



Manjimup Community Recreation Hub Project

Needs Assessment

Version 2
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The Vision for the Shire of Manjimup

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

Our Mission

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

Our Motto

“Celebrating our Diversity.”

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1. Introduction

Background

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

Many of the current facilities in the *Manjimup Community Recreation Hub* are out of date.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

The *Manjimup Community Recreation Hub* is defined as:

- Collier Street Reserve
- Manjimup Recreation Grounds
- Rea Park

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

Project Aims

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

The Master Plan will result in an overall proposal; it will guide the transformation of the area into a major community recreation hub for Manjimup and the region, while ensuring that duplication of facilities does not occur in the future. The Master Plan will determine a staged approach to make the facilities useable and appealing, and provide the necessary analyses that are required of the Master Plan, to secure funding for the future development of these facilities upon completion. 2 or 3 development projects defined as short-term priorities to be executed in the next 3 – 5 years will be subject to feasibility studies to ensure the projects are (financially) feasible and viable or 'shovel ready'.

Objectives

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

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

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

Project Phases and Timeline

The Manjimup Community Recreation Hub is divided into 3 stages; stages 1A, 1B and 2. The phase elements covered in this Needs Assessment are marked with an *.

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

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

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

- Develop the Master Plan
- Community input and public comment
- Identify 2 or 3 projects for feasibility studies

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

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

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

- *Manjimup Community Recreation Hub Facility Users Questionnaire (November 2014)*
- *Sport and Recreation Strategic Plan 2014-2024 (May 2014) – Version 5, Shire of Manjimup*
- *Manjimup SuperTown Recreation Infrastructure Feasibility Study (September 2012) – Draft Report V2, Shire of Manjimup*
- *Collier Street / Rea Park Precinct Sport and Recreation Facilities Master Plan (July 2010), Shire of Manjimup*
- *Dry Facilities Expansion Feasibility Study (July 2012), Shire of Manjimup*
- *Relevant State Sporting Association's guidelines on community facilities (where applicable)*

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

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

Stakeholder Consultation Process

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

- 1st Manjimup Scout Group
- Apex Manjimup
- BMX - Community Representative
- Deanmill Football Club
- East Manjimup Primary School
- Kearnan College
- Lions Club Manjimup
- Lower South West Little Athletics
- Manjimup Amateur Basketball Association
- Manjimup Badminton Club
- Manjimup Imperials Football Club
- Manjimup Muay Thai
- Manjimup Netball Association
- Manjimup Primary School
- Manjimup Rinbukan (Karate, Iaido, Jodo) Club
- Manjimup Rovers Soccer Club
- Manjimup Senior High School
- Manjimup Tennis Club Steering Committee (Ringbark Tennis Club)
- Manjimup United Soccer Club
- Middlesex Social Club Inc. (Middlesex Tennis Club)
- Pemberton Cricket Club
- Southern Stage Performing Arts
- Southerners Football Club
- Tigers Football & Sporting Club
- Warren Art and Craft Group
- Warren Blackwood Cricket Association
- Warren Blackwood Junior Cricket Association
- Warren District Agricultural, Horticultural and Industrial Society
- Warren Tennis Club
- Warren Women's Hockey Association

These stakeholders were provided with:

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

2. Demographic Analysis of Manjimup

Population Projections

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

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

Population projection for Manjimup

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

The Manjimup Super Town Townsite Growth Plan suggests that in order for the population projection target to be achieved in Manjimup there will need to be a significant shift in the local community and economy in order to facilitate a far more rapid increase in population than is currently being experienced. The Growth Plan states that this will require proactive employment generation, planning schemes, infrastructure and community services to be provided. The population in surrounding areas are also expected to be positively impacted from the SuperTown process as these towns will become increasingly attractive being located near an enhanced regional growth centre.

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

Age Profile

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

Socio-Economic Status & Employment

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

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

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

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

Sports Participation Rates & Facility Provision Benchmarks

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

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

Similarly, developing local population based facility provision standards developed from local sports participation rates for a small population is also problematic. Population based

standards assumes that participation rates will remain steady in the future. Furthermore, it assumes that existing sporting competition structures are readily able to accommodate new participants and teams into their competition. This is appropriate for large population bases found in metropolitan areas; however, in small, isolated population centres such as Manjimup and other regional towns, this is not always the case.

