



Newman Recreation Master Plan



Final Report



13/05/14

About this document

This document is the Newman Recreation Master Plan.

Previous documents prepared for this project were: Demand and Consultation Findings, the Newman Recreation Master Plan, Scoping Paper and Recreation Facility Analysis Matrix.

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Rear 534 Mt Alexander Rd
Ascot Vale Vic 3032
P: 03 9326 1662
E: info@atleisure.com.au
www.atleisure.com.au



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Executive summary

Newman has a good range of facilities including broadacre and small sports such as equestrian, motor, and target sports; facilities for indoor sports and fitness, a spectacular central playing field complex for mainstream team sports, and other facilities including those privately provided, such as squash, golf and lawn bowls.

The town has a beautiful centrally located sports precinct adjacent to the high school. Surrounding streets and several local parks are of a generous size and appointed with striking mature trees that attract birdlife and provide significant amenity to the town.

The demand for sport in Newman is very high, due to the young age of the population, the town's remoteness and climate. Sport provides an important social outlet - and a good range of options will continue to be important, to meet the needs of residents, workers and visitors.

There is higher demand for indoor sports, group fitness and gym space than is currently available. Additional covered and indoor space is required now, and the demand for additional indoor courts space is likely to increase.

The major indoor recreation centre in Newman is located on school land. This would appear to be an ideal situation where the courts could be maximised by the school throughout the day as well as by the public after school hours. However, with an increasing population, it is likely that the school will require this site and the recreation centre will need to relocate.

This provides an opportunity to deliver a new, more contemporary, fit for purpose indoor sports and fitness facility co-located with the aquatics centre. Whilst there are considerable benefits to management for Council of a new centre, the lack of firm timeframes, and the status of land for relocation of the centre, mean that design concepts provided here are only options.

The need for a new recreation centre separate from the school provides an opportunity to:

- enhance management arrangements;
- provide better integration with the aquatic centre;
- overcome the difficulty of recruiting aquatics centre staff and provide pathways for staff career development and retention;
- meet the demand for additional group fitness;
- provide some sports not currently provided for such as cricket and to integrate squash and a café;
- minimize the cost of management and effects of seasonality on the aquatic centre.

A greater capacity and range of activities in the aquatic centre would be highly beneficial, and this could be created through a new mid depth, temperature controlled and program pool in conjunction with a refurbished 50m pool and an indoor recreation centre. A longer season at the aquatic centre would also be more feasible.

Separation of the recreation centre and school will impact on usage of the indoor court sports during the day, and may create some divide and competition between the two centres, if the school retains indoor courts.

There are a number of small broadacre sports in Newman that are important to the diversity of sport and recreation opportunities on offer, and that are well suited to the nature of the population.



These don't need considerable support to continue to provide valuable activities to residents, workers and visitors.

However with aging facilities, improvements to support facilities, access to water and lights and cost effective power are central to them continuing to operate when most people want to play.

The larger sporting clubs with their own facilities are able to use these to raise necessary revenue. However, many small sporting clubs either don't have access to the support infrastructure they need, or their facilities don't meet current expectations or standards or have exceeded their functional life. Additional support infrastructure would be desirable to service a number of existing small sports – such as cricket, karting, gymkhana, Oztag, BMX and motorsports etc. This need could be addressed cost effectively in a number of instances by providing standardised modular and cost effective designed change / toilets, storage, canteen and club rooms that could be transportable, and designed to meet current environmental and accessibility standards. These might suit the smaller sports that fluctuate in popularity over time.

The high standard of the Capricorn sporting complex in such a central location stimulates demand. However, due to the high demand from sports and events, scheduling and multiuse of grass playing fields is challenging because of the range of sports requiring the same fields, and the size of fields. The carrying capacity of existing playing fields is already being exceeded by events and casual use, on top of formalised sport.

If greater flexibility and use could be accommodated on the current outdoor sports fields whilst maintaining the required surface quality, participation could increase.

This flexibility could be enhanced through the following:

- increased sharing of support facilities;
- increasing the field of play on grounds by redesigning the field edges in Capricorn and Boomerang to create more fields together for the same code and provide full sized fields in each precinct;
- developing North Newman Reserve for rectangular football and tennis;
- minimising intrusions on fields of play by car parks, buildings and other infrastructure, that should be kept to the perimeter; and
- relocating some nonsporting event use from the Capricorn sports fields.

Even if additional flexibility could be accommodated on existing playing fields, one further outdoor sporting reserve is required in the near future to better provide for rectangular sports and potentially for future events.

Tennis and netball would benefit with access to exclusive, updated courts. Netball is growing in popularity and needs the full number of courts currently shared by both sports. Whilst some courts can be shared, the total number of courts need to be increased as the sports have similar peak times. If some courts were provided undercover and some free access courts were provided for tennis, more use would be generated during school time, and by casual users afterhours, and a better pathway for players from skill development to club and higher levels of competition would be possible.

Netball also needs the existing courts to be repaired due to sewer damage and more substantive and compliant support facilities to be put in place to serve their strong participation and host regular regional events.



Even in the absence of a tennis club, tennis has good potential to be a strong sport in Newman, providing adequate facilities such as good courts with lights, and an effective coaching and development program.

Off road trails are important around town and to Radio Hill and other vantage points. A network of trail circuits supported by shade trees, drinking fountains, and lights through out the town, and around the town's immediate environs would add considerable amenity and opportunities for residents, workers and visitors to meet the very high and increasing demand for unorganised physical activity and active transport.



Three clusters of sporting facilities

This plan recommends the development of three main sporting precincts in town.

- **The Boomerang precinct** including, rectangular football playing fields, social club, childcare, dog park, skate park and a combined aquatic, sports and fitness centre.
The indoor aquatic, sports and fitness centre would be expanded to include indoor cricket and squash.
The Newman Club in this precinct currently houses lawn bowls and squash. If the centre does not continue to operate then these facilities should be provided elsewhere. (Lawn bowls could be provided either in conjunction with tennis or golf, and squash; in the new indoor centre).
- **North Newman Reserve and golf course.** This precinct could accommodate a redeveloped BMX track and associated cycle sports facilities and trails, a new soccer football complex, and tennis facility. A golf driving range could also be developed at the golf course. Whilst there may be some land available at the golf course it is not likely to be suitable or central enough for an aquatics / or indoor centre, or tennis courts.
- **The Capricorn precinct,** including refined playing fields dimensions to aid sharing, provide additional rectangular playing fields, athletics, full sized cricket, and additional dedicated courts for netball and upgraded senior support facilities.



Facility development priorities

The key infrastructure developments recommended in this plan are as follows:

1. The development of a new recreation centre off the current site, with a minimum of two side by side indoor courts, group fitness facilities, gym, café, multi-purpose rooms and indoor cricket.
2. Additional and upgraded netball courts including a shared support facility.
3. A refurbished aquatic centre and provision of a program pool.
4. Modification to outdoor sports ground footprints to provide additional playing fields in the existing precincts (Boomerang and Capricorn precincts).
5. Additional and improved off road- trail circuits and routes to Radio Hill.
6. New or upgraded squash courts.
7. Provision of an additional sports reserve to serve soccer-football and population growth.
8. A BMX competition track, support facilities and cycle sports park.
9. A new tennis court complex.
10. A golf driving range.
11. Continued provision of lawn bowls facilities.

Options for locating facilities are discussed in 5.2. Detailed recommendations, priorities and potential funding sources are provided by activity and facility type in Chapter 7.

Other key findings

In addition to capital projects, some strategies to enhance sport and recreation participation are recommended, including access to support facilities, pricing and use agreements, and sports development and information provision.

This master plan recommends some additional support for clubs who face challenges with the fluctuating and nature of the local work force, and for residents and visitors accessing facilities.

More information distribution and additional promotion of sports and recreation opportunities generally, (including mapping of their location, and assistance with connecting to peak bodies for sports development support) would assist most sports club's sustainability.

An indoor sports and fitness centre would be well placed to provide an expanded sports development role to develop participation, volunteers and sports clubs, and provide a bridging service to keep clubs operating in transition when key personnel move away.



1. Introduction

1.1 This project

The project is to examine:

- Future demand for recreation facilities to service population growth
- Current and additional space needs for all major recreational activities
- What infrastructure may need to be provided, and or relocated, so as to expand to serve future needs
- The condition of, and capacity of existing facilities to meet demand
- The viability and sustainability of organisations / clubs delivering services
- Layout concepts for agreed infrastructure required and its location
- Probable cost to provide and maintain facilities recommended.

Stakeholder and community engagement

Methods of engagement used in this project included:

- Preparation of a web page and Facebook page advertised via flyers, press release and paid advertisements (4)
- Telephone interviews of sport and recreation clubs (106 calls made for 27 interviews) and other stakeholders e.g. DSR, sporting and recreation peak bodies, other consultants Regional Council, Councillors (17)
- Shopping centre surveys (40)
- Online surveys of clubs and community members (50)
- Face to face interviews with club on site (10)
- Online club surveys completed (18)
- Community stakeholder and Council workshops (6) 68 people attending
- Facebook likes (186) and comments (46)
- Follow up emails and telephone conversations with clubs and providers



2. Summary of demand for recreation facilities

2.1 Influences on demand

Demographic influences

The demand for and participation in recreation and sport is influenced by a number of physical and social factors. In particular these include: age, gender, cultural background, income and education. Changing patterns of settlement, residential density, and the supply of opportunities and facilities also influence recreation demand.

As the Newman population has a young profile with a high proportion of fit males and the town has limited social and entertainment facilities, it can be expected that the value of, and demand for a wide range of sports will be very high. However, due to the nature of employment and high costs of living, there appears to be a low willingness to pay for recreation and sport.

Newman's population in 2012 was estimated at 5,478, excluding some 3500 Fly in – Fly out workers who reside temporarily in Newman.

In 2035, the population is projected to reach approximately 15,000, however a number of factors such as the price of iron ore, and the availability of housing are likely to influence this. For this reason demand projections for individual activities have been prepared for alternative future populations scenarios of 9,000 and 12,000.

The Demand and Consultation Findings document submitted earlier for this project sets out detailed implications of the demographic profile and projections. Key implications are listed here.

Population size and growth

The relatively small permanent population size limits the number of commercial recreation facilities ie cinemas, private gyms, dance schools, indoor courts, cafes, play centres, electronic gaming venue etc. available in Newman. Sport provides a very important alternative to these.

An increased population will increase the demand for a range of sports facilities, which may increase the viability of certain facilities. However, overall the relatively small size of the population impacts on the ability to provide a wide range of public sport and recreation opportunities locally, without support, and scheduling. Scheduling football games on the same day as women play netball has proven costly for some clubs as the women tend to run the club bar and canteen operations.

Age group

The median age of the population is 30 years, and children 0-14 years make up 24.7% of population. The high number of school-aged children (who have higher participation rates in sport than other age groups) and young adults will mean a continued strength in demand for a wide range of recreation and sporting opportunities. The numbers of people cycling, skating and playing social and competitive sports is likely to be high because of the high proportion of young families. The demand for sports with a young profile, such as Australian rules football, basketball, and junior sports are generally likely to continue to be high.

Many children go away to boarding school in senior years so there is generally an absence of teenagers during school term. This means the ones who remain do not have a good diversity of recreation and sporting opportunities - or they have to play up into senior competitions which may not be as much fun.



The low number of people over 65 years means participation rates in sport and physical activity is likely to be much higher than in other populations. A lack of older people may limit the availability of support for families with young children, and or volunteers to assist with sport. Older adults still need to be catered for however. This was a key issue raised in community surveys. Due to the young profile of the population there is a relatively low number of people with a disability in the town.

Gender

The number of young males working in Newman suggests that in addition to the unorganised activities such as cycling, fitness and gym; football codes and motor sports are likely to be popular.

Based on Australian wide trends, participation in sports such as netball, fitness, dance, gymnastics, and equestrian sports, as well as soccer and tennis should be strong due to the large number of young girls in Newman. Also there may be opportunities to provide for sports such as softball.

Cultural background

The indigenous population has a very young profile. Young aboriginal people typically have a high athletic ability, and typically are participants in Australian Rules football, athletics, basketball, and netball.

There are likely to be some interventions required to enable the indigenous population to participate more in sport outside school, due to likely issues such as lack of transport, low volunteerism and cultural issues.

Aquatic facilities are very important to aboriginal health, due to the incidence of eye, ear, nose and throat issues.

The high proportion of persons with New Zealand, Southern African and English heritage may suggest interest in sports such as rugby, soccer- football, netball and cricket.

Employment

The nature of work patterns in the resource sector (working long hours per day, over a shorter number of days per week) is likely to constrain participation in some activities, as well as volunteer involvement. However some club members said the longer number of days off allowed them to do more for clubs, than they otherwise could.

FIFO workers say facilities should be central, open after 7pm and lit. FIFO workers interviewed said that they need access to places like the pool and gym to keep fit on extended days off. Opportunities to undertake challenging physical activities any time, and outside team sports (such as cycling, climbing, running, golf driving) were considered important.

The large numbers of people that finish work at the same time provide peaks in demand for recreation facilities such as the gym. Shift timing and long hours make training difficult for most sports.

Due to the relative transience and turnover of the workforce there is a need for, and a greater reliance on, good information about existing facilities, and services and contacts. Clubs also need ways of communicating with potential players to ensure the availability of team members on competition days.

Housing

Relatively high residential densities and relatively small private yards suggest that parks, off-road trails and areas for dog exercise will be increasingly important in the public domain. Higher density housing has the benefit of providing a greater catchment population within a closer travel time of public recreation facilities.



A number of FIFO camps provide gyms, courts, swimming facilities and indoor electronic pursuits for their residents.

Remoteness

Remoteness, and the relatively limited range of social and entertainment opportunities available in Newman makes sport more important and prominent as a social outlet.

There are significant implications for sports of being in a remote location. These include:

- **The lack of support from traditional sources such as government departments, NGOs and peak sporting bodies who are located outside the region or some distance away.** Sports Development Network Officers (DSR), and entities supporting indigenous sport such as Garndewa, are not present in Newman, when there is a clear argument that these are needed more to support clubs serving a relatively transient workforce, and the additional challenges and increased costs of having to operate in an extreme climate.
- **Difficulties in recruiting, retaining and training staff, contractors and volunteers.** The recreation and aquatic centres have difficulty in recruiting qualified staff and retaining these, and this may be influenced by the seasonal nature of work. Access to professionals with expertise in localised conditions is also a constraint.
- **Likely additional costs of equipment, travel to carnivals, and infrastructure and construction works.** Many sports play into regional carnivals at considerable cost to the club or to families of participants. The cost of provision and construction of sports facilities in remote areas is subject to locational penalties and delays. The cost of utilities (without competition) is also an issue.

- **The lack of depth of competition to play against, (without travelling considerable distances).** Remoteness affects the pathways from foundation sports skills development to club competition and pathways into elite levels.

Climate

The demand for sport is constrained in summer by the heat. Outdoor sporting facilities, the swimming pool, parks and streetscapes need significant shade and shelter. Many sports need to play at night in order to minimise the impact of heat and in order for people to participate in physical activity safely. This is a key issue for schools who need to use sports facilities during the day, and for clubs who need to schedule their activities under lights.

The availability and cost of lights for practice, competition, and events and for individual non-team sport activities is a major issue for the town. The age of infrastructure is such that currently few recreation facilities are powered by solar energy or other sustainable power sources.

There is a high reliance on indoor air conditioned sports courts by schools and residents generally, in order to be able to conduct physical education, sport, fitness and recreation activities, all year. There is considerable demand for more effective air conditioning in the gym and indoor recreation centre.

In order to increase participation in water aquatic activities all year round there is a need to control the water temperature in the public swimming pool.

Timely and consistent access to water for drinking and irrigation is essential to maintain the restorative values of green space, provide access to outdoor playing fields, safe playing conditions and to keep the carrying capacity of these high to withstand the demand, and the competitive advantage Newman has of having a grass golf course and racetrack.



Water

Water is provided from bores, and as the resources industry is a major user of land, protection of drinking water to service the town is very important, so there is a water reserve surrounding the town.

Many of the broadacre recreation facilities around town are in this water reserve - and care needs to be taken not to jeopardise the town's access to good quality drinking water.

There is recycled water available however it has been suggested that this is already over subscribed.

The heat and heavy cyclonic rainfall Newman experiences has an implication on the design and operation of sporting facilities as well as the opportunity to collect water for irrigation.

The context issues above have been considered in assessing the carrying capacity of facilities and the capability and suitability of potential development sites, as well as the sustainability of individual activities.





3. Projected demand for activities and facilities

3.1 Expressed and latent demand

Activities with high expressed demand

A comparison of known participation rates to projections gained from applying state participation rates to the current population (of approximately 9000) suggest the following sports have high expressed demand:

- Aerobic / fitness / weight training - (more than 1,000 more participants than that projected based on state participation)
- Australian Rules football - (three times the potential participation)
- Tee-Ball - (twice the potential participation in softball/baseball)
- Touch - (about twice the expected participation)
- Oztag - (ten times the expected participation)
- Triathlon - (only one off event, but three times what regular participation could be expected)

The comparison between potential demand and current participation indicates that there is potential for the following sports and recreation activities to grow significantly: tennis, basketball, walking, cycling and senior soccer.

Activities not currently provided and with potentially high participation

There are several indoor sports with potentially high participation not played in Newman. This may be due to the lack of facilities available or other social factors. These sports include:

- Basketball - (potentially 340 participants)
- Volleyball - (potentially 120 participants)
- Indoor netball - (some 200 players – although these may now play outside)

Several outdoor sports and recreation activities for which there are no quantifiable participation rates are likely to be present in Newman, although participation may be constrained due to the lack of opportunities. Cycling is an example, where 1,800 people are likely to participate in some form - especially mountain biking and BMX.

Activities with lower than could be expected participation

Activities, which have lower evidence of participation than what could be expected for the population size include:

- Golf - (less than a third of what could be expected elsewhere and no practice facilities)
- Lawn bowls - (about half of what could be expected)
- Rugby (league and union) - no club participation, however there is a one-off event
- Indoor football / futsal - (1/3 of what could be expected)
- Tennis – (casual participation is evident but not quantifiable, and there is not coach in town, however there has been a tennis club until recently.)
- Squash – (participation is about 12% of what could be expected. However no serviceable courts are available)



For these activities, low participation levels may be explained by poor quality, insufficient capacity, or non-existent facilities, as well as a possible lack of providers or clubs, impacting on pathways to desired levels of competition.

Appendix 2 illustrates the projected potential participation in recreation activities in Newman (all things being equal – for three population scenarios).



3.2 Community preferences

Ninety percent of respondents to the community survey said that new recreation facilities are needed in Newman within 5 -10 years.

The main facilities required included:

- Upgrade the (a larger) recreation centre with more equipment / bigger gym
- Heated or indoor pool and crèche
- Extension and upgrade of netball courts and facilities
- Indoor sports courts - multipurpose

There is demand for the following activities not currently participated in by respondents (in descending order of frequency mentioned):

- | | |
|---------------------------|------------------------|
| ○ Basketball | ○ Indoor cricket |
| ○ Aquarobics | ○ Rock climbing |
| ○ Baseball / softball | ○ Dance |
| ○ Hockey | ○ Squash |
| ○ Drag racing | ○ Trail / horse riding |
| ○ Indoor soccer | ○ Gymnastics |
| ○ Mother and baby classes | ○ Water polo |
| ○ Rugby | ○ Indoor hockey |
| ○ Netball (indoor) | ○ Athletics |
| | ○ Ten pin bowling |



Other key issues raised by the community

The interviews and surveys also identified the following key issues:

- The need to upgrade existing supporting infrastructure for a number of sports
- The need for marketing and more information about available facilities and opportunities
- Newman needs “more things to do”
- The need to minimise the effects of heat, remoteness and isolation, and the importance of lights
- Concern about the cost of use, and the charges and cost of works, by clubs
- The need to provide more opportunities for older adults and teenagers
- The value of additional staff resources for recreation, and better relationships with Council
- The need to support volunteers more.





4. Existing recreation facilities and clubs in Newman

4.1 Range of available recreation opportunities

There is a good range of recreation activities available in the Newman. The known sports and recreation activities and associated clubs are shown in Appendix 1 (Table 8.)

Recreation facilities have been classified by the nature of activity and facility type, so as to provide a systematic approach to assessing demand.

A detailed matrix that analyses the demand for facilities, comments on current provision, condition, capacity and sustainability and makes recommendation for improvements was provided as a separate document to the previous Scoping Paper.

The following table (Table 1.) summarises key information about each facility by: availability, capacity and actions, and facility type. The table identifies what new facilities are required and what fields of play, support facilities and services and utilities are in need of upgrade.

