

## FINAL REPORT

# PINGELLY RECREATION AND CULTURAL CENTRE NEEDS ANALYSIS AND FEASIBILITY STUDY



July 2015

## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	3
1.0 INTRODUCTION .....	4
2.0 REVIEW OF BACKGROUND MATERIALS .....	5
3.0 COMMUNITY CONSULTATION .....	13
4.0 DEMOGRAPHIC ANALYSIS .....	20
5.0 TRENDS ANALYSIS.....	23
6.0 REVIEW OF EXISTING FACILITIES .....	32
7.0 NEEDS ANALYSIS .....	44
8.0 FUNCTIONAL REQUIREMENTS .....	46
9.0 ORIGINAL CDC CONCEPT PLAN .....	49
10.0 ATC STUDIO UWA CONCEPT PLAN .....	50
11.0 COST SCHEDULES .....	56
12.0 FUNDING STRATEGY .....	64
13.0 MANAGEMENT PLAN.....	64
14.0 APPENDIX ONE - BIBLIOGRAPHY AND MATERIALS REVIEWED .....	66
15.0 APPENDIX TWO – MOLONEY ASSET RATING SCALE .....	67

## EXECUTIVE SUMMARY

In October 2014 the Shire of Pingelly engaged CCS Strategic to undertake a Needs Analysis and Feasibility Study for the proposed Pingelly Recreation and Cultural Centre. The Shire had developed a site master plan for the sporting precinct which proposed the upgrade of sport and recreation facilities and the introduction of health campus components including a medical clinic and senior's accommodation.

A detailed analysis of the site and existing facilities revealed that many of the facilities were no longer contemporary in design and function, in many instances were not fit-for-purpose. Others did not meet current compliance criteria. Additionally the two buildings that were most in need of upgrade contained asbestos and were therefore would be more appropriately replaced than refurbished.

The community's need for new recreation and cultural facilities was well evident through site inspection and stakeholder consultation processes associated with this study and other engagement processes. The Shire's Strategic Community Plan identifies improved recreation and cultural facilities as one of the highest priority needs in the community with growing importance over time. It is further noted that the Shire presently does not have an emergency evacuation centre in case of natural disaster.

Faced with an ageing and changing demographic profile, modest population growth and failing community infrastructure, new facilities are required. The strong aboriginal community led by the Pingelly Aboriginal Progress Association sees the new complex as important to their involvement in community and to general wellbeing. Pingelly ranks among the more significantly disadvantaged in the state (13 out of 139) and across the nation according to the SEIFA index. Regrettably the Shire has recorded a 30% increase in the number of verified crime statistics year on year from May 2014 to May 2015. New contemporary community facilities and active programming will be a key to responding to this trend.

The design development process for the new multi-purpose Pingelly Recreation and Cultural Centre has been coordinated by the Shire and actively led by a local Focus Group comprising community members from a variety of sporting, cultural, recreational and business groups.

Initial design development carried out some 2 years ago revealed a concept that was desirable yet unaffordable. The involvement of the Advanced Timber Concepts design studio from the University of Western Australia enabled a redesign and value engineering approach to achieve what is now a responsive and (subject to funding) affordable development plan.

Stage 1 of the overall project as articulated by the site master plan carries a price tag of \$8.13million excluding GST and will deliver a new multi-purpose recreation and cultural centre. The Shire of Pingelly has agreed to secure loan funds to enable the project to proceed, notwithstanding a heavy reliance of grant funds from a variety of sources. A broad selection of the local community has already committed both in cash and in-kind support.

The leadership provided by the local Focus Group has been instrumental in bringing the project to this stage. The Shire proposes to further empower this group by establishing it as the management body for the complex offering an operating lease to the Pingelly Recreation and Cultural Centre Management Association Inc. to be led by an independently appointed chairperson selected for business acumen and board experience. Operating projections show that with Shire support the facility is sustainable in the long term.

## 1.0 INTRODUCTION

In October 2014 the Shire of Pingelly engaged CCS Strategic to undertake a Needs Analysis and Feasibility Study for the proposed Pingelly Recreation and Cultural Centre. The Shire had developed a site master plan for the sporting precinct which proposed the upgrade of sport and recreation facilities and the introduction of health campus components including a medical clinic and senior's accommodation.

A local Focus Group representing many of the organisations interested in the proposed development had been established and some preliminary works associated with the construction of new hard court facilities had already been commenced. Concept plans for a new change room, recreation centre and social complex had been prepared and preliminary costings were being sought.

The site in question is the recreation precinct bordered by Somerset, Review, Parker and Brown Streets.



**Figure 1: Development Precinct Aerial**

Source: Google Earth – Image date 11.01.2013



**Figure 2: Development Precinct Master Plan**

Source: Creative Design Concepts 25.07.2014

The Shire's Strategic Community Plan 2013-2023 shows that local recreational infrastructure was given a very high priority. It was listed as one of the resident's greatest wishes for the future and is listed as Outcome 1.3 of the Plan. We also note that given the priority for the recreation centre development, the Council had resolved that it was prepared to partially debt fund the development.

## 2.0 REVIEW OF BACKGROUND MATERIALS

The full list of documents reviewed as part of this study is shown in appendix one. Below is a list of key statements, issues and considerations that have influenced the study outcomes in a more significant manner.

### 2.1. Shire of Pingelly Strategic Community Plan

This plan for the period to 2023 is the foundation document under the local government integrated planning framework. The plan details the Shire's goals in 4 areas being:

- Community and social wellbeing
- Natural and built environment
- Local economy and business
- Leadership and governance

During the planning process residents were asked to describe their greatest wish for the future of Pingelly. The top three are recorded as:

- Medical, hospital, pharmacy and emergency services
- Central sporting complex / facilities / pool
- Everybody working together to support the town

When questioned about the natural and built environment the strongest calls were for Pingelly to remain as it is now, keeping the rural aspect of the town and for better facilities and services.

The community survey revealed an appreciation of the need for economic prosperity, largely underpinned by a strong agricultural industry. There was however clear recognition of the need to attract and support more local business, promote the town and its services to attract and retain residents and that local festivals, events and activities were a primary tool in meeting these objectives.

This understanding of community aspirations led to the crafting of vision and mission statements for the Shire as follows:

- |                |   |
|----------------|---|
| <b>Vision</b>  | Pingelly, a sustainable community, where natural beauty and economic diversity provide opportunities for all.               |
| <b>Mission</b> | To enhance the quality of life for the people of Pingelly through the provision of leadership, services and infrastructure. |

The detail of the plan talks specifically of services like parks and gardens, roads, footpaths, drainage, recreation and cultural facilities, events, and business services. It recognises that some services are based on infrastructure like parks and playgrounds, roads and buildings, so maintenance and renewal of those infrastructure assets is a vital role, and that other services are non-asset based, such as events and business services.

The outcomes described in the plan and specific to the recreation and cultural complex feasibility study include all of those listed under the heading of a Healthy and Cohesive community:

- A cohesive and supportive community
- A safe community
- Access to recreation sporting and leisure opportunities
- Development and participation of young people
- Health and family support services that are accessible and meet the needs of the community
- Quality of life for the aged and disabled

Other outcomes that support and validate the development of recreation and cultural facilities are:

- Assets and infrastructure that meet current and future needs
- Attractive streetscapes, open spaces, parks and gardens
- Buildings and facilities that meet community needs
- Infrastructure that supports economic development

It is worth noting that of the 28 strategies detailed in the plan addressing ways to achieve a healthy and cohesive community, nearly 50% are directly or strongly associated with the development of the recreation and cultural complex. This is read as an overwhelming statement of support and endorsement of the project.

- |                |   |
|----------------|---|
| Strategy 1.1.1 | Promote and support community and cultural events   |
| Strategy 1.1.2 | Promote, support and work in partnership with community groups in attracting new volunteers |
| Strategy 1.1.3 | Upgrade the Community Centre facilities   |
| Strategy 1.1.4 | Actively promote and assist community groups and clubs                                      |
| Strategy 1.1.5 | Promote, support and work in partnership with indigenous groups                             |
| Strategy 1.2.3 | Promote and support planning and activities that encourage a safe and responsible community |
| Strategy 1.3.1 | Maintain and improve sporting and recreation facilities                                     |

Strategy 1.3.2	Promote sporting, recreation and leisure facilities and programs to encourage increased patronage
Strategy 1.3.3	Implement the Sport and Recreation Plan in liaison with the community
Strategy 1.4.1	Promote programs that assist in youth development and leadership
Strategy 1.4.2	Provide and promote appropriate and accessible facilities and activities for youth
Strategy 1.4.3	Support activities and programs for youth and children
Strategy 1.4.4	Provide facilities for children groups

The development of the recreation and cultural complex must however be addressed with a fiscal responsibility. The plan states:

#### **Financing**

The Shire has a low level of debt. The Council is prepared to consider debt funding where the case for it can be demonstrated and in this plan proposes to partially debt fund the upgrade of the Recreation Centre (\$2.5m). It is proposed the balance be funded by grants (if approved) and community fund raising.

## **2.2. Shire of Pingelly Corporate Business Plan**

This document has a time frame to 2017 and speaks in more detail to the strategic community plan 2013-2023. The focus is on the continued delivery of the range of services provided by the Shire and a series of 13 service enhancement projects. The first two in this priority list are:

- Recreation and Cultural Centre (subject to funding)
- Multi-purpose courts, netball, basketball and tennis (funded in 2013-14 – now complete)

## **2.3. Asset Management Plans**

The Shire's asset management policy states that the Shire of Pingelly will undertake to provide the appropriate service levels for its assets, in a whole-of-life and economically, environmentally and socially sustainable manner. In providing and managing assets, the Shire will take into account an appropriate balance between service delivery, risk, reliability, safety and cost.

Budgeting priority will be given to the operation, maintenance and renewal of existing assets and services, and adequate resources will be provided to manage them in a cost effective manner.

Asset management plans have been prepared for roads, footpaths, public open space and property.

The following comment is noted in the paths asset management plan.

Given that as previously discussed, the community demographic profile shows an aging population, it seem sensible to suggest that reliance on the path network for walking, running and cycling activities, may increase over the coming years, and that participation in more physical sports may fall.

It is suggested therefore that there is a need for the Pingelly Sports & Recreation Committee to reconsider its long term plans, and to identify whether investment in path infrastructure will provide more cost effective infrastructure for some of the more popular local activities. This is especially warranted given the Shire's ageing population demographics.

The following comment is noted in the public open space asset management plan.

Levels of active sport and recreation participation tend to drop off dramatically after the mid 20's and then gradually decline into old age. However, physical activity pursuits of older age people traditionally tend to include walking. With statistics showing that the Shire's population is ageing, it is reasonable to expect demand in passive reserves will increase.

Demand growth driven by an ageing population may however be tempered by the apparently declining population. In summary though, it is expected that there will be a possible slight increase in demand of passive reserves.

Within the property asset management plan it is noted that recreation buildings are the largest single group with a current replacement cost of \$5.35m. The asset valuation for the clubroom/changeroom building increased from 2002 to 2012 by 346% rising from \$930,000 to \$4,145,000 making it the most significant property asset. Section 4.2 of the plan discusses drivers for change.

Under the categories of clubroom/changeroom, community building, recreation building the comment is as follows:

Demand for sports clubrooms and change rooms is expected to remain stable, with the increase in population being offset by an aging demographic. There may be scope for the Shire to identify underutilised buildings and see whether they can be retrofitted to be more flexible to suit a range of activities. An increased demand on recreation buildings is not expected. Although population may likely increase, an aging community may balance this effect out.

An aging population suggests that the Shire can reasonably expect a decline in active sport participation and an increase in more passive pastimes. This effect could result in falling demand for active sporting facilities such as the Pavilion, and an increase in use of passive sports facilities such as the bowling green.

Appendix H of the plan discusses property demand where the following statement is made:

The Shire's Sports & Recreation Plan (2013) (S&R Plan) summarises that there is a distinct lack of integration between many of the sporting and recreational assets, as well as some being in a poor condition. A clear theme of the S&R Plan is to seek the co-location of clubs and hence rationalise and maximise the use of supporting buildings. However, the report does not specifically discuss the level of current capacity that exists within each building, nor clearly identifies constraints to service delivery or issues around building condition. Furthermore, consideration of demographic change and change in future sports and recreational habits of the Shire's community would help plan for fit for purpose facilities.

Given the lack of clear understanding around future trends and current building capacity and usage levels, it is assumed that no significant demographic demand change on recreational property will occur during the life of this AMP. If any demographic change does occur, it is not expected to influence demand on operational buildings, which is far more likely to be affected by population change.

With an aging but moderately increasing population, it is possible that within the timeframe of this AMP, that the Shire will experience significant increased demand for services such as:

- Aged care;
- Health care; and
- Passive recreation.



## 2.4. Financial Plans

The Shire's 2014-15 budget shows an operational income for recreation and culture of \$85,000 and an expense almost ten times greater at \$819,956. Capital expenditure in the recreation and culture program for the year includes:

CT01 - Netball/Basketball Courts – Construction	\$285,000
POOL1 - Pool Upgrade	\$ 41,000
RCC01 - Recreation & Cultural Centre Development	\$250,000

The budget also shows a loan of \$2,500,000 from treasury for the recreation and cultural centre project. The Building and Recreation Reserve will receive a cash injection of \$145,340 bringing its balance to \$861,328.

## 2.5. Regional Transition Group Plans

Since the 2009 Local Government Reform announcement by the Minister, the Shire of Pingelly has been exploring options for amalgamation. Initially a merger with Brookton and Wandering was proposed but by 2011 the consideration was restricted to amalgamation with Brookton only.

A regional business plan and supporting communications and engagement plan focus on this potential merger, however, without a legal imperative to proceed it appears that this process has now stalled.

## 2.6. Wheatbelt Regional Investment Blueprint

This February 2015 publication from the Wheatbelt Development Commission identified opportunities and challenges for the Wheatbelt Region to 2050. The Blueprint offers the vision of the Wheatbelt as a key contributor to Western Australia's prosperity. It identifies the Region's prime location, diverse economy, clever people, vibrant communities and unique natural environment as contributors to a high quality of life that will attract global innovators and investors.

One of the four key drivers is 'Liveable Communities' with a target population of 180,000 people across the region by 2050. Inherent in this is the development of community amenity and in particular the provision of suitable facilities for sport and recreation, culture and the arts and heritage.

The priority actions identified to achieve this level of community amenity are to:

- support effective governance and delivery structure across communities for each sector; and
- support innovative design and management of multipurpose, multi user community facilities in small towns.

A snapshot of the Wheatbelt's health and wellbeing status indicates that relative to State averages, the Wheatbelt has a significantly lower percentage of population that participate in a sufficient level of physical activity and significantly higher levels of obese adults. Noting that the majority of country towns have many sporting facilities managed by their local government, declining use and increasing costs of operation and maintenance is challenging the traditional model.

In this regard the blueprint concludes that more sustainable models are required to maximise the benefit of the Region's considerable local and regional assets. Such models need to account for:

- ongoing operation and maintenance of facilities;

- capacity building within local sporting clubs to improve administration, coaching and development in the Region;
- an increased focus on inclusion; and
- building and amenity design that delivers multi-user, multi-purpose functions, achieves sound water management and encourages more active lifestyles.

## **2.7. Disability Access and Inclusion Plan (DAIP) 2015-2019**

This Plan was adopted by the Shire in June 2015 and outlines both previous and proposed actions to enhance access and inclusion in the Pingelly community in line with the seven desired outcomes areas of the Disability Services Act.

Outcome 2 requires that People with disability have the same opportunities as other people to access the buildings and other facilities of the Shire of Pingelly. The strategy requires that all recreational areas are accessible. An audit that shows venues shown to be lacking will require the Shire to implement a program of progressive upgrade. New facilities must obviously comply with the Disability Services Act and encourage utilisation by all residents.

## **2.8. Stakeholder Feedback – Focus Group Survey**

The local focus group has been active within the community for some time, engaging with and surveying existing community organisations regarding the recreation and cultural centre project. More than 30 groups (12 with a specific sports focus) and representing more than 1,000 individuals provided responses to the concept plan prepared by Creative Design Concepts (July 2014), the highlights of which are summarised below.

The majority of those groups surveyed gave support to the plans offered for review. The strongest level of support came from those groups specifically accommodated by the design. Tennis, however, indicated that they were seeking two additional lit courts and a stronger connection (proximity) between the courts and the building.

A number of groups such as swimming and playgroup indicated support for the development noting that they had alternative facilities where they intended to remain. There were numerous minor design comments related to spectator accommodation (grandstand, seating, toilets) and the kitchen and bar. The design and functionality of these areas are seen as critical to the overall success and useability of the complex as they are required by almost all groups. The provision of facilities for children in terms of parenting room, crèche, and secure play area was noted.

There was a strong preference for the complex to be developed in one go although there was open recognition that staging may be necessary in response to funding. Six of the likely user groups supported the notion of a membership fee and there was general support for the concept of a community operated bar. Eight organisations offered some level of in-kind support for the development or fit-out of the complex and three groups indicated some level of cash contribution.

## 2.9. Community Focus Group Notes

The Sport and Recreation Focus Group have met on many occasions over the past 2 years and for a variety of purposes. The following table indicates the meeting schedule and purpose.

Date	Purpose
11 Sept 2013	Community Centre 1st meeting
25 Sept 2013	Bus trip to other Sports and Community Centres
3 Dec 2013	PRACC meeting CRC
5 Dec 2013	Meeting with Geoff Westbrook
7 Jan 2014	PRACC meeting CRC
6 Feb 2014	Jenifer Collins meeting Dept. Sport and Recreation
11 Feb 2014	PRACC meeting CRC
25 Feb 2014	Bruce met Gavin at Shire
8 April 2014	PRACC meeting CRC
17 June 2014	PRACC meeting CRC
1 July 2014	Meeting with Tuck Waldron, Martin Aldridge, Paul Brown at CRC
7 July 2014	Bruce and Gavin meet Geoff Westbrook in Perth
23 July 2014	Narrogin Facilitators workshop CSRFF Bruce and Anne
1 Aug 2014	PRACC meeting with Gavin Pollock, CEO Shire of Pingelly
18 Aug 2014	PRACC meeting CRC
20 Aug 2014	PRACC meeting with Sport and Rec PowerPoint presentation Shire Office
9 Sept 2014	PRACC meeting CRC
9 Oct 2014	PRACC meeting CRC
4 Nov 2014	PRACC meeting with Mark Casserly Shire offices
6 Nov 2014	PRACC meeting CRC
16 Feb 2015	PRACC meeting CRC
24 Feb 2015	CRC Anne
27 Feb 2015	PRACC meeting with Patrick Beale Shire Office
9 Mar 2015	PRACC meeting with Patrick Beale Shire Office
28 Apr 2015	PRACC meeting with Patrick Beale Shire Office
12 May 2015	PRACC meeting with Mark Casserly and Patrick Beale Shire Office

The diagram below was developed following a Focus Group meeting as a means of articulating the stakeholder groups and potential funding partners, the facility requirements, the services and the recreation and cultural outcomes to be achieved. This diagram maps the components and partners in the project.

