

## FINAL REPORT

### STRATEGIC RECREATION MASTERPLAN

For

Shire of **EAST**  
**Pilbara**  
THE HEART OF THE PILBARA

November 2021



## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	7
1.0 INTRODUCTION.....	9
2.0 STUDY OBJECTIVES.....	9
3.0 METHODOLOGY.....	10
4.0 LITERATURE REVIEW.....	11
5.0 DEMOGRAPHIC PROFILE.....	20
6.0 BENCHMARKS FOR FACILITY PROVISION .....	24
7.0 INDUSTRY TRENDS .....	25
8.0 EXISTING INFRASTRUCTURE REVIEW .....	30
9.0 STAKEHOLDER CONSULTATION.....	39
10.0 UTILISATION AND PARTICIPATION RATES.....	39
11.0 DESIGN PHILOSOPHY .....	48
12.0 DEVELOPMENT RATIONALE .....	49
13.0 DESIGN BRIEF.....	61
14.0 TOWNSHIP MASTERPLANS .....	74
15.0 FACILITY DESIGN REQUIREMENTS .....	91
16.0 ORDER OF PROBABLE COST .....	97
17.0 LIFE CYCLE COSTS .....	102
18.0 FUNDING.....	112
19.0 ECONOMIC DEVELOPMENT REPORT .....	120
20.0 RECOMMENDATIONS.....	121

<b>21.0</b>	<b>ATTACHMENTS</b> .....	122
<b>21.1</b>	<b>Sport and Recreation User Group Survey Analysis</b> .....	122
<b>21.2</b>	<b>Community Survey Analysis</b> .....	123
<b>21.3</b>	<b>Open Community workshop outcomes</b> .....	133
<b>21.4</b>	<b>Consultation notes from November 2020 tour of inspection</b> .....	140
<b>21.5</b>	<b>Additional key stakeholder consultations</b> .....	148
<b>21.5.1</b>	<b>Skate park petition - Newman</b> .....	148
<b>21.5.2</b>	<b>Community Health Nurse - Nullagine</b> .....	149
<b>21.5.3</b>	<b>Royal Life Saving Society</b> .....	149
<b>21.5.4</b>	<b>Department of Education - Nullagine Remote Community School</b> .....	150
<b>21.5.5</b>	<b>Department of Education - Nullagine Remote Community School</b> .....	150
<b>21.5.6</b>	<b>Department of Education - Marble Bar District School</b> .....	151
<b>21.5.7</b>	<b>Department of Communities (Welfare Centre)</b> .....	151
<b>21.5.8</b>	<b>Ngurra Kujungka</b> .....	151
<b>21.5.9</b>	<b>Pilbara Development Commission</b> .....	152
<b>21.5.10</b>	<b>Newman Club</b> .....	152
<b>21.5.11</b>	<b>WA Football Commission</b> .....	153
<b>21.5.12</b>	<b>WA Cricket Association</b> .....	154
<b>21.5.13</b>	<b>Basketball WA</b> .....	155
<b>21.5.14</b>	<b>Netball WA</b> .....	155
<b>21.5.15</b>	<b>Bowls WA</b> .....	156
<b>21.6</b>	<b>Pilbara Region 2050 Cycling Strategy Maps</b> .....	157
<b>21.7</b>	<b>Letter of support from Netball WA</b> .....	159
<b>21.8</b>	<b>AFL Regional Standard Facility Guideline</b> .....	161
<b>21.9</b>	<b>REMPPLAN Economic Assessment Reports</b> .....	162

## TABLES

Table 1	Shire recreation building value and remaining life.....	15
Table 2	Shire population by locality .....	20
Table 3	ABS Quickstats on the East Pilbara population by locality .....	23
Table 4	Moloney scores that do not meet the Shire’s facility performance criteria .....	30
Table 5	Facilities requiring attention as per Moloney scale ratings .....	32
Table 6	Shire of East Pilbara Recreation Facility Criticality .....	33
Table 7	RLSS assessment results - Newman and Marble Bar Aquatic centres .....	34
Table 8	Top 10 activities for adults .....	46
Table 9	Top 10 activities for children .....	47
Table 10	Facility classification by operational responsibility .....	50
Table 11	Suggested leasehold facility improvements .....	57
Table 12	Priority projects in Newman .....	67
Table 13	Priority projects in Nullagine .....	70
Table 14	Priority projects in Marble Bar.....	74
Table 15	Project cost multipliers.....	97
Table 16	Order of probable costs for Newman Projects .....	99
Table 17	Order of probable costs for Nullagine Projects.....	99
Table 18	Order of probable costs for Marble Bar Projects .....	100
Table 19	Order of probable costs for all three townships combined .....	100
Table 20	Cash flow of Order of probable costs.....	101
Table 21:	Project cost multiplier for facility renewal works .....	103
Table 22:	Life cycle cost component breakdown .....	106
Table 23:	Life cycle cost projection .....	111
Table 24	Case study assessment of funds by source.....	112
Table 25	State and Federal government Grant Schemes.....	113
Table 26	Sporting Association Grant Schemes .....	114
Table 27	Potential project funding by source - Newman.....	116
Table 28	Potential project funding by source - Nullagine .....	117
Table 29	Potential project funding by source - Marble Bar .....	118
Table 30	Potential project funding cash flow by year.....	119
Table 31	Adequacy of club facilities now and in ten years.....	123

