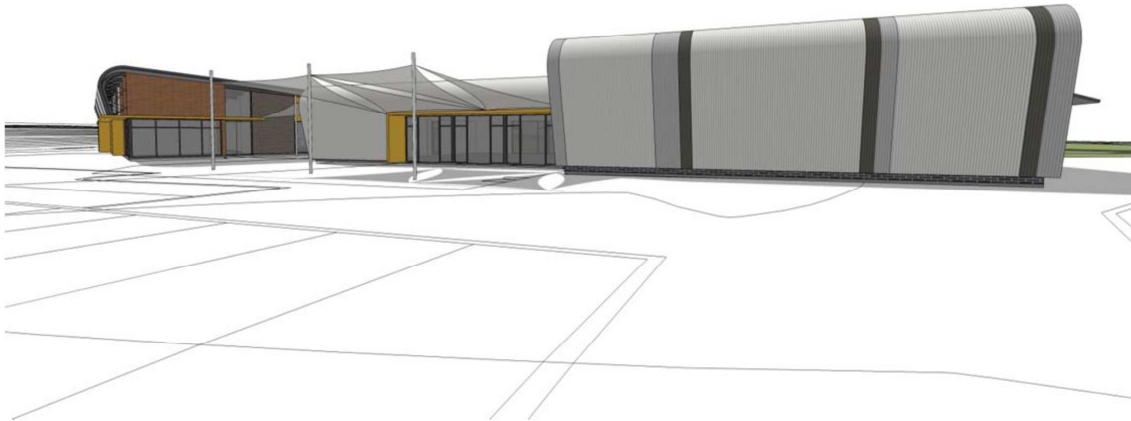


ERNEST JOHNSON RESERVE MASTER PLAN

FINAL REPORT

AUGUST 2013



Jill Powell &
associates



INDEX

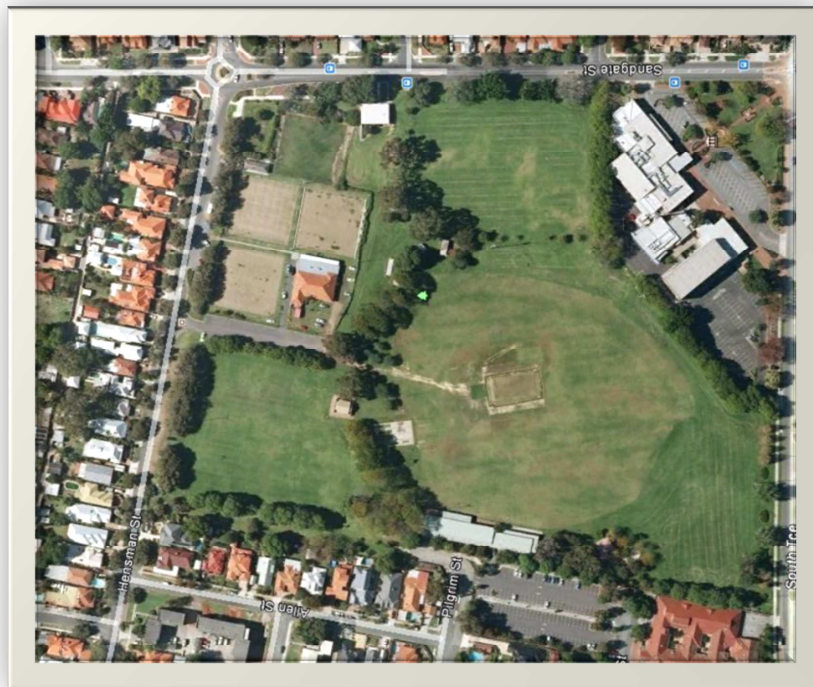
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1 PROJECT BACKGROUND AND BRIEF

Ernest Johnson (EJ) Reserve precinct provides recreational, sporting, and social opportunities for residents within the City of South Perth. EJ Reserve is located in South Perth (bounded by South Terrace, Sandgate Street and Hensman Street).

The Reserve comprises two (2) lots, being Lot 384 (Ernest Johnson Oval, Sandgate Reserve and Hensman Park) which is designated “freehold” land, vested in the City of South Perth for the purpose of Parks and Recreation; and Lot 387 (Como Bowling & Recreation Club) which is Crown Land vested in the City of South Perth for the purpose of Parks and Recreation.

The precinct comprises three (3) active reserves; Ernest Johnson Oval, Sandgate Reserve and Hensman Reserve. Currently there are six (6) buildings on the reserve; Ernest Johnson Scout Hall and Ernest Johnson Pavilion on Lot 384; and Como Bowling and Recreation Club, athletics storage shed, a public toilet building and Rotary Community Hall on Lot 387.



