RAVENSTHORPE ENTERTAINMENT CENTRE AND SPORTING COMPLEX MASTER PLAN

DRAFT REPORT
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INDEX

1. PROJECT BACKGROUND AND BRIEF 3
2. PROJECT METHODOLOGY 4
3. REVIEW OF PREVIOUS REPORTS 5
3.1. Shire of Ravensthorpe, Sports Facilities and Services Plan. 5
3.2. Strategic Community Plan July 2014 - June 2024 6
3.3. Shire of Ravensthorpe's Long Term Financial Plan 6
4. DEMOGRAPHY 7
4.1. Current Population 7
4.2. Social Characteristics 8
4.3. Population Projections 9
4.4. Summary 9
5. PARTICIPATION TRENDS 10
5.1. Participation of Australians Aged 15 Years and Over 10
5.2. Children's Participation in Cultural and Leisure Activities, Australia, AprIL 2012 13
5.3. Summary 15
6. FACILITY INVENTORY 16
6.1. Ravensthorpe Entertainment Centre 17
6.2. Sporting Oval 17
6.3. Tennis Pavilion 18
6.4. Tennis Courts 18
6.5. Unused basketball courts 18
6.6. Hockey Pitch 19
6.7. Playground 19
6.8. Scoreboard 19
7. CONSULTATION 20
7.1. Calls for Submissions 20
7.2. Meeting of Ravensthorpe Entertainment Centre Management Committee 21
7.3. Club Survey 21
7.4. Summary 22
8. FACILITY ISSUE IDENTIFICATION 23
9. DESIGN 25
9.1. Development Rationale 25
9.2. Design Criteria 25
9.3. Functional Elements 25
10. COSTINGS AND STAGING 29
10.1. Capital Costs 29
10.2. Proposed staging 29
10.3. Grant Funding Availability 29

1. PROJECT BACKGROUND AND BRIEF

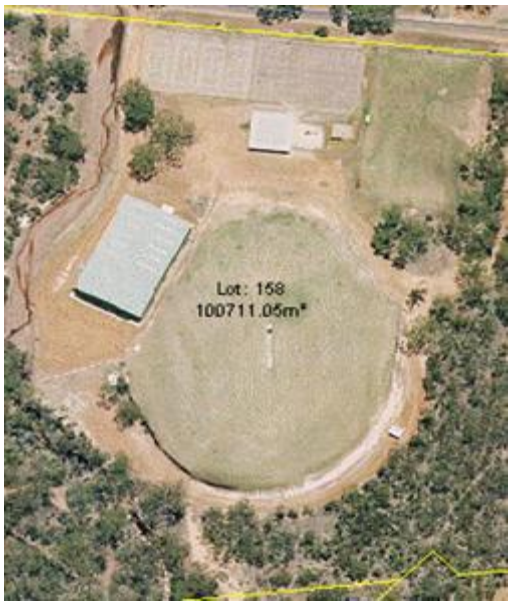
The Shire of Ravensthorpe commissioned the undertaking of a project in 2013 to produce the Sports Facilities and Services Plan by A Balanced View Leisure Consultancy Services.

The Sports Facilities and Services Plan identified a number of recommendations one of which was the need to undertake a Master Planning Study of the Ravensthorpe Entertainment and Sports Complex which stated:

"It is recommended that the Shire of Ravensthorpe:
Conduct a Master Plan for the Ravensthorpe Entertainment and Sports Complex that considers potential facility upgrades and improvements including but not limited to:

- Viewing platform over the oval
- Centrally located playground
- Youth Space
- Tennis court upgrades including two courts to multi-use (tennis, netball, basketball)
- Removal of the old outdoor netball/basketball courts
- Cricket practice nets
- Connectivity pathways and disabled ramp access"

The facility is located on Lot 158, Reserve 7369, Coleman Street, Ravensthorpe, however is more commonly referred to as being on Hopetoun-Ravensthorpe Road. The facility is built within the town sites key Sporting Complex which includes supporting tennis courts, playground, child care facility, football, cricket and hockey ovals, floodlights, outdoor courts, and ample parking. The REC facility internally boasts two multi-purpose courts suitable for netball, basketball, tennis, badminton, and volleyball. It has a gym and fitness centre space, administration office, crèche / meeting room, seminar spaces, first aid / storage space, accessibility lift, change rooms and toilets for all abilities, tavern area / function room and an indoor vacant space.

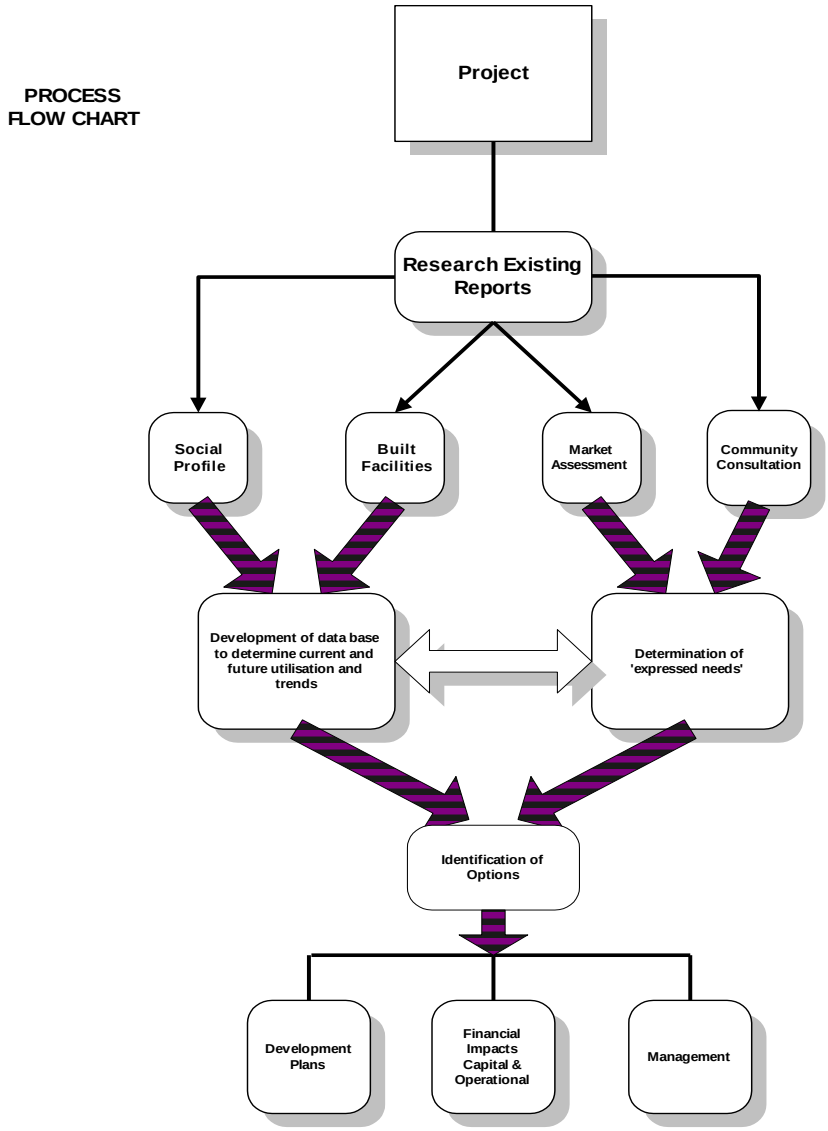


2. PROJECT METHODOLOGY

The project brief required the following tasks to be undertaken:

- Undertake (Shire to Coordinate) an initial and secondary (follow up) Consultation session with the Key Management Committee of the Complex, to confirm group priorities, control expectations, consider actual needs and wish list items;
- Review the existing Shire and Club Plans along with an environmental scan (demography/trends) and assessment of actual needs and warranted works for the Complex;
- Provide a summary justification case for the selected infrastructure works to progress
- Provide a detailed Concept Plan for visualisation and secondary consultation in line with the initial needs assessment and Plan review; and
- Finalise concept plan alongside the Shire and develop an indicative QS / Cost estimate for the differing components of the works to be completed

In undertaking the study we concentrated on the key areas outlined in the model below, which focused on the **long-term viability** of the overall project.



3. REVIEW OF PREVIOUS REPORTS

To work from an informed position a detailed review of a range of planning documents has been conducted. This review has provided a framework onto which the process of analysis and ultimately the formulation of recommendations can be tied.

