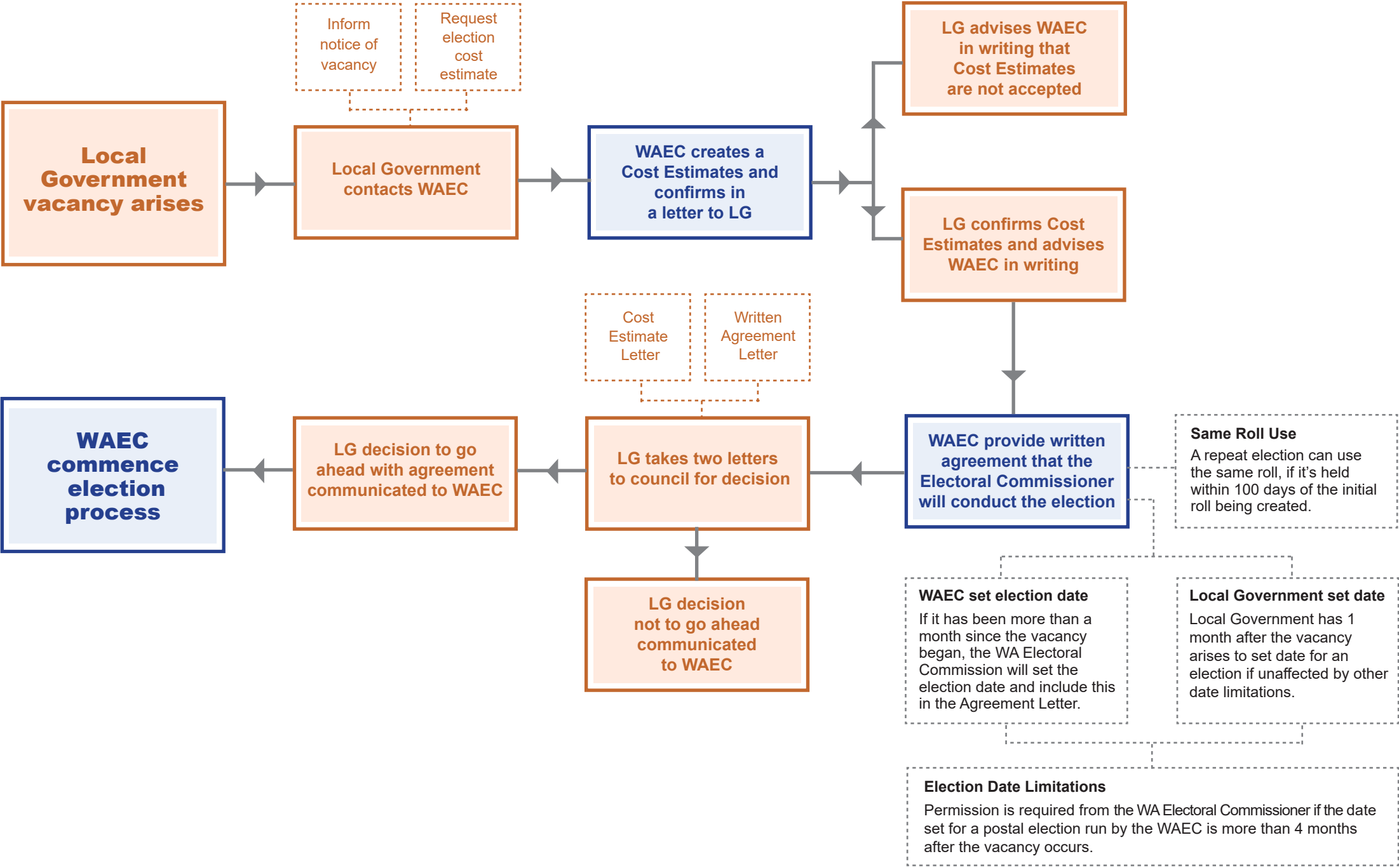


Local Government Extraordinary Election Process



8.2.1 Climate Change Advocacy Position (State Council Agenda item 8.1)

By Jade Mains, Senior Policy Advisor Environment

WALGA RECOMMENDATION

That State Council replace the 2018 Climate Change Policy Statement Advocacy Position 4.1 Climate Change with the following advocacy position:

Climate Change significantly impacts Local Governments' operations and responsibilities, as well as their communities.

Local Government is committed to taking climate action, including by:

- *reducing operational emissions in line with Australian and Western Australian Government 2050 net zero targets*
- *providing leadership and support to their communities to reduce carbon emissions*
- *embedding climate risk management into their operations to enhance adaptation and build community resilience to the impacts of climate change*
- *working with other levels of Government and key stakeholders to ensure policy and on-ground programs are effective, equitable and targeted.*

WALGA calls on the Australian and Western Australian Governments to provide the necessary climate leadership, coordination, and action to:

1. *Ensure Australia and Western Australia meet net zero emissions targets through:*
 - a. *enacting legislation which sets clear, measurable targets for emission reduction*
 - b. *developing and funding coordinated emissions reduction policies, guidance and programs*
 - c. *acknowledging the role of Local Government as an implementation partner in emissions reduction policy and planning.*
2. *Empower Local Government to accelerate adaptation and build resilience in their communities through:*
 - a. *ensuring the roles and responsibilities set out under the Council of Australian Governments Roles and Responsibilities for Climate Change Adaptation in Australia are implemented and adequately resourced*
 - b. *providing up to date, consistent and accessible data to enable evidence-based decision making and investment*
 - c. *developing national guidance on adaptation responses to facilitate coordinated and equitable planning and implementation.*
3. *Provide funding and resources and support to Local Government to enable on-ground implementation, including for:*
 - a. *the implementation of the Regional Climate Alliance Program across Western Australia*
 - b. *the establishment and maintenance of corporate emission inventories and action plans*
 - c. *providing transformational investment to facilitate emission reduction activities*
 - d. *undertaking climate risk assessments and the development of adaptation action plans*
 - e. *a dedicated adaptation fund to address localised climate risks and build climate resilience.*

Climate Change Declaration

The Shire of Katanning acknowledges that;

1. Climate change is having a significant effect on the Shire of Katanning as evidenced by;
 - an increase in temperatures, with more extremely hot days and fewer extremely cool days;
 - heat waves that are longer and hotter;
 - a decrease in cool-season rainfall;
 - more frequent, longer and more intense droughts across southern Australia, including the Great Southern region;
 - an increase in the number of high fire weather danger days and a longer fire season; and
 - through a combination of many of these impacts, changes to biodiversity including increased species extinction.
2. Significant environmental, social and economic benefits are available to those local governments that act to address the effects of climate change on their communities.
3. The development of equitable and implementable State and Commonwealth strategies for climate change management will accelerate benefits to community.

The Shire of Katanning declares its commitment to;

Provide local level leadership to mitigate the effects of climate change by partnering with neighbouring shires to lever scale and accelerate the planning and implementation of relevant initiatives including to;

- Enhance non-potable water supplies for use in parks & gardens, firefighting and for emergency stock water.
- Reduce non-potable water demand by redesigning existing open spaces and by designing new spaces based on waterwise principles.
- Reduce community bush fire risk by reducing fuel loads within Shire controlled reserves.
- Enhance the urban tree canopy in high pedestrian areas.
- Install solar panels on more Council buildings.
- Maintain a fit for purpose evacuation centre.

Signed: _____ Date _____
Shire President – Shire of Katanning

Signed: _____ Date _____
President – CR Karen Chappel
Western Australian Local Government Association

Draft

Great Southern Local Government Alliance

Strategic Plan 2025-2028

“Collaborate to Create Value”



Strategic Directions 2025-2028

Purpose of Great Southern LG Alliance

The purpose defines our reason for being, the services and product we provide.

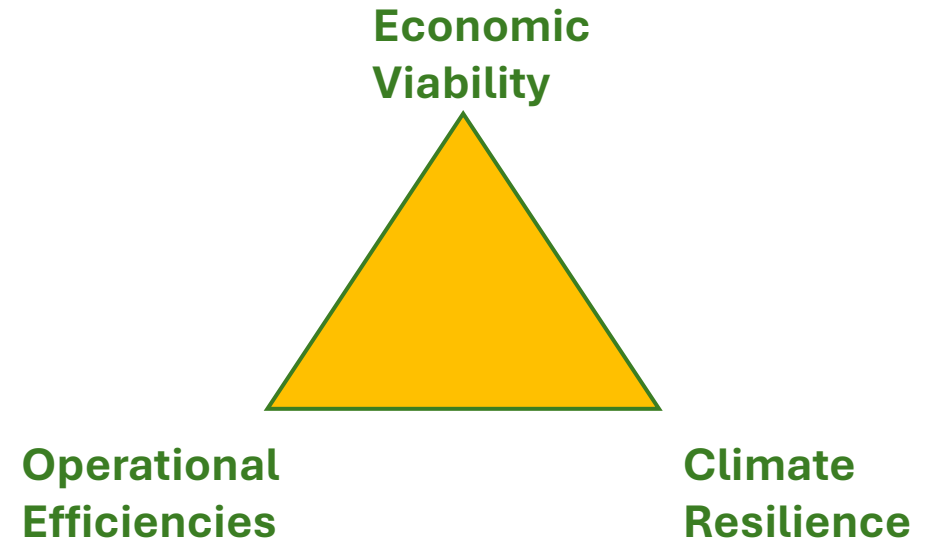
The purpose of the Great Southern LG Alliance is:



Challenges in the Environment

- Competing in-house priorities and demands, and limited resources (e.g. no Executive Officer).
- Escalating costs and budgetary constraints.
- Alignment of individual shire priorities.

Our Strategic Priorities



Our Values: values describe the agreed behaviours and attitudes of members as we strive to achieve our vision.

Driving Values

- Think regionally
- Innovate

Supporting Values

- Respect
- Collaborate

Great Southern LG Alliance: Strategic Priorities

1. Economic viability (of our communities)

- 1.1 Undertake economic development study
- 1.2 Participate in the GSDC housing study
- 1.3 Sustainable medical services
- 1.4 Live sheep export ban - transition issues

2. Operational efficiencies

- 2.1 Undertake a gap analysis
- 2.2 Resource sharing
- 2.3 Staff attraction & retention
- 2.4 Waste management
- 2.5 Policy development eg Windfarms



**GSA has defined
these three
strategic objectives
and fifteen actions
as important to
achieve during
2025-2028**

3. Climate resilience

- 3.1 Non-potable water supply
- 3.2 Renewable energy adoption
- 3.3 Fire/fuel control
- 3.4 Urban tree canopies
- 3.5 Power reliability
- 3.4 Telecommunications
- 3.5 Decarbonisation
- 3.6 Evacuation centres



KATANNING LEISURE CENTRE MASTER PLAN

Version	Revision	
1	2016	A Balanced View (ABV) Leisure Consultancy Services
2	October 2021	150Square and Neil Butler QS

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1. EXECUTIVE SUMMARY

The Shire of Katanning Strategic Community Plan 2017-2027 was developed through extensive consultation with the community. The Strategic Community Plan includes an objective to “provide sport, recreation and leisure opportunities that contribute to the health and wellbeing of our growing and diverse community” with a focus on the following priorities:

- Provide and promote sport, recreation and leisure facilities ensuring that they are inclusive of the diverse needs of the community.
- Provide support and promote a range of leisure, sport and recreation programs and initiatives.
- Maintain attractive public spaces that facilities opportunities for the community to connect.

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 report 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 and surrounding communities. 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.

The Shire of Katanning updated the plan in 2021 which was originally developed by A Balanced View (ABV) Leisure Consultancy Services in 2016. 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 as a means of addressing gaps in current provision and catering for future demand. The rationale for each of these proposed facility developments and their prioritisation can be viewed in Section 9. This rationale is supported by the sections that precede them as well as appendices including the Demographics, Trends, Facility Review, Consultation and Comparative Review sections.

STAGE 1 IMMEDIATE FACILITY DEVELOPMENT PRIORITIES

1. Quartermaine Oval Redevelopment, lighting upgrade, AFLW changerooms and playground upgrade a) Surface upgrade / replacement b) Goal posts c) Oval lighting to suit small sports d) Fenced Playground e) New boundary fencing f) New aligned turf pitch g) New cricket practice nets h) AFLW changerooms	\$3,825,913	2023	Club Night Lights Program CSRFF SportsAus Reserves Aus Cricket Infrastructure Fund
2. Sprigg Bar, change rooms and Terrace Area and Viewing Platform a) Clubhouse renovations (Sprigg Bar)	\$1,292,273	2023	BBRF Reserves

<ul style="list-style-type: none"> b) Modernisation and compliance of male and female ablutions (disability access) c) Upgrade change rooms d) Umpires change rooms and passage-way e) Terrace area in front of Sprigg Bar f) Open viewing deck g) Storage 			
3. NEW Gymnasium <ul style="list-style-type: none"> a) New facility with 24hr access 	\$1,547,419	2025	BBRF Reserves
4. Upgrade Multipurpose Room (currently the gym) - including refurbishment of ablutions, family rooms, KLC office and foyer area	\$756,426	2025	BBRF Reserves Healthway
5. Top Oval <ul style="list-style-type: none"> a) Top Oval Clubhouse (new facility) b) Toilet/change room facilities c) Top Oval Lighting tower upgrade for small sports d) New lights e) Install fenced playground f) Complete and extend existing bitumen carpark g) Court markings 	\$3,798,952	2024	Club Night Lights Program CSRFF SportsAus
6. Install KLC Generator to ensure back up power for the Centre – KLC is considered a Welfare Centre for Emergency Services/Department of Communities	\$154,859 inc GST	2022	National Disaster Risk Reduction Grants Program
7. Equestrian Centre <ul style="list-style-type: none"> a) New storage shed for equipment, incorporating a kitchenette area for members b) Great Southern Merino Sheep Breeders Association storage shed relocation c) Spectator Shelters for viewing - new install d) Dressage/Sand Jumping surface improvements and reticulation e) New ablutions 	\$490,128	2024	CSRFF SportsAus EWA Sports Fund

Short Term (0 - 7 years)

8. Traffic calming measures
9. Athletics jump pits
10. Completion Quartermaine Oval driveway
11. Energy efficient lighting upgrade to all areas
12. Perimeter fence upgrade

Short Term Indicative Construction Cost Estimate: **\$423, 330 plus energy efficient lighting to all areas**

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)

13. Crèche playground extension.
14. Ram Pavilion Upgrade
15. Dead zone – overflow carpark

Medium Term Indicative Construction Cost Estimate: **\$1,862,682**

Long Term (10+ Years)

16. Multipurpose hydrotherapy pool
17. Synthetic field and lighting (short pile – hockey)
18. Potential future parking expansion areas
19. Ventilation upgrade to main stadium
20. Potential shared oval with the future private high school

Long Term Indicative Construction Cost Estimate: **\$7,850,909**

Note: These costings have been undertaken by an independent quantity surveyor and are indicative estimates only based on the high-level plans provided. They include builders' preliminaries, contingencies, ESD and Public Art, professional fees, and locality allowance

Shire of Katanning Reserves

The Shire of Katanning has committed \$50,000 to the KLC surfaces (ovals) and \$50,000 to the KLC building in its reserve allocations for the past three years. As at the 2021/22 financial year there is \$500,000 in total which can be contributed towards surface and building improvements (as per the above priority list).