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

Football Culture

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

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

Other sports have learnt to adapt around football to ensure sufficient availability of players and volunteers. Examples of this include junior soccer being played during term 4 after the football season has finished, and netball and basketball avoiding competition on Thursday nights (football main training night) and on weekends (football competition). The football clubs rely on the substantial voluntary labour contribution of women, and therefore women's sports are also just as affected by football scheduling as are other men's sports.

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

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

3. Trends in Sport & Recreation

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

Participation

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

Diversity

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

Multi-Purpose /Shared Use

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

Accessibility

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

Environmentally Sensitive & Sustainable

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

Adaptability

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

Partnerships

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

Financially Responsible

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

4. Analysis of Stakeholder Consultation

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

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

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

4.1 Overview of Stakeholders

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

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

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

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

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

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

4.2 Club Participation Rates

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

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

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

***Projected Membership:** G – Grown a lot, S – Stay the same, U – Undetermined, D – Decline a lot

4.3 Seasonal Schedules

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

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

Collier Street – Annual Usage (current & potential)

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

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

Collier Street – Weekly Usage (current & potential)

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

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

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

Manjimup Recreation Grounds – Annual Usage (current & potential)

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

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

Manjimup Recreation Grounds – Weekly Usage (current & potential)

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

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

Rea Park – Annual Usage (current & potential)

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

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

Rea Park – Weekly Usage (current & potential)

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

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

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

4.4 Strengths & Weaknesses of Current Facilities

In the survey, the clubs evaluated the existing facilities in the survey (Appendix I, questions 18-23) documented in the table below.

Manjimup Recreation Grounds

Stakeholder (Manjimup Recreation Grounds)	Strengths & Opportunities	Weaknesses & Threats	Priorities (1-5 years)	Priorities (5+ years)
Apex Manjimup	<ul style="list-style-type: none"> Access to a facility devoted to Apex memorabilia, documentation, artefacts with a sense of belonging to members past and present 	<ul style="list-style-type: none"> The external facade needs improvement 	<ul style="list-style-type: none"> Improve the external facade of the building 	<ul style="list-style-type: none"> Maintain the building, inside and out, to a good standard
Lower South West Little Athletics	<ul style="list-style-type: none"> Availability of toilets and kitchen facilities Availability of storage during club season 	<ul style="list-style-type: none"> Toilet facilities are abysmal Storage is not available off season A proper 400m athletics track does not fit on the field The 100m track is not built to standards 	<ul style="list-style-type: none"> Secure permanent storage Secure a suitable 180m x 100m grassed surface for marking of standard athletic tracks Night lighting Maintain kitchen access (assists with fundraising activities) Improved toilet facilities 	No additional priorities submitted
Manjimup Amateur Basketball Association	<ul style="list-style-type: none"> Floor surface Basketball rings 	<ul style="list-style-type: none"> Roof leaks & condensation Kitchen too small for catering needs Need 2-3 times the current storage space Toilets/change rooms are not adequate for A-grade standard or state league exhibition matches 	<ul style="list-style-type: none"> Floor maintenance Fix roof/vents to prevent leaks, condensation and smoke 	<ul style="list-style-type: none"> Increase number of courts (4-5) Upgrade kitchen to commercial/catering standards Double or triple storage space Raise quality of toilets/change rooms to a standard suitable for exhibition matches
Manjimup Badminton Club	<p>Reasons for wanting to relocate to this site include:</p> <ul style="list-style-type: none"> Better floor surfaces Better access to toilet facilities Better lighting 	<ul style="list-style-type: none"> Facility is not currently marked out for badminton 	<ul style="list-style-type: none"> Relocate to better (affordable) facilities at Manjimup Recreation Grounds to improve competition quality and increase membership 	No additional priorities submitted