The project brief stated:

“The master plan will aim to accommodate the needs of relevant sport clubs, community groups, the local community and the City and to produce a contemporary, functional, integrated and sustainable community facility within an acceptable scope, budget and timeframe.

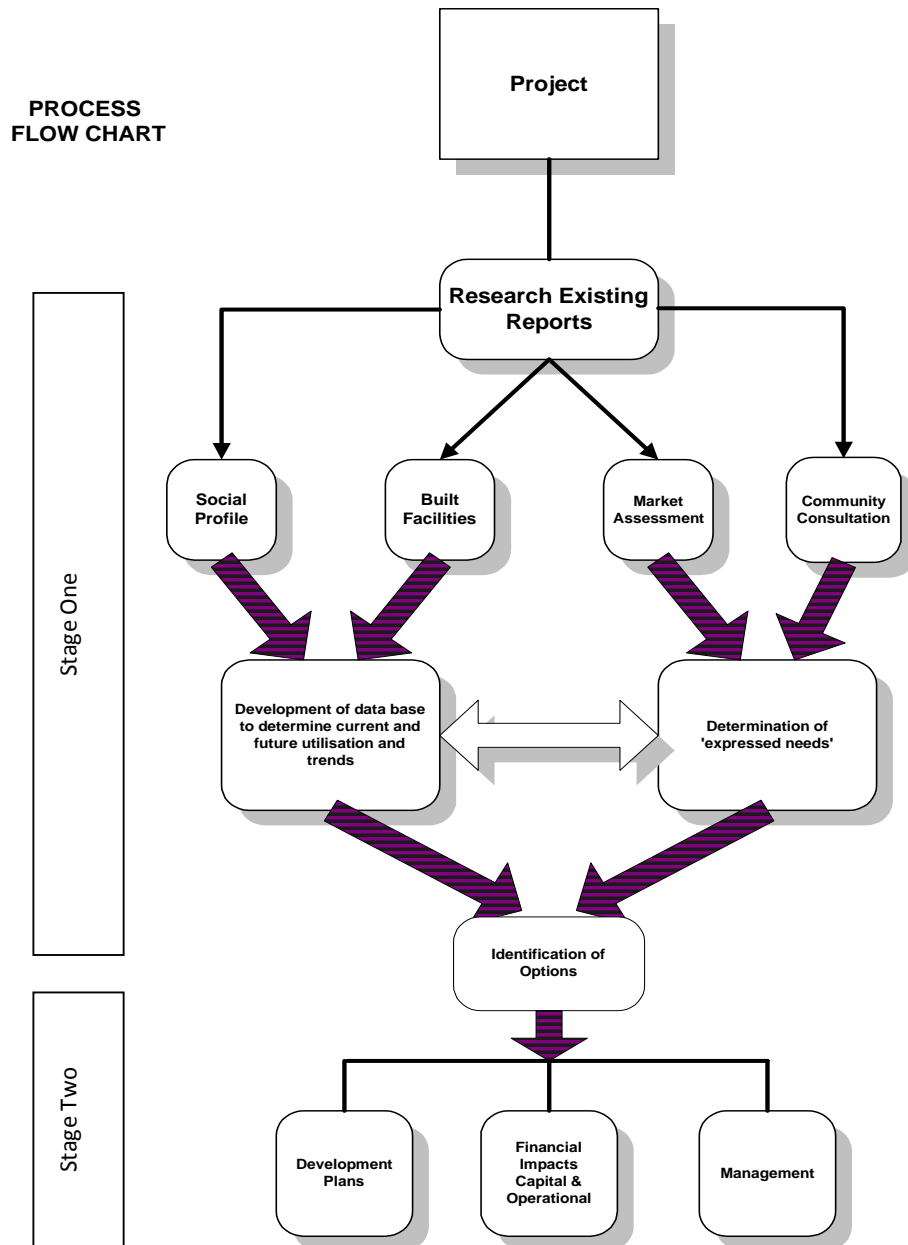
This study should fully explore and recommend opportunities for rationalisation, co-location and amalgamation.

