



Shire of Northam
Heritage, Commerce and Lifestyle



REPORT

Northam Recreation Facilities
Development Plan Review

June 2016

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EXECUTIVE SUMMARY

CCS Strategic was engaged to review the Northam Recreation Facilities Development Plan prepared July 2009, and to provide a contemporary Recreation Facilities Plan for the Shire of Northam addressing community needs for period to 2031.

This report and its recommendations provide a new focused strategic plan for the sport, recreation and leisure needs of the Shire. In general terms the Shire is well endowed with facilities and it is noted that many facilities are provided by community groups and organisations. For example, many organisations including motorsport, equestrian, golf, tennis, squash, bowls, aero and shooting, have established their own facilities and operate with little assistance from or independently of the Shire.

There are also other examples where community based clubs and organisations seek use of facilities provided by others such as schools, church groups, the PCYC or even private facilities. These practices are to be encouraged and facilitated wherever possible as it demonstrates a strong community in action.

This plan seeks to satisfy a vision where the Shire of Northam provides:

- An agreed suite of regional standard facilities (over time) that are high quality, multi-purpose, non-exclusive and suitable for all ages; and
- Opportunities for participation in the broadest possible range of sport, recreation and leisure pursuits.

The key priority for the Shire in the next 5 years is to address to the swimming needs of the community.

Based on the data gathered and analysed in this study, the Northam Recreation Centre is the best performing of all sport, recreation and leisure facilities. To ensure that this facility retains its prominence, the Shire must continue to maintain, and then diversify and enhance this venue to maximise its appeal and utilisation. The inclusion of a swimming facility at the recreation complex would be a key step in this direction.

The needs of the older segment of the population, the main growth cohort in the community, is also a priority for attention. A range of amenity improvements, underpinned by the provision of safe, stable and interesting walking paths and trails would be considered a boon, not only to this age group but to the entire community. Improved walking facilities will respond to the physical recreation activity that has the highest level of participation. A paths and trails master plan should be prepared for the Shire for progressive implementation.

The development of an indoor heated swimming facility, providing year round swimming, water exercise classes and rehabilitation programs for the older population, as well as learn to swim classes for young children, is also a high demand development and should be considered a second stage of development for aquatic facilities.

The current provision of grassed playing fields is more than adequate, perhaps bordering on excessive, and the carrying capacity of the existing grounds is largely untapped. The challenge here is to increase utilisation whilst maintaining quality provision. As the local population grows and the demand for soccer ultimately emerges, there will be adequate space to accommodate this need, particularly if groups can be encouraged to play in summer and/or at night.

Henry Street oval is now equipped with competition lighting for small ball sports and provides an opportunity for additional groups, such as cricket and hockey, to capitalise on this underutilised investment.

Naturally the playing arena would need to be prepared to the requirements of these additional sports, however, this could be readily achieved, especially if there were a summer season focus. A Flicx pitch laid on Henry street Oval would provide a venue for night cricket in the Twenty20 format.

There is a range of additional issues that are brought to prominence through parallel impacts. For example, there is a need for additional car parking at the recreation centre. This would be much easier to achieve if the BMX track were not there. Relocating the BMX track could readily precipitate co-location with a new skate park as part of an integrated youth precinct. The now defunct Clarke Street netball complex may be a suitable location for this development. It is ideally situated near the school and the existing skate park, and is already well known as a sporting site. A further alternative would be to establish an integrated youth precinct along the Chidlow Street end of Jubilee Oval. A skate and BMX facility could be combined with potential access to existing (or new) buildings that may also service the Agricultural Society.

There were 147 works items identified during the course of the study, which were then assessed as being of direct Shire responsibility and evaluated against a series of qualitative (although somewhat subjective) evaluation criteria. This assessment revealed 74 works items associated with Shire facilities that score 30 or more points against a possible 42. These 74 items were then costed and escalated against a potential implementation timeline which is shown below.

Needs identified during the study		2016 Cost	Year to action	Escalated Cost
2.1	Jubilee Pavilion			
2.10.1	Retain as operational until amenities replaced			
2.10.2	Demolish Jubilee pavilion	33,000	2021	35,549
5.0	New swimming pool at the recreation centre	8,000,000	2017	8,000,000
2.0	Jubilee Reserve			
2.4	Accessible public toilets	84,000	2020	88,715
2.3	Formalise parking off Northey street	162,500	2021	175,053
2.5.13	Water fountains	9,000	2017	9,090
2.7.9	Scoreboard and timer for external courts	10,000	2017	10,100
2.7.10	Upgrade Scoreboards on all 3 indoor courts	12,500	2018	12,783
2.5.2	Remove metal grate near the oval	360	2016	364
2.5.3	Repair access path from changerooms to oval	6,250	2016	6,313
2.5.14	Netting (6m high) to BMX and water tanks	27,000	2017	27,270
22.0	Implement Shire of Northam Footpath Plan	420,051		
1.0	Bert Hawke Park			
1.1.3	Shade shelter for spectators on No.2 oval	43,125	2017	43,556
1.2.3	Extended shaded viewing at front of pavilion			
	Artificial Hockey Turf	33,750	2019	35,031
		400,000	18/19	415,000
2.8	Youth Precinct	850,000	2018	
2.9	Fire services running track			
2.9.1	Scoreboard realignment and improved storage	2,750	2020	2,904
2.9.2	Resurface track and new line markings	42,000	2019	43,595
2.9.3	Repair water supply under track	1,200	2018	1,227

B	Wundowie Items			
7.2	Seek a shared use agreement with Ed Dept. L	-	2016	-
9.1	Replace the gravity fed sand filter	40,000	2017	40,400
8.4	Over mark the tennis courts for basketball	11,000	2017	11,110
8.2	Repair the door to the tennis store building	500	2016	-
9.2	Add a partly shaded playground at the pool	49,250	2018	50,364
8.1	Pressure clean the tennis courts	1,190	2017	1,202
6.1	Reinstate BMX track at back of the skate park	28,000	2019	29,063
6.2	Cover loose gravel surfaces around skate park	42,000	2017	42,420
C	Bakers Hill items			
14.1	Implement Shire of Northam Footpath Plan	39,000	2018	444,405
11.1	Apply new synthetic turf on cricket wicket	2,430	2017	2,454
11.3	New shade shelter on cricket store/pavilion	800	2018	818
Total and Escalated Cost		9,129,423		10,574,844

It is recommended that:

- the facility provision rationale outlined in section 10 of this report be adopted to guide sport recreation and leisure facility provision throughout the Shire; and
- the above table be adopted and funded as a program for facility improvements over the period to 2031.

1.0 INTRODUCTION

CCS Strategic was engaged to review the Northam Recreation Facilities Development Plan prepared July 2009, and to provide a contemporary Recreation Facilities Plan for the Shire of Northam addressing community needs for the next 20 years.

This report effectively provides a new strategic plan for the leisure needs of the Shire. The recommendations are reflective of the aspirations of the local community and the forecast demographic and social profile of Northam and responsive to forecast participation rates and trends in leisure activities.

2.0 METHODOLOGY

The data gathering phase of the study combined a blend of desktop research looking at previous documentation, demographic information and trends in the industry. The physical component of the study involved site inspections and a variety of stakeholder engagements as scheduled below.

Existing facilities inspection tour	11 January 2016
Initial meeting with key clubs and facility user groups	11 January 2016
Community group survey	18 January – 19 February 2016
Open community workshop	23 January 2016
Focus group session with staff and elected members	23 January 2016

Table 1: Stakeholder Engagement Program

The analysis phase was initiated by comparing the 2009 inventory to the 2016 provision. The schedule of utilisation now in place and the extent to which recommendations from the 2009 report were achieved and still relevant was then assessed.

Finally, came the exercise of assessing what was missing from or no longer relevant in the 2009 plan and proposing new or alternative facility development recommendations. These recommendations were then costed against an implementation timeline to comprise the new strategic leisure facilities plan for the Shire.

3.0 REVIEW OF OTHER BACKGROUND INFORMATION

CCS has reviewed a range of previous and current studies and reports related to this project. The Shire's progress in responding to the recommendations of the study carried out in 2009 is documented separately in section 4.

3.1 Strategic Community Plan 2012-2022

The Shire's strategic community plan is devised to guide the transition of Northam, enabled by its SuperTown classification, into a regional city. It offers a framework to plan, manage and deliver services that will enhance the social, environmental and economic sustainability of the community.

Key components of the Strategic Community plan that affect sport, recreation and leisure services provision are:

Objective C1 Create an environment that provides for a caring and healthy community

Objective C3 Provide active and passive recreation facilities and services

Strategy C3.1 Develop, maintain and support appropriate recreation facilities throughout the Shire

Strategy C3.2 Partner with stakeholders to achieve greater community participation in recreational facilities and services

Strategy N3.1 Pursue opportunities to use treated effluent water on public open space & as an emergency water supply

Strategy P1.1 Ensure Council land use planning is in place and reflective of established objectives

The long term financial plan included at the back of the document identifies range of sport recreation and leisure projects

Northam Cultural Centre	2014/15	\$685,000
Wundowie Youth Space	2014/15	\$216,700
Northam Youth Space	2016/17	\$266,640
Wundowie Sports Pavilion	2017/18	\$850,000
Bakers Hill Pavilion upgrade	2018/19	\$313,000
Northam Recreation Centre Stage 2	2015/16	\$ 95,000
	2016/17	\$162,000
	2019/20	\$1,000,000

Table 2: Sport and recreation funding in the Shire's long term financial plan

3.2 Northam Swimming Pool Condition Assessment (January 2016)

Geoff Ninnes Fong and Partners (GNFP) were engaged to provide a condition assessment of the 50m pool and associated plant and options for future provision of aquatic facilities including an indicative budget.

The report indicated that this 57-year old pool (with a design life of 50 years) was losing an estimated 18,000 litres of water per day and attempts to remedy this largely failed. The gutters are in a very poor state with spalling and rusting of reinforcement, and there is a differential in the level of the gutters due to structural settlement which causes uneven skimming of the surface pollutants. Concourse drainage is poor with pooling evident, soiled water collection pits and pipework are leaking and need replacement and there is no disabled access to the 50m pool. Subsurface drainage around and under the pool is inundated with water from leaking joints. It is ineffective and needs to be rebuilt to prevent back pressure on the pool joint system and the joint system needs to be rebuilt to provide a water-tight pool.

Furthermore, and despite upgrades in 2006/07, the existing plant does not meet the current 2014 WA Health Code of Practice. For commercial pools the requirements are:

Pool	required pool water turnover rate	actual pool water turnover rate
50m pool	3.5hr	6.0hr
baby's pool	0.5hr	1.0hr
children's pool	1.0hr	1.5hr

Table 3: Swimming Pool Turnover Requirements

Source: WA Health Code of Practice for the Design, Construction, Operation, Management and Maintenance of Aquatic Centres

To upgrade the water treatment system for the 50m pool (assuming the pool structure can be made sound) has an estimated cost of \$700,000 and a further \$150,000 would be required for new stand-alone systems for the children's and baby's pools.

GNFP offers a number of options for aquatic provision in Northam. These are summarised as follows:

- Build a new concrete pool structure within the existing pool structure
- Install a Myrtha Pool (vinyl lined metal panels) within the existing pool structure
- Install a new pool at the recreation complex.

The budget analysis offered is summarised below. Note that this report only addresses the pool structure, its filtration and housing requirements. The report does not address changeroom, administration, shade, fencing, carparking, clubhouse/meeting facilities or food and beverage service requirements, all of which need to be considered to offer a complete facility

Extent of works	Order of probable cost
New 50m pool inside existing pool, with disabled access ramp, and new concourse using existing filtration Total	1,584,000 150,000 150,000 1,884,000
New 25m pool inside existing pool, with disabled access ramp, and new concourse using existing filtration Total	881,000 100,000 150,000 1,131,000
Myrtha Option 50m pool 25m pool	Not recommended 2,100,000 approx. 1,250,000 approx.
New 8 lane 50m pool on existing site Demolition estimate Total	2,920,000 130,000 3,050,000
New 8 lane 25m pool Demolition estimate Total	1,330,000 130,000 1,460,000
New pool at Recreation complex Hydro pool 16m x 8m with heating + blankets Hydro pool enclosure Outdoor 25m heated pool + blankets Outdoor 25m pool surrounds and seating Total	1,203,000 2,310,000 2,021,000 815,000 5,146,000

Table 4: Estimates of probable cost for Northam Swimming Pool

Source: Geoff Ninnes Fong and Partners Report 2016

3.3 Swimming WA Strategic Plan 2015-2018

The Swimming WA Strategic Plan is a four-year plan built around six pillars including: Strategic Partnerships, Development, Performance, Commercial Sustainability, Profile and Infrastructure. These pillars are fundamental to the Plan and serve to guide the efforts of Swimming WA towards delivering on the Plan.