The review has considered the following documents:

- Shire of Ravensthorpe Sports Facilities and Services Plan, 2013 ABV Leisure Consultancy Services
- Strategic Community Plan July 2014 - June 2024
- Shire of Ravensthorpe's Long Term Financial Plan

3.1. Shire of Ravensthorpe, Sports Facilities and Services Plan.

The Shire of Ravensthorpe commissioned the undertaking of a project in 2013 to produce the Sports Facilities and Services Plan by A Balanced View Leisure Consultancy Services.

The Sports Facilities and Services Plan identified a number of recommendations one of which was the need to undertake a Master Planning Study of the Ravensthorpe Entertainment and Sports Complex which stated

12.9 Ravensthorpe Sports Precinct Master Plan

12.9.1 Needs Analysis

The Ravensthorpe Sports Precinct is the primary sporting hub for the Ravensthorpe community. It contains the REC, a football oval, a hockey field, four tennis courts with a pavilion and two unused outdoor basketball/netball courts that are in very poor condition.

The research and consultation conducted as part of this study has revealed a number of potential facility upgrades and improvements that could improve the sports precinct and make it more sustainable and user friendly. This includes a sheltered grandstand or viewing platform for the oval, a new centrally located playground, skate park development, upgrades to the tennis court facilities/potential rationalisation of the outdoor basketball/netball courts, the addition of a cricket wicket and practice cricket nets and the development of connectivity pathways and disabled ramp accessibility throughout the site.

Potential upgrades and improvements for the precinct should be considered within a master plan to avoid ad hoc decision making and placement of facilities. Given there are no major new pieces of sporting infrastructure viewed as necessary for the precinct, the master planning process could be led by Shire Staff with external concept plan drawing services engaged if required.

12.9.2 Recommendations

It is recommended that the Shire of Ravensthorpe:

 Conduct a Master Plan for the Ravensthorpe Entertainment and Sports Complex that considers potential facility upgrades and improvements including but not limited to:

– Viewing platform over the oval
– Centrally located playground
– Youth Space
– Tennis court upgrades including two courts to multi-use (tennis, netball, basketball)
– Removal of the old outdoor netball/basketball courts
– Cricket practice nets
– Connectivity pathways and disabled ramp access

3.2. Strategic Community Plan July 2014 - June 2024

The Strategic Community Plan will help to shape the services that the Shire of Ravensthorpe will deliver over the next ten years. It was developed with assistance from the Curtin University Graduate School of Business and the Co-operative Research Centre - Remote Economic Participation was engaged to research and facilitate the engagement process.

The Strategic Community Plan is based around the development of a Vision statement and four key themes. The results relevant to this Master Plan have been extrapolated and are shown below:

"VISION
The revised Vision Statement for Shire of Ravensthorpe is to be…
"*Growing our Community*."

Theme 1 - A vibrant, supportive and socially connected community
A healthy, strong and connected community that is actively engaged and involved.
1.2.1 Town centres are vibrant and attractive places.
1.2.2 Regular cultural and recreational activities.

Theme 3 – Adequate services and infrastructure to cater for the community
Provision and maintenance of recreation and community resources
3.5.1 Maintaining and improving recreational and community resource facilities in the Shire.
3.5.2 Increased utilisation of facilities"

The Strategic Community Plan supports the development of a Master Plan that will improve the recreational facilities within the Shire and increase utilisation of these facilities.

3.3. Shire of Ravensthorpe's Long Term Financial Plan

The Shire of Ravensthorpe's Long Term Financial Plan is an important financial tool as we strive to achieve the goals set out in the Council's Strategic Community Plan 2014 – 2024.
The Plan will be used with the Corporate Business Plan, Asset Management Plan and Workforce Plan to achieve our goals and drive the Shire in achieving its vision, "Growing our Community'

It should be noted that no specific allocation has been allowed for any major changes at the Ravensthorpe Entertainment and Sports Complex and any financial requirements will need to be considered in light of the Councils current commitments and priorities. However an allocation in the vicinity of $25,000 per annum for "Infrastructure - Parks, Gardens & Reserves" may allow small changes to be made.

4. DEMOGRAPHY

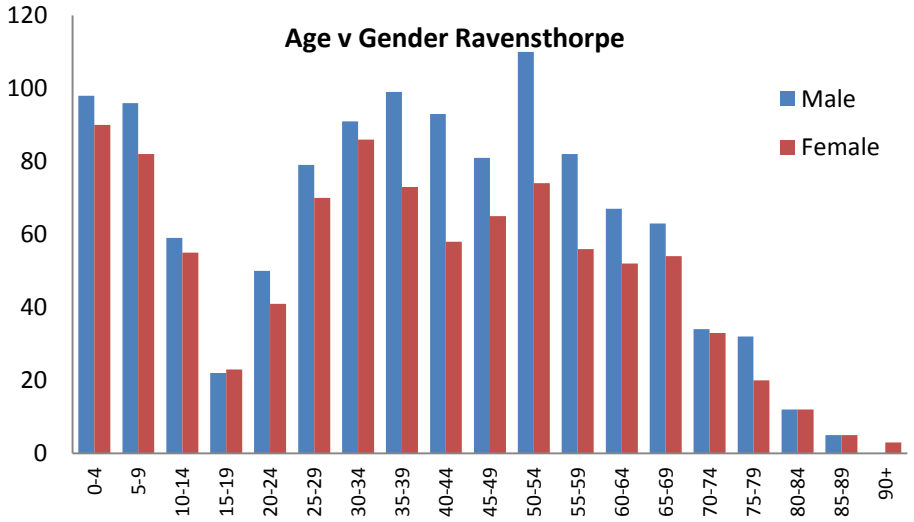
In order to gain an understanding of the community profile of the study area demographic data has been obtained from the Australian Bureau of Statistics and the Department of Planning, which identifies the existing and projected population base which would form a potential market for any reserve development.

4.1. Current Population

The population figures for the Shire of Ravensthorpe have been compiled from the Australian Bureau of Statistics, 2011 Census of Community Profiles.

The Shire consists of a total population of 2,125 people and these have been broken down into five year age groups and gender:

	Male	Female	Total	% of population
0-4	98	90	188	8.8
5-9	96	82	178	8.4
10-14	59	55	114	5.3
15-19	22	23	45	2.2
20-24	50	41	91	4.3
25-29	79	70	149	7.1
30-34	91	86	177	8.4
35-39	99	73	172	8.1
40-44	93	58	151	7
45-49	81	65	146	6.9
50-54	110	74	184	8.8
55-59	82	56	138	6.4
60-64	67	52	119	5.6
65-69	63	54	117	5.5
70-74	34	33	67	3.1
75-79	32	20	52	2.4
80-84	12	12	24	1.1
85-89	5	5	10	0.5
90+	0	3	3	0.1
Totals	1173	952	2125	100



The percentage of males in the Shire is 55.2%, whilst females make up 44.8% of the population.

In order to undertake a comparative assessment against West Australia these five-year age groups have been grouped into generic demographic groupings as follows:

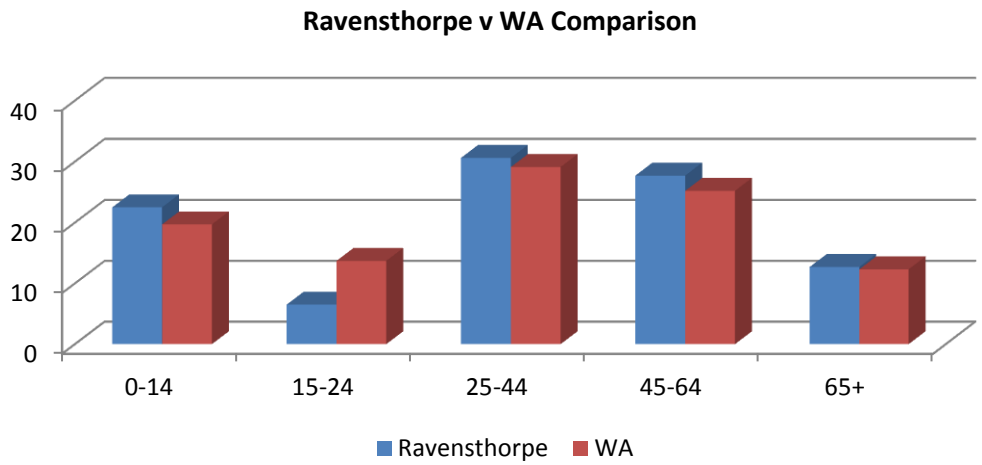
For the study area, the following totals and percentages are evident:

Age	0-14	15-24	25-44	45-64	65+
Total	480	136	649	587	273
%	22.5	6.5	30.6	27.7	12.7

When one compares these figures to the total population for West Australia, the commensurate percentages are shown in the table below:

Age	0-14	15-24	25-44	45-64	65+
Study Area	22.5	6.5	30.6	27.7	12.7
WA	19.7	13.7	29.1	25.2	12.3
Variation	+2.8	-7.2	+1.5	+2.5	+0.4

These variations are more clearly seen in the graph below:



As can be seen from the chart the Shire of Ravensthorpe has a much lower numbers of 15-24 year olds due to this age group gaining education outside the Shire.

