



NORTHCLIFFE RECREATION GROUNDS MASTER PLAN 2018



The Northcliffe Recreation Grounds is a complex which attracts Northcliffe residents and visitors to participate in sport and recreation activities. The current recreation facilities at the complex and the future requirements for enhancing the complex in order to meet the current and future community needs are analysed in the Needs Assessment.

The Master Plan determines the priorities and a staged approach for future developments and guides the efforts from and investments by the local sporting clubs, the wider Northcliffe community and the Shire of Manjimup.

In collaboration with



Document Control Table

Version	Date of Issue	Author(s)	Description
Version 1	September 2015	Katie Drummond, Club Development Officer, Shire of Manjimup, and Evy Apeldoorn, Manager Community & Recreation, Shire of Manjimup	Draft Needs Assessment, for discussion with Northcliffe Recreation Association
Version 2	March 2016	Evy Apeldoorn, Manager Community & Recreation, Shire of Manjimup	Draft Needs Assessment amended based on feedback of sporting clubs and Northcliffe Recreation Association
Version 3	June 2016	Evy Apeldoorn, Manager Community & Recreation, Shire of Manjimup	Needs Assessment amended based on submission of Northcliffe Recreation Association. Adopted by Council
	May 2017	Dave Lanfear Consulting	Northcliffe Amenities Building - Spatial Requirement Analysis
Version 4	July 2018	Evy Apeldoorn, Manager Community & Recreation, Shire of Manjimup	Draft Master Plan, for review by Northcliffe Recreation Association
Version 5	September 2018	Evy Apeldoorn, Manager Community & Recreation, Shire of Manjimup	Master Plan adopted by Council

The Objectives of the Northcliffe Recreation Association

Promote the Complex as a place which attracts residents of, and visitors to, Northcliffe to participate in sport and recreation activities in safe and appropriate facilities to suit their needs.

Foster existing sport and recreation groups using the Complex and promote other uses with consideration of community requirements and good management of the overall Complex.

Assist the Shire of Manjimup with the provision of quality and appropriate facility provision and management within the town of Northcliffe.

The Community Vision for the Shire of Manjimup

We are a thriving region offering an excellent quality of life that is safe, liveable and welcoming.

We value and care for our natural environment, which sustains both economic and recreational pursuits.

Our industries are recognised for their resilience, quality and innovation and for their contribution to the state of Western Australia.

Our economic diversity provides business and employment opportunities for all.

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1. Introduction

Background

Northcliffe is a small town located in the Lower South West region of Western Australia, with a population of 282 (2011 census). Northcliffe is one of four towns within the Shire of Manjimup and is surrounded by State Forests, National Parks and agricultural land used mainly for dairy farming.

The town boasts a primary/district high school, a post office, cafe, museum, family & community centre, town hall, hotel, gallery, a general store, a public playground and the Northcliffe Recreation Grounds.

The Northcliffe Recreation Grounds include:

- Clem Collins Pavillion
- Eric Sanders Grandstand
- Sports Stadium
- Sports Oval
- Tennis Courts
- Bowling Green
- Playground / Tennis Pavilion
- Toilets & Showers

Appendix I shows a map of the Northcliffe Recreation Grounds and Appendix III provides an extract from Shire of Manjimup Sport & Recreation Strategic Plan 2014-2024 with descriptions of each of the above facilities and outcomes of previously undertaken community consultation regarding facility requirements.

Project Aims

The aim of this Needs Assessment is to assess the current recreation infrastructure facilities and to project the future requirements of the Northcliffe Recreation Grounds in order to meet the current and future community needs. From this Needs Assessment a Master Plan for the future of the Northcliffe Recreation Grounds will be drafted.

The Master Plan will determine the priorities and a staged approach for future developments. As such the Master Plan will guide the efforts from and investments by Council/Shire, the local sporting clubs and the wider Northcliffe community. The Master Plan will assist the parties to secure funding for the future development of these facilities.

Objectives

The Northcliffe Recreation Grounds project objectives are to:

- a. Undertake a needs analysis and confirm the outcomes of previous consultations;
- b. Develop a vision for the Northcliffe Recreation Grounds, that meets the needs of current user groups and that is flexible to allow for changing needs and diverse future user groups;
- c. Develop a Master Plan, including a Site Concept Plan, Facility Cost Plan, and a Project Delivery and Implementation Staging Plan;
- d. Identify management/operational models that will maximise the usage and the revenue streams of the facilities;

Note: for large and/or high costs development projects, a feasibility study might be required in order to investigate the feasibility, financial viability and sustainability of the project. Such feasibility studies are often a requirement to secure funding for large scale projects.

Project Phases and Timeline

The Northcliffe Recreation Grounds master planning process is divided into 3 stages:

Phase 1: Needs Analysis (March '15 – May '16)

- Review previous consultations and reports in relation to the Grounds
- Survey facility users to confirm facility usage & requirements
- Review recommended facility specifications provided by various state sporting associations and Department of Sport & Recreation
- Provide recommendations for infrastructure/facilities requirements to service current users and future user groups

Phase 2: Master Plan (June '16 – TBD)

- Develop the Master Plan
- Community input and public comment
- Identify projects (if any) for feasibility studies

Phase 3: Feasibility Studies (if required)

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

Methodology

The study methodology involved the following tasks:

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

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

- *Northcliffe Recreation Grounds Facility Users Questionnaire (March 2015)*
- *Sport and Recreation Strategic Plan 2014-2024, Shire of Manjimup*
- *Relevant State Sporting Association's guidelines on community facilities (where applicable)*

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

Association	Website	Association	Website
Basketball WA	basketballwa.asn.au	Tennis West	tennis.com.au/wa
Badminton WA	badmintonwa.org.au	Netball WA	wa.netball.com.au
Hockey WA	hockeywa.org.au	Cricket Australia	clubassist.cricket.com.au
WA Football Commission	wafootball.com.au	Football West (Soccer)	footballwest.com.au
AFL Community Club	aflcommunityclub.com.au	Bowls WA	bowlswa.com.au

Stakeholder Consultation Process

22 key stakeholders (sports clubs, schools and community groups) were invited to complete a survey as they were identified as either existing users or potential future users of the facilities. Surveys were also sent to neighbouring town schools and community groups who occasionally use, or could in the future use, the facilities.

- | | |
|---|------------------------------------|
| 1. Northcliffe Badminton Club | 12. Karri Cup MTB Challenge |
| 2. Northcliffe Basketball Club | (Northcliffe Visitors Centre) |
| 3. Northcliffe Netball Club | 13. Northcliffe Card Ladies |
| 4. Northcliffe Fitness Club | 14. Karri Country Good Food |
| 5. Northcliffe Cricket Club | 15. Pemberton Basketball Club |
| 6. Northcliffe Soccer Club | 16. Pemberton Netball Club |
| 7. Southerners Junior Football Club | 17. St Joseph's School |
| 8. Northcliffe Bowling Club | 18. Walpole School |
| 9. Northcliffe Tennis Club | 19. Pemberton District High School |
| 10. Northcliffe District High School | 20. Up the garden path |
| 11. Northcliffe Family and Community Centre | 21. Nannup School |
| | 22. Northcliffe Fitness Classes |

These stakeholders were provided with:

1. A facility users questionnaire (Appendix II)
2. Detailed maps of the site (Appendix I)
3. An extract of the Shire of Manjimup *Sport and Recreation Strategic Plan 2014-2024*, containing its recommendations related to the Grounds (Appendix III)

2. Demographic Analysis of Northcliffe

Population

According to 2011 Census figures, 9,183 people live within the Shire of Manjimup boundaries. Table 1 shows the number of people residing in each township. The remaining 3,029 Shire residents living in small settlements and rural areas surrounding the towns. Therefore facilities and services in Northcliffe service a much larger catchment area and number of people than the number of town residents indicated in the table.

Table 1. Demographic overview of Northcliffe in relation to the other towns within the Shire of Manjimup and WA

	Northcliffe	Pemberton	Manjimup	Walpole	Western Australia
People	282	1,013	4,293	566	2,239,170
Male	148	529	2,133	280	1,126,178
Female	134	484	2,160	286	1,112,992
Median age	43	39	38	48	36
Median weekly household income	\$790	\$896	\$933	\$660	\$1,415

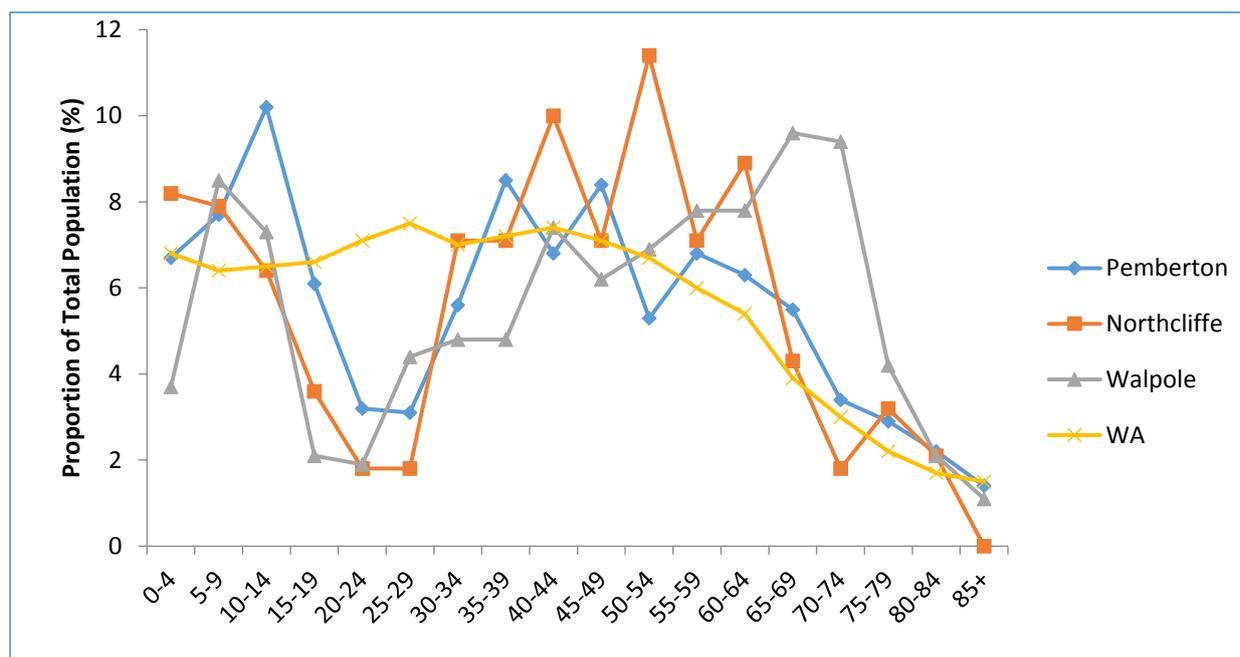
Northcliffe is located in a regional/remote area, with the following distances from neighbouring towns:

- Pemberton – 31 km
- Manjimup - 54.5 km
- Walpole - 97 km
- Bunbury – 184 km (location of regional competitions)
- Perth – 345 km (location of state competitions)

The statistics show that Northcliffe has an older population than the WA average. Older persons have lower participation in active organised sports such as football and basketball and are much more likely to participate in low impact activities such as walking, fishing, gardening, golf, and bowls.

The statistics also show that the average income in these towns is significantly lower than the WA average, with Northcliffe's average income almost being half of the WA average level of income. The lower average incomes implies the communities are likely to have less financial capacity/willingness to contribute to large new facility developments if additional rates or higher usage fees are required. The lower average income is also reflected in a higher pressure on the sustainability of existing facilities, clubs and programmes.

Figure 1. Age profile of Northcliffe in relation to other towns and WA



The age profile graph shows significant differences between the towns and WA. The following key points are noted:

- Northcliffe, similar to Pemberton and Walpole, has very low proportions of residents aged 20-29 years, which is the key demographic for participation in senior club sports such as football, cricket, basketball and netball;
- Northcliffe and Walpole have very low proportions of high school aged children, highlighting the fact that many young families leave town once their children reach high school age to seek improved education opportunities;
- Northcliffe has a high proportion of persons aged 40-64. This age group generally has low involvement in active sports (football, basketball etc.) but are highly active in walking for exercise and recreation;
- Northcliffe has above average proportions of children less than 15 years of age. These age groups are highly involved in organised sports and benefit from traditional parks with playground equipment and skate/BMX facilities. Children have very high participation in riding bikes/skateboard/scooters for recreation and transport.

Table 2. Population change in Northcliffe, Pemberton and Walpole

Town	2006	2011	Change (%)
Northcliffe	412	282	-32%
Pemberton	1,032	1,013	-2%
Walpole	321	566	+76%

The table displays the population change in the three towns between the 2006 and 2011 Census's. These results show that Northcliffe has had a significant population reduction and Walpole has had a significant increase in population. The average age of each of the towns has also aged over this time, with Northcliffe ageing by two years. There are no population projections for these towns for the years ahead. Being a small town, there is potential that Northcliffe's populations can change significantly according to changes to local industry.

The significant population decline of Northcliffe over a short period of time raises the prospect that some sports that are active now may not be active in the next 5-10 years if this trend continues.

Socio-Economic Status & Employment

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

This low ranking is in line with the Shire of Manjimup’s lower than average income, housing prices, education attainment and employment types. The relatively low socio-economic ranking of the region signifies restricted capacity for fees and charges to be raised significantly for new or redeveloped facilities.

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

Table 3. Socio-economic status & employment

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

3. Trends in Sport & Recreation

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

Participation

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

Diversity

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

Multi-Purpose /Shared Use

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

Accessibility

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

Environmentally Sensitive & Sustainable

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

Adaptability

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

Partnerships

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

Financially Responsible

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

Section 1: NEEDS ASSESSMENT

4. Analysis of Stakeholder Consultation

The information contained in the tables in this section has been extracted from the completed stakeholder questionnaires, March 2015. Therefore the information recorded in this section does not necessarily reflect the views or priorities of the Shire of Manjimup or other stakeholders. The participation rate was 64% (14 of the 22 targeted stakeholder's submitted completed questionnaires).

4.1 Overview of Stakeholders

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

Half of the sporting and recreational clubs are currently members of their appropriate sporting association or governing foundation. None of the stakeholders had comprehensive and current, club-specific strategic plans detailing their infrastructure needs and priorities.

Table 4. Stakeholder information

Stakeholder	Assoc M'ship	Club-Specific Strategic Plan	Current Facility Use	Rate of Use*	Potential or Preferred Future Use
Northcliffe Badminton Club	Yes	No	<ul style="list-style-type: none"> • Stadium 	P/S	Would like to continue to access Northcliffe Rec. Grounds facilities
Northcliffe Basketball Club	Yes - via Pemberton Basketball Ass.	No	<ul style="list-style-type: none"> • Stadium 	P/S	Would like to continue to access Northcliffe Rec. Grounds facilities
Northcliffe Netball Club	Yes - via Pemberton Netball Ass.	No	<ul style="list-style-type: none"> • Stadium • Public Toilets • Playground / Tennis Pavilion 	P/S	Would like to continue to access Northcliffe Rec. Grounds facilities
Northcliffe Fitness Group	Instructor with Fitness Australia	No	<ul style="list-style-type: none"> • Stadium • Sports Oval • Clem Collins Pavilion • Eric Sanders Grandstand • Public Toilets • Playground / Tennis Pavilion 	P/S C	Would like to use all facilities permanently
Northcliffe Cricket Club	Yes - under WB Ass	No	<ul style="list-style-type: none"> • Sports Oval • Clem Collins Pavilion • Eric Sanders Grandstand • Public Toilets • Playground / Tennis Pavilion 	P/S	Would like to continue to access Northcliffe Rec. Grounds facilities

Stakeholder	Assoc M'ship	Club-Specific Strategic Plan	Current Facility Use	Rate of Use*	Potential or Preferred Future Use
Northcliffe United Soccer Club	Yes	No	<ul style="list-style-type: none"> • Stadium • Sports Oval • Clem Collins Pavilion • Public Toilets • Playground / Tennis Pavilion • Eric Sanders Pavilion 	P/S	Would like to continue to access Northcliffe Rec. Grounds facilities
Southerners Junior Football Club	Yes	No	<ul style="list-style-type: none"> • Sports Oval • Clem Collins Building • Eric Sanders Pavilion • Public Toilets • Playground / Tennis Pavilion 	C	Only use a couple of times a year, may increase if facilities are improved.
Northcliffe Bowling Club	No	No	<ul style="list-style-type: none"> • Clem Collins Pavilion • Bowling Green 	P/S	Would like to continue to access Northcliffe Rec. Grounds facilities
Northcliffe Tennis Club	No	No	<ul style="list-style-type: none"> • Clem Collins Pavilion • Tennis Courts • Playground / Tennis Pavilion 	P/S	Would like to continue to access Northcliffe Rec. Grounds facilities
Northcliffe District High School	No	Yes	<ul style="list-style-type: none"> • Stadium • Sports Oval • Clem Collins Pavilion • Tennis Courts • Bowling Green • Public Toilets • Playground / Tennis Pavilion 	P/S C	Would like to continue to access Northcliffe Rec. Grounds facilities
Northcliffe Family and Community Centre	No	Yes	<ul style="list-style-type: none"> • Stadium • Sports Oval • Tennis Courts 	C	Would like to continue to access Northcliffe Rec. Grounds facilities
Karri Cup MTB Challenge (Northcliffe Visitors Centre)	Yes	Yes	<ul style="list-style-type: none"> • Stadium • Sports Oval • Clem Collins Pavilion • Tennis Courts • Playground / Tennis Pavilion 	C	Would like to continue to access Northcliffe Rec. Grounds facilities
Northcliffe Card Ladies	No	No	<ul style="list-style-type: none"> • Clem Collins Pavilion 	P/S	Would like to continue to access Northcliffe Rec. Grounds facilities
Karri Country Good Food	No	Yes	<ul style="list-style-type: none"> • Clem Collins Pavilion 	C	Use facilities in conjunction with Karri Cup & Karri Country Good Food Shop

*Rate of Use: P/S – Permanent/Seasonal, C – Casual, WSU – Winter Season Use, SSU – Summer Season Use

4.2 Club Participation Rates

Table 5 provides information on membership participation rates (Questions 9-13 of survey in Appendix II)

Table 5. Club participation rates

Stakeholder	Membership	Spectators (average at events)	Projected Membership*	Comments
Northcliffe Badminton Club	15	0	G-LIT	Starting junior training & playing program
Northcliffe Basketball Club	28	5-20	G-LIT	Look at developing junior competition
Northcliffe Netball Club	30	50	G-LOT	Push to encourage players to join
Northcliffe Fitness Group	30-50	8-12	G-LIT	The fitness club hopes to allow another fitness instructor to teach at nights / weekends. Limited males attend fitness classes
Northcliffe Cricket Club	12-21 + life members	10-30	S	Endeavouring to encourage junior cricket & in 2016 commence MILO In2 Cricket for 5-8yrs
Northcliffe United Soccer Club	82	300+	G-LIT	Strongest junior sport in Northcliffe
Southerners Junior Football Club	100	60-100	G-LIT	Based on increase in numbers of registration this year
Northcliffe Bowling Club	40-50	0	G-LIT	Improvements to the green would increase membership and enable club to invite other clubs to play
Northcliffe Tennis Club	10	2	S	Growth is restricted by age demographics of town.
Northcliffe District High School	81		G-LOT	Phys Ed programs being developed based on Recreation facilities
Northcliffe Family and Community Centre	124	0	G-LIT	
Karri Cup MTB Challenge (Northcliffe Visitors Centre)	N/A	600	S	Participation rates are constrained by lack of public toilets and showers at the Recreation Centre and by limited accommodation facilities.
Northcliffe Card Ladies	9	9	D	Owing to age
Karri Country Good Food	80	0	S	

*Projected Membership: G-LIT – Grow a little, G-LOT – Grow a lot, S – Stay the same, U – Undetermined, D – Decline a little

4.3 Seasonal Schedules

The Annual Usage and Weekly Usage tables below show the current and potential future usage Northcliffe Recreation Centre (Questions 14 - 17 of survey in Appendix II).