Of particular note to this study is Strategic Goal Six: Infrastructure

Objective:

Advocate and facilitate infrastructure development and improvement to provide greater access to swimming for the community.

Strategies

1. Work with water space operators to create optimal access for our Members;
2. Promote SWA's industry expertise to positively impact the design of new or existing facilities;
3. Lead the development and implementation of a Strategic Facility Plan for aquatic sports in WA;
4. Influence the delivery of World Class Aquatics infrastructure.

Direct contact was made with the CEO of Swimming WA with a request for a response to a series of specific questions related to the future of the Northam Memorial Swimming Pool and the Northam Amateur Swimming Club. This response is included as attachment 1.

4.0 STATUS OF 2009 RECREATION FACILITIES DEVELOPMENT PLAN

The Recommendations from the 2009 Recreation Facilities Development Plan are summarised in the table below together with a commentary and status indicator related to 2016.

Element	Status	Commentary
Recreation Complex		
Three court indoor stadium		Excellent
Four outdoor hardcourts		Excellent
Connect indoor courts to the outdoor courts		Excellent
Fitness suite		Not yet provided and still required
Crèche / activity space		No secure outdoor play area
Multi-purpose activity rooms		Excellent
Function room and kitchen		Excellent
Food and beverage service to lobby		Independent café style operation difficult, no retail opportunity
Changeroom and Storage areas		Excellent
Administration suite		Adequate, maybe too small
Hard stand carpark for 200		Approx. 70 formal bays + overflow on upper hardcourts for approx. 90

Jubilee pavilion		
Demolish the pavilion		Still needs to be done
Clubhouse overlooking oval with dividing wall		Refer function room above
Committee room in clubhouse		Refer activity rooms above
Bar kitchen and storage		Refer function room above
Changerooms, first aid and umpires		Refer changerooms above
Jubilee and Henry St ovals		
Realign and expand Henry Street Oval		Excellent
Light Henry Street to 100 lux		Completed
Relocate wicket from Henry St to Jubilee		Wicket removed from Henry
Create access road from East St		Not done and may not be required
Maintain Jubilee for training and juniors		Remains possible
Netball		
Relocated netball to recreation complex		Excellent
Set aside area for hardcourt growth		2 courts – relocate water tank
Committee room and store in rec centre		Excellent
50 hardstand car bays near hardcourts		No specific provision made
Swimming pool		
Upgrade and retain 50m pool		As recommended – repairs ongoing – see new report
Fill in deep end to for additional shallow water		No action taken
Renovate gutters return line and concourse		Some work done, more required
Upgrade filtration system		Some work done, more required
Replace toddlers with freeform leisure		No action taken
New backwash and waste water disposal		Some work done, more required
Blankets to pools		No action taken
Totally refurbish changerooms		No action taken
Bert Hawke Park		
Retain cricket and hockey on this reserve		Retained – some soccer also
Remediate the surface – de-thatch		Ongoing
Install 3 turf practice wickets		No action - synthetic nets only
Establish facility renewal fund lease of pavilion		No action – pavilion needs renewal

RSL Hall		
Renovate kitchen		No action taken
Purchase new seating		No action taken
Install security system		No action taken
Construct secure storage for user groups		No action taken
Develop additional hardstand parking		No action taken
Tennis facilities		
Construct hard courts at country club		No action taken
Support tennis association funding bid		No action taken
Offer self-supporting loan to tennis association		No action taken
Resurface May St courts with acrylic		No action taken
Bakers Hill		
Resurface to hardcourts		Resurface and multi-marked
Protective seal to recreation centre floor		Floor remains in good condition

Table 5: Dashboard summary of the status of recommendations from the 2009 study

5.0 COMPARATIVE FACILITIES ANALYSIS 2009-2016

A comparative inventory has been compiled showing facility condition in 2009 and in 2016. The inventory is presented as a separate document and shows how existing facilities have been maintained and presented over time, new facilities that have been established and old facilities that are now defunct.

The most significant change, in line with the recommendations of the 2009 study, has been the development of Jubilee Reserve comprising:

- Construction of a new 3 court recreation centre
- Construction of 4 adjacent hardcourts
- Realignment and lighting of Henry Street Oval as the premier playing field.

Other major developments include the irrigation of Bakers Hill Oval via a water supply line from Wundowie. The adjacent Bakers Hill hardcourts have been resurfaced and multi-marked.

A new skate park has been constructed in Wundowie, and exercise and playground equipment has been installed adjacent. The tennis courts have been resurfaced.

Most other facilities throughout the Shire have been maintained in situ, noting that the Clarke Street netball courts, Mary Street tennis courts and Victoria Oval have all been decommissioned.

The Northam Olympic Swimming Pool has received numerous remediation treatments and remains a major asset management issue. There are leaking joints in the pool shell, challenges with water quality compliance (turnover rates), ageing and failing infrastructure including the pool gutters, soiled water collection pipes and pits and pooling on the concourse.

Additionally, the pool façade, entry and reception, administration, kiosk and changerooms are all far from contemporary and exhibit a general tiredness. The pool remains outdoor, unheated and seasonal. Decisions regarding its future present a major challenge for the Shire and community in balancing the demand for an indoor, heated year round facility against maintaining a 50m competition pool in terms of location, amenity and cost.

6.0 DEMOGRAPHIC ANALYSIS

The following demographic information has been captured from the Western Australian Planning Commission's WA Tomorrow Population Report No.101. The forecast indicates that the Shire's population will grow at around 2.1% to 2.5% annually over the next decade with the total resident population increasing from 12,250 to 14,760 (using band C data).

Year	Band				
	A	B	C	D	E
2011	10 830	10 830	10 830	10 830	10 830
2016	11 870	12 070	12 250	12 390	12 650
2021	12 970	13 290	13 550	13 770	14 140
2026	14 020	14 440	14 760	15 050	15 530

Percentage growth

Year	A	B	C	D	E
2016	1.85%	2.19%	2.49%	2.73%	3.16%
2021	1.82%	2.07%	2.27%	2.43%	2.70%
2026	1.74%	1.94%	2.09%	2.22%	2.43%

Table 6: Population projections for Northam to 2026

Source: WA Tomorrow Population Report No.10

ABS census data from 2011 is the latest information available on all localities in the Northam Shire. These are shown below and extrapolated to band C for 2016.

	2011	2016
Total Shire	10,830	12,250
Northam	6,580	7,985
Wundowie	1,281	1,290
Bakers Hill	1,147	1,155
Grass Patch	495	495
Clackline	331	330
Other	996	995

Table 7: Population by locality in the Northam shire

Source: ABS Census data 2011

In terms of the profile of the population there will be growth in all age cohorts except males 55-59, but the profile will change slightly as shown in the population pyramids below.

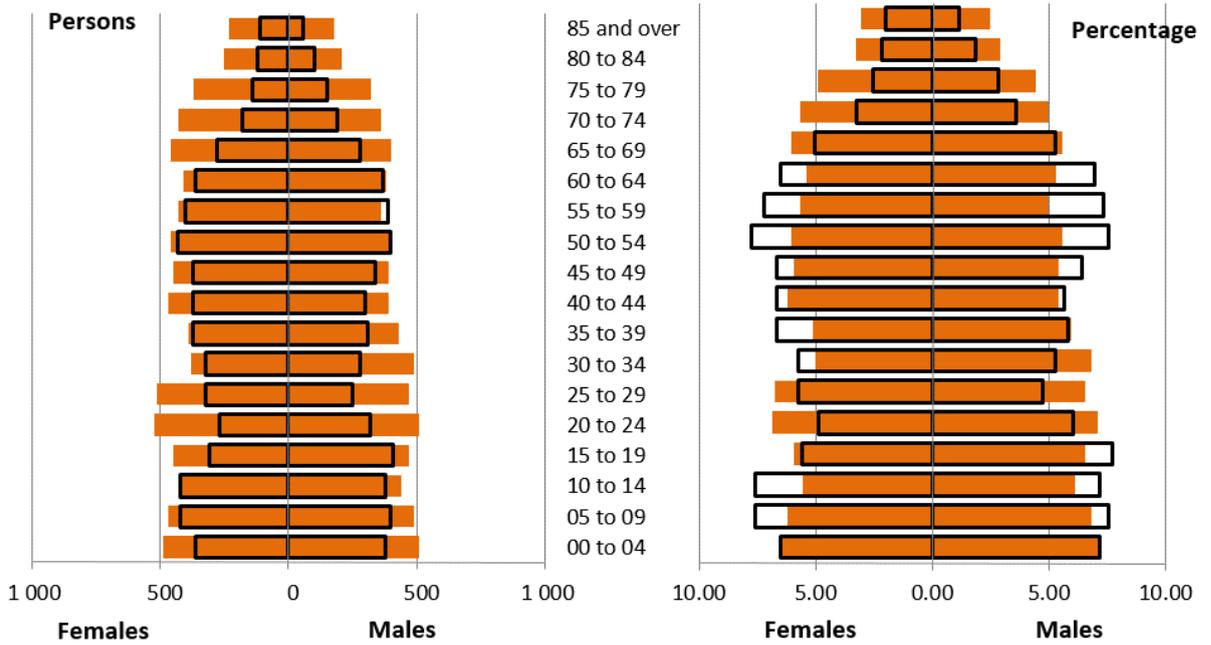
¹ <http://www.planning.wa.gov.au/publications/6194.asp>

Of note is the general ageing of the population which is consistent with the state trend, and a decrease in the proportion of children aged 5-14 and older working age adults 45-64.

Of note is the relatively significant increase in the 20-34 age group, traditionally the age of participants and young parents involved in organised competitive sports.

Northam (S)

Age - Sex Distribution - Band C



Source: WA Tomorrow Population Report No. 10

2011 2026

Note: The bars for 2011 and 2026 overlap

Figure 1: Population pyramids for Northam 2011 and 2026

Source: WA Tomorrow Population Report No.10

7.0 TRENDS ANALYSIS

7.1 Megatrends

An Australian Sports Commission study released by CSIRO in April 2013² identifies six megatrends likely to shape the Australian sports sector of the next 30 years.

The megatrends are shown in an interlinked and overlapping Venn diagram. This captures the connection between the different forces potentially shaping the future. The impact of these trends is summarised below.

1. A Perfect Fit

Individualised sport and fitness activities are on the rise. People are fitting sport into their increasingly busy and time-fragmented lifestyles to achieve personal health objectives. Participation rates in aerobics, running, walking, along with gym membership, have all risen sharply over the past decade while participation rates for many organised sports have held constant or declined.

People are increasingly opting to go for a run with headphones and a music player when the opportunity arises, rather than commit to a regular organised sporting event.

Expenditure on healthcare as a proportion of total expenditure has been, and is, forecast to continue rising.



Australians are becoming more health conscious. We are increasingly playing sport to get fit, rather than getting fit to play sport.

2. From Extreme to Mainstream

Figure 2: Megatrends affecting sport

Source: Australian Sports commission

This megatrend captures the rise of lifestyle, adventure and alternative sports, which are particularly popular with younger generations. These sports typically involve complex, advanced skills and have some element of inherent danger and/or thrill-seeking. They are also characterised by a strong lifestyle element and participants often obtain cultural self-identity and self-expression through these sports. These sports are likely to attract participants through generational change and greater awareness via online content (e.g. YouTube, Facebook, Twitter). There is strong viewer demand for extreme sports videos on the internet and television. These sports are also finding their way into the Olympic Games; with a recent addition being BMX cycling, introduced at the Beijing 2008 Olympics.

² The Future of Australian Sport, Megatrends shaping the sports sector over coming decades, ASC and CSIRO, April 2013

3. More than Sport

The broader benefits of sport are being increasingly recognised by governments, business and communities. Sport can help achieve mental and physical health, crime prevention, social development and international cooperation objectives. Sport for children and adults is an effective means of reducing the rising rates of obesity and chronic illness.

If managed appropriately, it can be an effective mechanism to help achieve social inclusion for marginalised groups and reduce crime rates. Sport can also build bridges to other countries and achieve overseas aid, peace, development and foreign policy objectives.