The project will be completed in two stages to align with the City’s financial commitments. Stage 1 will consist of research and data collection; stakeholder consultation; and recommendations for a preliminary master plan. Stage 2 will consist of the development of a report and preliminary master plan; community consultation; final report and master plan”

2 PROJECT METHODOLOGY

The report has concentrated on seven key areas of investigation and includes:

- Review of previous reports and existing information
- Development of a social profile
- Assessment of participation trends and statistics
- Facility inventory condition and use
- Community consultation
- Plan development
- Financial aspects
- Management options



3 Summary of Stage One

Stage One of this report concentrated on five key areas of investigation and includes:

- Review of previous reports and existing information
- Development of a social profile
- Assessment of participation trends and statistics
- Facility inventory condition and use
- Community consultation

3.1 Review of Reports

The review of previous planning studies and reports identified that substantial research and planning has been undertaken to date by the City of South Perth. Whilst it is not intended to duplicate work already undertaken, this report will test all data provided and determine its currency and relevance to the community and potential stakeholders as relevant to EJ Reserve.

3.2 Social Profile

- The demography of the study area as at the 2011 Census indicates that the population comprises 40,378 people, with a distribution of 48.8% male to 51.2% female.
- A total of 54.8% of the population are under 39 years of age which, when one compares this to the physical activity participation trends, would indicate that the study area has a highly active community.
- A total 31.5% are under 25 years of age and thus pressures will be placed on the City for a range of activities and services relevant to this age group in the future.
- The majority of the population is Australian born. This is important when the physical activity 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 6.5% followed by Malaysia 2.7%, New Zealand 2.0%, India 1.8% and China 1.6%.
- In terms of language spoken at home three quarters of the population speak English whereas Mandarin 3.0%, Cantonese 1.8% and Indonesian 1.3% were the other most common languages which is important when considering any marketing campaigns.
- Population projections indicate that the City will have a steady increase in population from 2006 till the year 2031 from the current 38,361 people to 43,148. It should be noted that the 2011 Census was close to the projection for 2011 being 40378 (projection 40190).

3.3 Participation Trends¹ (Australia wide)

- 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.
- 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

¹ Participation in Sport and Physical Recreation, Australia, 2011-12 Australia Bureau of Statistics

- The top ten physical activities in 2011-12, in terms of total participation rate, were walking, gym/fitness, swimming/diving, cycling/BMX, running, golf, tennis, outdoor soccer, AFL and netball. An estimated 24% of the population, participated at least once in walking for exercise, recreation or sport in 2011-12.²
- 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
- 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. Parks and reserves were used by the most people (40%), followed by indoor sports and fitness centres (37%).

3.4 Facility Inventory

The sporting and recreation facilities within Ernest Johnson Reserve are sufficient in terms of quantity but all operate in isolation with a lack of focus and coordination. The majority of facilities were constructed between 1954-1979 and are all showing signs of wear and tear and some require substantial maintenance.

It is noted that the majority of facilities are 'old' facilities and, whilst this in itself is not an issue, the suitability of these facilities to cater for the current and future community needs is of some concern. For instance a number of facilities are small and restrictive in their daily use due to their design and size.

Ernest Johnson Oval is utilised by a number of users and the local community. Organised permanent bookings are as follows:

Winter April-September

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Fitness classes	5.30-10.45am	5.30-10.45am	5.30-10.45am	5.30-10.45am	5.30-10.45am	6.00-7.00am	
Junior Football	5.00-8.00pm	4.30-6pm	4.30-7pm	4.30-6pm	4.30-7pm	7 am - 12.30	7 am - 12.30
WAFL Umpires		6.00 – 7.30pm		6.00 – 7.30pm			

Summer October -March

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Fitness classes	5.30-10.45am	5.30-10.45am	5.30-10.45am	5.30-10.45am	5.30-10.45am	6.00-7.00am	
Junior Cricket*	4pm-4.45pm	4.00-6.30pm	4pm-4.45pm	4.00-6.30pm			
Senior Cricket						12-7.00pm	12-7.00pm
Little Athletics	4.45-6.15pm		4.45-6.15pm				

² Participation in Sport and Physical Recreation, Australia, 2011-12 Australia Bureau of Statistics, Western Australia

(*It should be noted that the Junior cricket club only use the nets as Junior Cricket is played on a synthetic surface centre wicket and no facilities are provided for at EJ Reserve)

The reserve is also used by a large number of local dog owners and historically a great deal of discussion and negotiations have been ongoing in an attempt to avoid conflicts in use.

However, it can be seen by the timetables above, the reserve has a large amount of time outside of the organised use and is commensurate with a large number of reserves throughout the metropolitan area. In some respects the reserve is under less pressure at weekends than the majority of reserves throughout Perth, with no bookings on weekend mornings in summer and, no afternoon /evening use in winter.

