,200m<sup>2</sup> unsealed parking area north of the Top Oval.
  - Perimeter parking around three quarters of the Quartermaine Oval.
  - Large open area between west side of Quartermaine Oval and sheds, 5,000m<sup>2</sup>+ (unsealed, bare ground).
  - Unsealed parking area within the KEC.
- The main entrance to KLC comes off Pemble Street into the main parking areas. There is also a second gated entrance leading straight into the Ram Pavilion.
- There is a sealed driveway from the entrance leading around the western side of the KLC building and 2/3 of the Quartermaine Oval.
- There is a dual use bitumen pathway leading from Town to the KLC along Pemble Street, and there is pathway leading from the main entrance to the KLC building entrance.

### 7.6.2 Condition

- The sealed parking areas, driveways and pathways are in good condition. The unsealed parking areas are well maintained.

### 7.6.3 Strengths

- There is already a large amount of sealed parking area that is likely to be able to absorb significant growth in regular usage at KLC. In combination with the unsealed areas, there would appear to be sufficient parking space for the long term.



- The KLC has a very user friendly drop off turning circle, suitable for the largest trucks and busses and five drop off stopping points in front of the KLC building entrance.

#### **7.6.4 Weaknesses**

- The main driveway cuts between the Top Oval and the KLC building where the nearest available toilets and changerooms are located, creating a point of conflict between pedestrians and vehicles. It is a long straight drive with only one speed hump to slow traffic.
- The generous drop off turning circle takes up a very large area in front of the KLC building, meaning that half of the sealed parking area is over a 100m walk from the front doors.
- There is no pedestrian pathway from the Top Oval to the KLC building, where the toilets and changerooms are located.
- Parking areas are not well lit at night and there can be a considerable walk from the front doors due to the parking layout.

#### **7.6.5 Opportunities**

- A fitness path looping could be developed to improve access around the grounds and also create a recreation element that can be both passive and active, and accommodates the most participated in physical activity – walking & jogging.
- The sealed parking area at the Top Oval could be formally marked out as demand increases in the future to ensure this space is used safely and as efficiently as possible.
- If ever required, additional sealed parking space could be developed in the turning circle area in front of the KLC building entrance, and on other parts of the grounds if/when necessary.
- Additional traffic calming measures and a pedestrian crossing point could be added between the KLC building and the Top Oval to improve safety for pedestrians crossing the driveway.
- Solar parking light poles could be added to the main parking areas to improve people's sense of security at night.

#### **7.6.6 Threats**

- Parking and pathway developments will need to be mindful of other future developments at KLC to ensure that significant sections do not require removal/relocation.



## **7.7 Power and Water Supply**

### **7.7.1 Description**

- Power supply is reportedly very good and has a substantial amount of capacity for future power needs.
- Irrigation water supply from the Water Corp is at maximum capacity. The Shire's allotment of water is being fully subscribed across its parks, and the pump and pipe infrastructure is being used to its fullest extent.

### **7.7.2 Opportunities**

- The Shire could harvest water on a large scale, catching all the water runoff from roof space, parking areas and the surrounding grounds by digging a large dam at the lowest point in the reserve in the north corner, where all the water runoff currently runs through towards the creek.
- The Shire could also look at developing a dam across the Henry Street on the rural zoned land it owns, catching water runoff from the sloping farm land.
- If dams are not viable in these locations, water tanks could be developed to catch water off the KLC roof and pump it to another dam off site for storage.

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## 7.8 Agricultural Sheds



Machinery Restoration Group Shed



Poultry Shed and Ag Society Storage Shed



Shearing Shed

### 7.8.1 Description

- There are a group of large sheds near the entrance of the KLC Grounds on the western side. They include:
  - Machinery Restoration Group Shed – 1,100m<sup>2</sup>
  - Katanning Shears Shed – 800m<sup>2</sup>
  - Poultry Shed – 270m<sup>2</sup>
  - Agricultural Society Storage Shed – 160m<sup>2</sup>

### 7.8.2 Building Condition

- The sheds are older than the KLC building but are still in good condition and would appear to have many serviceable years left in them.

### 7.8.3 Facility Usage

- The Poultry Shed and Agricultural Society shed are primarily used for the Katanning Agricultural Show held on the fourth Saturday in October each year.
- The Shearing Shed is used for the Agricultural Show and also for the Farmers market every third Saturday of the month which is very popular.
- The Machinery Restoration Group has a social day once per week and monthly meetings. Individuals come and go as they need to, to work on machinery they are restoring.

### 7.8.4 Strengths

- Sheds are in good condition.
- Their location does not intrude on recreation opportunities and are located near to the Quartermaine Oval and Ram Pavilion which are key areas for the Agricultural Show.

### 7.8.5 Weaknesses

- The sheds are just plain galvanised steel and therefore absorb a lot of the heat from the sun, causing them to get very hot in the summer and age faster than white coated steel due to more extreme expansion/contraction.

#### **7.8.6 Opportunities**

- Modifying and/or expansion of the agricultural sheds could significantly increase the multi-use functionality of the sheds and provide significantly increased capacity for agricultural related events such as the recently started Rabobank Australia Sheep Expo and the Farmers Market.
- Painting the sheds white would reduce their heat gain and potentially extend the life span of the structures.

#### **7.8.7 Threats**

- The feasibility of modifying the sheds to create larger internal spaces is unknown.

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## 8 CONSULTATION KEY FINDINGS

### 8.1 Key Stakeholder Consultation

Extensive consultation was undertaken with the key stakeholders including current and potential users of the KLC. Groups were consulted via one on one meetings, a survey and follow up phone calls and emails as required. The groups were asked details about their current participation and trends, their operations, issues they are encountering and their facility requirements and desires so that the consultants could gain a solid understanding of the groups' needs. Facility usage information is reported in Section 7 of this report. The key facility needs and issues raised by the key stakeholders are reported below:

#### 8.1.1 Great Southern Gymsports (GSG)

Serena Sandwell

- The Club has 50 participants which is at capacity with the current number of coaches that are available. It has a 50/50 mix of boys and girls aged 18mths to 16yrs. Before the Katanning Gymnastics Club split into two there were 130 participants in total. Assuming more coaches can be found, more participants would be expected as the population grows.
- The Club is currently satisfied with its privately hired facility (hall at Katanning Residential College) as they have exclusive use and therefore do not have to pack away equipment after each session.
- It would be preferable for the Club to be located at the KLC, but only if they could have gymnastics equipment permanently set up as the impost on voluntary resources is too great to set up the large volume of heavy and bulky equipment for each session and then take it down again. The Club has two truck-loads of equipment including a trampoline that weighs 250kg.
- GSG would be happy to share a facility with multiple other user groups including the Katanning Gymnastics Club and other groups provided their equipment could stay set up.
- Collocation at the KLC would be advantageous for families with multiple children who attend different sports, and give participants access to higher standard supporting facilities that are available at the KLC.
- GSG would not consider relocating to a venue that would require set up and pack up with each session.

#### 8.1.2 Katanning Taekwondo Club

Mick Trezona

- The Club currently has 25 students, which fluctuates as people come to and leave the Shire.
- The Club currently operates mostly from the KLC Function Room. It is not ideal as it does not permit proper sparring or facilitate set up of equipment such as kicking bags, and it is not always available and they need to be moved to the indoor court which is highly disruptive when other users are using the other courts.
- A gymnasium with some open floor space would be more suitable, particularly if they could have rubber matting and kicking/punching bags set up.
- KLC is a safe environment with high quality supporting facilities which alternative venues cannot offer.

### **8.1.3 Katanning Wanderers Football Club**

Dom Laurino

- The Club has an Under 14's, Colts, Reserves and a League team. In the future the Club would expect growth in the juniors and the senior teams may find it easier to field teams with local players.
- The Club is generally satisfied with its clubhouse facilities although it would like to continue upgrading them. It is a financial club, however, it needs a longer term lease arrangement with the Shire to have the security to acquire and commit funds to future developments.
- The Club would like to upgrade the kitchen and clubrooms and provide shelter over the terraced spectator area.
- The Quartermaine Oval has had major issues in recent years although it is hoped that recent works will resolve some of these issues.
- Improved lighting is desirable to allow night games to occur and improve the quality of the training lighting.

### **8.1.4 Wanderers Cricket Club**

- The Club currently has 1 senior team, it normally has two teams. Cricket has been declining in the region. There is 1 Under 13's team and Milo cricket. The numbers are a little low at the moment but with population growth the Club would expect some stability in the seniors and some growth in the juniors.
- The Club enjoys the facilities and makes good use of the Clubhouse. The oval turf quality is getting better.