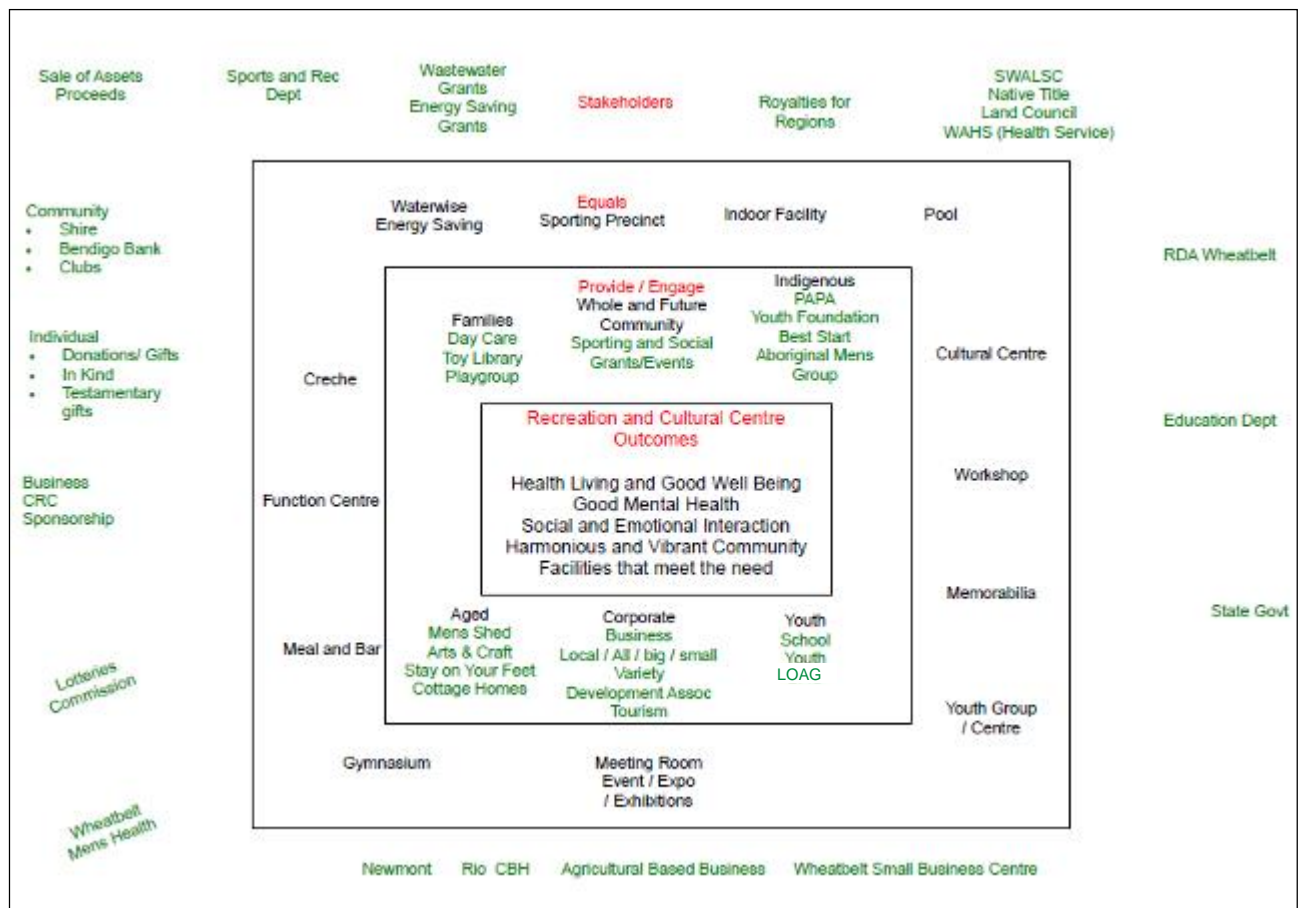


Figure 3: Pingelly Focus Group's recreation and cultural centre project map

### 3.0 COMMUNITY CONSULTATION

Throughout the course of the study a variety of stakeholder engagements were conducted. It is important to note for this project that there has been a long program of community engagement. This process is clearly articulated in the following summary provided by the Pingelly Recreational and Cultural Centre Focus Group. The key findings of the current engagement process are summarised below. Additional detail is provided in the attachments.

#### **Sport and Recreation Focus Group Overview**

For some years the Pingelly shire and community have been keen to see an upgrade to the sports and recreation area. Shire initially commenced working with a planner to consider a possible new Sport and Recreation Centre but no action was finalised. After examining the reasons for this it was determined that there needed to be more community input to ensure that the project was driven in partnership with community and shire.

Department of Sport and recreation advised that it would be beneficial to create a process that would allow open, honest conversations within the community to create a unified view of what the new facility could look like and be utilised for.

The Pingelly Shire established a focus group. Prospective members were invited to the first meeting held on 11<sup>th</sup> Sept 2013. The Focus group was comprised of both sporting and community representatives and has met on a regular basis since being established. The Focus group decided the name for this project would be "Pingelly Recreational and Cultural Centre" (PRACC) This was a turning point for the project and saw both the Shire and community working together towards the creation of a plan that identified many levels of community needs, not just current but also with a future focus for the expected growth and demographic changes predicted for our community.

This process was received extremely well by the community and is evident by the number of groups that participated and the detailed feedback, suggestions and valuable insight that were included in the reports to council.

The Shires decision to establish the focus group has been instrumental in bringing about a shift in community participation, a large proportion of community members are now fully engaged and excited by the proposed new facility. Community can see that they were listened to and that their opinions were taken into consideration.

A lot of volunteer time went into this process,

- Regular Focus group meetings
- Travel to like-minded communities to view and discuss their facilities and processes
- SWOT analyses
- Identified and met with key stakeholders
- Business/ strategic plan
- Mission statement
- Consultation and discussions with 33 sporting and community groups at their meetings.
- Design needs for the Project were considered by each Community group with regard to their current and possible future needs, this was a long and arduous task but allowed for the creation of a real grass roots community consultation process that community truly owns and is excited about.
- Community Surveys were conducted and results compiled
- Collating of all information to create a final working document
- Meetings with designers and consultants

Information gathered was then used to create a more concise plan that has since been refined to be more realistic, achievable and genuinely meets our Community's needs.

### 3.1. Community Focus Group Meeting with CCS Strategic

Representatives of the Community Focus Group met with CCS Strategic in the company of Shire staff and councillors on 4 November 2014.

They advised that very early plans for the development were not well received by the community in that they did not tackle community needs for the next 50 years. The aim was to find a solution that would bring the whole community together. A new plan was prepared by Creative Design Concepts (refer appendix 3) and that gained much greater acceptance.

The Focus Group noted that the make-up of community is very different now and continues to change. For example, Pingelly has a high and growing aboriginal population and the school will lose year 7 students in 2015. The hospital and other services providers in town tend to operate quite independently noting that the recreation precinct will soon accommodate a Primary Health Campus and Aged accommodation units.

The complex needs to embrace and bring together the whole community – all sectors and all ages. Design options must consider more than just routine sport and recreation needs and should also cater for:

- Machinery expos;
- State conferences;
- Art and cultural shows;
- Retirees and tree changers moving into town;
- Weddings, social functions and having meals together;
- A photography group with exhibition spaces;
- A gym offering fitness opportunities for seniors; and
- An indoor sports hall

The design and function should consider various aspects including:

- Businesses need corporate money spent in town - complex should be a showcase facility;
- Venue must be attractive to invite others / outsiders in – caravan club, corporate conventions, field days, meetings, it should offer a coffee place and ultimately a venue for a meal;
- Also teenage children who want to be here must be accommodated; and
- Accommodations for creative pursuits such as artist in residence and music studio.

The group commented that this project started off as simply a sport and recreation building, but it is so much bigger than that. People on the focus group represent families that have been around for more than 100 years. The group stated “we need a multi-purpose facility and it needs to be done properly”.

The venue needs to be big enough to cater for the community for the next 50 years. A function area of some sort is critical. The Focus Group expressed the view that they would rather stage the development to achieve the overall vision and wait for additional funding rather than compromise the overall plan and end up with a less than adequate facility. Need to build a sense of community and unity.

### 3.2. Discussions with Shire councillors and staff

Some initial drivers were discussed noting that this project has now been discussed for more than a decade.

- The current sports hall facility does not serve the community – it is of poor quality and not compliant with regulations;
- Town hall is in poor condition and not an attractive social venue;
- The existing hard courts are being relocated to make way for new community and primary health infrastructure;
- The bowling green will be repositioned to take advantage of the new social facilities;
- The oval is one of the best in the region and is to be slightly reoriented to better address the proposed social and spectator accommodations;
- The current clubroom and changeroom facilities are not up to standard;
- There is a strong aboriginal community in town that is looking for a place for a static display local history and artefacts. They want to run traditional activities and also a playgroup; and
- Pingelly is without an emergency evacuation centre and the new complex should also serve that purpose.

Year 7 students have been the strength of the local community sporting groups. This will be lost when they have to go to Narrogin for school. Senior footballers are semi-professional playing amateurs – upper great southern with the majority of players imported. Retirees are comprising a larger proportion of the local community

The original budget of the redevelopment when it had just a sport and recreation focus was about \$3m. The complex is now required to serve as a critical social outlet and importantly an economic driver for the community. Accordingly the rooms must be bigger, there needs to be tiered seating options to assist with staging seminars and conferences so there is the capacity to host regional events – note the partnership / relationship with UWA.

With a move to broaden the focus and provide a multipurpose and multifunction facility where the whole community can get together (a shared facility with improved membership numbers with new kinds of activities) has required the budget expectations to be lifted to around \$8 million. The Shire understands that this may require borrowing funds to add to reserve funds and anticipated grants.

The relationship with existing sporting and community group sponsors (e.g. local hotel) needs to be considered to ensure business viability – the Pingelly Hotel is now focussing on accommodation and community activities. Further accommodation options to attract regional events include the old hospital.

Bowls club opens Thursday and Friday evenings (and sometimes on pennant days) for member's meals and is volunteer driven. Note that the bowls club license will transfer to the new building and there will need to be a common user entity with a sportsman's' association or country club status established.

Recent experiences in neighbouring towns needs to be acknowledged:

- Changerooms in Brookton's WB Eva Pavilion too small and lack ventilation.
- Bruce Rock facility is seen as a good guide for the Pingelly development.
- Pingelly does not have a flagship event – some discussion about a post-harvest event noting that Boyagin Rock is significant to Nyoongar people (very important) and sits within a nature reserve managed by DPaW. This could be a catalyst for an annual local event.

### 3.3. Community Survey

The Shire engages Key Research to undertake a regular residents' survey to assist with the Shire's integrated planning process.

For the 2015 survey a series of questions related specifically to the recreation and cultural centre project were included in the questionnaire which was administered via 101 telephone interviews. Interviewing took place between 4 and 18 February and delivered results with a margin of error of +/-9.34% at the 95% confidence level.

Key findings from the survey reveal:

- Sports/Recreation/Culture are considered to be important activities for the Shire to focus on now and for the future;
- The perceived performance of Halls and recreation leaves room for improvement and residents state to be willing to pay more for those services and facilities in order to see improvements;
- Bush fire control, the Community Resource Centre and the Oval are amongst the most important and best performing services and facilities; and
- The services and facilities that require a focus for improvement are Roads, Economic development, Medical services and Sports/Recreation/Culture.

In terms of priority areas for focus by the Shire there are a series elements of the recreation and cultural centre precinct that rank within the top 20 as follows:

Rank in top 20	Element
5.	Oval
6.	Hall and recreation
7.	Community development
14.	Community events

The survey respondents recognise health services as the most important area of focus in the immediate term (29%) compared to sport, recreation and culture (10%); however, in the longer term the importance of sport recreation and culture (24%) surpasses all services other than economic development (28%).

Simply put, sport, recreation and cultural infrastructure and services are important and must be addressed, but there are some more pressing needs immediately in terms of bush fire control, health services and road improvements.

Although recording a lesser priority than medical (62%) and library services (52%), almost one half of the respondents are willing to pay either more or significantly more for Halls & recreation facilities (49%). Overall, the willingness to pay more for improvements has gone up slightly from the 2011 survey. There appears to be strong support amongst a sizable proportion of the community to pay at least slightly more for specific services and facilities.

More than three quarters of respondents (78%) feel that there is a need for more activities for young people. Sporting facilities (28%), Youth group/centre/worker (22%) and Work experience programmes/Jobs (19%) are most frequently mentioned as the type of activities needed.

Responses to the specific questions asked about the recreation and cultural facilities reveal:

- More than one half of respondents (64%) are aware of the concept plans that are being developed with the Focus Groups;
- One third of respondents (34%) are a member of one of the groups that may be accommodated in the redevelopment;
- Over three quarters of respondents (77%) support the notion of redevelopment and co-location of the facilities at the showground;



- 86% of respondents who are a member of one of the groups that may be accommodated in the redevelopment support the notion;
- 75% of respondents who are not a member of one of the groups and who are not aware of the concept plans support the notion;
- The Kitchen & dining facilities, Change room facilities and the Oval are the most commonly mentioned facilities considered to be in the top five of importance for upgrade/development for the community;
- Over two thirds (69%) of respondents state they would increase their use of any of the proposed facilities if the development were to proceed; and
- Over one half of respondents (51%) state in principle to be willing to pay a levy to assist the funding of this redevelopment, compared to 43% of respondents who are not willing to pay the levy.

Other broad based comments indicate there are divided views within the community on the development of the recreation and cultural precinct. The first is that it is an important and much overdue development to add value and vitality to the town and its residents. The second and opposing view is that it is a waste of money. Opponents cite that the town population is dwindling (not supported by population forecasts), new facilities are not needed, just fix up the existing, it is too expensive and the respondent wouldn't use it in any case.

There are more specific challenges questioning the value of relocation of the tennis courts to accommodate the primary health care centre and suggestions that the cultural component and a hydrotherapy pool were of greater importance than other facilities.

### 3.4. Focus Group Meeting with ATC Studio at UWA

Below is a summary of a meeting with the Focus Group and representatives of the ATC studio at UWA, Monday March 9th 2015 (Patrick Beale and Tara Moore)

The meeting was held for Patrick and Tara to get a better understanding of the day to day operations of the activities and spaces associated with the function centre and to clarify why certain design decisions had been taken.

Key issues to accommodate in the revision of the Function area complex of spaces and activities:

- Ability to have two simultaneous functions going on in the Function room/Function centre at the same time.
  - This might be: Bowlers and other sporting groups noting that Bowlers are daily users of facility
  - Birthday party and end of weekend games
  - Formal occasions and casual dinners
  - Typical numbers on a summer weekend night might be 50 to 80 persons as:
    - Bowls: 20-30 persons
    - Tennis: 20-30 persons
    - Cricket: 10 – 20 persons
  - On a regular basis, weekend bookings could attract:
    - Community functions up to 250 persons
    - Social functions typical 50+ persons
- Users of the facilities are:
  - Bowlers: Tennis and Netball clubs: Footy club: Hockey Club: Cricket Club: Other sports clubs (basketball/etc.);

- Families for dinner, meetings, family events (parties etc.);
- Large family events: Funerals: 18, 21, X0, birthday parties; and
- Other whole community functions: Australia Day breakfast: Information sessions for community events/community news/regional events.
- Essential relationships:
  - Staffers in the kitchen like to be able to watch the sporting events on the footy field while they are working (up to 7 games per year);
  - Kitchen to serve to the veranda, to the function room as self-service as well as table service, and to the entry “foyer. This may be combined with serving to the veranda and easy access to kitchen storage and from delivery areas;
  - The kitchen serves snacks, prepares meals on regular basis (dinners 2-3 nights per week) and large functions. From 50 to 300 people;
  - Bar has to serve function room[s]/areas, and to the verandah. Must have easy access to the bar store [access by forklift from delivery area] and adequate cold storage in bar area;
  - Easy access from the bar to the toilets as well as from the function rooms to the toilets. The route from the bar to the toilets should bypass at least one of the function rooms;
  - Centre managers office requires adjacency to the entry/foyer area; and
  - Cultural centre access to entrance area
- Activities to be accommodated/accommodation requirements:
  - Function room/s )see above);
  - Kitchen and kitchen cold store and dry store;
  - Bar and cold store and store;
  - Centre managers office;
  - Bowles captain office + Bowls store; and
  - Cultural Centre
- One set of toilets serving the main function area: Female, Male and Universal Access, all with baby change facilities;
- Area for kids toys and television set up for ‘short stay’: Not a permanent kids room; and
- Space for the bar manager to work/order from the bar - a desk in a shared office with centre manager.

The function room(s) will showcase the Shire and the community. Any prestigious events organised by the Shire or brought to the Shire will take place there. The level of finish should be high. Lighting systems will need to be adaptable to suit a wide range of community events from formal dinners to teenage parties. Acoustics are important (low reverberation) and of particular note will be the ease of cleaning and general maintenance.

Daily users are the bowls club, gymnasts and training groups. Next in frequency come the various sporting clubs (tennis, netball, indoor sports, and field sports), next individual families, then family groups, community groups and Shire functions at present.

Use of the Cultural centre is as yet unclear as there is not precedent for it in the Shire. It is envisaged that it will function as a meeting place and exhibition space and generally as a cultural hub for the indigenous community.

It is envisaged that over the next decade the centre will become a regional hub of activity and events of a sporting nature, cultural nature and educational nature under the guidance of a full time manager who will be responsible for establishing an ongoing schedule of

events at the centre that will support its financial operations and bring benefit to the community as a whole. The verandah is conceived as a fair weather extension to the main function room and to the other activities that are hosted in this complex.

Project Time Frames:

1. Revision of plans for function centre complex: immediate and ongoing
2. Revision of plans for main sports hall complex to include retractable seating, provision for acoustic baffles installation, court floor protection as roll out trafficable covers so that the hall can be used for social and other events.

Final Due dates:

- 1 May 2015 - for agreed sketch planning [for grant application deadline (GP/CEO)
- Sketch plans, model, and costings to an outline specification of works: cost plan:
- 15 May 2015 - for community consultation process and agreement prior to September 1st.

This phase of the work (1 May to 15 June) will be intensive and demand close interaction with the engineering and construction partners and the Shire in order to arrive at a credible cost plan and implementation plan for the whole project.

Controlling factors:

- July 28th: submission of grant applications: CEO Shire
- 1st September: Nomination for Shire Council elections
- October: Shire elections.

We also had consultation with 33 community groups, 12 sporting groups and 21 Community groups. These consultations were completed by 16 June 2014.

### **3.5. Geotechnical site analysis**

The Shire of Pingelly commissioned Galt Geotechnics Pty Ltd to undertake a site assessment in the area of the proposed construction. The field work was completed in May 2015 and comprised 8 boreholes extending to depths of between 2.5m and 3.0m; 8 dynamic cone penetrometer tests extending to a depth of 0.9m and 2 infiltration tests in boreholes between 0.5m and 1.0m deep.

The samples collected were sent for laboratory testing.

The analysis revealed results slightly different from the geological mapping of the site noting that the site is underlain by clayey sands and clayey gravel with a thin layer of sand underlying the oval. Groundwater was not encountered in the boreholes.

The investigation concluded that the site was geotechnically capable of supporting the proposed development noting that improvement to a site classification of Class A (currently rated as Class S) can be achieved with a 1.8m thick sand capping layer over any clayey soils at the site.

Galt Geotechnics considered the placement and compaction of a working pad over the clayey soils at the site to be prudent from a site trafficability and construction perspective, particularly if works are planned during the wetter times of the year.