Table 6. Annual Usage (current)

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

Stakeholder	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Northcliffe Badminton Club												
Northcliffe Basketball Club												
Northcliffe Netball Club			Coaching Mar / April. Finals Sep/Oct									
Northcliffe Fitness Group												
Northcliffe Cricket Club												
Northcliffe United Soccer Club								Cup Final in mid December				
Southerners Junior Football Club			Only used a couple of times during season									
Northcliffe Bowling Club												
Northcliffe Tennis Club	50th Anniversary in 2019											
Northcliffe District High School				Secondary Carnival in June								
Northcliffe Family and Community Centre	School Holidays											
Karri Cup MTB Challenge (Northcliffe Visitors Centre)						Event						
Northcliffe Card Ladies												
Karri Country Good Food												

Table 7. Weekly Usage (current)

	Year round use
	Predominantly winter use
	Predominantly summer use

Stakeholder	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Comments
Northcliffe Badminton Club	6pm - 9pm							Play weekly including school holidays
Northcliffe Basketball Club	6pm - 7.30pm			6.30pm-8.30pm				Play fortnightly in Pemberton
Northcliffe Netball Club	3.30pm - 7pm	5.30pm - 10pm						Approximately 1/3 of games are played at home during season
Northcliffe Fitness Group			8.30am - 10.30am		8.30am - 10.30am			All year except school holidays
Northcliffe Cricket Club				3.30pm - Dark		11am - 8pm		Fixtures determine usage
Northcliffe United Soccer Club		3.15pm-6.30pm				7am - 5pm		Host 4-5 'Hub' games and play away for 6-7 'Hub' games. LSWFL
Southerners Junior Football Club				4.30pm - 6pm		8am - 12pm		Only use a couple of times early in season as ground get too wet / muddy later in season
Northcliffe Bowling Club	5pm - 7pm					1pm - 5pm		Weather dependant
Northcliffe Tennis Club					5pm - late		1.30pm - Tea	Play away 3 times a year
Northcliffe District High School	School use is variable							School usage rarely conflicts with other users as bookings are during school hours
Northcliffe Family and Community Centre	Family and Community Centre use is variable							
Karri Cup MTB Challenge (Northcliffe Visitors Centre)	Annual					Annual	Annual	Annual event which takes place over WA Day long weekend in June
Northcliffe Card Ladies			11am - 4pm					
Karri Country Good Food	Only use twice a year for events							

4.4 Strengths & Weaknesses of Current Facilities

In the survey, the clubs evaluated the existing facilities in the survey (Appendix II, questions 19-24) documented in the table below.

Table 8. Strengths & Weaknesses of Current Facilities

Stakeholder	Strengths & Opportunities	Weaknesses & Threats	Priorities (1-5 years)	Priorities (5+ years)
Northcliffe Badminton Club	<ul style="list-style-type: none"> • Stadium 	<ul style="list-style-type: none"> • Stadium 	<ul style="list-style-type: none"> • Repair of fluoro stadium lights 	<ul style="list-style-type: none"> • Shower facilities in stadium
Northcliffe Basketball Club	<ul style="list-style-type: none"> • Improved playing surface • Great facility • Good spectator viewing and facilities • Good car park 	<ul style="list-style-type: none"> • Need more lighting in car park 		
Northcliffe Netball Club		<ul style="list-style-type: none"> • Security in Stadium need upgraded - many locks do not work • Netball courts are too small • No adequate outside lighting 	<ul style="list-style-type: none"> • Concentrate on security • Ensure playing surface is safe 	<ul style="list-style-type: none"> • Enlarge changing rooms and shower facilities • Enlarge court facilities
Northcliffe Fitness Group	<ul style="list-style-type: none"> • Stadium has wonderful wooden floor • Gym is ok for the amount it is used 	<ul style="list-style-type: none"> • Stadium has no space for men to exercise • Gym is small - can only hold 6 people at a time - no room for expansion • Gym is not set up to be community gym (limited access to stadium & gym), maybe look at swipe card access • Gym is hot in summer and cold in winter • No Showers 	<ul style="list-style-type: none"> • Gym expansion to allow for men to get fit • 24 hour access to cater for all populations • Shower and toilet upgrade 	
Northcliffe District High School	<ul style="list-style-type: none"> • Stadium playing surface • Ready access & ease of booking 	<ul style="list-style-type: none"> • Only one court space 	<ul style="list-style-type: none"> • Increase size of stadium 	<ul style="list-style-type: none"> • Increase size of stadium
Northcliffe Cricket Club	<ul style="list-style-type: none"> • Great viewing platform 	<ul style="list-style-type: none"> • Clem Collins Pavilion Kitchen is open to rats & rodents on shelving • Playground is non-existent 	<ul style="list-style-type: none"> • Extending our reach into younger cricketing community 	<ul style="list-style-type: none"> • Extending our reach into younger cricketing community

Stakeholder	Strengths & Opportunities	Weaknesses & Threats	Priorities (1-5 years)	Priorities (5+ years)
Northcliffe United Soccer Club	<ul style="list-style-type: none"> Eric Sanders Pavilion enables us to have access to all facilities at one venue and there is no need for volunteers to stow equipment off site 	<ul style="list-style-type: none"> Sports oval is not big enough to fit 5yr - 17 yrs playing concurrently Only one swing in playground and broken slide. Not sufficient for number of families and spectators at games Toilets and showers do not meet requirements for game days; club cannot afford to hire these facilities Lighting is needed for the oval Dam runs out of water in summer 	<ul style="list-style-type: none"> Playground needs enlargement & enhanced to include shade cloth, BBQ and seating. Toilets & showers need expanding and improving Sports Oval needs expanding and/or build junior soccer pitch behind tennis courts Dam needs cleaned out and enlarged 	<ul style="list-style-type: none"> Lighting on the sports oval - this would be beneficial and allow more flexibility for games and training Fencing and seating partly around the sports oval once the oval has been expanded
Southerners Junior Football Club	<ul style="list-style-type: none"> Car Park is a great open area with plenty of capacity & parking space 	<ul style="list-style-type: none"> Changing rooms are basically non-existent Toilet facilities are very out-dated Spectator facilities (grand stand area) needs updating 	<ul style="list-style-type: none"> Changing rooms Toilet facilities Spectator facilities 	
Northcliffe Card Ladies		<ul style="list-style-type: none"> Muddy car park and path 	<ul style="list-style-type: none"> Easier access 	
Northcliffe Bowling Club	<ul style="list-style-type: none"> Bowling green playing surface is best it's ever been Club has excellent greenkeeper/groundsman Club has good equipment -mower/roller Good water supply Lighting on bowling green would enables night time bowls in future 	<ul style="list-style-type: none"> Need to improve the surface level Keep weeds and beetles under control New sprinklers for the green 	<ul style="list-style-type: none"> Improve grass cover Level green, especially lanes 1 & 7 	<ul style="list-style-type: none"> Lighting for the bowling green

Stakeholder	Strengths & Opportunities	Weaknesses & Threats	Priorities (1-5 years)	Priorities (5+ years)
Northcliffe Recreation Association			<ul style="list-style-type: none"> • Outline committees responsibilities with maintenance and repairs • Levelling and finishing car park (bitumise) • Fix drainage issues • Install lighting in car park • Finish Dam • Upgrade track connecting town with Rec grounds • Signage in centre of town • Gym extension & swipe card access to allow 24/7 access • Clem Collins – demolish existing building & rebuild. If not an option: upgrade kitchen, hot water & electricity. • Replace chairs and tables in Clem Collins • Upgrade playground and BBQ area • Remove toilet block & build new shower/toilet/storage block • Fence around oval – seating & trees in between seats • Repair of fluorescent stadium lights • Replacement of door locks in stadium • Repair tennis light • Mural on spectator wall in stadium • Storage for club records in stadium office • Install lighting on sports oval • Install drinking fountain (utilise Bushfire Relief funding) • Second oval 	
Northcliffe Tennis Club	<ul style="list-style-type: none"> • Clem Collins Pavilion is wonderful venue, close at hand to courts • Tennis courts have great playing surface 	<ul style="list-style-type: none"> • Tennis courts will need resurfaced in coming future and 1 light has not worked since 2011 • Clem Collins Pavilion kitchen is outdated with no lockable storage to keep items protected from vandalism (nets/balls etc.) 	<ul style="list-style-type: none"> • Fix tennis court broken light as needed for night games and look at additional lights in centre of court • Proper playground/shade • Proper parking 	<ul style="list-style-type: none"> • A new committee • More players

Stakeholder	Strengths & Opportunities	Weaknesses & Threats	Priorities (1-5 years)	Priorities (5+ years)
Karri Cup MTB Challenge (Northcliffe Visitors Centre)	<ul style="list-style-type: none"> • Stadium all weather facility for the end of event presentation • Perimeter of sports oval makes for good camping area over event weekend • Good kitchen facilities in Clem Collins Pavilion 	<ul style="list-style-type: none"> • Clem Collins Pavilion and Stadium have limited toilet & shower facilities and are in need of renovation. Current facilities are inadequate for number of participants and spectators at event (requires event to hire portable toilets) • Sports oval has no lights 	<ul style="list-style-type: none"> • Toilet & shower facilities throughout complex • Lighting to oval • Shaded outdoor area for BBQ and children's playground 	
Karri Country Good Food			<ul style="list-style-type: none"> • Upgrade Clem Collins kitchen facilities • New tables and chairs 	

End of Analysis of Stakeholder Consultation

5. Needs Analysis by Sports & Clubs

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

5.1 Badminton

Existing Facilities at the Northcliffe Recreation Grounds

Badminton is currently played weekly during winter in Northcliffe Stadium on 4 courts marked within one multi-use basketball/netball court. The courts have been resurfaced, recoated and re-lined in 2015.

Existing Facilities in the Region

Other facilities for badminton in the region include:

Facility	Badminton Courts
Pemberton Sports Club	8
Walpole Sport & Recreation Centre	3
Manjimup Senior High School	4
Manjimup Parish Hall	1

Population-based Facility Needs

Four courts are sufficient for the current population of the town.

Population	Facilities Required
Current	4 courts
Population up to 8250	4 courts

Proposals from Facility Users

The club has 15 members and has started junior training and playing programs. The Club would like repairs carried out to the fluorescent stadium lights as it is getting hard to see the shuttle. The club would also like shower facilities to be installed in the stadium as it would enable them to hold their annual Badminton Tournament there (currently held at Pemberton Sports Club), also shower facilities would be beneficial to visiting players.

State Association Recommendations

Badminton WA's recommended standards and dimensions for badminton courts can only partially be accommodated in the Stadium. Whilst the badminton courts themselves meet the standards, the run-off areas on the outer sides of the courts and the distances between the courts are considerably shorter than the recommended distance (2.0m).

Other Recommendations

The Shire of Manjimup Sport & Recreation Strategic Plan 2014-2024 recommends investigating new toilets, change rooms and kitchen facilities and suggests the Clem Collins Pavilion or the Stadium as a location for these facilities.

The Public Building Regulations 1992 state that sporting venues must be provided with 1 shower for each 10 participants.

If the Stadium was to be extended provisions of the National Construction Code, comprising the Building Code of Australia, would apply. Fire provisions in this code would include the installation of a fire hydrant system. The considerable costs of a fire hydrant system need to be taken into account when considering a possible extension of the Stadium.

Summary

There is a sufficient number of badminton courts in the Northcliffe stadium considering the population size of Northcliffe. The courts have been fully re-surfaced and re-lined in 2015. Whilst the run-off areas for the courts do not meet the recommendations, this has not been raised as an issue by the Badminton Club. The Club requests the repair of the stadium lights and the provision of shower facilities.

Recommendations for Badminton

1. Repairs to be carried out to the stadium court lights
2. The provision of shower facilities

5.2 Basketball & Netball

Existing Facilities – Northcliffe Recreation Grounds

The Northcliffe Stadium has one multi-use court on which basketball and netball are played. The court floor has been re-surfaced in 2015 and new courts have been marked in accordance with the current basketball and netball rules. Both clubs also use the toilet and kitchen facilities and their spectators use the tiered seating adjacent to the court. All basketball & netball teams play in the Pemberton league; training and around one third of the games are held in Northcliffe.

Existing Facilities – Facilities in the Region

Other facilities in the region include:

Facility	Basketball Courts	Netball Courts
Northcliffe District High School	2	2
Pemberton Sports Club	2	2
Pemberton District High School	2	2
Walpole Sport & Recreation Centre	1	1
Walpole Primary School	1	1
Manjimup Indoor Sports Pavilion	3	3
Manjimup Senior High School	1	2
Kearnan College	2	2

Population-based Facility Needs

Although no specific recommendations have been found during the literature review for the number of courts required for a population the size of Northcliffe, the number of courts in Northcliffe in combination with the courts in Pemberton meet the current needs.

Proposals from Facility Users

The Stadium, playing surface, spectator viewing and car park are rated well by the basketball and netball clubs, although outdoor lighting at the car parking is considered inadequate. The clubs have also identified that security in the stadium needs to be upgraded as many locks do not function properly. The clubs would like the changing rooms and shower facilities to be renovated and enlarged.

The netball court does not meet the standard dimensions and the Netball Club would like the court to be enlarged. The stadium court floor needs regular maintenance to ensure the playing surface is kept safe.

State Association Recommendations

Standards for court dimensions as provided in the Official Basketball Rules 2014 (FIBA Central Board) are 28m long and 15m wide with a minimum run-off space of 2m outside each sideline. The Official Rules of Netball 2007 (as amended in 2010 & 2011) (International Netball Federation) state the court to be 30.5m long and 15.25m wide with a minimum run-off space of 3.05m outside each sideline.

Other Recommendations

In November 2014 Council endorsed a long-term maintenance schedule for the courts floors in the recreation centres within the Shire of Manjimup, including the Northcliffe Stadium. The maintenance schedule proposed a 3-5 year rotation schedule for the re-surfacing of the works. Although a partial sand back was suggested in the maintenance schedule to be undertaken in 2014/15, a full sand-back was completed in 2015. The reason for this was that glue remains from the old line markings could not be properly removed by a partial sand back.

Regular cleaning and maintenance works on the court floor with the appropriate equipment and cleaning materials should occur to ensure the floor is kept in good conditions in between the sand-backs.

The stadium accommodates a full size basketball court, although run-off distances at both ends of the court are short. The stadium is not large enough to fit a full size netball court. To enlarge the stadium to increase the size of the netball court and to meet run-off distances would require the stadium walls to be moved. Such a significant modification to the stadium would be financially infeasible. Furthermore as both netball and basketball are played in the Pemberton league, certain (important) games can be played in Pemberton.

Summary

The number of courts is adequate and the spectator and parking facilities are good. Whilst the court size for netball and run-off distances for netball and basketball do not comply with the sports rules, the facilities, complementing Pemberton's courts, are considered adequate. The lighting at the car park should be improved as well as changing rooms and shower facilities.

Recommendations for Basketball & Netball

1. Repair/replacement of locks in the stadium
2. Install lighting in the car park
3. Future court floor maintenance to be undertaken in accordance with Council's long-term court floor maintenance schedule.
4. Cleaning and operational maintenance equipment and procedures to be reviewed
5. Changing rooms and shower facilities to be renovated and enlarged

5.3 Fitness

Existing Facilities – Northcliffe Recreation Grounds

The Northcliffe Fitness Group currently uses the Stadium courts and gym, Sports Oval, Clem Collins pavilion and Eric Sanders Grandstand. The group also utilises the public toilets and the playground / tennis pavilion. Equipment in the gym includes a cross trainer, 4 static bikes, a rowing machine, 4 multi-use station, fit balls, boxing bag, bench, free weights and mats. The group has up to 70 ladies who use the facilities.

Existing Facilities – Facilities in the Region

Fitness facilities in the region are available in:

- Pemberton Sports Club
- Walpole Sport & Recreation Centre
- Manjimup Regional AquaCentre and several private fitness enterprises

Population-based Facility Needs

Although there are a number of facilities in the region, it is well documented in the international literature that people generally are only able to integrate regular gym visits into their lifestyle if the gym is located within 5 minutes distance of people's residence or work place.

Proposals from Facility Users

The fitness group has 30-50 members. The group feels the Stadium has no space for men to exercise and the toilet and shower facilities need upgrading. The group also has concerns regarding the limited access to the gym. They feel the gym is too small as it can only hold 6 people at a time. The group does not feel the facility has been set up as a community gym. It is hot in summer and cold in winter and the group does not see any opportunities for expansion. The group would like a new freestanding gym/ shower/ toilet complex to replace the brick toilets. This complex would cater for all fitness needs and would accommodate the club's desired gym expansion, for men to have room to get fit and 24 hour access to cater for all populations.

Other relevant Information

The Shire of Manjimup Sport & Recreation Strategic Plan 2014-2024 recommends:

- Investigating new toilets, change rooms and kitchen facilities and suggests the Clem Collins Pavilion or the Stadium as a location for these facilities.
- Enlarging the gym

The Public Building Regulations 1992 state that sporting venues must be provided with 1 shower for each 10 participants.

Summary

The fitness facilities at the Northcliffe Recreation Grounds are currently the only fitness facilities in Northcliffe. The facilities are reasonably equipped and well utilised, although only by women. It should be investigated why the facilities are not used by men. For the fitness group to grow and to provide more Northcliffe and area residents access to gym facilities at times that suit them, the gym area should be enlarged and access to the gym should be 24/7.

Recommendations for Fitness

1. Investigation of options to expand the gym (within or outside the stadium) with improved climate conditioning
2. 24/7 access to gym facilities
3. Shower and toilet upgrade

5.4 Cricket & Soccer

Existing Facilities – Northcliffe Recreation Grounds

Cricket and soccer are currently played on a full size oval with a synthetic cricket wicket. The oval was bounded by an old timber fence which has been mostly removed; just small parts, attached to the gate and near the cricket nets, remain. There are cricket practice nets with two wickets at one end of the oval. The Cricket and Soccer Clubs also use the Stadium, Clem Collins Pavilion, Public Toilets, Playground / tennis pavilion and Eric Sanders Pavilion.

Soccer is the strongest junior sport in Northcliffe with over 80 members and 300+ spectators at games. Cricket have around 20 members and are endeavouring to encourage junior cricket.

Existing Facilities – Facilities in the Region

Other facilities in the region include:

Facility	Soccer Pitches	Cricket
Pemberton Sports Club	2	1
Pemberton District High School	School oval	1
Walpole Sport & Recreation Centre	Oval	1
Walpole Primary School	School oval	0
Manjimup Senior High School	1	0
Kearnan College	0	1
Manjimup Collier Street Reserve	4	2

Population-based Facility Needs

The current number of both soccer and cricket pitches in Northcliffe is suitable for a population of up to 3,000 according to Standards Review data. However for the size of its population, Northcliffe has a disproportionately large soccer club and as such could require more facilities than the Standards Review recommends.

Proposals from Facility Users

The clubs find it disappointing that the Clem Collins Pavilion kitchen is open to rats and rodents. They feel the Playground is not sufficient for the number of families and spectators at games as it has only one swing and a broken slide. They would like to see the playground enlarged and enhanced to include a shade cloth, barbeque and seating.

Both clubs would like lighting for the sports oval to allow for more flexibility with games and training as well as fencing and seating partly around the sports oval. The soccer club also would like to look at possibly enlarging the oval as it is not large enough to fit 5-17yr olds playing concurrently. Alternatively a junior soccer pitch could be built behind the tennis courts.

Both clubs feel the current toilet and shower facilities do not meet the requirements for game days and the clubs cannot afford to hire these facilities. They also highlighted that the dam supplying the recreation grounds runs out of water in summer. Ideally the clubs would like the toilets and showers expanded and improved and the dam cleaned out and enlarged.