### **8.1.5 Autumn Club**

Ron Smith

- Seniors need a place to call their own in Katanning. The lack of a home base prevents some seniors from participating in social activities. A comfortable venue for seniors will encourage more people to come out, as having a comfort zone is very important for them.
- A room with capacity for around 60 people and a kitchen would be sufficient for the Autumn Club's activities. It should have close access to the car park.
- A venue for seniors would likely see the creation of new groups and a significantly more active social scene, which is very much needed for the community where loneliness and isolation is a significant issue for some.

### **8.1.6 Katanning Cougars Hockey Club**

Jenny Hobley

- The Club has 1 ladies' and 1 men's team, and a C grade (14-17yrs) and D grade (Under 13's) girls' teams. The Club does not expect a huge amount of growth in the future due to the transient nature of many people coming to the town and that they tend not to be hockey people.
- The quality of turf is very poor due to over use with both soccer and hockey intensively using the same area. More lighting around the ground would help spread the usage.
- A synthetic surface would be highly desirable and could help encourage former players back into the game. A field with lighting would also allow night games including summer five a side competitions.
- A playground near the Top Oval is needed for siblings/children of players.



- Toilets are needed at the Top Oval so people do not have to cross the driveway and walk all the way to the KLC. It is highly inconvenient and a risk for children.
- The Hockey Club needs a minimum of two and ideally three hockey fields available for competition days.

#### **8.1.7 Katanning Auskick Association**

Gerri Kowald

- There are 60-80 Auskick participants (Years 1, 2 & 3) and numbers have been fairly steady in recent years. Growth would be expected with population growth.
- The oval condition is poor and needs improving.
- More storage space is required. Shelving in the existing storage unit would make the existing space more effective.
- A fence around the oval playground would help parents with young children that like to run. The ledge is an issue.

#### **8.1.8 Katanning Under 13's Football Club**

Adrian Morrow

- The Club has 2 teams that play in the same competition.
- Additional oval space is required as there are occasions when the Quartermaine Oval is too busy for games on the Saturday.
- Improved communication/management is required. Keys to the Sprig Bar and toilets would be helpful.

#### **8.1.9 Australs North Cricket Club**

Greg Paini

- The Club has 1 senior's team, down from 2 teams in 2011. It is getting harder to find players.
- Toilets are needed for the Top Oval.
- Additional spectator shelter is required.
- Improved turf quality is required.
- Lights on the cricket nets for evening training is highly desirable.

#### **8.1.10 Katanning Gymnastics Club**

Erin Urquhart

- The Club has 35 registered participants which is currently restricted by the availability of coaches. Demand is there but it is difficult to get coaches at the present time. Demand would be expected to grow with population growth, children from all backgrounds are involved.
- Set up and pack up is too difficult given the amount of equipment and the already stretched volunteer resources. The Club simply would not consider moving to a venue where regular set up/pack up was required.
- The Club is currently paying a very high rent, but will not move back to the KLC due to the pack up/set up issues unless a facility where gymnastics equipment can be set up permanently is provided.
- The KGC would be happy to share such a facility with the other gymnastics club and other clubs that could make use of the open floor space area such as dancing and martial arts.
- The Club essentially just requires a large hall approximately 1 indoor court size with a high ceiling and lighting. The flooring does not matter as floor mats are used regardless.





- An area for parents and siblings to watch is also important.

#### **8.1.11 Katanning Junior Basketball Association**

Michael Kowald

- The Association has 175 kids plus parents, with a significant multi-cultural mix.
- There are 12 Under 14's teams, 8 Under 18's teams and 40-60 Junior Hoops players. The Association would expect to grow along with population growth.
- The Association is finding court availability to be tight for training. Training is restricted to half courts. When fitness occurs in one corner of a court it takes out the whole court. There are no other courts to train on.
- Junior basketball finishes at 8:30pm and is as late as it can practically go for juniors.
- Court time is tight overall, the Association is now also using the Ram Shed, however the lighting, ventilation and flooring all need to be addressed to make it more suitable for regular use.
- Ventilation in the main stadium needs to be improved, it gets very hot in summer.
- The equipment in the stadium is good.

#### **8.1.12 Katanning Football Association (Soccer)**

Bernie Simpson

- The Association has four teams of Year 4 - Year 7 aged children and 5 teams of Year 8 – Year 12 aged children. The games are 5 – 7 a side depending on numbers. There is some demand in adults with some training privately, however, there is no formal organisation for senior soccer as yet. 90% of the children are using Kidsport vouchers, there is a strong multi-cultural mix of participants.
- The Association expects to grow very strongly due to the growing popularity of the sport in Australia and Katanning's population growth.
- Increased lighting around the Top Oval is essential to spread the load, as currently the limited space under lights becomes severely degraded due to over use by soccer and hockey.

#### **8.1.13 Katanning Agricultural Society**

Jill

- The Katanning Agricultural Show is held on the 4<sup>th</sup> Saturday of October. In 2014 the official count was 3,090 adults and 1,587 children, an increase of 381 on the previous year. It is very strong in comparison to shows from other towns that are losing numbers. The Society expects to grow the Show in future years with continued introduction of new and interesting rides and acts.
- The Society would like to have improved power supply provided around the oval for the annual Show.
- The Society would also like to have another toilet block placed on the far side of the oval and an extension to the Shearers Shed. The Farmer's Market is held there every third Saturday of the month and it has filled the entire space, it is very popular.
- The Society could contribute to facility developments.



#### **8.1.14 Katanning Equestrian Centre (KEC)**

Amy Kippin

- The Club typically has 30-50 members. More members attend towards the end of the year. With an increasing population and improved facilities, the Club anticipates growing membership in the future and increasing numbers of horses attending events from surrounding areas and beyond.
- The Club has 3 big events plus 2-4 unofficial events and 3-4 training days and coaching clinics.
- Events such as stock handling, rodeo and camp drafting are rapidly growing in popularity. The KEC requires a bigger venue to be able to host these kinds of events. A facility similar in size to the Mt Barker equestrian venue would be ideal.
- The Club would be open to relocating if improved/larger facilities could be provided to enable it to expand the range of events it can offer. This would include purpose built yards for stock and a large arena as well as several small arenas. An undercover arena (open sides) of 90m x 30m would be a major drawcard.
- A minimum 22 undercover stables would expect to be replaced should the Club be relocated.
- Access to trails such as the old railway lines would be a major benefit to the Club.
- Young horses can be unpredictable and so separating the KEC from the KLC would improve safety for both horses and the public.

#### **8.1.15 Machinery Restoration Group**

Chester Smith

- The Group has less than 20 members, with around 5 or so members turning up each Wednesday morning to meet.
- The Group would be open to relocating provided the same or larger space would be provided to store and display the machines are being restored.
- The second facility the Group is currently occupying is frequently vandalised. This site needs much better security before it could be considered a potential relocation site.

#### **8.1.16 Katanning Senior High School (KSHS)**

Graham Treloar

- The School uses the KLC facilities for major events such as sports carnivals. It also uses the facilities for one off activities such as roller skating. The transport requirements and costs make it difficult for the School to make more frequent use of the facility.
- The School is looking at introducing a fitness program, and therefore facilities suitable for fitness classes for students would be ideal.
- The School is unlikely to make more frequent use of KLC in the future due to the transportation factor.
- Long jump pits for athletics carnivals would be helpful.

#### **8.1.17 St Patricks Primary School**

Chris Smith

- The School participates in athletics and other sporting carnivals at the KLC, and also performs a Christmas concert there.
- The cost to use the facilities is an impediment to using the KLC on a regular basis.
- A long jump pit would be advantageous for the athletics carnivals and training.



- A private high school has been mentioned by members of the community in the past, however, it is not feasible with the current population. It may only become feasible in the long term if the population goes beyond 15,000 at least, but would depend on a proper assessment being made.

#### **8.1.18 Braeside Primary School**

Chris Altus

- The School has carnivals at KLC, but does not do regular activities there due to the cost. A school rate is needed to encourage schools to use the facilities more often.
- Three permanent jump pits are needed for athletics carnivals and training.