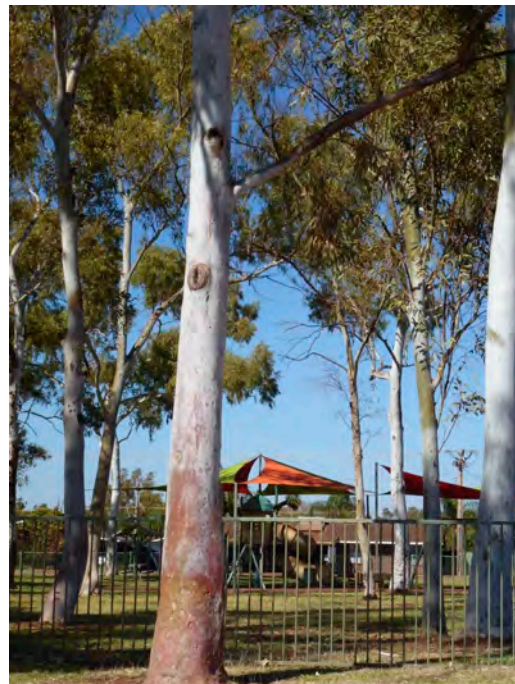




Table 1. Availability, capacity and actions per facility type

LEGEND

- ✓ Available
- ✗ Not available
- No capacity
- ◻ Some capacity
- ◐ Possible demand - consider
- Required

FACILITY TYPE	SUB ACTIVITY	AVAILABILITY		ACTION REQUIRED				COMMENT
		Available in Newman	Has available capacity	New/ additional facilities	Upgrade existing play	Upgrade support facilities	Upgrade Services/ Utilities	
OUTDOOR SPORTS GREENS / RINKS								
Outdoor grass greens / rinks	Lawn bowls	✓	◻	◐	●			Provided by the Newman Club. Upgrade green and lights, consider relocation
	Golf course	✓	■				●	Upgrade water supply/reticulation
	Golf driving range	✗		●			●	Provide new facility
	Croquet	✗						No expressed demand
Other rinks	Petanque/ bocce	✗		◐				Consider in new park design
OUTDOOR SPORTS COURTS								
Outdoor courts	Tennis	✓	◻	●				Separate from netball complex to allow netball expansion. Provide covered area
	Social basketball	✓	□	◐				Consider in park redesigns
	Beach volleyball	✓	■	◐				Replace existing in aquatic centre
	Netball	✓	□	●	●	●	●	Provide 6 dedicated courts in addition to any shared. Include some undercover courts and shared support facilities
OUTDOOR SPORTSGROUNDS								
				●				Provide an additional reserve for field sports and events to cater for population increase
Sportsground – rectangular football	Oztag	✓	□		●			Provide more fields together and better multi line mark
	Rugby union, rugby league	Event only						Bloody Slow Cup
	Soccer	✓	□	◐	●			Provide 3+ full sized fields together on one site
	Touch football	✓	□		●			Provide more fields together and better multi line mark
Sportsground rectangular-hockey / lacrosse	Hockey	✗		◐				Provide for indoor hockey as an alternative
Combat Games	Paintball	One off event						Fortescue Festival



FACILITY TYPE	SUB ACTIVITY	AVAILABILITY		ACTION REQUIRED				COMMENT
		Available in Newman	Has available capacity	New/ additional facilities	Upgrade existing play	Upgrade support facilities	Upgrade Services/ Utilities	
Sportsground – oval	Athletics	School only		●		●		One new marked track on cricket with long jump outside playing area
	Australian Rules football	✓	□					Upgrade support facilities to include sharing for rep sides and other sports
	Cricket	✓	□	◐	●	●	●	Provide full sized ground, shared support facilities, player benches, and lights on practice wickets
Sportsground (diamond sports)	Tee ball, softball, baseball	✓ (Tee ball only)	□	◐	●			Consider providing multi marked senior softball
OUTDOOR EQUESTRIAN SPORT								
Outdoor equestrian field sport	Gymkhana, polocrosse, cross country, pony club	✓	■		●	●		Consider feasibility of upgrading polo field to grass and provide cost effective support facility
Outdoor equestrian arena	Rodeo, Campdraft Dressage	✓	■	◐		●		Provide cost effective support facilities, and sand based arena for dressage
Racecourse	Gallops	✓	■			●	●	Upgrade stables, water supply and shade, and improved camping area
OUTDOOR FREESTYLE SKATE / BMX FACILITY								
Skate park	Skateboarding / inline skating / scooter / BMX freestyle	✓	◻	◐	●			Consider expanding area for scooters in future
Dirt jumps / track	Circuit, Jumps, Pump track	X		●				Design bike park in conjunction with BMX
OUTDOOR PARK OR GARDEN								
	Social, Family Recreation park, Children's play facility	X ✓	◻	◐				Redesign selective parks to increase diversity, provide for increased range of ages, abilities, and opportunities
	Dog park	X		●				Design and selectively fence and light spaces for dog exercise and socialisation
	Community Garden, Relaxation space, Conservation Area, Memorial Garden	X		◐				Consider provision where demand is expressed. Undertake significant tree planting program throughout streets and parks
	Community farm / zoological garden	✓						Provided by Lions Club
OFF-ROAD TRAIL / CYCLE SPORT FACILITY								
Off road trail	Walking / cycle / run	✓	□	●	●	●		Extend circuits and hills climbs, introduce new design
	Outdoor fitness stations	✓	□	◐	●			Extend existing into circuit
Outdoor cycle	Track and road	X						No expressed demand



FACILITY TYPE	SUB ACTIVITY	AVAILABILITY		ACTION REQUIRED				COMMENT
		Available in Newman	Has available capacity	New/ additional facilities	Upgrade existing play	Upgrade support facilities	Upgrade Services/ Utilities	
sport facility	cycling							
BMX or MTB facility	BMX racing track	X		●		●		Redevelop former racing track site
	4X track, MTB down hill, Cross country single track etc.	X		●				Consider network of cross country trails
TARGET SPORTS								
Archery	Archery range	X						No expressed demand
Shooting	Rifle, pistol range	✓	■			●		Retain rifle range and provide cost effective support facilities for shooters
OUTDOOR AQUATIC SPORTS FACILITY								
Lake / water body	Jet sprint boat course	✓	■			●		Provide cost effective support facilities to increase use
	Non motorised fishing and boating	X		●				Consider providing a lake in Newman in the long term
Outdoor swimming pool	Swimming, and triathlon	✓	■	●	●	●		Refurbish existing pool and deck for accessibility, and include a new program / intermediate depth pool, and associated facilities including an indoor centre on the existing site
	Water polo	X						No expressed demand
	Diving	X		●				Consider cost effectiveness of providing diving
	Water play	✓	□	●				Replace water play equipment with accessible leisure water, sprays etc
MOTOR SPORTS								
Motorsport Circuit	Go kart track	✓	■			●		Provide cost effective support facilities
	Speedway circuit	✓	■			●	●	
Drag strip		X						Some demand previously expressed
Tracks and trails	4wd	Informal						
	Motorcross, Enduro: bike, quad, trail rider	✓	■	●				Consider providing a recreation area for families
AERO SPORTS								
Airport	No current gliding, model aeroplane, ultra light club etc	✓	■					
INDOOR COURTS SPORTS								
Indoor table sports	Table tennis, pool, billiards	✓	■					
Indoor target	Darts	✓	■					



FACILITY TYPE	SUB ACTIVITY	AVAILABILITY		ACTION REQUIRED				COMMENT
		Available in Newman	Has available capacity	New/ additional facilities	Upgrade existing play	Upgrade support facilities	Upgrade Services/ Utilities	
sports								
Indoor court sports (small footprint)	Basketball	✓	☐	●				Provide 3+ courts side by side in a redeveloped recreation centre
	Netball	✓	☐	●				Provide 3+ courts side by side in a redeveloped recreation centre
	Badminton / Volleyball	✓	☐					Provide capacity in a redeveloped recreation centre
Indoor court sports (large footprint)	Indoor soccer/futsal	✓	☐	●				Provide capacity in a redeveloped recreation centre
	Hockey, floorball, handball	X		●				Provide capacity in a relocated recreation centre
	Indoor cricket	X		●				Provide 2 bays in redeveloped recreation centre
Indoor climbing	Climbing	X		●				Consider including shared facility in recreation centre where there is expressed demand
INDOOR RACQUET SPORTS								
Indoor racquet sports court	Indoor squash, racquetball	Not in playable condition		●	● Short term			Private facility. Provide 2/4 in redeveloped recreation centre, and in short term upgrade existing courts
INDOOR GYM/FITNESS/DANCE								
Indoor fitness	Weight training, cardio equipment	✓	☐	●			●	Expand space in redeveloped recreation centre and access for school students
	Boxing	✓	☐	●				Small private facility. Consider for inclusion in redeveloped recreation centre
Group fitness	Group fitness	✓ Utilising sports courts	☐	●				Provide separate purpose built space in redeveloped recreation centre
	Pilates / yoga	Private only		●				Provided capacity in multipurpose space in redeveloped recreation centre
Indoor martial arts	Martial arts	✓	☐	●				Provide capacity in redeveloped recreation centre
Indoor dance studio	Dance	X		●				Provide capacity in redeveloped recreation centre
Gymnastics	Gymnastics, Kinder gym, trampoline, etc.	X		●				Provide capacity in redeveloped recreation centre

LEGEND

- ✓ Available
- X Not available
- Possible demand - consider
- Required
- ☐ No capacity
- Considerable capacity
- Some capacity



Private and not for profit recreation facilities

There are some other facilities such as the Newman Neighbourhood House, The Newman Youth Centre, The Beach (indoor playground) and the Newman Club that are also used for recreation purposes, in addition to some halls where private and not for profit recreation activities are conducted.

Relationship with other centres

There is some overlap between the recreation centre and facilities or opportunities and those provided in other facilities such as the youth centre.

There may be opportunities to combine or co-locate infrastructure to deliver these services that have a slightly different focus but there is some overlap. For example the Newman Recreation Centre's core market is also young people.

There is a major need in Newman for a large community function / performance space. This could be co-located with the Newman Recreation Centre – by combining this use with a ball court, and including a stage. Alternatively this function could be provided in conjunction with a new municipal office / civic centre.

The Newman Club provides the only lawn bowls and squash facilities in Newman. This facility is a not for profit club. The squash courts need considerable funds to bring them up to a competition standard, and the lawn bowls facilities would benefit from lights, an outdoor liquor licence and additional turf maintenance.

The Newman Club does not have a large membership base or significant reserves to allocate to significant capital projects as well as ongoing resource intensive maintenance.

The Newman Club has had discussions about relocating the Club and co-locating it with other Clubs, such as the Fortescue Golf Club. Options for locating additional facilities are discussed in Chapter 5.2.

Council should plan to provide lawn bowls and squash facilities if the Newman Club is unlikely to be able to keep these facilities in good order, as there is demand for these facilities and they suit the demographic profile.

Other private facilities

There are several large workers camps that have recreation facilities for their residents in Newman.

There are some facilities such as gyms, which are logical to provide in workers camps, due to the convenience of undertaking some fitness activities at home, and without an additional transport or membership cost. However, in most instances a good range of facilities will not be cost effective to provide at each camp, and given the relatively small population there are benefits of team sports, higher standard facilities such as swimming pools over 20m and other facilities that are costly to provide and maintain, being provided in central locations in the community.

There are private dwellings with swimming pools and tennis courts in Newman. However the nature of activity in these is likely to be different to that in public settings.



4.2 Condition and capacity of facilities

Condition of facilities

Council and BHP Billiton Iron Ore have made significant investments in facilities in Newman in recent years. Many sport and recreation facilities however are aging or need improvements to support facilities such as clubrooms, canteen, storage, lights etc., or the provision of services such as water.

The condition of several facilities such as the squash courts (private), the netball courts (due to issues with the base and damage from the sewer) and the Radio Hill climb track need urgent attention.

Specific comments about each type of facility are provided in the separate document: Recreation Facilities Analysis Matrix. This summarises demand, supply and sustainability and capacity of existing facilities.

The recommendations from this analysis are provided in the Chapter 7. Recommendations and the capital works proposed are summarised by facility type in the previous table (Table 1).

Capacity of existing facilities

Outdoor sports grounds

Community sports bookings and the condition of the grounds indicate that the carrying capacity of the outdoor grass sportsgrounds is being exceeded in all cases, except on Boomerang Oval. In the case of Boomerang Oval, although the new support facilities are extremely good, the single ground and the ground's configuration, limits use.

It was however, difficult to accurately assess the carrying capacity of grass sportsgrounds as the extent of school use is not specifically recorded and the booking system could not easily present compiled data by user or ground.

Council's Parks and Gardens Supervisor indicates playing fields in Newman can sustain about 23 hours of use per week, but some are receiving over thirty hours use – even without events. Without use by events, most sportsgrounds in Newman are being used for around 23 hours a week – on average, but some such as Kangaroo are being used significantly more than that – and with events considerably more. Turf can be kept in a good condition and safe for players with twenty-three hours of use a week.

The carrying capacity of the turf may be increased through higher maintenance. However this will rely on permanent access to water – and when turf requires it.

The ability to increase use on the sportsgrounds is also constrained by the demand for multiple playing fields of different shapes and dimensions, required in varying seasons, and the shape and size of the available playing fields.



In the case of Boomerang the small size of the ground and its location separate from other activities limits the nature of activities that can be played. These things make it more expensive for clubs to use, as they need hire additional grounds with lights.

The high use of Goanna Oval is due in part to the proximity of this ground to the high school. The popularity of Capricorn Oval is due to its hierarchy, size and central location, and the lack of available space elsewhere. The number of events and other activities using the reserve exacerbates the carrying capacity of the turf.

If three or more additional rectangular fields were provided together it would be possible to relocate sports like soccer-football out of the Capricorn precinct, and enable it to grow, whilst largely eliminating the ground overuse.

This Plan has identified the need for one additional sporting reserve to meet the needs of the population in a location close to future housing.

An events space has been proposed on the crown reserves in Cowra Rd. This may take the pressure off sportsgrounds for events and provide for circuses etc., however other sporting and cultural events are likely to continue to want to use the Capricorn and Boomerang precincts because of their centrality.

The event space as proposed could provide some overflow capacity for sport or provide for sports events – however it is only large enough for two soccer grounds or six touch or Oztag grounds. It is not large enough to fit an Australian Rules football or full sized cricket ground. Also if this were a suitable size to meet the demand for sport, the ground would become chopped up by events and would be not suitable for regular sports competitions.

Other outdoor sporting facilities

A number of smaller target, motor, and equestrian sports have some capacity to accommodate increased demand, and future demand is not likely to exceed current supply. However support facilities and space for accommodation of competitors are needs of these sports that should be addressed.

This need for support facilities by smaller sports could be cost effectively met by designing a standard code compliant modular and transportable facility.

Indoor sports courts

There is little or no capacity to meet the demand for indoor sports or gym/ fitness in the current recreation centre due to:

- A lack of space for activities in demand i.e. group fitness, and basketball etc.
- Use of courts for purposes other than sport (for which they are were designed) i.e. for group fitness and training, civic and social functions, conferences and celebrations. The Centre is also used as an evacuation centre, and for accommodation when sports carnivals are in town. There is an absence of other large venues or facilities suitable for these purposes
- Typical scheduling and the shared use arrangements with the school
- The expanding demand for indoor activities by the public and the school

The recreation centre (except the gym) is not currently open all weekend (after 1pm on a Saturday and all Sunday). Neither is the youth centre open on a weekend.

Even if the recreation centre was open on the weekend, there would not be sufficient capacity to run some courts sports, because they need multiple time slots to sustain a competition.



If some activities not dependant on indoor court space could be relocated, and the centre was programmed (to include times not currently open or peak. i.e. on the weekend) then some indoor sports could be developed and considerable participation gains could be made.

The need to relocate the recreation centre

The recreation centre is located on school land, and the school has advised that the site will not be available for expansion or redevelopment of the community.

Whilst colocation has significant advantages in terms of cost and convenience for the community as a whole, the need for a new recreation centre separate from the school provides the following opportunities to:

- enhance management arrangements;
- provide a contemporary, energy efficient and fit for purpose facility that meets all building access and sports code requirements;
- provide better integration with the aquatic centre;
- overcome the difficulty of recruiting aquatic centre staff, and provide pathways for staff, career development and retention;
- meet the demand for additional group fitness;
- provide some sports not currently provided for (such as indoor cricket), and to integrate squash, and a café;
- minimize the cost of management, and effects of seasonality on the aquatic centre.

The major disadvantages of moving the Newman Recreation Centre from the school site are:

- School use forms the bulk of the use of the sport courts during the day.
- The proximity to indoor sports courts is very important for schools, because of the logistics and cost of taking students off campus, and as participation in sports and physical activity during school years is higher than any in any other age group.
- The school will continue to require indoor sporting facilities and so will the community.
- To have two such facilities: is very expensive for a small community to sustain; potentially undermines the recreation centre being a one stop hub for sports development and sporting activity; removes the link between indoor and outdoor sports in the Capricorn precinct. Also the school is only likely to need the courts infrequently after school hours





Facilities for accommodation

The recreation centre is an emergency evacuation centre and is occasionally used for accommodation during carnivals and festivals. This is an important issue for sports in Newman as many are played as regional rotating tournaments, where accommodation is required. This creates some difficulties for the indoor sports and regular users of the centre.

As the community indoor recreation centre needs to relocate, there may be additional opportunities to use the existing centre for accommodation purposes. Alternatively, if an additional caravan park was to be provided in Newman as proposed, this may alleviate some of the need to use sports courts for this purpose.

Provision of camping in association with some outdoor sports facilities – such as motor sports and equestrian, is a necessity.



5. Desirable facility developments

Objectives

Key infrastructure projects recommended in this plan are those that contribute to the following objectives:

1. Increase the number of people participating in physical and social activity, sport and recreation
2. Provide an increased range of sport and recreation activities that enable people to find those best suited to their abilities and interests
3. Encourage more use of facilities by people who are less likely to participate ie FIFO workers, visitors, people with a disability, persons over 65 years, or people on lower incomes
4. Enhance the capacity and sustainability of existing facilities
5. Enhance the viability and sustainability of organisations to provide activities and facilities for their participants
6. Enhance the treed landscape and the amenity of open space and the public domain in Newman, that will enhance the quality of recreation experiences and the wellbeing of residents and visitors

Summary of key developments proposed

The key infrastructure developments recommended in this plan are as follows:

1. The development of a new recreation centre off the current site, with a minimum of: group fitness facilities, two side by side indoor sports courts, gym, café, multi-purpose rooms and indoor cricket
2. Additional and upgraded netball courts including a shared support facility
3. A refurbished aquatic centre and provision of a program pool
4. Modification to outdoor sportsground footprints to provide additional playing fields in the existing precincts (Boomerang and Capricorn Precinct)
5. Additional and improved off-road trail circuits and routes to Radio Hill
6. New or upgraded squash courts
7. Provision of an additional sports reserve to serve soccer-football and population growth
8. A BMX competition track, support facilities and cycle sports park
9. A new tennis court complex
10. A golf driving range
11. Continued provision of lawn bowls facilities

These are expanded on below, and options for their siting are listed in the following table.

More detailed recommendations for all activities are provided in the Recommendations (Chapter 7.).



5.1 Key facility developments proposed

The key priorities for development now include:

- 1. Development of a new recreation centre at another site**, to provide purpose-built group fitness facilities, a larger gym, a minimum of two courts side by side¹, café, and potential performance/ civic space, multipurpose rooms, and facilities for indoor cricket and squash.
The preferred site for the new facility necessitated by the school expansion is in conjunction with the existing aquatic centre. This site will maximise participation from residents, school students and workers.
- 2. Refurbishment of the existing swimming pool and provision of a program pool, permanent shade structure, solar heating and associated facilities, on the existing aquatic centre site.** The current facility requires: refurbishment to the pool deck, tank, and services, upgrade accessibility, and to meet current building code requirements, improved temperature control to extend the season and provision of a program pool. This will provide for markets not well serviced for example: older adults, learn to swim, program users and people with a disability. Additionally a small amount of leisure water and water play facilities would be desirable.
- 3. Provision of additional dedicated netball courts to provide for local demand, and regional competition. (Six courts in total are required and where possible two shared with tennis).** The netball facilities need to be upgraded to address the failure of the base and the location of sewerage works, as well as to provide sufficient courts for regional tournaments. Two-four courts should be covered with a shade structure for day use. The courts would be served by improved support facilities to include canteen, rooms, storage, toilets and change, first aid and umpires facilities. This facility may be provided as a new, shared pavilion to also provide for senior sports, especially cricket.
- 4. Refinement of the dimensions of playing fields and support facilities in the Capricorn and Boomerang precinct.** This would provide additional fields of play for rectangular codes (eg touch, Oztag, and soccer-football), and provide a full sized ground for senior cricket and athletics. These works would maximise the number of playing fields together in each precinct and per code. They could increase the number of sports that can be played and increase the capacity of existing grounds as well as better meet orientation and code requirements. In Capricorn precinct these fields will be supported by the provision of code complaint support facilities for senior and additional sports (i.e. netball, cricket, athletics and possibly softball). The refinement of sports field sizes will allow individual codes to: expand, reduce costs, enhance logistics and club sustainability, and add flexibility by providing larger and code compliant full sized playing fields and minimise the costs of lights.

¹ Note the number of indoor courts will depend on whether two courts are maintained by the school, and whether the centre should also house civic centre functions, or if the school facility accommodated these as the existing centre already has a stage. The town requires a minimum of three courts.



Modification works would deliver the following:

- A full sized cricket ground and provision for athletics on Goanna Oval
 - Three touch/ Oztag fields on Boomerang Oval
 - Greater flexibility for rectangular codes on Kangaroo Oval (to increase the number of soccer/rugby fields side by side)
 - A slightly larger playing field on Emu Oval that could allow softball to play.
 - Separation of the entry to school's training centre from the Capricorn Precinct's car park
 - Modification to car parks or field surrounds to better utilise available space
5. **Continued and additional planning and construction of off-road trails and shared paths to cater for walking, cycling, and skating.** This will include the following:
- Upgrading of the Radio Hill climb, extending the Radio Hill road shoulder to provide for pedestrians and cyclists, and expand and improve the shared path circuit
 - Circuits around town and connecting camps and community facilities, and
 - Perimeter paths around key reserves (for example those larger than 1 hectare),
 - Provision of support facilities such as seating, lights and associated shade and landscaping
 - Mapping of these trail routes for promotion to residents, visitors and workers
6. **Upgrading, and/or provision of new squash courts** in conjunction with the new Recreation Centre.
7. **An additional sports reserve** to provide a minimum of three rectangular soccer-football pitches and overflow space for junior sport.
8. **Redevelopment of the former BMX track** to provide a new competition track **and provide associated facilities**, and where possible the provision of other freestyle cycle sport activities such as a recreational MTB circuit, dirt jump track and pump track.
9. **Development of a golf driving range**, adjacent to the golf course. This would include lights and shelter for participants. A driving range should enhance the sustainability of the club by increasing participation for more individuals and possibly by providing a night presence at the club.
10. **Development of a new 4+ court tennis facility** close to the town centre (plus space for expansion for an additional two courts in the long term).
11. **Continued provision of lawn bowls** – in conjunction with another outdoor sport such as tennis or golf, and if possible with shared clubrooms and possibly a licensed social club.



Other capital works projects

In addition to the major developments proposed above, there are some other projects that should be considered and those that are not site specific. These are listed below:

12. Design a transportable prefabricated support facility to service the smaller sports (equestrian, motor sports, BMX, target sports etc.) as a convenient and cost effective way to provide sustainable, code compliant and flexible support facilities.
13. Undertake a major greening (tree planting) program of the town streetscapes and parks, including: along streets with shared trails, perimeters of parks and major town gateways, and in key larger parks and sports facilities. Tree planting is desirable for a number of reasons. It can reinforce the striking beautiful landscape which is appealing to visitors, it will enhance participation in physical activity outdoors in the heat, decrease the heat island affect of the town centre, increase visual amenity and contribute to increased well being as well as biodiversity. An annual program for tree planting is desirable.
14. Provision of seating at sports facilities and significant shade structures for netball / basketball courts, lawn bowls, tennis courts, golf driving range, and in association with playing fields such as Goanna Oval.
15. Secure permanent access to water (preferably recycled water) and improved reticulation systems for turf on the golf course, racetrack, and other sports grounds.
16. Provide a new event space (ie for circuses, music and cultural events, field days and expos) that can also be used for overflow sport playing fields and events.
17. Expand motor sports opportunities to include motorcycle trails for recreational riding in association with existing disciplines.
18. Consider the provision of a lake for non-powered water based recreation and the visual and contemplative and conservation benefits and the water storage and retardation opportunities it could provide.
19. Provide for additional camping accommodation, especially in association with equestrian and motor sports facilities, and to assist with the provision for regional sports carnivals and festivals.