4.2. Social Characteristics

The social characteristics of the shire are given in the table below:

Median age	39 years
Median weekly individual income	$747
Median weekly household income	$1361
Average household size	2.4 persons
Aboriginal and Torres Strait Islander persons	29 (1.3%)
Australian born	1618 (76.1%)
Overseas born	507(23.9%)
English speaking only	89.4%

This data clearly indicates that the majority of the population is Australian born. This is important when the participation trends are taken into account, as the highest participating category of people in recreational activities are Australian born with a participation rate of 57.6%.

Of the overseas born, England has 5.5% followed by New Zealand 3.8%, South Africa 2.0% Scotland 0.6% and Ireland 0.5%.

In terms of language spoken at home most of the population speak English whereas Afrikaans 1.4%, Filipino 0.4% and Italian 0.2% were the other most common languages which is important when considering any marketing campaigns.

4.3. Population Projections

Population projections are taken from Western Australia Tomorrow, Population Report No 10, 2015 by PlanningWA.

WA Tomorrow Population Report No. 10 contains the latest population forecasts by age and sex, for Western Australia and its regions. They represent the official Western Australian Government forecasts for the years 2014 to 2026.
These projections have been calculated using a cohort component methodology. The main processes involved are:

- ⇒ create a base population from the estimated resident population produced by the Australian Bureau of Statistics;
- ⇒ the number of births that the population will have is calculated;
- ⇒ the number of deaths is calculated;
- ⇒ the number of net migrants is calculated; and
- ⇒ the new population for the following year is calculated by ageing the population, adding the number of births to the cohort aged 0, removing deaths from the appropriate cohorts and adding the number of net migrants (which may be negative).

The process is repeated for each year in the forecast.

The projections are useful for assessing potential growth or decline and the five yearly Local Government Area Projections for the Shire of Ravensthorpe have an average accuracy of 98.6%.

	Total
2011	**2,170**
2016	**2,160**
2021	**2,180**
2026	**2,200**

The Shire of Ravensthorpe is expected to have a stable population with only small fluctuations over the forecast period according to the projections.

4.4. Summary

- ❖ The demography of the study area (Ravensthorpe) as at the 2011 Census indicates that the population comprises 2,125 people, with a distribution of 55.2% male to 44.8% female.
- ❖ A total of 52.6% of the population are under 39 years of age which, when one compares this to the participation trends, would indicate that the study area has a highly active community.
- ❖ The Ravensthorpe area has a significantly lower population in the 15-24 age group than the State average due to the need to leave the shire for higher education.
- ❖ Conversely 24.7% of the population in Ravensthorpe are over 55 years of age.
- ❖ The Shire of Ravensthorpe is expected to remain static around the 2,200 mark. The population is expected to grow from the 2011 figure of 2,170 to 2,200 by 2026.

5. PARTICIPATION TRENDS

5.1. Participation of Australians Aged 15 Years and Over

Participation in Sport and Physical Recreation, Australia, 2011-12

The *Exercise, Recreation and Sport Survey* (ERASS) was a joint initiative of the Australian Sports Commission and State and Territory Departments of Sport and Recreation, conducted on an annual basis between 2001 and 2010. ERASS ceased at the end of 2010. Ongoing national sport and recreation statistics is being collected by the Australian Bureau of Statistics (ABS),

The Australian Bureau of Statistics' (ABS) "National Participation in Sport and Physical Recreation Survey" was conducted from July 2011 to June 2012 using the ABS Multipurpose Household Survey (MPHS). The survey collected data about the characteristics of people aged 15 years and over who participated in sport and physical recreation activities as players, competitors and in other physically active roles. Involvements in non-playing roles such as coaches, umpires and club officials were excluded from the data. The survey also collected data about the type of activities participated in, the frequency of participation, whether it was organised by a club, association or some other organisation and the facilities used.

Findings

Nearly two-thirds of the Australian population aged 15 years and over (65% or 11.7 million people) reported that they had participated in sport and physical recreation at least once during the 12 months prior to interview in 2011–12.

Approximately 35% of the population participated in one physical recreation activity, while 18% participated in two and 12% in three or more activities.

5.1.1. AGE AND GENDER

The highest participation rate in sport and physical recreation was reported by people aged 15–17 years (78%). Participation generally decreased with age, with persons aged 65 years and over having the lowest participation rate (50%).

In general, males had slightly higher participation rates than females (66% and 64% respectively) although this was not the case for all age groups. Participation rates in the younger age groups were significantly different between males and females. Males aged 15–17 years had a higher participation rate than females of the same age (85% and 70% respectively). Similarly for 18–24 year olds, males again had a higher participation rate than females (76% and 67% respectively).

5.1.2. BIRTHPLACE

People born in Australia were more likely to participate in sport and physical recreation than those born in other countries (67% and 59% respectively). While the participation rates were similar for males and females born in Australia (68% and 67% respectively) and overseas in main English-speaking countries (69% and 70% respectively), the rate for males born overseas, not in a main English-speaking countries, was significantly higher than that of females (58% and 47% respectively).

5.1.3. EMPLOYMENT STATUS

There was a significant difference in the participation rates between those who were employed (70%) and those unemployed (64%). Participation rates in sport and physical recreation were similar for those employed full-time (70%) and those who were employed part-time (71%). Just over half of those aged 15 years and over who were not in the labour force (55%) reported participating in sport and physical recreation in the 12 month period prior to interview.

5.1.4. HOUSEHOLD COMPOSITION

People living in couple households with dependent children were more likely to participate in sport and physical recreation (68%) than those in one parent households with dependent children (63%) and lone person households (61%).

5.1.5. EDUCATIONAL ATTAINMENT

Participation rates for sport and physical recreation were similar for those whose highest educational attainment was a Postgraduate degree (79%), Graduate diploma or graduate certificate (82%) and Bachelor degree (78%). The lowest participation rate was reported by people whose highest educational attainment was year 10 or below (48%).

5.1.6. HOUSEHOLD INCOME

Participation rates generally increased as equivalised household income increased. People whose weekly household income was in the highest quintile reported a participation rate of 81%, whereas the rate for people in the lowest quintile was 48%.

5.1.7. TYPE OF PARTICIPATION

People can choose to take part in sport and physical recreation either through organised or non-organised activities. Organised activities can be arranged through recreation clubs, sporting or non-sporting associations, through gymnasiums or through a wide variety of other sporting and non-sporting arrangements. Around a quarter of the population (27%) reported participating in organised sport and physical recreation while almost double that (53%) took part in non-organised activity

Participation in organised sport and physical recreation was highest amongst persons aged 15–17 years (58%). Participation rates in organised activities were similar for males and females (28% and 27% respectively) but were higher for males (54%) than females (51%) in non-organised activities.