#### **8.1.19 Rabobank Australia Sheep Show and Expo**

Ian Hanna & Simon Kerin (Rabobank Sheep Show Organisers)

- The Rabobank West Australian Sheep Show and Expo was held at the Rec Centre on August 20th and 21st this year. This is the optimum time for the event in order for it to fit in with sheep breeders work patterns. Holding the event at other times of the year would be highly impractical
- The vision is to build the event into a “not to miss” event which covers all aspects of the sheep industry in WA, emulating similar events held in the east such as the Australian Sheep and Wool Show held in Bendigo Vic, and Sheepvention held in Hamilton, Vic. These events draw a combined tally of 30,000 visitors. Katanning as the ideal venue for an event like this with the regional saleyards, Wammco, the DAFWA Research Station and its proximity to a large percentage of the State’s sheep flock.
- The Rabobank Sheep Show organising committee are currently operating as a subcommittee of the Great Southern Marino Breeder Association (GSMBA); the group is not incorporated in its own right.
- GSMBA is currently contributing \$15,000 for the hire a 750m2 marquee. Other income will be generated through site hire by industry representatives displaying at the show.
- GSMBA/Rabobank Show Organisers are keen to be involved in planning for and contributing to increased space for the sheep show. There would appear to be significant potential for remodelling of some of the Agricultural shed to create a significantly larger and more flexible use space that would be ideal for organisations that require large under cover spaces.

## **8.2 Community Survey**

Members of the public were able to have their views heard on the current and future needs of the KLC, and could contribute via public submissions, speaking directly with the consultant and submitting a survey. Of these methods, 20 people submitted an online survey response. The low level of response could be attributed to overall general satisfaction with the KLC facilities and thus had less motivation to participate.

The online survey was conducted in April 2015. Key findings from the community survey are as follows:

- There was a total of 20 responses, with 40% male and 60% female.
- 30% of the respondents visited the KLC 1-12 times per year, 35% visited 13-50 times per year, and 35% visited more 50 times per year.
- When asked to provide their level of satisfaction on a scale of 1-10 with existing facilities at the KLC (1 lowest, 10 highest), the facilities were given the following average ratings:



– Indoor Courts	8/10
– Function Room	7/10
– Football Clubhouse	6/10
– Gym, Crèche, Changerooms, Quartermaine Oval, Top Oval & Equestrian Centre	5/10

- This results show overall satisfaction with the main KLC building, but lower satisfaction with the grounds.
- When asked an open ended question – “What do you like most about the KLC?” some of the common responses were:
  - The classes (15%)
  - The quality of the facility (20%)
  - The staff (25%)
  - The multi-use functionality/wide range of activities on offer (25%)
  - The indoor courts (30%).
- When asked an open ended question – “Is there anything you dislike about the KLC?” some of the common response were:
  - Lack of toilets on Top Oval; poor gym equipment, general wear and tear, canteen food offerings (12% each)
  - Lack of a pool (indoor/outdoor not specified) (18%)
  - Condition of the ovals (24%)
- The top priorities for new or upgraded facilities listed by the respondents are as follows:
  - Gym Extension (40%)
  - New Sporting Field (35%)
  - Senior/Youth/Multi-Purpose Centre (25%)
  - Group Fitness Room (25% responses)
  - Dedicated Gymnastics Room (25%)
  - Indoor hydrotherapy pool (20%)

Overall, these results show general satisfaction with the KLC main building, with some desired new facilities/upgrades and improvements to the surrounding grounds.



## 9 FUTURE TURF AND INDOOR SPORTS FACILITY REQUIREMENTS

This Master Plan examines the future major sporting infrastructure requirements of the Shire of Katanning based on a future population growth target of 15,000. A key factor that has been taken into consideration is that the sports participation dynamics of a small town is markedly different to that of a large town. Principally, a small town does not have the population to sustain a wide variety of sports that a large town does, therefore, participation rates will often be high in sports that are represented in town, and non-existent for other sports that are not.

Another key feature is that each town has its own unique sports participation characteristics that are a combination of historical circumstances, the enthusiasm and dedication of local voluntary and paid administrators and the availability of facilities. No two towns of similar population sizes have the same participation characteristics.

These two key factors mean two things as the Shire of Katanning's population grows by over 200%:

1. Participation for each sport is unlikely to grow in line with population growth. New sports will develop that will absorb a certain proportion of available sports participants. There are many variables that will affect the future growth of each of the existing sporting clubs.
2. It is not possible to predict which new sports will become established and to what size they will grow, due to the factors listed previously.

Ultimately, this leads to the logical conclusion that planning for major population growth in a regional town requires infrastructure to be flexible, multi-purpose facilities that can accommodate the growth in sports participation, no matter what form it may take. Sports turf (i.e. fields for football, soccer, hockey, cricket etc.) and indoor courts are the two major multi-use sporting infrastructure items that cater for a wide variety of sport and recreation activities.

In order to develop an understanding of the indoor court and sport turf requirements for a future Shire of Katanning with 15,000 population, ABV has analysed five other regional LGA's that currently have populations in this vicinity. They include:

LGA's with Approximately 15,000 Population

LGA	Population 2013
Augusta-Margaret River (S)	13,168
Esperance (S)	14,242
Murray (S)	16,304
Port Hedland (T)	16,472
Broome (S)	17,251

Regional Population Growth Australia, 3218.0 ABS, 2014

## 9.1 Sports Turf

The following details were revealed in relation to the sports turf provision in the LGA's under analysis:

### Sports Turf Comparison

LGA	Sporting Fields	Total Active Turf Space
Esperance	3 ovals 1 large contiguous area 2 rectangular fields No synthetic	13.0 ha
Augusta-Margaret River	3 ovals 1 large contiguous area No synthetic	8.4 ha
Broome	2 ovals 1 large contiguous area No synthetic	10.1 ha
Murray	6 ovals No synthetic	13.1 ha
Port Hedland	1 oval 3 large contiguous areas No synthetic	14.9 ha
<b>Average Area</b>		<b>11.9 ha</b>
Katanning	2 ovals	4 ha

This research shows that a regional LGA of approximately 15,000 population maintains approximately 12 hectares of sports turf for a variety of sports. They are made up of traditional ovals and large contiguous areas that provide maximum flexibility. The Shire of Katanning has  $\frac{1}{3}$  of the population and  $\frac{1}{3}$  of the sports turf space. Whilst the triggers for additional oval construction should be demand driven, it indicates that to cater for future population growth, the Shire will need to consider providing additional sports turf to provide the capacity for increased participation in the short term. An additional 4 hectares (total = 8 hectares) would provide capacity for population growth up to 10,000 persons, and then a further 4 hectares would provide capacity for population growth up to a population of 15,000. This is represented in the table below:

### Sports Turf Requirement Timeline

Potential Growth Timeline	2015	2025	2035
<b>Population</b>	4,800	10,000	15,000
<b>Total Sports Turf Required</b>	4 ha	8 ha	12 hectares
<b>Sports Turf Required in addition to existing provision</b>	0ha	+4ha	+8ha

Whilst 12 ha of natural turf can be seen to be a standard level of provision for a population of 15,000, this total amount could be partially reduced through the use of synthetic surfaces which have a minimum 100% additional usage capacity over natural turf, and are effectively only limited by the availability of hours after school and on weekends in which people are able to participate in sports training and competition. None of the 15,000 population LGA's analysed yet have a synthetic field, although this may change due to increasing pressures on water resources. A recent trend amongst smaller regional LGA's that ABV notes may be indicative of the future is the provision of multi-use synthetics as have been installed at Gnowangerup and Merredin.



These synthetic fields accommodate hockey in the winter and tennis in the summer, with the potential to accommodate other sports such as netball and five a side sports. Importantly, they provide a high quality playing surface all year round and do not require watering.

## 9.2 Indoor Sports Facilities

A comparison of indoor court facilities in the 15,000 population LGA's was also conducted. The following findings were made:

### Indoor Court Comparison

LGA	Indoor Courts	Comments
Esperance	4	2 sprung wooden courts 2 bitumen courts undersized.
Augusta-Margaret River	4	3 in MR, 1 in Augusta. Sprung wooden.
Broome	2	Synthetic
Murray	3	Wooden courts
Port Hedland	1	Sprung wooden Town of Port Hedland does not have a basketball association and netball is played on outdoor courts at another venue.
<b>Average Number of Courts</b>	<b>2.8</b>	
Katanning	6	4 sprung wooden, 2 bitumen

This analysis shows a wide variance between the LGA's provision of indoor courts, ranging from 1 to 4. Katanning has a population of less than 5,000 yet has the most indoor courts of all with 6. Undoubtedly, these LGA's have significantly greater reliance on use of outdoor hard courts whether managed by the LGA or schools. With 6 indoor courts, the Shire of Katanning only requires use of outdoor hardcourts for large netball carnivals. Consultation with the other LGA's revealed that all facilities are well utilised, which leads to speculation that if these larger LGA's provided additional indoor courts that they too would be well utilised by the community.