2. INTRODUCTION

This report provides Council with a detailed plan supported by sound rationale to enable informed decision making that achieves strategic and sustainable outcomes.

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.
- Sustainability of Facilities and Grounds – by ensuring that the facility and grounds are developed in a way that the asset can 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.

Methodology:

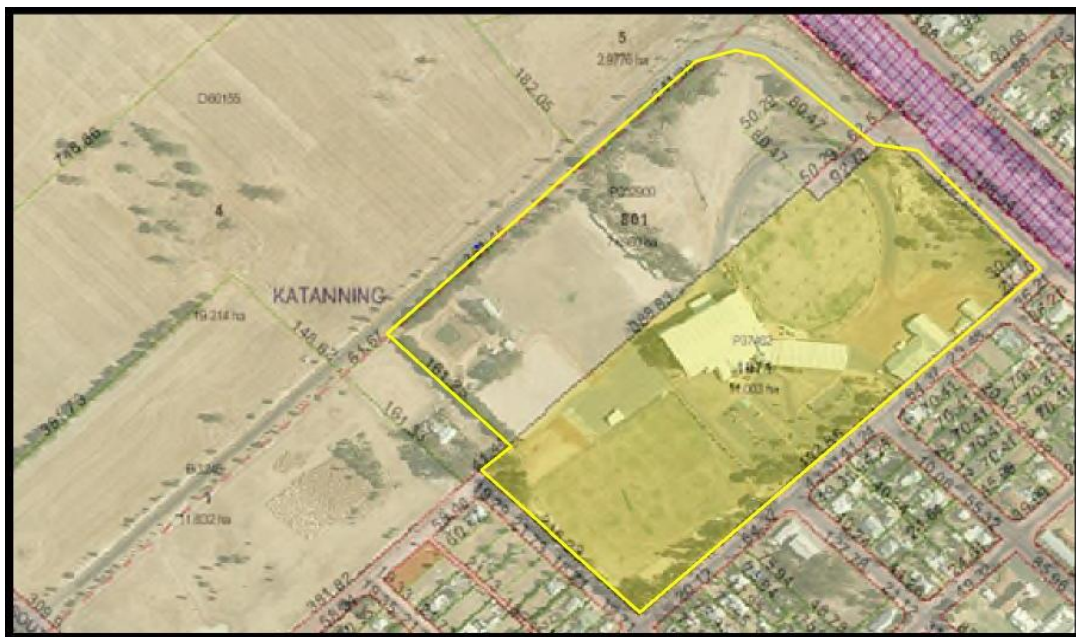
- Review of background information including relevant Shire plans, reports and studies, facility usage data and demographics.
- An audit of the facilities at KLC including condition assessment and analysis of usage and available capacity.
- Identification of trends and factors that may influence facility development recommendations for KLC.
- Comparative review of other regional towns with populations like the Shire of Katanning
- 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 coordinated, sustainable approach is taken towards the long-term future development of the 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 considers changes to the social, economic, and political environment.

3. BACKGROUND

The Katanning Leisure Centre is a key community and recreational hub for the Shire of Katanning and wider district, with much of the Shire's sport and recreation infrastructure located at this venue. It caters for the local population of 4,046 and is also a regional sports hub for the surrounding Shires including 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 development of the KLC aims to ensure that Katanning can support a cohesive and active community for people of all ages and backgrounds.

KLC is located on the northwestern 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
- Agricultural based Ram Pavilion – two indoor hard-court overflow
- Large function room and kitchen
- Clubhouse space
- Quartermaine Oval
- Gymnastics and Group Fitness Extension Room
- Storerooms
- Gym
- Crèche
- Meeting room
- Changerooms
- Administration offices

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 and storage for community and sports groups*
- *Insufficient floodlighting*
- *Poor sports turf quality, drainage etc. at Quartermaine Oval*
- *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.

4. DOCUMENT REVIEW

In completing this report, the following documents were reviewed to ensure alignment.

Document	Summary
Katanning Strategic Community Plan 2017-2027	<p>The Community Plan contains the primary aims, strategies and priorities of the community and serves as the Shire's key strategic planning tool. Relevant to this plan are the following objective and community priorities:</p> <ul style="list-style-type: none"> • Provide sport, recreation and leisure opportunities that contribute to the health and wellbeing of our growing and diverse community • Provide and promote sport, recreation and leisure facilities ensuring that they are inclusive of the diverse needs of the community. • Provide, support, and promote a range of leisure, sport and recreation programs and initiatives. <p>Maintain attractive public spaces that facilitate opportunities for the community to connect.</p>
Shire of Katanning Corporate Business Plan 2017-2021	<p>This document sets the strategic direction for the Shire over the five-year period 2017-2021.</p> <p>Relevant projects aligned to Key Result Area 1 – Social, include:</p> <ul style="list-style-type: none"> • Review KLC & KAC facilities to ensure they meet community needs. • Lead strategic planning to maximise future use of recreational facilities and sporting grounds. • Review KLC & KAC programs to ensure they meet community needs. • Seek opportunities to expand the depth of offerings in leisure, sport, and recreation areas.
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	<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"> 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. 2) Dedicated Katanning Seniors Centre developed within the Piesse Park proposal. Would require a Centre Manager.

	Since 2012, the group requires a refurbishment of the multipurpose room and meeting room space since the gymnasium has been moved out
Report on Quartermaine Oval – Sports Turf Technology 2012, Lawn Doctor Assessment 2013, Quartermaine Soil Analysis Reports from Turf Grass Solutions 2019	<p>2019 Report</p> <p>Quartermaine Oval - 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, poor root system, thus water ponds. Recommendations include replacing the topsoil, improving drainage</p> <p>Top Oval – improved drainage and levelling of soil, review of irrigation timing</p>
Department of Local Government, Sport & Cultural Industries, Strategic Directions 2020-2023	<p>This document identifies a vision for “a vibrant, inclusive and resilient WA community” and outlines three strategic priorities:</p> <ol style="list-style-type: none"> 1) Strategic infrastructure programs. 2) Sector sustainability, capacity building and excellence. 3) Agile operations and strong business support systems.

5. DEMOGRAPHICS

5.1 OVERVIEW

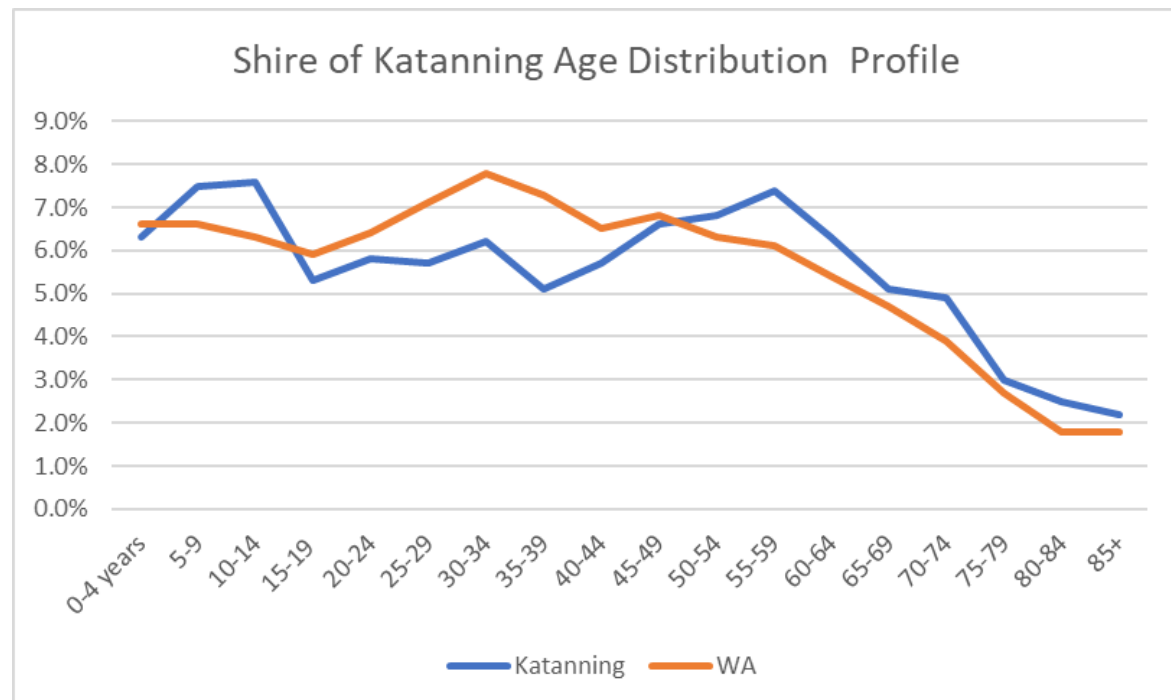
When comparing the Shire of Katanning as a Local Government Authority to the State overall, the following key comparisons can be made:

Shire of Katanning Demographic Overview

Category	Shire of Katanning	WA	Difference of Katanning from WA
Population	4,046*	2,663,561	-
Median Age	40.3	37.2	+3.1
Born in Australia	79.8%	67.8%	+12.0%
Median Weekly Household Income	\$785	\$971	-\$186
Single Parent Families with children aged under 15 and/or dependent students	2.4%	2.3%	+0.1%
SEIFA State Decile Ranking – Index of Relative Socio-Economic Advantage and Disadvantage [#]	2	-	-

* ABS (2021). Estimated Resident Population, Local Government Areas Western Australia

[#] The Shire of Katanning ranks in the lowest 20% of scores for Local Governments in Western Australia



Source: Australian Bureau of Statistics (2021), Region Summary Shire of Katanning and Western Australia

A key feature of these statistics is the lower proportion of persons aged between 15 -39 and a higher proportion of persons aged 5-14 and 55+. 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 50% 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 average weekly household income for the Shire of Katanning is substantially lower than the State average. This combined with the low SEIFA ranking suggests that the local community may have less capacity to pay to participate in sports and recreation than the State average.

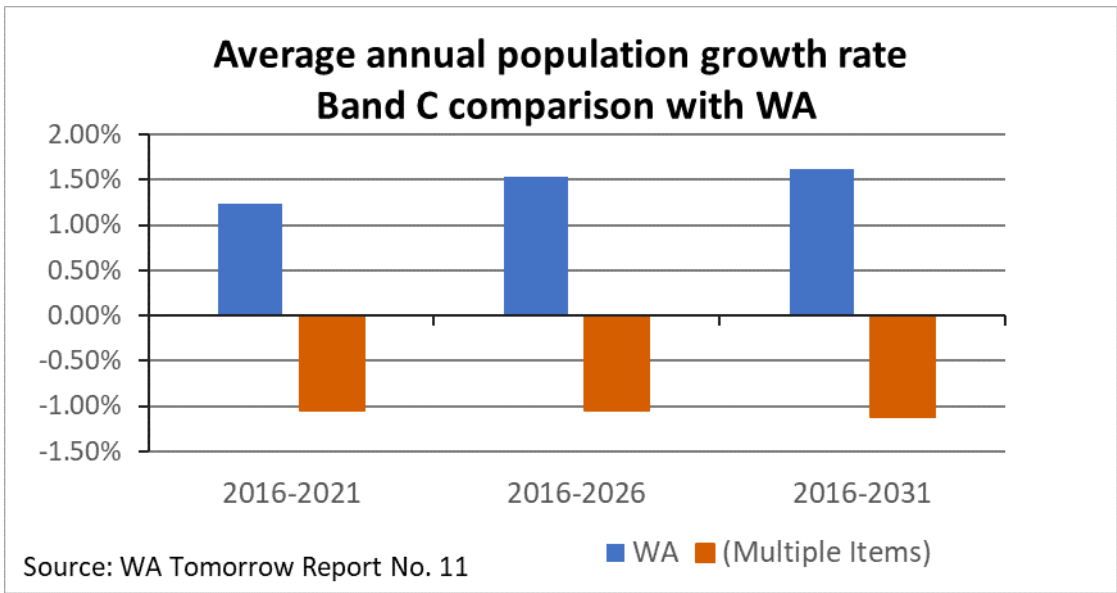
It is also known that the Shire of Katanning is a highly multi-cultural town owing largely to the presence of the meat processing industry which attracts many Muslim workers and their families to produce Halal meat. For various reasons the numbers of migrant and multi-cultural persons in the Shire may 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 PROJECTIONS

The Shire’s estimated resident population as of June 2020, is 4,046. This represents a population growth rate of -3.5% over the past five years (ABS 2021, Regional Summary, Shire of Katanning). The Western Australian Planning Commission population forecasts for the Shire of Katanning predict that this trend will continue with the population expected to decline to 3,390 by 2031.

The planning being undertaken by the Shire will enable infrastructure development that is required to attract new population into the Shire. It will also cater for the wider regional catchment of approximately 7,639 from Shires located within a 50km radius of Katanning.

This includes the Shires of Kojonup, Wagin, Broomehill-Tambellup, Woodanilling, Kent, Gnowangerup and Dumbleyung. Each of these Shires have their own sporting infrastructure but do not offer the same range of facilities as is on offer in Katanning. Furthermore, the population of these Shires is not sufficient to sustain some types of organised sports teams/competitions and therefore some of their resident’s travel to Katanning to participate. This is particularly the case for indoor court sports including netball, basketball, and gymnastics. This catchment population is expected to decline in the coming years. With the forecasted population drain within the Katanning Shire and its broader catchment, the ability to maintain existing and develop new infrastructure within each Shire will be constrained and investment in facilities within the regional hub will become increasingly important.



6. INDUSTRY TRENDS







6.1 BENEFITS OF SPORT IN REGIONAL COMMUNITIES

The Department of Local Government, Sport and Cultural Industries (DLGSC)¹ suggests that communities that participate in sport develop strong social bonds, are safer places and the people who live in them are generally happier and healthier than places where physical activity is not a priority.