## FIGURES

Figure 1: Study methodology flow chart .....	10
Figure 2 Recreation Infrastructure Strategy Engagement Process .....	16
Figure 3 Marble Bar Pathways .....	19
Figure 4 Population forecast for Shire of East Pilbara to 2031.....	20
Figure 5 Forecast population growth rate for East Pilbara compared to WA.....	21
Figure 6 Population pyramid for the Shire of East Pilbara compared to WA .....	21
Figure 7 Percentage of population by age in the East Pilbara compared to WA .....	22
Figure 8 Forecast gender profile in the Shire of East Pilbara to 2031 .....	22
Figure 9 Maslow’s Hierarchy of Needs .....	25
Figure 10 Hierarchy of Recreation Needs .....	26
Figure 11 Wearable technologies .....	29
Figure 12 Proposed aquatic centre relocation from 2009 .....	36
Figure 13 Rate of loss in lighting efficiency.....	38
Figure 14 Participation trends in physical activity, AusPlay .....	40
Figure 15 Shire Public Buildings & Facilities - Usage Rates 2019/20 .....	40
Figure 16 Participation rates by age and gender -Walking .....	41
Figure 17 Participation rates by age and gender - Fitness Gym .....	41
Figure 18 Participation rates by age and gender - Swimming.....	42
Figure 19 Participation rates by age and gender - Tennis .....	42
Figure 20 Participation rates by age and gender - Basketball.....	43
Figure 21 Participation rates by age and gender - Netball .....	43
Figure 22 Participation rates by age and gender - Australian Football.....	44
Figure 23 Participation rates by age and gender - Soccer .....	44
Figure 24 Participation rates by age and gender - Cricket.....	45
Figure 25 Participation rates by age and gender - Bowls.....	45
Figure 26 Facility importance as determined by user groups.....	58
Figure 27 Hedland Gymnastics Club in Wedgefield LIA .....	60
Figure 28 Newman Township Masterplan .....	75
Figure 29 Capricorn Precinct - Secure Perimeter .....	77
Figure 30 Indicative sewer line and inspection opening location under hard courts....	78
Figure 31 Redevelopment of Capricorn Precinct .....	80
Figure 32 Capricorn Multipurpose Pavilion Ground Floor .....	81
Figure 33 Capricorn Multipurpose Pavilion First Floor .....	82
Figure 34 Youth Precinct Option A.....	84
Figure 35 Youth Precinct Option B .....	85

Figure 36 Youth Precinct Option C .....	86
Figure 37 Nullagine Masterplan.....	88
Figure 38 Nullagine Masterplan.....	90
Figure 39 Example swimming pool installation for Nullagine .....	92
Figure 40 Swimming pool design concept for Nullagine .....	93
Figure 41 Nullagine flood zone.....	93
Figure 42 Nullagine flood zone.....	94
Figure 43 Land Ownership - Old Basketball Court in Nullagine .....	95
Figure 44 Residential status of respondents.....	123
Figure 45 Respondents who identified as Aboriginal or Torres Strait Islander .....	123
Figure 46 Household members by gender and age group for respondents .....	124
Figure 47 Sport and recreation activity participation .....	125
Figure 48 What sport and recreation opportunities are missing? .....	126
Figure 49 Adequacy of sport and recreation infrastructure - Newman .....	127
Figure 50 Adequacy of sport and recreation infrastructure - Nullagine .....	128
Figure 51 Adequacy of sport and recreation infrastructure - Marble Bar.....	129
Figure 52 Barriers to using local sport and recreation facilities .....	130
Figure 53 Sport and recreation facilities that you would like to see provided .....	130
Figure 54 Priority issues in sport and recreation facility provision - Newman.....	131
Figure 55 Priority issues in sport and recreation facility provision - Nullagine .....	132
Figure 56 Priority issues in sport and recreation facility provision - Marble Bar .....	132
Figure 57 Pilbara Region 2050 Cycling Strategy Maps.....	158
Figure 58 AFL Regional Standard Facility Guideline .....	161

## EXECUTIVE SUMMARY

The Shire of East Pilbara engaged community planners CCS Strategic to prepare a Strategic Recreation Plan and a masterplan for sport and recreation provision for each of the three main townships of Newman, Marble Bar and Nullagine.