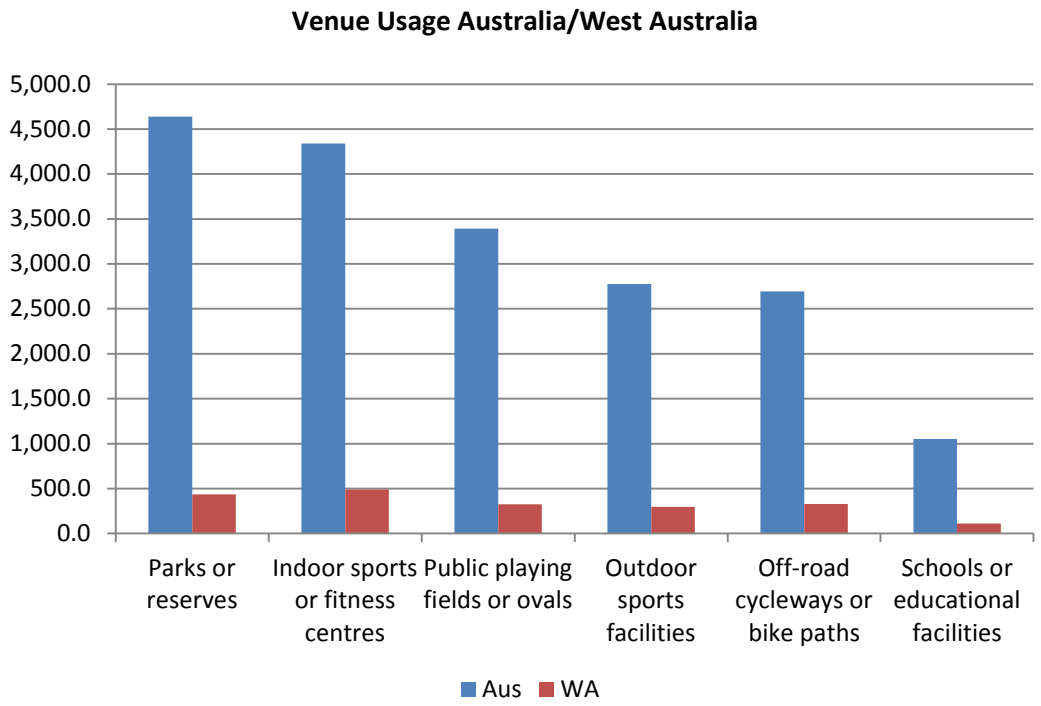
5.1.8. FREQUENCY OF PARTICIPATION

Of the 11.7 million people who participated in sport and physical recreation in the 12 months prior to interview, more than half (52%) participated 105 times or more (i.e. on average at least two times each week). This included the number of times spent training and practising for an activity. A larger percentage of female than male participants took part 105 times or more (55% compared with 49% respectively)

Comparing the top 25 most frequently participated in sports and physical activities, persons walking for exercise were more likely to participate 105 times or more (58%). This was followed by fitness and gym activities, where 40% of participants participated 105 times or more.

5.1.9. FACILITIES USED

There is a wide range of facilities available to people who participate in sport and physical recreation. Not all are purpose built such as ovals, tennis courts and gymnasiums with parks, beaches and walking trails also often used for exercise and physical activity. Those who participated in sport and physical recreation were asked whether they had used any of six selected facilities in the 12 months before interview (see graph below). Parks and reserves were used by the most people (40%), followed by indoor sports and fitness centres (37%).



5.1.10. COMPARISON OVER SURVEYS

There was no significant change in the participation rate between 2009–10 and 2011–12 (64% and 65% respectively). However, as the population increased so too did the number participating, which grew from 11.1 million to 11.7 million between the two reference periods. Rates by age remained the same over the two periods with the exception of those aged 35–44 where participation increased from 65% in 2009–10 to 69% in 2011–12.

There were significant increases in participation rates between 2009–10 and 2011–12 for people who were born overseas (56% to 59%), people living in capital cities (64% to 66%), and those who were not in the labour force (53% to 55%).

Walking for exercise remained the most popular activity over time with a similar participation rate from 2009–10 to 2011–12 (23% and 24% respectively). The participation rate for cycling or BMXing increased from 6.5% to 7.6%. Similarly, the rate of people participating in jogging or running increased from 4.3% in 2005–06, to 6.5% in 2009–10, to 7.5% in 2011–12.

The table below provides a list of the top 20 type of activities participated in, the number of participants and the participation rate as a percentage for WA for the survey period 2011-12.[1]

	ESTIMATE ('000)	PARTICIPATION RATE (%)
Walking for exercise	422.9	22.5
Fitness/Gym	321.7	17.1
Swimming/Diving	180.9	9.6
Cycling/BMX	166.0	8.8
Jogging/Running	142.6	7.6
Golf	86.4	4.6
Tennis (indoor and outdoor)	66.9	3.6
Soccer (outdoor)	52.5	2.8
Australian Rules football	47.0	2.5
Netball (indoor and outdoor)	45.1	2.4
Dancing/Ballet	38.9	2.1
Basketball (indoor and outdoor)	37.8	2.0
Bush walking	37.9	2.0
Fishing	38.6	2.0
Cricket (outdoor)	33.8	1.8
Lawn bowls	33.0	1.8
Martial arts	28.8	1.5
Yoga	28.7	1.5
Surf sports	22.2	1.2
Football sports	14.0	0.7

5.2. Children's Participation in Cultural and Leisure Activities, Australia, AprIL 2012

The 2012 Survey of Children's Participation in Cultural and Leisure Activities was conducted throughout Australia in April 2012 as a supplement to the Australian Bureau of Statistics' (ABS) monthly Labour Force Survey (LFS). Information about the participation of children aged 5 to 14 years in cultural, sporting and other leisure activities is provided.

Statistics in this publication were collected in April 2012 as a supplement to the Australian Bureau of Statistics' (ABS) monthly Labour Force Survey (LFS

Information collected in the survey includes:

- children's participation in selected organised cultural activities and organised sports, and attendance at selected cultural venues and events outside of school hours during the 12 months prior to interview
- participation in selected recreational activities (such as skateboarding, rollerblading or riding a scooter, bike riding, watching television, videos or DVDs, and other screen-based activities) outside of school hours during the most recent two school weeks prior to interview
- the use of the Internet and mobile phones
- characteristics of children who participated and the frequency and duration of their involvement in some activities.

[1] Participation in Sport and Physical Recreation, Australia, 2011-12, ABS 5/4/13

5.2.1. Findings

In the 12 months to April 2012, of the 2.8 million children aged 5 to 14 years, 1.7 million (60%) participated in at least one organised sport outside of school hours.

Approximately two thirds (66%) of all children aged between 9 and 11 years participated in organised sport, higher than the participation rates of those aged 5 to 8 years and 12 to 14 years (56% and 60% respectively).

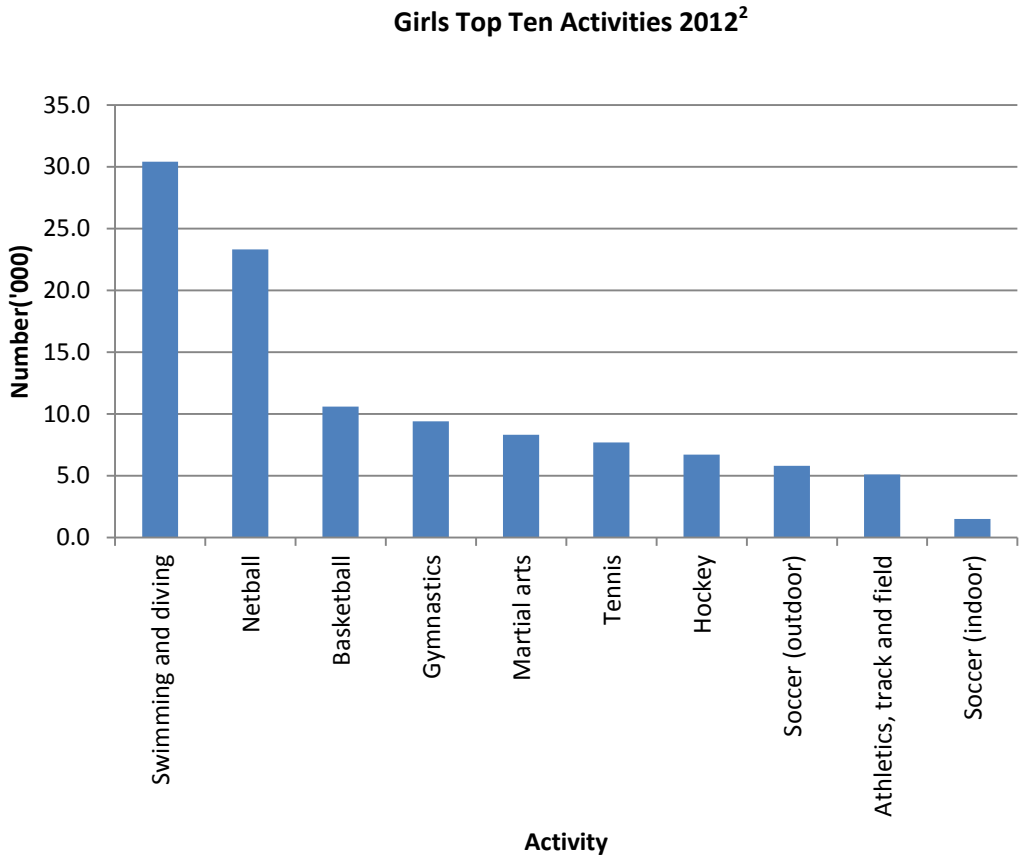
More males (949,000) participated than females (727,000). Participation was higher for children born in Australia (61%) compared with those born overseas (52%) and higher for children in couple families (64%) compared with those living in one-parent families (48%).