DLGSC lists 30 ways that sport and recreation benefits people and communities:

	Brings people together, providing opportunities for social interaction		Empowers, inspires, and motivates individuals
	Keeps kids away from the TV or computer screen		Kids who participate learn better and are more likely to enjoy school
	Improves mental health		Eases pressure on the health system
	Contributes to social capital		Healthy workers are more productive and take fewer sick days
	Creates positive alternatives to youth offending, antisocial behaviour and crime		Reduces pollution – promotes use of active modes of transport like walking and cycling
	Provides a vehicle for inclusion, drawing together people of different races, religions, and cultures		Creates opportunities for, and promotes, volunteering
	Contributes to higher levels of self-esteem and self-worth		Helps to sustain the environment through protecting open space and natural areas
	Sport and recreation clubs are the hub of community life, especially in the regions		Provides work/life balance
	Binds families and communities through shared experiences		Helps shape our national character and pride
	Creates employment opportunities		Promotes a healthy, active lifestyle

¹ <https://www.dlgsc.wa.gov.au/sport-and-recreation/benefits-to-the-community>

	Develops life skills and leadership abilities		Provides a sense of belonging
	Fosters community pride		Tones and strengthens the body
	Galvanises communities in times of need		Economic growth through business investment, employment, major events, and tourism
	Contributes to lifelong learning		Great opportunities for networking
	Reduces obesity		Can help to prevent cardiovascular disease, diabetes, and some cancers

7. KLC FACILITY

Aerial View of the Katanning Leisure Centre





7.1 KATANNING LEISURE CENTRE MAIN BUILDING

The building is comprised of the following facilities:

- Four indoor courts, wood floors
- Gym 170m²
- 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

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.

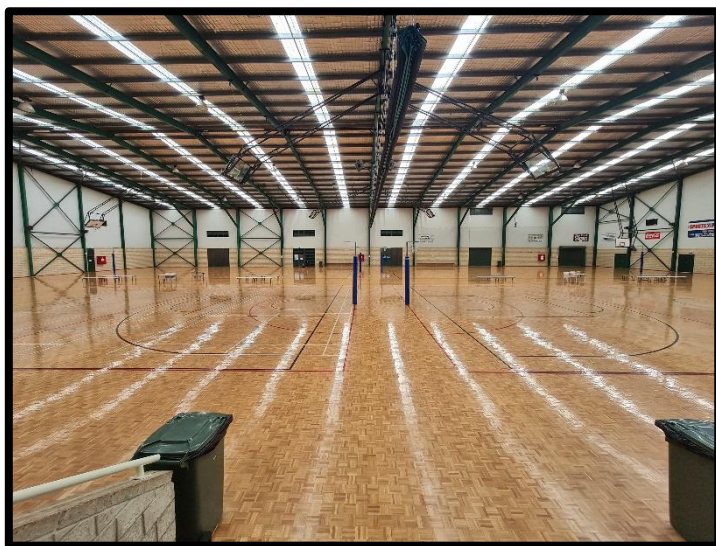
Facility Usage

The KLC building is highly utilized with the four indoor courts and function room almost fully utilised during after school hours and Saturday open hours in both summer and winter.

The function room is used frequently for events such as corporate meetings, seminars, presentations, conferences, workshops, wedding, birthday parties, and or community events, along with weekly seniors' activities.

The indoor courts are heavily used for basketball competition and training during the summer, netball competition and training during the winter as well as gymnastics. Other activities and programs are also run on the courts including social programs e.g., badminton, indoor soccer, and rollerblading along with youth programs. 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.



STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • 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 the main areas of the facility. • Office and meeting space available 	<ul style="list-style-type: none"> • Ventilation/air flow is poor, the indoor court area can become very hot during summer. • Lack of storage for the KLC and for user groups. • Unable to access Gym after hours • Ablutions require modernization and disabled access • Foyer requires modernization
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Ventilation/airflow can be upgraded. • There is room for expansion around the KLC building, providing opportunity for additional multi-use buildings to be developed • New gym • Very large roof space could accommodate solar PV electricity generation. • Energy efficient lighting throughout • WiFi access for users 	<ul style="list-style-type: none"> • Structural capacity of the roof may limit solar panel installations.

Current Gym



Proposed New Location - Gym



Pioneer Function Room



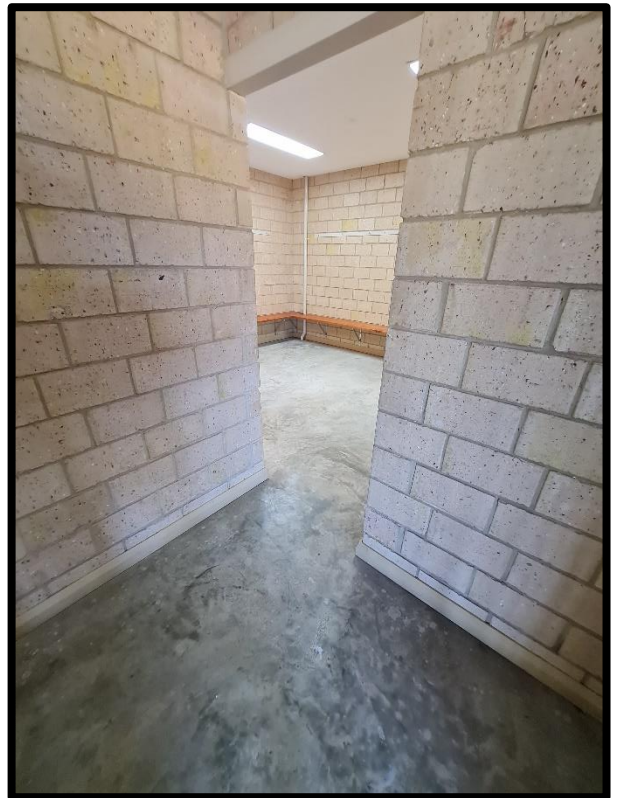
Foyer and Kiosk



Foyer



Changerooms



7.2 RAM PAVILION

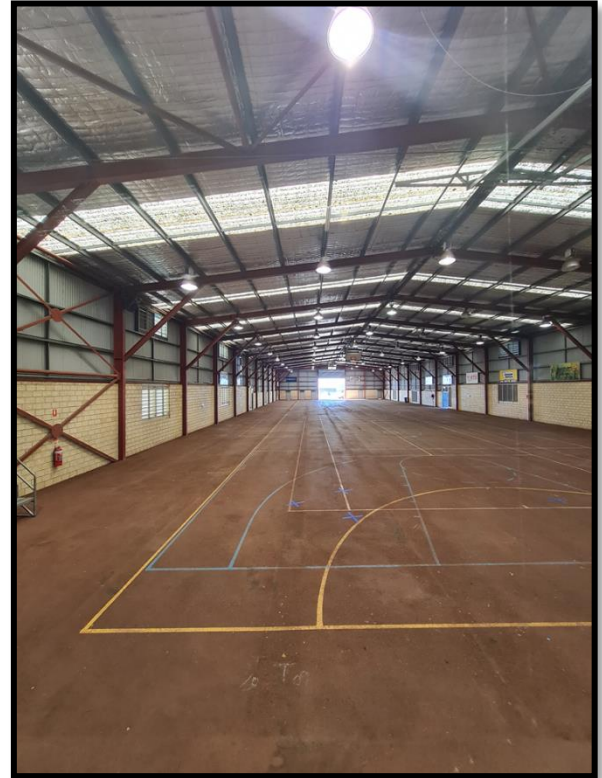
Large shed with bitumen floor and sports lighting, approximately 70m x 26m. Two multi-purpose court markings (basketball, netball, tennis, indoor hockey).

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.

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 an array of stall holders and agricultural based exhibits.
- It has been used occasionally for machinery field days and agricultural harvest schooling where large machines are brought into the area for educational sessions.
- It holds various functions including concerts, large community sit down events, wind ups, expos, 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).



STRENGTHS	WEAKNESSES
<ul style="list-style-type: none">• 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.	<ul style="list-style-type: none">• Lighting is reportedly sub-standard for indoor sports.• 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.• Bitumen surface is not ideal for many sports, resulting in a reluctance of many user groups to use it unless they must – overflow area only.

OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • The facility could be upgraded to a higher standard that would be more accommodative of multiple uses • Improved ventilation/airflow and insulation • Improved multi-purpose floor surface • LED lighting installation • Clear Perspex for improved natural lighting • Audio system upgrading 	<ul style="list-style-type: none"> • The structural design 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.

7.3 TOP OVAL, COURTS / CARPARK, SHARED KIOSK/STORAGE FACILITY

Top Oval



Shared Kiosk/Storage Facility



Netball Courts and Carpark

Small kiosk with storage units and shelter to the front, located on the central 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.

Building and Oval Condition

- The building is in very good condition, 10 plus years old and well maintained however limited kitchen facilities
- The oval turf is in sound condition

Facility Usage

- Katanning Hockey Club play 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.
- Katanning Junior Cricket play matches on the Quartermaine Oval and Top Oval, with primary school cricket carnivals utilising both Ovals for carnivals.
- Regional Rugby Games are hosted in Katanning and interest has been shown by the Albany Sea Dragons Rugby Association and Rugby WA
- Football West Great Southern have shown interest in running training sessions, along with Katanning community members running a social Friday night session and weekend social games
- Netball WA – Great Southern utilise the Top Oval car park (marked with 4 netball courts) along with marking courts on the grassed areas for major regional school carnivals up to 550 players with carnivals being scheduled annually and Bi-annually.
- Regional AFL school carnivals – utilise both Quartermaine and Top Ovals for Primary School AFL carnivals
- Katanning Primary Schools utilise both Quartermaine and Top Ovals for Winter Sports Carnivals, sports include Hockey and Soccer.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Kiosk is located on the south-western side of the Top Oval, no issues with afternoon sun. Position is good if new fields or surfaces are developed in the future • Plenty of room to expand the building as required in the future. • Central location 	<ul style="list-style-type: none"> • No toilets and changerooms. Top oval players/spectators must use main KLC facilities. • No social facilities. • No permanent cooking facilities • Limited floodlighting • Limited spectator shelter available. • No Playground located at the oval. • 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.
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Add on clubhouse to existing structure, including, social facilities, kitchen facilities, 	<ul style="list-style-type: none"> • Existing lighting infrastructure on the Top Oval is not likely be suitable for re-use to

bar, cool room, toilets, changerooms and social facilities in the future, to meet the various user groups

- Upgrade the floodlighting to cover the full oval so that usage can spread across the whole ground rather than be concentrated under the lights.
- Add a playground area
- Extend bitumen and markings to 6 courts to cater for school and regional sports championships

achieve minimum Australian Standards, a whole new lighting system is likely to be required.

7.4 QUARTERMAINE OVAL, SPECTATOR AREA AND SPRIGG BAR



Quartermaine Oval, Sprigg Bar and Spectator Area



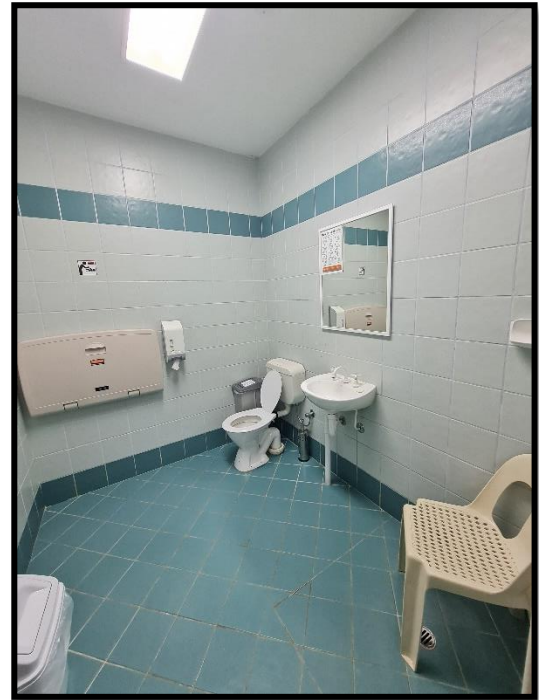
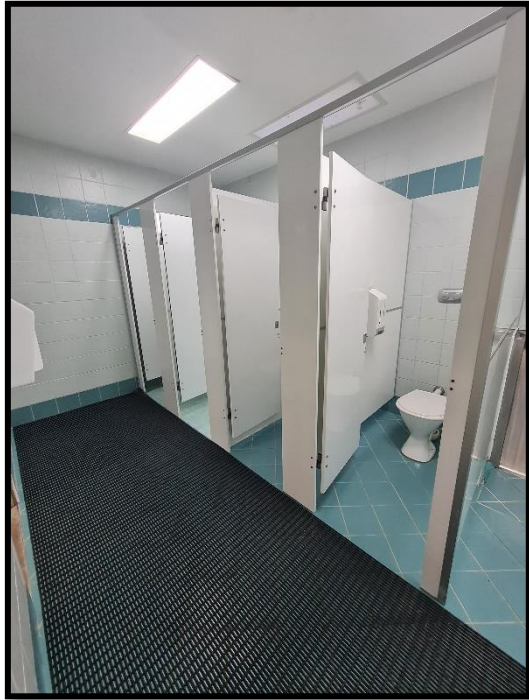
Quartermaine Oval Playground Area



Sprigg Bar – External View



Sprigg Bar – Clubhouse



Quartermaine Oval Home and Away Changerooms and Ablutions

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.

Building and Oval Condition

- The Clubhouse is in good condition, built at the same time as the KLC (1997) however has since had extensions. Requires modernization and access improvements
- The Oval is in very poor condition including poor turf coverage, poor drainage, and an uneven surface.
- The playground is in good condition.
- Cricket nets are in average condition.

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
- 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.

- AFLW is part of the Katanning Wanderers Football Club – women’s representative AFL is hosted in Katanning via the Upper Great Southern Football League

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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. • Facilities to accommodate AFLW to correct standard • Playground fall area • Volunteers required to maintain grass pitch
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Oval replacement, turf, reticulation, and sub soil drainage • Spectator shelter could be added on to the front of the Clubhouse, sheltering the tiered spectator area. • AFLW changerooms – stand-alone facility located to the South near the Ram Pavilion close to the Playground • The oval could be fitted with lighting to community level Australian Standards. • Additional Storage Room and refurbishment of existing club house/changeroom facilities 	<ul style="list-style-type: none"> • Oval condition deteriorating due to sub soil drainage being substandard and reticulation location doesn’t cover all areas of the ground evenly, turf grasses are inconsistent • 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. • Not accommodating the requirements for AFLW competition/training • Playground fall area becoming dangerous

7.5 KATANNING EQUESTRIAN CENTRE (KEC)



Equestrian Main Arena Sand

Horse Pens



Storage Shed

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).