There is no specific of fixed term applied to the strategic plan, however a priority focus for solutions to sport and recreation needs for the period to 2035 (15 year horizon) is provided; together with life cycle costs for existing and proposed facilities to 2050 (30 year horizon); to assist in determining when facilities need to be renewed, replaced, repurposed or disposed of.

In determining future facility needs, the application of State Sporting Association facility specifications and facility provision reference materials, such as the Parks and Leisure Australia (WA) Community Facility Guidelines - which tend to be metro-centric, have been tempered with local circumstances, participation patterns and future population projections.

The resultant township masterplans, precinct plans and individual facility concept plans reflect the findings of extensive research and stakeholder consultation undertaken in each location.

A series of guiding principles developed by the Shire have been used to inform the philosophy and rationale for proposed facility provision and the design criteria for suggested new and refurbished facilities.

In overview, residents of the Shire are generally well provided for with a comprehensive range of sport and recreation facilities, notably concentrated on Newman. However, many of these facilities are ageing and some are no longer compliant with new standards or community expectations.

This report outlines both a strategic intent and a practical roadmap to facility provision in Newman, Nullagine and Marble Bar focused on the next 15 years with some longer term development options for when existing facilities reach the end of their useful life.

Collectively, the priorities identified by the local community are:

- Playing area / surface quality
- Provision of shade at sporting venues
- Lighting for training and competition
- Toilets and other amenities for event participants and spectators

In Newman there are numerous single purpose facilities, developed largely through the efforts of the members of the local clubs for member only use. Many of these are less than contemporary, at times non-compliant with current standards and less than optimally presented and maintained. It is recommended that the Shire work with these clubs to improve the functionality and presentation of these facilities.

Two strategies are proposed. The first is a requirement for clubs to contribute to an agreed facility renewal reserve to accrue funds to meet ongoing maintenance, presentation and replacement costs as determined by an agreed schedule detailed in their lease agreement. The renewal fund is in lieu of a lease rental and aimed at increasing facility standards.

The second is the establishment of an annual facility improvement grant program, ideally delivered through an industry partnership arrangement. This competitive grant scheme is proposed to encourage and assist Clubs to make facility improvements as detailed in the leased area masterplan. The masterplan is proposed to be endorsed by the Shire, included as a schedule to the lease agreement and provide a clear mandate for the Shire to support and assist with grant and sponsor funding requests.

In addition to leased facility improvements, there is a series of major projects identified for Shire action over the next 15 years including, In Newman the key projects are:

- Replacement of the six hard courts at Capricorn precinct
- Improvements to the grassed playing field surfaces, with an upgrade of Boomerang Oval, improvements to Kangaroo Oval and levelling of the pitch in Emu Oval
- Creation of an integrated youth precinct and community hub in the town centre
- Replacement of the four individual clubhouses at Capricorn with a single multi-club, multi-purpose facility roughly on the site of the Pioneers clubhouse

The order of probable cost to develop and improve facilities in Newman, as outlined in this strategy is in the order of \$40 million, dependent upon which development option for the proposed youth precinct and library are chosen. A further \$15 million will be required post 2035 to replace the Aquatic Centre.

In Nullagine, the development of a swimming pool and a pump track are the two major projects. A unique swimming pool design and operating model has been explored for Nullagine. The total cost to deliver these projects is in the order of \$1.0 million in 2021 which escalates to around \$3.4million over the 15 year term of implementation, including annual recreation program costs of \$1.2m. Other minor projects including lighting, shade and toilets will be required to support these developments.

In Marble Bar the creation of a family recreation precinct was identified as the top priority, closely followed by the need to repair or replace the Marble Bar Aquatic Centre.

The family recreation precinct is to incorporate the existing hard courts and Rec Shed, add a new gym/fitness centre building, a new grassed picnic / BBQ and playground area and a pump track, supported by public toilet facilities. This project has a projected cost of \$700K.

Estimates for the renewal (\$1.4m) or replacement (\$2.1m) of the Marble Bar Aquatic Centre have been determined and will require agreement with the Minister for Education with a 50% contribution from the Shire. The age of the facility indicates replacement may be more prudent. The total cost to the Shire for facility improvements and developments in Marble Bar including replacement of the pool shell and concourse is in the order of \$2.8 million.

The total cost of implementing the recreation strategy and township masterplans as detailed in this report shows a 2021 capital cost of 42.4million which escalates to around \$75 million as shown in the forecast cashflow in Table 20. A potential funding strategy outlined in Table 27 indicates that the Shire would need to contribute in the order of \$13.5 million over the next 15 years to realise this strategy and implement the township masterplans.

The forecast 50 year lifecycle costs including initial capital and program costs of 75,030,321, renewal and refurbishment costs for new and upgraded infrastructure of 28,677,430 and operating costs of \$262,226,283 are an indication of the overall cost impact of this plan.