They recommend the following site preparation measures:

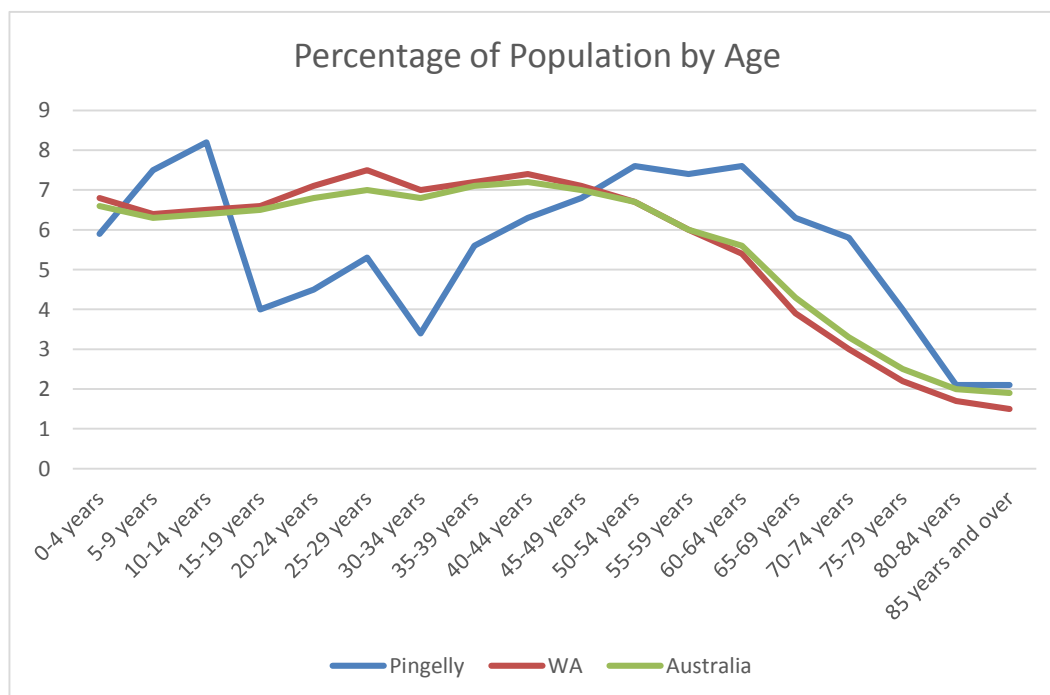
- Remove existing buildings and structure including footings and services and dispose off-site
- Remove vegetation including grubbing any roots and strip topsoil across the relevant areas of the site

- Where clayey soil is exposed shape ground surface to drain any seepage away from structures – a grade of >1% is recommended
- Moisture condition exposed soil and proof compact exposed soils to a minimum depth of 0.3m below the surface disposing of unsuitable materials in the process
- Apply new approved fill to achieve levels and site classification in compacted layers of not more than 0.3m loose thickness.

#### 4.0 DEMOGRAPHIC ANALYSIS

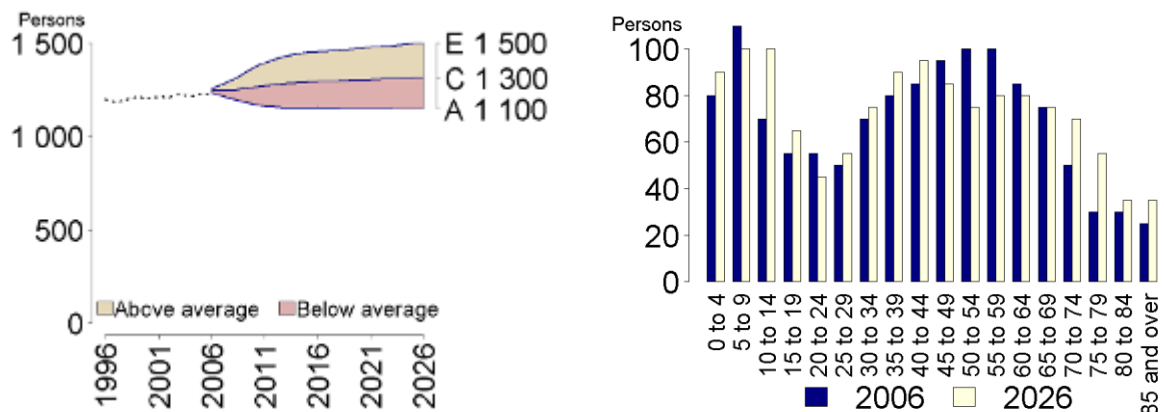
The 2011 census conducted by the Australian Bureau of Statistics reports a population in the Pingelly Shire of 1,163 residents. There are 133 or 11.5 % of the Shire’s residents who are aboriginal and 840 people live in the Pingelly Township.

This chart below shows the population profile by age. This Pingelly line is characterised by the typical loss of young people from a rural community starting at age 15 when youth leave the area for work or education opportunities. What is unusual is that the population does not recover until much later in life, perhaps as people are approaching retirement. It is understood that there is a growing number of ‘tree-changers’ seeking a rural lifestyle and this may be the cause of the increase in older folk over and above ageing in place.



**Figure 4: Percentage of Population by Age in Pingelly Shire**  
Source: ABS census 2011.

In the medium term the population is forecast to grow incrementally (refer to the median line of forecasts in the chart below suggesting a population of 1,300 will be evident by 2026).



**Figure 5: Change in population profile 2006-2026 in Pingelly Shire**

Source: WA Tomorrow, LGA Profiles, WAPC 2012

The anticipated change in the population profile over time is also of interest. While there is expected to be less younger children in the Shire in 2026 compared to 2006, the number of older children and teenagers (10-19) is expected to rise dramatically and the seniors' population, particularly those over 70 years of age is also expected to grow strongly.

The following table has been compiled from the ABS QuickStats 2011 Census data.

Characteristic	Pingelly Town	Pingelly Shire	Perth WA
People	840	1,163	1,728,867
Male	427 – 51%	591 – 51%	49.6%
Female	413 – 49%	572 – 49%	50.4%
Median Age	47	44	36
Families	226	331	461,450
Children per family	1.8	1.9	1.9
Number of dwellings	436	604	726,004
Persons per dwelling	2.4	2.4	2.6
Median weekly household income	\$655	\$759	\$1,459
Median monthly mortgage repayments	\$1,083	\$1,083	\$2,000
Median weekly rent	\$124	\$124	\$320
Motor vehicles per dwelling	1.8	2	1.8
Post-secondary qualifications	N/A	8.9	20.7
Been Married / Never been married	N/A	73.8%/26.2%	65.7%/34.3%
Persons born in Australia	N/A	81%	63%
Employment – full time	N/A	56.2	60.7
Unemployed	N/A	7.5	4.7

**Table 1: Sample statistics comparing Pingelly to WA**

Source: ABS census 2011.

Pingelly residents are arguably traditional wheatbelt dwellers with the vast majority of residents employed in the sheep, beef cattle and grain farming industry where the focus is mainly on wheat, barley, oats, canola and lupins. Other local industries include wineries, seed cleaning and clover harvesting.

Local tourist attractions include the Boyagin Rock Nature Reserve, Tutanning Flora and Fauna Reserve, Moorumbine Heritage Trail, Dryandra Woodland, Courthouse Museum, Pioneer Park, and the Cross.

In comparison to Western Australian and Australian census data Pingelly residents exhibit a range of dominant characteristics that distinguish them from the broader population. The Pingelly community is generally older than the average Australian community (by 7-8 years), however there is a large proportion of children under 14 years who make up 21.6% of the population. The age groups from 15-50 are somewhat underrepresented in the Shire.

Compared to the Western Australian population residents over 15 years are more than more likely to be or have been married (by about 10%), are less well educated having received mostly state government primary and secondary schooling (only 8% receiving post-secondary education compared to 20% nationally), and most likely to have been born in Australia (80% compared to nearly 60% Australia born across the nation).

Pingelly is regarded as a significantly disadvantaged community on a range of measures. The Socio-Economic Index for Areas (SEIFA Index) rating from the 2011 census scores Pingelly at only 907. This compares to an average score of 1000, where the higher the number the better. This ranks Pingelly just 13 out of 139 LGAs in WA, and 78 of 564 across the nation. For interest, the most advantaged suburb in Australia is Peppermint Grove in metropolitan Perth ranked 139 and 564 respectively.

Of concern associated with significantly disadvantaged communities is the level of crime that may occur. The following crime statistics for the Pingelly sub-district have been provided by the officer in charge from the Pingelly Police Station showing an increase in the overall level of crime across the community with burglary, theft property damage and drug related offences all at elevated levels.

Incident	Year to date	This period last year
Total	99	73
Domestic Assault	4	19
Non-domestic Assault	9	6
Threats	2	8
Robbery	0	0
Burglary	15	6
Steal Motor Vehicle	5	1
Theft	28	16
Property Damage	34	15
Drug Offences	34	28
Disorderly Conduct	3	7

**Table 2: Verified crime statistics for Pingelly sub-district to 31 May 2015**

Source: Pingelly Police Station Officer in Charge

## 5.0 TRENDS ANALYSIS

### 5.1. Overview

In a recent seminar presentation to Parks and Leisure Australia WA Region international speaker, social researcher and futurist Mark McCrindle stated<sup>1</sup>:

**“Only occasionally in history do massive demographic shifts combine with huge social change and ongoing generational transitions and rapid technological trends so that within the span of a few decades, society altogether alters.”**

McCrindle’s statement reflects the challenges facing communities today and calls for a recognition that things are dramatically different from the past. When planning new community facilities and services, as this study requires, the solutions are required to understand the changing influences.

Instead of local government planning to address the three R’s of roads, rates and rubbish, and perhaps the fourth R of recreation, new facility and service solutions will need to demonstrate four new R’s showing outcomes that are:

**Real, Responsive, Relevant and Relational.**

This trends perhaps best explains the Pingelly Focus Group’s call for the facility to be much more than a sporting changeroom block and clubhouse. So much of the previous discussion centred on providing opportunities for multiple user groups to get together, collaborate and share the facility – a relational imperative. The types of facilities called for, especially those promoting the needs of children and seniors, the two large population bubbles in the Pingelly community, are examples of relevance and responsiveness, and the solutions spoken of are touted as having to be real and relevant to the community for the next 50 years. They are real solutions requiring real quality in the development to ensure they remain relevant.

It would appear that the accommodation of traditional sporting clubs, whilst not to be forgotten, is no longer the overriding imperative. The social, cultural and creative needs of the community are exerting very strong functional influences that must be considered in facility design.

### 5.2. Traditional Uses

Without attempting to over simplify the history of sport and recreation facility development, for a previous generation would have most likely included:

- Quality playing surface – always the highest priority
- Changerooms for two teams with toilets and showers
- Clubhouse with space to display memorabilia
- Kitchen or canteen and a bar
- Meeting room – either within the clubhouse or as a separate committee room
- Storage for internal and external use equipment
- Scoreboard

---

<sup>1</sup> Click on the links below to view the seminar.

Chapter One - <https://www.youtube.com/watch?v=FBidIZ9aAxk>

Chapter Two - <https://www.youtube.com/watch?v=U1Vt4PTDBCu>

Chapter Three - <http://youtu.be/pVr1hYOyALs>

- Parking area
- Playground equipment near the clubhouse
- Spectator viewing over the playing surface and in close proximity to the bar.

### 5.3. Increased Expectations

The quality and level of sophistication of provision of the basic facilities described above has significantly increased over time. Playing surface quality (grass, hardcourt or indoor) remains the first priority for sporting groups, however, these groups may no longer be the sole or indeed the principal users of new recreation facilities. Increasingly, external playing surfaces are required to be lit to allow for night training and play, responding to changes in family, working and retail patterns and also to climate change. Changerooms now need to be designed with female participants in mind, with separate changerooms for umpires, and in larger leagues, with changerooms for female umpires.

First aid facilities are now a basic requirement, usually in a dedicated room, as is provision for the media, which requires not only access to power but also a sound attenuated air-conditioned space with an internet connection. The basic committee room is now expected to accommodate technology specifically for audio-visual presentations. Technology is generally expected to be accessible in multiple locations increasing facility flexibility.

For indoor sporting spaces there is now an expectation that the floor will be sprung, the ceiling sufficiently high for balls and shuttlecocks to fly unhindered and for the space to be acoustically treated and air-conditioned. Not only that, the space will usually have to be able to be altered cosmetically to serve as a ball room, live music venue, function room, exhibition space, conference and trade show venue.

### 5.4. Emerging Requirements <sup>2</sup>

Key reports from the Australian Sports Commission (ASC) in recent years show that traditional forms of participation in sport is reducing, while statistics for casual or recreational sports activities continues to grow. This shift in market segmentation trends could be the biggest single challenge that local Government has faced in the past 50 years.

Historically local government has always supported sport as being part of the backbone of its community development strategy by building and maintaining facilities and sports fields, so that sports clubs and organisations can provide the sports activities, events and programs. However, with sport losing its primacy and the emergence of such a variety of alternative leisure pursuits, traditional provision is being challenged. Participation in extreme, unstructured and 'pay as you go' activities is replacing membership based participation in sporting clubs that play once and train twice a week. The trending data also clearly shows that people are prepared to pay for a quality experience, so that the volunteer service may not be enough in years to come.

The question being posed to local government is whether it should be investing not in sports pavilions and natural grass sports fields, but in multi-sports community hubs that offer casual opportunities to play sport, and undertake alternate leisure pursuits?

Some sports have already recognised this with Tennis Australia now offering Cardio Tennis<sup>3</sup>, a 45-60 minute cardio-fitness session on a tennis court. In addition they are now

---

<sup>2</sup> Comments here are drawn from articles in Australasian Leisure Management e-Newsletters in 2014

<sup>3</sup> <http://www.tennis.com.au/play/cardio-tennis>



exploring how tennis facilities can become community lifestyle hubs providing a range of program options.

Other sports are developing abridged game options for the traditional full sport that have historically been provided including Futsal/5-a-side (Football); AFL 9's (AFL); Rugby 7's (ARU); Hockey 5's (Hockey Australia); T20 (Cricket Australia) and Touch Rugby (NRL).

Additionally, the leisure mix is seeing community facilities become increasingly multipurpose, extending beyond sport to include alternative forms of recreation and in many instances cultural and artistic pursuits. All of these pursuits are underpinned by the social benefits provided as people seek to engage in an activity of their choice - with others.

## 5.5. Lifestyle Trends

There is a readily observable and significant transition in popular culture towards what can be termed 'Lifestyle Trends'. This is particularly evident in contemporary television on both free to air and subscription TV.

Popular prime time programmes centre on:

- Gardening
- Dance
- Cooking
- Home Renovation, and
- Healthy Lifestyle.

This range of programs clearly identify those activities for which there is a declared community interest. Offering programs that allow participation in these activities provides a significant opportunity to activate the Pingelly Recreation and Cultural Centre.

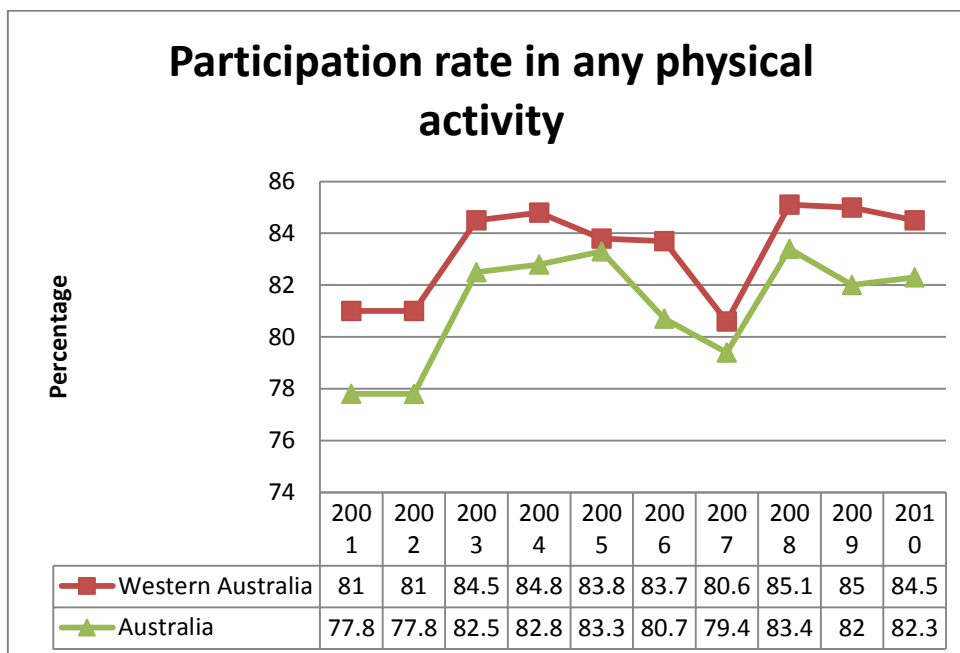
The design brief would do well to ensure it caters for each of these 'lifestyle programmes' either within the facility itself for classes and demonstrations, or to use the centre as a base for external programmes in a sense of celebration of community for display and exhibition or competition purposes in the creative areas such as:

- Arts and crafts
- Photography including Photoshop creations
- Local produce markets
- Concerts and demonstrations of music, dance and theatre.

## 5.6. Overall Participation

The Exercise, Recreation and Sport Survey (ERASS) conducted from 2001 to 2010 collected information on adult participation (aged 15+) in sport and physical activity. It provided important information on the levels, type and frequency of participation and has been used as the basis for the trends and analysis presented below.

The ERASS overall participation trend shows that Western Australian's participation rate is consistently higher but in line with the national average (see Figure 3) and the rate of participation has shown a steady increase from 81% in 2001 to 84.5% in 2010.