Note: A more detailed discussion of facilities for each sport and recommendations by activity (including sustainability and capacity details) were previously provided as a separate document (The Newman Recreation Facilities Analysis Matrix).

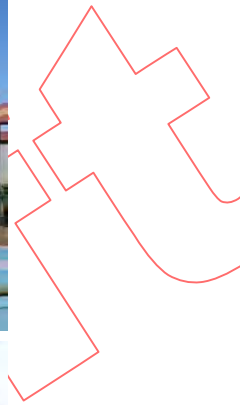
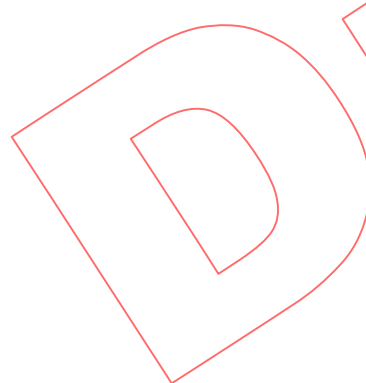




5.2 Options for providing and locating sport and recreation facilities

Options for siting each key facility identified above are provided in the following table (Table 2.) along with the preferred option.

Preferred design concepts for the facilities and several nonpreferred concepts are provided in the following chapter.





Options for siting the key sport and recreation facilities recommended in this plan

KEY FACILITY REQUIRED	OPTIONS FOR SITING				PREFERRED OPTION	QUICK WINS	RATIONALE FOR PREFERRED OPTION
	OPTION 1	OPTION 2	OPTION 3	OPTION 4			
1. New indoor courts, gym and fitness facilities	Same location with an expanded footprint	In conjunction with the Aquatic Centre in the town centre	In conjunction with the golf course	On a new site out of town with outdoor sport, and in conjunction with a new aquatic centre	Option 2. In conjunction with the aquatic centre in the town centre		The indoor recreation centre needs to be central to town and desirably colocated with the school to minimise cost to the community. As the existing site will not be available to Council in future, there are considerable capital cost savings, and management benefits and economies of scale if redeveloped in conjunction with the aquatic centre.
2. Refurbished aquatics centre and program pool	Same location with an expanded footprint	On existing site In conjunction with the recreation centre expanding into adjacent land	In conjunction with existing recreation centre at school	On a new footprint out of town, in conjunction with a new recreation centre and a new school	Option 2. On the existing site and in conjunction with recreation centre expanding into adjacent land		The site next to a school is not large enough, and not available in the long term. It is essential that the facility be close to the town centre, in order to increase participation and contribute to the viability of the town centre. A colocated aquatic and indoor recreation facility incorporating the neighbourhood centre has considerable merit and cost advantages.
3. Refurbished and an increased number of dedicated netball courts, with shade and shared support facilities	Existing location: build over the swale drain to the east	Existing location: reorganise support facilities to provide additional courts closer to the Capricorn Oval	Relocate to another central site such as the old tennis court site	Relocate the club and provide additional new courts elsewhere	Option 2. Reorganise support facilities to provide additional courts in the existing location: closer to Capricorn Oval	Prepare design of courts and shade structure and negotiate with multiple clubs over a shared pavilion.	Netball has a close association with Aust. Rules football and is best located near the football clubs, and the school. There are additional opportunities to share support facilities. Some existing support facilities will require additional work in the medium term. Netball could take over the facilities previous used by the tennis club i.e. the kitchen in this location.
4. Modify existing sportsgrounds to increase the number of playing fields	Modify boundaries of fields in Capricorn precinct	Modify field boundaries of grounds in Boomerang precinct	Modify fields in Capricorn and Boomerang precincts	Provide additional new fields elsewhere and relocate some clubs	Option 2. Modify field boundaries of grounds in Capricorn and Boomerang precincts	Close road north of Boomerang and design expanded playing field	The cost of refining boundaries and providing more, larger spaces together will be less than provision of new grounds. It can be done more quickly and will reinforce the pre-eminence of the Capricorn and Boomerang precincts. Modifications will increase the capacity of existing fields, and enhance club sustainability and flexibility.



KEY FACILITIES REQUIRED	OPTIONS FOR SITING				PREFERRED OPTION	QUICK WINS	RATIONALE FOR PREFERRED OPTION
	OPTION 1	OPTION 2	OPTION 3	OPTION 4			
5. Off-road trail circuits	Extend all existing paths provided	Provide perimeter shared paths around larger reserves	Upgrade Radio Hill climb, circuit path, and provide a road access path.	Link existing paths to create circuits for people to exercise	All Options: Incrementally design and construct all options	Upgrade off road Radio Hill climb path, construct shared trail along look out road, and prepare trails master plan for the rest of the town	All options are desirable. These should be identified in a plan and incrementally progressed when funds are available.
6. Squash courts	Retain in conjunction with the Newman Club	Provide in conjunction with the redeveloped recreation centre	Provide in conjunction with the golf club		Option 2. Provide in conjunction with the redeveloped recreation centre	Repair floor and lights at Newman Club Squash Courts	Squash courts are likely to be better co-located with the gym and sports court facilities, and accessible all hours. There is less affinity between golf and squash, and squash and licensed premises provided at the Newman Club, and there is concern that they cannot be kept in a good condition by a not-for-profit club – based on the current situation.
7. BMX and cycle sports	Develop the former BMX track in North Newman Reserve to provide a racing track to current standards	Develop BMX racing track, associated cycle sport activities, in conjunction with other shared sporting facilities on North Newman Reserve	Develop the former BMX track in North Newman Reserve and provide associated recreational dirt jumps / and pump track only	Develop the BMX track on the current site and other cycle sport facilities at another location	Option 2. Develop BMX racing track and associated cycle sport activities, in conjunction with other shared sporting facilities at North Newman Reserve	Design a modular transportable sports pavilion, that can be used for BMX and other sports.	North Newman Reserve has the basis of a track although all racing and support facilities would need to be demolished and re constructed. The inclusion of other freestyle dirt jumps and pump track facilities would reach a wider market interested in cycle sports. Additional cycle sport would address the potential high proportion of cyclists in Newman – including those with jump and MTB bikes, and to provide for a range of age groups and cyclists with a range of levels of proficiency. If additional playing fields were constructed in North Newman Reserve, some facilities could be shared. Support facilities can be provided in conjunction with additional outdoor sports facilities.



KEY FACILITY REQUIRED	OPTIONS FOR SITING				PREFERRED OPTION	QUICK WINS	RATIONALE FOR PREFERRED OPTION
	OPTION 1	OPTION 2	OPTION 3	OPTION 4			
8. A new outdoor sports reserve	In conjunction with a non-sporting events space proposed in Cowra Drive	Gun Club Road site – as nominated by previous Shire reports	West and north of Council reserves north of Les Tutt Drive / north of the Golf Course	Develop North Newman Reserve for this purpose, if drainage and geotechnical conditions are suitable	Option 4. Develop North Newman Reserve for this purpose, if drainage and geotechnical conditions are suitable	Prepare master plan for the reserve	<p>North Newman Reserve is relatively close to most of the residential areas in Newman (and 650m from the town centre). It is mostly flat and large enough for three or more full sized soccer pitches, leaving Capricorn for the oval sports. There are opportunities to share support facilities with BMX, and accommodate tennis. The Reserve is undeveloped, and as such vulnerable to incremental unrelated developments. The site north of the golf course is steep in parts and too remote to be the preferred site for further sports development.</p> <p>The Gun Club Road site is too far from the centre of town (2.3km) to ensure good utilisation.</p>
9. Provide new tennis court complex	Retain just two shared tennis courts with the netball courts	Provide a new tennis complex in conjunction with current Newman Club	Provide a new complex in association with the golf course	Provide a new tennis complex at North Newman Reserve, in conjunction with other sports	Option 4. Provide a new tennis complex at North Newman Reserve, in conjunction with other sports		<p>New courts are needed to grow tennis again, as netball needs to expand on its current site. All existing courts are shared with netball, are not cost effective to run due to lighting arrangements, and are in poor condition.</p> <p>Development at North Newman Reserve will provide a multiple sport complex adjacent to a large developing residential area. Tennis is best provided centrally and co-located with another recreation activity. A relationship with lawn bowls and an existing social clubs has advantaged, however the former tennis site is to be developed for other purposes.</p> <p>The golf course site may not be large enough with a golf driving range and possibly lawn bowls, and it is not flat. It is also less central to the town.</p>



KEY FACILITIES REQUIRED	OPTIONS FOR SITING				PREFERRED OPTION	QUICK WINS	RATIONALE FOR PREFERRED OPTION
	OPTION 1	OPTION 2	OPTION 3	OPTION 4			
10. Continue to provide lawn bowls	Retain in Boomerang precinct in conjunction with the Newman Club	Provide in conjunction with the Golf Club	Provide in conjunction with a new sports reserve		Option 1. Retain in Boomerang precinct in conjunction with the Newman Club	Upgrade quality of green and lights	<p>This would be the least cost option. It is relatively central for barefoot and corporate bowls. It would add to the Boomerang precinct, and continue to provide access to a licensed club.</p> <p>Lawn bowls needs to be central to the town for barefoot social bowls, and desirably close to schools. If an additional sports reserve is developed in North Newman Reserve- there is unlikely to be enough space for lawn bowls. If a sports reserve is constructed in Gun Club Road – this is too far away from town.</p>
11. Golf driving range	Provide in association with (north of) the Fortescue Golf Club	Provide on a separate site or in conjunction with a new sports reserve			Option 1. Provide in association with (north of) the Fortescue Golf Club	<p>Design a golf driving range.</p> <p>Construct nets and lights</p>	<p>The area north of the Fortescue Golf Club is currently used as an informal practice area, however there are no nets or lights or shelter etc. This facility is best served from the existing golf course, and clubrooms. The priority is providing lights and nets and then a shelter.</p>



5.3 Design concepts

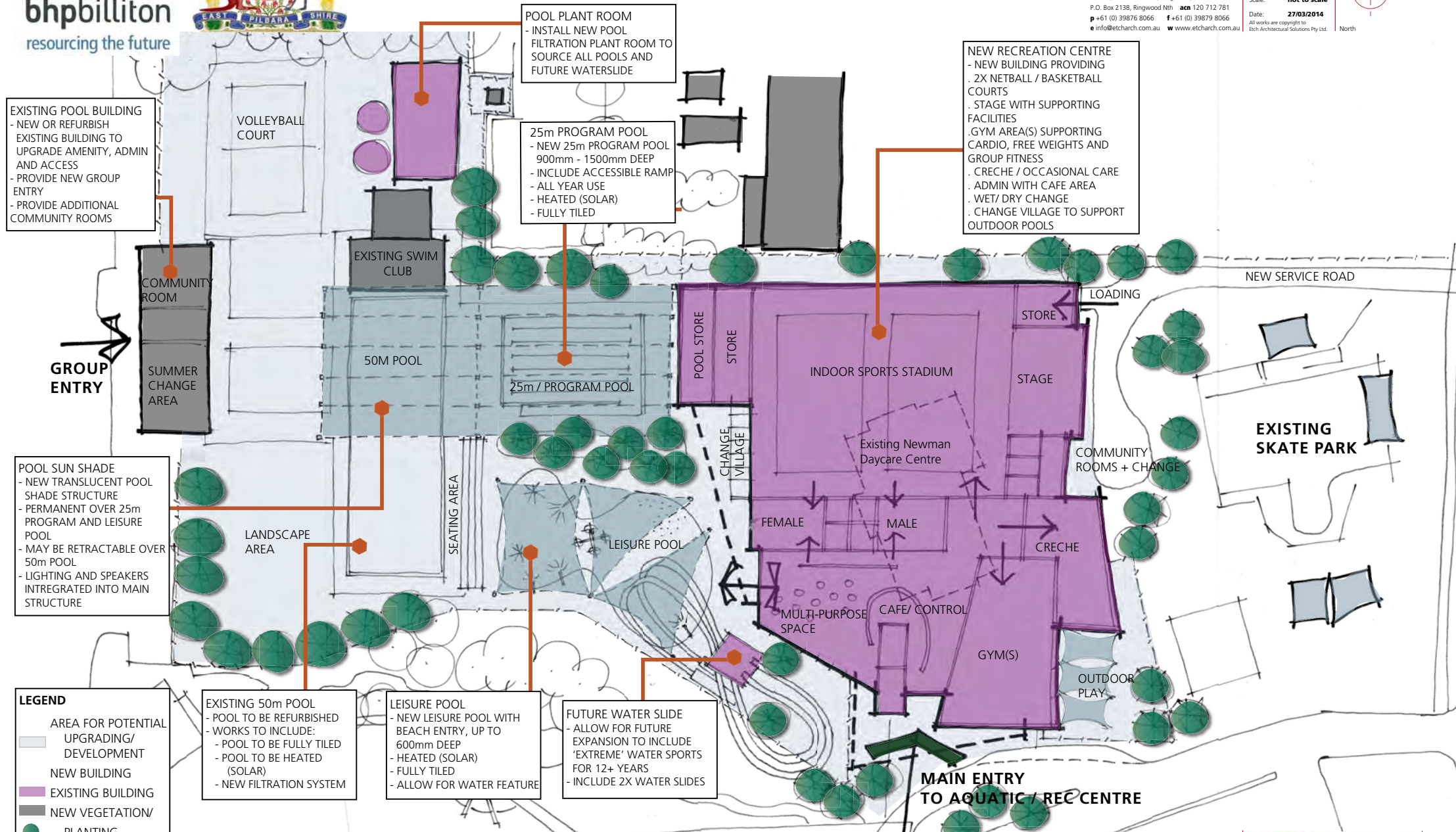
Due to a number of planning projects in Newman being conducted by others, (including the Newman High School and LandCorp) it is not possible to determine a final preferred site and design concepts for proposed facilities at this time.

The following design concepts are provided:

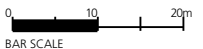
1. PLAN 1.
The preferred option for a combined aquatics and recreation centre on the Aquatics Centre site (OPTION 2. NEWMAN AQUATIC, SPORT AND FITNESS CENTRE-PREFERRED)
2. PLAN 2.
The option to redevelop and extend netball and provide additional facilities in the Capricorn precinct. (OPTION 1. CAPRICORN PRECINCT-PREFERRED)
3. PLAN 3.
The preferred option for the redevelopment of North Newman Reserve, to include: BMX, cycle sports, soccer and other rectangular sports, as well as a new tennis complex (OPTION 1. NORTH NEWMAN RESERVE-PREFERRED)
4. PLAN 4.
The option for extending the playing field space in the Boomerang precinct- without providing tennis courts (OPTION 1. BOOMERANG- PREFERRED). A tennis complex is recommended on the North Newman Reserve.
5. PLAN 5. A concept for the formalisation of a golf driving range at the golf course. (OPTION 1. GOLF DRIVING RANGE-PREFERRED)
6. PLAN 6.
The option of extending the Newman Recreation Centre on the current site. Subsequent to the preparation of this plan the school has advised that this site will not be available for this development in future. (OPTION 1. NEWMAN RECREATION CENTRE-NON PREFERRED)
7. PLAN 7.
The option to refurbish and expand a stand-alone aquatic centre on the existing site (OPTION 1. NEWMAN AQUATIC CENTRE- NOT PREFERRED). This is not preferred as a combined aquatic and recreation centre is proposed on this site.
8. PLAN 8.
North Newman Reserve development including soccer facilities and BMX, without tennis complex (OPTION 1. NOT PREFERRED). This option is not preferred as the preferred includes other cycle sports and a tennis complex.
9. PLAN 9.
The option for extending the playing field space in the Boomerang precinct. (OPTION 1. BOOMERANG- NON-PREFERRED). This option is not preferred because it shows tennis located on the former tennis club site, which is now unlikely. Provision of tennis facilities is recommended on the North Newman Reserve.

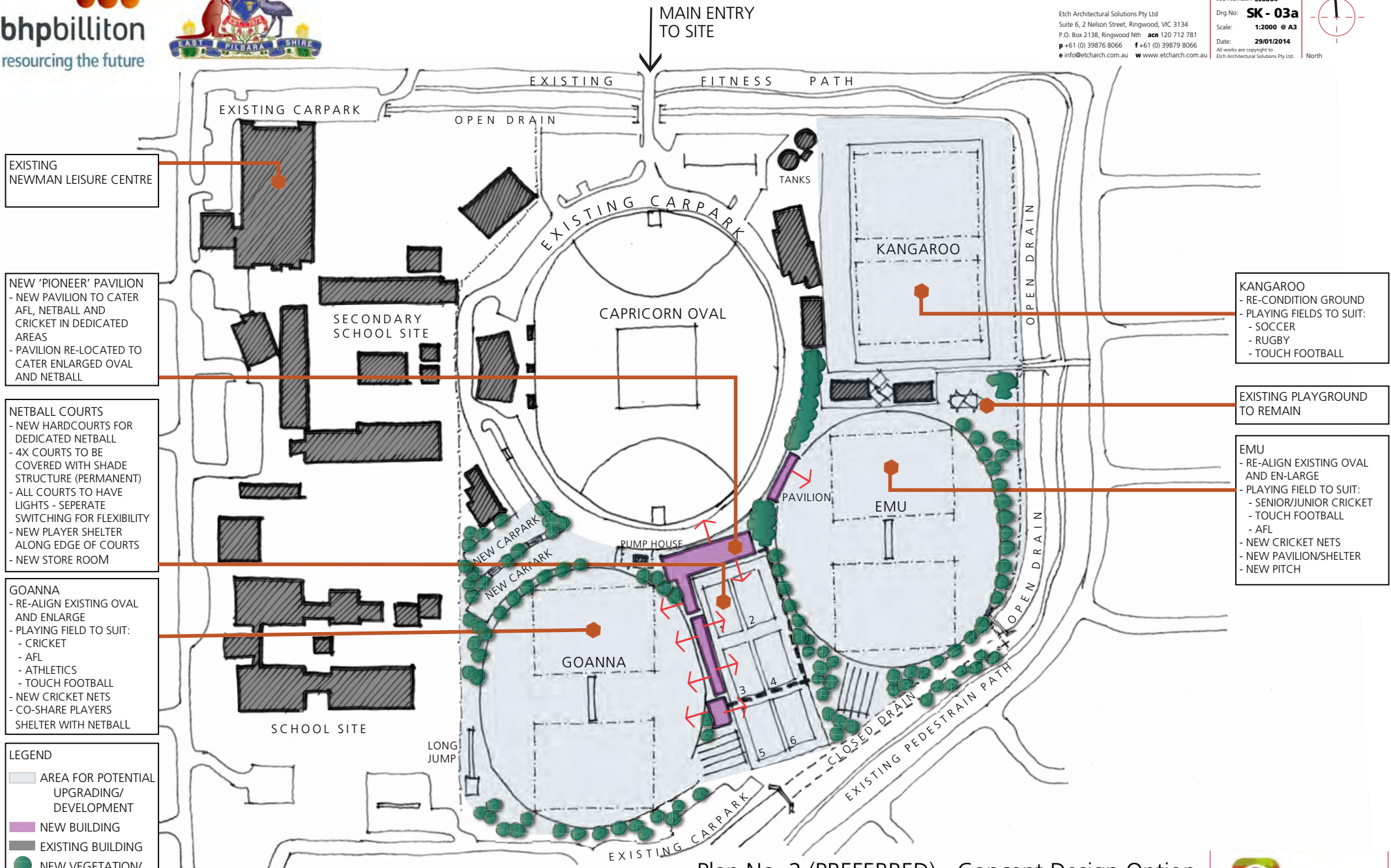
It is recommended that the same style of shade structure be provided two netball courts, the tennis complex, swimming pool and golf driving range hit off. The preferred style of structure is shown in the image below.