The economic benefit of implementation includes a rise in demand for goods and services of \$803 million, direct job creation equivalent to 5.2 FTE annually to 2036 or a total of 78 FTE and a further impact through indirect job creation of 29 FTE and a consumption benefit in the order of \$6.8 million. Gross Regional Product would increase by \$18.9 million.



## 1.0 INTRODUCTION

The Shire of East Pilbara engaged community planners CCS Strategic to prepare a Strategic Recreation Plan and a masterplan for sport and recreation provision for each of the three main townships of Newman, Marble Bar and Nullagine. The resultant plans reflect the findings of extensive research and a stakeholder consultation program undertaken in each location.

A series of guiding principles developed by the Shire have been used to inform the philosophy and rationale for facility provision and the design criteria for new and refurbished facilities.

Residents of the Shire are generally well provided for with a comprehensive range of sport and recreation facilities, notably concentrated on Newman. However, many of these facilities are ageing, no longer contemporary or compliant with new standards or community expectations. Additionally, numerous single purpose facilities, developed largely through the efforts of the members of the local clubs for member only use, are less than contemporary, at times non-compliant with current standards and less than optimally presented and maintained.

This report outlines both a strategic intent and a practical roadmap to facility provision in Newman, Nullagine and Marble Bar over the next decade.

## 2.0 STUDY OBJECTIVES

The Strategic Recreation Plan will explore opportunities to improve community wellbeing and enhance sustainability outcomes. The Shire's proud history of providing sport and recreation opportunities to its communities is expected to continue but it must also be balanced with its resourcing capabilities.

The guiding principles identified by the Shire for development of the Recreation Strategy and Masterplan include:

- Utilisation of existing infrastructure, where there is sufficient end of life remaining, or "economies of scale" for renewal or upgrade. The focus should be on renewal of infrastructure as opposed to constructing new.
- Where new infrastructure is introduced, look to decommission existing infrastructure if it is deemed to be duplicated, at end of life, or of limited ongoing benefit.
- Co-location and multi-use of facilities including the demolition and removal of existing facilities.
- Define the full life cycle costing of new infrastructure including the construction, operational, maintenance and demolition costs over the full life cycle of any proposed facilities
- Foster opportunities to attract funding partners for capital and operational costs.
- Plans must cater adequately and economically for the current and future needs of the community and meet Western Australian benchmarks set by Guidelines for Community Infrastructure.
- Make maximum practical use of all facilities, infrastructure and reserves.
- Ensure the effective and efficient operation of each separate facility within the framework of the most effective and efficient overall design;
- Articulate the motivation for proposed projects/ development. This includes the ongoing operational, maintenance, renewal and rationalisation of infrastructure;
- Achieve, as far as practicable, compatibility with the surrounding community and development;

- Recognise that a number of variables interact to create overall demand, and as a result various land uses or pieces of infrastructure or may be impacted by different mixes of factors;
- The Masterplan must be drawn up in accordance with the Local Planning and State of W.A. planning legislation.
- The East Pilbara Strategic Recreation Masterplan should align with the Strategic Community Plan;
- Ensure the Principal can meet all likely future costs of operating, maintaining, renewing and development;
- Ensure the delivery of fit for purpose infrastructure at the right time;
- Ensure transparency in development decisions;
- Ensure future compliance to anticipated future environmental changes including the regulatory environment; and
- Find ways to reduce operating risk and exposure for the Principal.

### 3.0 METHODOLOGY

The study was tackled in a number of discrete and sequential stages allowing ongoing community input and for the Shire to monitor, contribute to and endorse each step through the regular project meetings and reporting. The planning process is outlined below.