4. Everybody's Game

Australia and other countries of the Organisation for Economic Cooperation and Development (OECD) face an ageing population. This will change the types of sports we play and how we play them. There are indications that Australians are embracing sport into their old age. To retain strong participation rates, sports of the future will need to cater for senior citizens. They will also need to cater for the changing cultural make-up of Australia. Australian society has become, and will continue to become, highly multicultural. Different cultures have different sporting preferences and recreation habits. Sporting organisations will be challenged with capturing the interest and involvement of diverse cultures.

5. New Wealth, New Talent

Population and income growth throughout Asia will create tougher competition and new opportunities for Australia both on the sports field and in the sports business environment. Asian countries are investing heavily in sports capabilities and, especially in the case of China, have rapidly improved gold medal outcomes at the Olympics over recent decades.

As disposable incomes grow, the populations of Asian countries are becoming more interested in sport. This may create new markets for sports television, sports tourism, sports equipment, sport services and sports events.

6. Tracksuits to Business Suits

Market forces are likely to exert greater pressure on sport with some elite athletes and some sports enjoying generous salaries and large sponsorship deals. Sports with higher salaries may draw athletes away from those with lower salaries. Loosely organised community sports associations are likely to be replaced by organisations with corporate structures and more formal governance systems in light of market pressures. The cost of participating in sport is also rising and this is a participation barrier for many people.

Acknowledging these trends, BMX is well placed for a strong future. In addition to being attractive to both genders, a distinction from the traditional football, cricket, netball codes, it has taken an extreme sport or marginalised activity and brought it to the mainstream. Even though clubs have developed and are essential to create a pathway to higher level competitions, the activity itself is personal and allows for personal endeavour to achieve both skill and fitness goals.

7.2 Participation Trends

In the period 2000 - 2010 the Australian Sports Commission conducted an annual Exercise, Recreation and Sport Survey (ERASS) investigating the participation patterns of people aged 15 and over.

The following charts from the ERASS 2010 Annual Report (the latest data in the series) shows the rate of participation in the top ten physical participation activities.

It is noted that demand for learn to swim continues to rise year on year although this is not translating to competitive swimming. Leisure swimming and water play place swimming as the number three ranked physical activity with 13% of the population participating.

Organised swimming (through a club) only has a participation rate of 1.3% of the population and ranks in in an unstructured setting is more popular by far.

For children aged 5 to 14 there is a very different pattern of participation for boys and girls although both genders achieve their greatest levels of participation in the years aged 9 to 11. The following table identified the most popular organised sporting activities by gender.

Top Organised Sports by Gender		Number	Participation Rate
		'000	%
		MALES	
1	Soccer (outdoor)	309.7	21.7
2	Swimming/Diving	235.2	16.5
3	Australian Rules football	212.7	14.9
4	Basketball	131.3	9.2
5	Cricket (outdoor)	123.1	8.6
6	Tennis	119.6	8.4
7	Martial arts	111.2	7.8
8	Rugby League	107.4	7.5
9	Rugby Union	57.9	4.0
10	Dancing	50.7	3.5
11	Athletics, track and field	45.9	3.2
		FEMALES	
1	Dancing	367.4	27.1
2	Swimming/Diving	256.9	18.9
3	Netball	220.4	16.2
4	Gymnastics(b)	109.8	8.1
5	Basketball	88.9	6.6
6	Soccer (outdoor)	87.8	6.5
7	Tennis	85.6	6.3
8	Martial arts	49.8	3.7
9	Athletics, track and field	42.7	3.1
10	Horse riding/Equestrian/Polo	27.5	2.0
11	Hockey	26.6	2.0

Table 8: Participation rates in organised sport for children aged 5-14

Source: ABS 2012

<http://www.abs.gov.au/ausstats/abs@.nsf/Products/76DF25542EE96D12CA257AD9000E2685?op=endocument>

Facility provision is often predicated on organised sports, those that have a voice and can agitate for facilities. The following table shows the popularity of participation in the top 25 organised sports. Note the difference between WA and the nation collectively.

Activity	Percentage participation rates			
	WA	Rank	Australia	Rank
Aerobics/fitness	7.0	1	7.1	1
Netball	3.5	2	3.1	4
AFL	3.5	2	2.6	5
Basketball	3.2	4	2.3	7
Football (outdoor soccer)	3.1	5	3.4	2
Golf	2.8	6	3.4	2
Dancing	2.7	7	1.9	10
Lawn bowls	2.1	8	1.9	10
Tennis	2.0	9	2.4	6
Swimming	1.8	10	1.3	17
Yoga	1.7	11	1.8	12
Cycling	1.7	11	1.5	14
Touch Football	1.4	13	2.3	7
Walking	1.4	13	1.5	14
Hockey	1.4	13	0.9	19
Martial Arts	1.3	16	1.6	13
Running	1.1	17	1.5	14
Cricket outdoor	1.0	17	2.1	9
Volleyball	1.0	17	0.8	20
Squash/racquetball	1.0	17	0.5	23
Sailing	1.0	17	0.5	23
Futsal (indoor soccer)	0.8	22	1.3	17
Weight training	0.5	23	0.8	20
Rugby League	0.4	24	1.0	18
Rugby Union	0.1	25	0.7	22

Table 9: Participation rates for all persons aged 15 and over in organised sport

Source: ERASS 2010

7.3 Facility Trends

Aerobics/fitness participation ranked at number two; swimming now at three and netball at ten are activities that are often catered for in an indoor sport and recreation centre. These activities are usually accommodated by the provision of a multipurpose complex comprising a swimming pool(s), a gym (fixed and free weights) with cardio equipment and group fitness areas, and then court space sized to cater for netball. The proportions of the complex generally are dependent upon the population served and the facility's local, district or regional function.

The rules of netball call for the largest court dimensions and run off area and therefore provision for netball will allow for a variety of other sports to be accommodated. Netball regulation set the benchmark for indoor court measurements.

In terms of Western Australian participation data for the 55 sports reported in ERASS, seven sports can be played within the same court area as netball. These include basketball (ranked 9th in WA), volleyball (24th), indoor soccer or futsal (26th), badminton (29th), indoor hockey (44th), roller sports (50th), floorball (not yet surveyed) and even tennis (8th).

In line with the megatrends discussed in section 6.1, participation in a variety extreme or youth culture sports have shown an increase in participation. Although positioned well outside the top 10, activities such as BMX riding, skateboarding and rock climbing have experienced increased participation. Data is not isolated for each of these activities to show individual activity trends although there is a growing accommodation of these activities in facility design. Forecourts and plaza areas associated with community service hubs are now showing skate and BMX style accommodations and sports centres have climbing walls and other features both indoors and out to add variety to the activities on offer.

A trend in recent years relating to indoor sports centres in Australia is the commercialisation of competitive court sports. Going well beyond the commercial model that guided squash for many years is the emergence of specialist facilities such as indoor cricket centres, indoor beach volleyball centres and generic indoor sports centres. These centres are built, owned and operated by the private sector in lieu of the traditional local government provision.

Indoor Sports Victoria is an association of privately owned indoor sports centre operators involved in a variety of activities spearheaded by netball, cricket, volleyball and futsal (indoor soccer). Their 2014-2017 Strategic Plan seeks to grow membership by 25% in 2017 and the provision of Super League Administration for (indoor) netball and cricket. They are in effect looking to take on a role previously considered to be the domain of state sporting associations.

Queensland features one of the largest privately operated indoor sports centres, the Brisbane City Indoor Sports Centre (BCIS) with 4,000m² of court area and facilities. BCIS holds weekly leagues for Netball, Soccer, Beach Volleyball, Cricket and Dodgeball. The key issue here is that financially viable indoor sports facilities are multiple court venues, offering fast food style participation opportunities. Participation does not require your commitment to join a club, coach, administer, fund raise and generally volunteer. You turn up and pay for a dose of recreation administered by professionals.

There is a growing influence of European sports such as futsal, handball, floorball and dodgeball which nominate a court size approaching the nominated size for handball and floorball of 40m x 20m. This specification is similar to a netball court's dimensions, which requires a clear and unobstructed area measuring 36.6m long and 21.35m wide. A 40m x 40m enclosure will provide two European style courts side by side.

A further trend, and one that was identified by Sport England in its planning for sustainable sports facilities was the creation of community sports hubs, where a variety of community facilities were bought together, either under one roof or in very close proximity to each other. The key message here is that sustainable facilities are not stand alone, isolated single target market developments. Importantly, the sport and recreation offering is enhanced and supported by additional non-sport services. Most notably these include food and beverage and retail outlets and complementary services such as paramedical and wellness, community services such as counselling, library and information portals and conference and meeting facilities.

In terms of swimming pool provision, new facilities are seldom standalone boxes of water for competition swimming. They are increasingly incorporated into multi-function hubs and the overriding change in the industry in the past 20 years has been a dramatic increase in water quality standards.

The traditional 50m pool previously operated with an eight-hour turnover. This is now in the realm of three hours and higher temperature learn to swim and hydrotherapy pools (30°-35°C) require a turnover of one hour. Additionally, due to varying demand the trend is to offer multiple water spaces of varying sizes and temperature.

Largely due to the cost differential (capital and operating) and level of amenity offered, there has been a trend toward the 25m lap pool option in lieu of 50m and a year round indoor facility in lieu of a seasonal outdoor pool. This prevailing 'short course' model for fitness and competitive swimming is increasingly complemented by a body of leisure water with a beach entry and a variety of water features for water play.

Specialist learn to swim and hydrotherapy pools are a more recent trend and water playgrounds and splash pads are a current innovation. Water slides, flumes and wave pools have also growing in popularity, particularly in commercial installations, while diving boards and platforms have almost been eliminated from design, unless it is a FINA compliant competition facility.

A supplement feature from the US Recreation Management Journal³ in February 2014 summarised trends in aquatic design. Cutting-edge technology and sophisticated play features continue to propel the aquatic industry to new heights, giving aquatic facilities the opportunity not only to offer patrons more breathtaking rides, but boost long-term profitability. Commercial waterparks which offer increasingly complex and high-intensity rides, which emulate their 'cousin,' the amusement park, are now featuring in municipal facilities. Other key design innovations and drivers include:

- Guest accommodations from deck chairs and pavilions to cafes and retail outlets
- Shade is increasingly important
- Sitting areas and bubble benches in the pool as conversation and socialising areas
- Designing for future expansion
- Zero-depth entries
- Tube and water slide rides are becoming longer and more exciting
- Surf generators, speed slides, wave pools, water coasters and multi-level play structures are becoming more common
- Mini-versions of attractions catering to younger guests
- Skill-based amenities, both wet and dry, to challenge guests and their peers
- Climbing walls, water slides, "spa" pools and similar attractions are finding their way into the once stoic lap pool environment.
- Non-traditional waterpark/aquatic activities like climbing walls, aqua courses and zip lines.

³ <http://recmanagement.com/201402su04.php>

8.0 STAKEHOLDER CONSULTATION

The outcomes of the stakeholder meetings held throughout the study are summarised below:

8.1 Initial site inspection tour and workshop (11.01.16)

CCS inspected the facilities throughout the Shire to assist in the preparation of the comparative inventory and meet with facility users where possible. The comparative inventory is provided as a stand-alone document. The following comments were recorded during the on-site meetings.

Northam township

Hockey

- Has about 300 members in junior and senior ranks drawing from Toodyay, Cunderdin and Wongan Hills
- Based at Bert Hawke Park working in and around cricket and able to use 5 fields - which is great
- The pavilion is now outdated and the long term plan would be to have a synthetic pitch focused on a refurbished or new pavilion
- Parking is adequate however some netting to protect cars from cricket and hockey balls would be ideal

Cricket

- Happily operates from Bert Hawke Park on 2 banks of turf wickets and 4 practice nets
- Aim is to be able to play night cricket and this requires additional lighting towers to be bought in for major matches
- The club runs T20 matches which have proven to be popular and is looking to procure a FlicX wicket to add versatility.

Football

- Now relocated to Henry Street Oval – there has been some drainage issues in the past, hopefully fixed
- Function facility is fantastic
- Changerooms need some maintenance
- Access path from the oval needs to be repaired and the metal grate near the oval should be removed
- In the future improvements should include:
 - Back nets behind the goals to prevent the ball landing on the BMX and the water tanks
 - Reverse the slope of the perimeter parking – ideally should slope down toward rather than away from the oval
 - Tiered grandstand for spectator viewing
 - Toilets on the Peel Terrace side of the ground
 - Audio visual (projector, screen, amplifier and speakers) and WIFI set up in the function room
 - Improvements to the timekeepers and commentary box
 - Parking is insufficient and not well enough delineated

Little Athletics

- 150+ members aged 6-17
- Very strong growth in the 6-9 age group with athletes coming from Wongan Hills and Cunderdin
- Relocated from the school oval to Henry Street oval which now has a compliant 400m track and 100m straight
- The balance of the Jump pits and throw circles yet to come - 1 permanent jump pit is in place and the second one is inadequate and should be replaced.