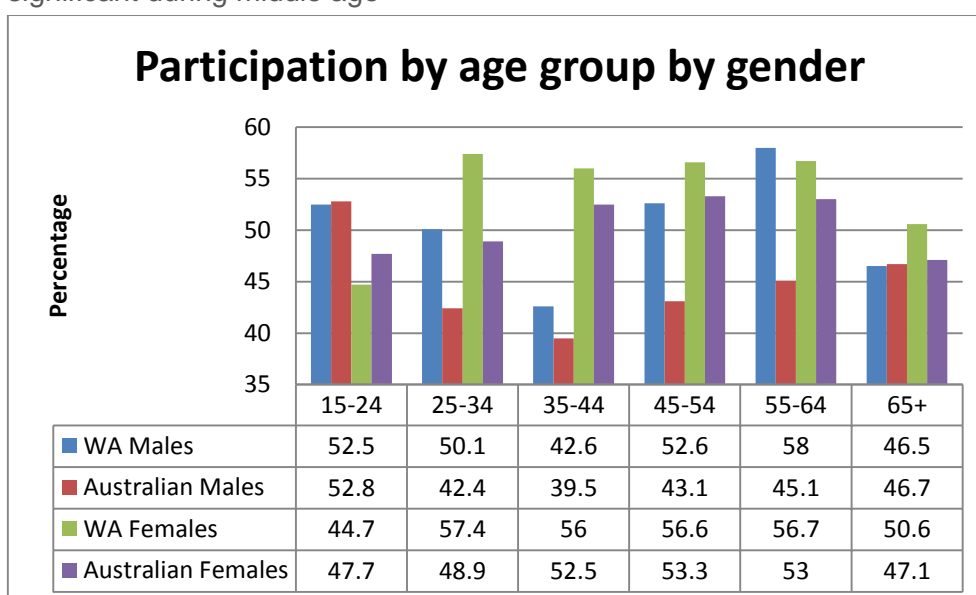


**Figure 6: Participation rate in any physical activity**

Source: ERASS 2010

## 5.7. Regular Participation

In order to realise a range of social and physical benefits, an individual should partake in regular physical activity. Regular participation (defined as 3 x per week or more) has increased from one third of the adult population in 2001 to almost half the adult population in 2010. Western Australian adults enjoy a higher participation rate than the Australian average in all but the youngest age group (see Figure 4). A closer examination of regular participation reveals that women are significantly more likely to undertake regular physical activity (3x per week or more) than their male counterparts and this disparity is most significant during middle age



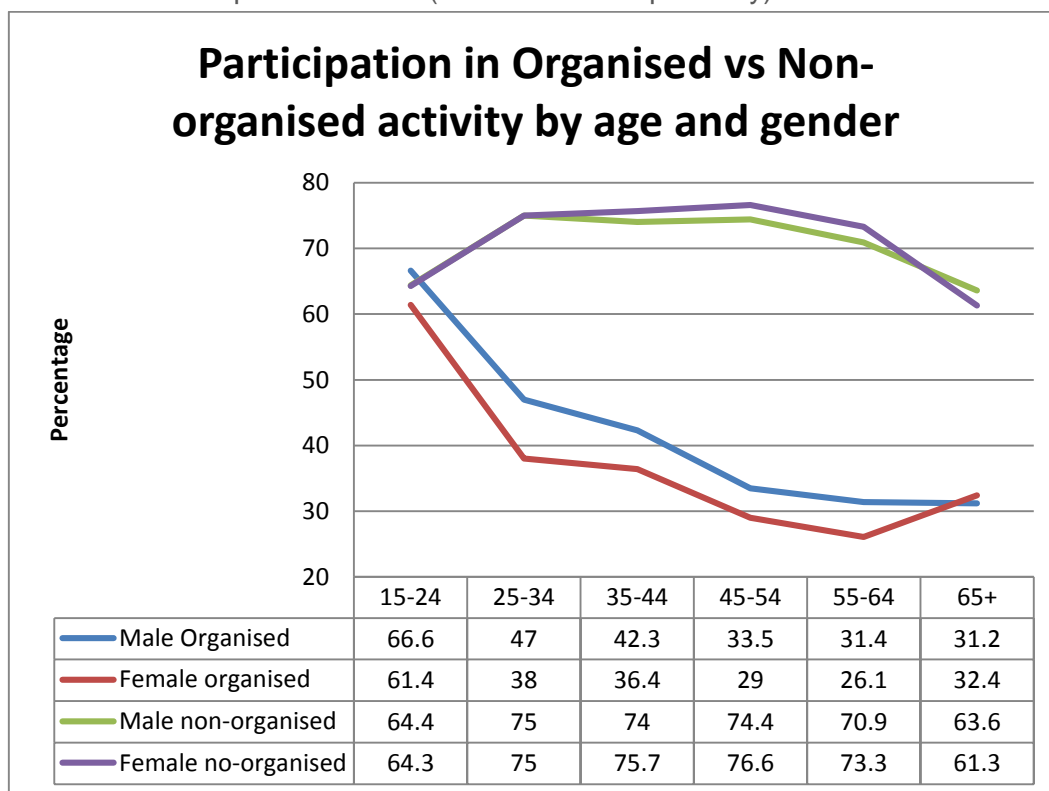
**Figure 7: Regular participation by Age Group and Gender**

Source: ERASS 2010

## 5.8. Type of Participation

One of the key differentiators of participation is the extent the activity is “organised”. Organised participation is defined when the activity is organised in full or part by a club, association or other type of organisation. This is an important distinction as it provides an insight as to where the participation takes place and the human and physical infrastructure required to facilitate it. And as such has implications for the type of support required to sustain, grow and/or improve the participation experience.

Modern lifestyles have resulted in a trend of increasing uptake of non-organised physical activities. Participation in these activities has grown by more than 7% points across Australia since 2001 (from 63% to 71%). Despite this trend of increasing participation in non-organised physical activities, overall participation in organised activities has remained fairly steady (approximately 40% of the population) for the last 10 years. In 2010, 39% Western Australian adults reported participating in organised physical activities. Unlike regular activity, males are more likely to undertake physical activities in an organised environment compared females (45% vs 37% respectively).



**Figure 8: Participation in Organised v Non-organised Activity by Age Group and Gender**

Source: ERASS 2010

## 5.9. Popular Activities

In 2010 the most popular activities for adults were walking, aerobics, swimming, cycling, running and golf. Participation in these top activities is almost uniform across the nation. Of these activities walking, cycling and running require little sport specific infrastructure with the majority being undertaken on footpaths, trails, linear parks and cycle lanes.

The most popular organised sports (shaded green in the table below) were aerobics/fitness, golf, Australian rules, tennis, basketball, soccer and netball. The majority of these activities are undertaken on specific purpose playing fields or courts maintained by sporting organisations and local government.

The activities shaded aqua in the Australian rankings are those that show a significant variation from the level of popularity in WA – the darker the colour the greater the variation. This is mostly explained by the focus on major football codes – with rugby and touch dominant in NSW and QLD and a much stronger focus on bushwalking, squash and cricket along the east coast.

Activity	Western Australia			Australia		
	Rank WA	No. ('000)	%	Rank AUS	No.('000)	%
Walking (other)	1	688.9	38.4	1	6,281.4	35.9
Aerobics/fitness	2	454.9	25.4	2	4,117.6	23.5
Swimming	3	277.7	15.5	3	2,279.2	13.0
Cycling	4	255.1	14.2	4	2,081.2	11.9
Running	5	186.8	10.4	5	1,856.7	10.6
Golf	6	99.9	5.6	6	1,177.2	6.7
Australian football	7	96.8	5.4	13	577.7	3.3
Tennis	8	87.1	4.9	7	1,050.1	6.0
Basketball	9	85.6	4.8	12	609.6	3.5
Soccer (outdoor)	10	82.6	4.6	9	843.9	4.8
Netball	11	73.1	4.1	10	649.5	3.7
Yoga	12	71.0	4.0	11	610.2	3.5
Dancing	13	68.6	3.8	17	457.8	2.6
Walking (bush)	14	65.1	3.6	8	846.5	4.8
Weight training	15	56.0	3.1	15	515.3	2.9
Surf sports	16	52.5	2.9	21	336.1	1.9
Squash/racquetball	17	41.8	2.3	23	240.4	1.4
Lawn bowls	18	41.4	2.3	20	361.3	2.1
Fishing	19	40.4	2.3	18	390.3	2.2
Cricket (outdoor)	20	39.0	2.2	14	563.1	3.2
Martial Arts	21	34.9	1.9	19	370.4	2.1
Canoeing/Kayaking	22	32.2	1.8	26	229.0	1.3
Touch	23	32.2	1.8	16	487.8	2.8

**Table 2: Most popular activities for Adults (2010)**

It is not surprising that the rise of fitness activities in the ERASS data for Australians aged 15 and older is now starting to show in children and youth activities. A growing number of gyms and fitness operators are reporting success with activity programs aimed at teenagers - partly due to an appreciation that today's youth gym goers are tomorrow's adult club members. Social media is suggested as the most influencing factor promoting a health and fitness culture through selfies, updates with the progress of the body and descriptions of "what you're eating."

### 5.10. Children's activities

For children, participation rates are much higher with many children participating in more than one activity. Swimming and soccer top the list of most popular sports participated in by Australian kids<sup>4</sup> with 60% participating in some kind of organised sport, however the rate of participation falls away dramatically with age. 19% of girls are involved in swimming and 16% play netball, 8% are active in gymnastics and around 6% play basketball and tennis.

<sup>4</sup> ABS media release 31 October 2012

<http://www.abs.gov.au/ausstats%5Cabs@.nsf/mediareleasesbyCatalogue/801D271AA0D36498CA2572440076A67E?OpenDocument>

22% of all boys play soccer eclipsing Australian football at just 15% and cricket, tennis and basketball at around 9%. It must be noted that more than 27% of girls are involved in some form of dancing compared to just 3.5% of boys.

Children aged between nine and eleven years were the most active, with two thirds participating in at least one organised sport. More boys participate in sport than girls, with two thirds of boys (66%) involved in at least one organised sport compared with just over half of all girls (54 %).

More girls (19%) play a musical instrument than boys (16%) and girls are slightly more likely to attend a public library. 90% of children accessed the internet in 2012. This is up from 79% in 2009 and 65% in 2006.

Looking at children's non-sporting activities it is interesting to note that 29 % of children had a mobile phone in April 2012 and the likelihood of having a phone increased with age, with nearly three quarters of 12 to 14 year olds having a phone. Information collected on recreational activities showed that more kids are spending time on the internet, computers and games consoles than three years ago. However, more children are also riding bikes, skateboarding and riding scooters. On average, children spend around 15 hours watching TV outside of school hours, more than half of all kids visited a public library with an average of 15 visits in the 12 months leading up to April 2012. In the same period 43% visited a museum or art gallery.

The most popular cultural activity amongst girls was dancing (27%), whilst for boys it was playing a musical instrument (16%)<sup>5</sup>.

### 5.11. Current Community Facility Trends

There are a number of trends in the provision of community facilities. The summary below has extracted trending information from a variety of sources planning for and developing community facilities<sup>6 7 8 9</sup>:

These include the following and can be found in more detail in Chapter 9 in the Plan:

- Size and scale – provision of fewer but larger and higher quality community facilities.
- Multi-purpose and multi-function - no longer providing single use buildings, offers a diversity of activities and services.
- Staffing – centres who have permanent staff based there (compared to a hall for hire) typically have higher usage due to increased promotion / visibility of the centre and increased access through higher levels of activity.
- Location – located in places where people already congregate.
- Co-location – a range of community services located in one single location, often developed and operated in partnership with other organisations and agencies.
- Community hubs – brings together a cluster of buildings, activities, and services to meet diverse community needs.

---

<sup>5</sup> 4901.0 Children's Participation in Cultural and Leisure Activities, Australia, available from [www.abs.gov.au](http://www.abs.gov.au)

<sup>6</sup> City of Ryde, Community Facilities: Future Directions, June 2010

<sup>7</sup> ACT Community Facility Needs Assessment, May 2003

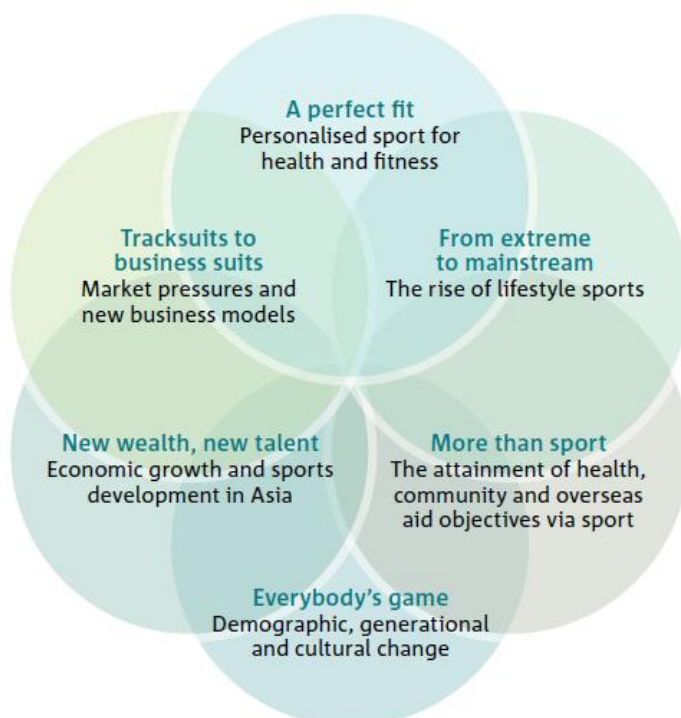
<sup>8</sup> Guidelines for Community Facilities, Parks and Leisure Australia, Draft, May 2011

<sup>9</sup> City of Stirling Skate and BMX Facility Strategy, Convic, August 2013

- Place making and community identity – community facilities are recognised as important gathering places and catalysts for activity and social interaction.
- Community building – recognition of the role community facilities play in providing a focal point for the community.
- Sustainability – facilities need to be environmentally, financially and socially viable in the long term.
- Resourcing – includes sufficient staffing and operational resources to keep the facility open, active and attractive to the community.
- Technology – providing operational and management advantages to control energy and water consumption, capture and analyse customer data, measure client satisfaction and improve the quality and appropriateness of services and programs offered.
- The rise of wheeled sports facilities for skate, scooter, blade and BMX riders, coupled with the emergence of professional competitions and inclusion of these sports in international sporting events such as the Olympics.
- The emergence of skateable landscapes and sculptures in public spaces and the development of combination facilities for different age and skills levels and for informal and organised events.

## 5.12. The Future of Sport

An Australian Sports Commission study released by CSIRO in April 2013 identifies six megatrends likely to shape the Australian sports sector of the next 30 years. The megatrends are shown below in an interlinked and overlapping Venn diagram. This captures the connection between the different forces potentially shaping the future.



Source: Australian Sports Commission

### 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.

### From extreme to mainstream

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. International associations for skateboarding and rock climbing are making substantial efforts to have these included as Olympic sports in the future.

### 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.

### Everybody's Game

Australia and other countries of the 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.

### 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.

### 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.

### 5.13. Facility approaches

Leading commercial fitness brand Precor has issued a 'white paper' Building Community in the Gym: Increasing Engagement Among Your Members, which highlights how "creating a sense of community and belonging in your gym is one of the most important assets to your business." Using US examples and covering areas including personal training, events, classes, social media, technology and 'putting it all together', the white paper explains that "if your current members feel like they're part of the community, they'll keep coming back, and they'll be more likely to recommend your facility to co-workers, family, and friends. A strong sense of community makes your gym more than just a place people go to work out; it creates a supportive and teamwork oriented culture." <sup>10</sup>

This study highlights the increasing need for a sense of community to be part of the planning and delivery in facility design and programming.

Facility management benchmarking tools CERM PI and Yardstick both use a customer service quality measure to determine effectiveness of program and service delivery. They rate customer expectations and perceptions of performance against a range of measures to determine venue performance and over the years have deduced the following as critical performance measures which must be assisted through effective and responsive facility design.

## 6.0 REVIEW OF EXISTING FACILITIES

The existing facilities within the Pingelly Showground precinct are extensive having been developed as discrete facilities over an extended period of time. In most instances the facilities are in need of repair or replacement due to prolonged wear and tear, the general age of the facility and superseded design requirements and community expectations.

The facilities within the showground boundary and forming the scope of this investigation include:

1. Entry gates and ticket box
2. Grounds maintenance equipment shed
3. Carpark
  - Recreation centre
  - Sports hall
  - Changerooms, showers and toilets
  - Kitchen and utility areas
  - Grandstand and media box
4. Community centre
  - Clubhouse
  - Kitchen
  - Bar
  - Public toilets
5. Cricket nets (2) and Playground
6. Playing field (football (1), cricket (2), hockey (2))

---

<sup>10</sup> <http://www.ausleisure.com.au/news/precors-advice-on-building-community-in-your-gym/#sthash.GuFyHB9H.dpuf>



7. New hardcourts (6 tennis only and 2 multi-marked) with pre-laid cable conduits and bolt cages for future lighting

There are other facilities on site that are not an integral part of this investigation, either due to their redundant nature or decisions taken to demolish or maintain them in situ.

They include:

- Tennis clubhouse
- Tennis courts (9)
- Hardcourts - basketball/netball (2)
- Bowling greens (1 synthetic, 1.5 grass - redundant)
- Bowls clubhouse
- Aquatic centre
- Agricultural Society sheep shearing shed and stock yards
- Velodrome (redundant)
- Fire brigade running track (redundant)

It is also noted that the Pingelly Golf Course and Pingelly Pony Club are located in close proximity to the showground on the adjacent Review Street. Together with the showground facilities they form a sizeable and dominant recreation precinct in the town. The proposed development of a primary health campus and associated aged persons accommodation on site in the area of the tennis courts will assist in consolidating this precinct as a diverse and integrated community hub.

Those elements that are the focus of this study are further described below. Each element has been assessed using the Moloney Asset Rating Scale which is described in detail in APPENDIX TWO.

### 6.1. Entry gates and ticket box

Moloney Asset Rating Scale Score: **4 B**

The entry and ticket box structure on Somerset Street is neat and well presented with kerbed plantings and public artwork incorporated into the landscape. It defines the entry and opens easily into the precinct allowing access to the carpark area and range of amenities provided. However the structure is not wide enough to accommodate some larger service delivery vehicles which are required to use an alternative entry point.



Showground entry from Somerset Street



Internal view of entry and ticket box

## 6.2. Agricultural Society Equipment Shed

Moloney Asset Rating Scale Score: **6 B**

This shed whilst functional is not ideally positioned from an aesthetic or participant perspective, although it does not appear to hinder precinct use.



## 6.3. Carpark area

Moloney Asset Rating Scale Score: **6 B**

The carpark is an informal bituminised hardstand area of sufficient size for around 50 cars when parked as if in marked bays. There is however considerable space that is not bituminised around the oval that would readily accommodate a further 100 vehicles. There is also hardstand parking adjacent the swimming pool, bowling clubhouse and basketball courts.





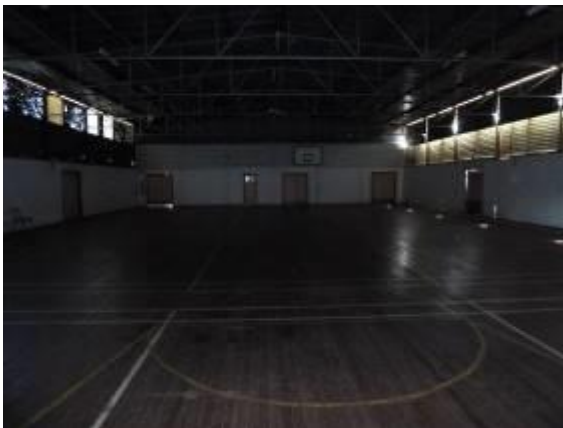

#### 6.4. Recreation Centre Sports Hall

Moloney Asset Rating Scale Score: **8C**

The recreation centre is arguably well past its use by date. The ceiling area is obstructed by roof trusses and the floor, whilst timber, is in poor condition. Lighting is from fluorescent tubes and the level and uniformity of illumination is well below contemporary standards. The space is not treated acoustically or thermally.

The northern end of the sports hall offers a kitchen / food preparation area with minimal equipment. The southern end provides an entry lobby complete with cloak room or similar storage space indicating the era of the design.

*This facility is to be demolished.*

	
<p>Community centre entry</p>	<p>Sports flooring</p>
	
<p>Indoor sports hall</p>	<p>Roof trusses and lighting</p>



### 6.5. Recreation Centre Changerooms

Moloney Asset Rating Scale Score: **6B**

The changeroom components comprise a home team changeroom (Panthers football Club), a visitors' changeroom, a coaches' theatre and an adjacent trainer's room. Equipment storage is provided in a number of adjacent rooms.

Generally the spaces are adequate in size but could readily be enhanced functionally and aesthetically. For example the coaches' theatre is created by adding a whiteboard and a few loose chairs in part of a larger room. Tiered seating benches are more commonly provided for this purpose. The trainers' room is demarcated by a carpet remnant. It is functional but less than appealing. Storage is allocated in available space and also seems more than functional.