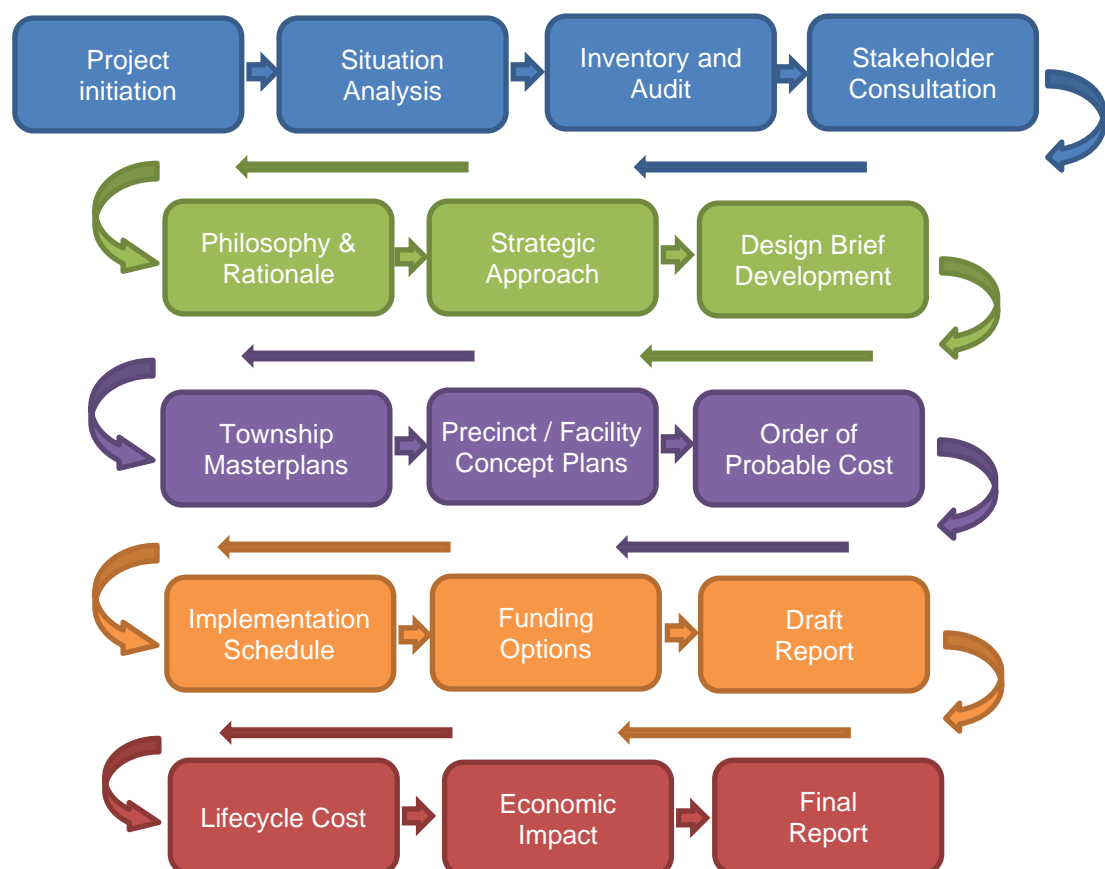


Figure 1: Study methodology flow chart

## 4.0 LITERATURE REVIEW

A review of available literature reveals that leisure planning in the Shire has either encompassed all areas of the Shire or is Newman specific. There have been no sport and recreation focused plans developed for Nullagine and Marble Bar to date, and facility development has largely occurred on an ad hoc basis, opportunistic or as needed basis.

The following documents capture both Shire wide and Newman centric planning. The higher level documents whilst keenly ascribed to Newman have been viewed wherever possible as relevant to all townships.

### 4.1 Shire of East Pilbara Strategic Community Plan (SCP) 2018-2028

The Shire's vision is to be "a diverse community thriving in a vast landscape that offers a world of opportunity and rich heritage and culture".

There are six themes to drive the future for the Shire as follows:

1. **Diverse and sustainable economic growth:** The Shire is committed to diverse and sustainable economic growth for the benefit of the local economy and employment opportunities.
2. **Enhancing regional identity, profile and positioning:** The Shire is committed to promoting the Shire as a great place to live, work and visit.
3. **Lobbying, advocacy and partnerships:** The Shire recognises the importance of advocating on behalf of its community and developing partnerships with government, community, NGOs and the private sector to provide accessible services in the most efficient way.
4. **Community connectedness and inclusiveness:** The Shire recognises the importance of social connectedness and exclusivity in developing a thriving, healthy and active community.
5. **Place based services:** The Shire is committed to support the diverse places throughout the Shire by providing access to services close to the communities.
6. **Environmental assets, history and heritage:** The Shire is committed to conserving, enhancing and promoting the Shire's unique environmental assets, and rich history and heritage for the benefit of the local community and visitors to the Shire.

Key to this strategic planning exercise for sport and recreation is the need to develop place based services, with the needs of the residents of the three townships to be considered, both independently and collectively. In terms of diversity and sustainability, services for visitors are critical to tourism in the region.

To enhance community connections, facilities where people can gather to share, participate and celebrate are essential. These facilities need to be well presented, readily accessible and properly maintained, and the natural environment in which they sit must be preserved and protected.

### 4.2 Shire of East Pilbara Access and Inclusion Plan 2020-2025

This plan supports the SCP, particularly the aim to foster harmonious communities that acknowledge cultural diversity and heritage, share strong community connections and have access to relevant and affordable community services.

Of note in this study is Outcome 2 of the plan which relates to buildings and facilities. The objective is for people with disability to have the same opportunities as other people to access the buildings and other facilities of a public authority, and requires:

- New buildings and infrastructure to meet access and inclusion legislative requirements, with proponents encouraged to also incorporate best practice standards.
- Audit the accessibility of Shire buildings and facilities.
- Undertake a footpath renewal program across the Shire.