Netball

- Have fully relocated from Clarke Street and love the move to the recreation centre on indoor and outdoor courts
- Membership has grown to 300 and Northam has re-entered the state league with 3-5 home games per season. Players are being attracted from Toodyay and Goomalling
- In the longer term as the population doubles there may be a need for more courts and/or more days for competition.
- Currently all fixtures are played on a Saturday – may need a mid-week night.

Basketball

- 400 members in total including participants from Cunderdin and York
- Seniors play inside – Juniors play outside on 1 night only
- Biggest issues are recreation centre security and lack of air-conditioning
- Association will look to install an external clock for the hard courts

BMX

- 600 members under 16
- The existing facility is in a good location but outdated
- Lighting is needed – the poles have been secured but there is insufficient power to site
- Would like to establish a new facility and would welcome the option of BMX and skate facilities together

Karate

- Currently use the PCYC along with mixed Martial Arts, boxing and gymnastics.
- The venue is in very poor condition but it is affordable and air-conditioned
- Northam Karate Club numbers are at capacity limited by the number of coaches
- Ethos of club is quality and it recorded the highest gold medal tally at the recent national championships

Swimming

- Has operated from the pool since its opening in 1957
- The pool has never changed functionality and needs lots of work
- The club only has an effective 10-week season so swimmers are competing against others who train 40-50 weeks per year
- The biggest challenge is cold water and therefore the highest priority is heated water to extend the season
- The club's preferred position is a heated 50m pool and in the longer term an indoor heated 50m pool would be the best

- The Club is about to buy new timing gear and seeks to maintain a 50m pool so it can host country pennants and other championships where a 50m pool is required for Swimming WA sanction
- Note that not all swimming club members are demanding a 50m pool, some would prefer year round access to heated water in a 25m pool as a next step.

Northam Recreation Centre

- Improvements
- Air condition the sports hall
- Improve landscaping on oval side of centre
- Cover the bottom 4m of the exposed gutters in sports hall
- Add a permanent cafe and a fitness centre
- Add a dividing wall into the function centre
- Convert the Evap cooling in function room to reverse cycle
- Consider alternative use of crèche area
- Review use/ retention of Jubilee pavilion for use as a gym

Wundowie Township

Skate park and BMX Track

- Skate park is fabulous and well positioned next to play equipment picnic and exercise equipment
- Loss of dirt BMX track is a shame, reinstate it at the back of the skate park
- Cover loose gravel surfaces surrounding the skate park with concrete or synthetic grass to prevent dust and pebbles getting onto the skate surface – very dangerous for scooters
- Provide shade shelter and seating nearer to skate park and requested BMX track for spectator / parent viewing of the skate park

Grassed playing fields

- No organised sporting clubs operating at present
- Maintain the playing field for use by the school
- Seek a shared use and maintenance agreement with Education Department
- Let the hockey field go fallow as no teams are participating in competition

Hard courts

- Pressure clean (water blast) the tennis courts to bring surface back to life
- Repair the door to the tennis store/canteen building
- Verify expressed demand for basketball
- If proven, replace the basketball courts from scratch including a new subgrade base – do not attempt resurfacing – alternative is to over mark the existing tennis courts and install backboards – similar to Bakers Hill - a single court option is probably adequate.

Aquatic centre

- Repair or replace the gravity fed sand filter

Bakers Hill Township

- Consider the installation of showers in the changeroom area if a sporting team establishes at the oval
- Upgrade the playground
- Recover the shade shelter at the front of the cricket store/pavilion
- In the longer term add a double faced mezzanine viewing area to the recreation centre that looks into the sports hall and over the oval

8.2 User group survey

A survey form was issued by the Shire to all known sport and recreation groups. Returns were received from:

- Avon Hockey Association
- Avon Valley Shotokan
- Bakers Hill Primary School P&C
- Bakers Hill Cricket Club
- Northam and Districts Gun Club
- Northam and Districts Little Athletics Centre
- Northam Cricket Association
- Northam Golf Club
- Northam Indoor Hockey Association
- Northam Netball Association
- Northam Railways Football (AFL) Club
- Northam Springfield Football (soccer) Club
- Northam Swimming Club
- Northam Wado Ryu Karate Club

A summary of responses is shown below.

Club membership and Fees	Males		Females		Trend	Annual Player Fees	
	junior	senior	junior	senior		junior	senior
Gun Club	1	16		1	↓	\$ 118.00	\$ 247.00
Cricket - Bakers Hill	2	20			↓	\$ -	\$ 100.00
Junior Cricket - Northam	180		20		→	\$ 80.00	\$ 140.00
Senior Cricket - Northam	35	100	1	1	↑	\$ -	\$ -
Netball	11		149	82	↓	\$ 140.00	\$ 165.00
Karate Club	24	10	21	6	→	\$ 50.00	\$ 80.00
Springfield Football (Soccer)	50		14		↑	\$ 70.00	\$ -
Railways Football (AFL)		80		70	↓	\$ -	\$ 150.00
Indoor Hockey	8	40	13	78	↑	\$ 80.00	\$ -
Outdoor Hockey	50	62	50	63	↓	\$ 100.00	\$ 200.00
Little Athletics	71		75		↓	\$ 140.00	\$ -
Shotokan - Clackline	30	15	13	7		\$ 65.00	\$ 65.00
Basketball - Northam		94	157	40	→	\$ 70.00	\$ 100.00
Golf - Country Club		60		229	↓	\$ -	\$ 375.00
Swimming Club	26	21	44	42	↓	\$ 200.00	\$ 80.00

Table 10: Summary of survey responses part 1

Note that of the 15 groups which have responded only 3 are experiencing growth in their membership and half have fewer members than at their peak. Importantly only 5 of those groups who have responded have indicated that their current facility will not be adequate for the next 5-10 years. The venues that require immediate improvement include the cricket facilities at Bakers Hill, storage and affordable ground access for soccer, lighting and a suitable pitch for night cricket and major renovations to or replacement of the Northam Swimming Pool.

The pavilion at Bert Hawke Park and the cricket shelter at Bakers Hill Oval are also highlighted for attention short to medium term attention.

8.3 Facility improvement requests nominated in the survey returns:

Bakers Hill

- New synthetic turf on cricket wicket at the Oval
- New synthetic turf on cricket practice nets at the Oval
- Improvement to cricket clubroom and shaded viewing
- Improved cycle and footpaths around Bakers Hill

township Henry Street Oval

- Second jump pit for athletics

- Permanent shot and discus structures
- Improve playing surface to remove hardness
- Spectator grandstand
- Wireless technology
- Electronic scoreboard
- Water fountains

Northam Gun Club

- Gutter replacement
- Roof replacement
- External painting
- Relocation to a new site with improved noise buffer

Bert Hawke Reserve

- Grounds
 - Repair practice cricket wicket surface (reglue)
 - Security screening to pavilion glass doors and roller door
 - Additional secure storage at the pavilion
 - Shade shelter for spectators on No.2 oval
 - Capacity for night cricket - lights
 - Purchase of Flicx-pitch to enable night cricket at Henry Street Oval and indoor cricket in the recreation centre
- Pavilion
 - Extended shaded viewing at front of pavilion
 - Refurbished and enhanced or new pavilion – kitchen, carpet, indoor toilet access
 - Additional storage for seasonal users
 - Improved cleaning and maintenance

Northam Recreation centre

- Air-conditioning or improved ventilation in the sports hall
- Additional and Improved parking and signage to parking
- Scoreboard and timer for court 2 (IDH)
- Scoreboards (reliable) on all 3 indoor courts
- Electronic scoreboard on outside courts
- Fencing to outdoor courts to be sturdier
- Secure fencing to prevent unauthorised entry
- New grandstand seating to outdoor courts

Northam Swimming Pool

- Upgrade in existing location – refer Bilgoman and Collie for what they have done
- Heating to extend seasonal operations from September to April
- Upgraded FINA compliant 50m pool with appropriate water treatment system
- New well-drained concourse
- Shaded marshalling area for events
- Improved centre administration, kiosk, changerooms and clubhouse
- Additional club storage areas
- Carpark improvements including line marking, improved lighting and access pathways

Northam PCYC

- Floor surface unusable without mats
- Holes in walls

- Leaking roof

Northam Country Club

- Security of water supply for the Country Club
- Reticulation of first 9 fairways
- Reticulation of second 9 fairways

8.4 Elected member and Senior Staff Information Session (23.02.16)

CCS met with the elected members and senior staff of the Shire to provide an update on progress and findings to date. The key issues were presented for discussion including:

- The future of the Northam Swimming Pool
- The future of the now redundant Clarke Street netball courts
- The future of the Jubilee Pavilion
- Sustainability measures for the Northam Recreation Centre including:
 - Gym/fitness facilities
 - Crèche and childcare services
 - kiosk / café options
 - Improved parking conditions
- The creation of a youth precinct including the relocation of the existing BMX track
- Future accommodation for emerging sports, specifically football (soccer)

No decisions or determinations were made at this meeting, however, it was noted that:

- Victoria Oval is not to be considered for reinstatement as a playing field
- The Bowling Club, Gun Club and Country Club (golf and tennis) operate from freehold land and are not subject to Shire direction.

8.5 Open Community Workshop (23.02.16)

An open invitation was issued to residents and community organisations to attend a workshop at the Northam Recreation Centre from 6.30pm to 8.00 pm on Tuesday 23 February. There were 23 attendees. The notes recorded at the meeting are summarised below.

Fire brigade

- Scoreboard realignment and redevelopment for improved storage
- Resurface track
- Repair water supply under track

Scouts

- A venue to be identified and secured for new groups

Jubilee Pavilion

- Must stay until amenities replaced

Community Bus

- Needs to be more accessible and affordable

Sound Shell

- Barnard Park facility non-functional

- PA system @ Henry St Oval very poor

Lot 39 adjacent to Bert Hawke Park

- Water recreation area between Hockey field and equestrian park littered with tyres.

Youth precinct

- Consider locating next to PCYC (plans to redevelop in train)

Recreation Precinct (Jubilee)

- Accessible public toilets – ones that are not always locked

Northam Swimming Pool

- Regardless of where and what the new facility provides:
 - Add a playground
 - Provide disabled toilets
 - Amend pathways to facilitate easy wheelchair access
 - Redevelop changerooms - with a roof
 - Ramp entry for disabled and aged persons' access
- Straw Poll results on the future of the Northam pool

Location	
Existing site	Recreation centre
17	2
Operating season	
Seasonal	Heated year round
9	11
Willing to pay more rates	
Yes	No
8	10
Pool style	
25m + extra features	50m lap pool priority
5	11

Footpaths

- Generally clean and sweep them
- Additional paths and connections
 - Woodley Farm estate – Loton Drive and Woodley Farm Drive
 - Town centre to Shire offices
 - To new health centre
 - Burnside Avenue – address floodway impact on footpath
 - Gairdiner Street
 - Wood Drive

Wundowie Swimming Pool

- Add a playground
- Diversify what's on offer at the kiosk

Bakers Hill

- Public toilet facility outside the recreation centre

- Improved footpaths
- BBQ picnic and shade areas outside overlooking the oval
- Playground facilities for older children
- Playground facilities for children under age 4
- Seating around the oval
- Exercise equipment around the oval

8.6 Liaison with Swimming WA

Discussion were held with the CEO of Swimming WA on the status of the Northam Swimming Club, the significance of the wheat belt district for the growth of the sport, the necessity of having a 50m pool for swimming competitions and the importance of year round swimming.

A formal response to these and other matters is included in attachment 1. In short the state body favours a 50m pool to accommodate sanctioned events and indicates that a seasonal facility would be adequate, preferably heated to extend the swimming season into September and April.

9.0 CURRENT PROVISION AND UTILISATION

9.1 Current provision

The facilities inventory cited in section 5 and issued as a separate document outlines the suite of facilities currently provided by the Shire of Northam.

The following table draws from Table 12 (the top 25 physical recreation activities identified by ERASS) and indicates how are currently accommodated, or could be accommodated in the Shire of Northam.