The cricket nets location can and does cause some difficulties with balls being struck into the middle of the oval making simultaneous use difficult and particularly so when cricket and athletics are rostered at the same time. The athletics group cannot run around a track due to cricket balls.

There is some element of duplication with multiple buildings all catering for small groups. This is not sustainable in the long term, with on-going maintenance, utility and use requirements. All of the current and predicted future uses could be accommodated within one or two buildings.

3.5 Consultation

A mail survey was sent to all relevant clubs, associations and groups who currently utilise the facilities at Ernest Johnson Reserve.

The survey addressed the following key issues:

- Membership;
- Projected membership;
- Development plans;
- Facilities;
- Priority rating of facility component development;
- Funding of facilities; and
- Potential usage.

A total of 20 surveys were distributed to all known organisations and clubs who currently utilise the facilities at Ernest Johnson Reserve with a total of 13 replies as follows:

Clubs			
South Perth Little Athletics Club	✓	Girl Guides	✓
South Perth Junior Football Club	✓	Yogis Yoga	✓
South Perth Junior Cricket Club	✓	Star Skills Elite Learning	✗
Como Bowling and Recreation Club	✓	Exotics Photography Group	✗
WAFC Umpires Association	✓	Zumbatomic	✗
RSPCA WA Inc	✗	Prime Movers	✓
Checle Fitness Pyt Ltd (Step into Life)	✓	Old Mill Theatre	✗
South Perth Playgroup	✓	Zumba	✗
Wing Chun Kuen Academy of WA	✓	Rotary Club of South Perth-Burswood	✓
Perth Swing Dance Society	✗	South Perth Hospital	✓

Some of the key findings were as follows:

3.5.1 Membership

Most clubs are static or experiencing a small increase in membership. The provision of new facilities could well support growth in clubs but without this development any growth would be difficult. The South Perth Junior Cricket Club's numbers have declined over the past 5 years from a high of 500 to the current 450; this could be due to the lack of facilities for playing cricket..

3.5.2 Fees

The membership fees for all clubs are low and restrict the ability of clubs to fund new facilities and services. The fees do not reflect current "user pays" philosophies and it is suggested that the City needs to assist clubs in the setting of appropriate fees to ensure future existence and progress. Commercial operator's fees are well priced and take account of repeat users with a reduction for those users who attend more sessions per week

3.5.3 Priority Facility Listing

It is recognised that each group has very specific needs for their sport/activity e.g. bowls, cricket, playgroup, guides etc. However the main generic priorities were identified as:

- Club storage
- Sporting ovals
- Upgrade existing toilets
- Clubrooms
- Function room

3.5.4 Ability to pay

The first question in this section asked whether the club/organisation would be able to make a financial contribution towards development of new facilities.

The responses were:

Yes	6*
No	7

(*WAFC Umpires, South Perth Hospital, Little Athletics, Junior Cricket, Checle Fitness, Como Bowling & Recreation Club)

The next question asked whether they thought people would be prepared to pay higher fees for participation in order to fund improved facilities.

The responses were:

Yes	2 (WAFC Umpires, Little Athletics)
No	10

Would you use the facility if developed?

Yes	10
No	1
Not sure	1

A series of individual meetings were held with clubs and groups and a summary of the discussions regarding their needs was included within the Stage 1 Report.

Individual meetings were held with:

- South Perth Little Athletics Club
- South Perth Junior Football Club
- South Perth Junior Cricket Club
- Como Bowling and Recreation Club
- WAFC Umpires Association

- Checle Fitness Pyt Ltd (Step into Life)
- South Perth Playgroup
- Girl Guides
- Rotary Club of South Perth-Burswood
- South Perth Hospital

A public meeting was held on 8th March 2012 at the EJ Guide Hall at 6.30pm to discuss the findings to date and provide an opportunity for the general public to raise their issues and desires

A total of 35 community members attended and represented groups and individuals who use the reserve or who live in close proximity to the reserve.

3.6 Summary

The first stage of the master plan has addressed a number of areas for consideration in finalising the Master Plan.

The consultation with the community has been extensive and resulted in a number of suggestions and needs being expressed.

Some residents are keen to retain the reserve in its current state and ensure their use of the main areas at peak times.

However, this does not take into account the many sporting users who are also members of the local community.

Additionally, the wants and needs expressed need to be taken in light of the other areas of consideration including the current state and number of built structures, the conflicts in use and the improved utilisation which could be an outcome of any changes.

In addition to catering for the existing users of the Ernest Johnson Reserve, the Master Plan provides the opportunity to incorporate other activities and facilities for groups /clubs currently catered for within the City in standalone facilities. It could also permit for new uses currently not catered for within the City.