The Shire of Katanning already has twice the average number of indoor courts than the 15,000 population LGA's, and 50% more than the next most well provided for LGA. Therefore, the Shire can be said to have sufficient indoor court provision for its future population growth and resulting participation growth in sports such as netball, basketball, badminton, volleyball, indoor soccer etc. It is noted that the KLC has four quality indoor wooden courts and two courts marked on bitumen within the Ram Pavilion. The four wooden courts are highly utilised, whilst the bitumen courts have low utilisation. An upgrade of the floor surfacing as well as the lighting and ventilation in the Ram Pavilion would make them attractive for use by the community and meet modern sporting standards. An enamel coated synthetic surface is a hard-wearing sports surface that meets sports impact cushioning standards whilst withstanding the demands of livestock and machinery uses for agricultural events and should be considered for the facility.

## 10 NEEDS ANALYSIS

This needs analysis is a synthesis of all research and consultation that has been undertaken for this study. A balanced approach has been taken that has sought to make best use of existing facilities, whilst proposing new facilities and relocations where there is significant justification to do so. Where necessary, recommendations have been made for additional investigations and planning.

### 10.1 Gymnasium Extension

- There is justification for the gymnasium extension as per the Multi-Purpose Gymnasium Extension Business Case, with a recommendation for the roof to be the same height as the stadium (approximately 7m) to cater for trampolining and other gymnastics disciplines that require high ceilings. Such a facility would cater for the Shire's two gymnastics clubs as well as additional compatible user groups Taekwondo and other martial arts, dancing and fitness classes. These groups will benefit from sharing a facility that is collocated at the KLC and shares key infrastructure such as changerooms, parking and social facilities.
- It is a high priority due to current capacity constraints in the KLC, with the function room being used for purposes for which it was not designed.
- Ventilation to the existing building would need to be considered as part of the works.
- *Note: Between the completion of the draft report and its finalisation, the Shire has proceeded with plans for the construction of the gymnasium extension. The facility is 18m x 43m in total, with 7m ceiling clearance. As of November 2016, construction is underway and is due for completion in early 2017.*

### 10.2 Ventilation to KLC Indoor Courts

- Ventilation upgrades and the installation of large fans for the main courts are required improve air flow and remove hot air on warm days. Previous building modifications have reduced the airflow through the main stadium, leading to increased temperatures inside to the point of cancellation of sports practice/competition having to be considered. A gymnasium extension on the northern side of the courts would further reduce airflow through the main stadium. This may necessitate mechanical ventilation (i.e. extraction fans) to ensure the required amount of fresh air turnover can be achieved.

### 10.3 Upgrades to the Ram Pavilion

- There is rationale for upgrading the flooring, lighting and ventilation to the Ram Pavilion as this will enable the facility to meet modern standards for sports usage and become a highly utilised facility rather than one that is only used sparingly for overflow.
- This additional quality court capacity will benefit the community as the main four courts at KLC are operating at capacity during peak hours. It will provide scope for non-mainstream indoor sports to establish and grow in the future.
- A new multi-purpose hard wearing synthetic floor surface is needed to provide sports grade surface with high performing shock absorption characteristics and withstand heavy alternative uses such as livestock and machinery exhibitions. A synthetic surface would be a significant improvement for both sporting and agricultural users.

## 10.4 New Gym / Convert Existing Gym to Multi-Purpose Room

- A significant need has been expressed for a new multi-purpose room to better cater for seniors and other community groups who are struggling for space. The KLC Function Room is used extensively as a multi-purpose room and is at capacity. A smaller room is required to provide capacity for future growth in demand as the Town grows.
- Additional space will also be required for future gym expansion as it reaches capacity in the future. It is physically restricted in its current location from further expansion. A solution is to build a new gym on the opposite side of the KLC entrance where there is more space, and to convert the existing gym to a multi-purpose room which is required for a multitude of community users that require space for their activities.
- The current gym site for the proposed multi-purpose room has the benefits of close access to reception. It will be better suited for use by seniors, fitness classes and other activities, freeing up the function room for functions and meetings.
- It is proposed to develop a new gym on the grassed area adjacent to the crèche. This provides a large area on which to develop a sufficient sized gym without having to build a second level which would require a lift and not be ideal in terms of management or user friendliness. There will also be plenty of space to expand the gym further in the future if demand requires it. It should be noted that based on metropolitan industry comparisons, the 170m<sup>2</sup> existing gym space is sufficient for 510-680 members, which is a 100%+ increase on the current 242 members. A range of factors could impact on the need for enlarged gym space, therefore it is a need that should be monitored. Having capacity to expand the gym, even if it does not become a need until the long term future, would be an advantage that will help 'future proof' the KLC.

## 10.5 Multi-Purpose Hydrotherapy Pool

- As the population grows towards a target population of 15,000 the expectation for an indoor heated body of water will grow. From a comparative stand point, Katanning would be seen to be lacking a key recreational facility unless some indoor warm water space is provided. Indoor pools have many benefits for the community, and particularly the sections of the community that do not or cannot participate in main stream sports
- Several regional centres with populations around and less than 15,000 have a full indoor aquatic centre which admittedly operate at significant expense. The continued provision of a seasonal outdoor pool, and the development of a multi-purpose hydrotherapy pool would represent a modest compromise option with a much smaller annual cost to the Shire than an indoor aquatic centre with a lap and leisure pool.
- The Katanning Hospital has had a proposal for a hydrotherapy pool rejected by the Department of Health. Nursing and allied health staff would be regular users, and recommend continued use of a hydrotherapy pool for rehabilitation clientele.
- There is a lack of physical recreation/exercise opportunities for seniors in Katanning and the region which has arisen from consultation and is a key finding of GSDC Seniors report.
- Hydrotherapy is extensively used by physiotherapists for the elderly as it many clients to perform much needed exercise that they may not otherwise be capable of doing.
- There are benefits for general population including injury/operation rehabilitation, mothers with babies and early learn to swim classes.
- The Shire of Corrigin has recently constructed a 10m x 6m multi-purpose hydrotherapy pool that provides a good template for examination.



- Such a pool could be operated as a Group 3 pool on a booking arrangement without direct staff supervision to keep operating costs low. KLC management would then not necessarily be required to have lifeguard or pool operations qualifications.
- Its location at the KLC will have cross promotional benefits with the gym, enabling a range of new memberships to be created.
- Note: A 'hydrotherapy pool' has different meanings depending on the audience. In a medical setting there are very stringent design features that must be met and this can add significantly to the cost of development. A 'warm water program pool' may be a more appropriate description for the proposed multi-purpose hydrotherapy pool, however, it is not a term that would be well understood by the community and may cause unnecessary confusion.

## **10.6 Shelter Extension to Football/Cricket Clubrooms**

- With the Quartermaine Oval's role as the premier multi-use sporting ground for the Shire, additional spectator shelter over the terraced seating area is justified. This will provide spectators additional protection from the sun during summer and rain during winter.
- It is known that the KWFC has plans under consideration for further upgrades to the clubhouse facility. These will need to be assessed on a case by case basis by the Shire, as the existing facility meets the basic needs of sporting groups. There is a significant advantage to the Shire if a club is willing to invest in significant upgrades to a community facility that can have a large sporting and non-sporting capacity for the Shire.

## **10.7 Top Oval Fenced Playground and Picnic Area**

- There is rationale for a fenced playground and picnic area at the Top Oval to make it more family friendly. Playgrounds provide a valuable child mind service whilst parents/siblings participate in sports on the adjacent fields.

## **10.8 Upgrade Crèche Playground**

- There is rationale to enlarge the crèche playground to provide more interest for users and assist with childminding whilst parents and siblings participate in sport. It can be made accessible to KLC users when not in use by crèche/play groups.

## **10.9 Agricultural Sheds**

- There is potential for significantly increased agricultural events occurring at the KLC in the future. Investigations are currently underway for the long term accommodation and expansion of the Rabobank West Australian Sheep Show and Expo. Other activities occurring at KLC including market days and sharing competitions are reaching capacity in the current facilities. Should the equestrian centre be relocated, the Merino Sheep Breeders Association, which currently shares the equestrian storage facility would also need to be accommodated. There is rationale for investigations and planning of the agricultural sheds to be undertaken to determine the most effective mix of modifying, expanding and/or new facilities to create high capacity, multi-use facilities that can meet a diverse range of uses.