Participation rates varied between the states and territories, with the highest participation rate in the Australian Capital Territory (73%).

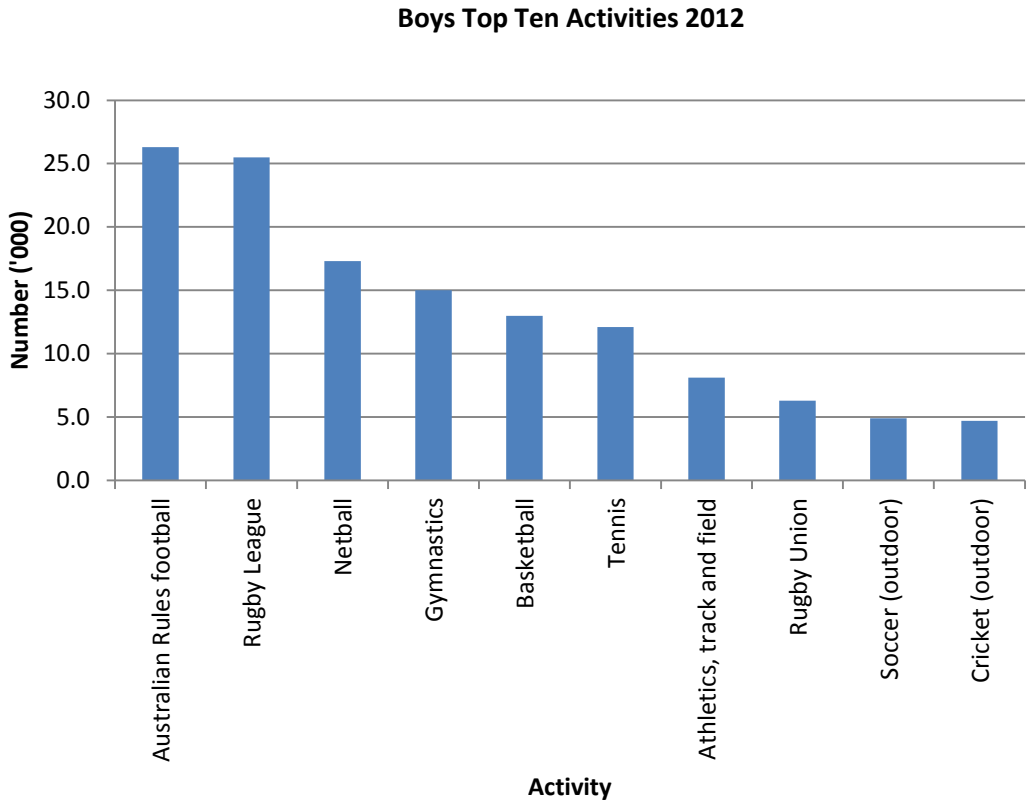
The most popular sport for males was outdoor soccer, with 309,700 participants and a participation rate of 22%.

Nineteen percent of all females (256,900) participated in swimming and diving, the most popular sport for this group, followed by netball (220,400 females or 16%).

On average, children spent five hours in the last school fortnight playing and training in organised sport outside of school hours.



[2] **Children's Participation in Cultural and Leisure Activities, Australia, Apr 2012, ABS**



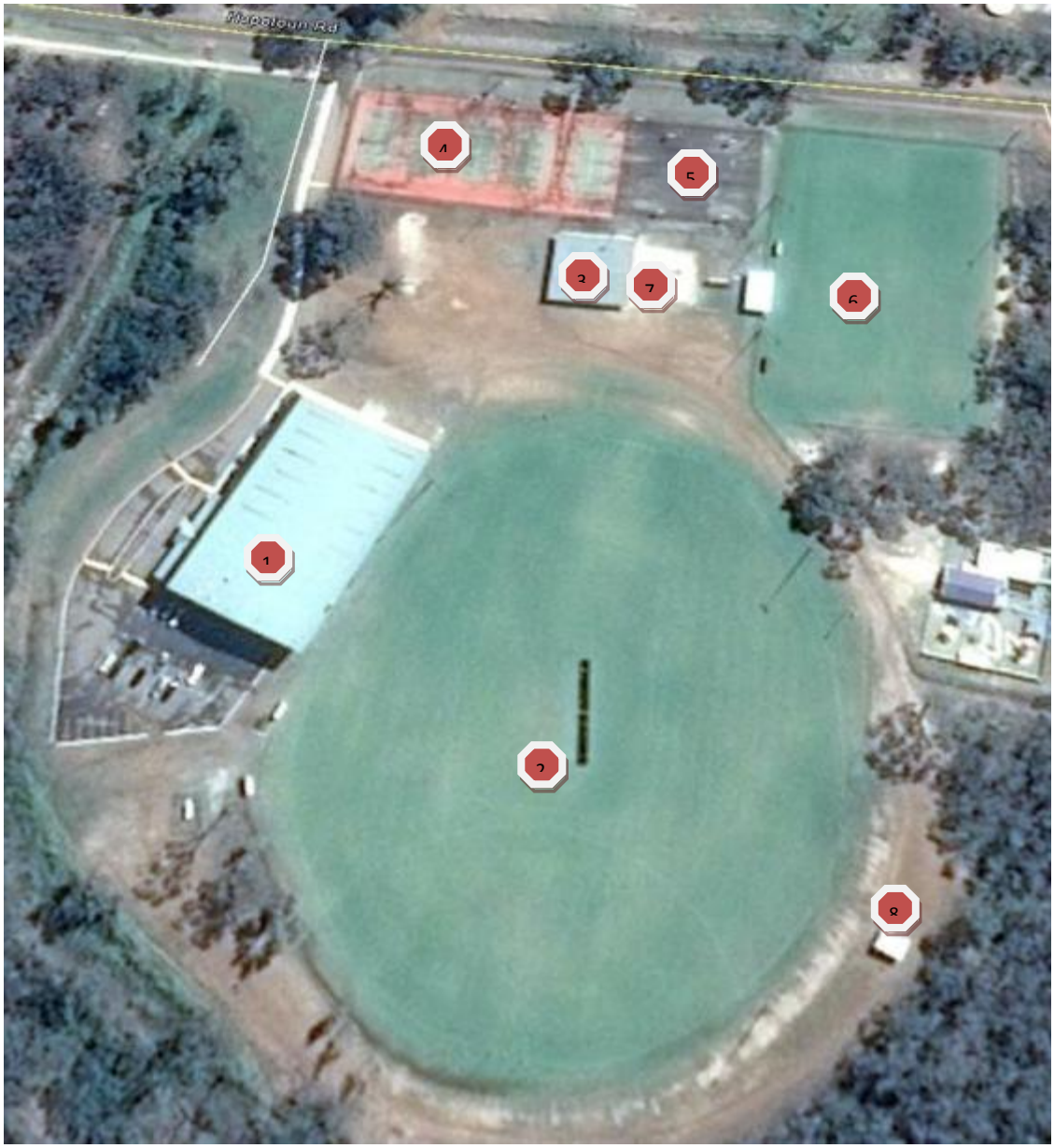
5.3. Summary

The participation trends have been collated for adults and children and provide a picture of the type of activities and frequency of participation.