These opportunities have led to further discussions and consideration for the following, these being:

- Relocation of Como Croquet Club
- Users of the RSL Hall, Angelo Street

4 Design

4.1 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.

4.2 Design Criteria

4.2.1 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 Ernest Johnston Reserve these multi uses are activities including cricket, football, athletics, rotary groups, playgroup, girl guides, dog walkers and other community groups and individuals.

4.2.2 Design

The functionality, operational and maintenance characteristics of the built environment are to be complimentary to the existing surrounds. The facility will be multi use and not staffed, therefore it is required to be robust, self-sufficient and sustainable.

4.2.3 Staged Development

The development is to be capable of being constructed in four 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. It is expected that any new buildings will be completed prior to the demolition of existing buildings to allow for a smooth transition for groups. Additionally any reserve development will be undertaken and staged around playing seasons that allow for best recovery and minimal disruption to users.

4.2.4 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 City and spread across a five year timeframe.

Year One and Two	Building construction	\$5,690,000
Year Three	Carpark construction and building demolitions	\$ 980,000
Year Four	Social facilities and sports facilities	\$1,630,000
Year Five	Bowling Club, multi-use exercise path	\$1,600,000

Recognition shall be given to balancing new sustainable principles whilst providing a functional robust facility that won't be staffed and so has fewer needs (i.e.technology).

4.3 Functional Elements

Based on the demographic analysis, facility inspections and consultation the following design elements have been identified as the basic requirements to develop a multi-use facility to meet the needs of current users and predicted future uses:

4.3.1 Demolition of Existing Buildings

Removal and reinstatement of land where the following buildings are removed:

- Rotary building
- 2 x Sheds
- Public toilets
- Ernest Johnson Pavilion
- Ernest Johnson Scout and Guide Hall

4.3.2 Removal and Relocation of Cricket Nets

Removal of cricket nets and relocation on Hensman Reserve to allow for better use of Ernest Johnson Oval for all users.

4.3.3 New Pavilion

The construction and development of a new building to cater for both sporting groups and the general community whilst allowing for multiple concurrent uses. It is anticipated that the existing reserve users along with the Rotary Club and RSL users could be accommodated within this structure.

The building has been positioned to allow for better viewing aspect of both Ernest Johnson Oval and Sandgate Reserve.

Functional areas include:

- 4 x change rooms (2 x home and away)
- 1 x officials Change room
- First aid/medical room
- Activity room which could be utilised as a small gym/rehabilitation area
- 4 x meeting rooms
- Main hall
- Social room
- Bar/servery
- Girl Guides/playgroup main hall
- Kitchen
- Storage
- Office
- Secure outdoor playground attached to the building
- Office
- Toilets
 - 2 x M/F toilets to Playgroup/Guide hall
 - 1x Universal Access Toilet to Playgroup/Guide hall
 - 1 x Exceloo Public Toilet
 - 2 x M/F toilets to clubrooms (Secure Internal and external access)
 - 2 x Universal Access toilets to clubrooms.

4.3.4 Bowling Club extension

Planning has been made for a small extension of the existing bowling club to enclose the current veranda into the internal space of the clubrooms. Financial consideration will be subject to a separate report and project .

Acknowledgement of the need to upgrade the toilets within the bowling club for people with disabilities.

4.3.5 Development of the unused lawn bowling green

An assessment of the available space has shown that 2-3 croquet rinks can adequately fit into the available area. Additional land may be available on the currently unused water pump area.

The Como Croquet Club is currently located on freehold land at Comer Reserve, Como. The Club comprises 4 croquet rinks (on 2 greens), and a clubhouse located on 4,648sqm land. Preliminary consultation with the croquet club indicates a positive reaction for the club to relocate, subject the provision of like for like facilities at Ernest Johnson Reserve, including the provision for 4 croquet rinks. At this stage additional discussions between the City and the bowling/croquet club would be needed to allow for this redevelopment.

Alternatively it would be possible to allow beach volleyball the use of one green to establish 6 pitches.

4.3.6 Multi use perimeter path

It is proposed to develop a multi use perimeter path along with benches, shelter and BBQ area to allow for greater use by the general public and fitness classes. A significant social area is to be developed to make use of the treed area between Ernest Johnson Oval and Hensman reserve to incorporate BBQ's a major playground, picnic benches and exercise equipment.

4.3.7 Additional car parking

An area has been designated to allow for an additional 74 bay car park supporting the development of the new pavilion. Access for delivery and emergency vehicles as well as users of the reserve will be controlled via a roundabout entry which takes into consideration the existing "significant" trees on the reserve. Additionally new formalised car bays on Hensman street will be developed allowing for a further 25 bays.