***It is recommended that the Shire of Katanning conduct specific planning for the agricultural sheds area to increase the capacity and flexibility of uses of the facilities.***



## 10.10 Top Oval Clubhouse Extension

- As participation in sports grows and additional sporting fields are developed, a need will arise for a second shared use clubhouse that meets the basic requirements of sporting teams and spectators, including toilets changerooms and a meeting/social area. With an anticipated population of 15,000, the number and the size of the sporting clubs that will exist at that point in time will be too great to be accommodated by a single facility, nor could it be located in a position with acceptable proximity to all user groups.
- The Quartermaine Oval Clubhouse is a well specified facility with excellent viewing over the Oval and should be retained in its current form as a shared use facility for cricket and football, and for general use by the community. The facility is already highly utilised during the winter during the football season, it would not be possible to add in several new winter user groups such as hockey, rugby and soccer without substantially curtailing the operations of the senior and junior football teams or essentially creating a second set of clubhouse facilities attached to the existing. Additional summer users such as touch football and T-Ball could be potential options for the Quartermaine facility should such sports arise in the future.
- The Top Oval is currently serviced by a building that has a kiosk, storage and spectator shelter. A current need is for toilets to be added to this facility. Should additional sporting fields be developed to the north of the Top Oval, increased sports participation in this area will increase the demand for changerooms and social facilities to be developed.
- The existing Top Oval clubhouse location is central to the Top Oval and the proposed multi-use synthetic turf and proposed new multi-use oval and has a large parking area (see Appendix 1 Concept Plan), therefore it is in a good location for the long term future. The size and scope of the clubhouse upgrades will depend on the dynamics of the increased sports participation around the Top Oval area, noting that it is mostly senior teams that require changerooms and social facilities for their clubs' activities, although all age groups require toilets for players and spectators alike. Clubs with larger seniors' membership have greater needs for social facilities and changerooms and often have greater capacity to contribute to facility upgrades, whereas the smaller clubs and junior only clubs do not have the same level of needs or financial capacity.
- Depending on the future growth of sporting clubs that use the Top Oval and the proposed synthetic and multi-use oval, their usage needs and financial capacity may justify an additional set of changerooms and expanded social facilities in the long term. This is a potential outcome that may or may not eventuate, however, the current Top Oval building location is well located for future expansions should the need ever arise.

## 10.11 Multi-Use Synthetic Field

- There is significant rationale for a short pile synthetic turf (dry sand filled or sand dressed) for hockey as well as other sports that could be played on there such as 5-a-side soccer, netball for regional competitions, and even tennis if they ever needed or decided to relocate to the KLC. This will provide additional sports field capacity without requiring any additional water, which is a significant issue in Katanning given the lack of usable ground water, declining rainfall levels and limited availability of recycled water. The Shire of Merredin and Shire of Gnowangerup have recently installed multi-use synthetic fields and have both reported positive results. A multi-use synthetic field will reduce the need for additional sports turf to be developed due to its high usage capacity and provides a high quality surface for training and competition year round which is attractive to new participants.



\*Note: At the conclusion of this Master Plan planning process, ABV has become aware that Katanning Hockey Club and the Katanning Country Club have begun discussing the potential for developing a shared use tennis/hockey synthetic at the Country Club. Whilst there are strong synergies between country hockey and tennis clubs, there would be significant long term implications on such a move, particularly as the population grows by over 200%. Financial and practical considerations need to be taken into account, including an assessment of the capacity of the Country Club to be a suitable regional hockey venue and how the sustainability of the KLC may be affected from the relocation of a significant user group away from the venue.

### **10.12 Spectator Shelters**

- Additional spectator shelters are required around the grounds including the Top Oval and any new fields that are developed to provide some protection from the elements.

### **10.13 Fitness Paths**

- Pathways that loop around the KLC connecting the sporting fields can also be used as a recreation and fitness facility for the many people that walk and jog for their leisure and health. Paths with distance markers and rest stops will provide access around the reserve as well as promote walking and jogging.

### **10.14 Lighting Upgrades**

- Lighting upgrades to parking areas are needed to improve safety and security. This could be achieved with the provision of solar LED light poles.
- New/upgraded sports field lighting is needed to meet Australian Community training and competition standards for the relevant sports.
  - Grassed ovals should have 100 lux to cater for minimum community competition requirements for large ball sports including soccer, football and rugby, with switching options to reduce to 50 lux for training or part oval use to minimise power usage.
  - Power outlets should be provided on poles at strategic points to assist with large event equipment power requirements
  - Recommended pole heights for community use (based on calculation of distance from centre of ground) from the Australian Standards should be given due consideration as this has a strong impact on the quality of lighting.
- If developed as proposed, the Synthetic Hockey/Multi-Use Field will require 250 lux to meet the minimum community requirements for small ball training, and is the same for community club grade competition. Switching options should be made available for reduced lux/power consumption for soccer training and competition.

### **10.15 Jumps Pits**

- Katanning schools have a need for permanent jump pits for training and competition. It can also be expected that an athletics club will form in the future given they are a common feature of many regional towns.

## 10.16 Water Harvesting Options

- The existing recycled water supply for the KLC grounds is being fully utilised. Additional water supply is required for any additional turf development. Dams to catch water run-off from the KLC buildings, parking areas and grounds present an opportunity to harvest a large amount of water.
- A sports oval typically requires around 10ML of irrigation water per hectare per year. This is around 20 ML per oval. Dams are the most cost effective ways of storing water, however they have high losses due to evaporation, and therefore a dam with 30ML+ of capacity may be required to achieve 20ML of useable water for irrigation.
- Water runs to the northern corner of the KLC grounds towards the creek across the road. This area of land is low lying and may be costly to develop into sports grade due to the need to address the ground levels and water runoff from the KLC grounds. There may be an opportunity to either construct a dam in this location, or to construct a sump large enough to catch water from large rainfall events and then pump the water to an offsite dam where a sufficiently large enough area is available. A detailed investigation led by a qualified engineer will be required to assess the feasibility of a large-scale water harvesting facility and determine how much water can be reliably harvested each year. This study should also include consideration of potential water supply from the new under cover sheep sales yards.
- An alternative option is for the development of water tanks that capture water off the building rooves and then pump the water off site, however this will not capture the very large volumes of water that run off the grounds around KLC.
- Note: In June 2016, the Shire secured funding from the Department of Water to establish new water capture, storage and supply infrastructure at KLC. The project, including the development of a dam, is estimated to cost \$161,000 ex GST.

***It is recommended that the Shire of Katanning undertake a detailed water harvesting investigation led by a qualified engineer to identify a feasible option for capturing a large water supply for future turf development at the Katanning Leisure Centre.***

## 10.17 Recycled Water Use Upgrade

- The current infrastructure supplying recycled water for the irrigation of turf at KLC is at maximum capacity. Water Corp is unsure as yet how much additional water supply could be provided to KLC if requested.
- Investigations are needed to determine how much additional recycled water the Water Corp could provide and the scope and cost of infrastructure development required to supply the water. The amount of additional water that can be supplied via recycled water and water harvesting will determine how much additional natural turf can be developed at KLC.

***It is recommended that the Shire of Katanning undertake a detailed investigation to determine the availability of recycled water from the Water Corp and the infrastructure development required to supply this water to the KLC. Note: Shire has engaged a hydrological engineer through a project part-funded by the Department of Water to undertake detailed investigation into water availability and infrastructure requirements – currently underway as at January 2017.***



## 10.18 200m Food Processing Buffer Zone Potential Uses



**200m Food Processing Buffer Zone (Yellow) and Equestrian Centre Area Requirement (Red)**

- The rural zoned land to the north west of the KLC (bordered by the yellow line in the picture above) across Henry Street is indicated by the Shire to serve as a 200m buffer zone for a future food processing industrial area expansion. In total, this area is approximately 200m x 1,000m.
- This strip of land could be used for the relocation of the Katanning Equestrian Centre (KEC) and also be a potential site for a large scale water harvesting dam at the lowest point on the northern end. This large area of land would easily accommodate a new equestrian centre facility with dimensions of 200m x 300m (similar in size to the Frost Oval Precinct equine facilities in Mt Barker, Shire of Plantagenet) that would significantly enhance the KEC's ability to cater for a wider range of popular equestrian events such as rodeos and camp drafting. The current KEC site within the KLC grounds is approximately 150m x 160m and is not large enough to hold these kinds of events.
- There would likely be a positive economic impact on the Shire from being able to host a variety of large equestrian events with the provision of a larger equestrian venue, as participants and spectators are known to travel long distances to attend such events and will stay over and purchase supplies in town.
- The opportunities for the KEC and any other equestrian groups that may wish to share a new equestrian facility location will be significantly improved if they are given a larger area of land to work utilise. Consideration would need to be given to the provision of basic club facilities and site services, although measures such as rain water harvesting and power generators should be considered as occurs at other out of town club facilities in regional areas.
- A major benefit from the relocation of the KEC would be that it would free up a large, flat and already partially turfed area for an easy development of a new multi-purpose sporting field that is well located just to the north of the Top Oval. This would allow the Top Oval club facilities to be easily shared, and minimise the level of work and cost required to construct a new oval.
- With the Shire of Katanning's population targeted to reach 15,000, it is appropriate that the 'prime real estate' at the KLC be utilised for main stream sporting activities which involve high numbers of participants on an almost daily basis. Equestrian meets typically have less than 100 participants and generally only meet on a monthly basis.
- The relocation of the KEC is one that needs to be thoroughly investigated prior to any decisions being made on such a matter, as it is important to ensure that the venue is one that can accommodate the equestrian groups for the long term. The buffer zone area of land to the north west of Henry Street is one potential location with significant merit that should be included in the considerations.