*These facilities are to be demolished.*

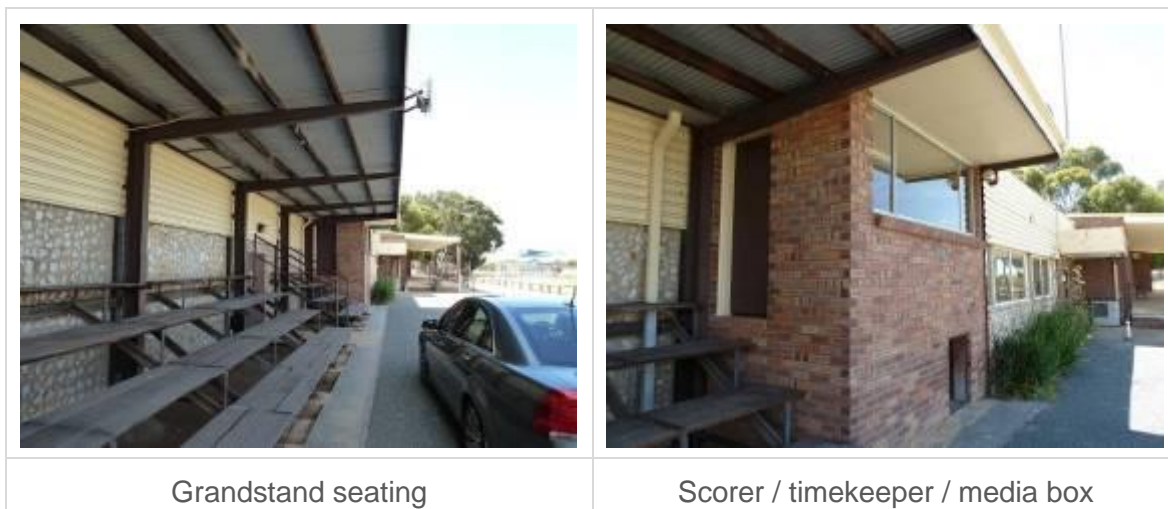


	
<p>Visitor's changeroom</p>	<p>Visitor's toilet and shower area</p>
	
<p>Home team trainer's area</p>	<p>Home team coaches' theatre</p>
	
<p>Storage 1</p>	<p>Storage 2</p>

## 6.6. Recreation Centre Grandstand and Media Box

Moloney Asset Rating Scale Score: **7B** Grandstand, **5B** Media Box

The grandstand comprises plank on a frame erected against the recreation centre. The demolition and replacement of the sports hall will also give way to the demolition of the seating. The media box is functional but will also be lost in the demolition.



### 6.7. Community Centre (clubhouse)

Moloney Asset Rating Scale Score:

- |                         |                          |
|-------------------------|--------------------------|
| <b>4A</b> Function Hall | <b>5B</b> Kitchen        |
| <b>5B</b> Bar servery   | <b>5B</b> Public toilets |
| <b>4B</b> Oval viewing  | <b>8C</b> General access |

The community centre is a well presented and maintained facility, originally constructed in 1984. It offers a functional kitchen and bar service area, however, the service area is too small and precludes volunteers from seeing the activities on the oval. As a result the facility is not optimally used.

The décor is reminiscent of the era it was built and yet it remains functional and not too dissimilar from contemporary design.

Compliance with the BCA and Disability Services Act is questionable in terms of toilet location, accommodation and the lack of ramp access. The Shire's asset management register reports that this building contains asbestos, currently rated as intact, non-friable and low risk, but present nevertheless.





Entry to clubhouse



Clubhouse bar servery



Clubhouse – northern end



Clubhouse – southern end



Clubhouse kitchen



Clubhouse toilets



### 6.8. Cricket nets and playground

Moloney Asset Rating Scale Score: **6B** Cricket nets  
**4B** Playground

The cricket nets are in poor condition and do not enjoy an adequate grassed run up area. In the short term they will need resurfacing and this would present an opportunity for repositioning to provide a suitable location and orientation. They are not shown on the CDC design.

The playground is in reasonable condition and has secure fencing and shade sails to protect the users.



### 6.9. Playing field

Moloney Asset Rating Scale Score: **2A**

The quality of turf and maintenance of the existing playing field is well regarded in the region. The grassed area currently offers a football oval 165m x 135m, two cricket ovals on a 60m radius (one turf wicket and one synthetic wicket) and space for two hockey fields 91.44 x 55m, allowing for winter season overlap. The football oval is lit for training purposes. This detail is illustrated in the image below.





Playing field looking north east



Playing field looking south west



Commentary: The site master plan below proposes to reposition the playing field (a 165m x 135m football oval) by moving the marking easterly across the existing grassed area. The turf wicket will need to be slightly repositioned and the current configuration and number of fields could be retained.

### 6.10. New hardcourts

Moloney Asset Rating Scale Score: **1A**

There were 2 new hardcourts under construction during the course of this study. They are multi-marked for basketball, netball and tennis and have pre-laid cable conduits and bolt cages installed future lighting.



### 6.11. Bowling Green and Clubhouse

Moloney Asset Rating Scale Score: **2A** Synthetic Green

**5B** Clubhouse

The bowling club offers one 8 rink synthetic surface green and relatively new shade shelters along the northern and southern ends. The synthetic green is flanked by a disused full sized 8 rink (previously) grass green to the west and a disused 4 rink green to the east.

The clubhouse is in reasonable condition given its age, noting that new works have been postponed pending the relocation of bowls to the proposed recreation and cultural centre.

*This facility will ultimately be demolished to accommodate independent living aged care units adjacent to the primary health campus.*



Synthetic bowls green and shade shelter



Disused bowling green

## 7.0 NEEDS ANALYSIS

It is noted that much of the existing infrastructure is no longer fit for purpose or offering the highest value proposition to the community. In line with community sentiment articulated in the annual resident survey and articulated in the Shire's Strategic Community Plan, the Shire has committed to a new primary health care centre on the site of the existing tennis courts. The balance of the area along the Brown Street frontage is to be set aside for future aged care accommodation units. These community imperatives called for the provision of new tennis courts which were completed during the course of this study.

Refurbishment or redevelopment of the remaining facilities will be essential to achieve a contemporary standard of provision as a minimum, however, changes in the catchment population and user demand suggest a more fundamental redevelopment is warranted.

From a facilities perspective the sports hall is in need of replacement and the changeroom and associated amenities require significant functional and aesthetic improvements if not replacement. The synthetic bowling green and associated shade shelters have a residual asset value, and together with the clubhouse will continue to serve bowls for the short term, but in time will also need refurbishment or replacement. The synthetic turf is estimated as having a due date for replacement of 2020 at the latest.

The community centre is of reasonable size and appointment, albeit in need of refurbishment, however, it does present non-compliance issues with BCA and disabled access requirements and the building contains asbestos.

Adding to the summary of facility needs above, the following analysis has been developed taking into account the findings of the literature review, stakeholder engagement findings and the demographic and trends analysis reported in previously chapters.

Some key findings of this background research, and the facility design implications associated with these factors are discussed below:

Key finding	Design implication
Traditional sport, recreation and cultural activities continue to be perceived as the backbone and strength of rural communities. However new activities, particularly lifestyle, creative and cultural pursuits are gaining popularity.	Traditional activities must continue to be accommodated, however, facility design should consider the needs of new community activities and pursuits on an equal footing. Flexibility is the key.
The traditional provision of a stand-alone town hall, sports pavilion, swimming pool, bowls club and hard court complex under the management of the principal user group is being replaced by multipurpose, multifunction hubs where multiple groups are accommodated under a cooperative management structure. The capital investment in multi-function hubs requires the level and diversity of facility use to be maximised.	Contemporary design is flexible and multifunctional. Management is increasingly by a community association or management body that is representative of, but remains independent from, any of the individual user groups. Optimising use will require coordinated access and programming for multiple user groups.
The Pingelly demographic profile is currently strong in children, and particularly children under age ten, although there is a forecast decline in children under ten to 2026.	Accommodation for children's activities, specifically preschool and primary school should be a feature underpinned by opportunities for parental involvement and socialisation.
The number of 10-19 year olds is expected to rise dramatically by 2026, however, should these children remain at home during their high school years, the travel time (to nearby Narrogin) will most	This typically difficult market to capture will be even more difficult to engage in traditional activities. Time constraints suggest that more informal pursuits will be

likely curtail after-school activities in Pingelly. Of major concern is the fact that 65% of this age group are forecast to be obese and 80% of that group will continue to suffer obesity into adulthood. <sup>11</sup>	favoured, such as skate and BMX, where participation can occur on an ad hoc basis. Weekday afterschool activity for more organised activities may need to move to early evening programs to capture youth participation.
The Pingelly demographic profile is strong in seniors with a forecast growth in the number of residents aged 65+ in the next 20 years.	This age bracket is extremely influential and has readily engaged in health and wellbeing programs such as “live stronger, live longer” and physical programs that have a high social component. Comfortable and attractive indoor space and equipment is likely to be favoured.
Pingelly has a significant aboriginal population, recorded at 11.5%. This sector of the community has an interest in integrated participation, particularly in the sporting arena, but also seeks the opportunity to exhibit and present its culture and history to the wider community.	A facility design that allows for cultural and historical displays and activities is warranted. This extends from external facilities such as a fire pit, playground and community garden to static displays of memorabilia and cultural materials, to performances and programs that highlight social and cultural traditions.
There is a shift away from traditional, club based organised sport to more informal, casual and extreme pursuits and those offered on a pay as you go basis.	A sports oval and pavilion for the footy and cricket clubs is no longer sufficient. Indoor activity spaces, fitness facilities and spaces that enhance socialisation will be required.
The next most popular physical recreation after walking (which is by far the most common physical activity), is fitness activities associated with aerobics, gym and other personal cardiovascular and strength pursuits.	Physical fitness facilities and programs are likely to be in high demand and the equipment and needs to be compatible with the needs of seniors. Fitness equipment, indoors and outdoors need to be considered. Parkland fitness equipment (Exersites) are like playgrounds for adults.
Retail trading is moving towards 24/7	People are less available to give of their time to participate and volunteer in traditional club structures. An innovative approach to presenting recreation and cultural activities in a 24/7 environment needs to be considered
We are experiencing a drier hotter environment with an increase in extreme weather events	External facilities will need to be lit for night play and indoor facilities will need to be air-conditioned.
The existing facilities are far from contemporary and fail to meet community need and expectations	Attempts to refurbish and upgrade the existing infrastructure will require the passivation and removal of asbestos.

<sup>11</sup> ABS, 2011 Community Profile – Australia (2011)

## 8.0 FUNCTIONAL REQUIREMENTS

Although national trends suggest a diminution of traditional organised sports they continue to hold a special place in the culture and psyche of rural communities and accordingly should be an integral part of the facilities mix. However in keeping with declared trends the local community is seeking much more than just a sports pavilion.

The facilities map prepared by the local Focus Group (refer section 2.6) identified a range of features that were developed in discussion, workshop and brainstorming sessions over a period of time. Further work by the Focus Group with the design team from UWA's ATC studio reinforced their needs (refer section 3.4). These elements are captured below:

- Playing field – football, cricket, hockey
- Hardcourts – tennis, netball, basketball
- Bowling greens – 2 synthetic 8 rink greens
- Scoreboard for the oval
- Changeroom, shower and toilet facilities for outdoor activities
- Player and team official amenities for outdoor activities
- Storage for outdoor activities
- Indoor sports hall
- Changeroom, shower and toilet facilities for indoor activities
- Storage for indoor sports hall activities
- Performance space - ideally with tiered seating
- Conference seminar space - ideally with tiered seating
- Cultural centre with workshop and display spaces
- Spectator and public toilets – indoor and outdoor activities
- Youth centre and associated facilities – social space, skate/BMX
- Meeting room
- Exhibition space
- Gymnasium / Fitness centre
- Kitchen and bar with storage and service spaces
- Function centre
- Public toilets for
- Club facility with viewing over playing surfaces
- Memorabilia display area
- Crèche / Day care operations
- Playgroup / Toy library spaces with indoor and outdoor activity areas and storage
- Men's Shed
- Changeroom, shower and toilet facilities for indoor and outdoor activities
- Public and spectator toilets
- Storage areas
- Carparking

In addition to the design elements and the functionality identified in the list above, there was a specific desire for the facility to be water and energy efficient.

## 8.1. Site plans

A site plan for the showground precinct was prepared for the Shire by Creative Design Concepts in July 2014 (refer Figure 10). The plan provides a generally accepted site layout and some works have already commenced in line with the master plan. The layout offers the following component parts.

- A new Recreation and Cultural Centre slightly east of the existing recreation centre location
- A repositioned oval on the playing field area to accommodate the eastern migration of the building footprint
- New synthetic courts for tennis only (6), and multi-marked hardcourts netball, basketball and tennis (2)
- A hardcourt clubhouse integrated into the proposed centre
- A playground area between the hardcourts and the recreation and cultural centre building
- New bowling greens to the north of the proposed recreation and cultural centre with the bowls clubhouse integrated into the proposed centre
- The redevelopment of the existing tennis complex as a primary health campus
- The progressive redevelopment of the existing bowls complex for aged care accommodation (staged development)
- Retention of the swimming pool in situ
- Retention of the agricultural society shearing shed and yards in situ and potential relocation of the Agricultural Society storage shed from the west side to serve as a men's shed
- New access and entry points (2) and new carpark areas providing 235 marked bays
- Relocation of:
  - Playground
  - Cricket nets
  - Sportsground lighting poles – partial (2 of 4)
  - Football goal posts
  - Coaches' / players' sideline boxes
- Demolition of:
  - The recreation centre and existing pavilion buildings
  - Tennis courts and clubhouse
  - Basketball shed
  - Velodrome
  - Entry gate ticket box
  - Fire brigade running track
  - The existing community centre / clubhouse - after the recreation and cultural centre is established.

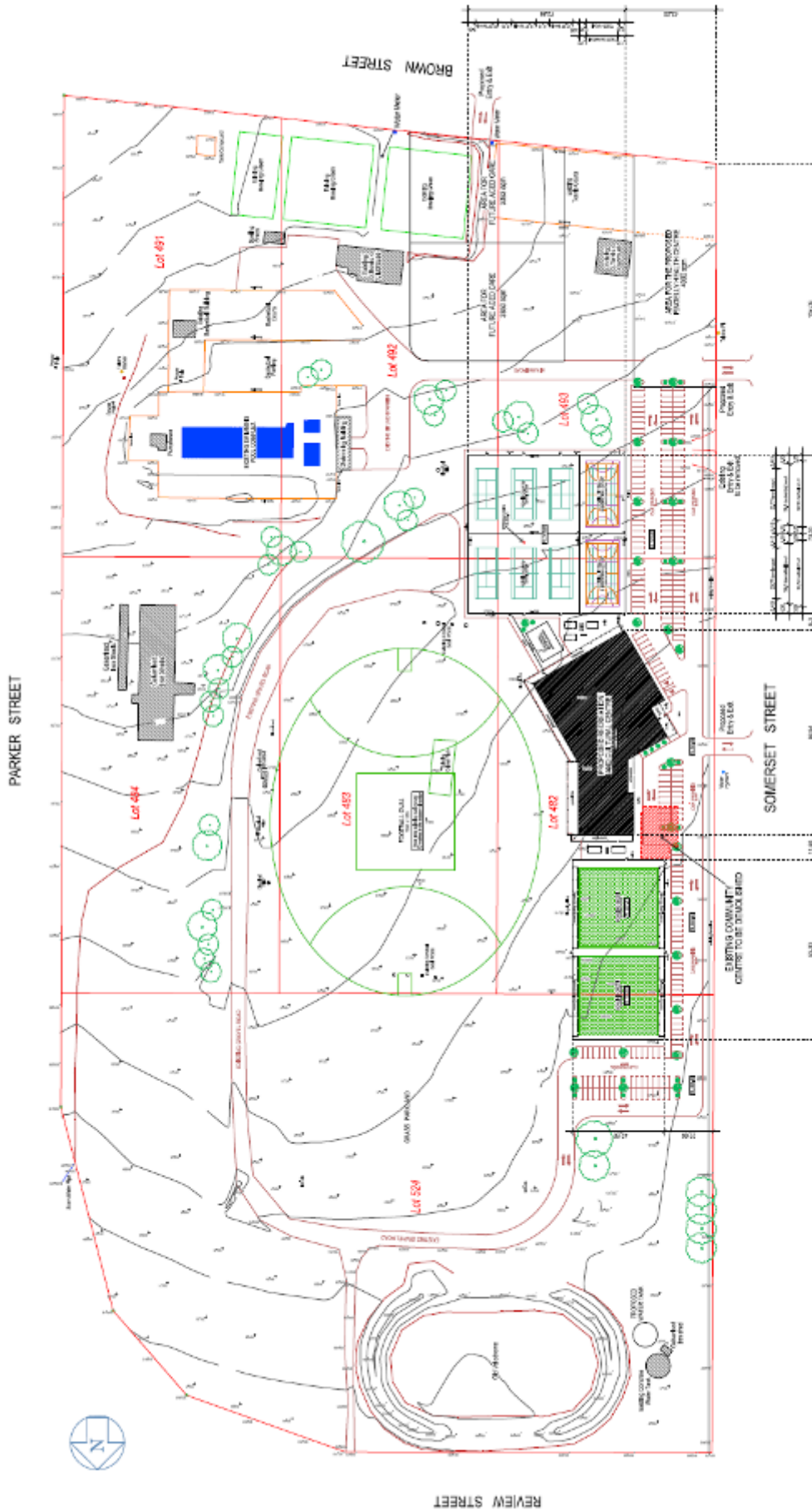


Figure 10 SITE PLAN : RECREATION GROUNDS WITH PROPOSED DEVELOPMENTS  
SCALE 1:1250 @ A0



## 9.0 ORIGINAL CDC CONCEPT PLAN

The recreation and cultural centre is the major facility element to be constructed on site. With the site layout largely determined by the site master plan the facility concept plan is required to articulate how each of the indoor facility elements combine and provide a relationship and viewing over the external playing surfaces.

The concept plans describe how the facility elements are combined with their size, orientation, position and functionality ultimately determining the facility design. Two concepts designs, largely responding to the facility elements schedule described in section 8.0 above were prepared. The first was developed through an initiative of the Focus Group and largely responded to a design brief reflecting the identified needs of the various user groups proposing to use the facility.

The second was coordinated by the Shire in an effort to further refine the facility design and to rein in costs. Each design interprets how the specified elements can be achieved in a multipurpose and multifunctional design.

The original concept plan by CDC prepared in July 2014 is shown below.



Figure 11: Recreation and Cultural Centre Concept Plan – CDC, July 2014

The major features of this design show:

- Changerooms, toilets and showers servicing outdoor sports and indoor sports hall
- Football office and store with access to upstairs media box
- Separate public toilets with UA toilet serving as umpires facility
- Sports store for indoor and outdoor users
- A single netball court size sports hall with provision for portable seating/stage
- Hardcourts clubroom with kitchen and dedicated storerooms for tennis and netball

- Fitness gym
- Changerooms showers and toilets servicing the gym, sports hall and clubroom
- Cultural centre with kitchenette and adjacent office and dedicated toilets
- Children's games room
- Two function rooms separated by a common bar with central coolroom
- Function room storage
- Function room kitchen with dedicated coolroom
- Toilets servicing the function room and bowls facility
- Bowls office
- Facility office
- Viewing verandah over the oval
- Covered shelters for viewing over hardcourts and bowling greens

This suite of facilities addresses the facility elements articulated in section 8.0, however, it is noted that the indoors sports hall surface is specified as Rebound Ace, typically an external tennis surface. The initial cost estimate for this concept came in at \$14.2million significantly in excess of the Community's expectation and budget.

## 10.0 ATC STUDIO UWA CONCEPT PLAN

Advanced Timber Concepts Studio from the University of Western Australia (ATC UWA) is a specialised research centre in the use of innovative timber construction methodologies. Through a demonstration project in Pingelly ATC UWA had established a sound working relationship with the Shire. Concerns over cost with the original concept led to an invitation to explore an alternative construction methodology and revised design.