Facility Condition

- Storage shed is in poor condition, it is subjected to vandalism
- The grassed areas are in relatively fair condition for an equestrian centre
- Sand Arena is in fair condition
- Fencing is new however perimeter fencing height requires raising
- The horse pens are in sound condition.

Facility Usage

- KEA has three big events per year including the Agricultural Show, although the Endurance Ride is held off site.
- 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.
- KEA Club has one big event per year and one unofficial dressage and showjumping training day per year plus one rally/training day once per month for members, with an NCAS accredited coach

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Location in KLC grounds allows greater sharing of facilities such as amenities and parking. • Adequate size for existing events and activities. 	<ul style="list-style-type: none"> • 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 has in past been 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.
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • 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. • Sand Area needs an upgrade of the foundations • Higher perimeter fencing to attract horsemanship events • Water capture and storage at the holding dam to reticulate the sand and grass arena • Cattle handling facilities 	<ul style="list-style-type: none"> • Supplying services to a new shed/club facility could potentially be difficult and costly.

7.6 PARKING, DRIVEWAYS, PATHWAYS AND ENTRANCE



KLC has significant existing parking areas including:

- 138 sealed and marked parking bays at the main entrance area.
- 3,500m² sealed, unmarked, bitumised area north of the Top Oval.
- 3,200m² 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, 5,000m²+ (unsealed, grave/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.

Condition

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

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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. • There can be a considerable walk from the front doors due to the parking layout.
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Total new design of entry drops off, including parking, incorporating closer disabled parking. • 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. 	<ul style="list-style-type: none"> • 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.

- 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.
- Updated energy efficient car park lighting could be added improve people's sense of security at night and reduce electricity costs.

7.7 POWER AND WATER SUPPLY

Power supply is sound 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.

Opportunities

- Rejuvenate/renovate and increase the size of the existing Turkey Nest Dam located to the North West corner of the precinct to improve storage capacity of water for the grounds.
- The Shire could also look at developing a dam across Henry Street on the rural zoned land it owns, catching water runoff from the sloping farmland.
- More water tanks could be installed for further storage.

7.8 AGRICULTURAL SHEDS



There are a group of large sheds near the entrance of the KLC Grounds on the southern side. They include:

- Machinery Restoration Group Shed – 1,100m²
- Katanning Shears Shed – 800m²
- Poultry Shed – 270m²
- Agricultural Society Storage Shed – 160m²

Facility Usage

- The Poultry Shed and Agricultural Society shed are primarily used for the Katanning Agricultural Show held in October each year.
- The Shearing Shed is used for the Agricultural Show and 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.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Sheds are in good condition. Additional shed space has been constructed with kitchen bench tops and sink included. • 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. 	<ul style="list-style-type: none"> • 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 • Ablutions needed for Ag Society particularly during Show Week for the carnival operators and shearing groups
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Painting the sheds white would reduce their heat gain and potentially extend the life span of the structures • Concrete two areas near the extension of the sheds to reduce shed damage 	<ul style="list-style-type: none"> • Long term financial implications with maintaining facilities • Loss of carnival operators due to one shower for all operators during the week leading up to the Show (bump in)

8. CONSULTATION

Consultation was undertaken with the key stakeholders and the community including current and potential users of the KLC in 2016 and again in 2021. Groups were consulted via one on one meetings, a survey, follow up phone calls, emails as well as meetings. The sporting clubs and 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. The consultation is included in the **Appendix 4**

9. 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.

Facility	Details	Clubs	Rationale
Quartermaine Oval	<ul style="list-style-type: none"> Quartermaine Oval Redevelopment – soil, turf, sub soil drainage, reticulation Ground Lighting Upgrade AFLW Changerooms and Playground Upgrade 	Katanning Wanders Football Club Wanderers Cricket Club Katanning Junior Cricket Katanning Junior Football & Auskick Schools State Sporting Bodies – Regional Events Agricultural Society	High standard required for local, regional, and state competitions Attraction of new competitions Recommendations from previous study due to poor turf conditions Fence playground to assist with participation and children supervision AFLW changerooms required for privacy
Quartermaine Clubrooms and Ablutions	<ul style="list-style-type: none"> Sprigg Bar and clubhouse & Storage Changeroom (players and umpires) Terrace & spectator viewing platform and shelter 	Katanning Wanders Football Club Wanderers Cricket Club Katanning Junior Cricket Katanning Junior Football & Auskick Schools State Sporting Bodies – Regional Events Agricultural Society	Sprigg Bar and clubroom at current capacity and requires updating/modernization Doorways cannot accommodate equipment movement Access from Main Stadium to Sprigg Bar to enable safe practices from indoor sport to social events Spectator viewing area to improve engagement and participation Ablutions and changerooms require upgrade for disabled access and modernization Improve umpire room for improved volunteer participation

Top Oval	<ul style="list-style-type: none"> • Clubhouse incorporating shared toilets • Carpark expansion additional hard netball courts (4 – 6) • Playground 	Katanning Cougars Hockey Club Netball WA – Great Southern Austral North Cricket Club Schools State Sporting Bodies – Regional Carnivals Soccer and rugby (informal groups)	Cater for local and regional competitions Clubrooms for improved social and community participation Increasing participation numbers Shared facilities between all mentioned groups Toilet/changeroom facilities onsite
Lighting	<ul style="list-style-type: none"> • Quartermaine Oval and Top Oval • Australian standard • Power outlets on poles 	Katanning Wanders Football Club Wanderers Cricket Club Austral North Cricket Club Katanning Cougars Hockey Club Katanning Junior Football & Auskick Katanning Junior Cricket Katanning Ag Society	LED upgrades for energy efficiency To meet Australian Community training and competition standards for the relevant sports Improved participation Nighttime games and training are possible
New Gym	<ul style="list-style-type: none"> • Opposite side of the KLC entrance (West Side) • 420m² (increase from 183m²) • Assessment room • Hydrotherapy pool 	Community Sports Clubs Community Members Surrounding Shire Residents Health Agencies	Current gym has reached capacity Required at ground level Will help future proof the KLC 24/7 access to improve participation Long term health benefits for a regional centre
Refurbish Multipurpose Room, Ablutions and Foyer	<ul style="list-style-type: none"> • Ablutions upgrade (western side) • Foyer upgrade • Multipurpose room storage, kitchen • Modernise family rooms and disabled toilets 	Seniors Groups Katanning Netball Association Katanning Basketball Association Great Southern Gymsports Schools Autumn Club Social Program participants Community Members People with Disability & Carers	Improved access for seniors, families and people with disabilities Frees up current function room for its true purpose Ablutions and changerooms require upgrade for disabled access and modernization

Carparks & Driveway	<ul style="list-style-type: none"> • Update entrance to KLC with new drop off and parking space • Top Oval Carpark bitumen expansion • Quartermaine Oval continued bitumen car park/driveway 	All Use Groups, Seniors People with Disabilities Families Community Members Netball WA – Great Southern Schools Wanderers Cricket Club Wanderers Football Club Junior Cricket Junior Football Ag Society	Safety and security Cater for overflow Accommodate closer disabled bays to centre Accommodate 2 – 4 extra netball courts (hard) for large carnivals and events
Back Up Power Generator (Welfare Centre)	<ul style="list-style-type: none"> • Install generator at KLC 	Community Emergency Services Government	To enable the KLC to be used as an evacuation or control centre
Equestrian Centre	<ul style="list-style-type: none"> • Sand surface improvement • Pivot irrigation for grass • Lighting over Arena • Shed upgrade • Spectator Shelters 	Katanning Equestrian Centre GSMSBA Groups	Spectator engagement and safety Safety of horses Improved storage and access Attraction of new competitions

10. KLC CONCEPT PLAN

The Katanning Leisure Centre Master Plan Concept Plan has been developed 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 as a means of addressing gaps in current provision and catering for future demand.

Stage 1 Facility Developments (Immediate)

1. Quartermaine Oval Redevelopment, lighting upgrade, AFLW changerooms and playground upgrade
2. Sprigg Bar, change rooms (players and umpires), terrace area and viewing platform
3. New Gym
4. Upgrade Multipurpose Room (currently the gym), refurbishment of ablutions, office, and foyer area
5. Top Oval Clubhouse, shared toilets, lighting, carpark, and playground
6. Install KLC Generator to ensure back up power for the Centre
7. Equestrian Centre and spectator shelters

These facility developments have been listed as immediate priority as they relate directly to improved participation levels, safety, and usability of existing facilities.

- The Quartermaine Oval surface needs replacement as current condition, care and maintenance is not addressing long term issues (water logging, poor root systems, disease, lack of subsoil drainage, poor coverage of reticulation etc.)
- Oval lighting upgrades are needed to resolve overuse issues of sections including the Top Oval and evening training sessions, lighting levels being sub-standard, and lack of coverage of oval lighting;
- Sprigg Bar and the clubrooms are at capacity, with no storage room, no expansion to spectator viewing and safe entry to licensed area from Main Stadium along with the home and away changerooms and umpires rooms needing modernization and to meet access regulations (disabled access).
- No AFLW changerooms available, women's AFL is popular but at this stage cannot run the AFL men's and women's programs on the same day.
- Playground equipment and fall area requires updating and to meet compliance with adequate fall material.
- No clubhouse facilities including toilets, changerooms which are needed for players and spectators on the Top Oval as they currently use the main KLC building for toilets, which can be crowded during weekend competitions. Social facilities are an important feature that meet the social and administrative needs of community sporting groups, which the sporting clubs based around the Top Oval do not have at present. To ensure continued participation and growth of these clubs there is sufficient demand to justify a modest sized social facility being added to the existing facility.
- The development of a new larger gym is one that under normal circumstances would only be built in response to capacity being reached as it occurs, however, the need for a 24hr gym to accommodate the growth of the community with more emphasis on FIFO, DIDO community members, and access to the gym over a longer period daily as well as providing a new multi-purpose room in the immediate term for seniors and other groups, then 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.

Short Term (0 - 7 years)

8. Traffic calming measures
9. Athletics jump pits
10. Completion Quartermaine Oval driveway
11. Energy efficient lighting upgrade to all areas
12. Perimeter fence upgrade

Medium Term (7 – 15 years)

13. Crèche playground extension.
14. Flooring to the Ram Pavilion
15. Dead zone – overflow carpark

Long Term (10+ Years)

16. Multipurpose hydrotherapy pool
17. Synthetic field and lighting (short pile – hockey)
18. Potential future parking expansion areas
19. Ventilation upgrade to main stadium
20. Potential shared oval with future private high school

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, potential future parking expansion areas, ventilation upgrade to main stadium and a potential shared oval with the future private high school has been placed in Longer Term.

11. 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 based on 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 5** to this report.

These costings have been undertaken by an independent quantity surveyor and are indicative estimates only based on the high-level plans provided. They include builders' preliminaries, contingencies, ESD and Public Art, professional fees, and locality allowance.

12. MANAGEMENT

As 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 most 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.

12.1 QUARTERMAINE OVAL CLUBHOUSE

Wanderers Football Club currently has a 10-year lease agreement with an option for a further 5-year extension, for the 6 months of the year that they use it and pays one third maintenance costs towards the facility in conjunction with the Wanderers Cricket Club and the Shire of Katanning.

12.2 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/license 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 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.

13. FUNDING SOURCES

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. The major source of funding is the Community Sport and Recreation Facilities Fund (CSRFF) and 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 Building Better 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.

13.1 SHIRE OF KATANNING RESERVES

The Shire of Katanning has committed \$50,000 to the KLC surfaces (ovals) and \$50,000 to the KLC building in its reserve allocations for the past three years. As at the 2021/22 financial year there is \$500,000 in total which can be contributed towards surface and building improvements

13.2 DLGSC – CSRFF

CSRFF aims to increase physical activity and participation in sport and active recreation in Western Australia. CSRFF has several priorities to achieve this goal.

Some of the priority considerations for CSRFF include:

- Projects that will directly lead to an increase in physical activity or participation.
- Projects that lead to facility sharing between clubs, or rationalization of existing facilities to increase sustainability.
- Projects to upgrade facilities to make them more accessible for female participants (e.g. changerooms with lockable showers and no urinals).
- Projects in a location with a significant Aboriginal population that will increase participation or physical activity.

The type of projects which will be considered for funding include:

- New playing surfaces — ovals, courts, synthetic surfaces etc.
- Floodlighting projects (must be to Australian Standards)
- Change rooms and ablutions
- Sports storage
- The types of projects which are eligible for funding, but will be considered a lower priority for funding are:
- Clubrooms including social space, kitchens, training rooms and administration areas (due to their minimal impact on physical activity).
- Shade shelters, viewing areas and verandahs (due to their minimal impact on physical activity).
- Resurfacing of existing sports surfaces such as courts and bowling greens. It is expected that facility managers will budget for these items as part of the ongoing operation of the facility, frequently over 7 to 10 years. If supported, the project will likely attract a reduced funding percentage
- Any project that does not achieve the aim of the fund to increase physical activity or participation in sport and active recreation will not be considered.

Some other projects that are ineligible for funding through CSRFF include:

- Projects that have commenced or will commence before approvals are announced.
- Development of privately-owned facilities or commercial spaces.

- Arts, music, and craft facilities.
- Maintenance or operating costs of existing facilities.
- Purchase of land, landscaping, car parks, access roads and other infrastructure costs.
- Playgrounds.
- Bikeways or pathways.
- Non land-based facilities, e.g. boat launching ramps, ocean pools and marinas.
- Non-fixed equipment or fixed sports specific equipment (for instance electronic targets, scoreboards).
- Facilities or fixtures for the express purpose of serving alcohol.
- Projects that do not meet Australian Standards and National Construction Code

13.3 CLUB NIGHT LIGHTS PROGRAM

Administered by the Department of Local Government, Sport and Cultural Industries, this grant provides financial assistance to community groups and local governments to develop sports floodlighting infrastructure.

The purpose of the program is to provide financial assistance to community groups and local governments to develop sports floodlighting infrastructure. The program aims to maintain or increase participation in sport and recreation with an emphasis on physical activity, through rational development of good quality, well-designed and well-utilised facilities.

13.4 SPORTAUS – COMMUNITY SPORT INFRASTRUCTURE

Supporting small to medium scale projects up to \$500,000 to improve local community sport infrastructure which will support greater community participation in sport and physical activity and/or offer safer and more inclusive community sporting hubs.