***It is recommended that the Shire of Katanning undertake a detailed investigation for the potential relocation of the Katanning Equestrian Centre, taking into consideration the findings of this report.***

## **10.19 Parking Areas**

The KLC has large sealed parking areas that are ample for regular activity including at the front of the KLC (138 marked bays), to the north of the Top Oval (3,500m<sup>2</sup> unmarked) and around the perimeter of the Quartermaine Oval. This equates to some 300-400 car parking capacity on sealed parking areas alone which is on par or better than a number of sports reserves in the Perth Metropolitan Area. There are also large flat gravel areas around the reserve that provide further over flow parking area if needed for large carnivals and the like. The need for parking in the future will be dependent on the usage characteristics of the existing and new user groups and general public. New sealed parking areas may or may not be required in the future considering the substantial capacity that is already provided, and the large areas of gravel overflow parking that can be used for infrequent events.

## **10.20 Electrical Upgrades**

- The KLC requires the installation of a generator plug-in point to enable a backup generator to be used when the KLC is needed as an evacuation or control centre. This will cost approximately \$50,000.
- An electrical upgrade around the Quartermaine Oval is needed to accommodate the growing needs of the Agricultural Show and will cost approximately \$20,000.

## **10.21 Future Oval Requirements and Opportunities**

As per the findings of Section 9.1, ABV research indicates that the Shire of Katanning will require the equivalent of four additional ovals (approximately 8 hectares of sports turf) in addition to the existing two ovals to cater for a future population of 15,000 to a standard that is comparable to other regional towns of a similar population. However, this total amount could be reduced through the use of synthetic surfaces which have a minimum 100% additional usage capacity over natural turf, and are effectively only limited by availability of hours after school / weekends in which people are able to participate in sports training and competition.

Listed below are potential development opportunities that aim to provide the equivalent of 4 additional ovals over the long term whilst minimising future water consumption and meeting the best practice principles of sharing and making use of available resources. These options presented below also avoid the need for developing new ovals north of Henry Street, a truck bypass road, which would mean they could not share the amenities available at KLC.

### **10.21.1 Relocate Equestrian Centre, Create Multi-Use Oval**

- This site is a suitable location to create an oval suitable for a senior size rectangular field and additional mini fields, or; a large junior football oval, or; other purposes as required.
- It is close to the Top Oval and KLC main building, keeping sports facilities close together.
- It will improve safety for horses and people not having equestrian facilities in a highly patronised public reserve. It will remove safety/congestion issues from horse floats entering and exiting the reserve.
- It can be used as needs develop or change over time, e.g. junior football, soccer, T-ball/soft ball, athletics etc.



### 10.21.2 Potential Private High School with Shared Oval

- A private high school is not being actively planned or considered by St Patricks at the current time and would require major population growth to be considered viable. It is something that has been mentioned in the past by members of the public, however, it is a long term or very long term possibility if the Shire's population target is reached or passed.
- A potential location for such a facility is the portion of Shire owned land to the south west of the KLC as shown in the picture below:



- This portion of land has sufficient room for a high school and a senior sized oval that could be shared for community use. It is a similar sized area to the existing Katanning Senior High School site.
- Regardless of whether or not a school is developed on this site in the future, it would make a suitable site for an additional oval in the future as demand dictates. This oval could then be shared with a school if it is ever developed in future.

### 10.21.3 Northern Corner of KLC Grounds

The cleared northern corner of the KLC grounds, to the west of the Quartermaine Oval, is the former site of a gun club that has since been relocated. This area (shown below) is low lying and it is known that water runoff from the KLC building and surrounds runs through this way towards the creek to the north.



This area of land is not wide enough to accommodate a full size oval and would only be possible through removal of the parking/driveway around the Quartermaine Oval and the shifting and twisting of the Quartermaine Oval by a significant margin. This would be detrimental to the relationship between the clubhouse facilities and the Oval, and would have a major impact on the agricultural area side of the KLC. Currently the Quartermaine Oval provides the Shire with a full size multi-use oval with quality clubhouse facilities that has excellent viewing over the Oval. This study does not recommend compromising this facility.

This area of land could, however, be considered for a number of features including a smaller junior sized sports turf area, a dam or sump for rain water harvesting for future sports turf irrigation, additional parking if ever required, and/or a multi-use synthetic turf for football codes such as soccer and rugby. Drainage and water runoff would need to be carefully designed to ensure a successful playing surface is developed. Finding additional water supply is critical to the development of additional turf at KLC, and the ability to source additional water will be a major factor in determining the suitability of synthetic turf compared to natural turf.

#### 10.21.4 Offsite Development Opportunities

- There is significant rationale in considering sites outside of KLC for development and utilisation as sporting fields to cater for a future population of 15,000.
- Prosser Park is a suitable size oval for cricket and rectangular sports, and would provide a sporting field in walking distance of a significant proportion of the population as it is located near the centre of town. As it is already being watered, it would not require as much additional water as an undeveloped site to establish a new sporting field.
- The Katanning Senior High School (KSHS) has space for at least three full sized rectangular fields. With Shire maintenance, the fields could be brought up to a standard acceptable for community sports. It is also already being watered and therefore would limit the additional water demands being made whilst boosting the Shire's sports field capacity.
- The use of Prosser Park and the KSHS oval would provide a good spread of sport fields across a growing town, with KLC being the major centre and located on the west side of town, Prosser park being located in the centre of town and the KSHS oval being located on the east side of town. This would make outdoor field sports more accessible to less mobile people, in particular children from low socio-economic backgrounds.
- Toilets and training lights would need to be considered for both Prosser Park and the KSHS oval for them to be fully functional community sporting ovals.
- The usage of these two sites would minimise duplication of resources. In conjunction with the new ovals and synthetic(s) at KLC, the Shire of Katanning would have enough sports field capacity to meet the needs of a 15,000+ local population.

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## 11 CONCEPT PLAN

ABV has prepared the Katanning Leisure Centre Master Plan Concept Plan based on the findings of this report. The Concept Plan can be viewed as Appendix 1 attached to this report. The following list of facility developments have been included. The priority listing of these developments is suggested by ABV as a means of addressing gaps in current provision and catering for future demand based on the assumption of a population of 15,000 being reached within an approximate 20-30 year period.

### 11.1 First Priority Facility Developments

1. Ventilation upgrade to main stadium.
2. Gymnasium and storage extension.
3. Traffic calming measures.
4. Shared Clubhouse Toilets
5. New and upgraded sports field lighting to all fields.
6. Potential water harvesting dam or sump & pump, subject to investigation.

These facility developments have been listed as First Priority as they relate directly to safety and usability of existing facilities. Sports field lighting upgrades are needed to resolve overuse issues of sections of the sporting fields, particularly on the Top Oval; toilets are needed for players and spectators on the Top Oval; and the gymnasium and storage extension is needed due to the need to accommodate multiple user groups and relieve pressure on the KLC Function Room which is operating at capacity.

### 11.2 Short Term 0 - 7 years

7. New Gym
8. Convert gym to a multi-purpose room.
9. Quartermaine Oval spectator shelter extension.
10. Electrical upgrade to the Quartermaine Oval.
11. Installation of a back-up generator plug-in point for the KLC.
12. Completion of Quartermaine Oval driveway.
13. Redevelopment/expansion of agricultural sheds, subject to investigation.
14. Solar lighting upgrade to parking areas.
15. Picnic area and fenced playground.
16. Spectator shelters.
17. Recycled water use upgrade, subject to investigation.
18. Equestrian centre relocation.
19. New multi-use oval.
20. Fitness paths including rest stops/distance markers.
21. Athletics jump pits.
22. Flooring, lighting and ventilation upgrades to the Ram Pavilion.