Stakeholder (Manjimup Recreation Grounds)	Strengths & Opportunities	Weaknesses & Threats	Priorities (1-5 years)	Priorities (5+ years)
Manjimup Imperials Football Club	<ul style="list-style-type: none"> • Location is central and easy to find • Current liquor licence • Facilities available for booking by other uses (as is liquor licence) 	<ul style="list-style-type: none"> • Field lighting is not sufficient for games • Would not support the opening of the road/lane behind the clubrooms • If Leman Street is closed, bus access to ground will be difficult • Public toilets (A) are ageing 	<ul style="list-style-type: none"> • Improvements to car parking surface • Clubroom heating/cooling improvements • Replace public toilets (A) 	<ul style="list-style-type: none"> • Expand club rooms to add office space • Sheltered spectator seating
Manjimup Netball Association	<ul style="list-style-type: none"> • Excellent indoor stadium, good location, highly valued by community • Adequate parking maintained to a satisfactory level • Valuable committee room for netball & basketball meetings and storage – although space is limited • Solid spectator infrastructure with an opportunity for significant improvements 	<ul style="list-style-type: none"> • Roof leaks on to courts 2 & 3 creating a hazard • Rain blown through the vents on to courts cause postponement of the 2014 preliminary finals • Court surface is too slippery and needs resurfacing • Need for more car park lighting, particularly on the southern side • Toilets/change rooms are a weakness 	<ul style="list-style-type: none"> • Key infrastructure priority is to have the courts resurfaced 	<ul style="list-style-type: none"> • Build an additional court • Participate at a regional level – unable to host SW regional carnivals at this stage as the floor surface is unsatisfactory, the venue is unreliable in wet weather and the number of courts is inadequate

Rea Park

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

Collier Street

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

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

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

End of Analysis of Stakeholder Consultation

5. Needs Analysis by Sports/ Clubs

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

5.1 Athletics

Existing Facilities

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

Population-based Facility Needs

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

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

Sport & Recreation Strategic Plan Recommendations

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

Proposals from Facility Users

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

State Association Recommendations

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

Core Features:

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

Desirable Features:

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

Summary

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

Recommendations for Athletics

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

5.2 Badminton

Existing Facilities

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

Population-based Facility Needs

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

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

Sport & Recreation Strategic Plan Recommendations

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

Proposals from Facility Users

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

State Association Recommendations

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

Summary

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

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

Recommendations for Badminton

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

5.3 Basketball & Netball

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

Existing Facilities

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

Population-based Facility Needs

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

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

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

Sport & Recreation Strategic Plan Recommendations

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

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

In addition to the provision of one additional multi-use court, redevelopment works to the indoor stadium should also take the opportunity to upgrade two of the three existing courts to enhance their multi-use capabilities, whilst leaving one court as a Premier Court with the ability to accommodate major fixtures and maximise spectator opportunities for basketball and netball.

Proposals from Facility Users

Netball

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

Basketball

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

- Increase the number of courts (4-5)
- Upgrade the kitchen to commercial/catering standards
- Double or triple the storage space available for the club
- Raise quality of toilets/change rooms to a standard suitable for exhibition matches

State Association Recommendations

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

Summary

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

In November 2014 Council has endorsed a new long-term maintenance schedule for the court floors in the recreation centres within the Shire of Manjimup. The floor in the Manjimup indoor stadium is scheduled for a full sand-back and new line markings in July 2015.

Recommendations for Basketball & Netball

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

5.4 BMX, Scoot & Skateboard

Existing Facilities

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

Population-based Facility Needs

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

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

Strategic Plans Recommendations

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

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

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

Proposals from Facility Users

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

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

State Association Recommendations

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

Summary

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

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

Recommendations for BMX, Scoot & Skateboard

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

5.5 Cricket & Football (Soccer)

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

Existing Facilities

Cricket

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

Football (Soccer)

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

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

Population-based Facility Needs

Cricket

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

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

Football (Soccer)

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

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

Sport & Recreation Strategic Plan Recommendations

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

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

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

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

Proposals from Facility Users

Cricket

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

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

Football (Soccer)

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

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

State Association Recommendations

Cricket

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

Football (Soccer)

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

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

Summary

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

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

Recommendations for Cricket & Football (Soccer)

First priority

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

Second priority

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

5.6 Football (AFL)

Existing Facilities

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

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

Population-based Facility Needs

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

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

Sport & Recreation Strategic Plan Recommendations

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

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

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

Proposals from Facility Users

Manjimup Imperials Football Club

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

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

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

Tigers Football and Sporting Club

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

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

- Oval lighting & power upgrade
- Lighting of the car park
- Upgrade change rooms / toilets
- Additional football/cricket oval
- Upgraded entrance & improvements to general aesthetic
- Tiered spectator embankments
- Athletics to relocate to Rea Park
- The club is eager and devoted to remain the main facilitator and operator in terms of any new or redeveloped pavilion and is willing to share with other clubs and user groups