In general terms the Shire is very well provisioned and can accommodate all of the top participation activities – except perhaps sailing.

Activity	Current accommodation
Aerobics/Yoga/Pilates	Northam Recreation Centre, Bakers Hill Recreation Centre, PCYC, Bridgeley Community Centre, Clackline Hall, Wundowie Pavilion, Northam Town Hall, Northam RSL Memorial Hall (seniors), Southern Brook Hall
Fitness /Weight Training	Euphoria Health, In Balance Fitness
Netball	Northam Recreation Centre, indoor (3) and outdoor (4) courts
AFL	Henry Street Oval, Jubilee Oval, Wundowie Oval, Bakers Hill Oval
Basketball	Northam Recreation Centre, indoor (3) and outdoor (4) courts, Bakers Hill (1) and Wundowie (1) outdoor courts
Football (outdoor soccer)	Bert Hawke Reserve, Wundowie Hockey Field, Bakers Hill Oval
Golf	Northam Country Club, Bakers Hill Golf Club, Wundowie Golf Club

Dancing	Northam Recreation Centre, Bakers Hill Recreation Centre, PCYC, Bridgeley Community Centre, Clackline Hall, Wundowie Pavilion, Northam Town Hall, Northam RSL Memorial Hall (seniors), Southern Brook Hall
Lawn bowls	Northam Bowling Club (4 greens), Wundowie Bowling Club (1 green)
Tennis	Northam Country Club (8 grass), and Northam Recreation Centre (2), Wundowie (2) and Bakers Hill (4) hardcourts
Swimming	Northam Olympic Pool (8 lane x 50m) plus toddlers, Wundowie Aquatic Centre (5 lane x 33m) plus toddlers
Cycling	Road cycling - no dedicated cycle paths in Northam, Northam BMX
Touch Football	Bert Hawke Reserve, Jubilee Oval, Wundowie Oval, Bakers Hill Oval
Walking	Footpath track and trail network in towns. Kep Track linking to Mundaring via all townships
Hockey	Bert Hawke Reserve
Martial Arts	PCYC - Northam Wado Ryu Karate, Bakers Hill Recreation Centre - Bakers Hill Karate Club, Northam Recreation Centre,
Running	Footpath track and trail network in towns. Kep Track linking Northam to Mundaring via all townships, Henry Street oval (Little Athletics), Northam Running club
Cricket outdoor	Bert Hawke Reserve
Volleyball	Northam Recreation Centre (3) and Bakers Hill Recreation Centre (1) indoor courts
Squash/racquetball	Northam Country Club (4) courts
Sailing	Not available
Futsal (indoor soccer)	Northam Recreation Centre (3) and Bakers Hill Recreation Centre (1)
Rugby League/Union	Jubilee Oval, Wundowie Oval/Hockey Field, Bakers Hill Oval

Table 11: Current accommodation for the top 25 physical recreation activities

It is also noted that rural and regional communities such as Northam have a tendency to embrace a variety of activities that are more common in country areas. These activities and the facilities they operate from are generally sourced, developed, managed and maintained by the community (groups of like-minded interested people), rather than provided by local government.

This is the case in Northam with the following activities adding significantly to the sport, recreation and leisure mix on offer in the district, primarily operated independently of the Shire. It is noted that the golf, tennis, squash and bowls in Northam, Bakers Hill and Wundowie are community owned and managed facilities.

Activity	Current accommodation
Equestrian disciplines	Bakers Hill Adult Riding, Avon Valley Adult Riding, Avon Valley 10 th Light Horse Troop, Twin Pines Agistment Centre, Crowes Riding School, Avon Valley Show Jumping and Pony Club, Northam Agricultural Society
Horse Racing	Northam Harness Racing Club/Northam Trotting Club, Northam Race Club

Shooting	Northam and Districts Gun Club, Northam Rifle Club, Northam Pistol Club
Motor sport	Hurricane Go Kart Club, Northam and Districts Motor Cycle Club, Northam Speedway and Motorsports Complex,
Volunteer Bush Fire and Fire and Rescue Services	Northam, Wundowie, Irishtown, Inkpen, Grass Valley, Clackline/Muresk
Flying	Northam Aero Club, Avon Valley Ballooning, Windward Balloon Adventures
Marquee Events	Northam Avon Descent Association, Northam Flying 50, Northam Agricultural Society Annual Show

Table 12: Specific accommodations for regional and rural style activities

9.2 Current utilisation

The Shire has provided detailed information on the level of utilisation of the current suite of facilities provided within the Shire including:

- The indoor sports courts at the recreation centre
- The outdoor hard courts at the recreation centre
- The hospitality and meeting rooms at the recreation centre
- Henry Street oval
- Jubilee Oval
- Bert Hawke Park
- Northam Olympic Swimming Pool
- Wundowie Swimming Pool
- Bakers Hill Oval
- Wundowie Oval
- Wundowie Hard courts

CCS Strategic has over many years devised and refined a measure of the level of utilisation of community facilities based on overall use and peak hours use. The number of hours available and those hours considered peak (or high demand) are shown in the table below.

	UTILISATION ANALYSIS - AVAILABILITY CHART							
	Community Centres		Playing fields (unlit)		Playing fields (lit)		Hardcourts (lit)	
	Overall	Peak	Overall	Peak	Overall	Peak	Overall	Peak
Mon	9-10 (13)	9-12 + 4-10 (9)	9-6.30 (9.5)	4-6.30 (2.5)	9-9 (12)	4-8.30 (4.5)	9-9 (12)	4-8.30 (4.5)
Tue	9-10 (13)	9-12 + 4-10 (9)	9-6.30 (9.5)	4-6.30 (2.5)	9-9 (12)	4-8.30 (4.5)	9-9 (12)	4-8.30 (4.5)
Wed	9-10 (13)	9-12 + 4-10 (9)	9-6.30 (9.5)	4-6.30 (2.5)	9-9 (12)	4-8.30 (4.5)	9-9 (12)	4-8.30 (4.5)
Thu	9-10 (13)	9-12 + 4-10 (9)	9-6.30 (9.5)	4-6.30 (2.5)	9-9 (12)	4-8.30 (4.5)	9-9 (12)	4-8.30 (4.5)
Fri	9-10 (13)	9-12 + 4-10 (9)	9-6.30 (9.5)	4-6.30 (2.5)	9-9 (12)	4-8.30 (4.5)	9-9 (12)	4-9.30 (5.5)
Sat	9-6 (9)	9-6 (9)	9-6.30 (9.5)	8-5 (9)	8-9 (13)	8-9 (13)	8-9 (13)	8-9 (13)
Sun	9-5 (8)	9-5 (8)	9-6.30 (9.5)	8-5 (9)	8-9 (13)	8-9 (13)	8-8 (12)	8-8 (12)
Total hours	82	62	66.5	30.5	86	48.5	86	48.5

Table 13: Estimated peak and overall venue availability times

The following table provides a subjective measure of facility utilisation.

Occupancy	Characterisation
0-20%	Dormant facility- need to question need or fitness for purpose
20-40%	Underutilised - need to consider promotion and programming
40-60%	Well utilised - maintain and promote for additional use
60-80%	Very well utilised - need to concentrate on maintenance
80%+	Effectively at capacity - need to plan for additional facilities

Table 14: Facility classification based utilisation

Those facilities for which the percentage utilisation analysis is appropriate have been assessed using this tool.

Note that those facilities privately owned (Country Club, Bowls, Gun Club) or operated under lease (RSL Memoria Hall, BMX track, Ag Society facilities, Bakers Hill Recreation Centre), or routinely open regardless of demand (Swimming Pools) have not been assessed in this manner. The following results are revealed for those facilities that have been assessed using the colour coding system in the table above.

Venue	Peak Use Percentage	Total Use percentage
Recreation Centre		
indoor sports courts	66	56
outdoor hard courts	72	34
hospitality and meeting rooms	41	22
Henry Street oval – summer	1	1

Henry Street oval – winter	8	5
Jubilee Oval – summer	1	1
Jubilee Oval – winter	0	0
Bert Hawke Park – summer	2	1
Bert Hawke Park - winter	3	2
Bakers Hill Oval	2	1
Wundowie Oval	0	0
Wundowie Hard courts	0	0

Table 15: Facility utilisation dashboard

The clear message from this assessment is that the recreation centre is very well utilised in the peak periods and the playing fields and hard courts across the Shire are grossly underutilised. If not for the specialisation of the playing surface for cricket (turf) there would be a strong argument to close Bert Hawke Park and relocate all activities to Jubilee and Henry Street Ovals. Please note that we do not advocate the installation of turf or synthetic cricket wicket in the premier football field.

The Bakers Hill and Wundowie facilities are serving a purpose, albeit a small one, noting the distances from Northam to these localities. These facilities (especially the grassed playing fields provide aesthetic appeal and do accommodate a degree of casual and informal use such as walking, walking the dog and informal play and family activities.

Note that It is not possible to measure the effectiveness of the aquatic centres using the above method. A benchmarking program devised by the University of South Australia's CERM PI © program identifies a series of key indicators and produces median results for various types of aquatic centres as shown below.

CERM PI Indicators	Group 5 - Outdoor Pools			
	< 1,500m ²		1,500-2,499m ²	
WORKING INDICATORS	Medians	Wundowie	Medians	Northam
Total space (m²)	936	950	2,075	2,250
Finance				
Expense recovery %	43%	50%	66%	34%
Gross receipts	\$92,733	\$47,232	\$352,526	\$132,600
Gross expenditures	\$196,476	\$93,673	\$642,208	\$388,571
Subsidy per visit	\$8.06	\$5.16	\$4.22	\$7.53
Services				
Visits per metre ²	17	9	32	15
Total visits per year	12,879	9,000	68,577	34,000
Catchment population (5km radius)	8,176	1,300	50,000	8,000
Catchment multiple	2.1	7	1.6	4

Table 16: Performance against industry benchmarks - Shire of Northam Aquatic Centres

In terms of expense recovery, it can be seen that Wundowie is performing slightly better than the median for pools under 1,500m² in size and Northam slightly worse for pools in the 1,500-2,499m² category. The subsidy per head is a telling indicator for Northam with each patron attending costing the Shire \$7.53 per entry on top of the fee they pay.

Note that the finances and attendances for both pools are significantly lower than the median for pools of their respective sizes indicated by the fact that these are seasonal pools only opening for half the year. Note that if the pools were heated and operated year round, attendances in the winter season would be dramatically lower than summer attendances.

It is noted that attendances at Northam Olympic Pool have suffered a decline in recent years whilst Wundowie has experienced a small resurgence in the past season, primarily through the activities of the swimming club.

	2015-16	2014-15	2013-14
Northam	34,000	36,000	40,000
Wundowie	9,000	7,000	7,000

Table 17: Estimated aquatic centre attendances

The decline in attendances at Northam is arguably due to a series of factors such as:

- the ageing of the facilities and their loss of functional and aesthetic appeal
- an increase in private swimming pools at home
- the general proliferation of air-conditioning in homes
- changing leisure trends with technology based pursuits consuming more leisure time (TV, computer games, internet etc.)
- A relative stasis in the popularity of swimming, refer Figure 2.

10.0 FACILITY PROVISION RATIONALE

10.1 Philosophy of Community Facility Provision

The following series of statements outline the philosophy and rationale brought to the exercise of determining what facility and service needs should be provided to the community by the Shire of Northam, addressing both current and forecast requirements.

It is an underlying principle that individuals, clubs, or organisations of any ilk can, of their own volition, and at their own expense provide additional or alternative leisure experiences to those provided by the Shire.

Indeed, there are many examples of this already occurring within the Shire including the local motorsport, equestrian, golf, tennis, squash, bowls, aero and shooting organisations who have established their own facilities and operate independently.

There are also other examples where community based clubs and organisations seek use of facilities provided by others such as schools, church groups, the PCYC or even private facilities. These practices are to be encouraged and facilitated wherever possible as it demonstrates a strong community in action.

Accordingly, the following guidelines have been prepared to provide a framework to assist in determining which facilities should be provided by the Shire and to help determine priorities in provision in the face of competing needs.

The recommendations of this report are reflective of these guidelines.

10.2 Proposed Vision

That the Shire of Northam support the provision of:

- An agreed suite of regional standard facilities over time that are high quality, multi-purpose, non-exclusive and suitable for all ages; and
- Opportunities for participation in the broadest possible range of sport, recreation and leisure pursuits.