These objectives will be woven into the strategic recreation plan and the facilities masterplans for each township.

#### 4.3 Newman Recreation Plan 2014

This plan noted that Newman was well provided for and acknowledges the central location and valuable role of the Capricorn Sporting Precinct. Unmet demand for indoor sports activities (basketball courts, gym, indoor cricket), the need for an additional rectangular grassed sporting reserve and additional netball and tennis courts (some exclusively marked) are cited as new facility drivers in light of forecast population growth.

Upgrades to the aquatic centre, squash courts, bowls and modifications to the playing area at Capricorn and Boomerang Oval to provide greater capacity are suggested. New and improved facilities for BMX, cycling, cricket, karting, gymkhana, Oztag and motorsports are suggested. Improved amenities were also proposed for equestrian pursuits, dog exercise, shooting and the trails network in and around town.

Experience shows that identified need in a community continues to remain until satisfied. However, the currency and veracity of the 118 recommendations made in 2014 through a lens of a population explosion at that time has been assessed through the facility audit, participation analysis and stakeholder engagement programs.

With a revised population forecast as stable or in slight decline the need for additional facilities is diminished. Specific variations include reduced demand for an additional rectangular grassed sports field (subject to all existing surfaces being fully functional).

#### 4.4 Newman Tomorrow - 2030 Vision 2012

This document is an updated version of the 2008 Newman Tomorrow publication, revisited in the context of rapid growth, the State Government's Pilbara Cities initiative and the royalties for regions program to improve regional infrastructure and services. There was an expectation in 2012 that Newman would achieve an aspirational target population of more than 15,000 as early as 2020, however, recent WA Tomorrow<sup>1</sup> projections suggest a slowing of growth and a revised estimate of 10,690 by 2031.

Newman Tomorrow commits the Shire of East Pilbara to place specific initiatives and addresses the following goals:

1. **People of Vitality.** The diversity and quality of education and skills development options; employment options; health services; and access to recreational, leisure and creative activities.
2. **Communities of Substance.** The fostering of harmonious communities acknowledging a shared heritage; strong community groups, networks and governance; relevant and affordable community services; and the provision of equitable and well-managed community infrastructure.
3. **Places of Connection.** Shire-wide planning and a quality regional road network; the quality and supply of housing and land for industry and commerce; the provision of safe places and spaces; and accessible, amenable towns.

---

<sup>1</sup> <https://www.dplh.wa.gov.au/information-and-services/land-supply-and-demography/western-australia-tomorrow-population-forecasts>

4. **Economies of Strength.** Infrastructure supporting economic development, partnerships with industry and tourism.
5. **Environments of Balance.** The maintenance and environmental management of iconic Pilbara landscapes for generations to come; reduced ecological footprints and the development of clean, green towns.

The vision for the Shire was to become a cohesive community providing an economic hub for the region linked by vibrant local centres and shared spaces; a place to live and call home.

Specific actions to be undertaken that relate to sport and recreation include:

- Implementing Newman Sport, Recreation and Open Space Assessment Report (2012).
- Creating more green space in Newman
- Finalise implementation of Capricorn Sporting Complex Masterplan
- Develop a walking trail map for Newman
- Assist community organisations with training opportunities
- Encourage high rates of participation in community events and activities
- Plan and develop a new recreation precinct including a recreation centre as part of an active recreation reserve and a new aquatic centre

Many of these recommended actions, specifically creating more green spaces, parks and playgrounds and the development of a new recreation precinct require revisiting in light of the changing economic landscape.

#### 4.5 **Shire of East Pilbara Annual Report 2018-19**

This report provides an overview of the year that was and an indication of activities to come. Performance measures cite overall satisfaction with recreation activities as high (77%) and particularly strong for the Aquatic Centres (85.7%) and Fitness Centres (82.5%). The report foreshadows the preparation of a recreation masterplan, to which this study is responding. Attendance at the aquatic centres was recorded as 28,115 for Newman and 4,720 for Marble Bar and the Newman Recreation Centre reported sales of 739 membership over the year. Improvements to recreation facilities included lighting upgrades at Capricorn Oval and air conditioning improvements to the Newman Recreation Centre fitness suite.

In 2018-19 the Shire generated \$3,124,803 in fees and charges for recreation and cultural activities, received \$1,258,669 in grants and expensed a total of \$9,746,185. The recreation facilities reserve settled at \$2,011,422, slightly down on the previous year.

#### 4.6 **Shire of East Pilbara Asset Management Strategy 2016 - 2017**

This is a high level strategic document that references a range of other strategic documents including the Shire's Asset Management Policy (2010). The strategy calls for the wide variety of assets under Shire control to be maintained in a secure, safe and operational condition for the purpose those assets have been provided, and to replace them as required.

The physical assets managed by the Shire support the delivery of core services, facilitate economic activity and strengthen the economy in the long term. These infrastructure assets also support community activities throughout the Shire.