The facility developments on the Short Term list are assessed as already being needed or will be needed within seven years based on the Shire's population growth target of reaching 15,000 by 2035-45. The development of a new larger gym (7) is one that under normal circumstances would only be built in response to capacity being reached as it occurs, which may vary depending on local circumstances and new competitors entering the market, however, a new multi-purpose room is needed in the short term for seniors and other groups and the existing gym would be an ideal location for such a facility and would only need minor modifications. This would allow a new gym to be built that has room for expansion, unlike its present location.

It is critical for additional water supplies, whether water harvesting or increased recycled water supply, be planned for and acquired in the short term to ensure sufficient water is available to develop the necessary sporting ovals in a timely manner.

### **11.3 Medium Term 7-15 years**

- 23. Crèche playground extension.
- 24. Multi-purpose hydrotherapy pool.
- 25. Multi-use synthetic field (short pile – hockey, tennis, netball, 5-a-side etc.).
- 26. Shared Clubhouse changerooms and social facilities.

The timing for development of a multi-purpose hydrotherapy pool could be considered conservative, as there are already some LGA's that are the same size or smaller than the Shire of Katanning that have such a facility, however, in 7-15 years' time the Shire will have reached a point where it will be on par in size with numerous other regional LGA's that have indoor heated pools and therefore there could be a strong expectation from the community for the provision of some form of indoor heated pool also.

A multi-use synthetic field for hockey and other sports has been placed in Medium Term, however, an inability to acquire significant new water resources for the development of additional sports turf could move this into a short term requirement.

It is estimated that due to population growth, the sporting clubs based around the Top Oval and proposed new fields in that area will grow in size and strength and result in sufficient demand to justify a modest sized social facility being added on to the existing facility. Social facilities are an important feature that meet the social and administrative needs of community sporting groups.

### **11.4 Long Term 15+ Years**

- 27. Potential future parking expansion areas.
- 28. Potential sports field expansion area, subject to investigation.
- 29. Potential shared oval with future private high school.

In the long term, assuming population has reached 15,000+ and sports facility demand has grown accordingly, then additional parking, development of sports turf to the west of Quatermaine Oval and a potential shared oval with a future private high school may be required.



## 12 INDICATIVE CONSTRUCTION COST ESTIMATES

Indicative construction cost estimates for the facility developments listed on the Concept Plan have been prepared by Neil Butler Quantity Surveying Services. These costings have been prepared on the basis of each project going to tender and a middle tender price being selected. It is known that the Shire of Katanning has significant in house project management capabilities and has been able to deliver major projects at significantly lower than professionally estimated costs. These costs should be used as a guide, but it is recognised that the Shire may be able to achieve significant cost reductions on major projects as it has done in the past. The full Construction Cost Estimate Report is attached as Appendix 2 to this report. A summary is provided below:

List of Facility Developments	\$ Cost Ex GST (2015)
<b>First Priority</b>	
1. Ventilation upgrade to main stadium.	85,558
2. Gymnasium extension.	709,625
3. Traffic calming measures.	27,378
4. Shared Clubhouse Toilets	308,008
5. New and upgraded sports field lighting to all fields.	687,884
6. Potential water harvesting dam or sump & pump, subject to investigation.	161,000
<b>First Priority Facility Developments Total</b>	<b>\$1,979,453</b>
<b>Short Term 0 - 7 years</b>	
7. New Gym	1,252,565
8. Convert gym to a multi-purpose room.	51,335
9. Quartermaine Oval spectator shelter extension.	41,923
10. Electrical upgrade to Quartermaine Oval	20,000
11. Back-up generator plug in point	50,000
12. Completion of Quartermaine Oval driveway.	81,708
13. Redevelopment/expansion of agricultural sheds, subject to investigation.	-
14. Solar lighting upgrade to parking areas.	265,229
15. Picnic area and fenced playground.	112,081
16. Spectator shelters.	61,602
17. Recycled water use upgrade, subject to investigation.	-
18. New multi-use oval.	228,867
19. Equestrian Centre relocation	2,674,067
20. Fitness paths including rest stops/distance markers.	549,965
21. Athletics jump pits.	18,891
22. Flooring, lighting and ventilation upgrades to the Ram Pavilion.	771,303
<b>Short Term Facility Developments Total</b>	<b>\$6,179,536</b>

<b>Medium Term 7 – 15 years</b>	
23. Crèche playground extension	94,541
24. Multi-purpose hydrotherapy pool.	2,389,626
25. Multi-use synthetic field (short pile – hockey, tennis, netball, 5-a-side etc.).	1,285,932
26. Shared Clubhouse changerooms and social facilities.	1,187,541
<b>Medium Term Facility Developments Total</b>	<b>\$4,957,640</b>
<b>Long Term 15+ Years</b>	
27. Potential future parking expansion areas.	508,897
28. Potential sports field expansion area, subject to investigation.	1,637,232
29. Potential shared oval with future private high school.	1,086,240
<b>Long Term Facility Developments Total</b>	<b>3,232,369</b>
<b>TOTAL MASTER PLAN CONSTRUCTION COST ESTIMATE</b>	<b>\$16,348,997</b>

These indicative construction cost estimates are based on present day dollar amounts. Cost escalation of 2-3% per annum should be allowed for until 2019, and then 4% per annum from 2020 onwards.



## 13 MANAGEMENT

As the Shire of Katanning grows and the KLC precinct is further developed and facilities become utilised by an increasingly diverse range of user groups, there is strong rationale for maintaining Shire management of the majority of the facilities. This will ensure that these community facilities will be shared equitably and maintained to a higher standard that would otherwise be expected of a specific sporting group or sports association. This applies to the KLC main building and any proposed future extensions to it including the gymnasium, multi-purpose room and multi-purpose hydrotherapy pool.

The management arrangements of the Quartermaine Oval Clubhouse and Top Oval Clubhouse are discussed in detail below.

### 13.1 Quartermaine Oval Clubhouse

A point of concern was raised by the Katanning Wanderers Football Club (KWFC) during the course of the study regarding the existing management arrangements for the Quartermaine Oval Clubhouse. The Club currently has a 3 year lease agreement for 6 months per year, and pays one third maintenance costs towards the facility in conjunction with the Wanderers Cricket Club and the Shire of Katanning. The Club wishes to invest heavily in major upgrades to the facility, beyond what has been proposed in this Master Plan, and the Shire may find that some of the upgrade plans are worthwhile and in the interest of the Katanning community. The Club is first seeking a significantly longer tenure arrangement prior to progressing any plans for upgrades as it believes that under the current arrangements it does not have that security.

Sporting club lease arrangements are typically five years or longer and include options for extensions, providing the security clubs desire for confidence in future planning. They are a common feature in regional areas, including football clubs and other key sporting clubs that are the major or sole tenant of a clubhouse facility. Lease arrangements are common for exclusive user groups of a facility such as golf, tennis and bowls clubs as well as a range of other clubs located out of town such as gun clubs, equestrian clubs and motocross clubs. ABV has observed that a common lease arrangement being implemented in recent years is a 5 + 5 + 5 arrangement, which effectively gives the tenant a 15 year tenure provided they are meeting the conditions of the lease.

Longer term lease arrangements are important for financial sporting clubs that wish to undertake major upgrades of their facilities and may need to take out sizeable loans to enable this to occur. The benefit of this arrangement to the LGA is that the facility is upgraded with a major contribution made by the tenant club, and these facilities can be utilised by other community groups outside of the lease/licence agreed usage times, which in the case of the Quartermaine Oval Clubhouse is during the summer months and weekday day times throughout the year. It also provides a review of performance point every 5 years to ensure the tenants are meeting their obligations.

The KWFC is the winter tenant of the Quartermaine Oval facilities, and this appears unlikely to change in the foreseeable future. The Club makes extensive use of the facilities and will grow stronger as the population grows. Ultimately the KWFC wants some level of assurance that it will be located in the current facility for the next 10+ years so that it can confidently plan and invest for the future. This Master Plan supports the KWFC remaining in its current location for the long term, therefore, it supports the Shire and the KWFC coming to a mutually agreeable arrangement that provides the KWFC the tenancy assurances it requires.



## 13.2 Top Oval Clubhouse

This Master Plan has identified a need for a second sports clubhouse facility to be developed at the Top Oval, extending on to the existing kiosk/storage facility. It is in a highly advantageous position for accessing multiple sporting fields and would be well suited to accommodating multiple sporting organisations.