4.4 Summary

The proposed changes to existing uses and development of the Master Plan would provide for a number of benefits for both the City and the community, these being:

- A reduction in the number of buildings, currently 6 structures to be replaced with one
- Increased sustainability
- Better use of the green space
- Development of contemporary buildings which better suit the needs of the current users as well as future user groups.
- Reduction in conflicts of use
- Removal of direct conflicts with residents by the locating of the buildings away from houses

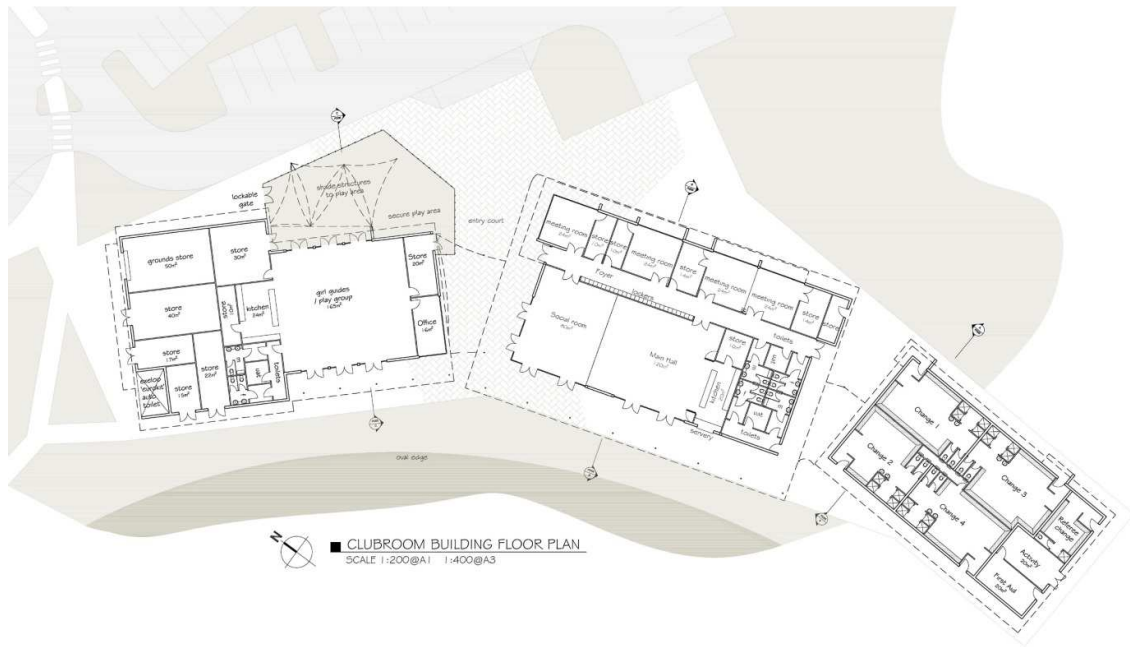
- Reduction in on-going maintenance costs as a result of fewer buildings and modern design of a new one
- Allows for improved passive use and support facilities.

Proposed Masterplan



MASTERPLAN
SCALE 1:1000@A1 1:2000@A3

Proposed Floor Plan of New Pavilion



View of Main Hall



View of Entry Court

5 Costings/timing

5.1 Capital Costs

Capital costs based on the concept plans provided in chapter 4 have been developed by Owen Consulting Quantity Surveyors which indicate the total development costs in the order of \$9,900,000.

The development has been further assessed in terms of a staging project to be completed over a 5 year period as follows:

Year One (June 2014 to June 2015) Cost for Year One and Two (Stage One) \$5,690,000

- Design and documentation of the proposed new building to commence in the first year. An anticipated timeframe of 9 to 12 months is expected depending on the final design and complexity of the siteworks/infrastructure integration. It would be reasonable to suggest that Tender could occur around June 2014.
- Clearance of new car park site to enable area to be used for stockpiling of materials for new building.
- Commence construction of new clubrooms facility.
- An anticipated 12 month construction period (again depending on complexity).

Year Two (June 2015 to June 2016):

- Balance of new clubroom facilities construction
- Commence the design and documentation of the civil works associated with the roads and carparks in anticipation of commencement in June 2015

Year Three (June 2016 to June 2017): Cost for Year Three (Stage Two) \$980,000

- Car park and roadwork construction
- Demolition of existing structures

Year Four (June 2017 to June 2018): Cost for Year Four (Stage Three) \$1,630,000

- In field irrigation
- Synthetic cricket pitches
- Relocation of Cricket practice nets
- Throwing circles and long jump
- Large playground and social area
- Relocation of the existing turf cricket pitch to the senior playing field.