In the case of regional standard facilities, it is likely that the Shire will take a lead role in the development, management and maintenance of these facilities. See Guiding Principle 6 below.

In terms of providing or facilitating access to a broad base of opportunities for the local community, this may include direct provision by the Shire, the allocation of land and a degree of financial support to groups and organisations who are taking a lead role in facility and experience provision, or the simple allocation of suitable land parcel for development and use by an interested community organisation. In general terms the more exclusive the facility and restricted the access, the lesser the direct involvement of the Shire.

10.3 Guiding Principles

NB: The term 'playing arena' and 'arena' means the space on which an activity is conducted. It could be a grassed oval, a tatami mat, a squash court, a criterium track or swimming pool.

A. Multipurpose and multifaceted

Playing arenas shall be developed that allow for maximum flexibility and use for as wide a variety of purposes as possible. The Shire shall prioritise opportunities for broad spectrum participation over elite provision. The aim is to provide facilities that service the greatest number of participants.

Exclusive use single purpose facilities are unlikely to be supported.

B. All ages accommodation

Playing arenas developed by the Shire or supported for development by the community should be designed for use by all ages. Playing fields and courts and track and circuit lengths must be able to accommodate regulation size senior competition.

Facilities that can only be used for junior participation are unlikely to be supported.

C. Basic amenity provision by the Shire

Where the Shire supports a playing arena development it shall subsequently support provision of a functional level of amenity for participants including (as required) toilet, shower and change areas, canteen/kiosk, first aid and officials' rooms and basic equipment storage.

The aim is to ensure participation is not impeded by lack of off-arena amenity.

D. Advanced facility provision by the User Groups

Clubs and community based organisations wishing to improve the standard, scope and level of sophistication of facilities, (e.g. arena lighting, specialist equipment, social

amenities, spectator accommodations) shall be required to demonstrate need and make a contribution to facility improvements to attract Shire support.

The more sophisticated and the more exclusive the facility development the more it should be driven (and largely funded) by user groups.

Examples include competition level lighting, exclusive use (leased) clubhouse facilities, specialised timing and scoring equipment, media accommodations and secure venue fencing to allow spectator charges to be levied.

E. Northam as a regional hub

To assert that Northam is a regional centre requires facilities for a select suite of activities that are seen as priorities by the local community to be developed to a standard and scale capable of attracting and hosting regional events.

Note that the major difference between local and regional scale facilities is the off-arena amenity for spectators. While some permanent provision is generally warranted, many requirements can be provided on a temporary basis, e.g. site fencing, spectator seating, (additional) public toilets and food and beverage outlets, carparking, event administration and media facilities.

The value of these regional off-arena facilities is not only to service the events but to capture the economic multiplier effect of outlying town populations coming to Northam, staying and spending. The recommended priority suite of facilities to be developed over the next 10 years is as follows:

- Australian football WAFL compliant, night match
- Cricket Twenty 20 format night match demonstration purposes
- Hockey Hockey WA compliant
- Netball Netball WA compliant, indoor show court
- Basketball Basketball WA compliant, indoor show court
- Swimming Swimming WA compliant, 50m pool
- BMX UCI Compliant track with 5m start ramp

This priority suite would need to be reviewed every 5 years at a minimum.

F. Value for money

To achieve the lowest cost per capita and the greatest level of participation. Use ERASS data for indicative participation rates. Making use of residual asset value assessments, preserving the asset through effective maintenance and renewal and progressively improving the facility, particularly by taking advantage of technology and addressing safety issues, will rate highly.

10.4 Standards and benchmarks

There are a variety of industry guidelines that assist in determining facility provision in communities. These include those certified as Australian Standards for very specific elements such as sportsfield lighting (AS 2560) and playgrounds (AS 4685) for safety purposes. Compliance is mandatory.

There is also a variety of generic provision indicators or benchmarks such as the Community Facilities Guidelines developed by Parks and Leisure Australia's WA Region. Importantly none are offered, nor should they be treated as absolute standards for facility provision, noting that the key to effective community facilities planning is to ensure that the specific needs of the community are adequately interpreted and addressed. These guidelines have been considered in the evaluation and analysis of facility improvements in this report.

10.5 Facility preservation and maintenance

The cost of providing community facilities is generally very high and as community expectations continue to increase, the provision of new contemporary standard facilities becomes increasingly expensive. To this end the preservation and maintenance of existing facilities is a wise and economically motivated strategy.

Local government has long been the principal provider of community services infrastructure and it has generally done this well. Northam is well provisioned in terms of the range and extent of facilities provided by the Shire and the range of facilities and activities available in the Shire is significantly enhanced by community provision. Notwithstanding the restrictions on local government funding developments on private land, the maintenance and upgrade of community facilities developed on reserve land by community groups can be assisted by ongoing Shire support.

10.6 Accommodation for emerging activities

New activities regularly enter the market place and often compete with traditional activities for market share and facility provision. Recent examples include the rise (and decline) of tee-ball, the growth in popularity of skate boarding and BMX riding (with BMX now an Olympic sport) and the rise and rise of soccer. Indeed, soccer, or football as it perhaps correctly and generically known, has displaced Australian football as the most popular sport for boys and has captured a growing market for girls.

Northam is yet to experience any significant demand from soccer, although it is noted that the Springfield Football Club did attempt to establish operations at Bert Hawke Park. Every indication is that the demand will come.

10.7 Response to changing population profile

The demographic profile of Northam continues to change as is shown in section 6. The most significant changes to be accommodated based on projections to 2026 are:

- A decline in the number of children aged 5-19
- Growth in young adults, particularly men, aged 20-34
- Decline in the 50-64 age bracket and
- Growth in the 65-85 cohort

This would indicate a growing demand for traditional adult sports (football cricket, netball, basketball) and the need to accommodate older adults, particularly the well-aged and those requiring rehabilitation (walking, gentle exercise, strength training, hydrotherapy).

10.8 Meeting aspirational challenges

There is always a need to respond to trends and shifts in leisure participation including the increasing levels of sophistication of facilities required and the impact and application of new technology.

For example, 20 years ago hockey was traditionally played on natural grass. Now clubs in all locations and across all grades aspire to play on artificial turf. Lawn bowls, once a grass green sport is increasingly transitioning to synthetic surfaces in response to demands for extended seasons and night play (corporate bowls), the diminishing availability of water and the increasing difficulty in securing a highly skilled greenkeeper.

Sports field lighting is now common place for community club training purposes to avoid the heat of the day or accommodate varying working hours, and now is increasingly being sought for night competition. A further trend in this field is the application of LED technology in lieu of metal halide lamps offering greater illumination, longer life and lower operating costs.

11.0 RECOMMENDATIONS AND PRIORITIES

The following list of works items has been compiled from the study process. Each has merit to a portion of the community.

11.1 Schedule of needs identified during the study

A	Northam Township
1.0	<u>Bert Hawke Park</u>
1.1	Grounds
1.1.1	Additional secure storage at the pavilion
1.1.2	Shade shelter for spectators on No.2 oval
1.1.3	Install lights for night cricket/hockey
1.1.4	Flicx-pitch overlay
1.1.5	Synthetic hockey pitch
1.1.6	Protective netting to carpark
1.2	Pavilion
1.2.1	Improved cleaning and maintenance
1.2.2	Security screening to pavilion glass doors and roller door
1.2.3	Extended shaded viewing at front of pavilion
1.2.4	Refurbished and enhanced pavilion
1.2.5	Additional storage for seasonal users
2.0	<u>Jubilee Reserve</u>
2.1	Formalise parking off Northey street
2.2	Accessible public toilets – ones that are not always locked
2.3	Henry Street Oval
2.4.1	Remove metal grate near the oval
2.4.2	Repair access path from changerooms to oval
2.4.3	Reverse the slope of the perimeter parking for viewing
2.4.4	Toilets on the Peel Terrace side of the ground
2.4.5	Improvements to the timekeepers and commentary box
2.4.6	Second jump pit for athletics (2 x 40m ² pits)
2.4.7	Second jump pit for athletics (2 x run ups 1.2 x 40m)
2.4.8	Permanent shot and discus circle @ 2.135m and 2.5m diameter
2.4.9	Shot and discus cage (8 fixed panels 2.83 x 7m + 2 moveable panels 2x7m)
2.4.10	Tiered grandstand for spectator viewing - 170 seats on 5 rows
2.4.11	Shelter to sit above grandstand - refer BHP with enclosed back and sides
2.4.12	
2.4.13	Water fountains
	Protective netting (6m high) to BMX and water tanks
2.5	External hard courts
2.5.1	Electronic scoreboard/timeclock outside
2.5.2	Secure fencing to prevent unauthorised entry - feature fencing 1.8m high
2.5.3	Grandstand seating to outdoor courts - 4 mobile 4m aluminium units

2.6	Recreation centre
2.6.1	Access control/security into and from the complex
2.6.2	Audio visual and WIFI set up (function room and throughout precinct)
2.6.3	Install evaporative cooling to the sports hall
2.6.4	Improve landscaping on oval side of centre
2.6.5	Cover the bottom 4m of the exposed gutters in sports hall
2.6.6	Add an operable acoustic dividing wall into the function centre
2.6.7	Convert the Evap cooling in function room to reverse cycle
2.6.8	Consider alternative use of crèche area and landscape outside area/playground
2.6.9	Scoreboard and timer for external courts (weatherproof)
2.6.10	Upgrade Scoreboards (reliable) on all 3 indoor courts
2.7	BMX Track
2.7.1	BMX track 5m high start ramp structure
2.7.2	BMX track start ramp gate
2.7.3	BMX track start ramp storage under
2.7.4	BMX track start ramp bitumen topping
2.7.5	Covered marshalling area
2.7.6	BMX track lighting - relocate
2.8	Fire Brigade Training Track
2.8.1	Scoreboard realignment and redevelopment for improved storage
2.8.2	Resurface track and new line markings
2.8.3	Repair water supply under track
2.9	Jubilee Pavilion
2.9.1	Retain as operational until amenities replaced - refer 2.4 and 2.5.5
2.9.2	Demolish Jubilee pavilion
	Aquatic facility options
3.0	Swimming Pool - 50m + toddlers + splashpad at existing site - refurbished facilities
4.0	Swimming Pool - 50m + toddlers + splashpad at existing site - new facilities
5.0	Swimming Pool - 50m + toddlers + splashpad at recreation centre site Add new indoor program pool as a stage 2 development
B	Wundowie Township
6.0	<u>Skate Park and BMX Track</u>
6.1	Reinstate mini dirt BMX track at the back of the skate park
6.2	Cover loose gravel surfaces surrounding the skate park
6.3	Provide shade shelter and seating nearer to skate park
7.0	<u>Grassed playing fields</u>
7.1	Maintain the playing field for use by the school
7.2	Seek a shared use and maintenance agreement with Education Department
8.0	<u>Hard courts</u>
8.1	Pressure clean the tennis courts
8.2	Verify expressed demand for basketball
8.3	Over mark the existing tennis courts and install backboards
9.0	<u>Aquatic centre</u>
9.1	Replace the gravity fed sand filter
9.2	Add a partly shaded playground

C	Bakers Hill Township
10.0 10.1 10.2 11.0 11.1 11.2 11.3 12.0 12.1 12.2 12.3 12.4 13.0 13.1 13.2 13.3 14.0 14.1	<u>Recreation centre</u> Install showers in Recreation centre changerooms Add external covered open mezzanine viewing to recreation centre and oval <u>Bakers Hill Cricket facilities</u> Apply new synthetic turf on cricket wicket New synthetic turf on cricket practice nets Recover the shade shelter at the front of the cricket store/pavilion <u>Bakers Hill Oval</u> Exceloo (Tasman) fully automatic self-cleaning public toilet BBQ picnic and shade areas outside overlooking the oval Seating around the oval Exercise equipment around the oval <u>Playground area</u> Upgrade the playground soft-fall and extend shade Add playground facilities for older children Improve playground facilities for children under age 4 <u>Cycle and footpaths around Bakers Hill township</u> Improved footpaths around the town ship and to school and rec complex
D	Various Other Facilities
15.0 15.1 15.2 15.3 15.4 16.0 16.1 16.2 16.3 17.0 17.1 17.2 17.3 18.0 18.1 19.0 19.1 20.0 20.1 21.0 21.1 22.0 22.1	<u>Northam Gun Club</u> Gutter replacement Roof replacement External painting Relocation to a new site with improved noise buffer <u>Northam PCYC</u> Floor surface unusable without mats Holes in walls Leaking roof <u>Northam Country Club</u> Security of water supply for the Country Club Reticulation of first 9 fairways Reticulation of second 9 fairways <u>Scouts</u> A venue to be identified and secured for new groups <u>Community Bus</u> Needs to be more accessible and affordable <u>Sound Shell</u> PA system @ Henry St Oval very poor Lot 39 adjacent to Bert Hawke Park Remove tyres and other litter <u>Footpaths</u> Review and implement Shire of Northam Footpath Plan

11.2 Assessed priorities

In general terms, and subject to the approval of the proposed vision in section 10.2, the key priority for the Shire in the next 10 years is to respond to the swimming needs of the community.