Parks and reserves were used by the most people (40%), followed by indoor sports and fitness centres (37%) which is important in terms of the facilities at the Ravensthorpe Entertainment Centre and sporting complex as any changes to enhance the utilisation will be in keeping with facilities most used within Australia.

6. FACILITY INVENTORY

One of the key tasks in this study was the assessment of the current level and adequacy of recreational and cultural facilities available to the community. An inventory has been completed and the various facilities are reported on as follows;



1. Ravensthorpe Entertainment Centre
2. Sporting Oval
3. Tennis Pavilion
4. Tennis Courts
5. Unused basketball courts
6. Hockey Pitch
7. Playground
8. Scoreboard

6.1. Ravensthorpe Entertainment Centre

Figure 1 View from tennis club to REC

Figure 2 Front entry

Figure 3 Main hall sports courts

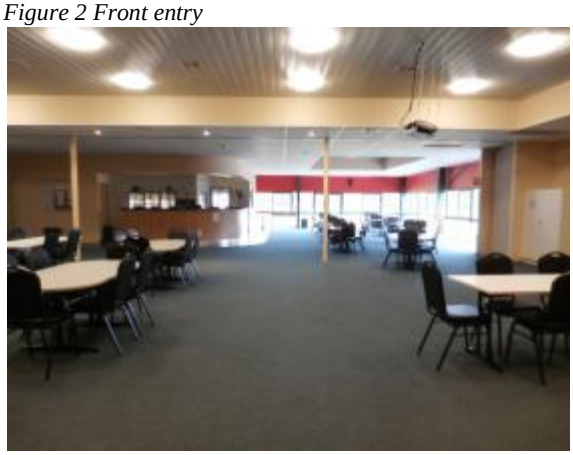


Figure 4 Function Room

The REC facility internally boasts two multi-purpose courts suitable for netball, basketball, tennis, badminton, and volleyball. It has a gym and fitness centre space, administration office, crèche / meeting room, seminar spaces, first aid / storage space, accessibility lift, change rooms and toilets for all abilities, tavern area / function room and an indoor vacant space.

The REC facility is of high quality and provides for the community's needs for the future. Some minor changes would ensure better use with access issues to the first floor function centre and modifications of use to the vacant activity room on the ground floor.

6.2. Sporting Oval

Figure 5View from tennis club

Figure 6 View from REC centre

The oval is well used for football and cricket; new goal posts will be required during the lifetime of this plan.

6.3. Tennis Pavilion

Figure 7 Tennis Pavilion

Figure 8 View from northern corner of REC

The tennis pavilion is in reasonable condition and caters for tennis players needs.

6.4. Tennis Courts

Figure 9 Plexipave tennis court

Figure 10 View across the 5 tennis courts

There are 5 plexipave tennis courts which will need resurfacing during the life of this plan. The potential to increase use could be achieved with the placement of two multi use basketball courts should be considered.

6.5. Unused basketball courts

Figure 11 Unused basketball courts

Figure 12 Unused basketball courts

The unused basketball courts are in a poor state of repair. The courts have a bitumen surface and the area will be considered further within this plan to determine the best use for the area.

6.6. Hockey Pitch

Figure 13 Hockey Pitch

Figure 14 View across hockey pitch from Hopetoun Road

The hockey pitch is of a good standard and is natural turf. No changes are proposed for this area

6.7. Playground

Figure 15 Playground

Figure 16 Hit up wall

The playground is located adjacent to the tennis club and is secured with a perimeter fence and has a soft fall base of sand. The hit up wall is located adjacent to the playground but could be relocated if needed depending on other developments as part of the Master Plan.

6.8. Scoreboard

Figure 17 Scoreboard

The scoreboard is a brick built structure and is in poor condition. Its replacement with a more appropriate structure would ensure better functional use.

7. CONSULTATION

7.1. Calls for Submissions

A call for community input into the development of a Master Plan for the Ravensthorpe Entertainment Centre and Sporting Complex was advertised on the Councils website for a period of three weeks in June 2015.

Ravensthorpe Entertainment Centre & Sporting Complex
MASTER PLAN – Have your Say

The Shire is in the process of developing a Master Plan for the Ravensthorpe Entertainment Centre and Sporting Complex.

The Plan will consider potential facility upgrades and improvements to the Ravensthorpe Entertainment Centre and Sporting Complex including things such as:-

Viewing platform over the oval.
Tennis court pavilion and court upgrades to include multi-use courts.
Removal of old outdoor netball/basketball courts.
Centrally located playground.

The Plan itself will focus on a number of key outcomes, to ultimately maximise participation and sustainability of the facility. It will provide a base from which to build future direction and take into account user and community needs.

Council is working with the RECMC and affiliated sporting clubs to develop this plan but is seeking input from the **whole community** as it is **your** centre.

If you would like to contribute please complete the suggestion box below and drop back to the Shire Office or into the CRC in Hopetoun or Ravensthorpe or at the Ravensthorpe Entertainment Centre.

Alternatively you can email suggestions to recreation@ravensthorpe.wa.gov.au or call to discuss any ideas on 9838 1166

Closing date for all comments is 19th June so they can be included in the development of the plan.

A total of 15 responses were received canvassing a wide range of views and comments which have been summarised as follows;

A number of people responded negatively by expressing the need for the Shire to develop other areas than the Ravensthorpe REC such as

- “Don’t forget the Hopetoun Entertainment Centre”
- “What is your Master plan for the facilities at Mason Bay and Two Mile”
- “We need to look at the future of the town before spending “
- “Need money spent on Hopetoun HDRA”
- “Need to look at Hopetoun facilities due to larger numbers there”
- “How about spending some of our ratepayer dollars on our Hopetoun Sporting Complex”

Multiple comments were received identifying the need for common facilities these being:

- Viewing Platform (3)
- Playground (3)

- Access issues with stairs being too steep and pram access (4)
- Enlarge parking area to south of facilities (2)

Other facilities which require attention were identified as:

- Skateboard Park
- Air conditioning of court area
- Kitchen needs improvement
- Undercover front door drop off and pick up area
- Bigger Gym

7.2. Meeting of Ravensthorpe Entertainment Centre Management Committee

A meeting of the Management Committee was held on Friday 12th June with representatives from the major user groups of Tennis and Tigers, the REC Management Committee, and Shire officers and an elected member.

Discussions about the background of the facilities and proposed additions and alterations were summarised as follows:

- The existing Centre is an excellent facility but a few issues need to be addressed namely:
    - Access to upper floor is difficult if the lift is out of order
    - The access to playing fields is limited due to lack of viewing area/grandstand access from the function room
    - Management issues with the facility being licensed
    - Lack of public use and ownership
    - Lack of display areas for sporting groups
- The need for a central playground to link sporting groups and the community
- Some of the existing sports equipment will need replacing
    - Hockey goals
    - Football scoreboard
    - Goal posts
- Potential for seating to be located on the stage inside the main court area
- Potential for either a youth club or gym expansion in the unused room at the rear of the hall.
- Acknowledgement that the area has been discussed in terms of locating a skateboard park but was considered as better located within the main town

The Ravensthorpe High School representative could not make the meeting but provided four key points for consideration within the plan as follows.

- Opportunity for youth to access a space for scooters and skateboards
- Upgraded multi use courts is a great idea
- Desperately needed is a centrally located playground
- Indoor youth space available to various age groups

7.3. Club Survey

A short survey was furnished to the major user groups these being Ravensthorpe Tennis club and Ravensthorpe Tigers Football and Sporting Group (catering for Football, Netball, Hockey and Cricket)

When asked if the facilities they currently use meet the needs of the club all users stated yes.

In terms of major maintenance needs identified the following items were identified:

- Resurfacing of courts
- Tennis pavilion kitchen area and toilets need upgrading and regular maintenance
- REC Roof leaking

- Possible kitchen appliance update in REC

When asked what facilities are required to enhance their activities at the complex the following items were identified by all users:

- New centrally located playground
- Possible grandstand to utilise bar/kitchen area whilst watching games
- Viewing/seating/shade/ area
- BBQ area
- Junior lines marked on two of the tennis courts
- Hit up wall
- Access to REC kitchen without a bar manger
- New tables and chairs

7.4. Summary

The consultation phase has identified a number of common items for consideration which will form the basis of the development of a master plan for the complex.