Year Five (June 2018 to June 2019): Cost for Year Five (Stage Four) \$1,600,000

- Construction of croquet fields
- Bowling club refurbishment
- Multi use path and fitness stations

(Full costing breakdown is provided as a separate attachment)

Indicative Cost Estimate Summary

owenconsulting

quantity surveyors + construction consultants

14 August 2013

ERNEST JOHNSON RESERVE - MASTERPLAN Indicative Cost Estimate (rev 2)

	STAGE 1	STAGE 2	STAGE 3	STAGE 4	TOTAL
Net Construction Cost (excl GST) - refer attached estimates	\$ 4,650,000	\$ 800,000	\$ 1,300,000	\$ 1,200,000	\$ 7,950,000
Design + construction contingency (10%)	\$ 465,000	\$ 80,000	\$ 130,000	\$ 120,000	\$ 795,000
Loose furniture and equipment	excluded	excluded	excluded	excluded	excluded
Temporary accommodation / relocation costs	excluded	excluded	excluded	excluded	excluded
Consultant fees	\$ 575,000	\$ 70,000	\$ 100,000	\$ 130,000	\$ 875,000
Est. Total Commitment - excl escalation (excl GST)	\$ 5,690,000	\$ 950,000	\$ 1,530,000	\$ 1,450,000	\$ 9,620,000
Cost escalation - stage 1 (June 2013 - BCI 178.0)	\$ -				\$ -
Cost escalation - stage 2 (June 2014 - BCI 183.3)		\$ 30,000			\$ 30,000
Cost escalation - stage 3 (June 2015 - BCI 188.8)			\$ 100,000		\$ 100,000
Cost escalation - stage 4 (June 2016 - BCI 194.5)				\$ 150,000	\$ 150,000
Est. Total Commitment - incl escalation (excl GST)	\$ 5,690,000	\$ 980,000	\$ 1,630,000	\$ 1,600,000	\$ 9,900,000

Notes

- 1 This cost estimate is indicative only and could vary depending on the final brief, scope, detail and extent of work required
- 2 Escalation BCI values are estimates only based on an average of 3% pa

Stages

- 1 New Clubrooms
- 2 Carparks and Demolition
- 3 Social Area and Sports Facilities
- 4 Croquet, Bowling Club, Toilets and Multi-Use Exercise Path

Specific estimate exclusions and inclusions

- * Refer to attached estimates
- * Stage 1 includes 'Eurokit' self managing universal access / amulant toilets (\$200,000)

Indicative Cashflow Forecast – 2013 to 2018 (5 Year Forecast)