Additional strategic plans of the Tigers Club are:

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

State Association Recommendations

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

Summary

Manjimup Recreation Grounds

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

Rea Park

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

Recommendations for Football (AFL)

Rea Park

The priority for immediate action is to:

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

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

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

Manjimup Recreation Grounds

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

5.7 Hockey

Existing Facilities

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

Population-based Facility Needs

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

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

Sport & Recreation Strategic Plan Recommendations

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

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

Proposals from Facility Users

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

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

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

State Association Recommendations

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

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

Summary

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

Recommendations for Hockey

Short term

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

Medium – long term

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

5.8 Martial Arts & Dance

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

Existing Facilities

Manjimup Muay Thai

Currently operates from a private lease in Brockman Street.

Manjimup Rinbukan (Karate, Iaido, Jodo) Club

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

Southern Stage Performing Arts (dance)

Currently operates from a 3-studio, privately leased premise on Rose Street with office space.

Population-based Facility Needs

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

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

Sport & Recreation Strategic Plan Recommendations

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

Proposals from Facility Users

Manjimup Muay Thai

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

Manjimup Rinbukan (Karate, Iaido, Jodo) Club

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

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

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

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

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

Southern Stage Performing Arts (dance)

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

State Association Recommendations

Dance Sport

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

Karate

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

Kendo (Iaido & Jodo)

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

Muay Thai

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

Summary

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

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

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

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

Recommendations for Martial Arts & Dance

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

5.9 Tennis

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

Existing Facilities

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

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

1. Middlesex, 13 Austin Road
2. Ringbark, 191 Ringbark Road
3. Warren, 517 Wheatley Coast Road

Population-based Facility Needs

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

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

Sport & Recreation Strategic Plan Recommendations

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

Proposals from Facility Users

Manjimup Senior High School

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

Warren Tennis Club

The Warren Tennis Club supports the proposal for a town site facility and the Middlesex Tennis Club does not object but wonders if sharing with hockey will restrict tennis playing time. Whilst both the Warren and Middlesex clubs would maintain their current facilities, town facilities would be potentially used for inter-club competition, casual use and social events.

Ringbark/Manjimup Tennis Club

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

State Association Recommendations

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

Population guide

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

Court requirements

Should consist of:

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

Clubhouse and facility requirements

Should include:

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

Summary

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

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

Recommendations for Tennis

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

5.10 Schools

Existing Facilities

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

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

Population-based Facility Needs

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

Sport & Recreation Strategic Plan Recommendations

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

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

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

Proposals from Facility Users

East Manjimup Primary School

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

Manjimup Primary School

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

Manjimup Senior High School

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

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

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

Kearnan College

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

Department of Education recommendations

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

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

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

- Ensure use of durable materials, finishes and systems to limit vandalism and wear.
- Ensure the appropriate level of acoustic comfort relative to the function and use of spaces.
- Provide high quality lighting generally, and natural lighting wherever appropriate.
- Provide superior air quality utilising both mechanical and passive ventilation systems where appropriate.
- Ensure spaces have built-in flexibility to accommodate future changes to functional and operational requirements and consider future expansion in the planning of all spaces.
- Minimise the impact of parking and vehicular access on the entry to the facility and the interface with the surrounding context.
- Provide opportunities for safe walking, cycling and public transport access to and from the facility.
- Separate service access from general public entry points.
- Provide clear and well considered means of access into and around the facility with good visual links to natural points of arrival, local landmarks and other strategic locations.

- Ensure that entrances on structures are well scaled, welcoming and clearly distinguished.
- Minimise travel distances between frequently used spaces.
- Provide opportunities to utilise circulation space (pathways, hallways) for multiple uses where possible.
- Explore opportunities for the facility to be a teaching tool in its own right.
- Utilise public art (and percent-for-art schemes) where possible.
- Project a clear and coherent built form that confidently communicates the facility's function and aspirations through its physical elements.
- Provide a diversity of spaces, scales, proportions and surface conditions.
- Create bright open, generously-scaled communal spaces with clear views to important reference points.
- Provide diversity of outdoor spaces and conditions to facilitate various modes of recreation, gathering and socialising.