State Association Recommendations

Standard pitch dimensions for soccer as set out by the Department of Sport and Recreation are a rectangular pitch with a length of 90-120m and width of 45-90m. The size of the pitch for games played by 6-12 years olds varies. It is recommended that there is a minimum of 3m space around the pitch.

A cricket turf pitch is 20.12m long and 3.05m wide. A non-turf pitch is a minimum length of 17.68m and a minimum width of 1.83m. A cricket field is a large circular or oval shaped grassy ground. There are no fixed dimensions for the field but its diameter varies between 137m and 150m. On most grounds, a rope demarcates the boundary of the field.

Other relevant Information

The Shire of Manjimup Sport & Recreation Strategic Plan 2014-2024 recommends:

- Investigating new toilets, change rooms and kitchen facilities and suggests the Clem Collins Pavilion or the Stadium as a location for these facilities.
- To relocate cricket practice nets, adding a corner to the oval to better cater for soccer
- Upgrade the spectator shelter, picnic facilities and playground
- Conducting a Grandstand examination to either retain or replace

The Public Building Regulations 1992 state that sporting venues must be provided with 1 shower for each 10 participants.

Following the 2015 bushfires works have been undertaken to enlarge the dam. The dam's increased capacity should be sufficient to supply water throughout summer.

The estimated costs to establish a new playing field of 135 x 110m (14,850m²) including all site preparation is \$222,750 (source: Rider Levett Bucknall Order of Cost Estimate for Manjimup Community Recreation Hub Master Plan).

There are 2 sets of football (AFL) goal posts on the oval. One of these sets consists of permanent post, set in concrete. The other set of poles sit in sleeves; even with the poles removed, the tops of the (empty) sleeves are situated above the oval surface level which cause trip hazards. As such the current set up of the football goal posts does not allow flexibility to include the areas around the posts in a soccer pitch.

During the bushfires at the start of 2015, several soccer goals were damaged during the establishment of the Forward Control Centre at the Recreation Grounds. The Soccer Club was compensated with 2 new sets of goals (one for juniors and one for seniors).

Summary

The Soccer and Cricket Clubs have a good sports oval to play their sports, however an extra pitch is required for soccer. The extra pitch can be created by relocating the cricket practice nets and extending the oval into the corner or at an alternative location (e.g. behind the tennis courts as suggested by the Soccer Club). Another option might be to increase the playing area by replacing the current football goal posts by removable posts that can be played over.

There is consensus that the toilet and shower facilities require improvements, along with the spectators seating. The clubs requests the playground to be expanded and enhanced with other amenities such as a barbeque and seating, which is supported by the Shire's Sport and Recreation Strategic Plan. Recently a new slide has been installed at the playground and maintenance has been undertaken.

Recommendations for Cricket & Soccer

1. Repair of broken items in the playground
2. Expand and enhance the playground, by adding more play equipment, shade cloths, a barbeque and picnic facilities
3. Toilets, change rooms and showers upgrade
4. Resolve the rats/ rodents issue in the Clem Collins Pavilion
5. Determine the preferred location for and establish a junior soccer pitch
6. Install lighting on the sports oval
7. Investigate installing seating around the oval

5.5 Football (AFL)

Existing Facilities – Northcliffe Recreation Grounds

There are no Football (AFL) teams in Northcliffe; residents are part of other regional football clubs including Southerners Football Club whose main grounds are the Pemberton Sports Club Oval. Southerners Junior Football Club has over 100 members with 60-100 spectators per game. On some occasions per year the Southerners Club utilises the Northcliffe Recreation Grounds.

Existing Facilities – Facilities in the Region

Other facilities in the region include:

Facility	Football
Pemberton Sports Club	1
Walpole Sport & Recreation Centre	1
Manjimup Senior High School	1
Imperials, Deanmill & Tigers Football Clubs	3

Population-based Facility Needs

The number of pitches in the region are considered sufficient for the current population of the Shire. The Manjimup Community Recreation Hub Master Plan allows for an additional pitch in Manjimup, to be required in case of significant population growth.

Proposals from Facility Users

The Southerners Junior Football Club feels the car park is a great open area with plenty of capacity and parking space however the changing rooms are basically non-existent, the toilet facilities are very outdated and the spectator facilities (Eric Saunders Grandstand and seating around oval) need updating. The club can only use the facilities early in the season as the grounds get too wet and muddy.

State Association Recommendations

The standard AFL playing surface is oval in shape, between 135m and 185m long and between 110m and 155m wide. A white line called the boundary line is drawn in the shape of an arc from the behind post at one end of the playing surface to the behind post at the other end of the

playing surface. A spectator line is marked at least 2m outside the boundary line and 3m behind the goals and run-off between the playing field boundary and fence is 5m.

Other relevant Information

The Shire of Manjimup Sport & Recreation Strategic Plan 2014-2024 recommends:

- Investigating new toilets, change rooms and kitchen facilities and suggests the Clem Collins Pavilion or the Stadium as a location for these facilities.
- Conducting a Grand stand examination to either retain or replace

The Public Building Regulations 1992 state that sporting venues must be provided with 1 shower for each 10 participants.

Drainage works on the Northcliffe Recreation Grounds have been undertaken at the start of 2014. These works were intended to mitigate the flooding issues around the entry of the grounds, the oval and the Clem Collins Pavilion. It is unclear at this stage whether these works have resolved the drainage issues of the oval.

Summary

Although the Southerners have not used the Northcliffe Recreation Grounds many times in recent years, they would like to schedule regional ALF games in Northcliffe one/a few times per year to support Northcliffe players.

The toilets, change rooms and spectator facilities need to be improved. To allow usage during winter, drainage of the oval should be improved.

Recommendations for Football (ALF)

1. Changing rooms and toilet facilities upgrade
2. Spectator facilities upgrade
3. Ensure drainage of oval is sufficient to allow winter sports

5.6 Bowls

Existing Facilities – Northcliffe Recreation Grounds

Northcliffe Bowling Club has a single, natural turf bowling green with 7 rinks, adjacent to the Clem Collins Pavilion. The club also accesses the Clem Collins Pavilion kitchen, toilets and showers. The Bowling Club is a strong club with 40-50 members playing regularly.

Existing Facilities – Facilities in the Region

Other facilities in the region include:

Facility	Synthetic Rinks	Grass Rinks
Pemberton Sports Club	7	0
Walpole Country Club	7	0
Manjimup Country Club	7	7

Population-based Facility Needs

The current green in Northcliffe is sufficient for a population of up to 25,000.

Proposals from Facility Users

The Bowling Club feels the playing surface is in very good condition (“the best it's ever been”) and there is a good water supply for the club. The club would like to improve the surface level of the green and keep weeds and beetles under control. They would also like new sprinklers be installed to help improve the grass cover as well as lighting on the bowling green to enable night time games. The club feels it has worked hard to improve the playing surface and the suggested improvements will support this work and the future development and growth of the club.

State Association Recommendations

A standard bowling green is a flat grassed or synthetic surface 40m x 40m divided into rinks. The rinks are between 4.3m and 5.8m wide. The green is surrounded by a ditch between 200mm and 380mm wide and between 50mm and 200mm deep, the ‘plinth’ is the edge of the grass which adjoins the ditch. It is recommended that a corner lighting system is used for outdoor greens with the minimum lux for competition, recreation and training is 100 and the minimum mounting height of the pole is 12m.

Other relevant Information

The Shire of Manjimup Sport & Recreation Strategic Plan 2014-2024 recommends reducing the bowling green to a 4-rink synthetic surface.

The bowling green is included within the area leased by the Northcliffe Recreation Association. As such the irrigation of the green is the responsibility of the Association in collaboration with the Bowling Club. For good irrigation results it is recommended to irrigate through a sprinkler in the middle of the green.

Summary

The current bowling green is sufficient for the membership of the club and population of the town. This report will look into the improvement of current green or feasibility of a new synthetic surface.

Recommendations for Bowls

1. Continue to improve the surface level of the bowling green
2. Investigate to install lighting on the bowling green
3. Investigation of feasibility for a synthetic surface

5.7 Tennis

Existing Facilities – Northcliffe Recreation Grounds

Northcliffe Tennis Club currently plays on 4 bitumen courts with lights adjacent to the Clem Collins Pavilion. The courts are over 20 years old, but are in relatively good condition. The Club also utilises the Clem Collins Pavilion kitchen, toilets and showers and the playground and small tennis pavilion. The club has 10 members and would like to develop a new committee and more players.

Existing Facilities – Facilities in the Region

Other facilities in the region include:

Facility	Tennis Courts
Northcliffe District High School	1
Pemberton Tennis Club	2
Walpole Sport & Recreation Centre	3
Manjimup Senior High School	2
Kearnan College	4
Middlesex Social Club - Tennis	3
Warren Tennis Club	5

Population-based Facility Needs

Although no specific recommendations have been found during the literature review for the number of courts required for a population the size of Northcliffe, the number of courts meet the current needs.

Proposals from Facility Users

The Tennis Club thinks the Clem Collins Pavilion is a wonderful venue which is close at hand to the tennis courts. The club feels the tennis courts have a great playing surface however the club believes they will need to be resurfaced in coming future.

There are ongoing electrical issues with one light which the club would like repaired as it is needed for night games, the club would also like to look at additional lighting in the centre of the courts.

The club would like the Clem Collins Pavilion to have proper lockable storage for nets/balls and equipment. The club also feels there is a need for an upgraded playground/shade venue and proper parking. The club believes the kitchen is outdated with no storage space to keep items protected from vandalism. The club has also identified that it would like a better access track for children walking from school to the Recreation Grounds.

State Association Recommendations

The court is a rectangle, 23.77m long and for singles matches, 8.23m wide. For doubles matches, the court is 10.97m wide. For recreational and club play, the minimum distance between baselines and backstops is 5.48m. The minimum distance between sidelines and side stops is 3.05m.

The Australian Standard for outdoor tennis courts for recreational and residential is 250 lux and for club competition and commercial 350 lux. It is recommended that floodlights be installed at a minimum of 6m for residential/recreational use and 8m for club competition and above.

Other relevant Information

The Shire of Manjimup Sport & Recreation Strategic Plan 2014-2024 recommends:

- Investigating new toilets, change rooms and kitchen facilities and suggests the Clem Collins Pavilion or the Stadium as a location for these facilities.
- Looking at parking and driveway access improvements (resolve flooding issues)
- Upgrading the spectator shelter, picnic facilities and playground
- Pathway connection to town

Summary

The tennis facilities are good, although court resurfacing might be necessary in the near future and the issues with the lighting should be addressed. When all existing lights are functioning properly, the request for additional lighting in the centre of the courts should be revised.

The Tennis Club request upgrades of the playground, parking and the walking track from Northcliffe town to the Recreation Grounds. Furthermore the club would like to see an upgrade of the Clem Collins kitchen and the provision of lockable storage for kitchen supplies and tennis equipment.

Recommendations for Tennis

1. Address electrical issues with broken light on tennis courts
2. Explore additional lights on tennis courts
3. Resurfacing tennis courts
4. Lockable storage in Clem Collins Pavilion for tennis equipment
5. Lockable storage in Clem Collins for kitchen/ food supplies
6. Upgrade of Clem Collins kitchen
7. Playground upgrade
8. Upgrade of parking close to the Clem Collins Pavilion
9. Upgrade the trail from Northcliffe town to the Recreation Grounds

5.8 School

Existing Facilities – Northcliffe Recreation Grounds

The Northcliffe District High School regularly, although on a casual basis, utilises the various facilities in the Northcliffe Recreation Grounds.

Existing Facilities Northcliffe District High School

A school sports oval with no markings, 2 basketball / netball courts and 1 tennis court.

Proposals from Facility Users

The Northcliffe District High School utilises all facilities at the Northcliffe Recreation Grounds. The school believes the Stadium playing surface is good as is the ready access and ease of booking the grounds. A weakness is there is only one court. Therefore they would like to see an increase in the size of stadium.

Department of Education recommendations

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

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

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

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

- Create bright open, generously-scaled communal spaces with clear views to important reference points.
- Provide diversity of outdoor spaces and conditions to facilitate various modes of recreation, gathering and socialising.

Summary

The School has its own suite of sport and recreation facilities within their school grounds. Schools predominantly use the community recreational facilities for major events, over-flow or where there are gaps in provision within their own facilities. The school has requested the stadium to be enlarged to accommodate two courts, however no other clubs have submitted a similar request.

Recommendations for the School

1. There is no need to respond in the Master Plan to any specific needs of individual schools in the redevelopment of the Northcliffe Recreation Hub, but all new developments should be accessible by schools and designed with the *Education Design Standard* in mind.
2. Given that many of the Northcliffe Recreation Grounds facilities are under-utilised during school hours, the Master Plan should also consider ways to encourage and maximise school bookings (e.g. a school-based fee structure).
3. Upgraded trail to the recreation grounds is important for school children.

5.9 Karri Cup MTB Challenge

Existing Facilities – Northcliffe Recreation Grounds

The Karri Cup MTB Challenge (organised by the Northcliffe Visitors Centre) is One of Western Australia's largest and longest running mountain bike events. It takes place over the WA Day long weekend in June and gains crowds of over 600 people. Over the weekend the organisers utilise the stadium, Clem Collins Pavilion, Eric Saunders Pavilion, sports oval, public toilets, showers and playground / tennis pavilion. Currently there are 4 male toilets, 4 female toilets and 1 disabled toilet at the Northcliffe Recreation Grounds. Additional portable toilets are hired by the organisers.

Proposals from Facility Users

The Karri Cup MTB Challenge committee feels that participation rates for the event are constrained by the limited accommodation facilities in Northcliffe and the lack of public toilets and showers at the Northcliffe Recreation Grounds. The event has previously been held over the Labour Day long weekend in March but will now be held over the WA Day long weekend in June.

The event committee relies on the oval being used for temporary accommodation; hired portable toilets and showers are required to support this. The stadium (as all-weather facility) is good for the end-of-event presentation. The perimeter of the sports oval offers a good camping area and the kitchen facilities in Clem Collins Pavilion are good.

The event committee feels the current facilities are not adequate for the number of participants and spectators as the stadium has limited toilets and shower facilities and the sports oval has no lights. The committee believes all toilet and shower facilities are in need of renovation and there is a need for a shaded outdoor area with a BBQ and children's playground.

In previous consultation a number of aspects were mentioned by the organisers which are considered important for the event:

- Proximity to suitable public transport
- Off-road parking for patrons
- Off-road parking for set up and take down personnel
- Provision for policing, first aid and command facilities
- Facility able to meet the needs of the proposed numbers
- Adequate toilet facilities
- Storm protection for patrons
- On-site emergency muster points. Multiple emergency service routes
- Close proximity to emergency responders, hospitals and FESA

Furthermore in previous consultation, electricity issues for the event (e.g. to provide warm water for showers) were brought up. This issue is currently mitigated through a generator, supplied by the Shire of Manjimup.

Other relevant Information

The Shire of Manjimup Sport & Recreation Strategic Plan 2014-2024 recommends:

- Investigating new toilets, change rooms and kitchen facilities and suggests the Clem Collins Pavilion or the Stadium as a location for these facilities.
- Upgrading the spectator shelter, picnic facilities and playground

The Department of Health’s Guidelines on the application of the Health (Public Building) Regulations 1992 recommends that for an event running over 8 hours with an attendance of up to 1000 people the toilet facilities required are:

- 3 WC’s and 2 urinals for Males
- 5 WC’s for Females
- 1 hand basin for Males
- 1 hand basin for females

The Caravan Parks and Camping Grounds Regulations 1997 recommend the basic camping facility requirements are:

Sex	WC	Urinal	Basins	Showers
Male	1 per 50	1 per 100	1 per 75	1 per 100
Female	1 per 50	N/A	1 per 75	1 per 100

Summary

The Karri Cup is a large annual event which brings visitors and revenue to Northcliffe. The current numbers of toilets and showers at the Northcliffe recreation Grounds are not adequate for the event, however the committee hires additional toilets to meet the requirements.

The committee has requested an upgrade of the current toilet and shower facilities and the playground. These upgrades are supported by other clubs/groups as well as the Shire's Sport & Recreation Strategic Plan. The committee request the installation of lighting around the oval, which would also benefit the oval sports.

Recommendations for Karri Cup MTB Challenge

1. Upgrade of toilet and shower facilities
2. Upgrade of playground
3. Lighting around sports oval

5.10 Northcliffe Recreation Association

Northcliffe Recreation Association

The Northcliffe Recreation Association (NRA) is the overarching body that holds the lease on the Northcliffe Recreation Grounds. The area leased by the NRA is shown in Appendix 1. The objectives of the NRA are to promote the complex (Northcliffe Recreation Grounds) as a place which attracts residents of, and visitors to, Northcliffe to participate in sport and recreation activities in a safe and appropriate facility to suit their needs. The Association aims to provide good management of the complex and assist the Shire of Manjimup with the provision of quality and appropriate facility provision and management within the town.

The NRA Committee submission (following below) outlines the ongoing and current priorities to be incorporated into the Needs Assessment and Master Plan. Where the NRA Committee has remained silent on a priority noted in the Shire of Manjimup Sport and Recreation Strategic Plan 2014-2024, the NRA Committee has deemed it either resolved or no longer a priority.

The NRA Committee emphasises the number and diversity of non-NRA hirers of the Northcliffe Recreation Grounds facilities. These facility users are very important in regards to generating income, through hire fees, for the NRA. Examples of casual or regular hire users include:

- Senior's social events
- Parties, weddings, birthdays, funeral wakes
- Art and craft groups
- Community workshops
- Youth events
- Dance classes
- Tai chi / Pilates groups
- Government bodies and agencies

The NRA suggests the following works and improvements to the Northcliffe Recreation Grounds:

Access & Parking

- Complete the bitumen coating on the formalised parking areas around the indoor stadium
- Upgrade the secondary road access on the western side of the oval and develop:

- a small secondary car park with up to 18 bays (gravel / graded in short term) adjacent to the bowling green
- a bitumen priority parking area and loading bay serving the Clem Collins Pavilion
- Maintain the land north to the formalised bitumen parking (north of the stadium) as vacant land / compacted earth for overflow parking for major events (eg. Karri Cup)
- Develop a second bitumen car park on the south side of the tennis courts
- Develop a fire break along the boundary of the property
- Continue negotiations with the rail authority to enable an authorised upgrade to the existing informal track connecting the town with the recreation grounds
- Install signage in the centre of the town to the recreation grounds
- Install lighting around the parking and path areas to ensure visibility and safety when exiting buildings at night, particularly the indoor stadium and Clem Collins Pavilion
- Improve the walking path from the indoor stadium car park to the Clem Collins Pavilion (this should be considered in the context of opportunities provided when developing or upgrading other infrastructure on the recreation grounds)
- Do NOT replace or install fencing where safety and traffic control concerns can be addressed through design, plantings, furniture and other structures. The concerns are:
 - stopping children from running onto George Gardner Road when chasing rolling balls, and
 - stopping visitors from driving vehicles over the oval
- Install bike racks
- Replace and repair door locks on all facilities to enable a 'master key' system and improve maintenance access

Drainage & water

- Evaluate drainage issues across the whole site with considerations to include the runoff from the oval, traffic areas, dam catchment and overflow, buildings, and stormwater and plan to remediate their effect on the flooding of the Clem Collins Centre, the functioning of the indoor stadium toilets in winter, and impact on the western road access
- Increase the capacity of the dam and consult with the town's fire emergency planning about any requirements or preferences on specifications and access

Sports Stadium

- Replace the court lighting in the indoor stadium
- Install demountable badminton nets and post holes into the floor of the indoor stadium
- Develop a mural on the stadium spectator wall for the Northcliffe Centenary in 2024

Sports Oval & Eric Sanders Pavilion

- Expand the oval size to enable it to be used for multiple sports. This includes:
 - the squaring off of the grounds
 - gradient reduction and levelling of the playing area
 - adequate drainage and reticulation
 - the provision of enough playing space to mark out 2 senior and 1 junior soccer fields
 - ensuring the correct positioning of the AFL goal posts to meet field length standards
 - investing in a safe, effective and manageable cover for the cricket pitch so that other sports may be played over the top
- Install lighting on the sports oval

- Build ample all-weather spectator shelters around the oval
- Maintain the Eric Sanders Pavilion
- Remove the tree interfering with the functioning of the cricket nets

Tennis Courts

- Install lighting on the tennis courts
- Resurface the tennis courts

Bowling Green

- Improve quality of the bowling green lawns
- Upgrade the player's shelters on the bowling green
- Install lighting on the bowling green

Clem Collins Pavilion

- Upgrade the Clem Collins Pavilion kitchen facilities
- Replace the chairs and tables, install window treatments, audio-visual-online facilities, and other furnishings, in the Clem Collins Pavilion to improve its quality and function as a venue
- Redeveloping the south entrance to the Clem Collins Pavilion, inclusive of storage space, in the long term (NB. The Pavilion's shower facilities can be redeveloped for another purpose on completion of the new change room facility)

Playground / Tennis Pavilion

- Install a drinking fountain between the Clem Collins and Eric Sanders Pavilions
- Open up the sides of the tennis pavilion
- Expand and enhance the playground and barbeque area, including the provision of shade and more play equipment

Toilets, Showers & Gym

- Remove the toilet block and build a new change room, shower and toilet facility with gym with 24/7 access
- Once the new development is finished the existing gym in the Stadium is to be returned to its previous use as a children's area

Other

- Conduct a feasibility on constructing a squash court facility
- The provision of equipment storage for tennis and lawn bowls by installing a small shed between the two facilities (in the short - medium term; redevelopment of Clem Collins to include storage in the long term)

Proposals from Facility Users

The NRA feels access and parking on the Northcliffe Recreation Grounds requires improvement, in particular the provision of parking close to the Clem Collins Pavilion and the bowling green. Although the NRA feels that the land north to the formalised bitumen parking, north of the stadium, is too far removed from the Pavilion and other facilities for day to day use, it would like to retain this area as overflow parking for events. The recommendation of the NRA to increase the oval size will reduce the gravel parking area between the oval and the tennis courts. The NRA would like to formalise a parking area west of Clem Collins in the short term, and establish an additional car park south of the tennis courts in the long term. The Master Plan should consider suitable locations for parking as well as a possible western access route to the Clem Collins Pavilion.