Based on the data gathered and analysed in this study, the Northam Recreation Centre is the best performing of all sport, recreation and leisure facilities. To ensure that this facility retains its prominence, the Shire must continue to maintain and then diversify and enhance this venue to maximise its appeal and utilisation. The inclusion of a swimming facility at the recreation complex would be a key step in this direction.

The needs of the older segment of the population, the main growth cohort in the community, is also a priority for attention. A range of amenity improvements, underpinned by the provision of safe, stable and interesting walking paths and trails would be considered a boon not only to this age group but to the entire community. Improved walking facilities will respond to the physical recreation activity that has the highest level of participation. A paths and trails master plan should be prepared for the Shire for progressive implementation. The development of an indoor heated swimming facility providing year round hydrotherapy and water exercise classes for the older population, as well as learn to swim classes for young children is also a high demand development.

The current provision of grassed playing fields is more than adequate, perhaps bordering on excessive, and the carrying capacity of the grounds is largely untapped. The challenge here is to increase utilisation whilst maintaining quality provision. As the demand for soccer ultimately emerges, there will be adequate space to accommodate their needs, particularly if they can be encouraged to play in summer and/or at night.

Henry Street oval is now equipped with competition lighting for small ball sports and provides an opportunity for additional groups such as cricket and hockey to capitalise on this underutilised investment. Naturally the playing arena would need to be prepared to the requirements of these additional sports, however, this could be readily achieved especially if there was a summer season focus. A Flicx pitch laid on Henry street Oval would provide a venue for night cricket in the Twenty20 format.

There is a range of additional issues that are brought to prominence through parallel impacts. For example, there is a need for additional car parking at the recreation centre. This would be much easier to achieve if the BMX track was not there. Relocating the BMX track could readily precipitate the relocation and development of a new skate park integrating it within a functional youth precinct. The now defunct Clarke Street netball complex may well be a suitable location for this development. It is ideally situated near the school and the existing skate park and is already well known as a sporting site.

At a more specific level, the following itemised schedule of works has been compiled from the research, engagement and analysis stages of this study. Each item in this schedule of works been assessed against the guiding principles A to F and in consideration of the philosophical rationale for facility provision discussed in section 10.

A rating scale of 1-7 has been applied to provide an indicative priority, noting that this assessment, whilst attempting to be quantitative, remains largely subjective. Using this rating scale those items that score 30 or more out of a possible 42 are shown below, together with their score and ranking.

11.3 Ranking needs using priority guidelines

		Ranking of needs identified during the study	Total
	2.10	Jubilee Pavilion	
1	2.10.1	Retain as operational until amenities replaced – refer 2.4	42
2	2.10.2	Demolish Jubilee pavilion	42
	5.0	New swimming pool at the recreation centre	
3	5.1	Heated water - extend the 10-week season (solar matting)	30
4	5.2	Pool blankets and rollers	42
5	5.3	New 50m pool for competition purposes - Refer GNFP Item 3	37
6	5.4	New plantroom	39
7	5.5	New water play space - splash pad	35
8	5.6	Splash pad special water features	35
9	5.7	New toddlers pool integrated with water space	28
10	5.8	New changerooms including disabled access	40
11	5.9	Modifications to existing reception for pool entry	40
12	5.10	New pool first aid room	40
13	5.11	New pool admin area	40
14	5.12	New pool storage	40
15	5.13	New pool area fencing	40
16	5.14	New pool area landscaping and lighting	40
17	5.15	New pool area shade shelters	40
18	5.16	Additional carparking with lighting	40
19	5.17	Heated water year round operation - (Heat pumps)	42
20	5.18	New program pool (12 x 7) with beach entry lagoon 25m ²	42
21	5.19	Pool blankets and rollers indoor pool	42
22	5.20	Indoor pool structure	42
23	5.21	Add water features (2) to beach lagoon	42
	2.0	Jubilee Reserve	
24	2.5.1	Improve Henry St Oval playing surface (verti-core and top dress)	40
25	2.4	Public toilets on Peel Terrace side of the ground - not always locked	37
26	2.3	Formalise parking off Northey street	35
27	2.5.13	Water fountains	33
28	2.7.3	Install evaporative cooling to the sports hall	33
29	2.7.9	Scoreboard and timer for external courts (weatherproof)	33
30	2.7.10	Upgrade Scoreboards (reliable) on all 3 indoor courts	33
31	2.5.2	Remove metal grate near the oval	32
32	2.5.3	Repair access path from changerooms to oval	32
33	2.1	Demolish BMX track and relocate salvageable fittings	30
34	2.5.14	Protective netting (6m high) to BMX (future carpark) and water tanks	30
	2.7	Recreation centre items	
35	2.7.5	Cover the bottom 4m of the exposed gutters in NRC sports hall	40
36	2.7.2	Audio visual and WIFI set up (function room and throughout precinct)	33
37	2.6.2	Secure fencing to prevent unauthorised entry to and from hardcourts	31
38	2.6.3	Grandstand seating to outdoor courts - 4 mobile 4m aluminium units	31
39	2.6.1	Electronic scoreboard/timeclock outside	31
40	2.2	Formalise parking on current BMX track site	30
41	2.7.7	Convert the Evap cooling in function room to reverse cycle	30

		Northam footpath developments	
42	22.1.1	Woodley Farm estate – Loton Drive and Woodley Farm Drive	32
43	22.1.2	Town centre to Shire offices	32
44	22.1.3	Burnside Avenue – address floodway impact on footpath	32
45	22.1.4	Gairdiner Street	32
46	22.1.5	Wood Drive	32
		Bert Hawke Park	
47	1.1.3	Shade shelter for spectators on No.2 oval	32
48	1.2.3	Extended shaded viewing at front of pavilion	31
49	2.8.8	Co-locate BMX with a new modest scale skate facility	30
50	1.1.1	Repair practice cricket wicket surface (reglue)	30
		Youth precinct	
51	2.8.1	BMX track relocation - earth transport, shaping and topping	31
52	2.8.2	BMX track 5m high start ramp structure	32
53	2.8.3	BMX track start ramp gate	32
54	2.8.4	BMX track start ramp storage under	32
55	2.8.5	BMX track start ramp bitumen topping	30
56	2.8.6	Covered marshalling area	30
57	2.8.7	BMX track lighting – relocate existing	33
		Fire services running track	
58	2.9.1	Scoreboard realignment and redevelopment for improved storage	30
59	2.9.2	Resurface track and new line markings	30
60	2.9.3	Repair water supply under track	30
		Wundowie items	
61	7.2	Shared use agreement with Ed. Department for Wundowie Oval	42
62	7.3	Let Wundowie hockey field go fallow	42
63	9.1	Replace the gravity fed sand filter at Wundowie Pool	42
64	8.4	Over mark the tennis courts and install backboards for basketball	35
65	8.2	Repair the door to the tennis store/canteen building	31
66	9.2	Add a partly shaded playground at the pool	33
67	8.1	Pressure clean the tennis courts	30
68	6.1	Reinstate mini dirt BMX track at the back of the skatepark	30
69	6.2	Cover loose gravel surfaces surrounding the skatepark	30
		Bakers Hill Items	
70	14.1	Improved footpaths around town e.g. to school and rec complex	32
71	11.1	Apply new synthetic turf on cricket wicket	30
72	11.2	New synthetic turf on cricket practice nets	30
73	11.3	Recover the shade shelter at the front of the cricket store/pavilion	30
		Other items	
74	20.1	Barnard Park facility non-functional	31
75	20.2	Prepare a trails master plan for the Shire	42

11.4 Indicative detail for relevant works items

2.3 and 2.5.4 Formalise parking Northey Street parking -where possible adjust slope to improve oval viewing



5.0 New swimming facilities at the recreation centre



14.0 Indicative walk trails and footpath connections in Bakers Hill

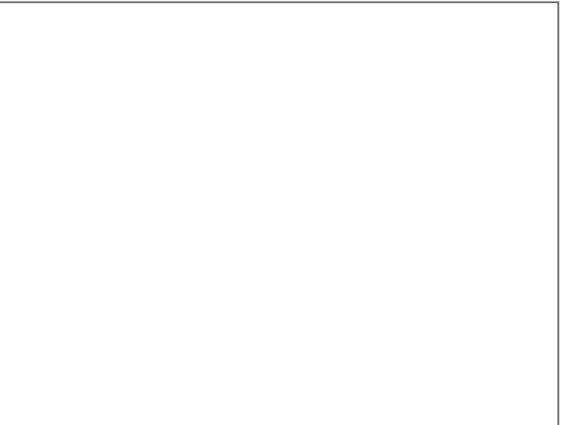


22.0 Example of new footpaths – Woodley Farm Estate





Collie Pool – 8 lane 50m and splashpad



Splash pad – serves as toddler’s pool



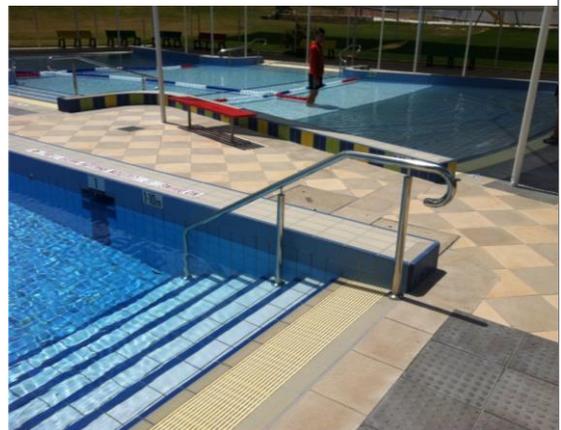
Entry steps and ramps



Splash pad



Bilgoman Aquatic Centre – Outdoor, heated seasonal



12.0 ORDER OF PROBABLE COST AND IMPLEMENTATION

Those requested / recommended items that ranked 30 or more on quantitative scale discussed in section 10 and applied in section 11 have been measured and costed by the Neil Butler Quantity Surveying Services.

Shown below is the order of probable cost for the works proposed and an indicative implementation schedule which allows cost escalations to be applied to give a real cost over time.