Summary

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

Recommendations for Schools

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

5.11 Agricultural Show & Lions

Whilst the facilities proposals and priorities of the Warren Districts Agricultural Show and Lions Club Manjimup have been recorded and considered separately, the recommendations from the Collier Street/Rea Park Master Plan in this section are nearly identical and therefore the two groups have been considered concurrently in this section.

Existing Facilities

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

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

Recommendations from Collier Street/Rea Park Master Plan

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

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

Proposals from Facility Users

Warren Districts Agricultural Show

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

- Upgrading or replacement of agricultural storage sheds and stalls,
- A larger display pavilion,
- Replace fences to maintain security, and
- A new, larger toilet / shower block with disability access and family rooms.

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

- A large 'overflow' parking area for event visitors and area for horse vehicles and trailers
- Large bitumen area, near oval, for erection of entertainment stage
- Clean, level grassed areas for trade displays and sideshow alley
- Poultry & animal nursery

- Children’s exhibition hall
- A permanent extreme 4x4 track
- A helicopter ride landing area
- A permanent junior motocross track

Lions Club Manjimup

The club house, shared with the Agricultural Society, is in very poor condition at the Tiger’s club house end of the building. Substantial upgrades to the club house are required, including a new floor and new roof. Alternatively the building should be demolished and replaced with a new one. This may be a better option as Lions would like to expand facilities to accommodate growth in membership and to accommodate their charitable works.

Lions also recommend improvements to the exterior lighting of buildings and improved security around the power access.

State Association Recommendations

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

Neither the Warren District Agricultural, Horticultural & Industrial Society or Lions Club Manjimup are specifically mentioned in the:

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

Summary

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

Recommendations for Agricultural Show & Lions

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

1. Upgrade or replace the secure storage allocated to the Agricultural Society and the stock stalls
2. Develop a new, larger toilet / shower block with disability access and family rooms
3. Identify and allocate a large ‘overflow’ parking area for event visitors and an area for horse vehicles and trailers
4. Develop a large bitumen area for car parking, near the oval, that can be used for the erection of an entertainment stage during the Show
5. Clean and level appropriately sized grassed areas for trade displays and sideshow alley
6. A new multi-use, shared pavilion will be developed as part of the bigger project to develop Rea Park as a premier facility for major sporting events and carnivals.
7. Whilst the Warren District Agricultural, Horticultural & Industrial Society will continue to be a key user of the Rea Park facilities, it will need to be investigated as to whether the Lions Club Manjimup should continue to co-locate at the Manjimup Community Recreation Hub or to relocate to a new facility external to the Hub.

5.12 Scouts and Girl Guides

Existing Facilities

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

Recommendations from previous studies

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

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

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

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

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

Proposals from Facility Users

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

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

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

State Association Recommendations

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

Summary

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

Recommendations for Scouts

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

5.13 Apex

Existing Facilities

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

Sport & Recreation Strategic Plan Recommendations

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

Proposals from Facility Users

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

State Association Recommendations

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

Summary

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

Recommendations for Apex

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

5.14 Arts & Craft Group

Existing Facilities

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

Recommendations from the previous studies

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

Proposals from Facility Users

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

State Association Recommendations

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

Summary

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

Recommendations for Arts & Crafts Group

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

6. Recommendations for the Master Plan

6.1 Recommendations by Sports

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

6.2 Recommendations by Site

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

Manjimup Recreation Centre

Indoor Stadium

1. Upgrade at least one of the existing basketball/netball courts in the indoor stadium to incorporate 4 badminton courts.
2. Resolve the issues in the indoor stadium with moisture leaking vents and roof and resurface/ reline the courts.
3. Two of the existing courts are to be marked as multi-use courts. The existing court closest to the spectator tiers is to be retained as basketball/netball only in order to accommodate and facilitate state level sporting events.
4. Feasibility on construction of an extra court (indoor / outdoor) is to be investigated.
5. Determine whether a new multipurpose community space in/at the indoor stadium can be suited for martial arts & dance.