The NRA would like to increase the protection of the Recreation Grounds from bushfires through the establishment of fire breaks along the grounds boundary. Following the Northcliffe bushfires in 2015 works were undertaken to enlarge and clean the dam. The NRA would like to further increase the size of the dam, to ensure sufficient water is available for the reticulation of the sporting fields, as well as potentially being able to assist with the town's water supply during bushfires.

The NRA recommends to expand the oval size (by squaring it off) to fit 2 senior and 1 junior soccer fields. Furthermore the NRA is happy to allow the AFL goal posts to be repositioned, should this be required to meet the appropriate AFL field length. However field length and goal posts positions were not raised by The Southerners Football Club nor the South West Football League as an issue in this Needs Assessment.

The NRA would like to see a new amenities building (with toilet, change room, and shower facilities) to include a gym (fitness centre). Because of requirements for swipe cards (allowing 24/7 access), security and climate control, the NRA feels it will be more cost effective to install these features as part of a new build, rather than increasing the current gym area in the indoor stadium. A concept plan for a combined building (amenities and gym) should be drafted so the construction and lifecycle costs can be estimated. Should these costs be prohibitive, an alternative location for a gym within the existing buildings of the Northcliffe Recreation Grounds should be sought. NB the Walpole Recreation Centre has a gym area in the Stadium building; the gym area can be accessed through the Stadium as well as from the outside of the building by swipe card.

Population-based Facility Needs

The NRA's recommendation to establish a squash facility should be considered in the light of the Northcliffe population size. Squash courts are available in Pemberton and Manjimup; both facilities are being challenged with ongoing low usage rates. At the time of writing this report, the Pemberton Sports Centre is looking to convert a number of its squash courts for other purposes. A purpose built squash court in Northcliffe is unlikely to be feasible at present, as the public consultation for this report did not show sufficient community demand. Should demand become evident in the future, the feasibility of establishing a court should be investigated.

Other relevant Information

The Northcliffe oval has been surrounded by wooden oval fence for many years. Some parts of the fence were removed as they were in poor condition and becoming hazardous. Other parts were removed during the temporary usage of the Northcliffe Recreation Grounds by the Bushfire Control Centre during the 2015 bushfires. Currently only a small number of parts remain. Whilst this oval historically had a fence, there are no requirements from a sporting perspective to have an oval fence. Depending on the purpose (e.g. to stop cars from driving onto the oval) other means (such as logs and benches) might suffice instead of a fence. This is supported by the NRA. Should a fence be erected, it will need to meet safety and longevity standards.

Recommendations resulting from submission of NRA

Access & Parking

- Complete the bitumen coating around the indoor stadium
- Master Plan to consider suitable locations for parking close to Clem Collins Pavilion and a possible western access route to the Pavilion.
- Maintain existing un-sealed overflow parking north of stadium
- Master Plan to consider possibility/location of fire breaks
- Continue negotiations with rail authority to enable upgrade to existing informal track connecting the town with the recreation grounds
- Install signage in town centre to the recreation grounds
- Install lighting around parking and path areas, particularly the stadium and Pavilion
- Improve walking path from the stadium car park to the Pavilion
- Do NOT replace or install fencing where safety and traffic control concerns can be addressed through design, plantings, furniture and other structures.
- Install bike racks
- Replace door locks on all facilities to enable a 'master key' system

Drainage & water

- Evaluate drainage issues across the whole site
- Increase capacity of the dam and investigate possible role of dam in town's fire emergency planning

Sports Stadium

- Replace the court lighting in the indoor stadium
- Install demountable badminton nets and post holes into indoor stadium floor
- Develop a mural on the stadium spectator wall for the Northcliffe Centenary in 2024

Sports Oval & Eric Sanders Pavilion

- Expand the oval size to fit 2 senior and 1 junior soccer fields
- Invest in cricket pitch cover so that other sports may be played over the top
- Install lighting on sports oval
- Build spectator shelters around oval
- Maintain the Eric Sanders Pavilion
- Removal of tree interfering with cricket nets function

Tennis Courts

- Install lighting on the tennis courts
- Resurface the tennis courts

Bowling Green

- Improve quality of bowling green lawns
- Upgrade the player's shelters on bowling green
- Install lighting on bowling green

Clem Collins Pavilion

- Upgrade kitchen facilities, replace chairs and tables, install window treatments, audio-visual-online facilities, and other furnishings
- Upon completion of new amenities building, redevelop showers/ south entrance to the Pavilion to include storage space

Playground / Tennis Pavilion

- Install drinking fountain between Clem Collins and Eric Sanders Pavilions
- Open up the sides of tennis pavilion
- Expand and enhance playground and barbeque area, including the provision of shade and more play equipment

Toilets, Showers & Gym

- Feasibility of new amenities and gym building to be investigated. If not feasible, then alternative location for gym expansion to be sought
- Upon gym relocation, re-establish children's area in Stadium

Other

- Investigate feasibility of squash court once community demand is evident
- Establish equipment storage for tennis and lawn bowls

5.11 Other User Groups

Several community groups and organisations use the Northcliffe Recreation Grounds on a regular basis, such as the Northcliffe Family and Community Centre, the Card Ladies and the Karri Country Good Food. These groups and organisations have been included in this paragraph.

Northcliffe Family and Community Centre

The Northcliffe Family and Community Centre occasionally use the stadium during school holidays for vacation care programmes. No comments were submitted as the Northcliffe Family and Community Centre is happy with the current facilities.

Card Ladies

The Card Ladies use the Clem Collins Pavilion weekly for their community group. The group believes that a weakness of the facility is the muddy car park and path and therefore suggest the access to the building to be made easier.

Karri Country Good Food

Karri Country Good Food is a not for profit community group which uses the Clem Collins Pavilion facilities twice a year in conjunction with the Karri Cup and the Karri Country Good Food Shop. The group's priority areas are upgrading the kitchen facilities and purchasing new tables and chairs in Clem Collins Pavilion as they feel the current ones are not up to the standard.

Summary

The requests from the Northcliffe Family and Community Centre, Card Ladies and Karri Country Good Food are in line with requests from Northcliffe sporting and community clubs.

Recommendations for other groups

1. Improve car park close to the Clem Collins Pavilion and the access path
2. Clem Collins Pavilion: upgrade kitchen, and replace chairs and tables

6. Recommendations for the Master Plan

6.1 Recommendations by Sports

Recommendations for all sport clubs and groups that are currently using or may be using in the future the facilities at the Northcliffe Recreation Grounds can be found in the chapter 5.

6.2 Recommendations by Site

This section provides an overview of all recommendations, taken from the previous chapter, grouped by the different sites/facilities of the Northcliffe Recreation Grounds. The below recommendations have been raised in/are supported by the Needs Assessment, and as such should be included in the Master Plan. Further to a future concept plan, the priorities, timelines and drivers of implementing below recommendations need to be determined. Some recommendations will be actioned by the Shire of Manjimup, while others need to be driven and funded by the sporting groups or wider Northcliffe community.

Sports Stadium

- Repair/replaces stadium court lights
- Repair/replacement of locks in the stadium
- Install mural on stadium spectator wall in the stadium
- Install demountable badminton nets and post holes into indoor stadium floor
- Upon the relocation of the gym, re-establish a children's area in the Stadium

Notes:

- If the Stadium was to be extended, provisions of the National Construction Code, comprising the Building Code of Australia, would apply. Fire provisions in this code would include the installation of a fire hydrant system. The significant costs of a fire hydrant system needs to be taken into account when considering a possible extension of the Stadium.
- Taking into account the implications of a possible extension to the Stadium as well as requests for changing facilities from other Clubs, and the need to eventually replace the old ablution block, a feasible solution might be to construct a new building incorporating toilets, showers, change rooms and possibly a gym in the vicinity of the Stadium.
- Locks throughout the Stadium and the Clem Collins Pavilion are in the process of being replaced.
- The courts are currently lit by fluorescent ceiling lights. This type of lighting does not provide adequate illumination at court level. Furthermore as the lights are not caged, it is recommended for safety purposes to remove these. New court lights, preferably energy saving lights such as LED or induction, should be installed.
- Future court floor maintenance to be undertaken in accordance with Council's long-term court floor maintenance schedule. Comprehensive court floor maintenance, including a full sand back and relining, has been undertaken in FY 2014/15. In accordance with Council's long term maintenance schedule for stadium courts in the Shire of Manjimup, the Northcliffe floor is due for a partial sand back in FY2019/20.
- Cleaning and operational maintenance equipment and procedures to be reviewed

Sports Oval & Eric Sanders Pavilion

- Expand the existing oval size to allow for 2 senior and 1 junior soccer pitches
- Install lighting on the sports oval
- Seating, trees and other furniture around the oval
- Retain the Eric Sanders grandstand
- Invest in cricket pitch cover so that other sports may be played over the top
- Build spectator shelters around oval
- Removal of tree interfering with cricket nets function

Notes:

- Whilst this oval historically had a fence, there are no requirements from a sporting perspective to have an oval fence. Depending on the purpose (e.g. to stop cars from driving onto the oval) other means (such as logs and benches) might suffice instead of a fence. Should a fence be erected, it will need to meet safety and longevity standards.
- The Needs Assessment shows a preference of the Recreation Grounds user group to retain the Eric Sanders grandstand, which is ageing. Whilst some works have been undertaken in 2013-2014 to warrant the safety of the grandstand, future significant works might be required to retain the grandstand.
- Drainage of the oval has been improved and is considered by the Northcliffe Recreation Association (NRA) to be of sufficient quality to allow winter sports to be played on the oval.

Clem Collins Pavilion

- Resolve the rats/ rodents issue in the Clem Collins Pavilion
- Replace the interior furnishings (tables and chairs) of Clem Collins Pavilion
- Upgrade the kitchen facilities in Clem Collins Pavilion
- Lockable storage shed (short term) and redevelop southern entrance of Clem Collins Pavilion (long term) for tennis and bowls equipment
- Lockable storage in Clem Collins for kitchen/ food supplies
- Upgrade hot water and electricity (long term)

Tennis Courts

- Address electrical issues with broken light on tennis courts
- Explore additional lights on tennis courts
- Resurfacing tennis courts over the next few years
- Open up sides of the tennis pavilion

Bowling Green

- Continue to improve the surface level of the bowling green
- Upgrade the player's shelters on the green
- Investigate to install lighting on the bowling green
- Investigate feasibility for a synthetic surface (long term)

Playground / Tennis Pavilion

- Repair of broken items in the playground
- Expand and enhance the playground, by adding more play equipment, a barbeque and picnic facilities, and the provision of shade

Notes:

- The playground at the Recreation Grounds is a public playground of the Shire of Manjimup. The playground is included in the regular Shire's playground inspections schedule. The Shire is responsible for the maintenance of the playground. Any changes or additions to the playground should be discussed with and approved by the Shire's Parks & Gardens Department.
- Shade cloths require considerable ongoing maintenance and regular replacement. The costs for maintenance and replacement should be taken into account when considering to install shade cloths. Other means of shade provision might offer good alternatives.

Toilets & Showers

- Upgrade/expand or build new changing rooms, toilets and shower facilities, and demolish the old toilet block.
- Feasibility to include gym into new amenities building to be investigated. If not feasible, then alternative location for gym expansion to be sought. Gym to have 24/7 access, security and climate control.

Note:

- Improved and extended change rooms, including showers and toilets, are required by stadium users as well as oval users. Constructing a new building with change rooms, showers and toilets would be able accommodate all users, without duplicating any facilities, if located close to the stadium and the oval. A suitable location for this building would be the current location of the old toilet block. When designing the new building, it is important to ensure the toilets are accessible from the change rooms, as well as from the outside of the building, so they can function as public toilets. Besides two unisex change rooms (for home and visiting teams) the building should also include storage areas for the resident clubs and visiting team.

Other

- Levelling and finishing car park (bitumised)
- Maintain existing un-sealed overflow parking north of stadium
- Consider suitable locations for parking close to Clem Collins Pavilion and a possible western access route to the Pavilion.
- Master Plan to consider possibility/location of fire breaks
- Improve lighting in the car parks and on the pathways
- Improve the walking path from the car park to the Clem Collins Pavilion
- Upgrade the trail connecting Northcliffe town to the Recreation Grounds.
- Install bike racks
- Assess and fix drainage issues across the entire Recreation Grounds
- Install signage in the centre of the town
- Install drinking fountain
- Investigate feasibility of squash court once community demand is evident

Notes:

- To improve the walking path from the Stadium car park to the Clem Collins Pavilion, is still considered desirable by the NRA. However, to be cost effective, this should be considered in

the context of opportunities provided when developing or upgrading other infrastructure on the recreation grounds.

- A lack of proper parking facilities has long been an issue. In 2014 works were undertaken to bitumise part of the car park, resulting in 36 ordinary and 4 disabled bitumised car parking bays close to the Stadium. Further development of 48 gravel car parking bays north of the Stadium was determined a long term plan. The NRA feels access and parking on the Northcliffe Recreation Grounds requires improvement, in particular the provision of parking close to the Clem Collins Pavilion and the bowling green. Although the NRA feels that the land north to the formalised bitumen parking, north of the stadium, is too far removed from the Pavilion and other facilities for day to day use, it would like to retain this area as overflow parking for events. The recommendation of the NRA to increase the oval size will reduce the gravel parking area between the oval and the tennis courts. The NRA would like to formalise a parking area west of Clem Collins in the short term, and establish an additional car park south of the tennis courts in the long term.
- Drainage works on the Northcliffe Recreation Grounds were undertaken at the start of 2014. These works were intended to mitigate the flooding issues around the entry of the grounds, the oval and the Clem Collins Pavilion. The oval drainage is now effective. The drainage around traffic areas and buildings is not.
- Following the 2015 bushfires works have been undertaken to enlarge the dam. The NRA believes the dam needs further work to increase its capacity.
- Data from traffic counters positioned on George Gardner Road, which leads to the Northcliffe Recreation Grounds, during January 2015 showed that on average 40 cars (20 return trips) per day travelled on this road.
- A large part of the trail connecting Northcliffe town to the Recreation Grounds is located on a railway reserve, which has significant (limiting) implications for the opportunities for upgrading this trail and sourcing funding for it. The NRA requests the Shire continue negotiations with the rail authority to allow the community to put this land to community purposes and priorities.
- It is recommended to consider ways to encourage and maximise school bookings (e.g. a school-based fee structure)
- It is recommended the NRA to develop a facility maintenance manual in accordance with the NRA's responsibilities for maintenance and repairs.

6.3 General Inclusions & Constraints

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

Planning

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

Existing Leases

There is an existing land and building lease in place between the Shire of Manjimup and the Northcliffe Recreation Association. This lease and other agreements need to be considered when developing a Master Plan.

Facilities & Amenities Standards

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

1. Proposals for development must be, wherever possible, multi-purpose in design and function to attract the greatest range of user groups and maximum level of utilisation.
2. There is an identified need for improved supporting amenities including toilets, change rooms, social and spectator facilities across most of the Shire’s recreation grounds.

Accessibility

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

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

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

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

Environmental Considerations

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

Environmental Sustainability

The Shire of Manjimup *Environmental Management & Sustainability Strategy 2013* outlines numerous possible actions to be taken in regards to water efficiency, energy efficiency and recycling. In addition to these, the Department of Sport & Recreation *Decision Making Guide: Sport & recreation facilities* recommends designs incorporate Ecologically Sustainable Design principles, such as solar passive orientation, environmentally friendly building materials and energy efficient plant and equipment to minimise the facility’s Ecological Footprint. The *Guide*

also recommends strategies to minimise waste to the environment in line with the Waste Authority's *Western Australian Waste Strategy: Creating the right environment*. The Master Plan should consider these possible actions to maximise environmental sustainability to the extent those actions also provide a cost saving in the medium to long term, or at worst be cost neutral.

Arts & Culture

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

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

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

Education Design Standard 02

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

Liveable Neighbourhoods

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

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

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

Community Safety & Crime Prevention

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

1. **Natural Surveillance:** A person is less likely to commit a crime if they think someone will see them do it therefore exposure to roads and paths, open car parks and sensitive landscaping to prevent secluded zones are highly desirable.
2. **Natural Access Control:** The use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances, directing the flow of people while decreasing the opportunity for crime.

3. **Territorial Reinforcement:** By utilising physical designs such as pavement treatments, landscaping and signage public areas are clearly distinguished from private ones thereby discouraging trespassing.

Economic Sustainability

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

User Fees & Charges

The relatively low socio-economic ranking of Northcliffe signifies restricted capacity for fees and charges to be raised significantly for new or redeveloped facilities. The Shire of Manjimup *Youth Strategic Plan 2013 – 2023* states the following in relation to young people and recreation centres: “Maintain fees and charges to ensure Shire facilities remain accessible and inclusive (4.1.2).”

Given that many of the Northcliffe Recreation Grounds facilities are under-utilised during school hours, the Master Plan should also consider ways to encourage and maximise school bookings (e.g. a school-based fee structure).

Power supply, maintenance, and usage

The Master Plan is to deal with service agreements to manage the supply, maintenance and usage of power within the Northcliffe Recreation Hub.

6.4 Project Capital Funding

The development of community infrastructure is usually facilitated by strong partnerships between the community, local, state and federal government. In some circumstances projects will be driven by the community and others projects by the local government. The Master Plan provides clarity of the driving organisation(s) for each project.

Projects driven by club(s) and facility users

Community support through volunteer contributions, fundraising and club contributions (in-kind, cash, loans) will be necessary for these project, as will the pursuit of external grants, such as those from (local) government bodies or state sporting associations.