Plan No. 1 (PREFERRED) - Concept Design Option for combined Aquatic & Leisure Centre
Shire of East Pilbara, Recreation Master Plans - Newman Pool





EXISTING NEWMAN LEISURE CENTRE

NEW 'PIONEER' PAVILION
- NEW PAVILION TO CATER AFL, NETBALL AND CRICKET IN DEDICATED AREAS
- PAVILION RE-LOCATED TO CATER ENLARGED OVAL AND NETBALL

NETBALL COURTS
- NEW HARCOURTS FOR DEDICATED NETBALL
- 4X COURTS TO BE COVERED WITH SHADE STRUCTURE (PERMANENT)
- ALL COURTS TO HAVE LIGHTS - SEPERATE SWITCHING FOR FLEXIBILITY
- NEW PLAYER SHELTER ALONG EDGE OF COURTS
- NEW STORE ROOM

GOANNA
- RE-ALIGN EXISTING OVAL AND ENLARGE
- PLAYING FIELD TO SUIT:
- CRICKET
- AFL
- ATHLETICS
- TOUCH FOOTBALL
- NEW CRICKET NETS
- CO-SHARE PLAYERS SHELTER WITH NETBALL

LEGEND
 [Light Blue Box] AREA FOR POTENTIAL UPGRADING/ DEVELOPMENT
 [Purple Box] NEW BUILDING
 [Hatched Box] EXISTING BUILDING
 [Green Circle] NEW VEGETATION/ PLANTING

KANGAROO
- RE-CONDITION GROUND
- PLAYING FIELDS TO SUIT:
- SOCCER
- RUGBY
- TOUCH FOOTBALL

EXISTING PLAYGROUND TO REMAIN

EMU
- RE-ALIGN EXISTING OVAL AND EN-LARGE
- PLAYING FIELD TO SUIT:
- SENIOR/JUNIOR CRICKET
- TOUCH FOOTBALL
- AFL
- NEW CRICKET NETS
- NEW PAVILION/SHELTER
- NEW PITCH



BMX TRACK
- RE-CONDITION EXISTING B.M.X. TRACK
- PROVIDE DEDICATED PAVILION WITH AMENITIES
- PROVIDE PERIMETER BIKE PATH/ WALKING TRAIL TO PRECINCT
- PROVIDE NEW OFF-STREET CARPARK TO CO-SHARE WITH SOCCER

EXISTING S.E.S. SITE
- COUNCIL CONSIDERING REDEVELOPING THE SITE

NEW PLAYGROUND AND OFF-STREET CARPARK
- NEW 'ALL AGES' PLAYGROUND TO CO-SHARE WITH BMX, SOCCER AND PARK
- POTENTIALLY RELOCATE EXISTING PLAYGROUND FROM ACROSS THE ROAD

NEW SOCCER PAVILION
- NEW DEDICATED SOCCER PAVILION
- ALLOW FOR 4 UNI-SEX CHANGE ROOMS
- UMPIRE CHANGE
- PUBLIC AMENITIES
- SOCIAL ROOM
- KITCHEN AND BAR FACILITIES
- ADMIN AREA

LEGEND
 AREA FOR POTENTIAL UPGRADING/ DEVELOPMENT
 NEW BUILDING
 EXISTING BUILDING
 NEW VEGETATION/ PLANTING

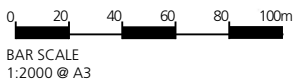
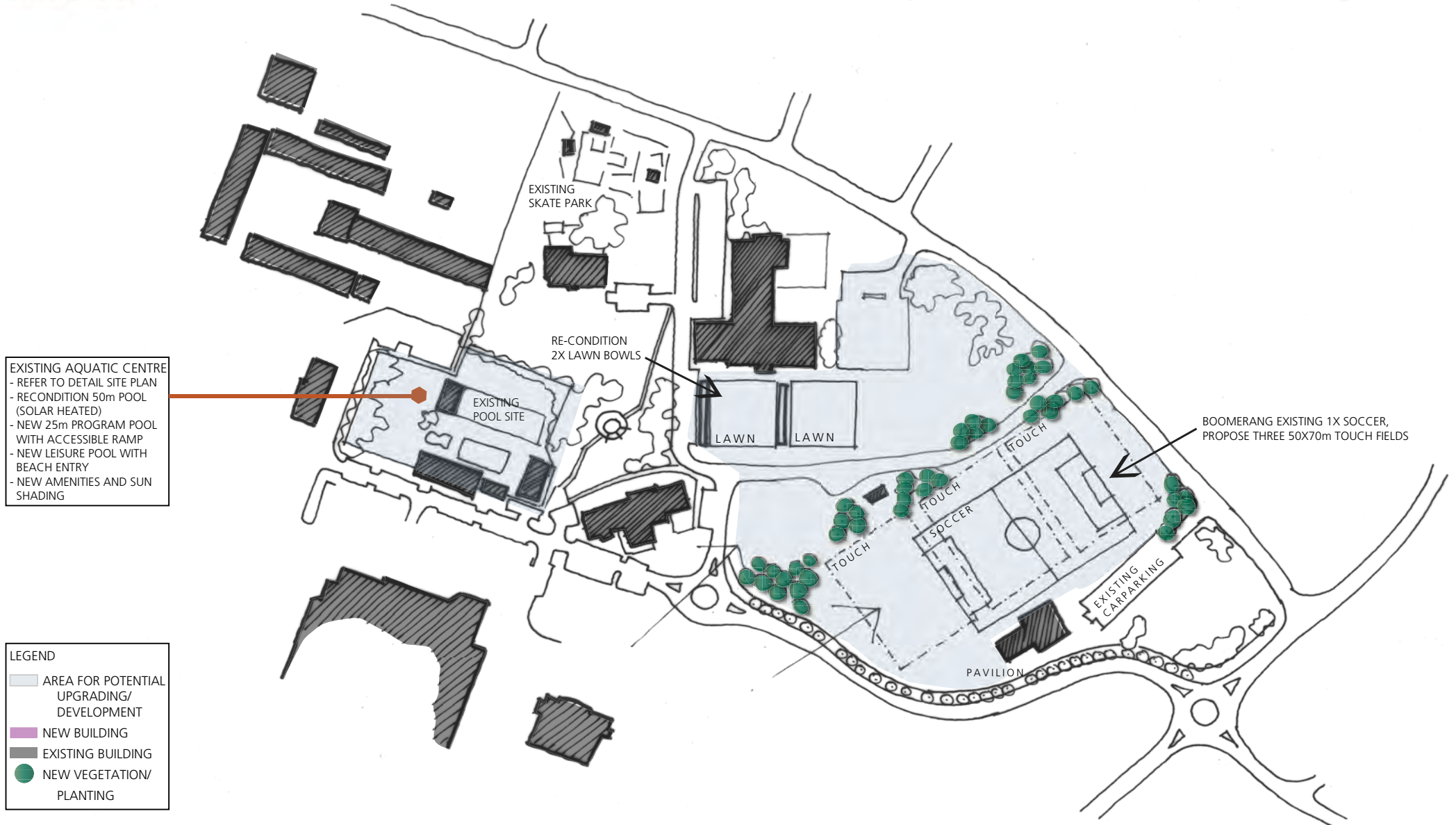


PARK LAND
- RE-VITALISED PARKLANDS
- PROVIDE A FLORA PARK AND PREPARE RECREATION AREA
- AREA TO ALLOW GRASSLAND, BIKE/ WALKING PATH, BBQ AREAS AND PICNIC SHELTERS
- NEW PERIMETER TREE PLANTING

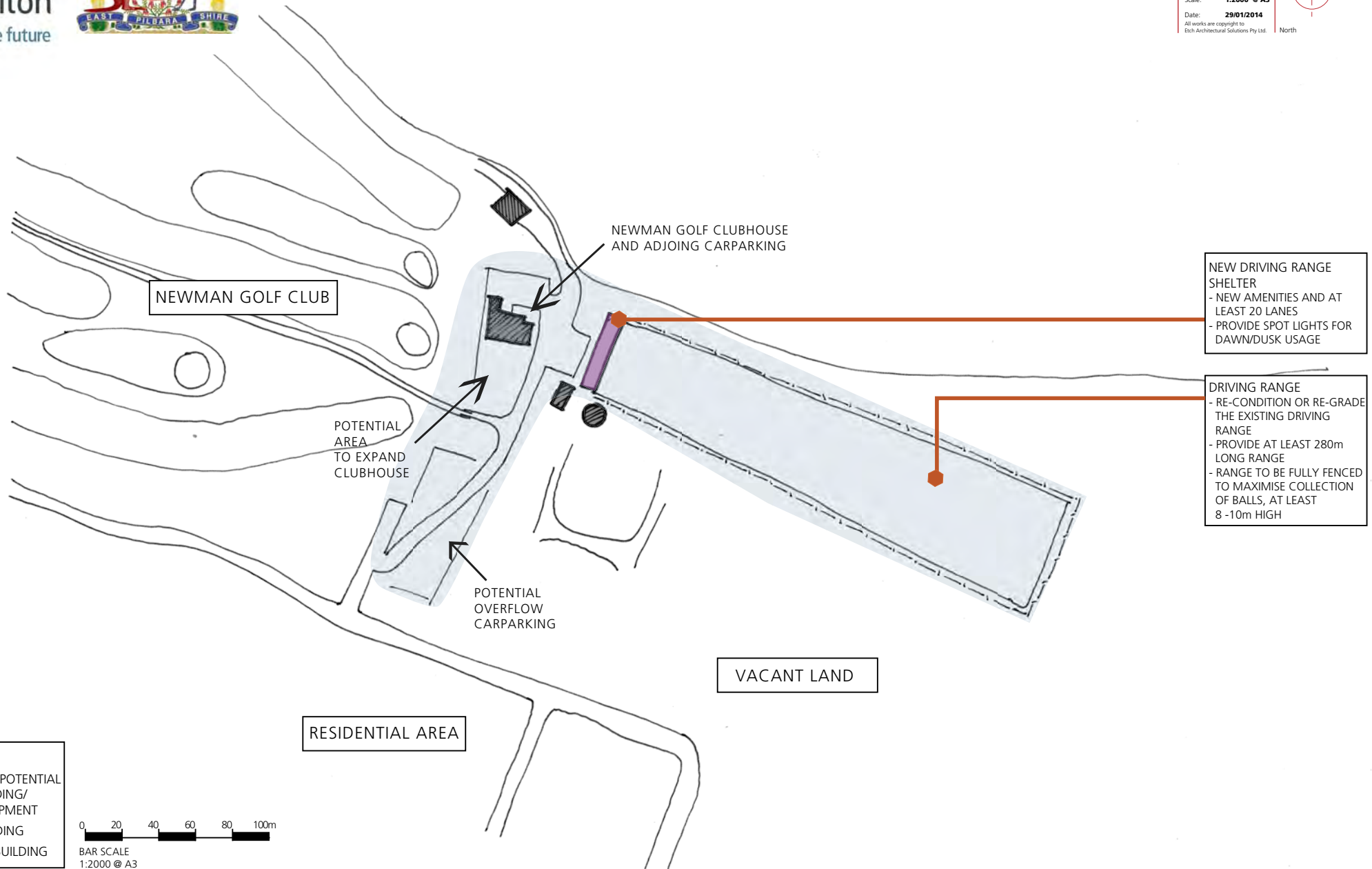
NEW TENNIS CENTRE
- NEW 6 COURT TENNIS CENTRE
- ALLOW FOR 2 COURTS TO BE UNDER COVER (SHADE STRUCTURE)
- PROVISION FOR NEW TENNIS PAVILION WITH AMENITIES
- ALLOW SPORTS LIGHTING TO ALL
- PROVIDE PERIMETER FENCING

NEW SOCCER FIELDS
- NEW NATURAL TURF SOCCER PITCHES
- ALLOW FOR PERIMETER FENCING TO EACH PITCH INCLUDING 6M HIGH GOAL END FENCELINE
- EACH PITCH TO HAVE PLAYER/ SPECTATOR SHELTERS
- ALLOW SPORTS LIGHTING TO ALL

Plan No. 3 (PREFERRED) - Concept Design Option 2
Shire of East Pilbara, Recreation Master Plans - North Newman

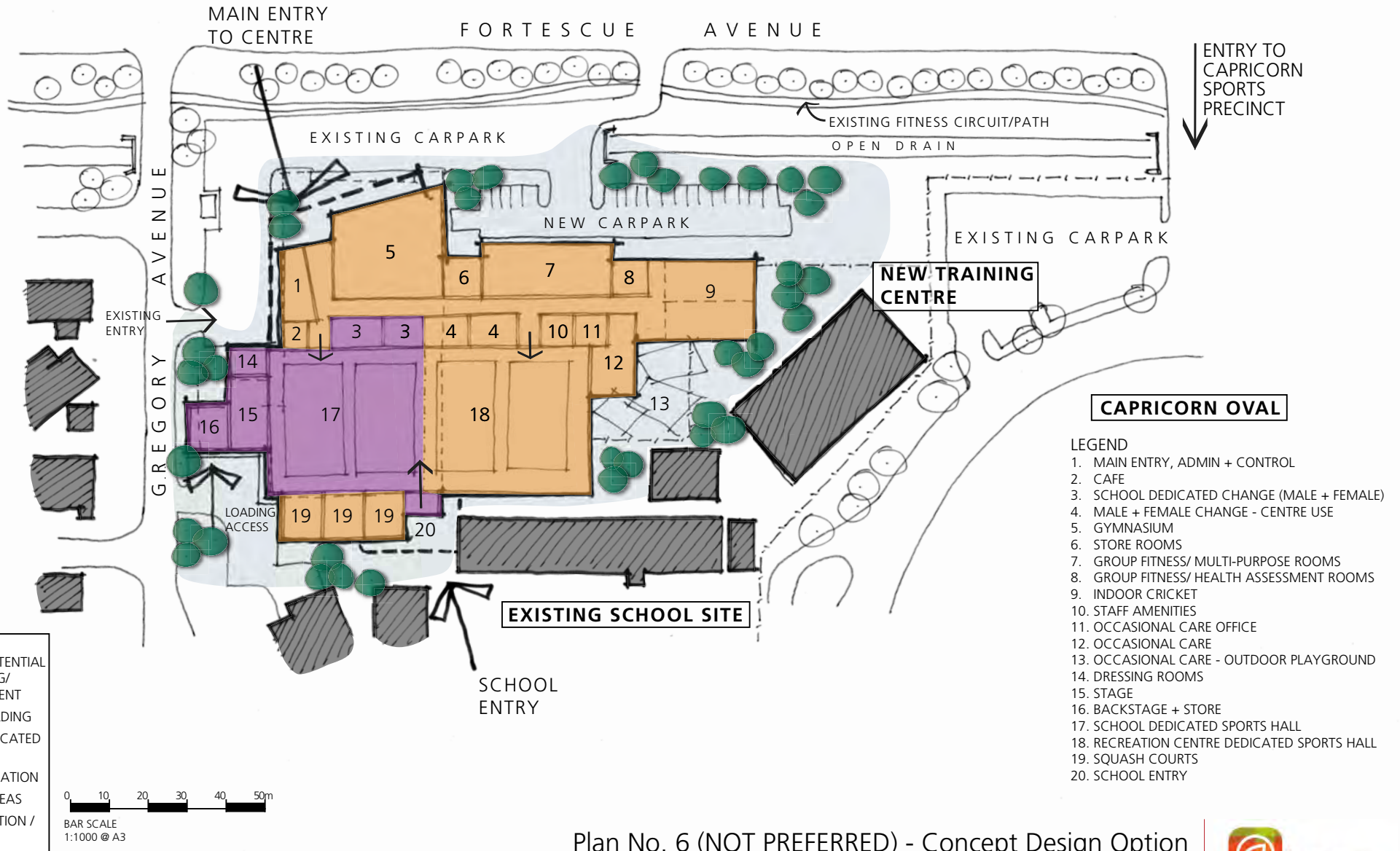


Plan No. 4 (PREFERRED) - Concept Design Option 2
Shire of East Pilbara, Recreation Master Plans - Boomerang and Pool Site

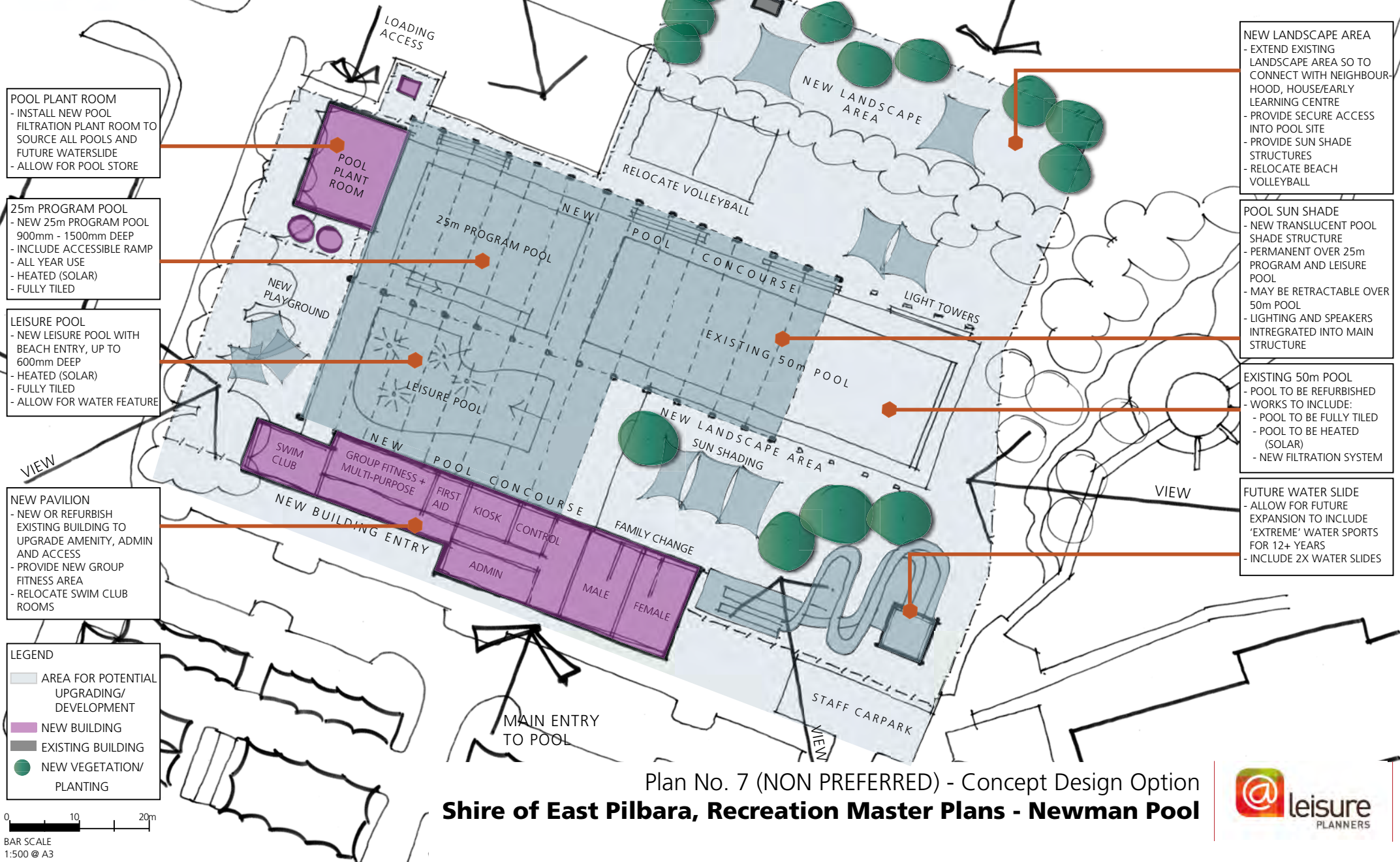


Plan No. 5 (PREFERRED) - Concept Design Option

Shire of East Pilbara, Recreation Master Plans - Newman Golf Course & Driving Range



Plan No. 6 (NOT PREFERRED) - Concept Design Option
Shire of East Pilbara, Recreation Master Plans - Newman Leisure Centre



POOL PLANT ROOM
- INSTALL NEW POOL FILTRATION PLANT ROOM TO SOURCE ALL POOLS AND FUTURE WATERSLIDE
- ALLOW FOR POOL STORE

25m PROGRAM POOL
- NEW 25m PROGRAM POOL 900mm - 1500mm DEEP
- INCLUDE ACCESSIBLE RAMP
- ALL YEAR USE
- HEATED (SOLAR)
- FULLY TILED

LEISURE POOL
- NEW LEISURE POOL WITH BEACH ENTRY, UP TO 600mm DEEP
- HEATED (SOLAR)
- FULLY TILED
- ALLOW FOR WATER FEATURE

NEW PAVILION
- NEW OR REFURBISH EXISTING BUILDING TO UPGRADE AMENITY, ADMIN AND ACCESS
- PROVIDE NEW GROUP FITNESS AREA
- RELOCATE SWIM CLUB ROOMS

LEGEND
- AREA FOR POTENTIAL UPGRADING/ DEVELOPMENT
- NEW BUILDING
- EXISTING BUILDING
- NEW VEGETATION/ PLANTING

NEW LANDSCAPE AREA
- EXTEND EXISTING LANDSCAPE AREA SO TO CONNECT WITH NEIGHBOURHOOD, HOUSE/EARLY LEARNING CENTRE
- PROVIDE SECURE ACCESS INTO POOL SITE
- PROVIDE SUN SHADE STRUCTURES
- RELOCATE BEACH VOLLEYBALL

POOL SUN SHADE
- NEW TRANSLUCENT POOL SHADE STRUCTURE
- PERMANENT OVER 25m PROGRAM AND LEISURE POOL
- MAY BE RETRACTABLE OVER 50m POOL
- LIGHTING AND SPEAKERS INTEGRATED INTO MAIN STRUCTURE

EXISTING 50m POOL
- POOL TO BE REFURBISHED
- WORKS TO INCLUDE:
- POOL TO BE FULLY TILED
- POOL TO BE HEATED (SOLAR)
- NEW FILTRATION SYSTEM

FUTURE WATER SLIDE
- ALLOW FOR FUTURE EXPANSION TO INCLUDE 'EXTREME' WATER SPORTS FOR 12+ YEARS
- INCLUDE 2X WATER SLIDES

0 10 20m
BAR SCALE
1:500 @ A3

Plan No. 7 (NON PREFERRED) - Concept Design Option
Shire of East Pilbara, Recreation Master Plans - Newman Pool



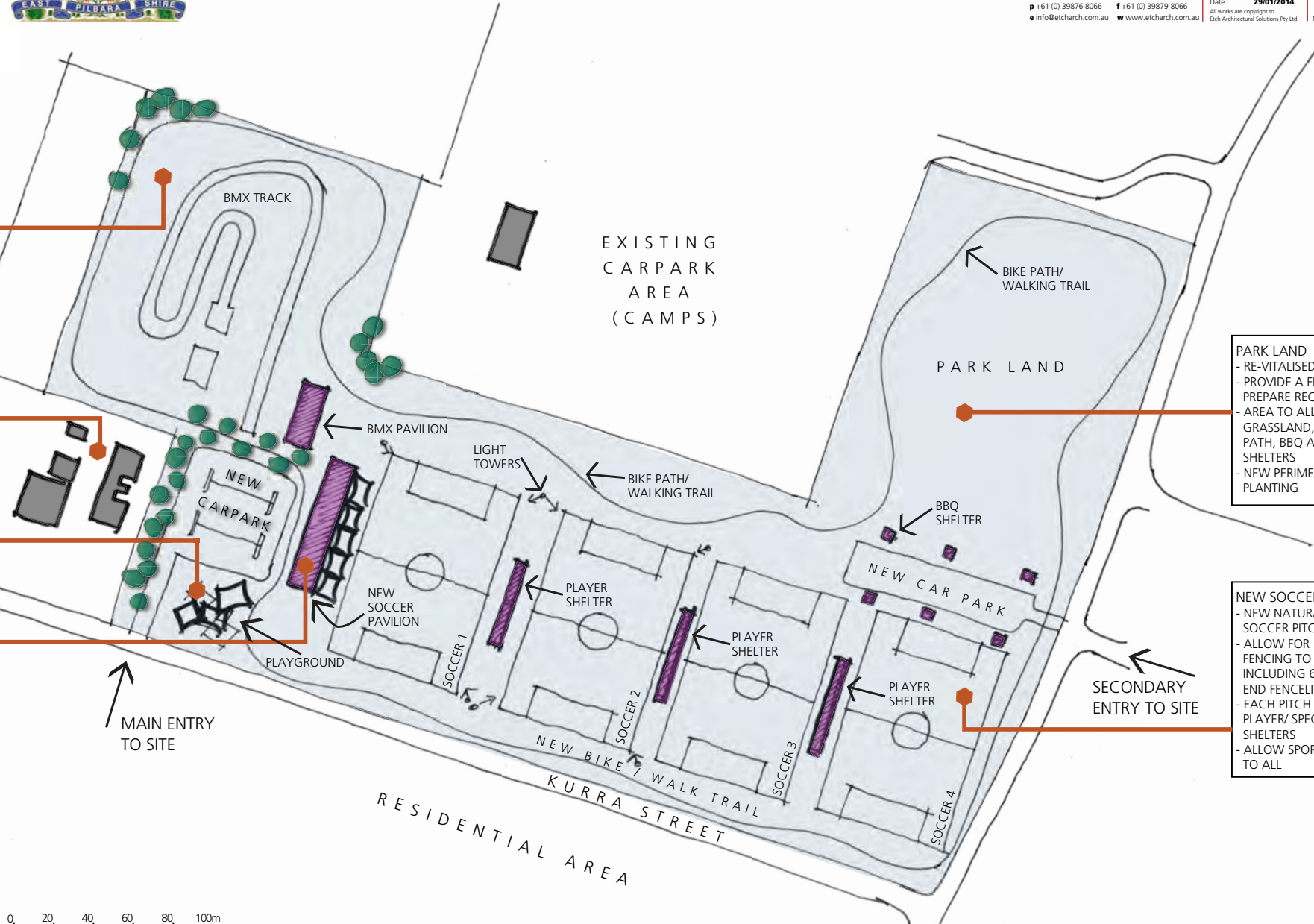
BMX TRACK
- RE-CONDITION EXISTING B.M.X. TRACK
- PROVIDE DEDICATED PAVILION WITH AMENITIES
- PROVIDE PERIMETER BIKE PATH/ WALKING TRAIL TO PRECINCT
- PROVIDE NEW OFF-STREET CARPARK TO CO-SHARE WITH SOCCER

EXISTING S.E.S. SITE
- COUNCIL CONSIDERING REDEVELOPING THE SITE

NEW PLAYGROUND AND OFF-STREET CARPARK
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NEW SOCCER PAVILION
- NEW DEDICATED SOCCER PAVILION
- ALLOW FOR 4 UNI-SEX CHANGE ROOMS
- UMPIRE CHANGE
- PUBLIC AMENITIES
- SOCIAL ROOM
- KITCHEN AND BAR FACILITIES
- ADMIN AREA

LEGEND
 AREA FOR POTENTIAL UPGRADING/ DEVELOPMENT
 NEW BUILDING
 EXISTING BUILDING
 NEW VEGETATION/ PLANTING



PARK LAND
- RE-VITALISED PARKLANDS
- PROVIDE A FLORA PARK AND PREPARE RECREATION AREA
- AREA TO ALLOW GRASSLAND, BIKE/ WALKING PATH, BBQ AREAS AND PICNIC SHELTERS
- NEW PERIMETER TREE PLANTING

NEW SOCCER FIELDS
- NEW NATURAL TURF SOCCER PITCHES
- ALLOW FOR PERIMETER FENCING TO EACH PITCH INCLUDING 6M HIGH GOAL END FENCELINE
- EACH PITCH TO HAVE PLAYER/ SPECTATOR SHELTERS
- ALLOW SPORTS LIGHTING TO ALL

Plan No. 8 (NOT PREFERRED) - Concept Design Option 1
Shire of East Pilbara, Recreation Master Plans - North Newman



5.4 Probable capital costs of facilities

The estimated probable costs of construction for the preferred options are shown below.