New outdoor sports facilities

6. Determine whether new tennis facilities should be developed at the Manjimup Recreation Grounds and which, if any, sports these facilities should be shared with.
7. The skate ramps at the Manjimup Recreation Grounds are to be removed once a new skate plaza at Manjin Park becomes operational or earlier if the area is required for development for other sports.
8. Investigation whether the Apex club house should make way for sports facilities. If it is not necessary to demolish the existing Apex building, improvements to the facade should be considered within the development plans.

Oval

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

Rea Park

Oval(s)

10. Develop Rea Park to accommodate an athletics track and field, inclusive of a jumping pit, throwing circle and storage (no development of permanent structures on the main oval). Feasibility of a safety cage for the throwing circle, along with lighting for all competition areas should be investigated.
11. Redevelop the existing oval to a premier level facility suitable for holding state level competition (incl. lighting, surface, pathways, spectator seating upgrades and new/ redeveloped shared use pavilion).
12. Develop a secondary oval to provide additional training and competition capacity by 2032 for the football club. When developing the vision and concepts for the premier facility and the additional oval the AFL approved facility standard being sought for football needs to be determined (local, regional or state league).
13. Provide recommendations for optimum shared use of the oval in order to ensure it quality for large competitions and events.

Buildings/ amenities

14. Resolve the drainage issues on and around the oval and seal the parking area between the Tigers Clubroom and change room facility.
15. Develop a new, larger toilet/ shower block with disability access and family rooms.
16. Identify and allocate a large 'overflow' parking area for event visitors and an area for horse vehicles and trailers.
17. Develop a large bitumen area for car parking, near the oval, that can be used for the erection of an entertainment stage during the Show.
18. Clean and level appropriately sized grassed areas for trade displays and sideshow alley
19. A new multi-use, shared pavilion will be developed as part of the bigger project to develop Rea Park as a premier facility for major sporting events and carnivals.
20. Upgrade or replace the secure storage allocated to the Agricultural Society and the stock stalls.
21. Investigated whether the Lions Club Manjimup should continue to co-locate at the Manjimup Community Recreation Hub or to relocate to a new facility external to the Hub.
22. Provide recommendations for optimum shared use of the buildings and amenities.

Collier Street Reserve

Sporting fields

23. The priority for immediate action is to improve drainage, grass quality and playing surfaces on the Collier Street sporting grounds.
24. Any scheduling issues need to be resolved to ensure that hockey is able to balance its training and competition needs equitably with cricket and soccer.
25. Upgrade in the short term the existing cricket practice nets to provide two additional nets (total of 4).
26. An short term upgrade and expansion of lighting on Sporting Grounds 1 & 4 to acceptable LUX standards.

27. Feasibility of lighting Sporting Grounds 2 & 3 to the same standard for medium-long term priority.
28. A development plan for a third, hard wicket cricket field in the vicinity of Collier Street by 2022 (population 8,250).
29. The identification and allocation of land for the future development of a fourth, hard wicket cricket field by 2032 (population 11,000).

Buildings/ amenities

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

Other locations

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

6.3 General Inclusions & Constraints

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

Planning

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

Existing Leases

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

Facilities & Amenities Standards

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

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

Accessibility

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

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

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

- *Building Act 2011 (WA)*
- Building Code of Australia.
- Disability (Access to Premises Buildings) Standards 2010, under the *Disability Discrimination Act 1992 (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 Manjimup Community Recreation Hub but all new developments should be accessible by schools and designed with the *Education Design Standard* in mind.

Liveable Neighbourhoods

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

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

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

Community Safety & Crime Prevention

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

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

Economic Sustainability

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

User Fees & Charges

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

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

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

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

Power supply, maintenance, and usage

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

Community Sporting and Recreation Facilities Fund (CSRFF)

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

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

Additional information:

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

Other Sources of Income

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

Potential financial partners include:

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

7. Literature List

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

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

Appendix I: Facility Users Questionnaire



CONTACT DETAILS

1. Club / Organisation Name: _____

2. Contact Person: _____ Day Phone: _____

3. Email: _____

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

No Yes, (name) _____

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

No Yes (please attach and return)

FACILITY USAGE

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

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

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

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

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

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



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

Collier Street Reserve (CURRENT)

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

Collier Street Reserve (FUTURE)

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

Rea Park (CURRENT)