Projects driven by the Shire of Manjimup

For each project driven by the Shire, Council will determine the priority of each project in consideration of other competing projects across the Shire. Project priorities will then be identified in Shire’s Forward Capital Works Plan (FCWP). Municipal funds will be made available in accordance with the FCWP and, if required, external funding from facility users/clubs and grants will be sought.

Grant Funding

The Department of Sport & Recreation regularly provides financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation

through the Community Sporting and Recreation Facilities Fund (CSRFF). Various competitive funding rounds occur each year and can potentially support:

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

Additional information on CSRFF grants:

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

Other potential financial partners include:

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

Section 2: MASTER PLAN

7. Master Plan

7.1 Existing Facilities

The Northcliffe Recreation Grounds (see Appendix 1) is Crown Land vested in the Shire of Manjimup for the purposes of parks and recreation. The land parcel consists of Lot 66 on Plan 140892. The total area of the precinct is 10.7 hectares, of which approximately half is retained as natural bush. Appendix 1 shows the Northcliffe Recreation Grounds and its surroundings. It also shows the area and buildings leased by the Northcliffe Recreation Association.

The Northcliffe Recreation Grounds include:

- Indoor sports stadium consisting of one basketball size court with a tiered spectator area, kitchen, office, and storage. There is a gym of 19m² (6.9m x 2.8m), two small change rooms with a toilet, and one accessible toilet.
- Clem Collins Pavillion, consisting of a community function space with kitchen facilities, toilets and showers.
- Eric Sanders Grandstand with kiosk at the bottom/back of the building.
- Senior size football oval. The oval has two sets of football posts, a turf cricket wicket, several moveable soccer goals for juniors/seniors, and old cricket nets on the south west side of the oval. There are no flood lights.
- Four tennis courts, with a shelter.
- One natural turf bowling green, without lighting.
- Outdoor community space, consisting of two picnic benches, a barbeque and a small playground.
- Public toilet block.
- Sealed car parking (approximately 36 bays) on the side of the stadium with unsealed overflow parking to the north (approximately 48 bays), and unsealed parking towards the Clem Collins pavilion.
- Concrete pedestrian path from the indoor stadium to the outdoor community space and Clem Collins Pavilion.

A detailed map showing the above facilities can be found below and in Appendix 1.

7.2 Design Brief

Vision for grounds

Multipurpose sport, recreation and community facility catering for a variety of indoor and outdoor sports as well as community functions and events for the wider Northcliffe and surrounding community.

Features to include in Master Plan

The Master plan for the Northcliffe Recreation Grounds is to include:

Sports Stadium

The following additions to the Stadium have been proposed:

- Install fall protection on the roof of the Stadium, so leaks onto the sports court can be investigated and repaired.
- Install a mural on stadium spectator wall inside the stadium.
- Install demountable badminton nets and post holes into indoor stadium floor.

Notes:

- Future court floor maintenance to be undertaken in accordance with Council's long-term court floor maintenance schedule. Comprehensive court floor maintenance, including a full sand back and relining, has been undertaken in FY 2014/15. In accordance with Council's long term maintenance schedule for stadium courts in the Shire of Manjimup, the Northcliffe floor may be due (depending on its condition at that time) for a partial sand back in FY2019/20.
- Although no major changes are proposed to the Stadium, the need for a larger gym space, currently housed in the Stadium, has been identified in the Needs Assessment. If the Stadium was to be extended, provisions of the National Construction Code, comprising the Building Code of Australia, would apply. Fire provisions in this Code would require the installation of a fire hydrant system. The significant costs of a fire hydrant system needs to be taken into account when considering a possible extension of the Stadium and is likely to be a prohibitive factor for an extension.
- Taking into account the implications of a possible extension to the Stadium as well as requests for changing facilities from other Clubs, and the need to eventually replace the old ablution block, a feasible solution might be to construct a new building incorporating toilets, showers, change rooms and possibly a gym in the vicinity of the Stadium. Should the gym be removed from the Stadium, then this space can be utilised to re-establish a children's area in the Stadium.

Items completed since the Needs Assessment:

- Upgrade of Stadium court lights was completed in 2016; the old, uncaged, fluorescent ceiling lights have been removed, and new LED court lights have been installed.
- Replacement of locks in the Stadium, and the other buildings and gates on the Recreation Grounds, was undertaken in completed 2016.

Sports Oval & Eric Sanders Pavilion

- Expand the existing oval size (by squaring it off and installing irrigation in the new areas) to allow for 2 senior and 1 junior soccer pitches
- Install flood lighting on the sports oval
- Replace the existing, fixed, football goal posts with new, sleeved, posts so that they can be removed temporarily to make room for other sports.
- Install seating, trees and other furniture around the oval
- Retain the Eric Sanders grandstand
- Invest in a cricket pitch cover so that other sports may be played over the top
- Build spectator shelters around oval

Notes:

- Whilst this oval historically had a fence, there are no requirements from a sporting perspective to have an oval fence. Depending on the purpose (e.g. to stop cars from driving onto the oval) other means (such as logs and benches) might suffice instead of a fence. Should a fence be erected, it will need to meet safety and longevity standards.
- The Needs Assessment shows a preference of the Recreation Grounds user group to retain the Eric Sanders grandstand, which is ageing. Whilst some works have been undertaken in 2013-2014 to warrant the safety of the grandstand, future significant works might be required to retain the grandstand.
- Drainage of the oval has been improved and is considered by the Northcliffe Recreation Association (NRA) to be of sufficient quality to allow winter sports to be played on the oval.

Items completed since the Needs Assessment:

- The dam irrigation pump broke down late 2017 and was replaced with a new pump early 2018. As this new pump has a larger capacity than the old pump, it will be able to provide sufficient pressure for extending the reticulation system allowing expansion of the oval.
- Removal of tree interfering with cricket nets function was requested in the Needs Assessment. This tree has since been inspected, and it was deemed sufficient to prune it instead of removing it.

Clem Collins Pavilion

- Upgrade the kitchen facilities in Clem Collins Pavilion, incl. lockable storage for kitchen and food supplies
- Upgrade Clem Collins ablutions (ceiling, lights, gates)
- Replace moulded/sagged Clem Collins kitchen ceiling
- Redevelop southern entrance of Clem Collins Pavilion into storage space for tennis and bowls equipment (long term)
- Upgrade hot water and electricity (long term)

Items completed since the Needs Assessment:

- The interior furnishings of Clem Collins Pavilion have been upgraded through the purchase of new trestle tables and the donation of chairs.

Playground

- Expand and enhance the playground, by adding more play equipment
- Install a barbeque, picnic facilities, and shade provision

Notes:

- The playground at the Recreation Grounds is a public playground of the Shire of Manjimup, with the playground being included in the regular Shire's playground inspections and maintenance schedule. At the time of writing this document, a Lotterywest grant of \$32,000 had been secured to fund the expansion of the playground, and representatives from the Shire and the Northcliffe Recreation Association are working together to implement this expansion.

- Shade cloths require considerable ongoing maintenance and regular replacement. The costs for maintenance and replacement should be taken into account when considering to install shade cloths. Other means of shade provision might offer good alternatives.

Items completed since the Needs Assessment:

- A drinking fountain has been installed.

Tennis Courts

- Upgrade current tennis flood lights to LED.
- Explore additional lights on tennis courts.
- Resurfacing tennis courts over the next few years.
- Open up sides of the tennis pavilion (medium term; once a new amenities building will be constructed this pavilion will need to be demolished).

Items completed since the Needs Assessment:

- The electrical issues causing a non-functioning flood light have been investigated. It was found that the old wiring in the flood light is beyond repair, and that the wiring will need to be renewed.

Bowling Green

- Continue to improve the surface level of the bowling green
- Upgrade the player's shelters on the green
- Investigate to install lighting on the bowling green
- Investigate feasibility for a synthetic surface (long term)

Toilets & Showers

- Feasibility study to build new amenities building (incl. changing rooms, toilets, showers, and potentially a gym) to be undertaken.

Notes:

- Improved and extended change rooms, including showers and toilets, are required by stadium users as well as oval users. Constructing a new building with change rooms, showers and toilets would accommodate all users, without duplicating any facilities, if located close to the stadium and the oval. A suitable location for this building would be the current location of the old toilet block. When designing the new building, it is important to ensure the toilets are accessible from the change rooms, as well as from the outside of the building, so they can function as public toilets. Besides two unisex change rooms (for home and visiting teams) the building should also include storage areas for the resident clubs and visiting team.

Other

- Maintain existing unsealed overflow parking north of Stadium.
- Consider suitable locations for parking close to Clem Collins Pavilion and a possible western access route to the Pavilion.
- Resolve drainage issues across the entire Recreation Grounds.
- Install lighting in the car parks and on the pathways.
- Improve the walking path from the car park to the Clem Collins Pavilion.

- Improve the western track access to Clem Collins Pavilion.
- Upgrade the trail connecting Northcliffe town to the Recreation Grounds.
- The need/location for possible fire breaks to be considered.
- Install bike racks.
- Installation of security cameras.
- Investigate feasibility of squash court once community demand is evident.

Notes:

- A lack of proper parking facilities has long been an issue. In 2014 works were undertaken to bitumise part of the car park, resulting in 36 ordinary and 4 disabled bitumised car parking bays close to the Stadium. Levelling to address water issues and resurfacing this car park were undertaken in 2017. Further development of 48 gravel car parking bays north of the Stadium was determined a long term plan. The NRA feels access and parking on the Northcliffe Recreation Grounds requires improvement, in particular the provision of parking close to the Clem Collins Pavilion and the bowling green. Although the NRA feels that the land north to the formalised bitumen parking, north of the stadium, is too far removed from the Pavilion and other facilities for day to day use, it would like to retain this area as overflow parking for events. The NRA would like to formalise a parking area west of Clem Collins in the short term. In the long term the NRA would like to see an additional car park being established south of the tennis courts. The establishment of a new car park south of the tennis courts is currently not being supported by the Shire, due to the current lack of accessibility of this area south (existing underground services and drainage) and the potential loss of cohesion of the parking facilities. Should the Northcliffe community grow considerably in the future, additional car parking may need to be considered.
- Drainage works on the Northcliffe Recreation Grounds were undertaken over the past years. These works were intended to mitigate the flooding issues around the entry of the grounds, the oval and the Clem Collins Pavilion. The oval drainage is now effective. The drainage around traffic areas and buildings is not.
- Following the 2015 bushfires works have been undertaken to enlarge the dam. The NRA would like to see the remains of the old dam wall removed. As these remains are not affecting the functionality of the dam, the removal of these remains are not considered essential by the Shire.
- Data from traffic counters positioned on George Gardner Road, which leads to the Northcliffe Recreation Grounds, during January 2015 showed that on average 40 cars (20 return trips) per day travelled on this road.
- A large part of the trail connecting Northcliffe town to the Recreation Grounds is located on a railway reserve, which has significant limiting implications for the opportunities for upgrading this trail and sourcing funding for it. The Shire continues negotiations with the rail authority to allow the community to put this land to community purposes and priorities.

8. Priorities & Staging

The master plan outlines how the Northcliffe Recreation Grounds may be developed over time. It is expected that implementation will occur in stages as and when need is evident and funding becomes available. This chapter provides an indication of priorities and potential staging for the works.

The Shire of Manjimup is the 'custodian' of the Master Plan, initiating and facilitating the preparation of the Plan in consultation with and on behalf of user groups and the broader community. However this does not imply that the Shire will be the driver, leader and funder of all development projects identified in the Master Plan. Many, if not most, of the projects will require considerable drive, commitment and funding from sporting/community groups.

The Master Plan provides background information and justification of project priorities, which can be helpful (and more often required) for grant applications. Sporting clubs and community groups can utilise the Master Plan to support their project when applying for grant funding.

8.1 Priorities

The priorities outlined below have been determined in consultation with the Northcliffe Recreation Association.

High Priority / Short Term

In the short term existing facilities will be maintained and upgraded to increase their utility. Works will include:

- Install fall protection & repair leaks on the roof of the Stadium.
- Upgrade Clem Collins kitchen.
- Upgrade Clem Collins ablutions.
- Replace moulded/sagged Clem Collins kitchen ceiling.
- Expand the playground.
- Resolve drainage issues across the entire Recreation Grounds.
- Improve lighting in car parks and on pathways.
- Establish priority parking & loading area close to Clem Collins.
- Improve walking path from car park to Clem Collins.

Medium Priority / Medium Term

In the medium term developments will include:

- Expand the existing oval size by squaring it off and expanding reticulation.
- Install a barbeque, picnic facilities, and shade provision.
- Upgrade current tennis flood lights to LED.
- Upgrade trail connecting Northcliffe town and Recreation Grounds.
- Resurfacing tennis courts.
- Improve western track access to Clem Collins.

Low Priority / Long Term

In the longer term the following works will be undertaken:

- Replace existing fixed football goal posts with new sleeved posts.
- Upgrade hot water and electricity systems in Clem Collins.
- Explore additional lights on tennis courts.
- Investigate feasibility for synthetic bowling green.
- Investigate feasibility of squash court once community demand is evident.

Priority to be determined

Some of the developments below are dependent upon substantial funding or the implementation of other elements of the master plan. Other works will include:

- Construct new amenities building (incl. changing rooms, toilets, showers, and potentially a gym and demolition of existing toilet block).
- Install seating, trees and other furniture around oval.
- Redevelop southern entrance of Clem Collins into storage space.
- Install flood lighting on the sports oval.
- Install a mural on stadium spectator wall inside the stadium.
- Install demountable badminton nets and post holes into indoor stadium floor.
- Invest in a cricket pitch cover.
- Build spectator shelters around oval.
- Open up sides of tennis pavilion.
- Upgrade player's shelters on bowling green.
- Investigate to install lighting on bowling green.
- Installation of security cameras.
- Install bike racks.
- Consider the need/location for possible fire breaks.

8.2 Staging Plan

The following table shows an overview of the staging plans for the Northcliffe Recreation Grounds, indicating the priorities of the works.

Works	High priority - short term	Medium priority - mid term	Low priority - long term	To be determined
Sports Stadium				
Install fall protection & repair leaks on the roof	•			
Install mural on stadium spectator wall in stadium				•
Install demountable badminton nets and post holes into courts floor				•
Sports Oval				
Expand oval by squaring it off & expanding reticulation		•		
Install flood lighting				•
Replace existing football posts with sleeved posts			•	
Install seating, trees and other furniture around oval				•
Build spectator shelters around oval				•
Purchase cricket pitch cover				•
Clem Collins Pavilion				
Upgrade Clem Collins kitchen	•			
Upgrade Clem Collins ablutions	•			
Replace Clem Collins kitchen ceiling	•			
Redevelop southern entrance into storage				•
Upgrade hot water and electricity			•	
Tennis Courts				
Upgrade flood lights to LED		•		
Explore additional lights on tennis courts			•	
Resurface tennis courts		•		
Bowling Green				
Upgrade player's shelters on bowling green				•
Investigate to install lighting on bowling green				•
Investigate feasibility for synthetic bowling green			•	
Playground / Community Area				
Expand playground	•			
Install barbeque, picnic facilities & shade		•		
Toilets & Showers				
Construct new amenities building				•
Demolish old toilet block				•
Other				
Upgrade/ replace Eric Sanders Pavilion				•
Improve lighting in car parks and on pathways	•			•
Establish priority parking & loading area	•			•
Improve walking path from car park to Clem Collins	•			•
Upgrade trail connecting town & Recreation Grounds		•		
Improve western track access to Clem Collins		•		
Fix drainage issues	•			
Open up sides of tennis pavilion				•
Investigate feasibility of establishing squash court			•	
Possible fire breaks				•
Install bike racks				•
Installation of security cameras				•

Section 3: FEASIBILITY STUDY

9. Feasibility Study for New Amenities Building

Based on the Needs Assessment and the Master Plan for the Northcliffe Recreation Ground a partial feasibility study for the development of a new amenities building was undertaken. This study provides recommendations on the proposed new amenity building. Feasibility studies form an essential part of funding submissions, e.g. for the Department of Local Government, Sport and Cultural Industries capital funding through the Community Sport and Recreation Facilities Fund (CSRFF).

A consultant was engaged to:

- Undertake a Spatial Requirement Analysis, reviewing the required space for the amenities against industry standards and compliance with sport specific guidelines.
- Develop Concept Plans for the amenities building.
- Determine the construction costs.

The report outlining the outcomes of above, titled *Northcliffe Amenities Building, Spatial Requirement Analysis* (May 2017), can be found in Appendix IV.

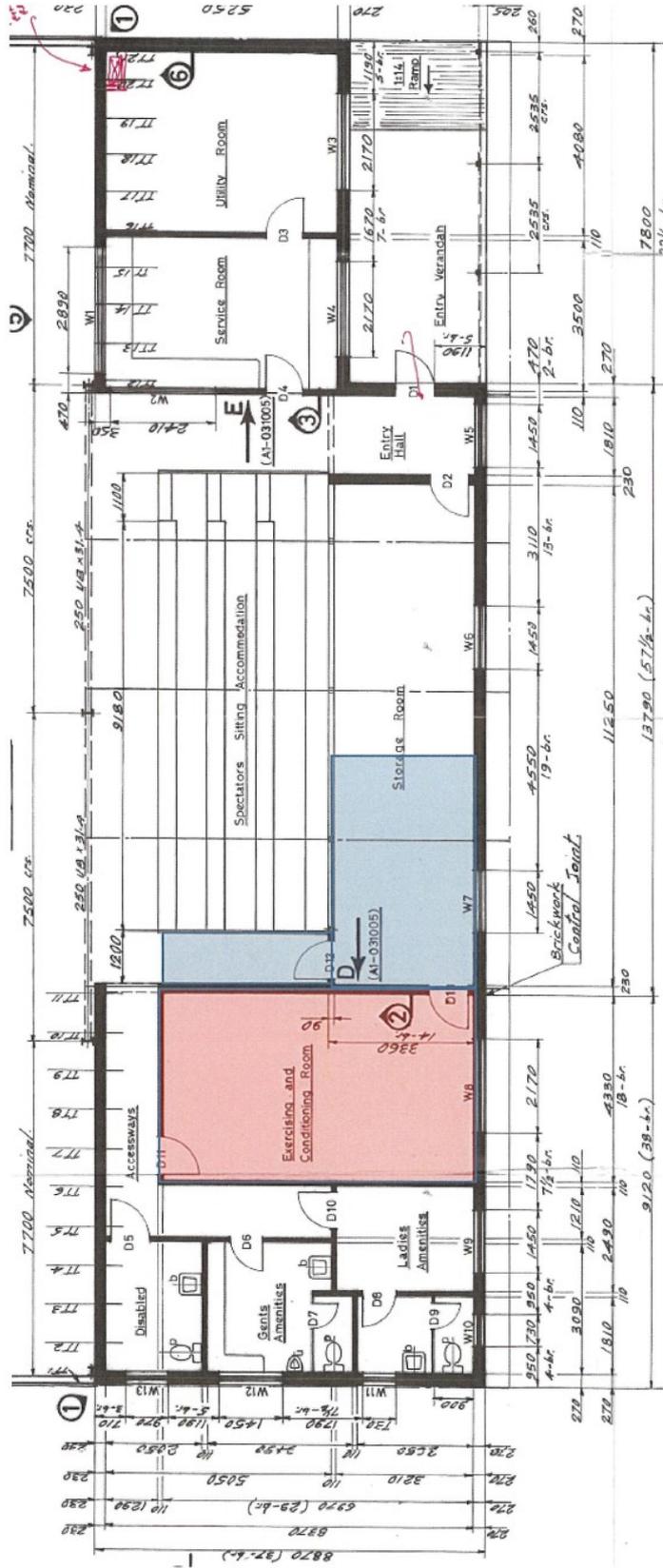
It should be emphasised that the concept plans in the above report are concept plans only. These concept plans will guide the future development, however it does not mean that these plans are 'set in stone'. The development can only be realised once funding has been secured. As such the development project will need to be reviewed at the time of implementation in consultation with all stakeholders.

The report provides two options for the new amenities building; one option that includes the required amenities (change rooms, showers, toilets, storage space) and the second option incorporates the optional gym and covered viewing area.