8. FACILITY ISSUE IDENTIFICATION

During the course of this study a number of issues have been identified and, whilst some are minor changes, there are some crucial issues which need addressing. The Ravensthorpe Entertainment Centre is a good facility which is not being used at the optimum level and is not serving as the centre it should be for the community.

The current facilities, whilst meeting the needs of the individual activities, operate in isolation and do not engender a united community or sense of belonging.

Some of these issues are not facility related rather they are management issues which although outside of the brief of this study do require identification and action to address.
The issues are identified below:

- T**he current use of Ravensthorpe REC and lack of belonging**
  The Ravensthorpe Entertainment Centre is of high quality and should be the centre of the community. The sporting clubs who use the external facilities are reluctant to use the centre as clubrooms due to some of the restrictions placed on them. The lack of ability to display club memorabilia and honour boards results in a lack of belonging and needs to be remedied and, whilst this will result in the placement of honour boards which may detract from the facilities use as a function centre, should not be the reason to restrict this placement. The use of the function room by external social gatherings should not take precedence over the weekly use of sporting clubs. The use of lockable display cabinets should be encouraged and honoured.
- **Liquor license**
  The difficulties associated with the holding of a Liquor Licence Tavern requires that a licensed bar manager is on site at all times the venue is being used even if no consumption of alcohol is required. This limits use of the kitchen and function room outside of trading hours and is not conducive to increasing use of the premises. Whilst the history of obtaining a Liquor License in the initial stages is well documented it needs to be relooked at and assess the merits of changing the Liquor License to Club Restricted/ Reception or Function Centre or Sports Arena. Whichever License chosen needs to ensure access to the venue outside of designated trading times without the need for a Licensed Bar Manager being on site.
- **Facilities operating in isolation**
  Currently the Tennis Club and Tigers Sporting Club and REC all operate in isolation and even though individuals can and are members of all groups the lack of shared concerns is not assisting the creation of community.
  The sharing of facilities and cooperative management is necessary to ensure the community as a whole gain a better outcome in terms of their leisure needs.
- **Lack of Visual Presence**
  The facilities are not well sign posted or advertised to passing traffic and the community in general and whilst considerable time and resources were allocated to developing the REC logo and image the lack of appropriate signage is detrimental to the REC and Sporting Complex.
  There is a need for a sign system that includes directional, visitor orientation, management, regulatory, risk warning and hazard identification and interpretive signage to assist complex visitors. Collectively, the signs should reflect the corporate image and provide a unified approach to design elements in terms of style, appearance, dimensioning, materials and graphics.
  The range of signs should utilise an appropriate and consistent visual communication system to convey messages efficiently. They should be designed with consideration of production economies and life cycle costs, ease of installation and maintenance, and be of a high standard, robust and scaled appropriately.

At the very least clear directional signs are required as well as a large venue sign to announce the facilities on approach.

- **Centrally located playground**
  All previous reports and documentation, along with the current consultation has identified the need for a centrally located playground. The difficulty has been the determination of the "central" aspect and ensuring that any further development enhances the existing facilities and does not disadvantage one group over another.

  The Master Plan will determine the best location for the placement of a centrally located playground.
- **Conflict with vehicles**
  Currently, as with many country facilities, the venue can be accessed by vehicles from all parts of the complex. Whilst this is traditional in country football ovals it is necessary to consider restricting vehicle access in areas to avoid vehicle v pedestrian conflict.
- **Access to and from function centre on first floor/disability access**
  The stairs to the first floor are quite steep and can create difficulties in accessing the first floor especially for those individuals who are less mobile and those with young children and prams. The lift alleviates this problem but does need regular maintenance to ensure its ongoing use. A regular scheduled maintenance program is needed to limit the times the lift is not working to ensure a reduction in the level of complaints.
- **Disused basketball courts**
  The area currently occupied by the unused basketball courts is unsightly and detrimental to the visual appeal of the complex. This area will be addressed within the proposed development of the Master Plan.
- **Connectivity to and around the facility**
  As stated earlier the access around the facility has been determined by the level of vehicle access and has restricted the pedestrian connectivity. Restricting vehicle movements allows for development of connectivity for pedestrian traffic. The development of connectivity pathways allows for not only access but additional opportunities for bicycles, prams and wheelchair users which currently does not exist.
- **Facility and equipment changes**
  A range of minor changes/equipment upgrades have been identified as required during the term of this plan which include the following.
  - Grandstand with canopy
  - Cricket practice wickets
  - Relocated hit up wall
  - Upgrade to tennis courts to allow for two multi use courts
  - New equipment
    - Hockey Goals
    - Scoreboard
    - Goal posts
  - Seating on stage area
- **Geographic jealousies between Ravensthorpe and Hopetoun**
  Whilst not something that can be alleviated easily it should be noted that the feedback received during compilation of this plan highlighted the geographic jealousies between Ravensthorpe and Hopetoun. The completion of this plan will see the need for considered marketing as a venue for all the community not just Ravensthorpe.

9. DESIGN

9.1. Development Rationale

Stage One of this study was focussed on determining and confirming the community's needs, incorporating current user groups as well as assessing the existing infrastructure and identification of gaps in facility provision.

In order to meet the expressed needs of the community and to cater for the existing population there is a need to redevelop and realign the facilities to ensure better use of resources with facilities that are multi use and capable of being shared by a number of users rather than a standalone facility.

The identified needs and the following design criteria have formed the base for the development of conceptual plans for the proposed Master Plan.

9.2. Design Criteria

9.2.1. Multi Use

It is essential that the overall development and each component have as much flexibility of use as possible without seriously impacting on the functional design requirements and having risk management aspects in mind. In the case of Ravensthorpe Entertainment Centre and Sporting Complex these multi uses are activities including cricket, football, hockey, tennis, gym users, basketball, dog walkers and other community groups and individuals.

9.2.2. Design

The functionality, operational and maintenance characteristics of the built environment are to be paramount to aesthetics. However, aesthetically, the design of the facilities must blend into the existing surrounds.

9.2.3. Staged Development

The development is to be capable of being constructed in stages over a five-year financial plan with the function of the development stages capable of being managed effectively on a "stand alone" basis. It is imperative that as little disturbance as possible is created for the existing reserve users to enable the ongoing use of the facilities Any reserve development will be undertaken and staged around playing seasons that allow for best recovery and minimal disruption to users.

9.2.4. Capital Cost

The design is to be cost effective and utilise building materials and methods suitable for the area.
The capital cost will be staged to limit the financial impact on the Shire and spread across a five year timeframe.

9.3. Functional Elements

Based on the demographic analysis, facility inspections and consultation the following design elements have been identified as the basic requirements to improve the use of the area for the community and to meet the expressed needs:

9.3.1. New Car park - North of Site.

The un-used basketball courts can be easily transformed into a car park thus alleviating the need for vehicle parking to the south of the existing tennis pavilion. Freeing up of the area to the south of the tennis pavilion allows for the siting of a centrally located playground and social area including BBQ's seating and tables.

9.3.2. Centrally located Playground

The positioning of the playground is vital in ensuring the bringing together of the existing groups who currently operate in isolation.

The new playground needs to meet the variety of ages to encourage use by the Shires young people. It should develop social and physical skills whilst having fun.

With this in mind it would be necessary to have a mix of equipment which challenges children at their stage of development.

By way of example the following playground pieces would offer a mix from early childhood to more active teens.

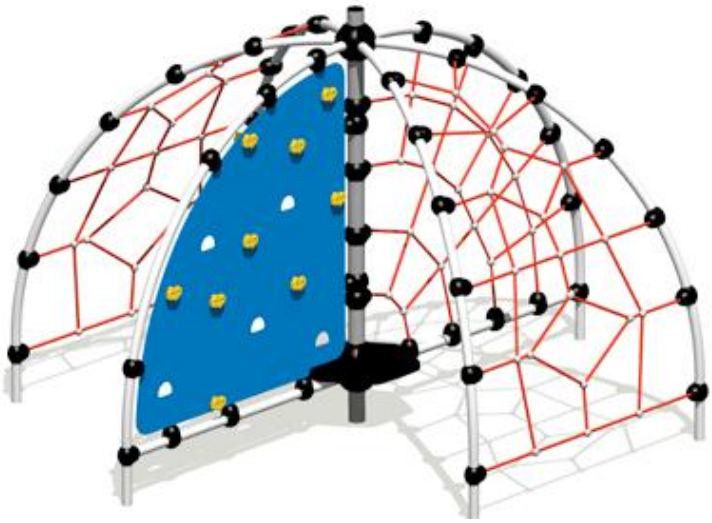
Early Childhood

$8,487
Size 3.4m x 3.0m

All age groups

$27,857
Size 9.5m x 6.5m

Young people -Teens



$10,523
Size 4.3m x 3.8m
Total for three items =$46 867

9.3.3. BBQ and Social Area

The new social area should include seating, table's shelter and BBQ's to be located in the new area between the REC and the Tennis club.