Needs identified during the study		2016 Cost	Year to action	Escalated Cost
2.1	Jubilee Pavilion			
2.10.1	Retain as operational until amenities replaced			
2.10.2	Demolish Jubilee pavilion	33,000	2021	35,549
5.0	New swimming pool at the recreation centre			
5.1	Heated water - (solar matting)	150,000	2021	161,588
5.2	Pool blankets and rollers	70,000	2021	75,408
5.3	50m competition pool - Refer GNFP report	2,920,000	2020	3,083,896
5.4	New plantroom	56,000	2020	59,143
5.5	New water play space - splash pad	234,000	2020	247,134
5.6	Splash pad special water features	80,000	2020	84,490
5.7	New toddlers pool integrated with water space	36,000	2020	38,021
5.8	New changerooms including disabled access	300,000	2021	323,175
5.9	Modify existing reception for pool entry	15,000	2021	16,159
5.10	New pool first aid room	27,500	2021	29,624
5.11	New pool admin area	60,000	2021	64,635
5.12	New pool storage	36,000	2021	38,781
5.13	New pool area fencing	9,200	2020	9,716
5.14	New pool area landscaping and lighting	99,600	2021	107,294
5.15	New pool area shade shelters	75,000	2021	80,794
5.16	Additional carparking with lighting	81,000	2021	87,257
5.17	Heated water - (Heat pumps)	50,000	2031	71,503
5.18	Program pool (12 x 7) + beach entry 25m ²	232,800	2030	320,886
5.19	Pool blankets and rollers	16,000	2031	22,881
5.20	Indoor pool structure	960,000	2030	1,323,241
5.21	Add water features (2) to beach lagoon	40,000	2031	57,203
2.0	Jubilee Reserve			
2.5.1	Improve playing surface	148,000	2017	149,480
2.5.1	Improve playing surface	148,000	2020	156,307
2.5.1	Improve playing surface	148,000	2023	166,281
2.5.1	Improve playing surface	148,000	2026	179,939
2.5.1	Improve playing surface	148,000	2029	197,101
2.4	Accessible public toilets	84,000	2020	88,715
2.3	Formalise parking off Northey street	162,500	2021	175,053
2.5.13	Water fountains	9,000	2017	9,090
2.7.3	Install evaporative cooling to the sports hall	135,000	2018	138,054
2.7.9	Scoreboard and timer for external courts	10,000	2017	10,100
2.7.10	Upgrade Scoreboards on all 3 indoor courts	12,500	2018	12,783
2.5.2	Remove metal grate near the oval	360	2016	364
2.5.3	Repair access path from changerooms to oval	6,250	2016	6,313
2.1	Demolish BMX track - salvageable fittings	30,000	2019	31,139
2.5.14	Netting (6m high) to BMX and water tanks	27,000	2017	27,270

2.7	Recreation centre items			
2.7.5	Cover sports hall exposed gutters	3,000	2016	3,030
2.7.2	AV and WIFI set up throughout precinct	20,000	2017	20,200
2.6.2	Secure fencing to prevent unauthorised entry	450	2017	455
2.6.3	Grandstand seating to outdoor courts	25,000	2022	27,470
2.2	Formalise parking on current BMX track site	390,000	2021	420,128
2.6.1	Electronic scoreboard/timeclock outside	5,500	2019	5,709
2.7.7	Convert the function room to reverse cycle	111,000	2024	127,517
22.0	Northam footpath developments			
22.1.1	Woodley Farm estate	161,148	2022	177,069
22.1.2	Town centre to Shire offices	10,140	2018	10,369
22.1.3	Burnside Avenue – remedy floodway	69,975	2019	72,632
22.1.4	Gairdiner Street -footpath up grade	76,050	2025	89,769
22.1.5	Wood Drive complete and extend	30,420	2021	32,770
1.0	Bert Hawke Park			
1.1.3	Shade shelter for spectators on No.2 oval	43,125	2017	43,556
1.2.3	Extended shaded viewing at front of pavilion	33,750	2019	35,031
1.1.1	Repair practice cricket wicket surface (reglue)	1,080	2017	1,091
2.8	Youth Precinct			
2.8.1	BMX track relocation - shaping and topping	192,465	2018	196,820
2.8.2	BMX track 5m high start ramp structure	41,750	2019	147,131
2.8.3	BMX track start ramp gate	5,000	2019	5,190
2.8.4	BMX track start ramp storage under	10,000	2019	10,380
2.8.5	BMX track start ramp bitumen topping	13,500	2019	14,013
2.8.6	Covered marshalling area	150,000	2021	161,588
2.8.7	BMX track lighting - relocate	100,000	2021	107,725
2.8.8	Co-locate BMX with a new skate facility	375,000	2021	403,969
2.9	Fire services running track			
2.9.1	Scoreboard realignment and improved storage	2,750	2020	2,904
2.9.2	Resurface track and new line markings	42,000	2019	43,595
2.9.3	Repair water supply under track	1,200	2018	1,227
B	Wundowie Items			
7.2	Seek a shared use agreement with Ed Dept.	-	2016	-
7.3	Let the hockey field go fallow	-	2016	-
9.1	Replace the gravity fed sand filter	40,000	2017	40,400
8.4	Over mark the tennis courts for basketball	11,000	2017	11,110
8.2	Repair the door to the tennis store building	500	2016	-
9.2	Add a partly shaded playground at the pool	49,250	2018	50,364
8.1	Pressure clean the tennis courts	1,190	2017	1,202
6.1	Reinstate BMX track at back of the skatepark	28,000	2019	29,063
6.2	Cover loose gravel surfaces around skatepark	42,000	2017	42,420
C	Bakers Hill items			
14.1	Improved footpaths around the town ship	39,000	2018	444,405
11.1	Apply new synthetic turf on cricket wicket	2,430	2017	2,454
11.2	New synthetic turf on cricket practice nets	3,240	2017	3,272
11.3	New shade shelter on cricket store/pavilion	800	2018	818
D	Other items			
20.1	Barnard Park facility non-functional	50,000	2017	50,500
20.2	Prepare a trails master plan for the Shire	50,000	2017	50,500
	Total and escalated cost	9,129,423		10,574,844

13.0 Attachment 1 - Swimming WA Letter



Mr Mark Casserly
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North Perth WA 6006

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T 08 9328 4599
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5th April 2016

Dear Mark,

Thank you for your email dated 1st April 2016 and for the opportunity to provide feedback into what appears to be a very exciting project for the town of Northam and the sport of swimming.

Overview:

There are eight (8) Regions in WA (6 operational) and it is fair to say that the Wheatbelt is a Region that is at a point requiring revitalisation.

The number of SWA Clubs within the Region has continued on historically although the growth of Members in the Clubs tends to be spasmodic and directly related to the calibre of the Committees of those Clubs at that particular time.

The Western Australian Swimming Association Inc. (SWA) views the Northam Swimming Club (NSC) as a "District Centre" within the Wheatbelt Region.

NSC has been an important foundation Club for Country swimming. Country Pennants began in Northam back in 1968, which involved three (3) other Clubs competing in Northam. Today, Country Pennants involves up to thirty four (34) Clubs competing annually. As a result, Country Pennants are now the highlight of the WA Country swimming calendar.

SWA is currently working with NSC to return it to the position of "Regional Leader" for our sport in the Wheatbelt. After consultation with the Northam Swimming Club (NSC) and the SWA Performance and Development Manager, I am pleased to provide the following feedback on behalf of the Association;

1. Is it critical for NSC to have access to an eight (8) lanes and fifty (50) metre pool to host SWA Sanctioned Meets?

SWA believes that it would be extremely beneficial for the eight (8) lane fifty (50) metre pool to remain in Northam. As the number of Clubs across Western Australia and the associated Membership continues to grow, water space continues to be an issue for SWA and its Member Clubs.

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In order to host a Sanctioned SWA Meet, the options considered include the accommodation and hospitality facilities for large numbers of people attending the meets in the town. One of the issues we currently have with Country Pennants is when it is held at small pools (e.g. Moora) that have a six (6) lane fifty (50) metre pool, it restricts the number of Clubs that can compete at Country Pennants. On that basis, a fifty (50) metre eight (8) lane pool is very important to SWA Sanctioned Meets.

2. ***If Northam retains a fifty (50) metre pool, how many Sanctioned Meets can it reasonably expect to be allocated in a five (5) to ten (10) year cycle?***

SWA would expect that NSC would hold between four (4) and five (5) SWA Sanctioned Meets per annum. This does not include the local School and Inter-School carnivals. Please note that Meets such as The Northam Open, Regional carnivals etc. are held at the NSC now, but SWA believes that this will grow as the Club grows in not only capacity (e.g. skills to manage larger Meets), but also size in the coming years.

3. ***If Northam moves to a twenty five (25) metre pool, are there Sanctioned Meets that could be allocated to the NSC?***

This is unlikely as all Clubs in the Region compete in the summer months and this is designated as a Long Course fifty (50) metre Season. Regional swimming tends to focus more on the Long Course Season rather than the Short Course Season and as a result, SWA is not convinced that the demand would be there for a Sanctioned twenty five (25) metre pool Meet in Northam.

Further, SWA Clubs such as Albany Swimming Club (ASC) lament the fact that they only have access to a heated indoor twenty five (25) metre swimming pool, which (they believe) limits their ability to attract Clubs to their town and raise funds for their Club's activities. The Club has grown to the point where they are working with the City of Albany to explore a fifty (50) metre pool in the coming years.

4. ***Is the pool better established as a stand-alone facility or co-located with other leisure facilities?***

In our view, the facility should be co-located with another leisure facility as it increases traffic to the pool and a high use of increasing Club Membership.

5. ***Can you please provide an indication of priority for SWA in the development of swimming in Northam by ranking the following options one (1) to four (4)?***

Option	Rank
Extended Season of 50m outdoor pool by heating the water in the colder months.	2
Full year operation in heated outdoor 50m pool – no enclosure, will have entry cost implications.	1
Move to 25m sheltered pool with extended Season.	4
Move to 25m indoor pool operating all year – will have entry cost implications.	3

SWA is of the view that a twenty five (25) metre pool would restrict competition opportunities for NSC and the Wheatbelt Region, as they are generally the host of Regional Championships.

Our hope is that the Northam Shire will upgrade the existing fifty (50) metre pool for year round use. However, even if the NSC were able to access an additional two (2) months on side of the current Season, SWA believes this would not only help the Club expand, but provide the opportunity for swimming Clubs in Wundowie, York, Toodjay, Merredin and Narrogin to compete against the NSC on an annual basis.

SWA is working hard to return to the "Colour Pennants" format that was staged some years ago and this would see an increase in the number of InterClub Meets held on weekends. SWA is also reinvigorating what a SWA Club "looks like" and moving them away from looking at merely competitive Clubs to more engaging and embracing of Clubs accepting of all types including adult swimmers with



linkages to Masters Swimming Clubs. On that basis, SWA hopes that the number of people that do engage in formalised swimming increases in the years ahead.

I would like to encourage the Shire of Northam to ensure that children from the *Learn to Swim* programmes held at the pool move into the NSC, regardless of their ability. Swimming Clubs are about a great deal more than medals and standing on the podium. They are about community engagement and community spirit. This is why SWA has changed its vision to read “swimming is an essential part of the Western Australian way of life”.

SWA is hopeful that the new SWA Strategic Plan 2015-2018 has the opportunity to be enacted in Regional WA, which will see the calibre of our Clubs increase. I believe that by taking a progressive step, SWA could start to see NSC host carnivals as late as May on an annual basis.

Should you require any further information, please do not hesitate to contact me in the office on (08) 9328 4599. Thank you once again for providing SWA the opportunity to provide information and feedback on this matter.

Yours sincerely,



Darren Beazley

Chief Executive Officer

Identified projects for completion

Having considered the recommendations made by CSS Strategic, the following have been items have been identified as requiring attention.

Reference	Item	Cost	Year
2.1	Jubilee Pavilion		
2.10.1	Retain as operational until amenities replaced		
2.10.2	Demolish Jubilee pavilion	33,000	2021
5.0	New swimming pool at the recreation centre	8,000,000	2017
2.0	Jubilee Reserve		
2.4	Accessible public toilets	84,000	2020
2.3	Formalise parking off Northey street	162,500	2021
2.5.13	Water fountains	9,000	2017
2.7.9	Scoreboard and timer for external courts	10,000	2017
2.7.10	Upgrade Scoreboards on all 3 indoor courts	12,500	2018
2.5.2	Remove metal grate near the oval	360	2017
2.5.3	Repair access path from changerooms to oval	6,250	2017
2.5.14	Netting (6m high) to BMX and water tanks	27,000	2017
-	Incorporate the Henry Street Oval Precinct spatial plan including the Volunteer Fire Brigade running track as provided.	-	2017
22.0	Review and Implement Shire of Northam footpath Plan	420,051	
1.0	Bert Hawke Park		
1.1.3	Shade shelter for spectators on No.2 oval	43,125	2017
1.2.3	Extended shaded viewing at front of pavilion	33,750	2019
	Artificial Hockey turf (Council resolution C.3069)	400,000	18/19
2.8	Youth Precinct	850,000	2017
2.9	Fire services running track		
2.9.1	Scoreboard realignment and improved storage	2,750	2020
2.9.2	Resurface track and new line markings	42,000	2019
2.9.3	Repair water supply under track	1,200	2018
B	Wundowie Items		
7.2	Seek a shared use agreement with Ed Dept.	-	2017
9.1	Replace the gravity fed sand filter	40,000	2017
8.4	Over mark the tennis courts for basketball	11,000	2017
8.2	Repair the door to the tennis store building	500	2017
9.2	Add a partly shaded playground at the pool	49,250	2018
8.1	Pressure clean the tennis courts	1,190	2017
6.1	Reinstate BMX track at back of the skatepark	28,000	2019
6.2	Cover loose gravel surfaces around skatepark	42,000	2017
-	Structural assessment to be undertaken identifying remaining economic life of Wundowie Pool	30,000	2018
C	Bakers Hill items		
14.1	Review and Implement Shire of Northam footpath Plan	39,000	2018
11.1	Apply new synthetic turf on cricket wicket	2,430	2017
11.3	New shade shelter on cricket store/pavilion	800	2018