It is clear that significant funds are required for the construction of the proposed building, and that the realisation of this building will depend on securing funding, which may take many years.

Although the preference of the Northcliffe Recreation Association and some user groups is to incorporate a gym in the proposed amenities building, an alternative option to increase the gym in its current location within the Stadium has been explored. This option provides a relative low-cost, and thus feasible in the short term, opportunity to increase the gym space without having to wait for the proposed amenities building. The concept plan on the next page shows a doubling of the gym space, by incorporating some of the existing storage area (alternative storage space will need to be sought elsewhere on the Recreation Grounds, e.g. by installing a small storage shed). An external door could be installed to provide direct access to the gym, with the ability to secure the rest of the Stadium. The installation of a swipe or code system on that door would provide 24/7 access to the gym without compromising the security of the court or the rest of the facility.

Gym Extension - Concept Plan – Draft v1 26-02-2016



Gym area

Current: $6.9\text{m} \times 2.8\text{m} = 19.3\text{m}^2$ (in red)

Proposed addition: $(5.3\text{m} \times 3.1\text{m}) + (1.2\text{m} \times 3.7\text{m}) = 20.8\text{m}^2$ (in blue)

Total: 40.1m^2

10. Literature List

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

1. Policy 3.1.2 Financial Assistance to Community Sporting & Recreation Facility Funds (CSRFF) Applications (July 2012), Shire of Manjimup Policy
2. Access & Inclusion Plan 2013-2018 (August 2013) – Version 3, Shire of Manjimup
3. Arts & Culture Strategic Plan 2013-2023 (July 2013) – Version 4, Shire of Manjimup
4. BMX Australia Track Guidelines (2014), BMX Australia
5. Collier Street / Rea Park Precinct Sport and Recreation Facilities Master Plan (July 2010), Shire of Manjimup
6. Community Safety Plan 2011 – 2014 (March 2011), Shire of Manjimup
7. Decision-Making Guide: Sport and recreation facilities (March 2007), Department of Sport & Recreation
8. Dry Facilities Expansion Feasibility Study (July 2012), Shire of Manjimup
9. Education Design Standard 02: For Secondary Schools (Office of the Government Architect), Government of Western Australia
10. Environmental Management & Sustainability Strategy 2013 (October 2013), Shire of Manjimup
11. Fees & Charges Schedule 2014/2015, Shire of Manjimup
12. Life Cycle Cost Guidelines: Sport & Recreation Facilities (May 2005), Department of Sport & Recreation
13. Liveable Neighbourhoods: A WA Government Sustainable Cities Initiative (January 2009) – Update 02, WA Planning Commission
14. Local Planning Scheme No.4 (April 2014), Shire of Manjimup
15. Manjimup SuperTown Recreation Infrastructure Feasibility Study (September 2012) – Draft Report V2, Shire of Manjimup
16. Manjimup SuperTown Townsite Preliminary Growth Plan - 2012
17. Needs Assessment Guide: Sport and recreation facilities (March 2007) – 2nd Edition, Department of Sport & Recreation
18. Preferred Facility Guidelines: For state, regional and local facilities (August 2012), Australian Football League
19. SD5 – Strategic Directions for the WA Sport & Recreation Industry 2011-2015 (June 2011), Department of Sport & Recreation
20. Sport and Recreation Strategic Plan 2014-2024 (May 2014) – Version 5, Shire of Manjimup
21. Starting a Centre, Little Athletics Western Australia
22. State Sporting Strategic Facilities Plan 2009-2025 (March 2009), Hockey WA
23. Tennis 2020: Facility development and management framework for Australian tennis (2012), Tennis Australia
24. Western Australian Waste Strategy: Creating the right environment (March 2012), WA Waste Authority
25. Youth Strategic Plan 2013 – 2023 (October 2013) – Version 4, Shire of Manjimup
26. Official Basketball Rules 2014 - FIBA Central Board
27. Official Rules of Netball 2007 - International Netball Federation
28. Guidelines for Community Infrastructure (August 2012), Parks and Leisure Australia
29. Guidelines on the application of the Health (Public Building) Regulations 1992 - The Department of Health
30. The Caravan Parks and Camping Grounds Regulations 1997
31. The Public Building Regulations 1992

Appendix I: Aerial Maps of the Northcliffe Recreation Grounds (2016)

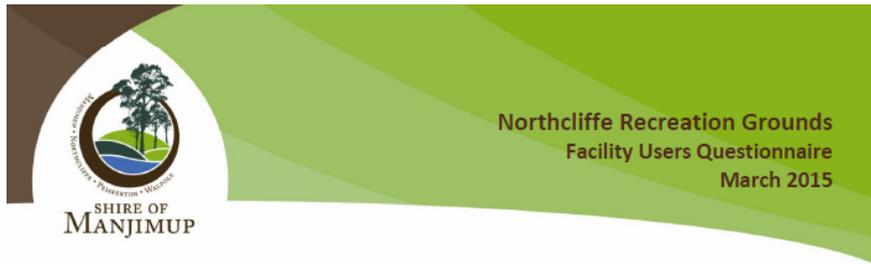


Area and buildings leased by Northcliffe Recreation Association are indicated in red below.





Appendix II: Facility Users Questionnaire



Northcliffe Recreation Association Inc. are currently working in conjunction with the Shire of Manjimup to develop a ten year master plan for the Northcliffe Recreation grounds and stadium.

We are asking you as a user to complete this survey to assist us with assessing what our current and future needs are\will be.

It would be appreciated if this survey could be returned by 12th June.

Please complete and return this survey to:
 Northcliffe Recreation Association Inc, PO Box 143, Northcliffe WA 6262
 or email to Katie.drummond@manjimup.wa.gov.au

CONTACT DETAILS

1. Club / Organisation Name: _____

2. Contact Person: _____

3. Day Phone: _____

4. Email: _____

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

No Yes, (name) _____

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

No Yes (please attach and return)



FACILITY USAGE

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

Clem Collins Pavillion	permanent/seasonal use	casual use	never use
Stadium	permanent/seasonal use	casual use	never use
Sports Oval	permanent/seasonal use	casual use	never use
Tennis Courts	permanent/seasonal use	casual use	never use
Bowling Green	permanent/seasonal use	casual use	never use

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

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

Clem Collins Pavillion	permanent/seasonal use	casual use	never use
Stadium	permanent/seasonal use	casual use	never use
Sports Oval	permanent/seasonal use	casual use	never use
Tennis Courts	permanent/seasonal use	casual use	never use
Bowling Green	permanent/seasonal use	casual use	never use

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



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

CURRENT

- Stadium - Court
- Stadium - Kitchen
- Stadium - Gym
- Stadium – Toilets & Showers
- Clem Collins Pavillion – Meeting area & Kitchen
- Clem Collins Pavilin – Toilets & Showers
- Eric Saunders Pavillion - Grandstand
- Eric Saunders Pavillion - Canteen
- Sports Oval
- Public Toilets
- Tennis Courts
- Bowling Green
- Playground / Shelter
- Other _____
- Other _____
- Other _____

FUTURE

- Stadium - Court
- Stadium - Kitchen
- Stadium - Gym
- Stadium – Toilets & Showers
- Clem Collins Pavillion – Meeting area & Kitchen
- Clem Collins Pavilin – Toilets & Showers
- Eric Saunders Pavillion - Grandstand
- Eric Saunders Pavillion - Canteen
- Sports Oval
- Public Toilets
- Tennis Courts
- Bowling Green
- Playground / Shelter
- Other _____
- Other _____
- Other _____



PARTICIPATION RATES

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

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

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

- decline a little decline a lot stay the same grow a little grow a lot

Why do you expect this growth/decline to occur? _____

13. Any other comments on participation rates? _____

SEASON & EVENT DETAILS

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

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

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



PRIORITIES FOR FACILITIES IMPROVEMENT

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

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

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

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



COMMENT ON THE STRATEGIC PLAN RECOMMENDATIONS

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

FURTHER INFORMATION

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

Northcliffe Recreation Centre
Jenny Donaldson
President of Northcliffe Recreation Centre
Phone: 9776 7139 / 0428 633 041
Email: info.northclifferecassoc@gmail.com

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

Thank you for taking the time to provide your feedback.

Appendix III: Extract of Shire of Manjimup Sport & Recreation Strategic Plan 2014 – 2024, relating to Northcliffe Recreation Grounds

FACILITY DETAILS & CONSULTATION OUTCOMES

Northcliffe Recreation Centre

The Northcliffe Recreation Centre is a single multi-use court sports hall (wood floors) with a grandstand, office/kitchenette, toilets, storage and a small gym room. It is used for multiple small sporting groups including basketball, netball, badminton and gym users. The hall is in good condition, with the recent additions of the grandstand, office/kitchenette and toilets in very good condition. There are significant flooding issues outside the hall in the parking area due to poor water runoff. The toilets also can be unusable during the winter due to the water table rising above the septic tanks.

The following needs have been identified by user groups and individuals through the consultation process:

- Gym expansion
- Showers for the change rooms
- Parking upgrade to resolve the flooding issues
- Addition of squash courts

Clem Collins Pavilion

The Clem Collins Pavilion was built in 1989. It is a medium size single hall facility with capacity for 120 persons. It is in good condition, however, it has issues with flooding during heavy rain, with water running past the entrance and underneath the building. A kitchen has been constructed in one corner of the hall; however it is not up to current health regulations. It is used by multiple sporting and community groups including bowls, tennis, soccer, cricket, cards, art and dance groups and for public hire for meetings, parties and events. It is used on a daily basis.

The following needs have been identified by user groups and individuals through the consultation process:

- New kitchen.
- Rectification of flooding issues.
- Potential location for redeveloped public toilets and change rooms.

Change rooms/Toilets

The toilets and change rooms including showers are basic and in average condition. They are inadequate for senior sports teams and are an impediment to attracting LSWFL games to Northcliffe. The lack of facilities is pronounced at the Karri Cup mountain bike event when over 150 people camp out on the oval.

The following needs have been identified by user groups and individuals through the consultation process:

- Discussions have been made with the Shire about the redevelopment of the facilities, potentially relocating them to the grand stand side of the Clem Collins Pavilion.
- Redevelopment plans should include consideration of requirements for set up of portable showers/change rooms for large one off events (i.e. Karri Cup).

Oval

Full size oval with synthetic cricket wicket, good condition. Bounded by a timber fence which requires some maintenance, however, gives it a historical character. Cricket practice nets with two wickets at one end of the oval in average condition. Oval is used for cricket during summer and junior soccer during Term 4.

The following needs have been identified by user groups and individuals through the consultation process:

- Potential for cricket nets to be relocated closer to Rec Centre end and a corner added to the oval to allow two full size soccer fields to be marked out on the oval.
- Lighting of the oval for training.
- Lighting and power supply to the cricket nets and upgrade/renewal of the cricket nets.

Eric Sanders Grandstand

Built in the 1950's, small grand stand that holds historical significance for the community. Design of seating does not meet current safety standards. The building is over 50 years old however the brick structure appears to be in good condition, with no obvious cracking. The roof has been replaced within the last 10 years. The structure is also used for equipment storage, and the soccer club has added a small kiosk to one end.

The following needs have been identified by user groups and individuals through the consultation process:

- Retain the structure and make upgrade as necessary for it to comply for continued use.
- If removal is absolutely necessary, replace with a similar facility including storage and kiosk.

Tennis Courts

4 bitumen courts with lights, adjacent Clem Collins Pavilion. Courts are 20 years old but in good condition. Currently 23 members with 10 in attendance on a regular basis.

The following needs have been identified by user groups and individuals through the consultation process:

- The courts are satisfactory for the club's current needs (only 2-3 courts are used most of the time)
- One of the lights is no longer working due to an electrical fault, repair is required.

Bowling Green

The single natural turf bowling green, adjacent the Clem Collins Pavilion, is in average/poor condition, with some parts of the green badly affected by beetles. It is maintained by an elderly volunteer, there is concern that there may not be anyone to replace him when he is no longer able to do so. Approximately 10-12 persons participate in social bowls on the weekend, and 30-40 participate in corporate bowls on Monday evenings. The following needs have been identified by user groups and individuals through the consultation process:

- A synthetic surface would be the ideal for the club as it would significantly reduce voluntary labour requirements; however, the club is unlikely to be able to fund the installation or replacement of the surface.
- A half size synthetic green (4 rinks) would be sufficient.
- A carpet bowls mat for the Recreation Centre would be beneficial for the elderly wanting to play bowls out of the elements.

Spectator Shelter/Picnic Facilities

The tennis club has a semi enclosed shelter and there is some basic playground equipment adjacent to it.

The following needs have been identified by user groups and individuals through the consultation process:

- Upgrade or new shelter that can be used by users of the oval and tennis courts including picnic tables and chairs.
- Barbeque
- Improved playground equipment.

RECOMMENDATIONS FOR SPORT & RECREATION INFRASTRUCTURE IN NORTHCLIFFE

In preparing the list of infrastructure requirements for the towns of Pemberton, Northcliffe and Walpole, a key principle has emerged regarding the existing level of provision and future needs for these towns. Each town has access to a range of indoor and outdoor recreational activities including indoor multi-use court space, social facilities, tennis courts, a bowling green, a golf course, a turf sporting field and high quality paths and trails. There are various minor deficiencies and maintenance issues across the sporting infrastructure provided, however, from a high level strategic perspective, the major infrastructure components are in place to fulfil these communities' current and future needs. Rather, the primary issue these towns are facing is maximising the use and sustainability of the facilities they currently have.

In keeping with the overall finding that the major recreation infrastructure requirements are in place, the following table of infrastructure requirements consists of facility upgrades and improvements and planning needs that are designed to optimise use of the sport and recreation facilities that are already available. These requirements are based on the results of the meeting with the sports groups and the public consultation sessions. This list should be reviewed and updated regularly to ensure the recommendations remain relevant and take into account any changes in circumstances that may occur and new needs that will arise over time.

Summary of sport and recreation infrastructure requirements in Northcliffe

Town	Location	Description	Priority	Timeframe	Driver	Partners	Probable costs	Shire funding
Northcliffe	Skate Park	<p>Upgrades:</p> <ul style="list-style-type: none"> Extend with concrete pad and portable ramps Add light (solar) pole for evening use (investigate impact on noise levels during evenings/ nights) 	Low	Long term	Community	Shire, grants	TBD	TBD
Northcliffe Pemberton Walpole	Other recreation facilities	<p>Upgrades:</p> <ul style="list-style-type: none"> General improvements to other existing recreation facilities including improved/increased spectator shelter, provision of disabled and family amenities, improved accessibility and security lighting 	Low	As required	Clubs, Shire	Shire, DSR, Lottery West	TBD	TBD
Northcliffe	Northcliffe Sports Complex	<p>Upgrades are required to resolve a number of outstanding issues and improve usability for the community. A Master Plan of the Northcliffe Sports Complex is required to ensure future upgrades are effective, minimise duplication and are sustainable over the long term:</p> <ul style="list-style-type: none"> Reduce bowling green to 4-rink synthetic surface Investigate new toilets/change rooms/kitchen (in existing Clem Collins building or Recreation Centre) Enlarge the gym Parking and driveway access improvements (resolve flooding issues) Relocate cricket practice nets, adding a corner to the oval to better cater for soccer Upgraded spectator shelter, picnic facilities and playground Grand stand examination (retain/ replace) Pathway connection to town Install solar panels 	Medium (master plan to be conducted in FY2013/ 2014)	Medium/long term	Club, Shire	TBD in the master planning phase	Costs TBD in master planning phase	



NORTHCLIFFE AMENITIES BUILDING

Spatial Requirement Analysis
29 May 2017

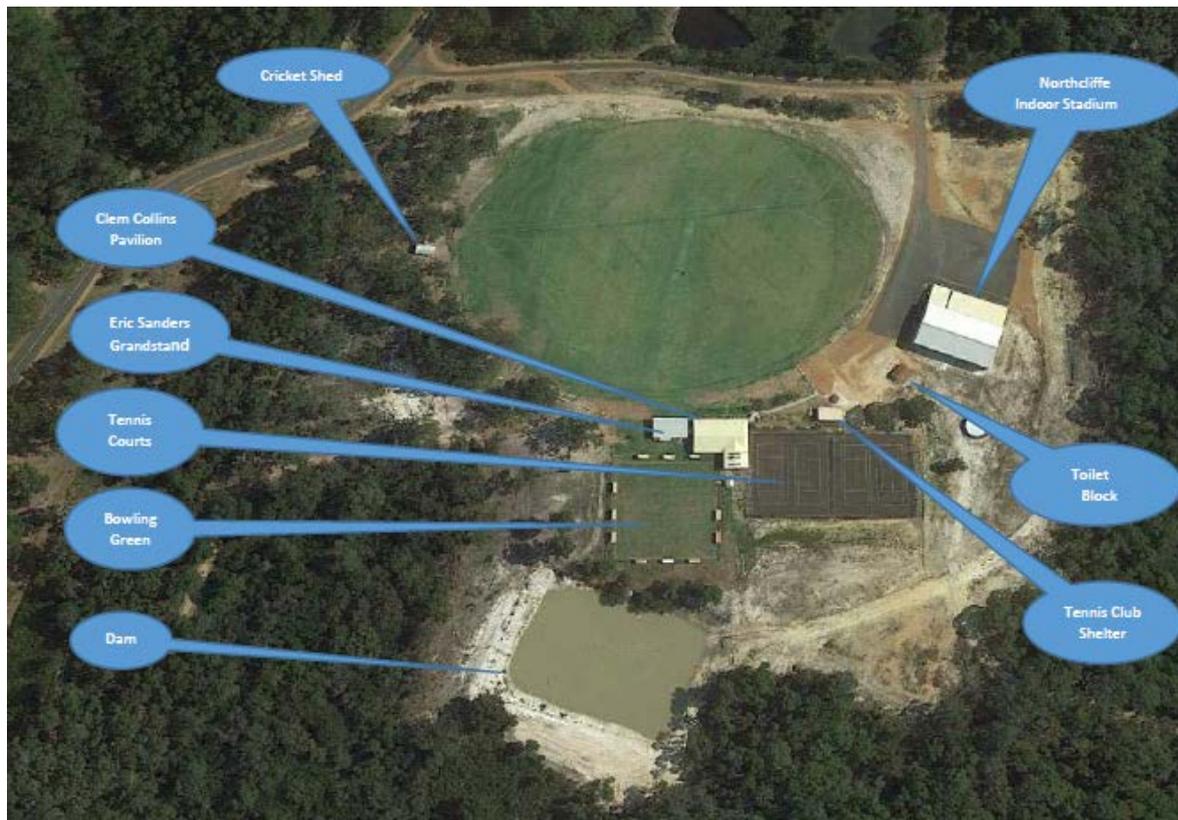
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1 INTRODUCTION

1.1 BACKGROUND

The Northcliffe Recreation Grounds Needs Assessment identified a requirement to replace the existing amenities (public toilets/changing area) building to provide a more effective and efficient facility which services the needs of user groups which use the outdoor sports facilities, casual use and for events.



1.2 RATIONALE OF THE ANALYSIS

The Northcliffe Recreation Grounds Needs Assessment Report has been used as the basis for establishing the real and perceived gaps in respect of:

- Sporting user groups
- Events
- General public access

This has been supplemented by a review of the requirements against industry standards and compliance with sport specific guidelines, Australian Standards and codes. The most relevant documents which provide spatial guidelines include:

- AFL Preferred Facility Guidelines (2012)
- Cricket Australia Design Guidelines (2015)
- Sport England Clubhouse Design Guidelines: 2016 Update

The guides reference different standards of play and for the purposes of this assessment the relevant space components align to local level provision. Consideration was given to documents developed by other sports including Building Development Guide (Football NSW) and Vision 2020

(Tennis Australia) but the level of spatial guidance provided in these documents and relevant to Northcliffe is limited. Whilst AFL use of the oval is relatively low, the component facilities identified in the AFL guide provides for optimum local level facility standards against which the main users groups (cricket, soccer and fitness) can be benchmarked.