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

Rea Park (FUTURE)

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



Manjimup Recreation Grounds (CURRENT)

Manjimup Recreation Grounds (FUTURE)

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

PARTICIPATION RATES

9. What is your current total club/organisation membership? _____
10. What is your average additional event/spectator attendance per day? _____
11. In the next 5 years you expect your participation to:
- decline a little decline a lot stay the same grow a little grow a lot
- Why do you expect this growth/decline to occur? _____

12. Any other comments on participation rates? _____



SEASON & EVENT DETAILS

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

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

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

15. Please complete this weekly usage timetable:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Times	Example 5:30 - 8:30 PM						
Facilities	Collyer Grounds						
Purpose	Juvenile & Senior training						

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

No Yes, (days & frequency) _____

17. Other comments about your season and events: _____



FACILITY STRENGTHS & WEAKNESSES

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

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

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

FACILITY	COMMENTS ON STRENGTHS / OPPORTUNITIES

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

FACILITY	COMMENTS ON WEAKNESSES/THREATS



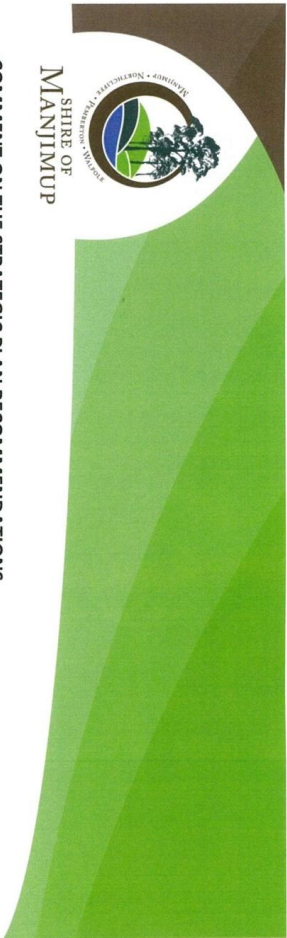
PRIORITIES FOR FACILITIES IMPROVEMENT

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

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

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

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



COMMENT ON THE STRATEGIC PLAN RECOMMENDATIONS

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

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

FURTHER INFORMATION

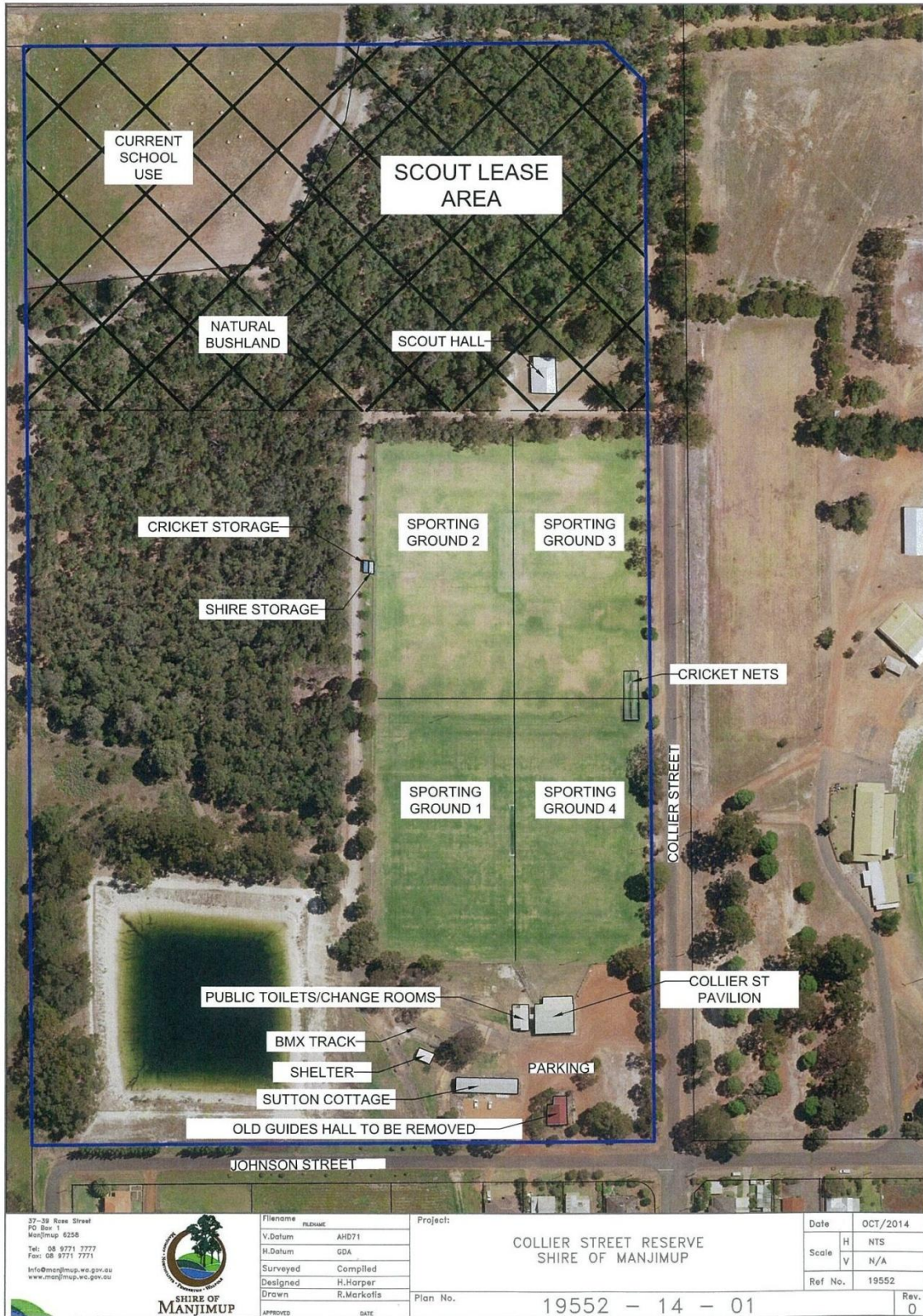
If you have any questions or would like to discuss this Project further, please contact:

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

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

Thank you for taking the time to provide your feedback.

Appendix II: Aerial Maps of the Manjimup Community Recreation Hub





File Name	37-39 Rose Street
PO Box	1
Montimp	6298
Tel:	08 9771 7777
Fax:	08 9771 7771
Info@manjimup.wa.gov.au	
www.manjimup.wa.gov.au	
SHIRE OF MANJIMUP	
Project	MANJIMUP RECREATION GROUNDS
SHIRE OF MANJIMUP	
Date	OCT/2014
Scale	1:14584
Ref No.	14584
Rev.	0





Date	Revision	Child	By	APPROVED	DESIGNED	DRAWN	DATE
File Name: 37-39 Rose Street Volume: PD Box 1 Drawing: AND71 Drawing: 6258 Title: 08 9771 7777 Fax: 08 9771 7771 Info: info@manjimup.wa.gov.au Website: www.manjimup.wa.gov.au				Orientation 			
Checked: NAME Drawn: NAME Design: NAME Date:				Approved: NAME Date:			
Project: RAE PARK SHIRE OF MANJIMUP				THIS IS A CAD DRAWING DO NOT ALTER MANUALLY Plan No: 19552 - 14 - 01 Date: Oct/2014 Scale: H: N/A, V: N/A Ref No: 19552 Rev: 0			





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

Recommendations related to the Manjimup
Community Recreation Hub

Document Created 27 October 2014

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



RECOMMENDATIONS

Rea Park

Premier sports oval upgrade

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

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

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

Relocate athletics to Rea Park

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

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



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

Additional football/cricket oval

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

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

Collier Street Reserve

Soccer home base

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

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

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





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

New pavilion and change rooms

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

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

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

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

Upgrade cricket nets

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

Upgrade lighting

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



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

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

Manjimup Recreation Grounds

Relocate Hockey to Manjimup Recreation Grounds

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

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

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

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

Relocate Ringbark Tennis Club to Manjimup Recreation Grounds

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



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

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

New multi-use synthetic field

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



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

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



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

Redevelop Manjimup Indoor Sports Pavilion

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

Additional court

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

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

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





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

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

Dry recreation facility

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

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

Supporting facilities

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

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

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

Recommendations related to the Manjimup Community Recreation Hub



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

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

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

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



Figure 2. Manjimup Recreation Grounds potential recreation infrastructure developments map