These do not include the likely 75% locational penalty or professional fees.

These costs are outlined in more detail in Appendix 5.

Whole of life costs have not been provided, as the detailed nature of facilities and siting will influence these.

Table 2. Estimated probable construction costs of key preferred and non preferred facility developments

Key Project Options	Estimated probable capital cost (excluding professional fees and locational penalty)
1. Aquatics and indoor recreation centre redevelopment on existing aquatics site – OPTION 2. PREFERRED	\$30,922,895
2. Netball redevelopment and pavilion, and Capricorn field extensions- OPTION 2. PREFERRED	\$12,065,500
3. North Newman Recreation Reserve, Soccer facilities BMX (excluding track work) and Tennis Complex – OPTION 2. PREFERRED	\$18,039,000
4. Boomerang Precinct -Field Modification and Lawn bowls without tennis -OPTION 2. PREFERRED	\$3,036,000
5. Golf Driving Range -OPTION 1. PREFERRED	\$2,635,500
6. Newman Recreation Centre extended on existing site - OPTION 1. NON PREFERRED	\$21,056,250
7. Aquatic centre refurbishment on existing site without rec centre -OPTION 1. NON PREFERRED	\$14,514,700
8. North Newman Reserve, Soccer facilities BMX (excluding track work) No tennis complex -OPTION 1. NOT PREFERRED –	\$16,350,000
9. Boomerang Precinct -Field Modification with Lawn bowls and tennis – OPTION 1. NOT PREFERRED	\$5,366,000

Note: These figures do not include Locality Allowance (75%) or professional fees.



6. The viability and sustainability of clubs

With small clubs, limited volunteers, long work hours, a transient population with relatively low willingness to pay, as well as high cost of capital works – some sports will find it more difficult to survive than others. Also the capacity of clubs to undertake works themselves is less than in other places.

Key influences affecting sports viability and sustainability of organisation are discussed here.



6.1 Sustainability of sport in Newman

Key considerations related to the sustainability of sport in Newman are:

1. The nature of the sport – in relation to the demographics, remoteness, physical context and climate
2. The viability and sustainability of organisations and clubs delivering services. This includes how well the sport is governed, and its own resources, i.e. whether they need resources from Council to provide and manage facilities and deliver competitions, and
3. Other factors that Council and others can influence – such as planning and design of facilities, marketing, and sports development

The nature of the sport

Sports that will be most sustainable are those that:

- Have a high participation rate (size of demand)
- Are an individual or non-team sport
- Are suited to a hot climate or can be played indoor / at night
- Have a relatively short game duration
- Can share facilities with another sport
- Are accessible / appealing to people of both genders
- Are relatively affordable to participate (cost of use)
- Are accessible / appealing to all age groups

Based on those factors sports have been rated according to their likely sustainability in Newman. This information can be used in prioritising capital works.



There are however considerations other than just the sustainability of a particular sport – as to whether it should be supported in Newman. These considerations may include the diversity of sports available, (as the town needs a good diversity of sports that are beneficial for a wide range of people and can attract and retain residents).

A previous report prepared for East Pilbara Shire promotes 'less choice - increased sustainability and viability' facility provision in Newman. It indicates that local governments should focus on providing fewer sport and recreation facilities, maintain their quality, encourage greater cooperation and sharing between groups and strengthen the capacities of organisations to attract, train and retain volunteers. This approach is likely to require the rationalisation and inevitable loss of opportunities in some townships.

This philosophy is contrary to government policy, to the goal of increasing participation and generating social and health benefits to the community, and to employees, and to generating economic benefits to attracting employees and visitors to Newman.

A narrow range of sports will mean a focus on the larger more wealthy and male dominated sports; a narrower age range of people able to keep fit and healthy; fewer opportunities to develop a range of skills in children (on which they will rely later in life); and less social capital associated with sport.

There is a need for a diversity of sports opportunities

Council should not try to limit the range of sports provided – rather; encourage multiple sports to be provided cost effectively and encourage sharing so facilities can be used by other codes when popularity and demand fluctuates.

A diversity of opportunities is essential to meet the greatest range of the population's needs. It is important for children's bone and muscle development that they are exposed to a wide range of activities up to senior school.

The National Physical Activity Guidelines recommends that all adults aged 18 – 64 years, irrespective of cultural background, gender or ability achieve 2 ½ to 5 hours of moderate intensity physical activity each week, as well as muscle strengthening activities on at least 2 days each week.

Persons over than 65 years should accumulate at least 30 minutes of moderate intensity physical activity preferably on all days.

Also, if residents have a good exposure to a range of sports, later in life they may have more options to exercise and may be more likely to stay active and healthy when age and injury prevents them from undertaking some more preferred activities.

There are a number of small clubs in Newman, as in other places. Some small sports may not appear to be sustainable however they may require very limited resources from Council to continue to provide opportunities.



6.2 The viability and sustainability of organisations / clubs delivering services

In the research and consultation conducted with clubs and peak bodies @leisure sought to identify indicators of viability, suitability and governance. This research did not deliver consistent data from each sport, nor enable the valid measurement of these things, due to the responses from self-administered questionnaires and interviews, and lack of consistent information sourced from peak bodies.

There are some key indicators of how sustainable sports club will be after the issues identified related to the sport, play out. Two such indicators are:

- Strategic planning and organisational documentation, and
- Sports development and the range of age groups and pathways provided for players.

Strategic planning and organisational documentation

Strategic planning and organisational documentation, as evidenced by a brief strategic plan, marketing plan, financial plan etc. are a good indicator of governance and club viability. The larger the club the more important this planning documentation and governance is.

Appendix 4. provides a list of indicators of good corporate governance for sports clubs. This has been adapted from the Australian Sports Commission governance checklist. Council could adopt this checklist and require sports clubs to address each item when it provides support or enters into occupancy agreements for facilities.

In a number of instances peak sporting bodies provide assistance to local clubs to develop strategic plans etc., and to gain some form of ranking or accreditation that they are being good clubs. This project found that in a number of instances support typically available from peak bodies had not been extended specifically to Newman, due to its remoteness, or had not been requested by clubs.

Sports development

Each sport needs to provide for people from: a range of age groups, both males and female players, and those with different levels of proficiency. This diversity of people in a sport assists the club and players in a number of ways: to continually be able to attract new participants, to allow players to continually develop, to provide opportunities for people of different abilities and interests to play at the level they desire; to provide adequate role models and mentors to encourage participation and skill development; and to provide a good depth of competition. Importantly each club has a critical mass that is required in order to attract resources including volunteers, and to be able to deliver a range of services and manage the club well.

In Newman, sports will benefits from:

- Having both junior and senior players in the one club
- Junior development programs being offered in all sports
- A relationship with schools, so participants can move from school competition to club competition. This is likely to be especially important for girls and indigenous persons
- Being able to provide a good depth of competition for players through carnivals, home town events and access to regional tournaments (due to small numbers of players, especially in some age groups)



- Ways of effectively promoting to, and communicating with potential players, and determining player availability, and offering competition formats and schedules that suit the nature of employment, remoteness and climate
- Strategies to address the limited number of scorers, officials, referees likely to be available in a population of this size, and access to training, as well as key personnel that may stay only a short time

Whilst the constraints for club sport in Newman are clear, there are considerable benefits in social capital, learning, personal development and the discipline of playing and contribution to volunteer based sports clubs, as distinct from just participating in programs (as is the case in some remote areas).

Sports and club development is commonly influenced by peak bodies, not for profit agencies and state government sports development networks – which are largely absent in Newman.

Interestingly the community surveyed showed a strong participation in volunteerism, and indicated some work shifts are conducive to volunteering for clubs because of the number of days per week some employees have off. However many clubs said they struggled in finding enough committee members.

6.3 Club development options

Council can play an important role in sports development through providing some centralised services through the Newman Recreation Centre. These might include: promotion, fixturing, a bridging service –to maintain club records and fixturing etc. when key personnel leave; recruitment of volunteers and supports from the state government and peak bodies for training and club development.

Council could adopt the following strategies to aid club development, minimise the cost of administration and resources needed, and grow participation in sport:

- 1) Give the recreation centre a greater focus on sports development, and club support, and providing bridging assistance when key personnel move away.
- 2) For sports with potentially high demand but no club, advertise for participants and volunteers, and develop skill development programs and activities that can develop into a club competition.
- 3) Provide options for emerging clubs to hold their meetings at the recreation centre, at no cost.
- 4) Set up an online booking system and availability roster so players can indicate their availability and teams can register, and courts can be booked without requiring considerable resources etc.
- 5) Provide contact information and marketing for clubs, programs and facilities using hard copy and online information as well as social media and text messaging services.



- 6) Provide an easy and convenient way of booking, volunteering, seeking companions for recreation activities, and registering availability to play sport.
- 7) Support the development of multiple code clubs where compatible, for example:
 - o Multiple code clubs across two seasons or that can be co-located i.e. footy, cricket and netball
 - o Clubs that meet the needs of children of both genders i.e. cricket, footy and soccer
 - o Sports that target a similar demographic i.e. golf, tennis and bowls
 - o Multiple disciplines of the one code i.e. multiple shooting sports, motorcycling, diamond sports, (add baseball / softball to tee ball), cycling (BMX and MTB), and racquet sports (squash, tennis, racquetball, squash ball and badminton).
- 8) Assist clubs to develop relationships with schools – and encourage student involvement in sports clubs) ie; as coaches and referees.
- 9) Encourage all clubs to provide male female, junior, and senior teams under the one administration. This will help reduce administration; increase role models, the number of participants and skill development, while reducing the number of juniors dropping out etc. Council can influence this as a condition of access to facilities and grants for example.
- 10) Recruiting / utilising more support from the peak bodies and Department of Sport and Recreation's sports development network.

- 11) Develop programs for older adults who are unlikely to want to start a club, i.e. badminton, gentle exercise and soft tennis etc.



Council can also:

- 12) Provide an important role in encouraging good practice by requiring clubs to meet specific objectives when providing grants or letting grounds and facilities, or working with them to provide a brief strategic / business plan and an annual budget for example.
- 13) Impact on the sustainability of clubs through the design, management and pricing of facilities.



6.4 Facility design impacts on sports sustainability

As sports clubs and activities are susceptible to constant change in Newman, facilities need to be designed for maximum flexibility and expansion. This flexibility is easily eroded by incremental development and poor placement of support facilities, utilities, services and structures such as car parking -where they may impact on the number of playing fields together, the size of fields, and club logistics and costs.

Flexibility of use can be enhanced through:

- Playing field space being protected as the priority on reserves; with car parking, services and associated infrastructure being provided on the periphery or road edges.
- Fewer, and more shared pavilions that provide canteen, toilet, change, shelter, storage, first aid and referee space for multiple sports. These should be located so as not to dissect playing space.
- Providing only infrastructure on a reserve that it is dependant on the reserve, and the activities on it.
- The size of the playing fields should be, where possible full sized – with junior and small-sided games using the same footprint – ie and providing smaller field footprints across the fields rather than their own dedicated fields. This also helps manage wear and utilise lights
- Co-locating playing fields of the same code on one site to maximise the number of fields per code on the same reserve. This also reduces club cost and enhances logistics.

- Provide lights on all playing fields, in locations that minimise wear patterns (including on practice facilities) and wire lights so that courts can be lit separately.



6.5 Costs of use, and access to facilities

A number of sports consulted during this project felt the cost of use of facilities was too high, especially for people over 65 yrs. If cheaper lighting and use of facilities for seniors were available clubs, said they could run social footy competitions, and that junior cricket (for example) would grow if it could afford lights.

Wages are typically high in Newman, that is why many people come – and employers pay many expenses. The community survey however found that expectations of expenses being paid extend to recreation and sports, and hence people have a very low willingness to pay to use sports facilities and for lights which are not optional, as well as for the use of the gyms for example.

Sport and gym facilities were acknowledged as being very important for workers, to compensate for long hours and hard work, as something to do, for those with out family and friends, as well as a social outlet. However many people also assume that these should be free or at least very cheap.

As identified in the chapter on influences on demand, sports face considerable costs due to the climate and remoteness and the need to travel to or stage events.

There are also some inequities due to historical circumstances where some sports have the opportunity of leasing crown land and constructing their own facilities that they can hire out, where others either don't have access to core facilities like storage and canteen, or have to pay - what they believe is a high cost for those if available.

At night lights are on in the Capricorn precinct to an ambient level to allow people to use the grounds for walking etc.. The community say they love this, but clubs don't think it is fair that have to pay for lights, when lights are on anyway, and they have to pick up after dogs that use the fields under lights when sport isn't being played.

As in other places, there is a concern by clubs whose facilities have been upgraded, that they now have to pay more than they did prior to redevelopment.

During the consultation, clubs also said that there was an inconsistency between what is charged, the nature of agreement, and seasonal length for different clubs and sports.

Principles

In the future Council may wish to consider adopting the following principles:

- All clubs should have access to core (Council owned) facilities each club needs. This includes: canteen, storage, referee facilities, kitchen, first aid, and small meeting room, toilets and change facilities. These need to be suitable for both genders and people with a disability.
- These core facilities should be provided to all clubs on a shared basis if they hire a ground, and for an ongoing flat seasonal administration fee, (the season being what ever season competition is played, but one per year), plus a plus a bond for the facilities. An additional small preseason fee for whatever preseason is played, could also be charged.
- A new system of pricing should not discourage clubs from playing more and longer seasons, as it does at the moment.



- Pricing should be used as a marketing tool to encourage equitable and sustainable use. (For example reducing fees for those clubs who have both seniors and juniors, and who are willing to share facilities)
- A new pricing system could provide some equity between clubs without their own facilities, and those that own their facilities that they can hire, .
- All clubs should be offered a simple licence agreement for use of grounds and facilities that provides incentives for clubs to encourage more people to play more often, to share facilities with other codes, to use the ground within its carrying capacity (up to a total of 23 hrs. per week) and to look after support facilities they have access to.
- Council should calculate the exact cost of facilities and ensure that clubs know the full cost of maintaining playing fields and facilities, so that there is an understanding of the value they receive.
- Council should educate dog owners about the need to clean up after their dogs –especially on sports fields.
- As lights are a necessity to play sport in Newman and these provide amenity to the general public, sports should only pay a proportion of the cost of lights in the same way that they pay a proportion of the cost of playing field maintenance. For example this could be the cost of electricity for competition and training lights – minus the cost of amenity lighting.
- Council has a good system that enables lights to be turned off and on by mobile phone. Council could also seek to reduce the cost of electricity to sports by ensuring:
 - allocations of grounds allow a club to use multiple fields at the same location;
 - the location of lights provide efficiencies and enable the spreading of wear on the ground;
 - lights on fields and courts not being played on, can be turned off
 - solar power is used where-ever possible, and
 - solar power is installed on all new facilities.
- Council could introduce an online booking and payment system for sports facilities including indoor sport. It could extend this to allow players to register their availability each week for games.
- Pricing of the aquatic centre and the indoor recreation centre should include memberships for both facilities, and affordable packages for families and multiple visits.
- Future subsidies for BHP workers to use the Newman Recreation Centre may be best negotiated, not in conjunction with the capital costs, but calculated and paid to the centre to cover recurrent costs, based on calculated use.



7. Full recommendations, priorities and funding sources

7.1 Recommendations by facility type

The table below outlines all recommendations by type of facility. The summary priorities for facility developments are listed and discussed in Chapter 5.

Note: it is not assumed that Council will be responsible for funding all these actions.

Table 3. List of all recommendations, by facility type

OUTDOOR GREENS / RINK SPORTS
1. Ensure at least one turf 10-rink, lawn bowls green is provided under lights (and space for future expansion of one additional green) in the Boomerang Precinct (or either at the Fortescue Golf Club, in conjunction with a tennis club facility, or in association with an upgraded Newman Club).
2. Provide additional signage in the town/off the highway to the lawn bowls facility.
3. Support the development of the land available north of the golf club as a driving range.
4. Consider the capacity to provide for lawn bowls and or / tennis at this site should the Boomerang Precinct or North Newman Reserve development not proceed.
5. Upgrade the reticulation systems at the golf course and secure permanent access to water.
6. Provide additional signage in the town/off the highway to the golf course.
7. Consider providing pétanque in association with lawn bowls/ or a social club, if demand is expressed, or in conjunction with the redesign of a town park or neighbourhood park – such as in Minbalup Cres.
OUTDOOR SPORTS COURTS
8. Provide either: four cushioned hard courts, or two synthetic grass and 2 cushioned hard court tennis courts, and space for two additional courts in the medium term.
9. Provide a shade structure over some courts in keeping with the structures proposed at the aquatic centre and netball courts- to encourage school and social use.
10. Expand the footprint of the netball centre to accommodate 6 netball courts, and where possible two shared tennis courts at least in the short term.
11. Develop a new tennis complex in North Newman Reserve. Alternatively if not feasible, consider siting the facility: <ul style="list-style-type: none">• In conjunction with a redeveloped Newman Club; or at the golf club.
12. Retain an outdoor beach volleyball court in Newman, potentially in conjunction with the aquatic or recreation centre.
13. Relocate the court from under a tree canopy. Ensure that it is regularly maintained, cleaned and provide a border around the edge.



OUTDOOR SPORTS COURTS (cont'd)

14. Reconstruct the netball courts in the current location and provide six suitable for regional competition. (Consider relocating the football club building to the west and redeveloping courts in this location).
 - Provide six dedicated courts with space for an additional two (or two shared courts), in the Capricorn precinct to service both club sport and the school.
 - Cover two - four courts with a structure shade similar to that proposed for the aquatic centre and tennis complex.
 - Provide adequate support facilities to serve netball including drinking water, kitchen /canteen, spectator seating, storage and umpire facilities and toilets. Desirably these should be provided in conjunction with a shared sports pavilion serving athletics, football and cricket.
 - Review the power supply to the netball courts so as to be able to light courts separately.
15. Consider provide basketball rings and line markings on two overflow tennis or netball courts – or make free access basketball courts available at the secondary school site.

OUTDOOR SPORTS GROUNDS

16. Provide a new sporting complex of a minimum of 3 (preferably 4) soccer grounds at North Newman Reserve or a separate reserve (that if larger could also provide for two full sized afl grounds/ and 6/8 touch fields to serve future growth, in a developing residential area close to the town centre, potentially in association with an events space.
17. In the Capricorn Precinct consider making the following improvements:
 - Enlarge Goanna Oval slightly to provide for senior cricket and athletics and reorganise car parking.
 - Provide a shared support and storage facility for cricket, netball (and athletics) in conjunction with redeveloping one or two existing support facilities.
 - Address the hard ground, trip hazards on wicket edges, condition of the practice wicket run up surface and lighting, in the Capricorn Precinct.
 - Provide player shelters on each ground, as well as drinking water, access to first aid, and seating around the oval for spectators.
18. Use different colour line markings for the rectangular codes using the Capricorn precinct.
19. Investigate refining the size and shape of grounds (to provide at least 3, at Boomerang and 4 (70*50m) in the Capricorn Precinct) and maximize flexibility of use, ensuring sports fields are compliant to code requirements.
20. Enlarge Boomerang Oval slightly by closing the road the north between the adjacent recreation facilities, and creating multiple fields for touch / Oztag at the one site. Provide fields in the correct north -south orientation.
21. Negotiate permanent access to, and harvest water - for all the playing fields in town (golf, racecourse, all sports grounds) - so as to be able to water when plants require it.
22. Consider upgrading irrigation systems to provide late night and water efficient systems.
23. Provide senior cricket with access to:
 - A shared pavilion (with netball, athletics or another winter sport) with a canteen, and storage etc
 - Player shelters
 - One full sized ground with lights including fully lit practice facilities.
24. Address the integration of the existing wickets with the surrounding turf.
25. Encourage all sports including cricket to field both senior and junior sides, as part of the same club.