The spatial components considered essential are presented to the shire for review and verification. The commentary references the potential to incorporate a community gym within the building although at this stage it is not recommended to incorporate a gym in a stand-alone facility. The main positioning for such infrastructure should be at the recreation centre where use and access can be maximised and controlled most effectively.

Paterson Group Architects, based on the verified spatial requirements, will provide a detailed sketch plan of the floor layout to provide the optimum layout (including options) whilst also addressing Australian Standards, DDA and Building Codes. The aim is to secure the building for both sporting club use and general community access.

Following the production of the plans, Donald Cant, Watts Corke will undertake the cost assessment of the building based on current build costs in the shire as confirmed through benchmarking data, incorporating:

- Construction.
- External works (including any demolition requirements).
- Professional fees.
- Head contractor's preliminaries.
- ESD initiatives.
- Fitout.
- Contingencies

2 DOCUMENT REVIEW

2.1 NORTHCLIFFE RECREATION GROUNDS: NEEDS ASSESSMENT

The following is a summary of the key outputs from the needs analysis relative to the amenities building.

Aim of the Needs Analysis: To assess the current recreation infrastructure facilities and to project the future requirements of the Northcliffe Recreation Grounds.

Selected Objectives:

- Develop a vision for the Northcliffe Recreation Grounds, that meets the needs of current user groups and that is flexible to allow for changing needs and diverse future user groups;
- Identify management/operational models that will maximise the usage and the revenue streams of the facilities;

Key User Groups – Public Toilets:

- Northcliffe Badminton Club (Stadium)
- Northcliffe Basketball Club (Stadium)
- Northcliffe Netball Club (Stadium and Public) – Permanent user
- Northcliffe Fitness Group (Stadium and Public) – Permanent user
- Northcliffe Cricket Club – Permanent user

- Northcliffe United Soccer Club – Permanent user
- Southerners Junior Football Club – Casual use
- Northcliffe District High School – Permanent user
- Karri Cup MTB Challenge (Stadium and Public) – One off event
- Northcliffe Recreation Association

Priorities identified for clubs/users related to changing infrastructure:

- Stadium: Northcliffe Netball Club and Basketball Club - Enlarge changing rooms and shower facilities (5+ year priority). The clubs would like the changing rooms and shower facilities to be renovated and enlarged.
- Football - Southerners Junior Football Club: Changing rooms are basically non-existent and toilet facilities are very out-dated – require replacement within next 5 years.
- Northcliffe Fitness Group – Toilet upgrade (also limited access to the gym). The group would like a new freestanding gym/ shower/ toilet complex to replace the brick toilets.
- Northcliffe United Soccer Club - Toilets & showers need expanding and improving
- Northcliffe Recreation Association - Remove toilet block & build new shower/toilet/storage block.
- Karri Cup MTB Challenge (Northcliffe Visitors Centre) - Participation rates are constrained by lack of public toilets and showers at the Recreation Centre and by limited accommodation facilities. (Currently there are 4 male toilets, 4 female toilets and 1 disabled toilet at the Northcliffe Recreation Grounds. Additional portable toilets are hired by the organisers). The Department of Health’s Guidelines on the application of the Health (Public Building) Regulations 1992 recommends that for an event running over 8 hours with an attendance of up to 1000 people the toilet facilities required are:
 - 3 WC’s and 2 urinals for Males
 - 5 WC’s for Females
 - 1 hand basin for Males
 - 1 hand basin for females
- Department of Education: Adequate toilet numbers to alleviate the number of portable toilets required.

Strategic Positioning:

- The Shire of Manjimup Sport & Recreation Strategic Plan 2014-2024 recommends investigating new toilets, change rooms and kitchen facilities and suggests the Clem Collins Pavilion or the Stadium as a location for these facilities.
 - Potentially relocating them to the grand stand side of the Clem Collins Pavilion.
 - Consideration of requirements for set up of portable showers/change rooms for large one off events.
- The Shire of Manjimup’s Arts & Culture Strategic Plan 2013-2023 contains the following objective which should be considered in the development of any infrastructure plans: The provision and maintenance of appropriate facilities (such as toilets, shelters, parking, BBQs, seating).”

Conclusion: Taking into account the implications of a possible extension to the Stadium as well as requests for changing facilities from other Clubs, and the need to eventually replace the old ablution block, a feasible solution might be to construct a new building incorporating toilets, showers, change rooms and possibly a gym in the vicinity of the Stadium.

Recommendation 29: Upgrade/expand or build new changing rooms, toilets and shower facilities, and demolish the old toilet block.

2.2 AFL PREFERRED FACILITY GUIDELINES (2012): PUBLISHED BY AFL – COFFEY SPORT AND LEISURE

The following is a summary of the recommendations contained within the facility guidelines for local level infrastructure. It is recognised that AFL use of the oval is relatively low, however, the component facilities identified in the guide provides for optimum local level facility standards against which the main users groups (cricket, soccer and fitness) can be benchmarked. Due to the nature of the sport, requiring to cater for high player numbers the spatial requirements identified are considered to be generous when compared to the day to day operational use and activities at Northcliffe.

The sizes quoted below are based on requirements for a single oval facility catering for one 'home' and one 'away' team at any given time.

Local facilities are designed to cater for local level competition including junior competitions within individual suburbs/townships/municipalities and are usually the 'home' of one seasonal club. Facilities and playing surfaces are provided to home and away competition standard only. It is accepted that for AFL purposes Northcliffe Oval is used casually for AFL competition.

Orientation and Design - Local (Essential components):

- Pavilions (and main viewing areas) should be positioned to allow viewing of the entire field of play and to avoid looking into the sun and are therefore positioned on the Western side of the playing field.
- Amenities (Player toilet/showers) - 25m² x 2
- Change Rooms - 45m²-55m² x 2
- External covered viewing area - 50m²
- Kitchen & Kiosk - 20m²
- First Aid/Medical Room (Public Access) - 15m²
- Office/Administration/Meeting - 15m²
- Public Toilets - Male 10m², Female 10m², Disabled 5m²
- Storage (internal and external) - 20m²
- Social/Community Room - 100m²
- Timekeeping/Scorers Box - 10m²
- Umpires Rooms (including toilet and showers) - 20m²-25m²
- Utility/Cleaners Room - 5m²+

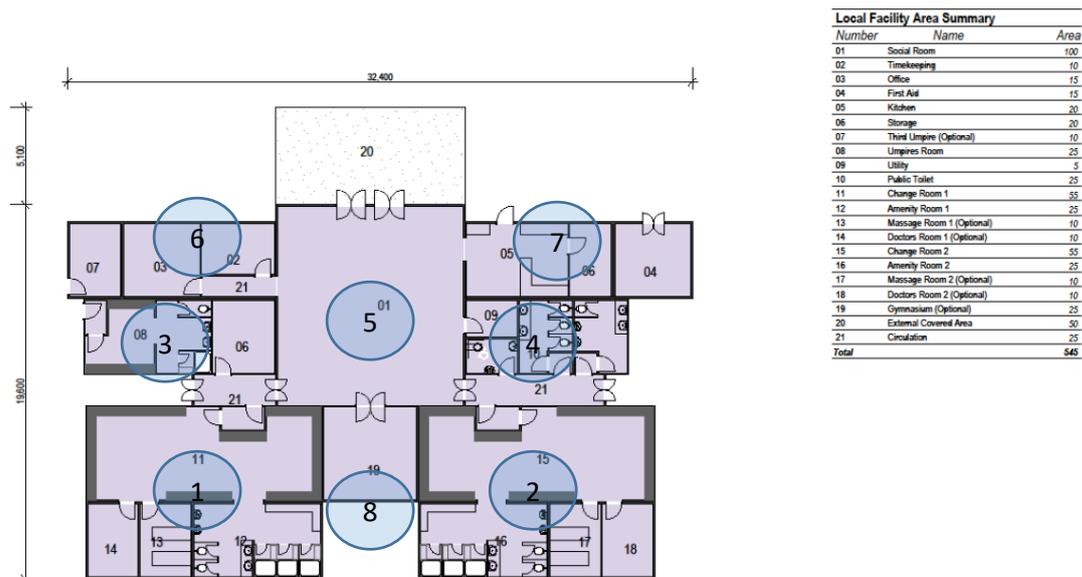


Figure 1: Local level AFL Clubroom example (Source: AFL Facility Guidelines 2012)

The basic design principles identified above detail the following key areas:

- 1- Home Changing
- 2- Away Changing
- 3- Umpires and Storage
- 4- Public Toilets and Utility
- 5- Social Room
- 6- Ancillary Administration
- 7- Kitchen and First Aid
- 8- Gymnasium

Spatial areas 1, 2, 4 and 8 have been identified through the consultation process as required by those sporting groups which use the oval and hard court areas.

2.3 CRICKET AUSTRALIA DESIGN GUIDELINES: COMMUNITY CRICKET FACILITY GUIDELINES - GUIDANCE NOTE 03 (VERSION SEPTEMBER 2015) – INSIDE EDGE

The following is a summary of the recommendations contained within the facility guidelines for local level infrastructure for cricket. As with the AFL guide, the cricket version provides spatial standards against which the core user groups (cricket, soccer and fitness) can be benchmarked. In the absence of other industry guidelines the provide a clear rationale and checklist against which facility options can be considered

Commentary on Club Rooms: They provide a central meeting place for club and community social activities and to promote and facilitate inclusion for sporting-related users and community groups as places to meet, interact and hold events. Effectively designed clubrooms and change facilities can contribute significantly to a successful club, sporting precinct and local community.

Need to Meet Relevant Standards: The guideline states that it is important the following Standards, Codes, Acts and Regulations are complied with and fully considered during the planning and design of clubrooms and associated buildings:

- Australian Standards (using the version applicable)

- The Human Rights and Equal Opportunity Commission (HREOC) advisory notes
- The Building Code of Australia: National Construction Code (NCC, formerly the BCA) (applicable at the time a Construction Certificate is applied for)
- The National Code of Practice for the Construction Industry and the Australian Government Implementation Guidelines for the Code
- The requirements of State Departments and Authorities responsible for planning and environmental matters
- The National Standard for Construction Work document, National Occupational Health and Safety Commission - NOHSC:1016
- The Protective Security Policy Framework (PSPF) document promulgated by the Australian Government Security Construction and Equipment Committee (SCEC)
- Work Health and Safety Acts (2011) (WHS)
- Disability Discrimination Act (1992)
- Disability (Access to Premises – Buildings) Standards 2010
- AS 1428.1 – Parts 1, 2, & 4 - Design for access and mobility

Universal design principles should be incorporated within all facility developments to enable all people to feel included without the need for differentiated or specialised/adapted features.

When considering a new building or redeveloping existing facilities the guide states that it is important to reduce direct environmental impacts through the implementation of practices and design ethos such as:

- Optimising the size of new buildings and/or the potential of existing structures
- Investing in energy efficient technologies and optimising energy usage through initiatives such as passive solar design and natural ventilation systems
- Protecting and preserving water
- Using environmentally friendly and green materials
- Enhancing indoor environmental quality
- Optimising operational and maintenance practices
- Minimising waste through recycling and efficient use of resources
- Ensuring the space sporting facilities occupy is designed, occupied and operated with the objective of best practice environmental performance.

Orientation and Design:

- Cricket Pitch – north/south axis
- Facility to consider:
 - limiting exposure to prevailing weather – should face away from the prevailing weather and to the centre of the pitch. Include roof overhangs. Spectator areas to be provided with weather protection.
 - central and perpendicular orientation (east west axis) to the pitch to maximise views for spectators, players and team staff
 - direct access to site entry points and car park.
- Car park to be adjacent to the facility – preferably behind the building to provide direct access to the facility entry points
- Rubber matting from playing areas to limit slips.
- Due to the large amount of protective equipment required for batsmen, adequate change room size and design that caters for player equipment kits is important.

- Internal storage rooms should be designed with shelves to maximise storage room capacity.
- External storage facilities for curator equipment and machinery is also recommended within close proximity to the playing field.
 - Equipment store rooms should be accessed via an external vertical roller door or double swing door to allow for direct playing field access.
 - Provide perimeter storage shelving (fixed or adjustable) or open compartments for sports equipment or club goods. The height/vertical spacing of the shelves should be designed to accommodate the nature of the storage.
 - Curator's sheds - ensure that access to the playing field is on grade or ramped
 - Provide lockable gates to prevent theft and vandalism.
- Change Room Design:
 - Access points should be provided with weather protection and clearly visible with room signage. Provide a clear distinction and separation between player thoroughfares and spectator areas.
 - Provide minimum space for 11 players for cricket in the changing space.
 - locker/bench compartments each 600mm wide minimum
 - a bench seat which is 600mm deep
 - an under-bench compartment for storing bags (1000mm overall depth)
 - a rear locker compartment behind the bench seat, with coat hooks or a hanging rail. The compartment should be 400mm deep and 1350mm high.
 - Access to the amenities/wet area is to be provided directly from the changing space, with showers immediately adjacent to the locker area. The minimum quantity of showers to accommodate cricket at all levels is three.
 - Toilets should be provided in accordance with the National Construction Code (NCC) and relevant sporting facility guidelines. A minimum of three toilet pans is preferred for cricket. Avoid the use of urinals to better accommodate unisex use.

Specific Guidelines (Based on club home ground):

The following spatial guidelines refer to a local level facility:

- Changing rooms /area: 2 change rooms per playing field - 40 – 60m² x 2
- Amenities (player toilet/showers): 2 amenities per playing field – 40 – 50m² x 2
- Accessible toilets: male 15m² female 15m² accessible 5.5m²
- Umpires room (including shower & toilet): 15m² (optional)
- Medical/first aid room: 10m² (optional)
- Kitchen and kiosk: 15 – 25m² provision dependent on level of venue capacity, use and activity
- Kitchen storeroom: 8m² (built into overall kitchen/kiosk area) (desirable)
- Social/ BBQ area (outdoors) as needed
- Internal building storage: 30m²
- Cleaner's store: 5m²
- External storage: 30m²
- Utilities/ plant room – as required
- Curator's store/shed – 60m² (assumed already catered for?)

The above space requirements are incorporated within section 3 below to identify the potential floor area and configuration of a new amenities building.

2.4 SPORT ENGLAND CLUBHOUSE DESIGN GUIDELINES: 2016 UPDATE

This guideline has evolved over a 15-year period and specifically focusses on inter-relationships between facility components and uses. It is used for comparative purposes to understand the implications of including/excluding each component. Whilst referencing clubhouse developments, it recognises at the local level, that in order to facilitate sporting and public use, compromises need to be made to ensure costs are reduced and the size and flexibility of the infrastructure is reflective of its use:

- Ideally, any entrances to the building and the viewing terrace should be located to give shelter from the prevailing wind.
- Essential accommodation items to be accommodated within the building or within close proximity of the building are identified as:
 - Entrance Lobby
 - Changing Rooms
 - Showers
 - Toilets for the public and changing areas (could be combined)
 - Accessible Toilets/Changing
 - Separate Changing Area for Officials
 - Kitchen
 - Office
 - Meter/Boiler Room
 - Cleaners Store
 - Sports Equipment and Grounds Maintenance
- A club room is not considered essential
- Key Questions which need to be asked of users:
 - Where do they arrive?
 - Where do they change?
 - Where do they leave their bags?
 - How do they access the playing areas?
 - Where do they shower?
 - Where do people meet after the game?

The answer to these questions ultimately drives the floor area requirements of any infrastructure.

- There should be good visibility of all circulation spaces and avoidance of dead end areas to ensure the safety of children. Glazed doors from the social spaces (if provided) are recommended to allow some viewing and natural light into corridor areas.
- Space Requirements: Minimum changing areas within changing rooms for the principal sports are as follows:
 - Association Football 16m²
 - Cricket 20m²
 - a general guide for team changing benches, a notional 500 x 500mm space per player can be taken as one changing place.
 - If lockers are provided they should ideally be located outside the changing rooms.
- Small clubhouses may benefit from having some toilets accessible from a lobby or corridor so that they can be reached from the outside.
- The clubhouse should include a self-contained changing room for match officials. This room can potentially double up as a first aid room.

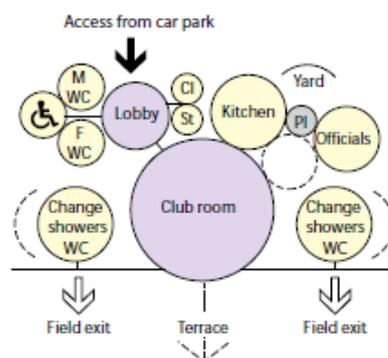
- The shower entrance should be located as far as possible from the changing room entrance and WCs in order to minimise water migration and to separate mud and moisture. When provisionally calculating the overall space allowances for 'open' shower area arrangements, a rule-of-thumb is to allow 2.0 m² per shower point. This assumes 1.0 m² for the showering area and 1.0 m² for the adjacent drying area.
- Where it is impractical to incorporate a separate accessible changing room (with shower, WC and bench) and separate officials changing provision there is potential to accommodate use by both the match officials and disabled users of the facility.
- Adequate storage should be carefully planned in key spaces throughout the building to optimise functionality, flexibility and security. The requirement for storage should not be underestimated and could include:
 - Furniture Storage
 - Food and Beverage Stores
 - Equipment Stores
 - Lockable Refuse Store
 - Cleaners Store
- The plant room should be appropriately sized and located to accommodate incoming utilities, meters, plant equipment and boilers.

2 Design

Rev 003 - May 2016

Example 1

Traditional clubhouse plan with the entry direct to the clubroom. This concept is suitable for summer sports such as cricket and tennis. Bowls would not normally require showers.



See separate 'Design Examples' display panel:

- DE2 Cricket: Clubhouse

Figure 2: Inter-relationships of Space components for a clubhouse (Source: Sport England Guidance Note 2016)

3 SUMMARY CONCLUSION: SPATIAL REQUIREMENTS

The recommendations provided below are individually justified based on recognised industry standards; minimising excessive floor area and avoiding duplication of space offered within (or potentially to be developed as an extension to) existing infrastructure. This is intended for discussion purposes and from which the architects have finalised the ground floor layout prior to undertaking a formal cost assessment. An indicative cost is identified based on the floor area identified. This is however a 'rule of thumb' and has not been assessed by a Quantity Surveyor at this stage. The optimum location on site for the new amenities building is considered to be on the site of the existing toilet block to ensure the development does not compromise the site parking plan.