The primary aim of Council asset management is to maintain an asset portfolio that effectively meets current and future demand for services. The asset register records a total of \$438 million of which sport and recreation assets, comprising parks and gardens and a portion of land and buildings, is estimated at \$25 million.

#### 4.7 Shire Buildings, Land and Parks and Gardens Infrastructure Valuations

Infrastructure assets are itemised and valued regularly by the Shire with the next review and revaluation due in the first half of 2021.

The most recent valuations of the Shire's sport and recreation infrastructure are summarised below. Note that the inventory does not include assets on land leased to sporting clubs and associations. Those with an end of life by 2035 are highlighted in yellow as a focus of this study and in blue as facilities to consider in the next phase 2035 - 2040.

Note that the fair value of the assets listed in the Table are the current depreciated value and not a facility replacement cost.

SoEP Asset ID	Building Name	Street	Fair Value \$ 2018	Moloney Rating	End of Life
	<b>NEWMAN</b>				
Z15012A	Newman Aquatic Centre	Rogers Way	3,240,000	3B	2035
L16004	Brazilian Ju Jitsu	Les Tutt Drive	104,100	5A	2050
L2009	Scouts Hall and covered area	Les Tutt Drive	73,900	6C	2035
L2010	Scouts Toilet Block	Les Tutt Drive	17,600	4B	2030
L2011	Scouts stage store	Les Tutt Drive	600	10D	2024
1143P	Capricorn Oval Grandstand	Fortescue Ave	1,679,200	6B	2042
L04-001	Newman Netball Club / Kiosk	Fortescue Ave	59,722	4B	2042
Z10-012	Junior Sports Facility Storage (Kangaroo Oval)	Fortescue Ave	556,200	2A	2062
L11-007	Junior Sports Facility - Kiosk/Function Building	Fortescue Ave	763,210	2B	2062
L11-008	Junior Sports Facility - Changeroom building	Fortescue Ave	908,560	2A	2062
1150	Recreation Centre	Gregory Ave	7,282,500	6B	2042
4053	Newman Youth Centre	(Cnr) Hilditch Ave Moondoorow Way	1,407,780	4B	2042
1103	Newman Community Hall (The Beach)	Mindarra Drive	636,220	6B	2037
L11-001	Newman Senior Sports Facility, Kiosk and Shed	Newman Drive	2,713,200	2B	2062
1145	Boomerang Oval Grandstand & Attached Toilets	Newman Drive	383,200	7C	2037
L00-011	Changerooms & kiosk	Rogers Way	815,160	3B	2047
99-11900	Clubrooms	Rogers Way	69,000	4B	2037
Z10-018	Tennis Court Clubroom	Thulluna Crescent	237,672	3A	2062
L14007	Ethel Creek Toilet	Ethel Creek St	137,910	5B	2044
L12-037	Rugby Shed (aka The Blue Shed)	Fortescue Ave	41,400	5B	2042
L13-002	Miners Promise Toilet	Nimingarra Drive	184,000	5B	2049
L12-035	Toilet Block (Netball / Tennis Courts)	Thulluna Crescent	72,596	10D	2042
	<b>NULLAGINE</b>				

1102	Gallop Hall	Clemenson Street	328,910	4A	2047
L15001	Public Toilet	Clemenson Street	43,200	3A	2025
L04-011	Recreation Centre (Gym)	Cook Street	162,160	3A	2037
	<b>MARBLE BAR</b>				
L01-001	Toilet - Exeloo	General Street (RSL Park)	138,000	2A	2041
1101P	Civic / Community Centre	Francis Street	730,642	6B	2035
1142	Jockey Rooms	Marble Bar Road	137,280	7C	2037
L09-001	Toilets	Marble Bar Road	145,666	7C	2042
L12-012	Bar (open-sided)	Marble Bar Road	13,913	7C	2025
L12-014	Gym Shed	Station Street	27,720	7C	2037
L03-004	Community Centre	Station Street	376,574	4B	2042

Table 1 Shire recreation building value and remaining life

#### 4.8 Newman Futures 2019

This project was initiated by BHP and the Shire of East Pilbara in January 2019 to explore how innovation and new technologies could be harnessed to serve the public interest. The principles underpinning the new way forward are:

- **Culture and Country** Recognition and acknowledgement of different ways of seeing, interacting and being in the world
- **Liveability and Wellbeing** Solid foundations for community and economic participation
- **Education and Training** Equipping and reskilling people of all ages and demographics to participate in the economy
- **Economy and Work** Uptake of innovation and technology across small to large and indigenous businesses

Providing good sporting and recreational opportunities is identified as a 'thing to address' to improve liveability and wellbeing.