OUTDOOR SPORTS GROUNDS (Cont'd)
<p>26. Provide access to clubrooms for the Vswans.</p> <p>27. Consider redeveloping the footy club buildings (replacing the roof at the Centrals) one at a time, and when rebuilds are needed in the longer term, redevelop each to include storage, canteen and first aid facilities so that they are fully equipped and can be shared with other sports (or teams i.e. representative sides).</p> <p>28. Provide additional shade and seats for football spectators.</p>
<p>29. Develop North Newman Reserve to include a soccer (cycle sport and tennis) complex.</p> <ul style="list-style-type: none">• Provide a minimum of three full sized pitches together (with the possibility of expanding to four where possible) to support junior and senior soccer-football competition. <p>30. Encourage the development of one soccer club with seniors and juniors to enhance growth and sustainable sports development.</p> <p>31. Provide drinking water at the existing junior sporting facilities.</p> <p>32. Provide a place to store soccer goals in conjunction with soccer fields.</p> <p>33. Consider extending Kangaroo and Goanna Ovals slightly to provide a bigger multi use space, provide for senior cricket, athletics and for rectangular sports (full sized soccer pitches and fields with 50*70m for touch and Oztag in the short – medium term).</p>
<p>34. Consider providing one set of combined rugby/soccer goals so rugby can be played on senior soccer at Boomerang or North Newman Reserve, if developed.</p>
<p>35. Provide access to storage, canteen, toilet and change and social space for the senior sports without their own leased facilities.</p>
<p>36. Consider catering to the large footprint (44*22m) indoor sports (such as hockey, futsal, handball and floorball) across two or three indoor courts at Newman Recreation Centre.</p>
<p>37. Consider accommodating athletics on Goanna Oval and:</p> <ul style="list-style-type: none">• Assist the club to mark an 8 lane 100m and 400m track at the ground• Provide a long jump pit outside the cricket and football ground, field of play <p>38. Provide athletics with access to an equipment storage area and shared support facilities.</p>
<p>39. Assist the development of a social softball (or baseball) competition, to help sustain and develop diamond sports (currently Tee ball) and develop a pathway from foundation to regional competition.</p>
TARGET SPORTS
<p>40. Should there be an expressed demand for archery, consider providing opportunities to develop archery skills indoors.</p>
<p>41. Investigate changes to the rifle range lease agreement, and where possible allow the rifle range to continue.</p> <p>42. Design a compliant demountable / support facility to service the shooting sports, and other small sports that can be provided cost effectively and relocated as required.</p> <p>43. Provide signage to the gun club facilities from the town and the highway.</p>



DOG SOCIALISATION AND EXERCISE
<p>44. Provide a suitable fenced turfed area, with water and shade for dog socialisation adjacent to Boomerang Oval.</p> <p>45. Prepare a code of conduct for dog use of sports fields and trails, and include key points in signage.</p> <p>46. Ensure that a suitably experienced professional checks the proposed planting and the design of any dog park.</p> <p>47. In new residential planning in Newman, ensure that adequate open space off sports fields, is provided for dog socialisation and exercise.</p>
EQUESTRIAN SPORTS
<p>48. Facilitate formalised provision for camping in association with equestrian sports facilities (as well as motorsports or any sports that are event focused, rather than 'home and way' fixtured.</p> <p>49. Provide signage to the equestrian facilities from the town and the highway.</p>
<p>50. Consider assisting rodeo with providing new compliant demountable facilities for clubrooms.</p>
<p>51. Consider assisting gymkhana /pony club with providing new compliant demountable facilities for clubrooms.</p> <p>52. Consider providing lights to a dedicated facility suitable for regional competition.</p>
<p>53. Investigate the feasibility of grassing, (or laying another material surface) to the polocrosse ground.</p> <p>54. Provide signage to the polocrosse ground from the town and the highway.</p>
<p>55. Provide signage to campdraft facility from the town and the highway.</p>
<p>56. Consider assisting the club to provide a sand-based arena for dressage in association with the other equestrian facilities.</p>
<p>57. Assist the turf club develop and maintain the current facilities, for example:</p> <ul style="list-style-type: none">• Replace the non-compliant stable roofs• Install irrigation and provide permanent access to water• Provide additional shade for race meets• Recruit additional committee members and participants <p>58. Provide signage to the racecourse from the town and the highway.</p>
PARKS AND GARDENS
<p>59. Provide a suite of different green spaces in Newman, within walking distance of all households that are landscaped with canopy trees, and provide a range of social, environmental, and physical activities for residents and visitors.</p> <ul style="list-style-type: none">• Ensure these parks: are provided within approximately 400m of all dwellings; cater to all age groups; are generally 1ha in size; have perimeter paths for exercise around them, and that they overlook the front of houses over the road. <p>60. Ensure substations are sited in locations off reserves, and so they do not obscure key vistas and sight lines in and out of parks.</p> <p>61. Prepare a design for the Boorthana Park as a social, family recreation space: catering to arrange of age groups; with high landscape values and improved buffers between the park and adjacent residents, and providing better views into the space.</p> <p>62. Provide signage to key parks from the town.</p> <p>63. Consider providing a water feature in several key township parks to provide evaporative cooling, (if these can be provided and maintained cost effectively).</p>



SOcial FAMILY RECREATION SPACES
<p>64. Provide additional shade at the skate park.</p> <p>65. Implement a regular cleaning and inspection and maintenance program at the skate park for risk management purposes.</p> <p>66. Monitor use and carrying capacity of the skate park and ascertain whether an expansion of the facility will be required to add diversity to serve an increase in population.</p> <p>67. Provide signage to the skate park from the town and the highway.</p>
<p>68. In future, provide social / family recreation spaces that cater to a range of age groups, instead of single-purpose play park facilities.</p> <ul style="list-style-type: none"> • Provide a combination of physical, social, and environmental activities in these parks. <p>69. Consider designing one or more large neighbourhood parks for this purpose ie Boorthana Cres, and Daniel Cres. (Large).</p>
<p>70. Provide play spaces as part of larger social, family recreation parks in future, to enhance play value and child development, and maximise sustainability.</p> <p>71. Consider the inclusion of more natural elements, plants, loose materials, and paths in future play spaces.</p>
TREED ENVIRONMENTS
<p>72. Undertake a major tree-planting program in parks, sports facilities, and along trails and streetscapes around Newman, to increase residential amenity and restorative values, reduce the heat island effect, and provide pleasant local green space for relaxation and exercise.</p> <p>73. As a priority, undertake planting of large shade trees: along streets with shared trails; around the perimeter of larger parks and along major town gateways; in key larger parks and sports facilities</p>
OFF ROAD -TRAILS AND SHARED PATHS
<p>74. Continue to develop a network and a hierarchy off road trails (shared paths) around the streets of the town – in circuits connecting open spaces and community destinations and camps in Newman, and as perimeter paths around larger reserves.</p> <ul style="list-style-type: none"> • Provide paths suitable for running, cycling, walking, wheelchair, dog exercise and mountain bike use. • Investigate the provision of trails for non-motorised use (for MTB, and equestrian use) outside the town. <p>75. Upgrade the Radio Hill climb path, enhance the amenity of and extend the circuit path around Radio Hill.</p> <p>76. Consider providing a wider shoulder or associated path for pedestrians and cyclists (lighting and sealing this) on the road up Radio Hill.</p> <p>77. Introduce a code of conduct for trails, relating to use by motorbikes, cyclists and dog walkers.</p> <p>78. Prepare a standard design guideline for future shared paths/off road trails, including standard signage, relationship with street trees and a master plan showing the location of future trails around the town, and their hierarchy.</p> <p>79. Update Council’s paths and trails asset, GIS information, and strategy 2012-17 (for Newman) to prioritise circuits and include plans of existing and proposed trails, and guidelines.</p> <p>80. Design future trails off the edge of roads, with trees, buffers and rights of way on either side.</p> <p>81. Sign, and map key trail circuits and routes around Newman.</p>



CYCLE SPORT FACILITIES

82. Assist the BMX club to redevelop the BMX track in North Newman Reserve and establish support facilities.
83. Consider providing cost effective demountable support facilities at the BMX track.
84. Consider developing the whole former BMX site as a bike park suitable for all ages, by including dirt jumps and a pump track.
85. Prepare a landscape concept and master plan for the whole of North Newman Reserve, as well as design formalised access to the BMX site, manage drainage and protect mature trees.
86. Investigate the feasibility of providing single-track Mountain bike circuits close to, and out of town.

OUTDOOR AQUATIC FACILITIES

87. Redevelop the aquatic centre, retaining a refurbished 50m competition pool (6 lanes) as well as a lit, shallower 25 m accessible and covered program pool that can be heated, as well as provide zero depth water play and some leisure water.
 - Provide retractable shade over the 50m pool, with lighting.
 - Retain a large high quality lawn and landscaped outdoor space.
 - Protect good views into the pool from the street and shopping area.
 - Where funds allow consider providing a water slide or diving in the long term.
88. Redevelop the recreation centre in conjunction with the aquatics centre, integrating the function of the adjacent day care centre, and providing a crèche or occasional childcare services group fitness space, indoor courts and gym
89. Consider marketing both the aquatic and recreation centres as one with integrated centre: programming, hire, pricing packages, membership and staffing.
90. Train staff at the recreation centre to provide pool services and vice versa to minimise amount of closures due to staffing
91. Consider providing a new compliant, demountable support facility to serve the jet sprint facility.
92. Assist the jet sprint club to promote the facility and its activities.
93. Provide additional signage in the town/off the highway to the facility.
94. Consider opportunities to provide lighting on a temporary basis to sports such as jet sprint boats.
95. In the long term, consider the possibility of providing a small lake, central to the town for the purposes of climate control and non-motorised water based recreation, to add diversity of open space and recreation opportunities, and provide an additional aesthetic attraction, as well as water harvesting.

MOTOR SPORTS

96. Support the upgrade of access to services and support facilities at the speedway and motorcross facilities.
97. Provide signage to the speedway from the town and highway.
98. Consider karting as a sport where new compliant demountable support facilities could be provided.
99. Consider options to provide cost effective lighting for go-kart race meets.
100. Provide signage to the go-kart track from the town and highway.



<p>101. Investigate the opportunity to provide an enclosed area for recreational motorbike riding – in the vicinity of the existing motorsports facility that may also dissuade riders from using tracks used by cyclists and walkers.</p> <p>102. Consider assisting motorcycle sports with a new compliant demountable support facility – that could be cost effective.</p> <p>103. Consider undertaking some advertising about accident prevention for quad bike riders, and safe places to ride.</p> <p>104. Provide signage to this the motorcross track from town and the highway.</p>
<p>INDOOR SPORTS COURTS</p>
<p>105. Redevelop the Newman Recreation Centre on another site, to include at least two courts side by side, a large group fitness facility, multipurpose rooms, café, indoor cricket and squash facilities, expanded gym and associated multiuse facilities.</p> <p>106. Ensure the new centre has improved acoustics and air conditioning, floors are sprung timber, and the centre has solar power.</p> <p>107. Consider integrating a civic centre/ and performance space in the design in addition to a minimum of two courts.</p> <p>108. With the redevelopment of the centre, consider the following possible management arrangements:</p> <ul style="list-style-type: none">• Continue and enhance programming of the centre and develop a role to include sports development, recreation information management and marketing• Consider closer relationship with youth services and whether separate infrastructure is really required to provide both services <p>109. Install centre management software for on line and front of house bookings for the recreation centre, aquatic centre and other sports facilities that can report simply and cost effectively on hirers, use, revenue and costs.</p> <p>110. Sign the recreation centre from the town, visitor centre and the highway.</p>
<p>111. In adopting a new sports development role, the recreation centre could promote opportunities for volunteers and people to co-ordinate sports such as table tennis.</p>
<p>112. Establish a social in-venue basketball competition, and then enlist support from Basketball WA to establish an association, train referees and develop an ongoing competition and association.</p>
<p>113. Cater for basketball, netball, volleyball and badminton (and allow other larger footprint sports such as hockey and futsal running the other way).</p>
<p>114. Consider including an indoor climbing wall if an expanded indoor recreation centre has the space available.</p>
<p>115. Continue to provide a minimum of 2 squash courts in Newman (and consider the possibility of expanding to 4).</p> <ul style="list-style-type: none">• Ensure these have independent swipe card access all hours.• Consider upgrading the existing squash courts in the short term, and in the long term –provide in conjunction with the recreation centre if there is sufficient room.
<p>GYM AND FITNESS</p>
<p>116. In the redevelopment of the Newman Recreation Centre – provide for separate group fitness rooms as well as a spin room and at least double the current space for cardio, circuit and weights- including a separate gym space more suited to females.</p>
<p>117. In a redeveloped centre, seek to provide for martial arts and dance, and possibly boxing in a multipurpose or group fitness space.</p>
<p>118. Consider utilising an existing or future court for gymnastics activities at the recreation centre.</p>



7.2 Prioritising the key capital projects and components

Key capital works projects have been ranked for their overall impact, and then prioritised by urgency.

The projects listed here are those that have merit for the whole town. Facilities may be on land owned by Council, crown, private and not for profit entities. It is assumed that Council would not be responsible for funding all projects recommended. However it is desirable that both Council and BHP Billiton Iron Ore facilitate these projects.

Ranking of key infrastructure projects by impact

The following table shows the rank of key projects based on the objectives in Chapter 5.

Table 4. Ranking by Potential Impact (not urgency)

Rank	Project
1	Redevelopment the Newman Recreation Centre
2	Refurbishment and expansion of the Newman Aquatic Centre
3	Off- road trails extensions, and upgrades
4	Upgrade existing squash courts
5	Refinement of playing field configurations in a) Boomerang and b) Capricorn precincts
6	Provision of new tennis courts
7	Provision of a new sporting reserve (the ranking assumes the extension of fields can be undertaken now)
8	Design a transportable modular support facility for smaller clubs
9	Redevelopment of the netball complex (note the construction of courts are shown as urgent (Priority 1.) as courts are required for a regional championship).
10	BMX (provision of support facilities as track works have been funded)
11	Golf driving range
12	Additional lawn bowls green



Priority infrastructure components

The urgent (Priority 1.) project components are identified, that have some urgency, in order to be able to deliver the complete project within the preferred time frame. For example, if the relocation of recreation centre is to be achieved within three or four years, the priority is to secure a site and commence planning and design.

Other projects such as provision of squash courts for example, are not ranked highly for impact over all because a smaller number of people will play squash than use group fitness facilities for example, by upgrading the courts is a priority – as the existing courts in the Newman Club have considerable risk issues that need to be addressed.

The Table 7. shows the Priority 1. project components, and possible funding sources.

7.2 Possible funding sources

There are a number of different funding sources for capital projects identified in this plan. These are listed below.

1. Council funds

- a) Capital works and asset management program budgets
- b) Developer or open space contributions following subdivision
- c) Special rates levied by Council

2. Philanthropic Trusts / Foundations etc.

4. Naming rights, or sponsorship funds

5. Government grants

6. Rental from leases i.e. from telecommunication towers, substations, and revenue from sports leases and hire agreements

7. Recreation reserves fund (set up using fees, charges and rentals from sportsgrounds)

- a) Fees from other community users, weddings, events, functions, filming and photography and farmers markets
- b) Fees from the hosting of large scale tournaments, concerts and festivals, filming etc.

8. Partnerships with other agencies, schools, health services, or non-government agencies and interest groups

9. Possible skills / labour / employment schemes to provide personnel

10. Peak sporting body funds

Some specific current relevant grant programs and sources are listed in the following table.



Table 5. Possible funding sources for projects identified in this plan

Possible funding sources	Details as at Nov. 2013
Department of Sport and Recreation	<p>CSRFF Small Grants: \$2,500 - \$50,000 Only for project completed in the same financial year.</p> <p>Examples: Large scale: dams, water collection and various planning studies to a maximum grant amount of \$15,000 (\$25,000 in remote and regional areas).</p> <p>Large scale: systems and pipelines for distribution (maximum grant offered is \$60,000);</p> <p>Examples: cricket pitch and practice wickets; safety fences for sport and recreation facilities, i.e. motor sports; minor upgrade to swimming pool; small floodlighting project; court resurfacing or upgrade construction of or upgrade to shade shelters.</p>
Department of Sport and Recreation	<p>CSRFF Annual Grants: \$50,000 - \$166,666 will be allocated to projects with a planning and construction process that will be complete within 12 months. The total project cost for Annual Grants is between \$150,000 and \$500,000</p>
Department of Sport and Recreation	<p>CSRFF Forward Planning Grants: \$166,667 up to \$4,000,000 for projects where the total project cost exceeds \$500,000 in one or a combination of the years in the triennium. Implementation period of between one and three years. (Planning projects)</p>
Lottery West	<p>Big Ideas Fund: The grants typically: Have strong community support, Offer widespread community involvement, Provide significant, enduring impact, Are unique, often world-class, Attract major support from a number of sources.</p> <p>Projects for 1. Community assets, 2. Major events, 3. Large scale projects</p>
Lottery West	<p>Community Spaces Fund</p> <p>Supports various types of community spaces that encourage people to enjoy community life.</p> <p>Can cover the construction, purchase, renovation and fit out of a building, earthworks, play equipment, shade facilities and more.</p> <p>For indoor areas, such as a community or interpretive centre, and outdoor facilities, including skate parks, playgrounds, memorials, and community gardens.</p>
Lottery West	<p>Trails Fund: Support various types of trails such as walking, cycling, horse riding and paddling routes. In general these grants fall into the four areas detailed below: Planning, Construction, Upgrade, Promotion and resources.</p> <p>Applications of more than \$25,000 generally require a contribution from applicants.</p> <p>In-kind contributions can be up to 25% of the total project cost.</p> <p>Projects that are identified in relevant local/regional/State-wide trails master plans,</p>
Office for Sport - Western Australia	<p>Indigenous Sport and Recreation Program Funding: The program supports community participation in sport and physical recreation activities.</p> <p>Any person or organisation can apply. (Not capital)</p>
Tennis West	<p>National Court Rebate Scheme: The NCRS assists member affiliates and local government to develop new tennis courts or upgrade old courts and associated infrastructure for ITF surfaces.</p> <p>Affiliate clubs can apply for funding for base preparation and development, lighting, surface or resurfacing, fencing, water saving and ancillary items.</p>
Department of Sport and Recreation	<p>Royalties for Regions – Country Local Government?</p> <p>In 2012-13 two streams: 1. Directly to individual country local governments, 2 Regional groups of country local governments</p>



Possible funding sources	Details as at Nov. 2013
	Planning and Capital.
Department of Sport and Recreation	Regional Grants Scheme Royalties for Regions fund that helps improve economic and community infrastructure and services in regional Western Australia. Capital and Planning.
Department of Sport and Recreation	KidSport: While the primary objective of KidSport is to ensure all Western Australian children can participate in sport and recreation clubs, its secondary objective is to engage these children and their families in the community. Clubs must register for Clubs Online and the KidSport program. Under this program kids who cannot afford to join a club will be helped with a subsidy of up to \$200 (in the form of vouchers), which will go directly to the sport or recreation club.
Department of Sport and Recreation	The Community Volunteer Program: The Community Volunteer Program will help clubs recruit, train and retain a new generation of volunteers. ClubTalk: provides state sporting associations, peak bodies and clubs with the knowledge to utilise the latest in information communication technology (ICT) to make running a club easier and more cost effective. Not Capital
WA Cricket Association.	Facility Funding Program, an initiative put in place to help install, replace or repair synthetic playing or training surfaces.
Department of Sport and Recreation	Regional Talent Development Network Project. This project establishes a statewide network supporting regional based talented athletes. It allows them to continue their development and progress along the athlete pathway in their region
Department of Sport and Recreation	Community Sporting Club Equipment Subsidy Scheme: To help increase and upgrade shared sporting equipment for club members. Not capital
Department of Sport and Recreation	Community Participation Funding: Limited to between \$1000 and \$5000. This scheme funds initiatives that target low participation populations, particularly culturally and linguistically diverse (CaLD) and aboriginal. Projects need to increase participation of sport and active recreation or develop the skills of the people involved in your organisation or local community
Department of Sport and Recreation	Community Volunteer Grants: To help create sustainable volunteer environments within sport and active recreation clubs
Lord Taverners Grant (WA)	Lord Taverners Grant (WA) (Cricket)
State / Local Govt.	Developer Contributions -see Planning Bulletin No.18 February 1997 Developer Contributions For Infrastructure
Fed. Dept. of Infrastructure and Regional Development	Regional Development Australia Fund (RDAF): To support the infrastructure needs and economic growth of Australia's regions. The programme funded capital infrastructure projects identified as priorities by local communities. Under Round One grants of between \$500,000 and \$25 million. Community Development Grants Programme
Fed. Dept. of Industry	Energy efficiency Information Grants with small and medium enterprises and community organisations. To provide practical, tailored energy efficiency information to small and medium enterprises and community organisations



Possible funding sources	Details as at Nov. 2013
Australian Renewable Energy Agency (ARENA)	Emerging Renewables Program (ERP). Supporting High-value Australian Renewable Energy Knowledge (SHARE). Accelerated Step Change Initiative (ASCI) Regional Australia's Renewables – Industry Program (I-RAR). Regional Australia's Renewables – Community and Regional Renewable Energy program (CARRE) –Research and Development Program
The Ian Potter Foundation	Environment and Conservation Grants (e.g. for tree planting) There are two streams of Environment & Conservation grants: i) small grant (up to \$20,000) and, ii) large grants (\$100,000 and over)
Health Way	Capacity Building Scheme Aboriginal Health Project Grants Health promotion grants
Australian Sports Foundation	Sport Incentive Program. The program aims to increase opportunities for Australians to participate in sport, and/or excel in sports performance. The program enables eligible organisations to register sport related projects to assist with their project fundraising. (Tax deductible grants for sporting projects).