13.5 BUILDING BETTER REGIONS FUND

The \$1.04 billion Building Better Regions Fund (BBRF) supports the Australian Government's commitment to create jobs, drive economic growth and build stronger regional communities into the future. The Infrastructure Projects Stream: Supports projects that involve construction of new infrastructure, or the upgrade or extension of existing infrastructure and the Community Investments Stream: Funds community development activities including, but not limited to, new or expanded local events, strategic regional plans, leadership and capability building activities.

13.6 EWA SPORT FUND GRANTS

The EWA Sport Fund has been established to support EWA Clubs and EWA Organising Committees in funding State events/activities from Grass roots to Competitive level.

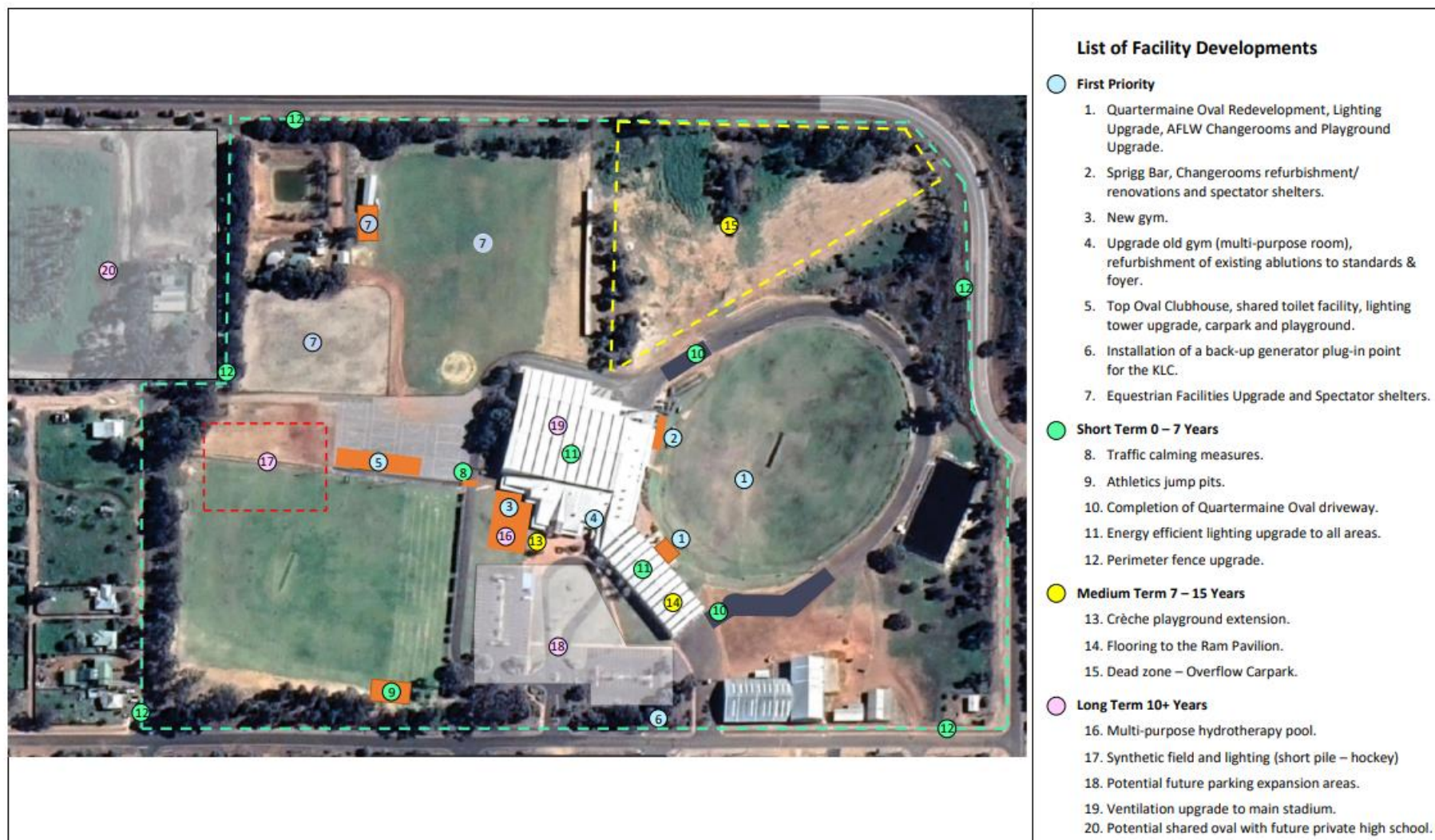
13.7 AUSTRALIAN CRICKET INFRASTRUCTURE FUND

This program aims to provide funding for community cricket facility projects, with a focus on growing participation and promoting accessibility and inclusivity.

14. APPENDICES

- Appendix 1. Katanning Leisure Centre Master Plan Concept Plan
- Appendix 2 Regional Leisure Trends
- Appendix 3. Sports Participation Trends
- Appendix 4. User groups - consultation
- Appendix 5. Indicative Construction Cost Estimate Report

APPENDIX 1 KLC CONCEPT MASTER PLAN



APPENDIX 2

REGIONAL LEISURE TRENDS

The following section provides a combination of data driven and anecdotal evidence gained through available sport and recreation statistics and consultation with various local governments, regional sport, and recreation groups, regional DLGSC staff, community members and other stakeholders. This combined perspective provides important context for the state of sport and recreation in regional and remote Western Australia. While the observed trends may be generic in nature, they appear to have strong relevance to the Shire of Katanning.

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.
- The 2018 Australian Institute of Health and Welfare (AIHW) "physical activity across the life stages" report² indicated that children aged 5-17 who live in with inner regional or in outer regional/remote areas are significantly more active than those living in major cities. It is suggested that the higher levels of physical activity in regional and rural areas could be because children and young people have greater opportunities to participate in increased levels of free play due to the availability of more open space, lower density living, and lower perceived risk from traffic or strangers².
- Data from the 2020 AusPlay Survey³ shows that the highest levels of participation in organised sport, for both adults and children is in major cities and declines for more remote areas. The lower levels of participation in organised sport in regional areas compared to major cities, could be attributed to factors such as limited sports being offered and longer travel times for competitions.
- 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

² <https://www.clearinghouseforsport.gov.au/kb/sport-in-rural-and-regional-australia#statistics>

³ <https://www.clearinghouseforsport.gov.au/kb/sport-in-rural-and-regional-australia#statistics>

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.

Societal

- It is now universally 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.
- A review of the Club Development & Every Club Program (Colin Brown Consulting, 2020) found that the challenges facing club volunteers have become more complex, with additional compliance and administration taking up an ever-increasing time for club committees. The source of this additional administration was both National and State Sporting Associations, as well as Local Government and other government agencies.
- 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.

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 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 most 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.

APPENDIX 3 SPORTS PARTICIPATION TRENDS

Key participation trends from the 2020 AusPlay Survey are summarized below⁴:

Participation in sport and/or physical activity

- 83.3% of women (over 15 years) participate at least once per week and 67.1% 3x per week.
- 79.4% of men (over 15 years) participate at least once per week and 60.2% 3x per week.
- 48% of children (under the age of 15) participated in some form of organised sport or physical activity outside of school hours at least once per week and 17.1% three times or more per week.

Participation in Sport Related Activities

- 54% of women who participate do at least some sport related activities, 35.6% participate only in non-sport related activities.
- 69.6% of participating men do at least some sport related activities, 19.5% participate only in non-sport related activities.
- 68.1% of participating children do at least some sport related activities, only 3.4% participate in only non-sport related activities.
- Participation rates for boys and girls were similar; however, girls are more likely to participate in non-sport related physical activity than boys; and boys were more likely to participate in sport-related physical activity and club sports in all age groups.

Trends in participation across the life course

- Participation for men is highest among 15-17 year old's and tends to decline in successive adult age groups. For women participation remains reasonably consistent.
- Australian adults tend to play sports for longer duration than non-sport related physical activities; however, they participate in non-sport related physical activities more frequently.

Non-Playing Roles

- 15.7% of people (over the age of 15) participate in a non-playing role in sport (17.2% of men; 14.2% of women).
- The most common roles for men and women are coach/instructor/trainer; official; and administrator/committee member.

Top Activities

The top activities for adults are walking (recreational); Fitness/gym; Athletics (includes jogging and running); Swimming; Cycling; Bush walking; Yoga; Football/soccer; Golf; Tennis; Basketball; Pilates; Surfing; Netball; Australian football.

The top activities for children are swimming; Football/soccer; Gymnastics; Dancing (recreational); Basketball; Australian football; Netball; Tennis; Athletics (includes jogging and running); Cricket.

⁴ <https://www.clearinghouseforsport.gov.au/kb/sport-participation-in-australia/participation-statistics-and-trends>

Barriers to Participation

Adults	Children
<ul style="list-style-type: none">• Not enough time/too many other commitments• Poor health or injury• Increasing age/too old• Don't like sport or physical activity• Too lazy	<ul style="list-style-type: none">• Wrong age (too old/young) for available activities is the primary barrier for children up to 8 years.• For children 9-14 years the main barriers are:<ul style="list-style-type: none">• Don't like sport/PA• Not enough time/too many other commitments• Can't afford it/transport

Primary Motivators to Participate in Sport

Men	Women
<ul style="list-style-type: none">• Health/fitness• Fun/enjoyment• Social reasons• Psychological/mental health benefits• To be outdoors/enjoy nature• To lose/manage body weight• Active transport• Walk the dog• Hobby• Performance/competition	<ul style="list-style-type: none">• Health/fitness• Fun/enjoyment• Psychological/mental health benefits• Social reasons• To be outdoors/enjoy nature• To lose/manage body weight• Walk the dog• Active transport• Hobby• Performance/competition

Demographic factors that influence participation

The Australian Sports Commission's 2018 report on 'Children's Participation in Organised Physical Activity Outside of School Hours', looked at the demographic factors that influence participation. The report, which was based on data collected through the AusPlay Survey, suggests that:

- Children from high income families have significantly above-average participation rates while children from low-income families have significantly below-average participation rates.
- The costs associated with organised sport and physical activity presents a barrier to participation for children from low-income families.
- Compared with children living in metropolitan areas, children in regional and remote areas typically have access to a more limited range of organised sport and physical activity. It can also be more difficult for parents to transport children given the distances involved.
- Children with Indigenous or LOTE (speak a language other than English at home) parents have below average participation rates.
- Children who have at least one active parent participate in organised physical activity are more likely to participate.
- Age is a key determinant of child participation in organised physical activity, with participation peaking in the 9 to 11 age group before declining in the 12 to 14 age group.

APPENDIX 3

FUTURE SPORTS FACILITY REQUIREMENTS

This Master Plan examines the future major sporting infrastructure requirements of the Shire of Katanning based on future population growth. 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.

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.

To develop an understanding of the indoor court and sport turf requirements for a future Shire of Katanning here are five others regional LGA's that currently have populations near the future growth of the Shire of Katanning. They include:

LGA	Population 2019/20
Northam	11,051
Augusta-Margaret River (S)	16,182
Esperance (S)	14,277
Murray (S)	17,193

Comparison of sports surfaces by population

LGA	Sporting Fields	Total Active Turf Space
Northam	3 ovals 1 large contiguous area	
Esperance	3 ovals 1 large contiguous area 2 rectangular fields	13.0 ha
Augusta-Margaret River	3 ovals 1 large contiguous area No synthetic	8.4 ha
Average Area		
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.

Sports Turf Requirement Timeline

Population Growth Timeline	2019	2031
Population	4,044	3,390
Total Sports Turf Required	4 ha	4 ha
Sports Turf Required in addition to existing provision	0ha	0ha

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. A recent trend amongst smaller regional LGA's may be indicative of the future is the provision of multi-use synthetics as have been installed at Gnowangerup and Merredin, with Bruce Rock and Northam hosting an uncompromised hockey surface.