A subsequent facility concept plan was prepared by ATC UWA based on the same brief and elemental requirements presented to CDC. It shows a different interpretation of the facility with a specific requirement to reduce the overall floor area and reduce costs.

The images below show their preliminary concepts which were presented to and supported by the Shire and the Focus Group, and the final concept design endorsed by the Shire and the Focus Group.

The design proposed for the Pingelly Recreation and Cultural Centre (PRACC) by Advanced Timber Concepts (ATC) was conceived as a building for the community of Pingelly to enhance, create and link sporting and cultural spaces. Paramount in the design process was the need to determine if the facility meets the functional needs of the community, and whether it is 'loved enough' for everyone to want to use it. If it is loved and if it 'works', then it will be well cared for and will grow in value as a community asset. This design has been very positively received by the community.

A subsequent but integral consideration is the cost to operate the venue. If it is too expensive to run, then it will generate problems for the community that are difficult to deal with. If it is too hot or too cold, too noisy or too easily damaged, users will find it problematic and administrators will dread both the bills and the complaints. The building must hit a fine balance point. Modelling and design testing has indicated that this design is efficient making use of passive solar and energy efficiency measures and will be economical to operate.

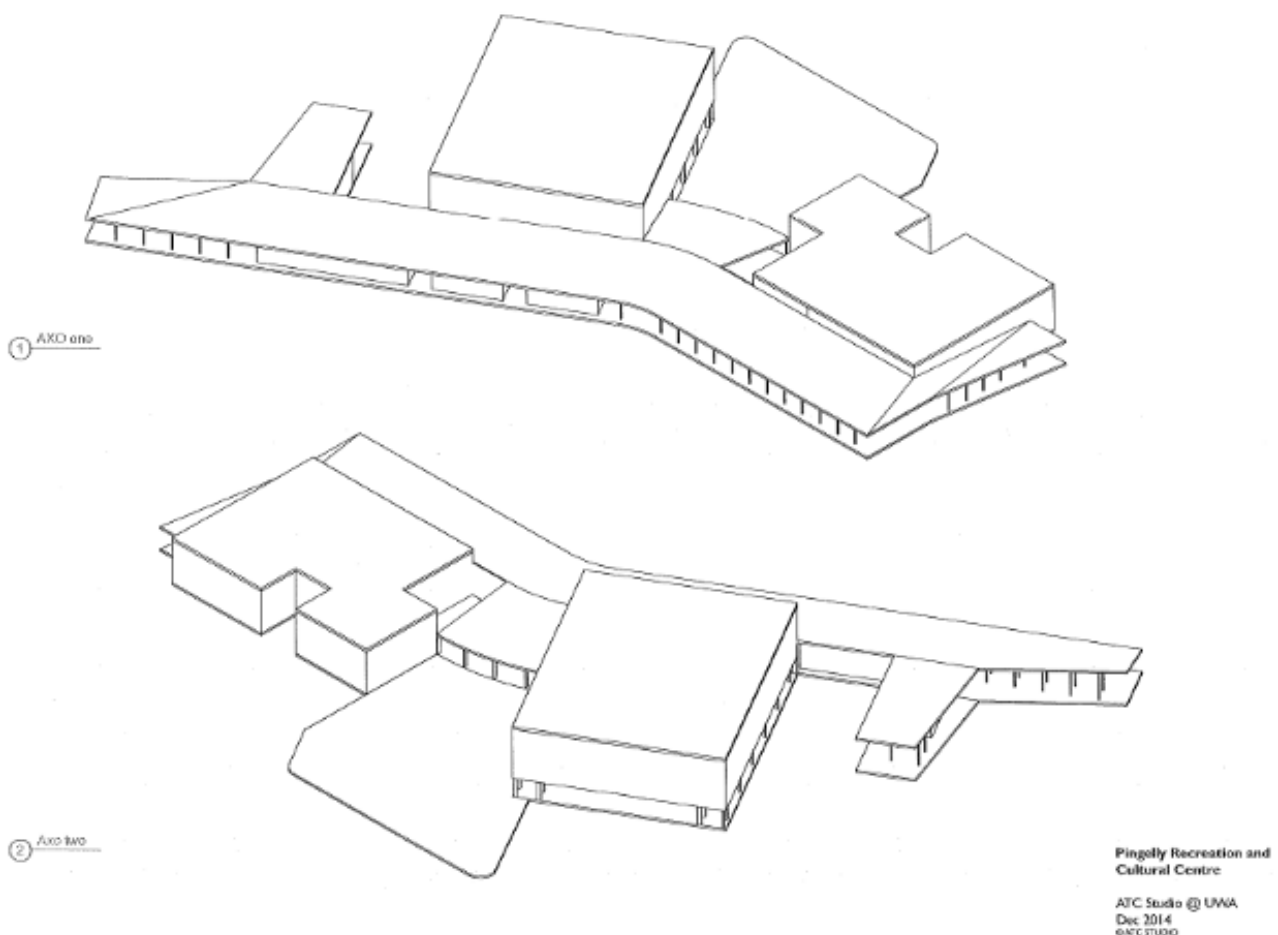
The design concept incorporates a very large veranda linking the complex to the oval with main two functional blocks as a connected series of pavilions underneath a large roof to achieve economies of scale. The oval needs to be pushed slightly north-west to give clearance for the building.

The main entrance is between the sporting and function side creating a loggia veranda area.

The facility design provides direct linkages to the hardcourts, the oval, the bowling greens, cricket practice nets, playground and car parking.

A total of 276 car bays and a further 6 ACROD bays are provided with plenty of additional area for informal overflow parking.

Each of the two major facilities (Sports Hall and Function Centre) have dedicated set down and pick up areas, each with 2 ACROD bays and a further 2 are located adjacent the bowling greens.



**Figure 12: Initial ATC studio concept plan - December 2014**

Over a period of six (6) months the design team at ATC Studio UWA worked with the Shire and the local Focus Group to reduce and refine the design to achieve the agreed facility concept plans shown below.

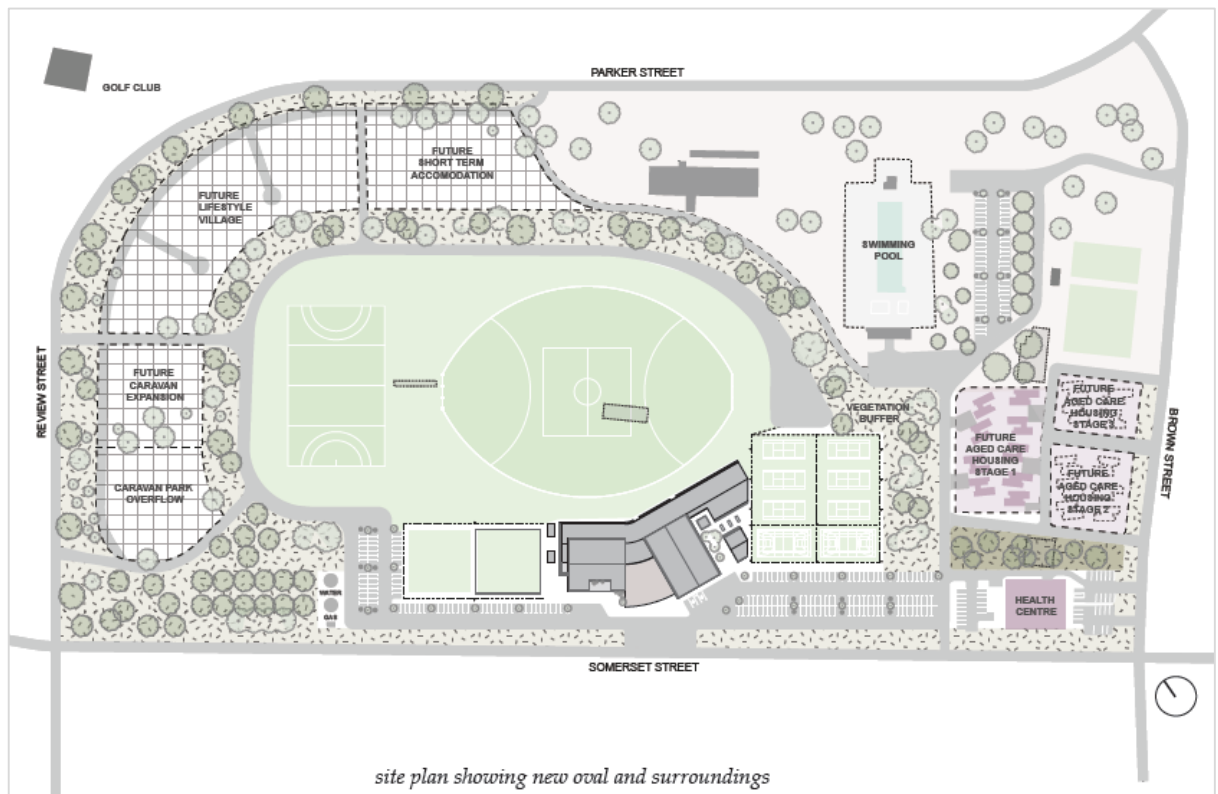


Figure 13: Recreation and Cultural Centre Site Plan – ATC Studio, July 2015

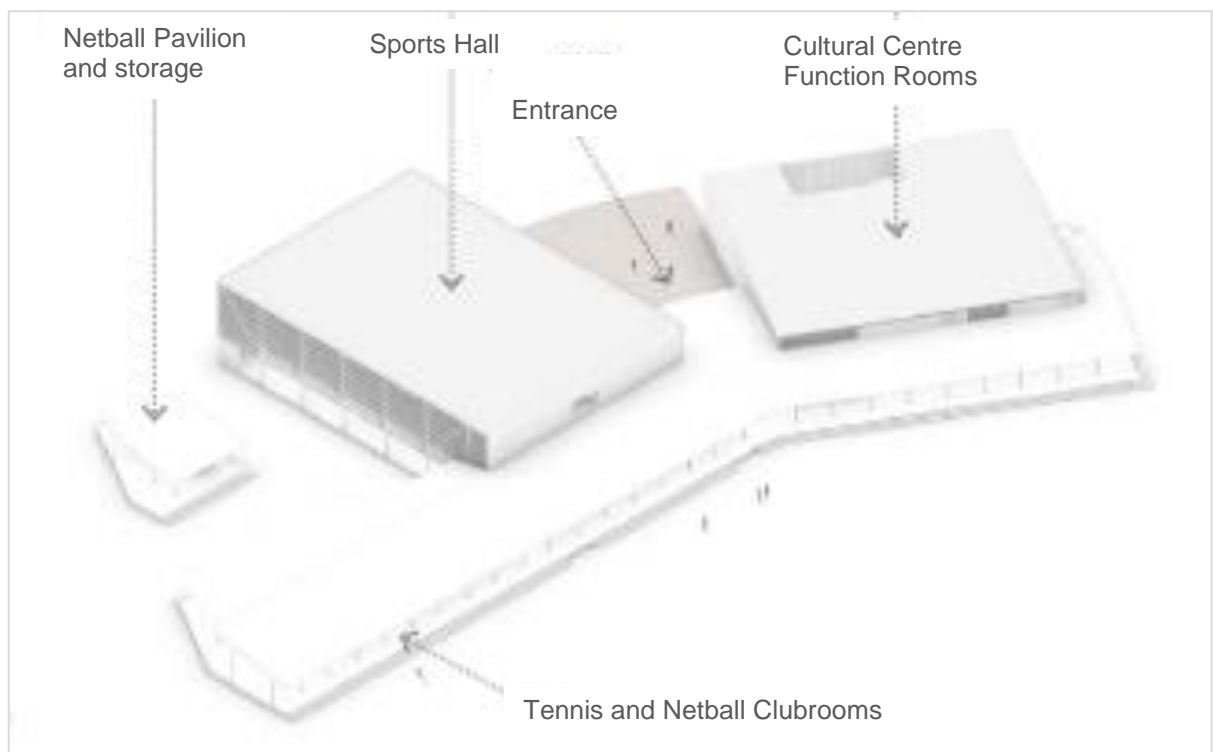


Figure 14: Recreation and Cultural Centre Conceptual Layout – ATC Studio, July 2015

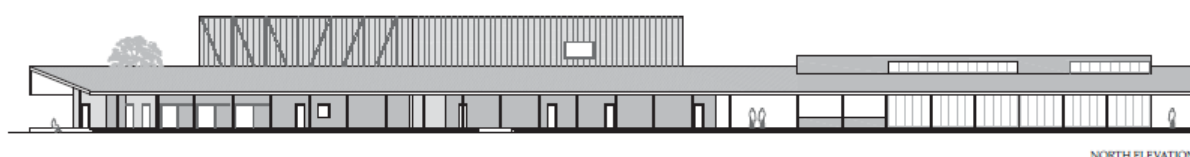


Figure 15: Northern elevation and Perspective from the playing field - ATC Studio, July 2015

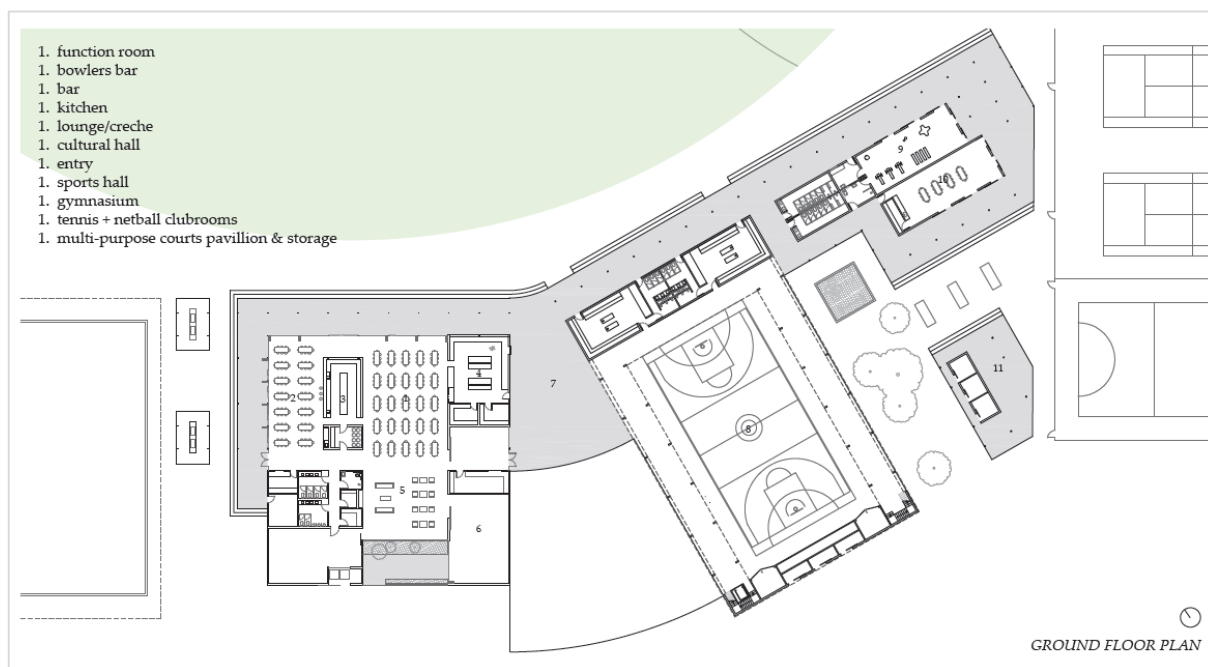


Figure 16: Ground Floor Plan - ATC Studio, July 2015

Floor plan upper level – note high ceiling in function centre and tiered seating along the sides of the sports hall. Seating in the fixed upper tiers at 3 rows per side accommodates 363 people. Additional seating pulls out from the ground floor level of the southern end of the sports hall and delivers 224 tiered seats rising to a height of 3 meters and an overall width including aisles of 12 meters. Total seated capacity in tiered seating is 583 which can be significantly increased by floor level seating with an available area of up to 400m<sup>2</sup> dependent upon activity and the performance or stage position and size.

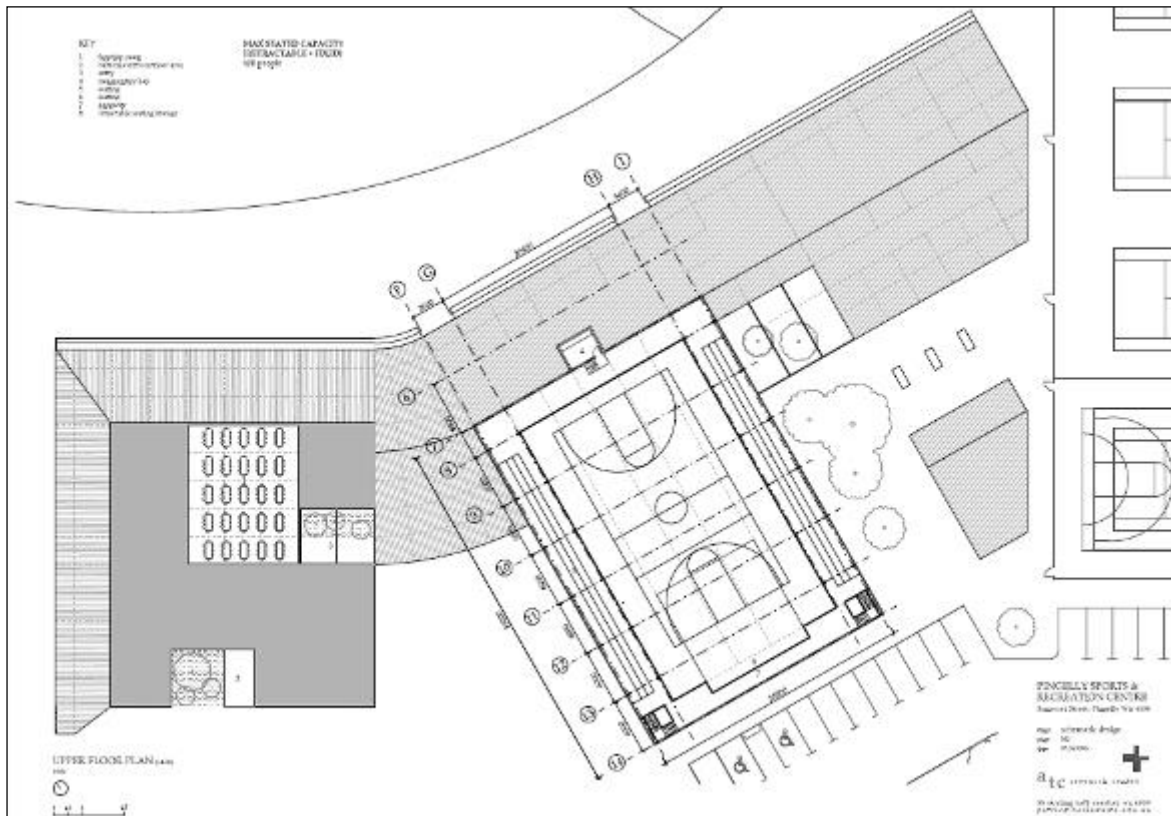


Figure 17: Upper floor plan – sports hall balcony seating





View from gymnasium toward function room / cultural centre



Cultural centre courtyard



Sports hall



Function room looking to playing field

**Figure 18: General perspectives**

## 11.0 COST SCHEDULES

### 11.1. Order of Probable Cost

The following capital cost plan has been developed by Crawford Estimating Services under the guidance of the ATC Studio at UWA to respond to the innovative construction technique proposed.

Its structure is reflective of the original cost plan previously prepared by Neil Butler Quantity Surveying Services and delivers a total cost of \$ 8,123,000 excluding GST.