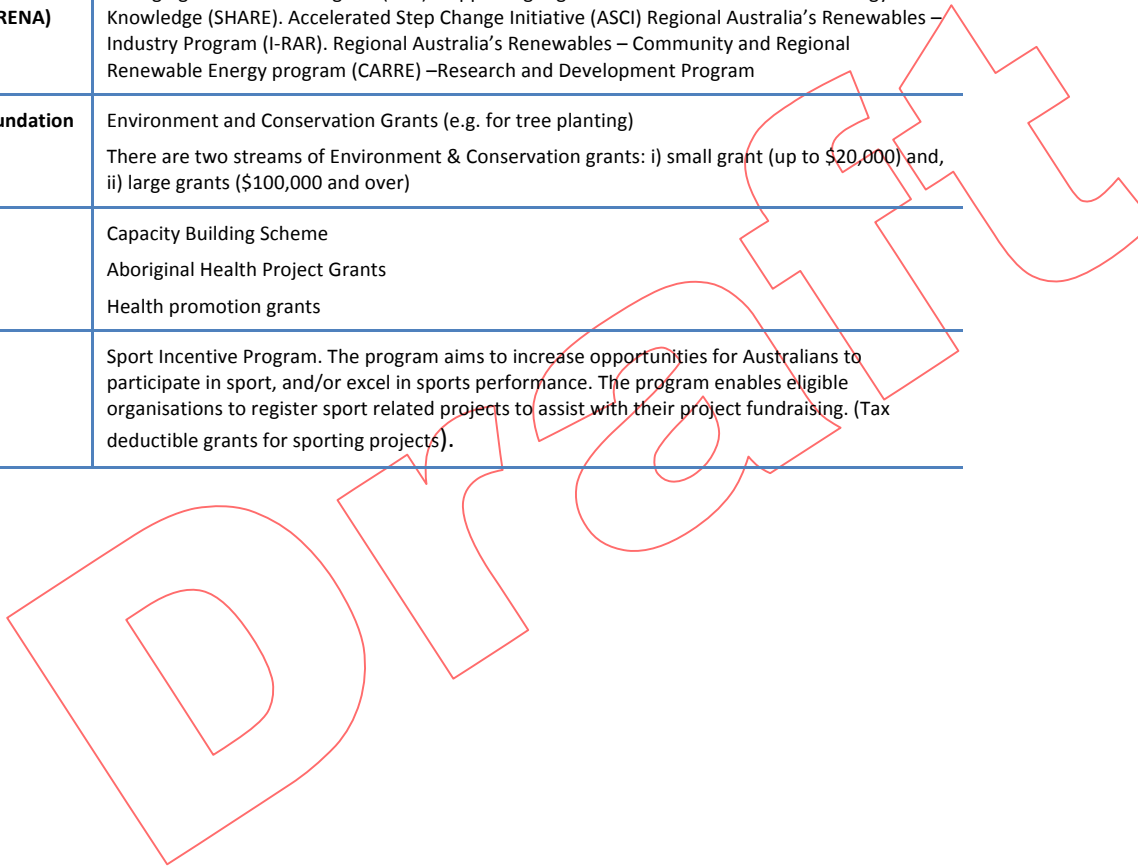




Table 6. Key capital projects, priorities, and potential sources of funds

Component priority	Construction date	Project and key components	Importance	Urgency	Quick wins	Lead Role other than Council	Potential external sources of (funds other than from Council / BHP Billiton)
The development of a new recreation centre with a minimum of two side by side indoor courts, gym, café, (stage), group fitness facilities and indoor cricket+ squash							
Priority 1	Year 1	<ul style="list-style-type: none"> Confirm site and secure tenure (As current site will not be available and condition of building poor and no capacity to expand) 	Very High	Very High		Land Corp WA Pilbara Develop. Commission.	Royalties for Regions – Country Local Government. Lottery West; Big ideas Grant. Aust. Sports Foundation. Regional Development Australia Fund (RDAF) (If funding extended)
Priority 1	Year 1	<ul style="list-style-type: none"> Complete design in conjunction with aquatic centre redevelopment (priority otherwise site options will disappear) 	Very High	Very high		DSR	Aust. Dept. of Industry Local Government Energy Efficiency Program: if further rounds
	Year 3	<ul style="list-style-type: none"> Construct group fitness and new gym and childcare café component to meet current demand and provide a fit for purpose facility- 	Very High	Very high			DSR CSRFF- Planning Grants
	Year 4	<ul style="list-style-type: none"> Construct courts/stage, cricket and squash (assumes courts in existing facility are rented whilst construction proceeds) 	High	High			
Expanded and upgraded netball courts, support facilities and cover							
Priority 1	Year 1	<ul style="list-style-type: none"> Redevelopment of 6 courts, in time for regional tournament in 2015 (Note to achieve 6 means tennis will need to go elsewhere, or share additional courts) 	Very High	Very High			DSR Country Sport Enrichment Scheme DSR CSRFF Annual Grants Netball WA
	Year 2	<ul style="list-style-type: none"> Design of shade structure to (2) courts matching pool and tennis structure 	High	High			Cancer Council (Shade for Schools)
	Year 2	<ul style="list-style-type: none"> Reconstruct shared sporting pavilion - (unless required earlier to facilities additional courts) shared with football / cricket netball facilities 	Medium	Medium			DSR CSRFF BHP Billiton Matched Giving Program?



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Component priority	Construction date	Project and key components	Importance	Urgency	Quick wins	Lead Role other than Council	Potential external sources of (funds other than from Council / BHP Billiton)	
Refurbish aquatic centre and provide program pool shade and heating								
Priority 1	Year 1	<ul style="list-style-type: none"> Complete design as component of multi- purpose facility 	Very High	Very High	Joint membership and pricing with recreation centre		Royalties for Regions – Country Local Government DSR CSRFF- Forward Planning Grants Lottery west –Community Spaces Grants Royalties for Regions – Country Local Government?	
	Year 3/4	<ul style="list-style-type: none"> Refurbish existing 50m and to meet all codes and provide shade structure 	High					Aust. Dept. of Industry Local Government Energy Efficiency Program: if further rounds Department of Resources, Energy and Tourism TQUAL grant – if extended Healthway??(Capacity Building Scheme, Aboriginal Health Project Grants, Health promotion grants Medicare Local?? WA Office of Sport, Indigenous Sport and Recreation Grant- (Program)
	Year 3/4	<ul style="list-style-type: none"> High: add heated program pool 	Very					
Modify playing fields to provide additional playing field space (a) Boomerang and b) Capricorn Precinct)								
Priority 2	Year 2	<ul style="list-style-type: none"> Close road and reconfigure fields at Boomerang for touch / soccer (create multiple fields) to create capacity and club efficiencies 	High	Very High	*		Lord Taverners, Cricket WA DSR: - CSRFF – Annual grants	
	Year 2	<ul style="list-style-type: none"> Provide for expanded footprint for Cricket and then other minor reconfigurations in Capricorn precinct, and shared support facilities 	High	High				



05/14

Component priority	Construction date	Project and key components	Importance	Urgency	Quick wins	Lead Role other than Council	Potential external sources of (funds other than from Council / BHP Billiton)
Additional and improved off road- trail circuits							
Priority 1	Year 1	<ul style="list-style-type: none"> Upgrade off road Radio Hill path, due to risk issues, and prepare master plan for the rest of the town 	Very High	Very High	*	BHP Billiton (Radio Hill extend shared path to mine and around Radio Hill)	Lottery West Trails grants Heart Foundation (program grants)
	Year 3	<ul style="list-style-type: none"> Provide new shoulder and paths along road to radio Hill 	High	High	*		
	Year 5	<ul style="list-style-type: none"> Extend existing paths and create multiple circuits say 10 km of additional circuit trails with tree planting, and in conjunction with residential development 	High	High	*		
New or upgraded squash courts							
Priority 1	Year 1	<ul style="list-style-type: none"> Re-do floor and lights at Newman Club (as currently unsafe) 	High	Very High	*	BHP Billiton	DSR: - CSRFF – Annual grants
	Year 3 4	<ul style="list-style-type: none"> Provide new courts as part of a new community recreation centre 	High	Medium			
Provision of an additional sports reserve for soccer-football and population growth							
Priority 1	Year 1	<ul style="list-style-type: none"> Confirm availability of site and secure tenancy 	Very High	Very High			Royalties for Regions DSR CSRFF- Forward Planning Grants
	Year 3	<ul style="list-style-type: none"> Planning and design 	High	High			
	Year 5	<ul style="list-style-type: none"> Construction of new sporting infrastructure 	Medium	Medium			
A BMX competition track, support facility and cycle sports park							
	Year 2	<ul style="list-style-type: none"> Master plan of North Newman Reserve – to include cycle sports, soccer complex adjacent with shared facilities, and tennis courts Design a modular transportable support facility/ pavilion for multiple sports Provision of transportable facilities –that will also provide for other cycle sport and soccer? 	High	High -			
			High	High	*		
			Medium	Medium			



05/14

Component priority	Construction date	Project and key components	Importance	Urgency	Quick wins	Lead Role other than Council	Potential external sources of (funds other than from Council / BHP Billiton)
Priority 1	Year 1	<ul style="list-style-type: none"> Retain at least two shared courts until new complex can be built 	High	High			Tennis West: National Rebate scheme
	Year 5	Construct tennis complex (assumes options to play tennis removed from netball complex due to space)	Medium	Medium			
Golf driving range		Design and construct a golf driving range	Medium	Medium	*	BHP Billiton	MyGolf Grants (equipment)
Continued provision of lawn bowls facilities		<ul style="list-style-type: none"> Upgrade the surface of the existing green and lights Secure long term availability if not at Newman Club in another location Construct 2 new lit greens in permanent location 			* (if on same site)	BHP Billiton	
Major tree planting and greening program		<ul style="list-style-type: none"> Plant additional trees around boundaries of all existing sporting and reserves Plant additional trees all existing shared paths Plant additional trees along the major roads 			*		Ian Potter Foundation (up to \$100,000)



8. Appendices

Appendix 1. Recreation facilities in Newman

Appendix 2. Projected potential participation in sport and physical activities in Newman

Appendix 3. Indicative sustainability ranking of sports by nature in Newman

Appendix 4. Governance checklist: sports clubs

Appendix 5. Detailed estimated probable capital costs for recommended facility developments

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Appendix 1. Recreation facilities in Newman

Table 7. Known organised recreation activities, clubs and facilities in Newman

SPORT/ RECREATION ACTIVITY	CLUB /PROVIDER NAME	FACILITY/ LOCATION
Boxing	Newman Boxing Club	Jehovah Witness Hall, Les Tutt Drive
Darts	Newman Club Darts Club	Newman Club
Dance	Dance group	Use football club premises
	Tiny Dancers, Newman Dance Crew	Newman Youth Club
Netball	Pioneers Football & Sporting Association. Newman Netball Association, and Bloody Slow Cup (Event)	Pauline Mataka Netball Complex in Capricorn precinct
Football		
Australian Rules football	Centrals Football and Sporting Club, Newman Junior Football Council, Saints Football & Sporting Club Pioneers Football and Sporting Association, Tigers Football Club, VSwans, Newman National Football League, Newman Vet Football Club	Capricorn Oval
Oztag	Newman Oztag	Kangaroo Oval
Futsal	Newman Futsal (informal group only)	Newman Recreation Centre
Rugby	Bloody Slow Club (annual event)	Capricorn Oval
Soccer- Football	Newman Junior Soccer Association	Kangaroo Oval
	Senior Soccer Club (Football West)	Boomerang Oval
Touch football	Newman Touch Football	Kangaroo Oval
Swimming	Newman Amateur Swim Club	Newman Aquatic Centre
Scouts	Newman Scouts	Newman Youth Club
Power Boating	Newman Jet Sprint Club	Newman Racecourse
Equestrian	Newman Turf Club	Newman Racecourse
	Newman Camp Draft & Rodeo Association	Camp Draft & Rodeo Grounds
	Newman Gymkhana & Polocrosse Club	Gymkhana & Polocrosse
Cricket	Newman Junior Cricket Association	Emu Oval
	Newman Cricket Association	Goanna Oval
Golf	Fortescue Golf Club	Fortescue Golf Course
Motor sports	Newman Kart Club	Newman Racecourse
	Newman Enduro Club	Various
	Hill View Speedway Club	Hill View Speedway
	Newman Motor Cycle Club	Track adjacent to Hillview Speedway
Skateboard / inline skate / scooter riding	Skate competition	Newman Youth Club
Target sports	Newman Rifle Club	Winchester Cl. Newman
	Newman Clay Target Club Inc. (former Gun Club)	Winchester Cl. Newman
	Newman Pistol Club	Winchester Cl. Newman
Lawn bowls	Newman Club Bowls	Newman Club, Calcott Cres
Table tennis	Newman Club	Newman Club, Calcott Cres
Tennis	Newman Tennis Club *(recently ceased operation)	Netball courts in Capricorn precinct
Tee ball	Newman T-Ball Association	Capricorn Oval
Cycling	Triathlon (Annual event)	Newman Aquatic Centre
BMX	Newman BMX Club	North Newman Reserve
Paint Ball	As part of Fortescue Festival	?
Squash	Newman Club Squash Club	Newman Club, Calcott Cres
Martial Arts	Newman Tae Kwon Do Club, Hapkido Club	Newman Recreation Centre
	Brazilian Ju Jitsu	Pioneers Football & Sporting Association Rooms
Fitness/ Weight training	Newman Recreation Centre	Newman Recreation Centre
Running	No known club; Triathlon event once a year	Various including Radio Hill
Volleyball	No club	Newman aquatic centre (beach) and Newman indoor rec centre
Dog walking	None known	Various locations



In addition to club based and sports activities, and those programmed in facilities, there are also a number of sports activities provided as part of annual events. These known events are listed in the following table.

Table 8. Known sporting activities provided as part of events

EVENT	SPORTS ACTIVITY	FACILITY	DATE
Rottnest Channel Swim	Swimming	Newman Aquatic Centre	February
Newman Triathlon	Swim / Bike / Run	Begins at Aquatic Centre	April
Charity Boxing Match	Boxing	Newman Rec Centre	May
Fortescue Festival	Drag Racing (previously when airport was available). Hillview Speedway. Turf Club race meeting Paint Ball	Newman town centre	August
Aust. Filipino Association Festival Of Sport	Volleyball, Basketball	Newman Rec Centre	June – December
Outback Fusion Festival	Barefoot bowls	Newman Club	September
Bloody Slow Cup (Police memorial Day)	NZ vs. Australia: Rugby, Touch, Cricket, Netball and Lawn Bowls	Capricorn Oval	October
Royal Life Saving Society 'HAVE A GO DAY'	Swimming and lifesaving carnival	Newman Aquatic Centre	

The common recreation and sporting activities not currently organised or formally provided for by the way of facilities in Newman are shown in the following table.

Table 9. Recreation activities not formally provided in Newman

OUTDOOR SPORTS/ RECREATION ACTIVITIES	INDOOR SPORTS / RECREATION ACTIVITIES
Archery	Badminton
Athletics	Basketball
Baseball / Softball	Cricket (indoor)
Croquet	Gymnastics
Cycle sport facility ie Velodrome / MTB down hill, 4XC, XC single track	Hockey, Floorball, Handball
Dog agility / Fly ball / Obedience	Indoor bowling rink/ ten pin
Frisbee / Disc Golf	Netball
Gliding and aero sports	Volleyball
Hockey / Lacrosse	
Indoor skate facilities (roller derby, inline hockey etc)	
Non motorised boating: Canoeing, rowing, dragon boating, sailing	
Petanque / Bocce	
Rugby league and Rugby union (except for one annual event)	
Action sports such as: Trail running, Parkour, Cross Fit,	
Orienteering / Rogaining	
Air sports	



Appendix 2. Projected potential participation in sport and physical activities in Newman

SPORT/ PHYSICAL ACTIVITY	EXISTING / 2013		PROJECTED POPULATION	
	POPULATION OF 9,000	MEMBERSHIP/ PARTICIPATION	12,000	15,000
Walking for exercise	2,694	Not known	3,591	4,489
Aerobic / fitness / weight training	2,004	3,023	2672	3340
Swimming / diving / aquarobics / water polo	1,418	1,780**	1,891	2,364
Cycling other (road, track not BMX or MTB)	1,199	Not known	1,599	1,999
Running / jogging	730	Not known	973	1,216
Roller sports (outdoor)	669	Not known	892	1,114
Tennis	605	20	807	1,009
MTB	520	30	693	866
Golf	403	110	537	671
Australian rules football	396	750	528	659
Dancing	374	Not known	499	623
Soccer football (outdoor)	347	420	462	578
Basketball	340	0	454	567
Netball (indoor)	195	0	260	325
Athletics / track and field	190	School only	253	317
Netball (outdoor)	188	413	251	314
Martial arts	187	55	250	312
Squash / racquetball	165	20	220	275
Fishing	161	0	215	269
Lawn bowls	161	90	215	269
Hockey (outdoor)	152	0	203	254
Cricket (outdoor)	124	165	166	207
Volleyball (indoor)	120	0	159	199
Yoga	119	0*	159	199
Soccer football (indoor)	117	30	156	195
BMX	113	0	151	188
Touch football	103	250	138	172
Badminton	81	0	108	135
Rugby (union / league)	76	Event Only	101	126
Gymnastics	76	0	101	127
Motorsports	74	242	98	123
Roller sports (indoor)	74	0	99	124
Equestrian activities	70	70	93	116
Tee-Ball / softball / baseball	65	150	87	109
Shooting sports	49	30	65	82
Triathlon	49	140	65	82
Water-skiing / power boating	49	0	65	82
Cricket (indoor)	45	0	59	74
Rock climbing	35	Not known	47	58
Table tennis	35	Not known	47	58
Boxing	31	20*	41	51
Hockey (indoor)	28	0	37	47
Other football sport / Oztag	10	120	13	16

*Private facility only

**Includes 60 club members

Note: in 2012/ 13 there were 30,000 visits to the gym at Newman Rec Centre, 7,500 group fitness class attendees, 42,349 visits to the Aquatic Centre, and 2,800 individual swimming lessons.



Appendix 3. Indicative sustainability ranking of sports by nature in Newman

The following table ranks (in descending order) the indicative sustainability of sports in Newman based on whether they:

- Have a high participation rate (size of demand)
- Are an individual or non-team sport
- Are suited to hot climate or can be played indoor / at night
- Have a short game duration
- Can share facilities with another sport
- Are accessible / appealing to both genders
- Are relatively affordable to participate (cost of use)
- Are accessible / appealing to all ages

RANK	SPORT	RANK	SPORT	RANK	SPORT
1	Running / jogging	13	Indoor netball	25	Rugby union
2	Indoor aerobics / group fitness	13	Weight training	25	Shooting sports
2	Badminton	17	Non-powered boating	25	Soccer football
4	Walking for exercise	17	Fishing	25	Cricket (indoor)
4	Volleyball	17	Boxing	31	Australian rules football
4	Yoga	19	Other football sports incl. Oztag	31	MTB
7	Dancing	19	Tennis	31	Golf
7	Soccer football (indoor)	19	Touch football	31	Netball
8	Basketball	19	Gymnastics	31	Outdoor roller sports
9	Darts	19	Hockey (indoor)	31	Softball / tee ball / baseball
9	Table tennis	23	Martial arts	31	Water polo
9	Ten Pin bowling	24	BMX	31	Water skiing / power boating
12	Squash / racquetball	24	Triathlon	37	Equestrian activities
13	Outdoor aerobic / fitness	25	Cricket	38	Lawn bowls
13	Athletics / track and field	25	Rock climbing	39	Hockey
13	Swimming / diving and water polo	25	Rugby league / rugby union	40	Motor Sports



Appendix 4. Governance checklist: sports clubs

Note: Items relevant only to organisations with staff are shown in blue.

1. Strategic and / or business plan
2. Implementation and monitoring system for the Strategic plan, mission and purpose
3. Compliance with system recommended by from peak body
4. Financial management system- record keeping, audit, and annual budget etc.
5. Documented procedures / policies –operational, governance, health and safety
6. Human resource management systems / volunteer management plan
7. Risk management system – incl. insurance, regular inspection of facility before use and after weather events, player injury management etc.
8. Annual review of CEO / Business Manager
9. Clear roles / job descriptions for staff, volunteers and directors
10. Performance appraisals
11. Delegated level of authority for CEO, staff, office bearers
12. Incorporation and current constitution / rules specific to sport
13. Policies for rotation / length of service of the board / committee
14. Specified qualifications and expertise for board members
15. Code of ethics
16. Marketing plan or regular promotion of facilities and opportunities to public and member recruitment
17. Terms of reference for committees
18. Member communication system
19. Database of all members
20. Process for encouraging member feedback / ideas
21. Clarity of roles between board and staff / volunteers
22. Clear delineation of roles, responsibilities and powers between board and staff, committee members and volunteers, coaches, team managers
23. Codes of conduct
24. Succession Plan for office bearers / volunteers
25. Facility maintenance / development / occupancy details / plan



Appendix 5. Detailed estimated probable capital costs for recommended facility developments

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Shire of East Pilbara
Boomerang, Pool and Leisure Centre



Indicative Assessment of Probable Cost

Plan No. 1 (preferred) Newman Pool

QS REF: P1213129
 Date: 12/05/2014

Function	area m2	rate \$/m2	cost \$
Newman Leisure Centre			
Entry / Admin / Cafe / Seating / Circulation	974	\$ 2,600	\$ 2,532,400
Café - kitchen / display equipment	Allow		\$ 35,000
Change rooms	328	\$ 2,600	\$ 852,800
Gymnasium	528	\$ 2,000	\$ 1,056,000
Store rooms	253	\$ 1,200	\$ 303,600
Occasional care [Creche]	283	\$ 1,800	\$ 509,400
Stage [Basic without fly tower]	253	\$ 3,000	\$ 759,000
Backstage and store	120	\$ 3,000	\$ 360,000
Recreation centre sports hall	1790	\$ 1,500	\$ 2,685,000
Pool Store	129	\$ 1,500	\$ 193,500
Change village [External]	60	\$ 2,000	\$ 120,000
Allowance for sports equipment [goals, scoreboards etc]	Allow		\$ 100,000
Roof Overhang / Canopy	Allow		\$ 132,000
Allowance for plant rooms / platforms	Allow		\$ 200,000
Refurbishment to existing pavilion comprising:			
Community room	213	\$ 2,600	\$ 553,800
Summer Change area	216	\$ 2,600	\$ 562,432
Allowance for new group entry	Allow		\$ 35,000
Allow for demolition of existing buildings	662	\$ 90	\$ 59,580
Total Building Works	5,147	\$ 2,147	\$ 11,049,512
Pools and Associated Works			
Pool Plant Room	290	\$ 1,600	\$ 464,000
Pool shade structure 'translucent' fixed over program pool and leisure pool, 50m pool	1714	\$ 600	\$ 1,028,400
Extra over for retractable over 50m pool	783	\$ 200	\$ 156,600
Pool concourse	2541	\$ 650	\$ 1,651,650
Lighting and speakers etc within pool structure	1714		\$ 250,000
Refurbishment of existing pool (50m), fully tiled	830		\$ 2,000,000
Program pool (25m), accessible ramp, fully tiled, all year use	454		\$ 1,512,000
Leisure pool, beach entry, fully tiled	726		\$ 3,634,800
Allow for water feature to leisure pool	1		\$ 250,000
Preliminaries	allow		\$ 547,373
Total Pools and Associated Works			\$ 11,494,823
External Works & Services			
New playground (EXCLUDES Play Equipment)	Allow		\$ 84,000
Building entry	400	\$ 240	\$ 96,000
Loading access	90	\$ 400	\$ 36,000
Cross over	1		\$ 10,000
Staff carpark	185		\$ 30,000
Allowance for site preparation / excavation	Allow		\$ 155,000
New volleyball court	675	\$ 130	\$ 87,750 Excl
New outdoor play to creche	162	\$ 240	\$ 38,880
New seating area	118	\$ 1,000	\$ 118,000
Allowance for external paving	2352	\$ 240	\$ 564,480
New landscape area around pool	Allow		\$ 101,000
Allowance for external paving / features to entrance to building	419	\$ 300	\$ 125,700
New service road and loading bay	631	\$ 200	\$ 126,200
Allowance for crossover	Allow		\$ 10,000
Fencing	541	\$ 300	\$ 162,300
Allowance for external services	Allow		\$ 199,000
Total External Works & Services			\$ 1,856,560
Construction Cost			\$ 24,400,895
ESD initiatives		3.5%	\$ 855,000
Design Contingency		7.5%	\$ 1,895,000
Construction Contingency		10.0%	\$ 2,716,000
Locality Allowance		75.0%	\$ 22,401,000
Sub Total			\$ 27,867,000
Professional Fee Allowance (No Project Manager)		9.0%	\$ 4,705,000
Authority Fees & Charges		allow	\$ 245,000
Substation contribution		allow	\$ 50,000
Pool Equipment		allow	\$ 300,000
FF&E		4.0%	\$ 461,000
Sub Total			\$ 5,761,000
Project Total			\$ 58,028,895