Examples of standards of seating, tables and shelter are as follows:

Bench Seating Price $612

Tables Price $2,645

Shelter Price $12,670

9.3.4. New Covered Grandstand and ramp

The existing function hall on the first floor of the REC has double doors to the outside but nothing outside the door. It is proposed to develop a covered grandstand with six tiers to allow for viewing from the eastern side of the REC and immediate access to the function room. The placement of the grandstand will require a slight modification to the playing surface and a reduction in the oval playing width. Also a ramp access will be provided along the southern wall of the REC with a ratio of 1:20. It should be noted that this does not meet disability standards of 1:14 but is adequate for most people. Should it be necessary to ensure the ramp meets disability standards additional work and costings will be required.

9.3.5. Cricket Practice wickets

The placement of a cricket practice wickets double bay on a north south axis will allow for the safe use of the facilities (estimated costs in the order of $50,000).

9.3.6. Hit up wall

The existing tennis hit up wall will be removed to make way for the change of use of the basketball courts to car parking. It will be necessary to identify an appropriate location for placing a new hit up wall, at the same time dependant on funding it may be opportune to incorporate a half court basketball facility to provide for additional activities for the Shires young people.

9.3.7. Multi use path

Restricting traffic movements to the northern end of the complex and the creation of a new playground/social area allows for the placement of a multi use pathway around the oval and through the site. This pathway will link all of the activity areas and provide for additional activity in itself.

9.3.8. Multi use courts

The reconfiguration of the existing tennis courts to multi use courts with basketball should be assessed during the resurfacing of the courts to allow for best use of resources. It would be opportune to ensure post flanges are placed at this time to ensure minimal disruption.

9.3.9. Upgrades and equipment replacements

- Hockey goals
  New goal posts range in price from $5,000-$8,000 dependant on quality and mobility
- Football scoreboard
  By example the Scoreboard below is priced at $950

- Goal posts
  Football goal posts vary considerably in quality and size but a good quality senior sized set of goal posts are in the vicinity of $5,500. Padding is an additional cost if required.

10.COSTINGS AND STAGING

10.1. Capital Costs

Capital costs based on the concept plans have been developed by Owen Consulting Quantity Surveyors which indicate the total development costs in the order of $1,250,000

Full costings are provided as an attachment to this report.

10.2. Proposed staging

The development has been further assessed in terms of a staging project to be completed over 4 stages as follows:

Stage One: **$420,000**

- Development of new car park site to enable vehicle restrictions to be put in place
- Design , Documentation and construction of the proposed playground social area
- Vehicle Restrictions put in place

Stage Two: **$130,000**

- Commence the design and documentation of the grandstand in anticipation of commencement in Stage Three
- Development of cricket practise wickets and tennis hit up wall
- Resurface tennis courts and integrate multi use courts

Stage Three: **$450,000**

- Construct grandstand

Stage Four: **$150,000**

- Multi use path
- Replace scoreboard*
- Replace goal posts (hockey/football)*
- Signage for the complex*

* An allowance for new goals, scoreboard and signage should also be allowed for of approx $17,000

10.3. Grant Funding Availability

A review of existing funding opportunities has revealed that two main sources of assistance are currently available and these are the Community Sporting and Recreation Facilities Fund, DSR and Lotterywest.

10.3.1. Community Sporting and Recreation Facilities Fund, Department of Sport and Recreation

Through CSRFF, the State Government invests annually towards the development of high quality physical environments in which people can enjoy sport and recreation. There is $7 million available for allocation in the 2016/17 funding round

The maximum grant offered for standard grant applications is one third of the total estimated project cost (excluding GST). DSR will assess the total eligible cost of your project (excluding GST) from the information provided.

Some applications will be eligible for up to one half of the project cost. This eligibility will be measured against key development principles. Applicants will have to show their eligibility through

the Development Bonus section of the application form. Meeting Development Bonus criteria will not automatically ensure the applicant is eligible for 50% of the project cost.

Priority will be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities reduce infrastructure required to meet similar needs and increase sustainability.

Annual Grants $66,667 – $166,666 will be allocated to projects with a planning and construction process that will be complete within 12 months. The total project cost for annual grants is between $200,001 – $500,000. Grants given in this category must be claimed in the financial year following the date of approval.
Forward Planning Grants where the total project cost exceeds $500,000 and may require an implementation period of between one and three. Grants in this category will have a total project cost (exclusive of GST) of over $500,000 and may be allocated in one or a combination of the years in the next triennium.
Minimum Grant - $166,667
Maximum Grant - $1,000,000

10.3.2. Lotterywest

Lotterywest grants aim to assist community organisations to turn their ideas into reality. "We see the grants we make as an investment, not only in the future of your organisation, but in the future of the Western Australian community as a whole".

Lotterywest grants should make a difference to a community. Preference is for proposals that have come from, or been embraced by, a community, that will involve a wide cross section of people and will enhance the quality-of-life of Western Australians.

Lotterywest has five broad grant areas. These have come about in response to community priorities. Lotterywest grants will:

- ⇒ Extend the capacity of not-for-profit organisations.
- ⇒ Strengthen community service delivery.
- ⇒ Enhance community development initiatives.
- ⇒ Value our State's heritage.
- ⇒ Advance participation in community life.

In addition to Service Accommodation or Community Facilities Grants they provide grants for a variety of purposes. Just a few examples include recreation for people with a disability, community celebrations, heritage and conservation, and services for seniors, young people and children.
Priority for community facilities grants is given to **Local government authorities** where the facility is to be used to provide community services to disadvantaged groups in the community or where the grant is part of a broader proposal for a community centre.

Lotterywest may contribute to the costs of purchase, construction, alteration or addition for a wide range of accommodation and facilities. These include:

- ⇒ **Community Buildings** towards the parts of a building that will be used by a cross-section of the broad community, such as meeting rooms, a crèche, community training rooms etc. Lotterywest encourages 'multi use' facilities that reflect a coordinated approach, accommodate a range of needs, and act as a focus for community interaction and involvement. Buildings may be relatively small (e.g. a community hall) or large (e.g. a

purpose built regional facility). Lotterywest may contribute to the non-sporting aspects of a community recreation complex such as a community meeting space, a crèche, etc. Similarly Lotterywest may contribute to the non-arts specific aspects of an arts facility.

⇒ **Community Playgrounds and Skateboard Parks** towards the cost of installing or developing a community playground or skateboard park, where support is also being provided by the local government authority or a local not-for-profit community group. Support from a community group may be 'in-kind'. The application needs to be made by the Local Government Authority where the facility will be on local government land. Consideration will be given to other available facilities within the area, the evidence of community need and consultation, particularly with proposed users, the benefit the playground or skateboard park will bring to the community, the applicant's ability to contribute to the project, the contributions being provided from other sources and the scale and projected use of the playground or skateboard park. This will influence our assessment and the level of support that we may provide. Priority will be given to facilities in rural and regional areas, however, proposals from metropolitan local government authorities will be considered. In the case of skateboard parks, particularly where the facility serves as a regional facility.

⇒ **Fit out or Leasing**
Grants may also contribute to fit out or leasing costs in the following circumstances:

- **Fit out** where resources for the building are provided from another source.

- **Leasing costs** for an interim period in circumstances which could not have been planned for and, which without such support, would present significant disadvantage to the users of the service and or the quality of service provision. This support would generally be considered where it provided a more effective and cost efficient approach to planning and resourcing longer term accommodation or facility needs.

Grants are **not** provided for ongoing maintenance or operating costs of facilities such as rates and cleaning. Applicants must be able to demonstrate within their business plans and operational budgets that these annual costs can be met.
http://www.lotterywest.wa.gov.au/assets/documents/grants/documentdownloads/bgt/bgt_comm_info.doc