The management arrangements for such a facility would need to be assessed at the time, taking into consideration the dynamics of the user groups and their capability to manage a clubhouse. It would appear likely that should the facility be occupied by multiple summer and winter user groups, a Shire managed seasonal hire arrangement would be more appropriate to ensure equitable use of the facility and ensure that it is properly maintained. The formation of a sports association that becomes the leaseholder of the facility is another option, however, these arrangements require a great deal of careful planning and willing and able participants to be successful.

The disadvantage of a seasonal hire/licence type arrangement is that there is a lesser sense of ownership from the key user groups and therefore they will not be as inclined to invest heavily in upgrades to the facility. The Shire would be responsible for most of the cleaning and repairs, and would likely only be able to recover a portion of these costs through hire fees in order to keep them accessible to the community. Under a leaseholder arrangement, the tenants are usually responsible for all operating costs apart from major maintenance and call upon significant voluntary resources for the running of the facility.

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## 14 FUNDING AND GRANTS

Apart from the Shire of Katanning's own finances, the State Government is the key funding body that contributes funds towards projects such as those proposed in this master plan. In recent years, there have been two major avenues for regional councils to access State Government funds for sporting facilities; via the Community Sport and Recreation Facilities Fund (CSRFF) and the Royalties for Regions program. Lotterywest is also available for non-sports recreation facility projects that fall outside of the scope of CSRFF funding and aims to cater for people in the community that have limited recreation opportunities. The National Stronger Regions Fund administered by the Federal Government does have scope to cover sport and recreation related projects although to date, limited such projects have been awarded. With significant negative impacts affecting the State and Federal budgets at present, there is now a significantly reduced pool of grant funding available for sport and recreation projects compared to the recent past and this may continue for some time yet until the economic climate changes.

The major funding opportunities are described in greater detail below.

### 14.1 Department of Sport and Recreation

#### 14.1.1 Community Sport and Recreation Facilities Fund (CSRFF)

Through this fund, the State Government provides financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation. This fund was previously \$20 million however due to budget cut backs, it has been reduced to \$7 million for the 2016/17 funding round. It has recently been announced that this fund will be increased to 12 million for the 2017-18 round. \$500,000 is quarantined for communities with high indigenous populations. It is assumed that this level of funding will remain for several years ahead however there is no assurance that it will be so. The implication for this master plan is that it will be significantly more competitive to be awarded a grant of a significant sum for an eligible project.

The CSRFF program aims to increase participation in sport and recreation, with an emphasis on physical activity, through rational development of sustainable, good quality, well-designed and well-utilised facilities. The type of projects which will be considered for funding include:

- Upgrades and additions to existing facilities where they will lead to an increase in physical activity or more rational use of facilities.
- Construction of new facilities to meet sport and active recreation needs.
- Floodlighting projects.
- New or replacement synthetic surfaces.

Grants are typically for one third of the project cost, with the maximum grant available being \$2,000,000. A list of all the successful CSRFF grants for 2015/16 can be found on the DSR website: <http://www.dsr.wa.gov.au/funding/facilities-csrrff/forward-planning-grants/successful-csrrff-forward-planning-grants>.

Some applications will be eligible for up to one half of the project cost, although it must be noted that meeting development bonus criteria will not automatically ensure the applicant will be awarded the 50% bonus.

Applicants must meet at least one of the following criteria to be eligible for a development bonus:

- Location – regional, remote or growth areas
- Co-location of sports and facilities

- Sustainability initiatives – water saving, energy reduction etc.
- Increased participation – new users, increased participation from existing users, special interest groups participation etc.

The Shire of Katanning and the KLC Master Plan would appear to meet all of these criteria across many of the proposed facility developments, however it is crucial that the Shire discuss potential CSRFF submissions with their regional office prior to making an application. Given the recent 65% reduction in the fund, it is logical to assume that it will be significantly more difficult to be successful in a grant application in the upcoming and future rounds.

## 14.2 Lotterywest

Lotterywest is a West Australian Government Agency that supports not for profit community based organisations through the provision of grants for a wide range of initiatives. Every year Lotterywest gives out over 1,000 grants totalling in excess of \$100 million. 10-20% of this is recreation related.

Lotterywest has five broad grant areas being:

1. Extending the capacity of not-for-profit organisations
2. Strengthening community service delivery
3. Enhancing community development initiatives
4. Valuing Western Australian heritage
5. Advancing participation in community life

Lotterywest also has broad types of grants that may be requested under the five areas. These include: equipment, information technology, vehicles, service accommodation, community facilities, time limited projects and research.

The main criterion for funding is that the proposal encourages participation in community life from people from all backgrounds and all abilities. Lotterywest does not provide funding for sporting facilities such as sporting fields and floodlighting as these types of projects typically fall under DSR's CSRFF program. It is noted; however, that there are numerous examples of Lotterywest and DSR co-funding various projects.

Organisations are required to speak to a Lotterywest consultant prior to submitting a grant application. Provided the grant proposal is within the scope of Lotterywest's funding objectives there is a high probability of receiving some level of funding. A multi-purpose hydrotherapy pool is one such facility that has substantial community benefit, particularly for the frail, elderly and disabled as well as the general population, and therefore it could attract some funding.

Further details are available at <http://www.lotterywest.wa.gov.au/grants>.



## **14.3 Department of Regional Development**

### **14.3.1 Royalties for Regions - Regional Grants Scheme**

The Regional Grants Scheme (RGS) is a Royalties for Regions initiative, administered by each of the nine Regional Development Commissions, that seeks to improve economic and community infrastructure and services in regional Western Australia. The RGS is aimed at larger projects that will help attract investment, increase job opportunities and assist in improving the quality of life in the regions, and this includes sport and recreation infrastructure. RGS awards grants ranging from \$20,000 to \$300,000, and in 2015, \$9.024 million was awarded in total – approximately \$1 million to each of the regions.

9 projects were awarded in the Great Southern Region and are as follows:

- Albany Host Port- Clipper Around the World Yacht Race \$20,001
- Multipurpose Sailing Development Facility \$27,630
- Mount Barker Regional Saleyards Upgrade \$200,000
- Tambellup Sports Pavilion Upgrade \$200,000
- Nyabing Community Hub \$150,000
- Australia's South West Targeted Capacity Building Program \$25,000
- Gnowangerup Swimming Pool Replacement Project \$200,000
- Denmark Riverside Club Inc. Stage 1 \$200,000
- Great Southern Festival 2016 \$43,480

The Katanning Office of the Great Southern Development Commission should be contacted in regards to eligibility for future RGS funding rounds. Projects within this Master Plan meet the eligibility criteria, however, there is significant competition for a limited pool of funds for a wide range of community infrastructure projects in the Great Southern.

## **14.4 Department of Infrastructure and Regional Development (Federal Government)**

### **14.4.1 Building Better Regions Fund**

The Australian Government recently announced that the NSRF will be refocused to be eligible only to regional, rural and remote Australia. The new fund, to be known as the Building Better Regions Fund (BBRF), aims to create jobs, drive economic growth, and enhance liveability in regional areas through investments in two streams: infrastructure projects and community investments. The new fund will assess infrastructure projects in three categories to ensure projects of a similar size will be ranked against each other, and small projects will not compete with major projects for funding. Guidelines for the BBRF are currently being developed. The aims of the BBRF make indicate it may be a future source of funding for large construction projects for the Shire of Katanning. There will be no further rounds of the NSRF open for application.



## 15 RECOMMENDATIONS

*It is recommended that the Shire of Katanning:*

- 1. Receive the Katanning Leisure Centre Master Plan.*
- 2. Consider the infrastructure developments as listed in this Master Plan to meet the current and future sporting and recreation needs of the Shire of Katanning, cognisant of a future population of 15,000 being reached.*
- 3. Review the outcomes of the Master Plan on an annual basis to take into account any changes in demographic, financial, social and environmental areas impacting on the community.*
- 4. Conduct specific planning for the agricultural sheds area to increase the capacity and flexibility of uses of the facilities.*
- 5. Undertake a detailed water harvesting investigation led by a qualified engineer to identify a feasible option for capturing a large water supply for future turf development at the Katanning Leisure Centre.*
- 6. Undertake a detailed investigation to determine the availability of recycled water from the Water Corp and the infrastructure development required to supply this water to the KLC.*
- 7. Undertake a detailed investigation for the potential relocation of the Katanning Equestrian Centre, taking into consideration the findings of this report.*



## **16 APPENDICES**

- Appendix 1. Katanning Leisure Centre Master Plan Concept Plan**
- Appendix 2. Indicative Construction Cost Estimate Report**
- Appendix 3. Katanning Leisure Centre Court Vacancy Spreadsheets**

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