Note: The Project cost excluding Professional Fees and the locality allowance \$ 30,922,895

Options:	
Future Water Slides [2 No.] - assume standard type	\$ 5,235,000.00

Exclusions:	
GST	Cost Escalation beyond May 2014
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater detention / retention on site
Gym equipment or other leased equipment	Active IT and telephone equipment
Piers / Piling pending Geotech Report	Works to council, state, federal roads incl. traffic signals

Shire of East Pilbara Newman Capricorn Precinct



Indicative Assessment of Probable Cost

Plan No. 2 (preferred) Newman Capricorn Precinct

QS REF: P1213129

Date: 12/05/2014

Function	area m2	rate \$/m2	cost \$
New 'pioneer' pavilion	900	\$ 2,000	\$ 1,800,000
Cricket pavilion / shelter	170	\$ 2,000	\$ 340,000
Player shelter [Netball]	325	\$ 900	\$ 292,500
Store room [Netball]	140	\$ 1,500	\$ 210,000
Total Building Works	5,615		\$ 2,642,500
External Works & Services			
Recondition of existing sports ground to suit soccer, rugby and touch football [Kangaroo]	Allow		\$ 1,389,000
Re alignment and enlargement of existing sports oval including new pitch [Emu]	Allow		\$ 756,000
Cricket nets [Emu]	4		\$ 112,000
Re alignment and enlargement of existing sports oval including new pitch [Goanna]	Allow		\$ 778,000
Cricket nets [Goanna]	4		\$ 112,000
Netball court including lighting	6	\$ 250,000	\$ 1,500,000
Permanent shade structure to netball courts	Allow		\$ 1,685,000
New carparking adjacent Goanna	3075		\$ 492,000
Allowance for external services	Allow		\$ 184,000
Total External Works & Services			\$ 7,008,000
Construction Cost			\$ 9,650,500
ESD initiatives		3.5%	\$ 338,000
Design Contingency		7.5%	\$ 750,000
Construction Contingency		10.0%	\$ 1,074,000
Locality Allowance		75.0%	\$ 8,860,000
Sub Total			\$ 11,022,000
Professional Fee Allowance (No Project Manager)		9.0%	\$ 1,861,000
Authority Fees & Charges		allow	\$ 97,000
Substation contribution		allow	\$ 50,000
FF&E		4.0%	\$ 106,000
Sub Total			\$ 2,114,000
Project Total			\$ 22,786,500

Note: The Project cost excluding Professional Fees and the locality allowance

\$ 12,065,500

Exclusions:

GST	Cost Escalation beyond May 2014
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater detention / retention on site
Gym equipment or other leased equipment	Active IT and telephone equipment
Piers / Piling pending Geotech Report	Works to council, state, federal roads incl. traffic signals

Shire of East Pilbara North Newman



Indicative Assessment of Probable Cost

Plan No. 3 (preferred) North Newman

QS REF: P1213129

Date: 12/05/2014

Function	area m2	rate \$/m2	cost \$
New soccer pavilion - includes 4 unisex change rooms, umpire change, public amenities, social room, kitchen and bar facilities, administration	970	\$ 2,700	\$ 2,619,000
New BMX pavilion - includes new amenities	440	\$ 2,000	\$ 880,000
Player Shelters [3 No.]	900	\$ 900	\$ 810,000
Tennis Pavilion	390	\$ 2,000	\$ 780,000
Total Building Works	2,700		\$ 5,089,000
External Works & Services			
New natural turf soccer pitches including perimeter fence, soccer goals	4		\$ 2,540,000
Extra for 6m high goal end fence	1,120	\$ 300	\$ 336,000
Lighting to soccer pitches [10 towers to perimeter]	Allow		\$ 500,000
New 6 no tennis courts incl. sports lighting and fencing	Allow		\$ 840,000
Structural shade cover to 2 no tennis courts	1470	\$ 500	\$ 735,000
Playground 'all ages' equipment [Relocated existing from across road]	Allow		\$ 10,000
Playground soft fall and surround	410		\$ 66,000
New carparking	5515		\$ 883,000
Cross over	2		\$ 20,000
BBQ shelter	5		\$ 20,000
Recondition BMX area	Excl		Excl
Allowance for new lights to BMX area	Allow		\$ 200,000
Park land	Allow		\$ 1,066,000
Flora park	Allow		\$ 256,000
Soft landscaping	Allow		\$ 918,000
Perimeter tree planting	Allow		\$ 81,000
Fencing	Allow		\$ 137,000
Bike/walking path	Allow		\$ 120,000
Allowance for 'atlantis cellular irrigation system' [located under 1 soccer pitch]	Allow		\$ 315,000
Allowance for external services	Allow		\$ 486,000
Total External Works & Services			\$ 9,529,000
Construction Cost			\$ 14,618,000
ESD initiatives		3.5%	\$ 512,000
Design Contingency		7.5%	\$ 1,135,000
Construction Contingency		10.0%	\$ 1,627,000
Locality Allowance		75.0%	\$ 13,419,000
Sub Total			\$ 16,693,000
Professional Fee Allowance (No Project Manager)		9.0%	\$ 2,818,000
Authority Fees & Charges		allow	\$ 147,000
Substation contribution		allow	\$ 50,000
FF&E		4.0%	\$ 204,000
Sub Total			\$ 3,219,000
Project Total			\$ 34,530,000

Note: The Project cost excluding Professional Fees and the locality allowance

\$ 18,039,000

Exclusions:

GST	Cost Escalation beyond May 2014
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater detention / retention on site
Gym equipment or other leased equipment	Active IT and telephone equipment
Piers / Piling pending Geotech Report	Works to council, state, federal roads incl. traffic signals

Shire of East Pilbara

Boomerang and Pool Site



Indicative Assessment of Probable Cost

Plan No. 4 (preferred) Boomerang and Pool site

QS REF: P1213129

Date: 12/05/2014

Function	area m2	rate \$/m2	cost \$
External Works & Services			
Recondition existing football pitches to form 3 no. 50m x 70m touch fields	Allow		\$ 1,321,000
Recondition 2 no. existing lawn bowls	Allow		\$ 150,000
2 no basketball courts within Boomerang oval precinct,	Allow		\$ 500,000
Recondition 6 no. Tennis courts	Allow		Excl
Structural shade cover to 3 no. Tennis courts	2240	\$ 500	Excl
New tennis pavilion	265	\$ 2,000	Excl
Allowance for sports equipment - goals etc for external sports fields	Allow		\$ 120,000
Demolition of existing road incl cut and fill to form new area as required	Allow		\$ 116,000
Allow for landscaping around precinct	Allow		\$ 252,000
Total External Works & Services			\$ 2,459,000
Construction Cost			\$ 2,459,000
ESD initiatives		3.5%	\$ 87,000
Design Contingency		7.5%	\$ 191,000
Construction Contingency		10.0%	\$ 274,000
Locality Allowance		75.0%	\$ 2,259,000
Sub Total			\$ 2,811,000
Professional Fee Allowance (No Project Manager)		9.0%	\$ 475,000
Authority Fees & Charges		allow	\$ 25,000
Substation contribution		allow	Excl
Pool Equipment		allow	Excl
FF&E		4.0%	\$ -
Sub Total			\$ 500,000
Project Total			\$ 5,770,000

Note: The Project cost excluding Professional Fees and the locality allowance \$ 3,036,000

Exclusions:

GST	Cost Escalation beyond May 2014
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater detention / retention on site
Gym equipment or other leased equipment	Active IT and telephone equipment
Piers / Piling pending Geotech Report	Works to council, state, federal roads incl. traffic signals

**Shire of East Pilbara
Newman Golf Course and Driving Range**



Indicative Assessment of Probable Cost

Plan No. 5 (preferred) Newman Golf Course

QS REF: P1213129
Date: 12/05/2014

Function	area m2	rate \$/m2	cost \$
New driving range shelter [single level] - includes and at least 20 lanes	445	\$ 900	\$ 400,500
Allowance for spotlights	Allow		\$ 8,000
Total Building Works	445		\$ 408,500
External Works & Services			
Re-condition existing driving range including new turf	15689		\$ 785,000
Perimeter fencing to range (8-10m high)	646		\$ 323,000
Overflow carpark	3118		\$ 499,000
Allowance for landscaping	Allow		\$ 30,000
Allowance for external services	Allow		\$ 89,000
Total External Works & Services			\$ 1,726,000
Construction Cost			\$ 2,134,500
ESD initiatives		3.5%	\$ 75,000
Design Contingency		7.5%	\$ 166,000
Construction Contingency		10.0%	\$ 238,000
Locality Allowance		75.0%	\$ 1,961,000
Sub Total			\$ 2,440,000
Professional Fee Allowance (No Project Manager)		9.0%	\$ 412,000
Authority Fees & Charges		allow	\$ 22,000
Sub Total			\$ 434,000
Project Total			\$ 5,008,500

Note: The Project cost excluding Professional Fees and the locality allowance \$ 2,635,500

Exclusions:

GST	Cost Escalation beyond May 2014
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater detention / retention on site
Gym equipment or other leased equipment	Active IT and telephone equipment
No works to existing Clubhouse, golf course, and existing carparks	Loose Furniture and Equipment
Piers / Piling pending Geotech Report	Works to council, state, federal roads incl. traffic signals

**Shire of East Pilbara
Newman Capricorn Precinct**



Indicative Assessment of Probable Cost

Plan No. 6 (not preferred) Newman Leisure Centre

QS REF: P1213129
Date: 12/05/2014

Function	area m2	rate \$/m2	cost \$
Newman Leisure Centre			
Main entry / Admin area	260	\$ 2,800	\$ 728,000
Cafe	45	\$ 2,600	\$ 117,000
Café - kitchen / display equipment	Allow		\$ 35,000
Change rooms [School Dedicated]	215	\$ 2,600	\$ 559,000
Change rooms [Centre Use]	215	\$ 2,600	\$ 559,000
Gymnasium	665	\$ 2,000	\$ 1,330,000
Store rooms	100	\$ 1,200	\$ 120,000
Group fitness / Multi purpose rooms	425	\$ 2,200	\$ 935,000
Group fitness / health assessment rooms	80	\$ 2,200	\$ 176,000
Indoor cricket room	525	\$ 1,500	\$ 787,500
Indoor cricket room - allowance for nets, equipment	Allow		\$ 30,000
Staff amenities	65	\$ 3,000	\$ 195,000
Occasional care office	60	\$ 1,800	\$ 108,000
Occasional care	215	\$ 1,800	\$ 387,000
Dressing rooms	70	\$ 2,200	\$ 154,000
Stage [Basic without fly tower]	180	\$ 3,000	\$ 540,000
Backstage and store	115	\$ 3,000	\$ 345,000
School dedicated sports hall	1515	\$ 1,300	\$ 1,969,500
Recreation centre sports hall	1490	\$ 1,500	\$ 2,235,000
Squash courts	3	\$ 95,000	\$ 285,000
School Entry	60	\$ 1,800	\$ 108,000
Circulation	1107	\$ 1,800	\$ 1,992,600
Allowance for sports equipment [goals, scoreboards etc]	Allow		\$ 200,000
School entry canopy	165	\$ 750	\$ 123,750
Allowance for plantrooms / platforms	Allow		\$ 300,000
New 'pioneer' pavilion	900	\$ 2,000	Excl
Cricket pavilion / shelter	170	\$ 2,000	Excl
Player shelter [Netball]	325	\$ 900	Excl
Store room [Netball]	140	\$ 1,500	Excl
Demolition of existing leisure centre	4080	\$ 90	\$ 367,200
Total Building Works	9,110		\$ 14,686,550
External Works & Services			
New carparking adjacent Goanna	3075		Excl
Outdoor playground	470	\$ 240	\$ 112,800
New cross over	2		\$ 20,000
Loading access [Leisure Centre]	625	\$ 200	\$ 125,000
New car park to Leisure Centre	2475		\$ 396,000
Fencing to Leisure Centre	290	\$ 120	\$ 34,800
Soft landscaping	Allow		\$ 118,000
Feature paving to entrance	490	\$ 240	\$ 117,600
Paving to car park	170	\$ 150	\$ 25,500
Allowance for external services	Allow		\$ 909,000
Total External Works & Services			\$ 1,858,700
Construction Cost			\$ 16,545,250
ESD initiatives		3.5%	\$ 580,000
Design Contingency		7.5%	\$ 1,285,000
Construction Contingency		10.0%	\$ 1,842,000
Locality Allowance		75.0%	\$ 15,190,000
Sub Total			\$ 18,897,000
Professional Fee Allowance (No Project Manager)		9.0%	\$ 3,190,000
Authority Fees & Charges		allow	\$ 166,000
Substation contribution		allow	\$ 50,000
FF&E		4.0%	\$ 588,000
Sub Total			\$ 3,994,000
Project Total			\$ 39,436,250

Note: The Project cost excluding Professional Fees and the locality allowance \$ 21,056,250

Exclusions:

GST	Cost Escalation beyond May 2014
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater detention / retention on site
Gym equipment or other leased equipment	Active IT and telephone equipment
Piers / Piling pending Geotech Report	Works to council, state, federal roads incl. traffic signals

Shire of East Pilbara
Boomerang and Pool Site



Indicative Assessment of Probable Cost

Plan No. 7 (not preferred) Newman Pool

QS REF: P1213129
 Date: 12/05/2014

Function	area m2	rate \$/m2	cost \$
Newman Pool Pavilion			
Extension to swimming pool pavilion comprising:			
Swim club	75	\$ 2,200	\$ 165,000
Group fitness and multi purpose	90	\$ 2,000	\$ 180,000
First aid	35	\$ 2,400	\$ 84,000
Circulation	80	\$ 1,800	\$ 144,000
Refurbishment to swimming pool pavilion comprising:			
Kiosk	45	\$ 1,800	\$ 81,000
Replacement of kitchen / servery equipment to kiosk	Allow		\$ 30,000
Control	30	\$ 1,500	\$ 45,000
Admin	65	\$ 1,000	\$ 65,000
Male	105	\$ 2,600	\$ 273,000
Female	105	\$ 2,600	\$ 273,000
Circulation	110	\$ 800	\$ 88,000
Allow for demolition of existing buildings	360	\$ 90	\$ 32,400
Total Building Works		740	\$ 1,460,400
Pools and Associated Works			
Pool Plant Room	185	\$ 1,600	\$ 296,000
Pool store	10	\$ 1,600	\$ 16,000
Pool shade structure 'translucent' fixed over program pool and leisure pool, 50m pool	2500	\$ 600	\$ 1,500,000
Extra over for retractable over 50m pool	1000	\$ 200	\$ 200,000
Pool concourse	1400	\$ 650	\$ 910,000
Lighting and speakers etc within pool structure	2500		\$ 300,000
Refurbishment of existing pool (50m), fully tiled	830		\$ 2,000,000
Program pool (25m), accessible ramp, fully tiled, all year use	420		\$ 1,512,000
Leisure pool, beach entry, fully tiled	340		\$ 1,782,000
Allow for water feature to leisure pool	1		\$ 250,000
Preliminaries	allow		\$ 438,300
Total Pools and Associated Works			\$ 9,204,300
External Works & Services			
Building entry	400	\$ 240	\$ 96,000
Loading access	90	\$ 400	\$ 36,000
Cross over	1		\$ 10,000
Staff carpark	185		\$ 30,000
New landscape area around pool	Allow		\$ 115,000
Secure access into pool site	Allow		\$ 25,000
Relocation of volleyball courts	195	\$ 130	Excl
Sun shade structures	375	\$ 300	\$ 112,500
Fencing	365	\$ 300	\$ 109,500
Allowance for external services	Allow		\$ 222,000
Total External Works & Services			\$ 756,000
Construction Cost			\$ 11,420,700
ESD initiatives		3.5%	\$ 400,000
Design Contingency		7.5%	\$ 887,000
Construction Contingency		10.0%	\$ 1,271,000
Locality Allowance		75.0%	\$ 10,485,000
Sub Total			\$ 13,043,000
Professional Fee Allowance (No Project Manager)		9.0%	\$ 2,202,000
Authority Fees & Charges		allow	\$ 115,000
Substation contribution		allow	\$ 50,000
Pool Equipment		allow	\$ 300,000
FF&E		4.0%	\$ 71,000
Sub Total			\$ 2,738,000
Project Total			\$ 27,201,700

Note: The Project cost excluding Professional Fees and the locality allowance \$ 14,514,700

Options:	
Future Water Slides [2 No.] - assume standard type	\$ 5,235,000.00

Exclusions:

GST	Cost Escalation beyond May 2014
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater detention / retention on site
Gym equipment or other leased equipment	Active IT and telephone equipment
Piers / Piling pending Geotech Report	Works to council, state, federal roads incl. traffic signals

Shire of East Pilbara North Newman



Indicative Assessment of Probable Cost

Plan No. 8 (not preferred) North Newman

QS REF: P1213129

Date: 12/05/2014

Function	area m2	rate \$/m2	cost \$
New soccer pavilion - includes 4 unisex change rooms, umpire change, public amenities, social room, kitchen and bar facilities, administration	970	\$ 2,700	\$ 2,619,000
New BMX pavilion - includes new amenities	440	\$ 2,000	\$ 880,000
Player Shelters [3 No.]	900	\$ 900	\$ 810,000
Tennis Pavilion	390	\$ 2,000	\$ 780,000
Total Building Works	2,700		\$ 5,089,000
External Works & Services			
New natural turf soccer pitches including perimeter fence, soccer goals	4		\$ 2,540,000
Extra for 6m high goal end fence	1,120	\$ 300	\$ 336,000
Lighting to soccer pitches [10 towers to perimeter]	Allow		\$ 500,000
New 6 no tennis courts incl. sports lighting and fencing	Allow		Excl
Structural shade cover to 2 no tennis courts	1470	\$ 500	Excl
Playground 'all ages' equipment [Relocated existing from across road]	Allow		\$ 10,000
Playground soft fall and surround	410		\$ 66,000
New carparking	5515		\$ 883,000
Cross over	2		\$ 20,000
BBQ shelter	5		\$ 20,000
Recondition BMX area	Excl		Excl
Allowance for new lights to BMX area	Allow		\$ 200,000
Park land	Allow		\$ 1,066,000
Flora park	Allow		\$ 256,000
Soft landscaping	Allow		\$ 918,000
Perimeter tree planting	Allow		\$ 81,000
Fencing	Allow		\$ 137,000
Bike/walking path	Allow		\$ 120,000
Allowance for 'atlantis cellular irrigation system' [located under 1 soccer pitch]	Allow		\$ 315,000
Allowance for external services	Allow		\$ 486,000
Total External Works & Services			\$ 7,954,000
Construction Cost			\$ 13,043,000
ESD initiatives		3.5%	\$ 457,000
Design Contingency		7.5%	\$ 1,013,000
Construction Contingency		10.0%	\$ 1,452,000
Locality Allowance		75.0%	\$ 11,974,000
Sub Total			\$ 14,896,000
Professional Fee Allowance (No Project Manager)		9.0%	\$ 2,515,000
Authority Fees & Charges		allow	\$ 131,000
Substation contribution		allow	\$ 50,000
FF&E		4.0%	\$ 204,000
Sub Total			\$ 2,900,000
Project Total			\$ 30,839,000

Note: The Project cost excluding Professional Fees and the locality allowance \$ 16,350,000

Exclusions:

GST	Cost Escalation beyond May 2014
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater detention / retention on site
Gym equipment or other leased equipment	Active IT and telephone equipment
Piers / Piling pending Geotech Report	Works to council, state, federal roads incl. traffic signals

Shire of East Pilbara

Boomerang and Pool Site



Indicative Assessment of Probable Cost

Plan No. 9 (not preferred) Boomerang and Pool site

QS REF: P1213129

Date: 12/05/2014

Function	area m2	rate \$/m2	cost \$
New tennis pavilion	265	\$ 2,000	\$ 530,000
External Works & Services			
Recondition existing football pitches to form 3 no. 50m x 70m touch fields	Allow		\$ 1,321,000
Recondition 2 no. existing lawn bowls	Allow		\$ 150,000
2 no basketball courts within Boomerang oval precinct,	Allow		\$ 500,000
Recondition 6 no. Tennis courts	Allow		\$ 180,000
Structural shade cover to 3 no. Tennis courts	2240	\$ 500	\$ 1,120,000
Allowance for sports equipment - goals etc for external sports fields	Allow		\$ 120,000
Demolition of existing road incl cut and fill to form new area as required	Allow		\$ 116,000
Allow for landscaping around precinct	Allow		\$ 252,000
New playground (EXCLUDES Play Equipment)	Allow		Excl
Building entry	400	\$ 240	Excl
Loading access	90	\$ 400	Excl
Cross over	1		Excl
Staff carpark	185		Excl
New landscape area around pool	Allow		Excl
Secure access into pool site	Allow		Excl
Relocation of volleyball courts	195	\$ 130	Excl
Sun shade structures	375	\$ 300	Excl
Fencing	365	\$ 300	Excl
Allowance for external services	Allow		Excl
Total External Works & Services			\$ 4,289,000
Construction Cost			\$ 4,289,000
ESD initiatives		3.5%	\$ 151,000
Design Contingency		7.5%	\$ 333,000
Construction Contingency		10.0%	\$ 478,000
Locality Allowance		75.0%	\$ 3,939,000
Sub Total			\$ 4,901,000
Professional Fee Allowance (No Project Manager)		9.0%	\$ 828,000
Authority Fees & Charges		allow	\$ 43,000
Substation contribution		allow	\$ 50,000
FF&E		4.0%	\$ 22,000
Sub Total			\$ 943,000
Project Total			\$ 10,133,000

Note: The Project cost excluding Professional Fees and the locality allowance

\$ 5,366,000

Exclusions:

GST	Cost Escalation beyond May 2014
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater detention / retention on site
Gym equipment or other leased equipment	Active IT and telephone equipment
Piers / Piling pending Geotech Report	Works to council, state, federal roads incl. traffic signals