owenconsulting

quantity surveyors + construction consultants

CASHFLOW PROJECTION

DATE - 14 August 2013

ERNEST JOHNSON RESERVE - MASTERPLAN

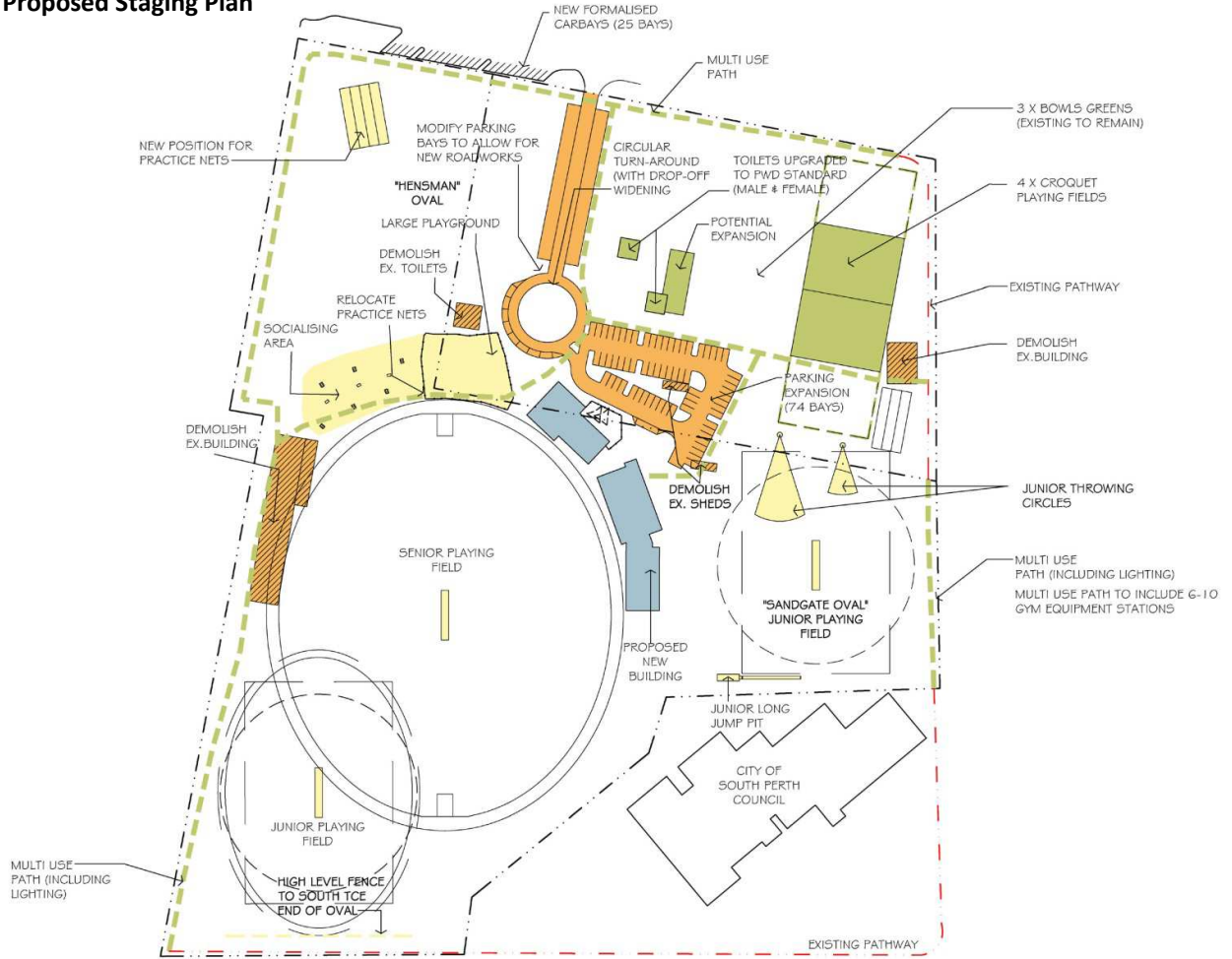
Project	Stage	Total Cost*	2013-14	2014-15	2015-16	2016-17	2017-18
New Clubrooms	1	\$ 5,690,000	400,000	5,290,000			
Carparks and Demolition	2	\$ 980,000		50,000	930,000		
Social Area and Sports Facilities	3	\$ 1,630,000				1,630,000	
Croquet, Bowling Club, Toilets and Multi-Use Exercise Path	4	\$ 1,600,000					1,600,000
		\$ 9,900,000	400,000	5,340,000	930,000	1,630,000	1,600,000

Notes

1. The years range (eg. 2013-14) refer to financial years June to June
2. Total cost* - based on the indicative estimate dated 14.08.2013 and is inclusive of cost contingency, consultant fees and cost escalation
3. All costs are GST exclusive

Detailed cost estimates are provided as an attachment

Proposed Staging Plan






STAGING PLAN
 SCALE 1:1000@A1 1:2000@A3


STAGE 01 (Year One and Year Two) - 2013 to 2015

- 
 - Design and documentation of proposed building
 - Clearance of new carpark site
 - Commencement of construction of new proposed building in 2013-2014
 - Construction completion of proposed building in 2014-2015
 - Commencement of design and documentation of civil works


STAGE 02 (Year Three) - 2015 to 2016

- 
 - Car park and roadworks construction
- 
 - Demolition of existing structures

STAGE 03 (Year Four) - 2016 to 2017

- 
 - In field irrigation
 - Synthetic cricket pitches
 - Relocation of cricket practise nets
 - Throwing circles and long jump
 - Large playground and social area
 - Relocation of existing turf cricket pitch (senior playing field)

STAGE 04 (Year Five) - 2017 to 2018

- 
 - Construction of Croquet fields
 - Bowling club refurbishment
 - Multi use path and fitness stations

5.2 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 (CSRFF), Department of Sport and Recreation (DSR) and Lotterywest.

5.2.1 Community Sporting and Recreation Facilities Fund, Department of Sport and Recreation

Through CSRFF, the State Government invests \$20 million annually towards the development of high quality physical environments in which people can enjoy sport and recreation.

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 the 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.

Forward Planning Grants will be given to the more complex projects that require a planning period of between one and three years. 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 - \$4,000,000

5.2.2 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.