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

APPENDIX 4

Club / Organisation	Membership Numbers	Details	Future Membership	Comments
Great Southern Gymsports (GSG)	100 athletes per term, 70% girls, 30% boys 18months to 16yrs		Access to coaches is a restriction on club growth	The Club currently runs out of the 'gym room' at the KLC. This gives us a larger floor and roof size to make our classes safer. However as we co-locate we have to pack some equipment away each class and there are some restrictions on class availability/times and full set up Locating at the KLC has proven useful to some parents/families allowing athletes to do multiple sports on the same day, or having siblings in multiple sports (gymnastics and basketball etc)
Katanning Wanderers Football Club	Under 14's, Colts, Reserves and a League team. 200 plus membership		In the future the Club would expect growth in the juniors and the senior teams may find it easier to field teams with local	The Quartermaine Oval requires a full resurface AFLW changerooms required and general upgrades to umpires room, changerooms and ablutions The Club would like to upgrade the kitchen and clubrooms and provide shelter over the terraced spectator area. Improved lighting is desirable to allow night games to occur and improve the quality of the training lighting.
Wanderers Cricket Club	1 senior team, 1 U13, Milo Cricket		The numbers are stable	The Club enjoys the facilities and makes good use of the Clubhouse.. An oval resurface is required.
Autumn Club				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.
Katanning Cougars Hockey Club	1 ladies' and 1 men's team, and a C grade (14-17yrs) and D grade (Under 13's) girls' teams.		Game days - 12 teams (11 players each) plus est 120 spectators	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 a 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.
Katanning Auskick	60-80 (yrs 1-3)		Parent run, supported by Katanning Wanderes Football Club	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.
Australis North Cricket Club	1 Senior team			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.
Katanning Basketball Association	Tuesday nights games played inside 5.20pm - 9pm (17 games), Monday training inside courts, 190 members (12 junior teams up to school yr 7, 6 high school teams, seniors - 6 mens teams, 4 womens teams)			Free WiFi across the indoor courts is required Electronic scoreboards, with WiFi so that they can respond to the ipads used by officials during games Sufficient number of courts for the competition Supportive of inside ablation upgrades
Katanning Agricultural Society	Circa 150 - 200 members / 2020 over 2000 attendance			Shears Shed toilets and showers needs upgrading, power upgraded all done, knock toilets down between Shears Shed and Restoration Shed for a new ablation block (for the show people who stay there for a full week). Concrete near two new extensions would be good (gravel at the moment, it will wear the tin)Lighting has been completed - poultry, shears shed, Ram Pavillion. Bitcumen in parking areas, but not a necessity
Katanning Equestrian Centre	30-50	Club has one big event per year & one unofficial dressage & showjumping training day per year plus one rally/training day once per month for members, with an NCAS accredited coach	Stock handling, rodeo and camp drafting are rapidly growing sports. Katanning Equestrian grounds are currently not sufficient in size to host such events or equipped to do so. It is not equipped to host things like horse trials	Katanning Equestrian Association is reluctant to being relocated. They would however be open to expanding their space with an adjacent area of land on the corner of Great Southern Highway and the By-pass road. An undercover arena (open sides) of 90m x 30m would be a major drawcard Access to trails such as railway reserves would be dependant upon Public Liability Insurance as well as permissions from the custodians of the land/spaces Currently the Katanning Equestrian Grounds perimeter fence is proving inadequate. It is essentially steel sheep yard fencing and is less than 1m high. To attract qualified clinicians to host horsemanship clinics on grounds, the fence must be at least 1.5m high. To host cattle/horse training days or competitions on grounds the fences would need to be modified to a height of 1.8m high. Cattle handling facilities could possibly be installed, which could be used for young horse training days or small competitions. These suggested facilities could also be used as a biosecurity quarantine confinement area or shelter for emergency large animal evacuation accommodation Shire of Katanning water holding dam (Turkey Nest) is earmarked for upgrading during 2021-2022 due to a long term continuing leakage problem. It is situated immediately to the west of the KEA storage shed. Once this upgrade has been facilitated, Katanning Equestrian Association sand arenas could be properly renovated/resurfaced to bring it in line with recognised National minimum standards
Machinery Restoration Group	15			Sheds and facilities are enough at present. In the past wanted to do a big move, but membership is stable to stagnant. Skylights replaced a few years ago, a few more skylights to be replaced, electrical issues also need addressing in sheds. Displays space is adequate.
Netball Association	Div A,B,C, Juniors, Net Set Go	Regional competition		Additional external courts to be able to host regional competitions
Great Southern Merino Sheepbreeders Association	49 Breeder Memberships, with cii	Utilised annually for their main two-day event known as the 'WA Sheep Expo & Ram Sale'.	A licence agreement is held for the usage of the Ram Pavilion between GSMSA and Shire of Katanning and is valid to 2028.	Ablution modernisation and upgrade in the main KLC as it is very busy on game days The main aim of this organisation is to encourage the breeding of pure-bred Merino sheep by fostering a spirit of competition between and amongst breeders and provide opportunity for the promotion and sale of their sheep. Future infrastructure needs - LED lighting to improve artificial lighting on overcast or rainy days, Replacement of clear Perspex roof sheeting to improve natural lighting, Audio system upgrade to improve sound quality These enhancements should also benefit other user groups of the Ram Pavilion, given that it is a multi-use facility
Shire of Katanning Programs	Programs run internally by the KLC team			Football West utilise the grounds/facilities to run programs yearly (once a term if possible). Primary School Aged children up to adults (Indoor Soccer, Street Soccer & Female Training Centre for soccer) Social Badminton Seniors Gym (55yrs plus) Group Fitness Classes, CALD womens fitness, Noongar women's fitness Rollerblading for juniors and adults School holiday activities Athletics Support for regional rugby games when scheduled by Rugby WA and Albany Sea Dragons

APPENDIX 5

Shire of Katanning
Katanning Leisure Centre
Masterplan Facility Development Schedule

Cost Indication
20th October 2021

Proposed Facility Developments

Item	Location	Requirement	Allowance	Year to Complete	Potential Construction Cost	Builders Preliminaries (10%)	Contingencies (Design 10%, Contract 5%)	ESD (5%) and Public Art (1%)	Professional Fees (12%)	Locality Allowance (25%)	Total Cost Excluding GST - 2021	Total Cost Excluding GST - To Year to complete
First Priority												
1	Quartermaine Oval Redevelopment, Lighting Upgrade, AFLW Changerooms and Playground	Rejuvenate existing oval	Remove existing grass and soil and reconstruct with suitable filling, sub-soil drainage, in ground reticulation, top soil, re-turfing. (Approx 23000m2)	2023	\$ 956,800	\$ 95,680	\$ 163,134	\$ 73,545	\$ 154,699	\$ 322,290	\$ 1,766,148	\$ 1,906,530
		Goal posts	Existing goal posts re-installed	2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Upgrade lighting to suit small ball sports	250-300 Lux for small ball games. Based on information from Lightbase the poles need to be a minimum of 30m to reduce glare. Budget includes for replacing existing light poles with 6 x 30m poles each with 6 light fixtures per pole including an allowance for all electrical work back to main switchboard. Costs can be reduced if it so decided not to go ahead with small ball sports lighting.	2023	\$ 458,000	\$ 45,800	\$ 78,089	\$ 35,204	\$ 74,051	\$ 154,273	\$ 845,418	\$ 912,616
		AFLW Changerooms - Wet areas 2 x 20m2, changerooms 2 x 40m2 (Total area 120m2)	Brick construction with metal roof, wall and floor tiling to wet areas. Design suitable for future extension. Includes allowance for connection to existing services (Sewer, water & electricity). Approx 120m2	2023	\$ 334,000	\$ 33,400	\$ 56,947	\$ 25,673	\$ 54,002	\$ 112,505	\$ 616,527	\$ 665,532
		Fenced playground area including allowance for play equipment, soffall and shade sails. Approx 60m2 (10m x 6m)	Allowance of \$40,000 for playground equipment	2023	\$ 62,250	\$ 6,225	\$ 10,614	\$ 4,785	\$ 10,065	\$ 20,968	\$ 114,907	\$ 124,040
		New boundary fencing to oval to replace existing removed to allow rejuvenation of oval	Approx 500m. Allowance for 900 high fence to match existing including 1 single gate pedestrian access point to the south east, 1 double gate ambulance access point next to pedestrian gate and 1 double gate truck access point near cricket practise wickets	2023	\$ 52,000	\$ 5,200	\$ 8,866	\$ 3,997	\$ 8,408	\$ 17,516	\$ 95,986	\$ 103,616
		Turf pitch area for cricket	Remove existing hard wicket, prepare and add new subsoil and turf, Make good existing area.	2023	\$ 20,000	\$ 2,000	\$ 3,410	\$ 1,537	\$ 3,234	\$ 6,737	\$ 36,918	\$ 39,852
		New cricket practice nets	2 No. synthetic cricket practice wickets including netting, run-ups etc	2023	\$ 37,000	\$ 3,700	\$ 6,309	\$ 2,844	\$ 5,982	\$ 12,463	\$ 68,298	\$ 73,727
2	Sprigg Bar, Changerooms Refurbishment/Renovations, Terrace area and Viewing Platform	Upgrade Sprig Bar	General upgrade comprising replacement of floor coverings, lighting, painting. Approx 250m2	2023	\$ 87,500	\$ 8,750	\$ 14,919	\$ 6,726	\$ 14,147	\$ 29,474	\$ 161,515	\$ 174,353
			Incorporate a safe entry point from the Main Stadium side. Allowance only as practicality and pedestrian flow to be considered.	2023	\$ 50,000	\$ 5,000	\$ 8,525	\$ 3,843	\$ 8,084	\$ 16,842	\$ 92,295	\$ 99,631
		Additional storage area	Construct new storage area to the North-West side of the building. Remove existing bin store, relocate existing air conditioning units servicing the Sprigg Bar. May also require relocation of underground services. Approx 15m x 10m	2023	\$ 137,500	\$ 13,750	\$ 23,444	\$ 10,569	\$ 22,232	\$ 46,316	\$ 253,810	\$ 273,984
		Upgrade existing Male and Female toilets	Upgrade of cubicles, toilet fittings, taps and outlets, floor and wall tiling, lighting, painting and mechanical exhaust system. Approx 48m2	2023	\$ 62,400	\$ 6,240	\$ 10,639	\$ 4,796	\$ 10,089	\$ 21,019	\$ 115,184	\$ 124,339

Proposed Facility Developments

Item	Location	Requirement	Allowance	Year to Complete	Potential Construction Cost	Builders Preliminaries (10%)	Contingencies (Design 10%, Contract 5%)	ESD (5%) and Public Art (1%)	Professional Fees (12%)	Locality Allowance (25%)	Total Cost Excluding GST - 2021	Total Cost Excluding GST - To Year to complete
		Upgrade Change rooms	Upgrade of floor finishes, lighting, seating, painting and mechanical exhaust system. Approx 95m2	2023	\$ 57,000	\$ 5,700	\$ 9,719	\$ 4,381	\$ 9,216	\$ 19,200	\$ 105,216	\$ 113,579
		Upgrade Umpires Change rooms	Upgrade of cubicles, toilet fittings, taps and outlets, floor and wall tiling, lighting, painting and mechanical exhaust system. Approx 32m2	2023	\$ 41,600	\$ 4,160	\$ 7,093	\$ 3,198	\$ 6,726	\$ 14,013	\$ 76,789	\$ 82,893
		Upgrade passageway outside Umpires rooms	Upgrade of floor finishes, lighting and painting. Approx 18m2	2023	\$ 6,300	\$ 630	\$ 1,074	\$ 484	\$ 1,019	\$ 2,122	\$ 11,629	\$ 12,553
		Terrace area in front of Sprigg bar	Extend paved area including extending roof approx 17m x 10m. Assumed retaining wall to three sides, brick paving, new metal roof and glazed balustrade to three sides	2023	\$ 119,858	\$ 11,986	\$ 20,436	\$ 9,213	\$ 19,379	\$ 40,373	\$ 221,244	\$ 238,829
		Open viewing decking area over existing garden bed in front of change rooms	Built up area approx 17m long x 10m. Assumed steel deck construction with composite floor boarding and glazed balustrade to three sides	2023	\$ 86,375	\$ 8,638	\$ 14,727	\$ 6,639	\$ 13,965	\$ 29,095	\$ 159,439	\$ 172,112
3	New Gym	New gym to southern side of Amenities Building	Brick construction with metal roof, external glazing, floor finishes ceilings, light and power etc. Includes allowance for connection to existing services. No allowance included for gym equipment. Approx 300m2	2025	\$ 732,000	\$ 73,200	\$ 124,806	\$ 56,265	\$ 118,353	\$ 246,568	\$ 1,351,192	\$ 1,547,419
4	Upgrade Old Gym (Multi-purpose Room, Refurbishment of existing Ablutions to standards & Foyer	Upgrade existing room, new flooring, re-lamping and repainting. Includes First Aid and Physio room	Allowance for new floor finishes and redecorating walls and ceilings, minor electrical work (approx 183m2)	2025	\$ 38,046	\$ 3,805	\$ 6,487	\$ 2,924	\$ 6,151	\$ 12,815	\$ 70,228	\$ 80,427
		Refurbish existing Family Change, and Disabled toilets including lobby	Allowance for new floor finishes and wall tiling, sanitary fixtures, ceilings, minor electrical work (approx 9m2)	2025	\$ 24,215	\$ 2,422	\$ 4,129	\$ 1,861	\$ 3,915	\$ 8,157	\$ 44,699	\$ 51,190
		Upgrade Foyer area including Managers Office and Kiosk, Play and Stay	Allowance for new reception desk and kiosk counter, upgrade of electrical, new floor finishes, general re-modelling (approx 400m2)	2025	\$ 295,563	\$ 29,556	\$ 50,393	\$ 22,719	\$ 47,788	\$ 99,558	\$ 545,577	\$ 624,809
5	Top Oval Clubhouse, Shared Toilet Facility, Lighting Tower Upgrade, Carpark and Playground	Top Clubhouse	New clubhouse incorporating upgrade of existing Top Oval Facilities (150m2); new Social Space (100 persons), Kitchen, Bar, Coolroom total (250m2), new toilet facilities (60m2). Includes allowance for connection to existing services. (Total space including existing facilities and toilets 460m2)	2024	\$ 1,072,500	\$ 107,250	\$ 182,861	\$ 82,438	\$ 173,406	\$ 361,262	\$ 1,979,717	\$ 2,201,188
		Fenced playground area including allowance for play equipment, softfall and shade sails. Approx 60m2 (10m x 6m)	Allowance of \$40,000 for playground equipment	2024	\$ 62,250	\$ 6,225	\$ 10,614	\$ 4,785	\$ 10,065	\$ 20,968	\$ 114,907	\$ 127,761