Facility	Cricket	AFL	Sport England Guidelines	Additional Community Requirements	Comments	Essential/ Non-Essential	Recommended Floor Areas and Options
Player toilet/showers	40 – 50m ²	50m ²	Essential - to be located as far as possible from the changing room entrance and WCs in order to minimise water migration.	Must be able to be accessed externally by the public and for events when not used on main game and training days.	Showers and toilets of up to 40sqm should be considered as meeting the minimum requirements for cricket and having the potential to accommodate all other seasonal sports and to support occasional events	Essential	40m ²
Change Rooms	40 – 60m ²	90 - 110m ²	Essential		Change rooms of up to 50sqm should be considered as meeting the minimum requirements for cricket and having the potential to accommodate all other seasonal sports and to support occasional events	Essential	50m ²
External covered viewing area	as needed	50m ²	Non-Essential		Whilst not essential it would be beneficial to consider a covered viewing area option based on feedback received from user groups.	Non-Essential	20m ² (optional)

Facility	Cricket	AFL	Sport England Guidelines	Additional Community Requirements	Comments	Essential/ Non-Essential	Recommended Floor Areas and Options
Kitchen & Kiosk	15 – 25m ²	20m ²	Non-Essential		Several kitchens/ kiosks are provided within existing building	Non-Essential	Nil
First Aid/Medical Room	10m ²	15m ²	Essential	May provide base for medical services during events	First aid and medical room to double up as umpires /officials changing room (15sqm)	Essential	15m ²
Office/ Administration /Meeting	15m ²	15m ²	Non-Essential		No additional office and/or administrative functions required.	Non-Essential	Nil
Public Toilets	male 15m ² female 15m ² accessible 5.5m ²	Male 10m ² , Female 10m ² , Disabled 5m ²	Essential	Ablutions provided to be accessed externally by the public and for events when not used on main game and training days.	Player Toilet/Showers to double up as publicly accessible toilets when not in use for game and training activity. Disabled toilet to be contained within umpire area/first aid room.	Essential	Nil
Storage (internal and external)	43m ²	20m ²	Essential - should be carefully planned in key spaces throughout the building		20sqm of internal and external storage will be required for equipment specific to the sports (ideally accessed externally and placed in cages to optimise space).	Essential	20m ²
Social/ Community Room	80m ²	100m ²	Non-Essential		No social/community room required due to potential duplication of stadium opportunities.	Non-Essential	Nil
Timekeeping/S corers Box	3m ²	10m ²	Non-Essential		Timekeepers/scorers area of 3sqm not necessary and may be provided elsewhere.	Non-Essential	Nil

Facility	Cricket	AFL	Sport England Guidelines	Additional Community Requirements	Comments	Essential/ Non-Essential	Recommended Floor Areas and Options
Umpires Rooms (including toilet and showers)	15m ²	10m ²	Non-Essential - potential to accommodate use by both the match officials and disabled.		Umpires room accommodated as first aid room and disabled toilet.	Essential	Nil
Utility/ Cleaners Room	5m ²	5m ² +	Essential		Cleaners/Utility store to be incorporated separate to equipment store.	Essential	5m ²
Lobby Area	Not Specified	Not Specified	Essential		Circulation space required internally to maintain secure access and toilet/changing room space separation	Essential	5m ²
Gym	20m ² -25m ²	20m ² -25m ²	Non-Essential	Fitness Group have expressed an interest in having the facility accommodated within the building.	Optional extra to facilitate fitness facility - issues of security and card access would need to be overcome if determined the infrastructure could not be provided within the stadium. If the gym infrastructure could be provided in the stadium, this space could be allocated to offset any lost storage area.	Non-Essential	40m ² (optional)*
Meter/Boiler Room	As required	As required	Essential - to be of an appropriate size to accommodate incoming utilities.		Separate plant room required	Essential	3m ²

Facility	Cricket	AFL	Sport England Guidelines	Additional Community Requirements	Comments	Essential/ Non-Essential	Recommended Floor Areas and Options
Grounds Maintenance	40m ²	Not specified	Essential		Separate building to facilitate the complex provided elsewhere.	Essential	Nil
			TOTAL NET INTERNAL FLOOR AREA (Excl Optional Developments)				138m²
			TOTAL GROSS FLOOR AREA (Including internal walls)				151m²
*Note: Size increased to 40m ² from 30m ² at the request of user groups							

4 INDICATIVE PLANS: TWO DEVELOPMENT OPTIONS

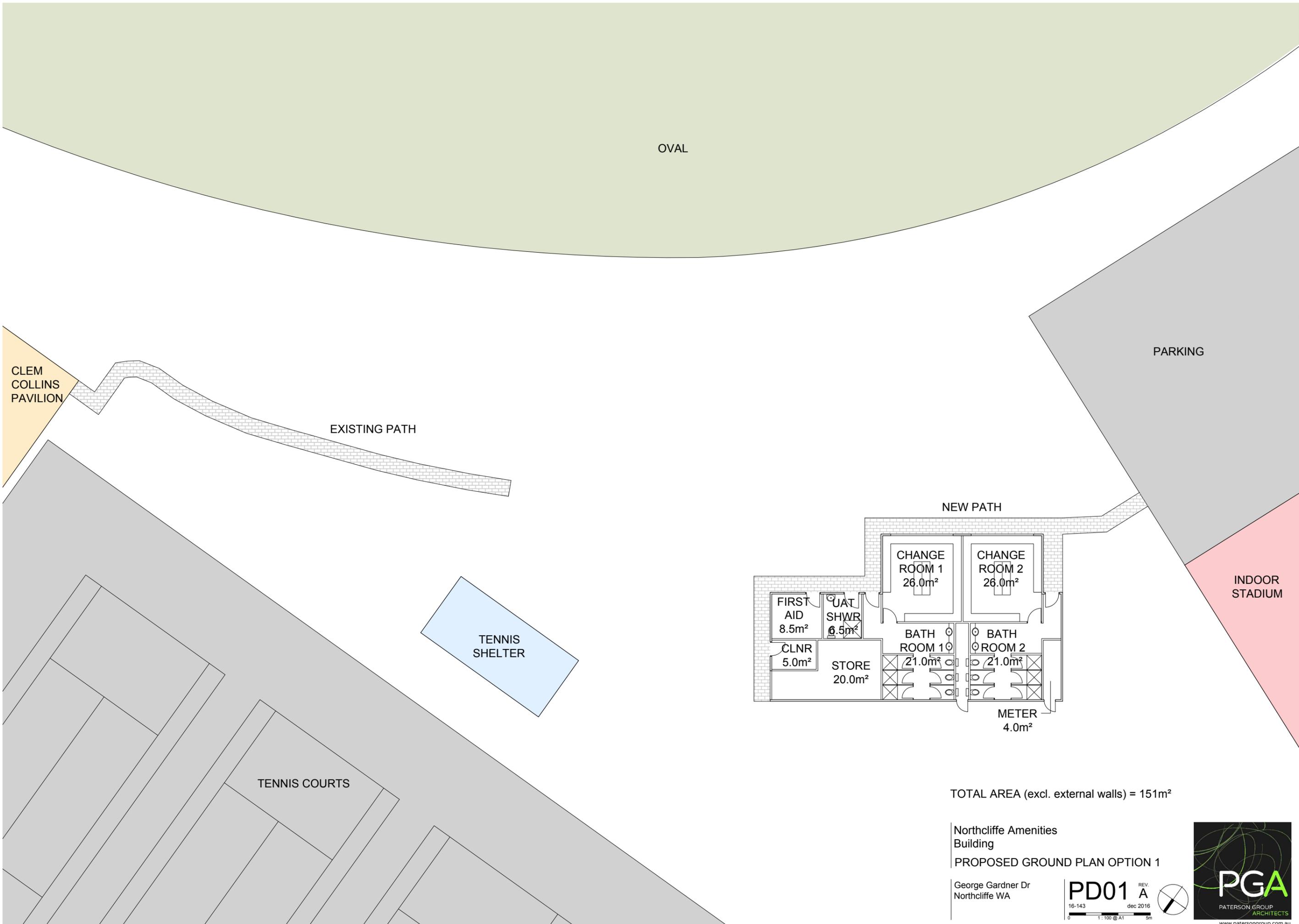
The following pages provide the indicative plans for the two development options identified in section 3 above.

Option 1: Contains the essential components.

Option 2: Contains the essential components and incorporates the optional gym and covered viewing area.

All spaces are accessed off external walkways and therefore a functional lobby is not required.

Both plans identify a door between the changerooms and bathrooms to allow for greater flexibility and a variety of public event use in addition to facilitating the needs of sports clubs. Providing the bathroom facilities for the public will require them to be divided between 'Male' and 'Female', however when the facilities are used for team games, they will be divided between 'Home' and 'Away', regardless of the gender of the team. As such, depending on use, this may require careful management or signage. The bathroom areas are purposefully identified as unisex.



OVAL

CLEM COLLINS PAVILION

EXISTING PATH

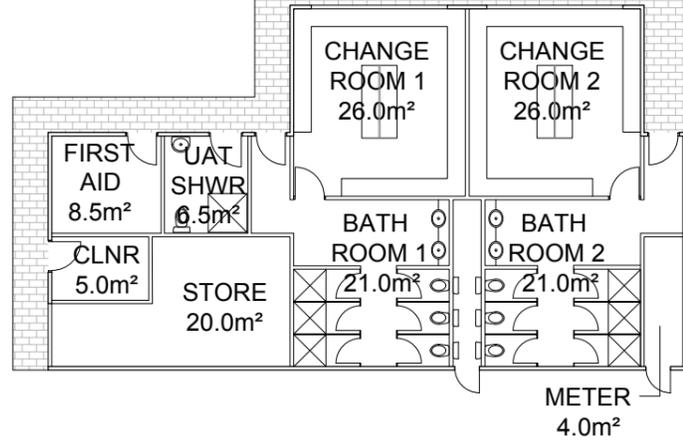
PARKING

INDOOR STADIUM

TENNIS SHELTER

NEW PATH

TENNIS COURTS



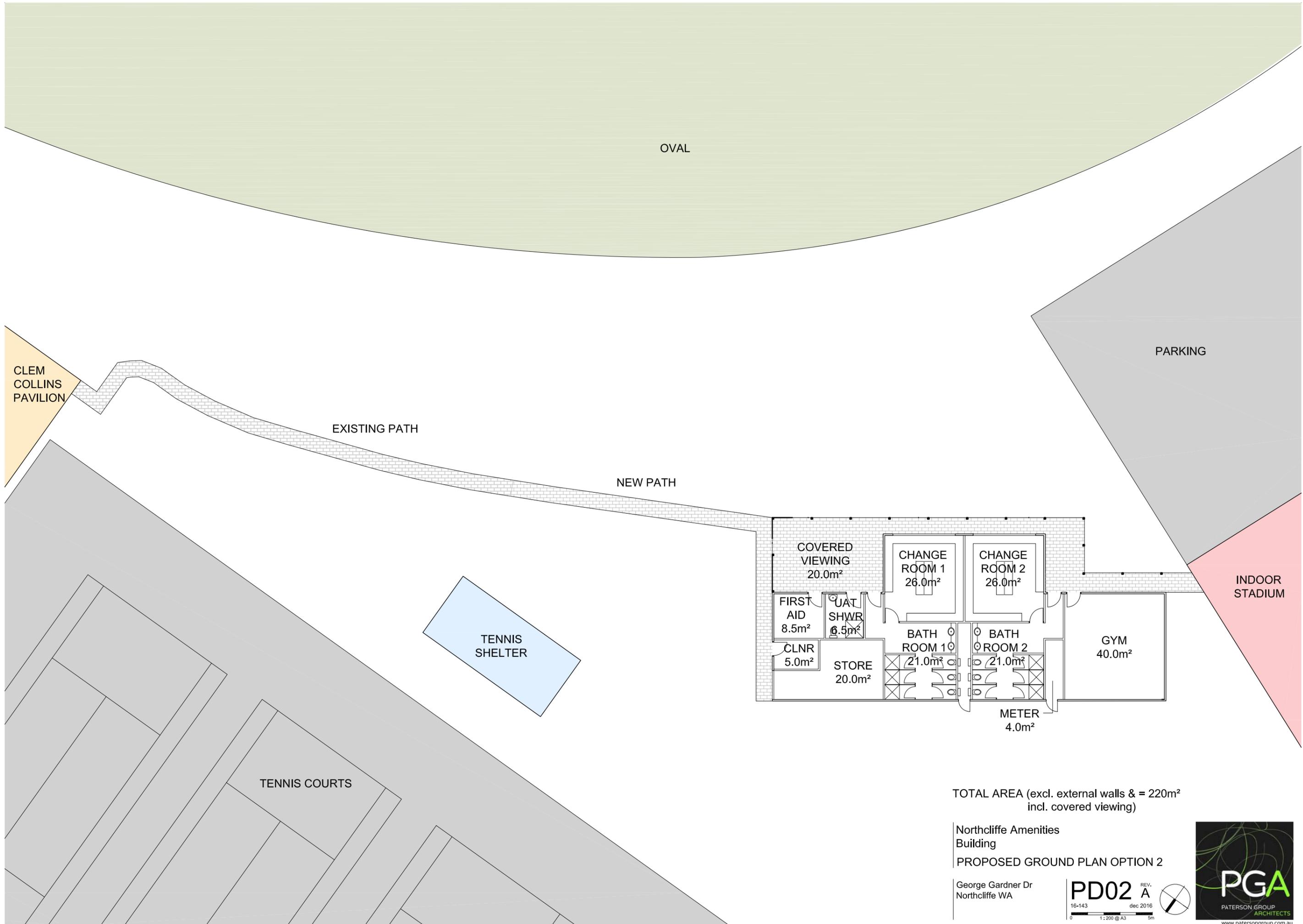
TOTAL AREA (excl. external walls) = 151m²

Northcliffe Amenities Building
 PROPOSED GROUND PLAN OPTION 1

George Gardner Dr
 Northcliffe WA

PD01 REV. A
 16-143 dec 2016
 1:100 @ A1





OVAL

PARKING

CLEM COLLINS PAVILION

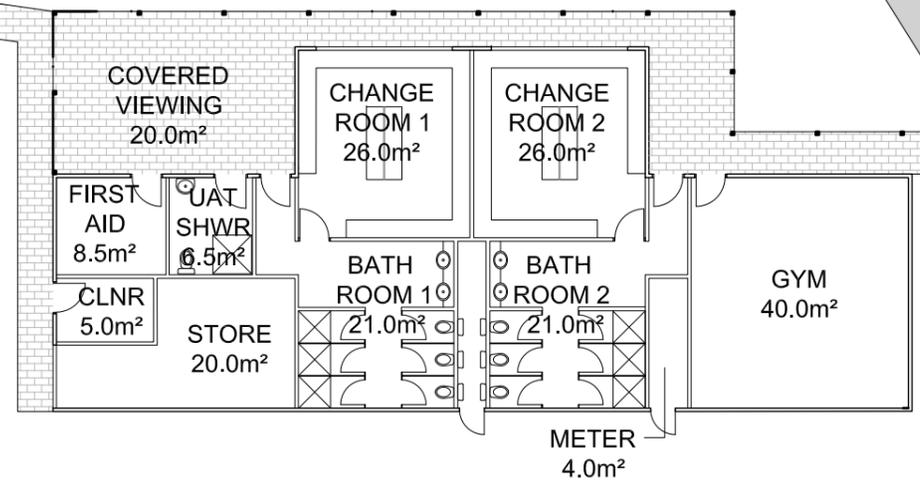
EXISTING PATH

NEW PATH

INDOOR STADIUM

TENNIS SHELTER

TENNIS COURTS



TOTAL AREA (excl. external walls & = 220m²
incl. covered viewing)

Northcliffe Amenities Building
PROPOSED GROUND PLAN OPTION 2

George Gardner Dr
Northcliffe WA

PD02 REV. A
16-143 dec 2016
1:200 @ A3 5m



5 COST

The following cost has been developed by Donald Cant Watts Corke Quantity Surveyors based on the plans and spatial components identified in section 3. It assumes:

- The proposed new block will be located where the existing toilet block currently is, in order that it can be linked into the sewer / water that is already at that location.
- The additional options will be simply bolted onto the existing facility in order that the existing external wall would be used as a wall for the new facility.
- A practical architectural treatment with no additional cladding (i.e. such as corten steel cladding to the façade which would increase costs significantly).

INDICATE CONSTRUCTION BUDGET

SUMMARY							
Element	Base Development			Including Optional Development			
	Area	\$sqm	Total	Area	\$sqm	Total	
Main Building Works	151	\$ 2,670	\$ 403,200	200	\$ 2,755	\$ 551,000	
<u>Provisional Sum</u>							
External Works			\$ 52,500	20		\$ 77,500	
External Services			\$ 30,000			\$ 30,000	
Construction Works Sub-Total	151	\$ 3,217	\$ 485,700	220	\$ 2,993	\$ 658,500	
Design Contingency	5%		\$ 24,285	5%		\$ 32,925	
Construction Contingency	5%		\$ 25,499	5%		\$ 34,571	
Professional Fees @ 12.5%	12.50%		\$ 66,936	12.50%		\$ 90,750	
Construction Works Sub-Total	151	\$ 3,990	\$ 602,420	220	\$ 3,712	\$ 816,746	

Exclusion :

Excludes GST

Excludes abnormal ground conditions / contamination etc

Excludes major services diversions

Excludes major utility upgrades / contributions & headworks

Excludes any new civil works

Excludes roof overhangs greater than 1.5m

Excludes FF&E

Excludes client costs, legal costs, site costs, agents fees, finance etc Excludes

land purchase costs

Excludes Client Representative / Project Management Fee / Professional Fees

Excludes escalation - costs are current day

Excludes % for Public Art

Excludes ESD

Costs assume Competitive Tender process with local builders using basic palette of materials.

Notes :

OPC based on indicative area schedule

INDICATIVE CONSTRUCTION BUDGETS – FUNCTIONAL BREAKDOWN

Northcliffe Amenities Building

INDICATIVE CONSTRUCTION BUDGETS

23 MAY 2017

FUNCTIONAL BREAKDOWN

FUNCTIONAL FLOOR	Base Development					Including Optional Development				
	Qty	Unit	Rate	Sub Total	Total	Qty	Unit	Rate	Sub Total	Total
GROUND FLOOR										
Dry Areas										
Change Rooms	50	m2	\$2,500	\$125,000	\$125,000	50	m2	\$2,500	\$125,000	\$125,000
First Aid / Medical Room	15	m2	\$2,200	\$33,000	\$33,000	15	m2	\$2,200	\$33,000	\$33,000
Storage	20	m2	\$2,200	\$44,000	\$44,000	20	m2	\$2,200	\$44,000	\$44,000
Lobby Area	5	m2	\$3,000	\$15,000	\$15,000	5	m2	\$3,000	\$15,000	\$15,000
Meter / Boiler Room	3	m2	\$2,200	\$6,600	\$6,600	3	m2	\$2,200	\$6,600	\$6,600
Circulation / Internal Walls	13	m2	\$2,200	\$28,600	\$28,600	22	m2	\$2,200	\$48,400	\$48,400
Gym					Excluded	40	m2	\$3,200	\$128,000	\$128,000
Wet Areas										
Player Toilet / Shower	40	m2	\$3,500	\$140,000	\$140,000	40	m2	\$3,500	\$140,000	\$140,000
Utility Cleaner	5	m2	\$2,200	\$11,000	\$11,000	5	m2	\$2,200	\$11,000	\$11,000
Sub-Total / Floor	151	m2	\$2,670.20	\$403,200	\$403,200	200	m2	\$2,755.00	\$551,000	\$551,000
Total Building Budget					\$403,200	\$551,000				
PROVISIONAL SUM										
External Works										
Allowance for Demolition	1	Sum	\$15,000		\$15,000	1	Sum	\$15,000		\$15,000
Allowance for soft landscaping	1	Sum	\$5,000		\$5,000	1	Sum	\$5,000		\$5,000
Allowance for roads / pavement	1	Sum	\$20,000		\$20,000	1	Sum	\$20,000		\$20,000
Allowance for external covered viewing	20	m2	\$1,250		Excluded	20	m2	\$1,250		\$25,000
Allowance for covered walkway	1	Sum	\$7,500		\$7,500	1	Sum	\$7,500		\$7,500
Allowance for features / signage	1	Sum	\$5,000		\$5,000	1	Sum	\$5,000		\$5,000
External Services										
Allowance for stormwater /water	1	Sum	\$5,000		\$5,000	1	Sum	\$5,000		\$5,000
Allowance for sewer	1	Sum	\$15,000		\$15,000	1	Sum	\$15,000		\$15,000
Allowance for gas	1	Sum	Excluded		\$0	1	Sum	Excluded		\$0
Allowance for electrical and lighting	1	Sum	\$5,000		\$5,000	1	Sum	\$5,000		\$5,000
Allowance for pumps/tanks/hydrants	1	Sum	Excluded		\$0	1	Sum	Excluded		\$0
Allowance for communications	1	Sum	Excluded		\$0	1	Sum	Excluded		\$0
Allowance for security	1	Sum	\$5,000		\$5,000	1	Sum	\$5,000		\$5,000
Miscellaneous										
Not Applicable					\$0					\$0
Total Provisional Sum					\$82,500	\$107,500				
Estimated Total Construction Budget					\$485,700	\$658,500				

Dave Lanfear Consulting is located in Fremantle:

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