Item	Description	Unit	Quantity	Rate	Amount
<b>1.0</b>	<b>BUILDING COSTS</b>				
<b>1.1</b>	<b>Bowls Bar Function Area</b>				
1.1.1	Bowls Bar - Item 1	m2	148.8	\$ 2,000.00	\$ 297,600.00
	<b>Sub-total Bowls Bar Function Area 1</b>	m2	148.8	\$ 2,000.00	\$ 297,600.00
<b>1.2</b>	<b>Bowls Bar</b>				
1.2.1	Bowls bar - Item 2	m2	57.2	\$ 2,500.00	\$ 143,000.00
1.2.2	Bowls Bar Coolroom - Item 3	m2	13.2	\$ 1,500.00	\$ 19,800.00
1.2.3	Kitchenette - Item 4	m2	3.6	\$ 2,000.00	\$ 7,200.00
1.2.4	Allowance for bar equipment - Incl. in Item 7.05	Item			\$ 7,000.00
	<b>Sub-total Bowls Bar</b>	m2	74	\$ 2,391.89	\$ 177,000.00
<b>1.3</b>	<b>Function Room</b>				
1.3.1	Function Room - Item 5	m2	220.8	\$ 2,000.00	\$ 441,600.00
	<b>Sub-total Function Room</b>	m2	220.8	\$ 2,000.00	\$ 441,600.00
<b>1.4</b>	<b>Kitchen Kiosk</b>				
1.4.1	Kitchen kiosk - Item 6	m2	72	\$ 3,200.00	\$ 230,400.00
1.4.2	Cool room - Item 7	m2	12	\$ 1,500.00	\$ 18,000.00
1.4.3	Dry store - Item 8	m2	12	\$ 1,500.00	\$ 18,000.00
1.4.4	Allowance for kitchen equipment - Incl. in Item 7.06	Item			\$ 10,000.00
	<b>Sub-total Kitchen Kiosk</b>	m2	96	\$ 2,879.17	\$ 276,400.00
<b>1.5</b>	<b>Main Entry and Memorabilia Room</b>				
1.5.1	Main Entry and Memorabilia Room - Item 9	m2	48	\$ 1,900.00	\$ 91,200.00
1.5.2	Managers/Football Club/Secretary office - Item 10	m2	24	\$ 2,000.00	\$ 48,000.00
	<b>Sub-total Main Entry and Memorabilia Room</b>	m2	72	\$ 1,933.33	\$ 139,200.00
<b>1.6</b>	<b>Cultural Hall</b>				
1.6.1	Cultural Hall - Item 11	m2	96	\$ 2,100.00	\$ 201,600.00
	<b>Sub-total Main Cultural Hall</b>	m2	96	\$ 2,100.00	\$ 201,600.00
<b>1.7</b>	<b>Lounge Area Crèche</b>				
1.7.1	Lounge Area Crèche - Item 12	m2	109.44	\$ 2,100.00	\$ 229,824.00
1.7.2	Fireplace - Item 42	Item			\$ 4,000.00
	<b>Sub-total Lounge Area Crèche</b>	m2	109.44	\$ 2,136.55	\$ 233,824.00
<b>1.8</b>	<b>Male and Female Toilets</b>				
1.8.1	Male toilets - Item 13	m2	14.4	\$ 3,100.00	\$ 44,640.00
1.8.2	Female Toilet - Item 14	m2	14.4	\$ 3,100.00	\$ 44,640.00
1.8.3	UAT - Item 15	m2	7.2	\$ 3,100.00	\$ 22,320.00
1.8.4	Passage	m2	3.6	\$ 1,600.00	\$ 5,760.00
	<b>Sub-total Male and Female toilets</b>	m2	39.6	\$ 2,963.64	\$ 117,360.00
<b>1.9</b>	<b>Storage</b>				
1.9.1	Cleaners Storage - Item 16	m2	5.76	\$ 1,600.00	\$ 9,216.00
1.9.2	Bar Dry Store - Item 19	Item	7.2	\$ 1,200.00	\$ 8,640.00
1.9.3	General storage - Item 20	m2	90	\$ 1,200.00	\$ 108,000.00
1.9.4	Passage	m2	7.5	\$ 1,600.00	\$ 12,000.00
1.9.5	Secure loading zone/ bin store - Item 41	m2	10.8	\$ 1,800.00	\$ 19,440.00
	<b>Sub-total Storage</b>	m2	121.26	\$ 1,297.18	\$ 157,296.00
<b>1.10</b>	<b>Bowls Manager</b>				
1.10.1	Bowls manager office - Item 17	m2	12	\$ 2,000.00	\$ 24,000.00
1.10.2	Bowls Store - Item 18	Item	18	\$ 1,200.00	\$ 21,600.00
	<b>Sub-total Bowls Manager</b>	m2	30	\$ 1,520.00	\$ 45,600.00



<b>1.11</b>	<b>Cultural Hall Garden</b>				
1.11.1	Garden & outdoor area - Timber decking - Item 21	m2	66	\$ 500.00	\$ 33,000.00
	Garden & outdoor area - Landscaping - Item 21	m2	19.2	\$ 50.00	\$ 960.00
	Garden & outdoor area - Screening - Item 21	Item			\$ 5,000.00
	<b>Sub-total Cultural Hall Garden</b>	m2	85.2	\$ 457.28	\$ 38,960.00
<b>1.12</b>	<b>Changerooms and Toilets</b>				
1.12.1	Away/Female change rooms - Item 22	m2	61.2	\$ 2,000.00	\$ 122,400.00
1.12.2	Away/Female/Public toilets - Item 23	Item	21.6	\$ 3,200.00	\$ 69,120.00
1.12.3	Away/Male/Public toilets - Item 24	m2	21.6	\$ 3,200.00	\$ 69,120.00
1.12.4	Away/Male change rooms - Item 25	m2	61.2	\$ 2,000.00	\$ 122,400.00
	<b>Sub-total Changerooms and Toilets</b>	m2	165.6	\$ 2,313.04	\$ 383,040.00
<b>1.13</b>	<b>Sports Hall</b>				
1.13.1	Sports hall - Lower level - Item 26	m2	1044.64	\$ 1,500.00	\$ 1,566,960.00
1.13.2	Sports Hall - Upper level - Item 26	m2	445.44	\$ 300.00	\$ 133,632.00
1.13.3	Lift - Item 46	Item			\$ 65,000.00
1.13.4	Commentary box	m2	10	\$ 1,100.00	\$ 11,000.00
1.13.5	Staircases	Item			\$ 18,000.00
	<b>Sub-total Sports Hall</b>	m2	1500.08	\$ 1,196.33	\$ 1,794,592.00
<b>1.14</b>	<b>Retractable Seating &amp; Storage</b>				
1.14.1	Retractable Seating & Storage - Item 27	m2	18	\$ 500.00	\$ 9,000.00
1.14.3	Storeroom - Item 28	m2	12.4	\$ 1,200.00	\$ 14,880.00
1.14.4	Storeroom - Item 29	m2	18	\$ 1,200.00	\$ 21,600.00
1.14.5	Storeroom - Item 30	m2	12.4	\$ 1,200.00	\$ 14,880.00
	<b>Sub-total Retractable Seating and Storage</b>	m2	60.8	\$ 992.76	\$ 60,360.00
<b>1.15</b>	<b>Public Showers and Toilets</b>				
1.15.1	First Aid/Football managers office - Item 31	m2	12	\$ 1,900.00	\$ 22,800.00
1.15.2	Female public showers & toilets - Item 33	m2	24	\$ 3,200.00	\$ 76,800.00
1.15.3	Male public showers & toilets - Item 34	m2	24	\$ 3,200.00	\$ 76,800.00
	<b>Sub-total Public Showers and Toilets</b>	m2	60	\$ 2,940.00	\$ 176,400.00
<b>1.16</b>	<b>Gymnasium</b>				
1.16.1	Gymnasium - Item 35	m2	84	\$ 1,900.00	\$ 159,600.00
1.16.2	UAT - Item 32	m2	12	\$ 3,200.00	\$ 38,400.00
1.16.3	Allowance for gym equipment - Incl. in Item 7.04	Item			\$ -
	<b>Sub-total Gymnasium</b>	m2	96	\$ 2,062.50	\$ 198,000.00
<b>1.17</b>	<b>Netball/Tennis Clubroom</b>				
1.17.1	Netball/Tennis Clubroom - Item 36	m2	96	\$ 2,000.00	\$ 192,000.00
1.17.2	Kitchenette - Item 44	Item			\$ 7,500.00
1.17.3	Storeroom - Item 45	m2	8.64	\$ 1,200.00	\$ 10,368.00
	<b>Sub-total Netball/tennis Clubroom</b>	m2	104.64	\$ 2,005.62	\$ 209,868.00
<b>1.18</b>	<b>Netball Pavilion</b>				
1.18.1	Netball Pavilion - Item 37	m2	129	\$ -	\$ -
1.18.2	Storeroom - Item 38	m2	27	\$ -	\$ -
	<b>Sub-total Netball Pavilion</b>	m2	156	\$ -	\$ -
<b>1.19</b>	<b>BBQ/Playground</b>				
1.19.1	BBQ - Item 39	No	1	\$ -	\$ -
1.19.2	Children's playground - softfall only - Item 40	m2	36	\$ 110.00	\$ 3,960.00
1.19.3	Grass and reticulation	m2	171	\$ 25.00	\$ 4,275.00
1.19.4	Paving	m2	171	\$ 60.00	\$ 10,260.00
	<b>Sub-total BBQ/Playground</b>				\$ 18,495.00
<b>1.20</b>	<b>Covered BBQ's</b>				
1.20.1	BBQ	No	1	\$ -	\$ -
1.20.2	Covered Shelters - 2 No	m2	15	\$ 550.00	\$ 8,250.00
1.20.3	Paving	m2	15	\$ 60.00	\$ 900.00
	<b>Sub-total Covered BBQ's</b>				\$ 9,150.00
<b>1.21</b>	<b>Verandah</b>				
1.21.1	Verandah foyer and ramps - Item 43	m2	1500	\$ 550.00	\$ 825,000.00
1.21.2	Perimeter steps - m155	Item			\$ 38,750.00
	Ramp to function areas -m 14	Item			\$ 21,000.00
	<b>Sub-total Verandahs</b>	m2	1500	\$ 589.83	\$ 884,750.00
<b>Sub-Total for Building Works</b>		<b>m2</b>	<b>4736.22</b>	<b>1237.5048</b>	<b>\$ 5,861,095.00</b>

<b>2.0</b>	<b>External Works</b>					
	2.01 Allowance to demolish existing Community Centre	Item				\$ 30,000.00
	2.02 Allowance to demolish existing Pavilion	Item				\$ 15,000.00
	2.03 Clear site	m2	5100	\$ 2.50		\$ 12,751.47
	2.04 Filling under building to bring up to various levels	m3	1200	20		\$ 24,000.00
	2.05 Allowance for landscaping and retic - by Shire	Item				Excluded
	2.06 Allowance for paving - Incl. in Item 1.18 - by Shire	Item				Excluded
	2.07 Allowance for playground equip - Incl. in Item 1.18	Item				\$ -
	2.08 Allowance for fencing to children's playground	m	30	210		\$ -
	2.09 Allowance for site furniture - bins seats, water	Item				\$ 5,000.00
	2.10 Allowance for external signage	Item				\$ 5,000.00
<b>Sub-total for External Works</b>						<b>\$ 91,751.47</b>
<b>3.0</b>	<b>External Services</b>					
	3.01 Allowance for stormwater drainage	Item				\$ 30,000.00
	3.02 Allowance for sewer services	Item				\$ 35,000.00
	3.03 Allowance for grease trap	Item				\$ 13,500.00
	3.04 Allowance for water services					\$ 7,530.00
	3.05 Allowance for fire service	Item				\$ 15,000.00
	3.06 Allowance for fire tanks and pumps	Item				\$ 210,000.00
	3.07 Allowance for gas service (gas bullet and fencing)	Item				\$ 15,000.00
	3.08 Allowance for electrical services upgrade	Item				\$ 40,000.00
	3.09 Allowance for communications upgrade to building	Item				\$ 10,000.00
	3.10 Allowance for Water Corp Headwork's charges	Item				\$ -
<b>Sub Total for External Services</b>						<b>\$ 376,030.00</b>
<b>4.0</b>	<b>Builder's Preliminaries</b>					
	4.01 Allowance for Builder's Preliminaries including site supervision, insurances, small plant and equipment, site amenities etc	Item				\$ 632,887.65
<b>Sub-total for Builder's Preliminaries</b>						<b>\$ 632,887.65</b>
<b>Total Construction Costs</b>						<b>\$ 6,961,764.12</b>
<b>5.0</b>	<b>CONTINGENCIES</b>					
	5.01 Allowance for ESD initiatives	Item		0%		\$ -
	5.02 Allowance for Design Contingencies	Item		3%		\$ 208,852.92
	5.03 Allowance for Contract Contingency	Item		3%		\$ 215,118.51
<b>Sub Total for Contingencies</b>						<b>\$ 423,971.43</b>
<b>6.0</b>	<b>AUTHORITIES FEES</b>					
	6.01 Development Application Fees	Item				\$ -
	6.02 Building Permit	Item				\$ 9,970.74
	6.03 BCITF	Item				\$ 14,771.47
<b>Sub Total for Authorities Fees</b>						<b>\$ 24,742.21</b>
<b>7.0</b>	<b>FURNITURE AND FITTINGS</b>					
	7.01 Loose furniture and fittings to Function and Bar	Item				\$ 14,850.00
	7.02 Loose and fittings to Cultural Centre	Item				\$ 5,000.00
	7.03 Loose furniture and fittings to clubrooms	Item				\$ 10,000.00
	7.04 Allowance for gymnasium equipment	Item				\$ 45,000.00
	7.05 Allowance for bar equipment	Item				\$ 12,450.00
	7.06 Allowance for kitchen equipment	Item				\$ 30,000.00
<b>Sub Total for Furniture and Fittings</b>						<b>\$ 117,300.00</b>

<b>8.0</b>	<b>PROFESSIONAL FEES</b>				
8.01	Allowance for professional fees	Item	5%	\$	376,388.89
8.02	Allowance for project management fees	Item	0.00%	\$	-
8.03	Allowance Shire of Pingelly internal recovery costs	Item	0%	\$	-
<b>Sub Total for Professional Fees</b>				<b>\$</b>	<b>376,388.89</b>
<b>9.0</b>	<b>PUBLIC ART</b>				
9.01	Allowance for Public Art (% of Construction Cost)	Item	0%	\$	-
<b>Sub Total for Public Art</b>				<b>\$</b>	<b>-</b>
<b>10.0</b>	<b>DISTRICT ALLOWANCE</b>				
10.01	District Allowance for Pingelly (excl. prof fees)	Item	3%	\$	225,833.33
<b>Sub Total for District Allowance</b>				<b>\$</b>	<b>225,833.33</b>
<b>11.0</b>	<b>ESCALATION</b>				
11.01	No allowance for escalation has been included	Item			Excluded
<b>Sub Total for Escalation</b>				<b>\$</b>	<b>-</b>
<b>TOTAL ESTIMATED COMMITMENT</b>				<b>\$</b>	<b>8,129,999.99</b>
	Goods & Services Tax		10%	\$	813,000.00
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>				<b>\$</b>	<b>8,942,999.99</b>

Note that to deliver the project within an agreed budget certain works have been deferred to a later stage of works. The deferral of items does not affect the integrity of the design or the general operation of the complex, but will in the longer term bring greater appeal and functionality to the venue. Deferred items include:

- Construction of new bowling greens (when the existing facilities require replacement)
- Formalisation, realignment and lighting of the carpark areas (upgrading the existing hardstand and informal parking areas)
- Installation of additional and upgraded playground equipment
- Additional gymnasium fit-out and equipment

## 11.2. Life Cycle Cost Analysis

Asset Management specialist Talis Consultants have prepared a life cycle analysis for the complex as detailed below.

In summary, the analysis draws from the current projected capital costs in section 11.1 and projects an annual planned capital cost (building replacement) at 2.02% of the original construction value and unplanned annual maintenance costs (facility refurbishment) at 1.5% of the construction value.

These costs are apportioned for the expected useful life of undercover areas and fully enclosed undercover areas and escalated at a nominal indexation of 3% per annum.

Fully Enclosed Covered Area				
Useful Life (years)	Component	% of Total	\$ / Component	\$/Year
50	Floor	15%	\$ 689,717.88	\$ 13,938.43
25	Floor Coverings	5%	\$ 229,905.96	\$ 4,646.14
50	Internal Fit-out	10%	\$ 459,811.92	\$ 9,292.29
50	Envelope	30%	\$ 1,379,435.76	\$ 27,876.86
50	Roof	30%	\$ 1,379,435.76	\$ 27,876.86
30	Services	10%	\$ 459,811.92	\$ 9,292.29

Unenclosed Covered Area				
Useful Life (years)	Component	% of Total	\$ / Component	\$/Year
50	Floor	30%	\$ 812,033.47	\$ 16,410.29
50	Roof	64%	\$ 1,434,592.47	\$ 28,991.52
50	External	6%	\$ 460,152.30	\$ 9,299.17

Year	Annual Capital Cost	Unplanned Maintenance	Total
1	\$ 109,573.46	\$ 109,573.46	\$ 219,146.92
2	\$ 112,860.67	\$ 112,860.67	\$ 225,721.33
3	\$ 116,246.49	\$ 116,246.49	\$ 232,492.97
4	\$ 119,733.88	\$ 119,733.88	\$ 239,467.76
5	\$ 123,325.90	\$ 123,325.90	\$ 246,651.79
6	\$ 127,025.67	\$ 127,025.67	\$ 254,051.35
7	\$ 130,836.44	\$ 130,836.44	\$ 261,672.89
8	\$ 134,761.54	\$ 134,761.54	\$ 269,523.07
9	\$ 138,804.38	\$ 138,804.38	\$ 277,608.77
10	\$ 142,968.51	\$ 142,968.51	\$ 285,937.03
11	\$ 147,257.57	\$ 147,257.57	\$ 294,515.14
12	\$ 151,675.30	\$ 151,675.30	\$ 303,350.59
13	\$ 156,225.56	\$ 156,225.56	\$ 312,451.11
14	\$ 160,912.32	\$ 160,912.32	\$ 321,824.65
15	\$ 165,739.69	\$ 165,739.69	\$ 331,479.38
16	\$ 170,711.88	\$ 170,711.88	\$ 341,423.77
17	\$ 175,833.24	\$ 175,833.24	\$ 351,666.48
18	\$ 181,108.24	\$ 181,108.24	\$ 362,216.47
19	\$ 186,541.48	\$ 186,541.48	\$ 373,082.97
20	\$ 192,137.73	\$ 192,137.73	\$ 384,275.46

### 11.3. Operating Budget

The operating budget shown below has been derived from existing operating income and expenditures using 2014-15 actual figures and forecasts of increased activity and servicing once the new facility is completed. The budget anticipates construction in 2016-17 and a transitional year to full operations in 2017-18.

The budget includes a facility renewal fund contribution to be paid by the Management Association to the Shire, equivalent to the annual unplanned maintenance costs developed as part of the lifecycle cost analysis by Talis Consultants. The Shire's contribution is restricted to the cost of the facility manager and gardener.

As can be seen from the projections below, to the end of the 2024-25 financial year the Management Association will accrue an operating surplus of \$150,653. The Shire will have received a total contribution to the future refurbishment and redevelopment of the complex through the facility renewal fund of \$671,836.