Proposed Facility Developments

Item	Location	Requirement	Allowance	Year to Complete	Potential Construction Cost	Builders Preliminaries (10%)	Contingencies (Design 10%, Contract 5%)	ESD (5%) and Public Art (1%)	Professional Fees (12%)	Locality Allowance (25%)	Total Cost Excluding GST - 2021	Total Cost Excluding GST - To Year to complete
		Upgrade existing lighting to suit small ball sports	Preliminary advice for Lightbase suggests that the positioning of the existing and new lightpoles may have to be reviewed due to the proposed use for small ball sports. the budgets below are based on small ball sports and allow for replacing the existing poles with new poles	Note								
			250-300 Lux for small ball games. Based on information from Lightbase the poles need to be a minimum of 30m to reduce glare. Budget includes for replacing 2 existing light poles with 6 x 30m poles each with 6 light fixtures per pole including an allowance for all electrical work back to main switchboard. Costs can be reduced if it so decided not to go ahead with small ball sports lighting.									
				2024	\$ 152,667	\$ 15,267	\$ 26,030	\$ 11,735	\$ 24,684	\$ 51,424	\$ 281,806	\$ 313,331
			2 poles existing - Upgraded	2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		New lighting	4 new poles - 250-300lux	2024	\$ 305,333	\$ 30,533	\$ 52,059	\$ 23,470	\$ 49,367	\$ 102,849	\$ 563,612	\$ 626,663
		Extend existing carpark to the Blantyre Street entry	New bitumen including roadbase - Approx 4000m2	2024	\$ 140,000	\$ 14,000	\$ 23,870	\$ 10,761	\$ 22,636	\$ 47,158	\$ 258,425	\$ 287,335
		Existing carpark	Resurface to provide level playing surface - Approx 3600m2	2024	\$ 108,000	\$ 10,800	\$ 18,414	\$ 8,301	\$ 17,462	\$ 36,379	\$ 199,356	\$ 221,658
		Court markings	Remark 8 No. courts. New post sockets only. Existing goalposts to be re-used	2024	\$ 10,240	\$ 1,024	\$ 1,746	\$ 787	\$ 1,656	\$ 3,449	\$ 18,902	\$ 21,016
6	Installation of Back-up Generator plug-in point for the KLC	Brick compound with concrete floors and doors	Based on information provided by Shire of Katanning	2022	\$ 23,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,755	\$ 24,824
		500kVA Genset including lifting into place	Installation to be managed by the Shire of Katanning	2022	\$ 85,909	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,909	\$ -
		Labour and materials to install manual back-switch and flexible link to Genset		2022	\$ 28,468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,468	\$ -
7	Equestrian Facilities Upgrade and Spectator Shelters	New toilet facility	Single unit-sex toilet unit in proximity to the existing Equestrian Facility	2024	\$ 31,500	\$ 3,150	\$ 5,371	\$ 2,421	\$ 5,093	\$ 10,611	\$ 58,146	\$ 64,650
		Spectator Shelters - 8 x 30m2 roofed areas	Metal framed and metal roof sheeting. No services	2024	\$ 36,000	\$ 3,600	\$ 6,138	\$ 2,767	\$ 5,821	\$ 12,126	\$ 66,452	\$ -
		Re-level existing sand arena	Screened top up sand. Allowed 200mm deep over existing. Supply rate approx \$15.00 per m3 plus delivery and spreading - Approx 6300m2	2024	\$ 94,500	\$ 9,450	\$ 16,112	\$ 7,264	\$ 15,279	\$ 31,832	\$ 174,437	\$ -
		Reticulation to grassed area between horse stalls and equestrian facility	Allowance for pivot point system - linear moving. Area approx 110 wide x 150m long	2024	\$ 100,000	\$ 10,000	\$ 17,050	\$ 7,687	\$ 16,168	\$ 33,684	\$ 184,589	\$ -
TOTAL First Priority					\$ 5,909,528	\$ 577,140	\$ 984,023	\$ 443,620	\$ 933,141	\$ 1,944,045	\$ 10,791,497	\$ 11,310,457
Short Term 0-7 Years												
8	Traffic Calming Measures	Pedestrian crossings and speed humps	Allowance for speed humps to existing entry road at 50m intervals including signage	2026	\$ 22,000	\$ 2,200	\$ 3,751	\$ 1,691	\$ 3,557	\$ 7,411	\$ 40,610	\$ 47,902
9	Athletics Jump Pit	3 x 30m2 sand jumps	Includes for 45m x 1.22m runway, take-off board, plasticine board, 10m x 2.75m landing pit and cover	2026	\$ 40,245	\$ 4,025	\$ 6,862	\$ 3,093	\$ 6,507	\$ 13,556	\$ 74,288	\$ -

Proposed Facility Developments

Item	Location	Requirement	Allowance	Year to Complete	Potential Construction Cost	Builders Preliminaries (10%)	Contingencies (Design 10%, Contract 5%)	ESD (5%) and Public Art (1%)	Professional Fees (12%)	Locality Allowance (25%)	Total Cost Excluding GST - 2021	Total Cost Excluding GST - To Year to complete
10	Completion of Quartermain Drive	New bitumen roadway 6m wide. 2 No. locations	Approx 850m2. 150mm basecourse and 25mm thick bitumen topping. Kerbing both sides. No storm water drainage	2026	\$ 62,750	\$ 6,275	\$ 10,699	\$ 4,823	\$ 10,146	\$ 21,137	\$ 115,830	\$ -
11	Energy efficient lighting to all areas	Subject to ongoing programme. Currently café, entrance, walkways, gym, Sprigg Bar, offices, toilets, main stadium courts and floodlighting to external walls being carried out	Balance of areas to be completed subject to cost benefit analysis and upgrade works programme. Lighting to Quartermaine Oval and Top Oval included in this schedule		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#REF!
12	Perimeter fence upgrade	Replace existing perimeter fencing and gates approx 1790 metres (total perimeter)	Allowance for 1800 high chainlink mesh fencing with three strands barbed wire	2028	\$ 98,450	\$ 9,845	\$ 16,786	\$ 7,567	\$ 4,347	\$ 9,057	\$ 148,080	\$ 185,310
TOTAL Short Term 0-7 Years					\$ 223,445	\$ 22,345	\$ 38,097	\$ 17,175	\$ 24,557	\$ 51,160	\$ 378,807	#REF!
Medium Term 7 - 15 Years												
13	Creche Playground Extension	Fenced playground area including allowance for play equipment, softfall and shade sails. Approx 60m2 (10m x 6m)	Allowance of \$40,000 for playground equipment	2031	\$ 62,250	\$ 6,225	\$ 10,614	\$ 4,785	\$ 10,065	\$ 20,968	\$ 114,907	\$ 157,130
14	Ram Pavilion Upgrade	Flooring, additional lighting and increased airflow	New synthetic sports flooring to provide indoor multi-sports indoor facility, court markings, ceiling fans and wall louvres. Approx 1820m2	2031	\$ 206,500	\$ 20,650	\$ 35,208	\$ 15,873	\$ 33,388	\$ 69,558	\$ 381,176	\$ 521,243
		Lighting upgrade	Upgrade lighting (200Lux)	2031	\$ 20,410	\$ 2,041	\$ 3,480	\$ 1,569	\$ 3,300	\$ 6,875	\$ 37,675	\$ 51,519
		Roof upgrade	Replacement of existing polycarbonate roof sheeting and safety mesh. No allowance to provided insulation under the existing metal deck roofing	2031	\$ 18,096	\$ 1,810	\$ 3,085	\$ 1,391	\$ 2,926	\$ 6,095	\$ 33,403	\$ 45,678
			Allowance for structural report to determine suitability of the building to be modified as proposed.	2031	\$ 5,000	\$ 500	\$ 853	\$ 384	\$ 808	\$ 1,684	\$ 9,229	\$ 12,621
15	Dead Zone - Carpark	Prepare existing area for overflow carpark	Clear site, level, gravel topping, no reticulation, no lighting. Approx 23,000m2	2037	\$ 356,500	\$ 35,650	\$ 60,783	\$ 27,402	\$ 57,640	\$ 120,084	\$ 658,060	\$ 1,074,492
TOTAL Medium Term 7 -15 Years					\$ 668,756	\$ 66,876	\$ 114,023	\$ 51,404	\$ 108,127	\$ 225,265	\$ 1,234,450	\$ 1,862,682

Proposed Facility Developments

Item	Location	Requirement	Allowance	Year to Complete	Potential Construction Cost	Builders Preliminaries (10%)	Contingencies (Design 10%, Contract 5%)	ESD (5%) and Public Art (1%)	Professional Fees (12%)	Locality Allowance (25%)	Total Cost Excluding GST - 2021	Total Cost Excluding GST - To Year to complete
Long Term 10+ Years												
16	Multi-Purpose Hydrotherapy Pool	Similar to Shire of Irwin hydrotherapy pool.	10m x 6m hydrotherapy pool including pool entry ramp, filtration, backwash tanks, solar heating. Small changeroom area (Pool building area approx 160m2)	2031	\$ 1,432,500	\$ 143,250	\$ 244,241	\$ 110,109	\$ 231,612	\$ 482,525	\$ 2,644,238	\$ 3,615,888
17	Synthetic field and lighting (short pile hockey)	Multi purpose synthetic sports area	Approx 60m x 90m. Includes sports surface, lighting (6 light towers), court markings etc	2031	\$ 751,500	\$ 75,150	\$ 128,131	\$ 57,764	\$ 121,505	\$ 253,136	\$ 1,387,187	\$ 1,896,921
			Realign existing synthetic cricket pitch	2031	\$ 1,700	\$ 170	\$ 290	\$ 131	\$ 275	\$ 573	\$ 3,138	\$ 4,291
		New cricket practice nets	2 No. synthetic cricket practice wickets including netting, run-ups etc	2031	\$ 37,000	\$ 3,700	\$ 6,309	\$ 2,844	\$ 5,982	\$ 12,463	\$ 68,298	\$ 93,395
18	Potential future parking expansion areas	4000m2 including solar lighting	Bitumen paving, kerbs, drainage and lighting	2029	\$ 297,400	\$ 29,740	\$ 50,707	\$ 22,860	\$ 48,085	\$ 100,177	\$ 548,968	\$ 707,598
19	Ventilation upgrade to main stadium	4 court stadium requires improved airflow	Large ceiling fans and wall louvres. No allowance for mechanical ventilation system	2029	\$ 73,000	\$ 7,300	\$ 12,447	\$ 5,611	\$ 11,803	\$ 24,589	\$ 134,750	\$ 173,688
20	Potential Shared Oval with future Private High School	23000m2. Allowance for filling areas including sub-soil drainage, grassing and reticulation	Allowed 0.3m deep filling, topsoil, turfing (seeding), in ground reticulation	2035	\$ 478,400	\$ 47,840	\$ 81,567	\$ 36,772	\$ 77,350	\$ 161,145	\$ 883,074	\$ 1,359,128
TOTAL Long Term 10+ Years					\$ 3,071,500	\$ 307,150	\$ 523,691	\$ 236,092	\$ 496,612	\$ 1,034,608	\$ 5,669,652	\$ 7,850,909
TOTAL PROJECT COST - Excluding GST					\$ 9,873,229	\$ 973,510	\$ 1,659,834	\$ 748,291	\$ 1,562,437	\$ 3,255,078	\$ 18,074,407	#REF!

COSTINGS

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

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



Local Planning Policy – Wind Farms

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Definitions

1. PURPOSE

This Policy sets out the Shire of Katanning Council's position on wind farms (renewable energy facilities) and is particularly relevant to the Rural zone. It also provides general guidance for other forms of renewable energy facilities including solar farms.

It should be noted that the Local Planning Policy is a guide for the exercise of discretion. The Shire of Katanning Council will have significant due regard to the Policy requirements in the assessment of any new development application.

The Policy requirements are in addition to the matters already set out under the Western Australian Planning Commission Position Statement on Renewable Energy.

2. RELEVANT SCHEME PROVISIONS

A Wind Farm is a defined land use term under Division 2 of the Shire of Katanning Town Planning Scheme No. 5 (the Scheme'). The term Wind Farm is defined as a ***"premises used to generate electricity by wind force and any associated turbine, building or other structure but does not include anemometers or turbines used primarily to supply electricity for a domestic property or for private rural use"***.

The Scheme does not include 'wind farm' in the Zoning Table (Table 4) or as a special provision in Schedule 1. Accordingly, using the land for a wind farm is a 'use not listed' and an application to do so is required to be assessed as outlined in the Planning and Development (Local Planning Schemes) Regulations 2015.

An application for a 'wind farm' will be considered in accordance with this Policy.

2. OBJECTIVES

The objectives of this policy are as follows;

- A. To protect continued traditional agricultural, other food production activities, and tourism uses.
- B. To reduce the amenity impact of wind farms by ensuring a satisfactory minimum distance from sensitive land uses.
- C. To decrease the visual impact of wind farms by implementing a minimum distance to neighbouring lot boundaries.
- D. To minimise or avoid any potential impact on the natural environment, flora and fauna.
- E. To achieve wind farm layouts which do not compromise the safety of the local community, aviation activities, or continuation of activities occurring on nearby and adjacent land.
- F. To ensure that the local community is engaged in the early stages of wind farm planning, by the proponent.
- G. To protect areas of visual significance and ensure wind turbines are appropriately and sensitively sited.

- H. To ensure that wind farms are located so as not to have a significant impact on Views from townsites within the Shire..
- I. To provide a clear position on wind farms for the assessment of development applications.
- J. To protect and maintain Council's Road Infrastructure.
- K. To conserve use of local resources such as gravel, water and sand.

Under this Local Planning Policy, the following are some of the relevant planning considerations against which a wind farm development application can be assessed.

4. POLICY MEASURES

The following provisions must be used when assessing applications for wind farms:

- A. Wind farms should be designed in a manner that minimises adverse impacts upon flora, fauna, environmentally sensitive areas, or landscape character and amenity.
- B. Wind Farms / Wind Turbines should be positioned so as not to significantly impact adjacent properties or the surrounding area in terms of noise, visual or traffic impacts.
- C. The height and location of wind turbines will be determined through preparation of a detailed visual impact assessment, consultation with community and key stakeholders and compliance with relevant planning documents, including the Scheme where relevant.
- D. Some locations may have Aboriginal heritage, natural or built heritage significance which may impact site suitability and will require compliance with the relevant statutes.
- E. Some locations may have biodiversity and conservation values, such as threatened ecological communities, environmentally sensitive areas and will require compliance with the relevant statutes.
- F. All applications for a wind turbine require a building license to be submitted after the issuance of a valid Development Approval.

These Policy measures also apply, as relevant, to other forms of renewable energy facilities including solar farms.

The Policy does not apply to domestic scale wind turbine servicing a single residence or farming operation.

5. APPLICATION REQUIREMENTS

In addition to the information requirements prescribed in clause 63 in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the local government's Development Application Checklist, all development applications for windfarms must be accompanied by the following information:

- a) Detailed specifications of the renewable energy system to be installed, including site plans detailing setbacks, access, floor plan and elevation plans for any building structures;
- b) Consultation as detailed in 6. Community and Stakeholder consultation of this Policy;
- c) An Environmental Survey as detailed in section 7 Environmental Impact of this Policy;
- d) A Visual and Landscape Impact Assessment as detailed in section 8 Visual and Landscape Impact of this Policy;
- e) A Noise Impact Assessment as detailed in section 9 Noise Impact of this Policy;
- f) Assessment on impacts on cultural heritage;
- g) A Construction Management Plan;
- h) An Operational Management Plan;
- i) A Traffic Management Plan (incorporating a Traffic Impact Assessment for traffic activities associated with development during construction, operation and decommissioning);
- j) Bushfire Management Plan;
- k) Aviation Impact Assessment;
- l) Shadow Flicker Assessment;
- m) A Decommissioning Plan as detailed in section 12 Decommissioning Program of this Policy.

6. COMMUNITY AND STAKEHOLDER CONSULTATION

The Shire of Katanning requests that wind farm proponents actively engage in early community and stakeholder consultation, prior to lodgement of any formal application.

Early, meaningful and innovative community consultation, demonstrating an ongoing commitment to providing clear information and ensuring opportunities for genuine input, is important to delivering good planning outcomes.

Pre-lodgement consultation should be aimed at identifying and considering options for eliminating, reducing or otherwise managing impacts, not merely informing communities and stakeholders on the proposed layout.

The Shire of Katanning's expectation is that proponents will use a range of tools for community and stakeholder engagement. The Shire has a strong view that developers need to invest time and effort into positive community engagement and to build a relationship with nearby and adjacent owners.