INCOME	2014/15 Actual	2015/16	2016/17	2017/18	2018/19
Brookton Pingelly Football Club	\$902	\$924	\$950	\$3,000	\$3,500
Pingelly Cricket Club	\$902	\$924	\$950	\$3,500	\$3,800
Pingelly Netball	\$0	\$924	\$950	\$2,000	\$2,100
Pingelly Basketball	\$0	\$0	\$450	\$500	\$520
Pingelly Hockey Club	\$902	\$924	\$950	\$3,000	\$3,200
Pingelly Tennis Club	\$0	\$0	\$950	\$3,500	\$3,800
Pingelly Bowles Club	\$0	\$0	\$0	\$3,500	\$3,800
Pingelly Badminton Club	\$792	\$800	\$840	\$900	\$950
Pingelly Shears	\$147	\$250	\$270	\$550	\$600
Community Gym	\$0	\$0	\$0	\$6,500	\$7,500
Bar Income	\$0	\$0	\$0	\$60,000	\$80,000
Kitchen Lease	\$0	\$0	\$0	\$12,000	\$20,000
Equipment Hire	\$500	\$500	\$500	\$700	\$1,200
Function Room Hire	\$0	\$0	\$0	\$5,000	\$7,000
Conference Events	\$0		\$0	\$5,000	\$7,000
Play Group	\$0	\$0	\$0	\$1,000	\$1,500
Aboriginal Progress Association	\$0	\$0	\$0	\$3,500	\$4,000
Sheep Sale Yard Hire	\$220	\$250	\$280	\$310	\$350
Oval Bookings / Events	\$3,200	\$3,500	\$3,700	\$3,900	\$4,100
Caravan Group Bookings	\$650	\$1,100	\$1,500	\$5,000	\$6,500
Sale of Surplus / Existing Equipment	\$0	\$0	\$3,500	\$4,000	\$3,000
Performing Arts	\$10,000	\$10,000	\$10,000	\$10,000	\$15,000
<b>Total</b>	<b>\$18,215</b>	<b>\$20,096</b>	<b>\$25,790</b>	<b>\$137,360</b>	<b>\$179,420</b>

EXPENDITURE	2014/15 Actual	2015/16	2016/17	2017/18	2018/19
Power Charges	\$3,402	\$3,800	\$2,500	\$4,500	\$5,635
Gas Bottles	\$1,309	\$1,400	\$1,200	\$1,500	\$1,545
Public Liability / Building Insurance	\$11,466	\$13,000	\$14,000	\$16,000	\$16,480
Pest Control	\$520	\$570	\$280	\$650	\$670
Cleaner / Materials	\$16,950	\$17,500	\$12,500	\$25,000	\$25,750
Bin Collection	\$2,583	\$2,600	\$2,500	\$3,000	\$3,090
Water Charges	\$1,942	\$2,500	\$2,000	\$3,000	\$3,090
Gardener	\$44,000	\$40,000	\$37,000	\$56,000	\$57,680
General Building Maintenance	\$1,119	\$2,000	\$500	\$5,000	\$5,150
Major planned Maintenance	\$397	\$1,500	\$500	\$2,000	\$2,060
Plumbing Maintenance	\$642	\$1,000	\$1,000	\$1,000	\$1,030
Electrical Maintenance	\$5,703	\$5,500	\$2,500	\$3,500	\$3,605
Phone Charges / IT	\$659	\$700	\$500	\$1,500	\$1,545
Air Conditioning	\$391	\$1,000	\$500	\$1,500	\$1,545
Septic Pump Out	\$568	\$800	\$800	\$900	\$927
PRRC Facility Manager	\$0	\$0	\$15,000	\$72,100	\$74,250
Bar Stock	\$0	\$0	\$0	\$45,000	\$35,000
Vandalism	\$1,575	\$1,500	\$1,500	\$1,500	\$1,545
Other Expenses	\$360	\$500	\$500	\$1,200	\$1,236
Capital expenses	\$0	\$1,000	\$0	\$0	\$5,000
Facility renewal fund contribution	\$0	\$0	\$0	\$0	\$88,968
<b>Total</b>	<b>\$93,586</b>	<b>\$96,870</b>	<b>\$95,280</b>	<b>\$244,850</b>	<b>\$335,801</b>

NET OPERATING POSITION	-75,371	-76,774	-69,490	-107,490	-156,381
Shire of Pingelly Contribution (Facility manager, and gardener)	\$75,371	\$76,774	\$69,490	\$128,100	\$131,930
Management Association Position	\$0	\$0	\$0	\$20,610	-\$24,451
Annualised cash position				\$20,610	-\$3,841

<b>INCOME</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
Brookton Pingelly Football Club	\$4,000	\$4,200	\$4,410	\$4,630	\$4,862	\$5,105
Pingelly Cricket Club	\$4,000	\$4,200	\$4,410	\$4,630	\$4,862	\$5,105
Pingelly Netball	\$2,200	\$2,310	\$2,425	\$2,546	\$2,673	\$2,806
Pingelly Basketball	\$540	\$567	\$595	\$625	\$656	\$688
Pingelly Hockey Club	\$3,400	\$3,570	\$3,748	\$3,935	\$4,132	\$4,338
Pingelly Tennis Club	\$4,000	\$4,200	\$4,410	\$4,630	\$4,862	\$5,105
Pingelly Bowles Club	\$4,000	\$4,200	\$4,410	\$4,630	\$4,862	\$5,105
Pingelly Badminton Club	\$1,000	\$1,050	\$1,100	\$1,150	\$1,200	\$1,250
Pingelly Shears	\$650	\$700	\$750	\$800	\$850	\$900
Community Gym	\$8,500	\$9,500	\$10,500	\$11,500	\$12,500	\$13,500
Bar Income	\$100,000	\$110,000	\$120,000	\$130,000	\$140,000	\$150,000
Kitchen Lease	\$22,500	\$25,000	\$27,500	\$30,000	\$32,500	\$35,000
Equipment Hire	\$1,500	\$2,000	\$2,500	\$3,000	\$3,500	\$4,000
Function Room Hire	\$10,000	\$12,000	\$14,000	\$16,000	\$18,000	\$20,000
Conference Events	\$10,000	\$11,000	\$12,000	\$13,000	\$14,000	\$15,000
Play Group	\$2,500	\$3,500	\$4,500	\$5,500	\$6,500	\$7,500
Aboriginal Progress Association	\$4,300	\$4,512	\$4,737	\$5,222	\$5,430	\$5,700
Sheep Sale Yard Hire	\$450	\$550	\$650	\$750	\$850	\$950
Oval Bookings / Events	\$5,000	\$5,500	\$6,500	\$7,500	\$8,000	\$8,500
Caravan Group Bookings	\$7,500	\$8,500	\$9,500	\$10,500	\$11,500	\$12,500
Sale of Surplus / Existing Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Performing Arts	\$20,000	\$22,000	\$24,000	\$26,000	\$30,000	\$34,000
<b>Total</b>	<b>\$216,040</b>	<b>\$239,059</b>	<b>\$262,645</b>	<b>\$286,548</b>	<b>\$311,739</b>	<b>\$337,052</b>

<b>EXPENDITURE</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
Power Charges	\$6,486	\$6,810	\$7,151	\$7,508	\$7,884	\$8,278
Gas Bottles	\$1,622	\$1,703	\$1,789	\$1,878	\$1,972	\$2,070
Public Liability / Building Insurance	\$17,000	\$17,850	\$18,743	\$19,680	\$20,664	\$21,697
Pest Control	\$704	\$739	\$776	\$814	\$855	\$898
Cleaner / Materials	\$26,780	\$28,119	\$29,525	\$31,001	\$32,551	\$34,179
Bin Collection	\$3,245	\$3,407	\$3,577	\$3,756	\$3,944	\$4,141
Water Charges	\$3,245	\$3,407	\$3,577	\$3,756	\$3,944	\$4,141
Gardener	\$60,564	\$63,592	\$66,772	\$70,110	\$73,616	\$77,297
General Building Maintenance	\$5,408	\$5,678	\$5,962	\$6,260	\$6,573	\$6,901
Major planned Maintenance	\$2,163	\$2,271	\$2,385	\$2,504	\$2,629	\$2,761
Plumbing Maintenance	\$1,082	\$1,136	\$1,192	\$1,252	\$1,315	\$1,380
Electrical Maintenance	\$3,785	\$3,975	\$4,173	\$4,382	\$4,601	\$4,831
Phone Charges / IT	\$1,622	\$1,703	\$1,789	\$1,878	\$1,972	\$2,070
Air Conditioning	\$1,622	\$1,703	\$1,789	\$1,878	\$1,972	\$2,070
Septic Pump Out	\$973	\$1,022	\$1,073	\$1,127	\$1,183	\$1,242
PRRC Facility Manager	\$77,963	\$81,861	\$85,954	\$90,251	\$94,764	\$99,502
Bar Stock	\$45,000	\$50,000	\$55,000	\$60,000	\$65,000	\$70,000
Vandalism	\$1,622	\$1,703	\$1,789	\$1,878	\$1,972	\$2,070
Other Expenses	\$1,298	\$1,363	\$1,431	\$1,502	\$1,577	\$1,656
Capital expenses	\$5,250	\$5,513	\$5,788	\$6,078	\$6,381	\$6,700
Facility renewal fund contribution	\$91,225	\$93,529	\$95,881	\$98,280	\$100,728	\$103,224
<b>Total</b>	<b>\$358,658</b>	<b>\$377,083</b>	<b>\$396,113</b>	<b>\$415,774</b>	<b>\$436,096</b>	<b>\$457,110</b>

<b>NET OPERATING POSITION</b>	<b>-142,618</b>	<b>-138,024</b>	<b>-133,468</b>	<b>-129,226</b>	<b>-124,357</b>	<b>-120,058</b>
Shire of Pingelly Contribution (Facility manager, and gardener)	\$138,527	\$145,453	\$152,725	\$160,362	\$168,380	\$176,799
Management Association Position	-\$4,091	\$7,428	\$19,258	\$31,136	\$44,023	\$56,741
Annualised cash position	-\$7,933	-\$504	\$18,753	\$49,889	\$93,912	\$150,653

## 12.0 FUNDING STRATEGY

Outlined below is the funding strategy to realise this stage of the project.

Source of funds	Ex- GST
Shire (loan and reserves)	\$ 2,415,000
DSR (grant)	\$ 750,000
Lotterywest (grant)	\$ 900,000
NSRF (grant)	\$ 3,888,595
Bendigo Bank (cash commitment)	\$ 150,000
Pingelly Times (cash commitment)	\$ 10,000
Pingelly Development Association (cash commitment)	\$ 5,000
PRCC Focus Group (grain donations cash commitment)	\$ 1,405
In-kind support	
Wheatbelt Electrics (labour and materials)	\$ 5,000
Tianco Pty Ltd Transport (labour and equipment)	\$ 5,000
<b>Total</b>	<b>\$ 8,130,000</b>

Note that given the strength of commitment to this project by the Shire of Pingelly and the local community, the Shire has resolved that (within reason) it will consider an additional contribution to meet any shortfall in the grant funds received to enable the project to proceed.

Liaison with the local community and business and those organisation and entities with an interest in the facility, the township and shire of Pingelly and the surrounding district is ongoing. Additional cash and in-kind contributions are anticipated and the Pingelly Development Association and Pingelly Recreation and Cultural Centre Focus Group have indicated further cashflow from their annual CBH grain donations program.

## 13.0 MANAGEMENT PLAN

The current recreation pavilion is remotely managed by the Shire of Pingelly using administration centre based officers and cleaning staff. User groups book the facilities; either the playing field, hard courts, indoor sports court or clubroom (with the appropriate toilet and change/shower amenities as required) and access the facility with a key picked up from the Shire office.

The key is returned to the office after use and the Shire subsequently schedules cleaners to attend the facility and prepare it ready for the next use. Current use by the football, hockey and cricket clubs requires little involvement from the Shire who after many years operate somewhat independently.

Once constructed the Shire of Pingelly will formally lease the complex to the PRCC Management Association Inc., a new organisation to be constituted from the existing Community Focus Group that has been instrumental and highly involved in the planning phase for the complex.

The Association will be led by an independent chairperson with business acumen and comprise representatives of the various organisation using the facility on a regular basis to constitute the centre's Board of Management.



The Board shall be required to administer the complex within the scope of the lease agreement which will require the Board to prepare and submit a 5 year strategic plan, 3 year business plan and annual financial plan to the Council for approval.

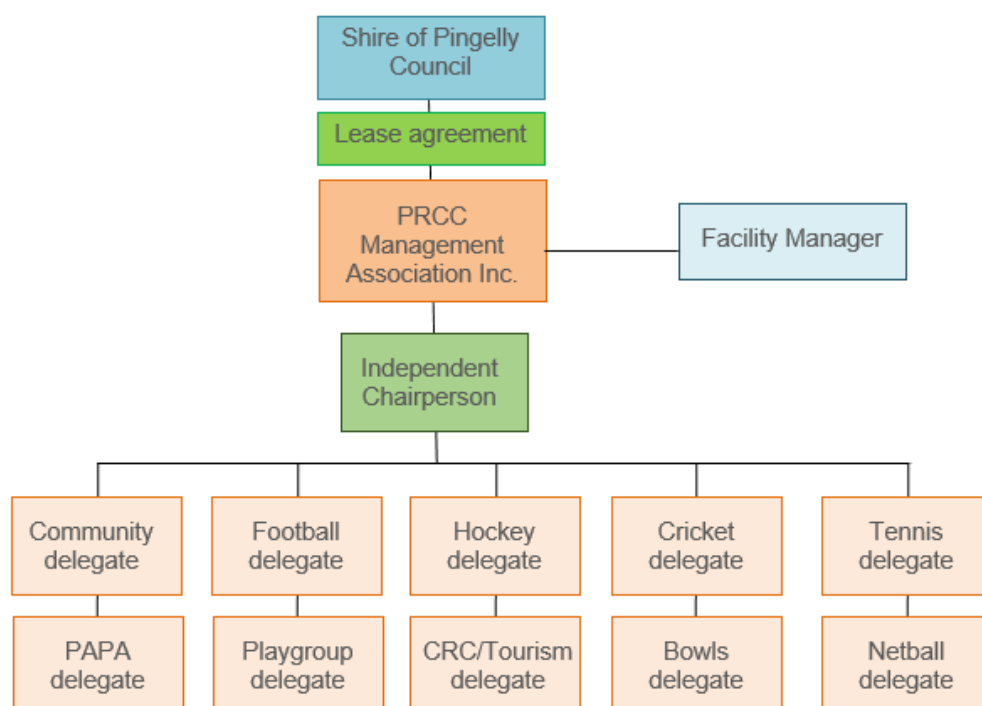
The Association will operate within the endorsed budget and business plan and provide routine financial and management reports to the Shire (quarterly) and an annual report and audited financial statements each year. The lease fee shall be established as a facility renewal fee requiring the payment into an interest bearing trust account held by the Shire for agreed capital works associated with routine refurbishment and facility renewal items over the term of the lease. The ongoing servicing and maintenance costs will be met by the association.

Subject to Council endorsement of the Association's strategic, business and financial plans for the centre, the Shire proposes to fund a PRCC Manager's position, answerable to the Board of Management as a key component of its contribution to the operation and management of the complex. The Shire retain responsibility for matters of structural maintenance and will continue to maintain the oval, hard courts and landscaping around the centre.

The Board of the Association will engage a full time Manager to dramatically increase the level of use of the complex with new activities, coordinate use between the various regular user groups and to attract facility use from outside the town.

The operations of the complex will be further supported by the Shire's Community Development Officer - Youth, who will initiate targeted programs for youth and become a principal user of the venue.

The cultural space within the centre will be utilised primarily by the local Aboriginal community under the leadership of the Pingelly Aboriginal Progress Association (PAPA) for historical and cultural displays and as a venue for cultural celebrations and events. It is intended that Aboriginal community will make extensive use of the centre for a variety of meeting, planning and social activities and to showcase their culture to the broader community. The proposed organisational structure is shown below.



## 14.0 APPENDIX ONE - BIBLIOGRAPHY AND MATERIALS REVIEWED

- Shire of Pingelly Strategic Community Plan
- Shire of Pingelly Audited Financial Report June 2013
- Shire of Pingelly Budget 2014-15
- Shire of Pingelly Asset Management Documents
  - Shire of Pingelly Asset Management Plan
  - Shire of Pingelly Asset Management Policy
- Asset management schedules:
  - Roads
  - Paths
  - Public Open Space
  - Property
- Stakeholder Feedback Forms
  - Brookton Pingelly Football Club
  - Pingelly Aboriginal Progress Association
  - Pingelly Apex Club
  - Pingelly Badminton Club
  - Pingelly Basketball Club
  - Pingelly Bowling Club
  - Pingelly Catering Group
  - Pingelly Golf Club
  - Pingelly Hockey Club
  - Pingelly Men's Shed
  - Pingelly Mobile Day Care
  - Pingelly Museum and Historical Society
  - Pingelly Netball Club
  - Pingelly Noonebin Cricket club
  - Pingelly P&C and Mothers Group
  - Pingelly Police
  - Pingelly Swimming Club
  - Pingelly Tennis Club
  - Pingelly Tourism Group
  - Pingelly Playgroup and Toy Library
- Pingelly Focus Group Community Needs Graphic
- Geotechnical Study – Proposed Recreation and Cultural Centre Pingelly - Galt Geotechnics

## 15.0 APPENDIX TWO – MOLONEY ASSET RATING SCALE

Moloney Asset Condition Rating System Asset Description	Condition Rating	Overall Condition Description	Serviceability Implications	Maintenance Expend Demand	Percentage Service Life Remaining
A new asset or an asset recently rehabilitated back to new condition.	0	New-Perfect	Fully Serviceable	Very Low	100
A near new asset with no visible signs of deterioration often moved to condition 1 based upon the time since construction rather than observed condition decline.	1	Excellent	Fully Serviceable	Very Low	95
An asset in excellent overall condition. There would be only very slight condition decline but it would be obvious that the asset was no longer in new condition.	2	Very Good	Fully Serviceable	Low	80
An asset in very good overall condition but with some early stages of deterioration evident, but the deterioration is still minor in nature and causing no serviceability problems.	3	Good	Serviceable	Low	70
An asset in good overall condition but with some obvious deterioration evident, serviceability would be impaired very slightly.	4	Average	Minimal Limitations	Moderate	55
An asset in fair overall condition. Deterioration in condition would be obvious and there would be some serviceability loss.	5	Below Average	Some Limitations	Significant	35
An asset in Fair to poor overall condition. The condition deterioration would be quite obvious. Asset serviceability would now be affected and maintenance cost would be rising.	6	Poor	Obvious limitations	High	20
An asset in poor overall condition. Deterioration would be quite severe and would be starting to limit the serviceability of the asset. Maintenance cost would be high	7	Very Poor	Serious Limitations	Very High	8
An asset in very poor overall condition with serviceability now being heavily impacted upon by the poor condition. Maintenance cost would be very high and the asset would be at a point where it needs to be rehabilitated.	8	Needs Rehabilitation	Extreme Limitations	Extreme	1
An asset in extremely poor condition with severe serviceability problems and needing rehabilitation immediately. Asset could be a risk to remain in service.	9	Dangerous	Dangerous	Extreme	0
An asset that has failed is no longer serviceable and should not remain in service. There would be an extreme risk in leaving the asset in service.	10	Extremely Dangerous	Extremely Dangerous	Extreme	0

**Functionality Rating:**

A = Asset meets service delivery requirements fully

B = Asset meets service delivery requirements but could be improved

C = Asset only partially meets service delivery requirements and needs considerable improvements

D = Asset does not meet service delivery in any way

N/A = Not Applicable