This Policy requires applications for wind farms to address consultation in a comprehensive way and include:

- a) Lodgement of a detailed Community and Stakeholder Engagement Plan that outlines the outcomes of pre-lodgement community consultation, and a strategy for further consultation for the life of the development. The Plan should identify key stakeholders early in the project planning stage.
- b) Community and Stakeholder Engagement Plans should incorporate the fundamental principles, actions and frameworks outlined in the Clean Energy Council 'Community Engagement Guidelines for the Australian Wind Industry'.
- c) An outline of how landowners' and stakeholders' issues have been considered prior to lodging any formal development application.
- d) A written agreement or signed statement of non-objection from neighbouring landowners where any turbines are proposed to be sited closer than 800 metres to neighbouring lot boundaries.

Proponents should liaise with a wide range of relevant key stakeholders early in the process, including the Shire, Main Roads WA, Western Power, Department of Water and Environmental Regulation, Department of Biodiversity, Conservation and Attractions CASA, Air Services Australia, local spraying contractors, nearby unlicensed airstrip owners, and any relevant local community groups.

Other stakeholders may also be relevant depending on the potential project impacts

7. ENVIRONMENTAL IMPACT

Consistent with the WAPC Position Statement on Renewable Energy Facilities, this Policy requires applications to address, avoid and minimise impacts of any wind farm on the natural landscape, and environment (including flora/ fauna).

Applications should be accompanied by an environmental survey of the site by a suitable qualified environmental consultant and address:

- i. The type, location and significance of flora and fauna;
- ii. Any rare or endangered species;
- iii. Stopover sites, local bird species, roosting or nesting sites for birds of conservation significance;
- iv. Location of bat colonies;
- v. Areas of high raptor activity;
- vi. The cumulative impact of turbines on migration routes;
- vii. Existing remnant vegetation to be retained or that is proposed to be removed (on a plan);
- viii. Distances to areas of habitat, remnant vegetation and areas of natural environment on a context plan, including conservation areas, reserves or crown land;

- ix. Maximising distances to bird conservation areas, the breeding grounds of sensitive species and areas of remnant bushland that is likely to have high value bird habitat or habitat for birds of conservation significance;
- x. Methods to avoid bird collision such as increasing the visibility of rotor blades (where feasible*), automated flashing lights, and keeping bird migration corridors free; and
- xi. Decommissioning of the wind farm at the end of its life.

** Note: Increasing visibility of blades needs to be balanced with the need to also examine visual impact. **

The Shire of Katanning will take into consideration any separate environmental processes being undertaken at the time of lodgement by applicants, whether it be at a state or federal level.

The requirements of this Section do not apply to noise which is discussed under Section 9.

8. VISUAL AND LANDSCAPE IMPACT

A Visual and Landscape Impact Assessment is required and shall;

- i. Describe the appearance of changes in the landscape caused by the proposed wind farm;
- ii. Identify the view of the wind farm from sites of key sensitive land uses, key locations of major roads/tourist routes (including rest areas), heritage places; any tourist facilities and recreational reserves;
- iii. Ensure photos in the report include a view of the existing landscape and a photomontage with the turbines superimposed;
- iv. Include all images in colour with a high quality/ resolution;
- v. Include a clear plan that shows the location of where each photo was taken, the direction it was taken, and numbering of each photo location;
- vi. Be in accordance with the WAPC; Visual Landscape Planning in Western Australia' manual and the 'Wind Farms and Landscape Values (2005) produced by the Australian Wind Energy Association and Australian Council of National Trust.

Wind farms are required to be designed, sited and operated to minimise their visual impacts and shall meet the following requirements:

- i. A setback of at least 1.5 kilometres between any wind turbine and sensitive land use, not associated with the development.
- ii. Without a good neighbour agreement in place, a minimum setback is required of at least 1 kilometre from any wind turbine, measured at the tip of the blades, and a sensitive land use that is not associated with the development area;
- iii. With an executed good neighbour agreement, turbine setback can be located to a minimum of 500 metres between any wind turbine and a non-participating neighbouring lot boundary (sensitive land use);

- iv. Locating turbines in flatter landscapes, where feasible, to reduce visibility due to shortening the visual perspective of the structures.
- v. Blades on wind turbines to rotate in the same direction; Ensure that all wind turbines have uniformity in terms of colour, size, and shape; and
- vi. Implementation of landscaping within the development site to mitigate visual impact to the greatest extent possible from sensitive land uses.

Landscaping outside of the lots being developed for a wind farm is not accepted as being a practical mechanism for visual mitigation as conditions of planning approval cannot require works outside of the development site.

For the purpose of this Policy, the term ‘sensitive land use’ is as per the definition in the WAPC Position Statement on Renewable Energy Facilities as ‘comprise land uses that are residential or institutional in nature, where people live or regularly spend extended periods of time. These include dwellings, short-stay accommodation, schools, hospitals and childcare centres and generally exclude commercial or industrial premises.’

The Shire will also consider the description of types of a ‘sensitive land use’ as outlined in Clause 2.3 in the Environmental Protection Authority ‘Guidance for the Assessment of Environmental Factors’.

9. NOISE IMPACT

A Noise Impact Assessment shall be lodged with any wind farm proposal to demonstrate that it can meet the standards under the *Environmental Protection (Noise) Regulations 1997* (WA Noise Regulations). The current version of the South Australian Environmental Protection Authority ‘Wind Farms Environmental Noise Guidelines (2021 or any replacement version) should also be referenced for assessment purposes. It is accepted that wind farm noise can be generally masked by wind generated noise, and the assigned levels can then be calibrated by the wind generated noise, if it does mask the noise at the sensitive premises location.

Any Noise Impact Assessment is to be completed by a suitably qualified acoustic consultant, and should address construction noise, predicted noise levels associated with a fully operational wind farm, and general commentary on low frequency noise and infrasound.

The Noise Impact Assessment may reference information from the;

- The Victoria State Government Health Department technical information report on ‘Wind farms, sound and health’ provides information explaining the characteristics of low frequency sound; and
- The Draft National Wind Farm Development Guidelines (2010) explaining the characteristics of low frequency noise and infrasound.

Any Noise Impact Assessment must consider the location of any sensitive land use. Following construction, wind farm proponents take a commercial risk, as there is potential for adjacent landowners to construct new dwellings on their lots.

Wind farm developments must always comply with the WA Noise Regulations.

The WA Noise Regulations protect ‘rural premises’ and other sensitive land uses. There is a ‘highly sensitive area’ defined in the WA Noise Regulations, which is an area within 15 metres from the building associated with the sensitive use (such as a dwelling). If an adjacent landowner decides to sub-divide or build a second dwelling on their lot, the most stringent assigned noise levels would apply to any new second house.

Any application shall address the following:

- i. Commitment to providing a Noise Impact Mitigation Plan for post-operational noise monitoring, to demonstrate that any constructed wind farm complies with the *Environmental Protection (Noise) Regulations 1997*, and to manage complaints regarding noise impact during the operational phase of the development.
- ii. Potential methods to address compliance with the *Environmental Protection (Noise) Regulations 1997* if any future sensitive land use, particularly dwellings, are constructed in the locality. Methods may include new noise monitoring, shutting down turbines, replacement of turbines with a quieter model etc.

10. OTHER POTENTIAL IMPACTS

The impact of wind farms on nearby property owners, road users, and the use of adjacent land should be addressed through detailed design.

Wind farm proposals should not have negative impact through:

- i. shadowing, flickering, reflection, or blade glint impacts beyond the boundaries of any lot subject to the application;
- ii. Unreasonable interference with normal agricultural or farming activities of nearby rural properties, such as aerial spraying. An aviation assessment by a suitable qualified aviation consultant is required to demonstrate turbines will not impact on aerial spraying activities of surrounding farms or unlicensed airstrips;
- iii. interference with existing lawful continued use of neighbouring land including intensive rural activities, and tourism uses; or
- iv. proximity to established residential areas, whether the land is zoned residential, rural residential or is residential by nature (smaller lots of a typical residential size containing dwellings). The amenity of urban areas and the rural character surrounding urban areas needs to be afforded a high level of protection.

The local government will also consider any wind farm application in accordance with:

- i. Clause 5.3.5 (Public Aviation and Safety), 5.3.6 (Heritage) and 5.3.7 (Construction Impact) contained in the Western Australian Planning Commission's Position Statement for Renewable Energy Facilities (2020);
- ii. Relevant sections of 'Guideline D' of the 'National Airports Safeguarding Framework'. The local government will have regard to Clause 25 on consultation, Clauses 26-29 on risk assessment, Clauses 33-34 on lighting, Clause 39 on wind monitoring towers, Clause 41-42 on obstacle lighting and Clause 43 on turbulence; and
- iii. Any State Planning Policy or Development Control Policy published by the Western Australian Planning or any other local planning policy adopted by the local government that may of direct relevance to any given development proposal

11. TRAFFIC MANAGEMENT AND THE PROTECTION OF ROADS AND OTHER PUBLIC INFRASTRUCTURE

There is a considerable amount of public infrastructure within the Shire's local government boundary including local roads that are under the Shire's care & control.

Other roads, such as highways, fall under the care and control of Main Roads WA. Any application should consider the safety of drivers using local roads and highways in the context of significant views of wind farms from them.

Any wind farm proponent will be responsible for:

- a) Preparation of pre-development 'Road and Shire infrastructure Condition' reports that identifies and records the condition of any local roads and Shire infrastructure that will be affected by any route for heavy vehicles and delivery trucks, needed for the construction phase.
- b) The cost associated with any damage caused to the roads or Shire infrastructure attributable to the construction phase of the development. Any damage shall be rectified by the operator/proponent to the standard identified in the pre-development 'Road and Shire Infrastructure Condition' report.
- c) All costs of any road upgrading required for construction of transport routes and / or the development.
- d) The Shire may consider undertaking road upgrading and/or repair works (where feasible) if funded by the developer.

The Shire Council may place conditions on any development approval to ensure any costs associated with roads damage, widening or upgrading are met by the developer.

The Shire and / or Main Roads WA may require lodgement of a Traffic Impact Assessment report by a suitably qualified traffic engineer in support of any application.

13. DECOMMISSIONING PROGRAM

As part of development applications, proponents should recognise the need for a decommissioning plan. As part of development applications, proponents should recognise and address the need for a decommissioning plan for removal of all wind turbines and associated infrastructure from as well as the rehabilitation of the affected land at the end of the development's operational life span (unless major refurbishment is separately approved).

Decommissioning includes (but not limited to):

- Disconnection from the electrical grid;
- Removal of all wind turbines and associated ancillary equipment including materials recycling where possible (Note: Underground cable and concrete turbine footings typically remain in the ground below ploughing depth unless economical to remove and recycle;
- Removal of all above ground components;
- Removal of all internal access roads, gates and fencing, unless required by the landholder;
- Site rehabilitation works; and
- Funding guarantees for all required decommission and land rehabilitation works via bond, sinking fund or bank guarantees.

There is an expectation by the local government that all land developed for wind farm purposes will be returned to its 'pre-development' condition insofar as practicable once any wind farm reaches the end of its lifecycle. If a proponent seeks to retain some infrastructure on the land (such as roads, gates, fences, turbine foundations etc.), this needs to be made clear in the development application.

If the concrete foundations of wind turbines or any associated infrastructure are proposed to be retained, then a condition may be imposed on any development approval granted requiring a suitable notification to be placed on the Certificate of Title(s) of the land to alert prospective purchasers of any retained infrastructure and its location.

Developers need to consider setting aside money and budgeting for decommissioning costs throughout the life of the development. The local government expects substantial decommissioning and remediation works will commence within twelve (12) months of wind turbines no longer generating electricity permanently. Breach of this requirement may result in control of the decommissioning fund or security given to the landowner or an administrator as agreed by the parties to complete the decommissioning and land rehabilitation works.

Information regarding the proposed decommissioning program and likely timeframes must be provided in the application.

The local government may require the proponent of any wind farm development to enter into a deed of agreement with the local government to ensure full compliance with an approved Decommissioning and Rehabilitation Plan.

DEFINITIONS

Unless otherwise noted, terms used in this Policy have common meanings and include those defined in the *Planning and Development Act 2005*, *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of Kent Local Planning Scheme No.3.

Amenity – All those factors which combine to form the character of an area and include the present and likely future amenity. Amenity includes the livability, comfort or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is essential in public, communal and private domains and includes the enjoyment of sunlight, views, privacy and quiet. It also includes protection from pollution (i.e. noise, dust, odour, light).

Construction Workforce – Workers that may be required to be brought into a locality for undertaking the construction phase of a project or during maintenance shut-downs, outside of what would otherwise be considered the operational phase of the project.

Decommissioning means wind turbines, site office/s and any other ancillary buildings and infrastructure is removed from the site. Roads and foundation pads are covered and revegetated, allowing land to be returned to its former use.

Deemed Provisions means the provisions set out in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Development – The development or use of any land, including:

- a) any demolition, erection, construction, alteration of or addition to any building or structure on the land;
- b) the carrying out on the land of any excavation or other works;
- c) in the case of a place to which a protection order made under the Heritage Act 2018 Part 4 Division 1 applies, any act or thing that:
 - i) is likely to change the character of that place or the external appearance of any building; or
 - ii) would constitute an irreversible alteration of the fabric of any building.

Development Application – An application under a local planning scheme, or under an interim development order, for approval of development.

Dwelling – A building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

Local Government – Shire of Katanning.

Scheme – Shire of Katanning Local Planning Scheme No.5.

Sensitive Land use means land uses that are residential or institutional in nature, where people live or regularly spend extended periods of time. These include dwellings, short-stay accommodation, schools, hospitals and childcare centres and generally exclude commercial or industrial premises.

Short-Term Accommodation – Temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12-month period.

Total Height means the vertical distance from natural ground level to the highest point of a wind turbine system.

Wind Farm means premises used to generate electricity by wind force and any associated turbine, building or other structure but does not include anemometers or turbines used primarily to supply electricity for a domestic property or for private rural use.

Wind Turbine means any equipment, ancillary to existing land development, that is used to convert and then store and/or transfer energy from the wind into usable electrical energy. The term includes any equipment used in the activity such as base, blades, generator, pole, tower, transformer, vane, wire, inverter, batteries etc.

Workers – Employees, contractors and sub-contractors engaged with a worksite or project.

Workforce Accommodation – Premises, which may include modular or relocatable buildings, used:

- a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a **temporary basis**; and
- b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

DOCUMENT CONTROL

Responsible Officer	Chief Executive Officer	
Council Adoption	Date:	Resolution No:
Reviewed/Modified	Date:	Resolution No:
	Date:	Resolution No:
Review Due	Date:	
Compliance Requirements		
Legislation	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	