#### 4.9 Nullagine ProspectUS

The ProspectUS proposes a multipurpose community centre for Nullagine incorporating a hall, kitchen, office, children's activity room, library and telecentre, all under the one roof and management structure. This could be achieved either through extending and/or refurbishing Gallop Hall, or by building a new facility.

Other suggestions include upgrading of the Nullagine sports oval through re-grassing, reticulation and the provision of a shade structure; and refurbishment or replacement of the Blue House (youth centre). Lighting and shade over the multipurpose hard courts is suggested as is the development of an annual calendar of sport and recreation activities with a focus on children and youth complemented by school holiday and other youth engagement programs.

The ProspectUS recommends a feasibility study to explore options to relocate the Caravan Park out of the flood plain.

#### 4.10 Marble Bar ProspectUS

The ProspectUS identified a clear need to improve opportunities for involvement in sport and recreation activities at Marble Bar.

It notes a disengagement of youth from organised sport and recreation and that the Shire was seeking to increase its capacity to staff and fund the planned activation of recreation facilities through partnerships with other stakeholders.

Similar to Nullagine, an annual calendar of sport and recreation activities with a focus on children and youth complemented by school holiday and other youth engagement programs was proposed for Marble Bar.

Other strategies included extending the operating hours of the Swimming Pool and the Recreation Shed throughout the year which have largely been achieved.

Ongoing support for the Marble Bar Race weekend is proposed.

#### 4.11 Recreation Strategy: A Development Checklist, PLA WA, 2019

Parks and Leisure Australia is the peak industry body for parks and leisure industry professionals. In 2019 PLA WA conducted an interactive workshop with 22 practitioners on how to develop a recreation infrastructure strategy. The result is shown in the eight-step framework below and is supported by a detailed checklist referencing WA-standards and outlining the industry recommended approach to strategic recreation planning.



By initiating this project and appointing CCS Strategic to prepare the strategic recreation plan, the Shire has already accomplished Steps 1 and 2 of the framework.

The specifics of Step 2, establishing the scope of the plan are articulated in Sections [2](#) and [3](#) of this report and the research and review findings of Step 3 are in Section [4](#).

The situational analysis is covered in the trends and demographic analyses, review of existing facilities and the findings of the stakeholder consultation program and captured in Sections [5 to 10](#).

Figure 2 Recreation Infrastructure Strategy Engagement Process

The strategy development of Steps 5 and 6 are outlined in Sections [11 to 18](#) and the finalisation of the strategy together with an economic analysis and recommendations can be found in Sections [19](#) and [20](#) respectively.



#### 4.12 Parks and Leisure Australia (WA) Community Facility Guidelines (2020)

Park and Leisure WA (PLWA) has prepared a suite of Community Facilities Guidelines publications comprising:

- Guidelines for Western Australian Community Infrastructure 2020
- Lighting Guide for Western Australian Community Sports Pitches and Courts 2020
- Catchment mapping of Perth POS and sports provision on POS 2019
- Community Facilities Guidelines and Facility Typologies reference lists 2020

The publications reflect the relevant Australian Standards (e.g., AS 2560 Sports lighting) or sport governing bodies (e.g., playing surface dimensions, changeroom and amenity requirements.).

Most importantly and despite being metro-centric, the guidelines indicate when base level facility provision needs duplication on another site, extension to meet district scale needs or upgraded in terms of sophistication for regional level facilities. There is no minimum standard or base level of facility provision stipulated. Local needs and capacity must be the principal determinant of what is required.

For Nullagine and Marble Bar the level of provision in all instances would be local scale. Newman presents an interesting challenge with many facilities needing to cater to local demand but warranting up-scale regional standard provision to accommodate tournaments and competitions with participants from across the Pilbara.

#### 4.13 Strategic Directions 2020-2023 - DLGSC

The State Government department responsible for Sport and Recreation has published the strategic directions paper to fulfil its mission to enable dynamic and inclusive communities and support the WA economy. The broad strategies and initiatives outlined in this paper will affect the Shire of East Pilbara in a rather peripheral manner, however, there are select aspects that will have greater bearing including:

- Strategic asset management guidance and monitoring
- Shared user guide for Education facilities, primarily public open space
- Develop a public value model and measurement framework
- Explore innovative and alternative funding models

#### 4.14 State Sporting Association Facility Specifications

In recent years, the majority of the state sporting associations have prepared guidelines or specifications for facilities for the conduct of their sport. While the rules of the sport and dimensions of the field of play have been published (and largely fixed) for many years, there is a growing commentary to guide the provision of player and spectator amenities. The specifications indicate the need for and dimensions of various elements at the varying competition levels be they local / club, district / regional, state league, national league and international. There are readily accessible facility standards for AFL, Cricket, Hockey, Netball, and Soccer. Other sports have various levels of information available.

An example of the facility requirements for a regional scale AFL facility is provided as an attachment (refer section [21.8](#)). It is reasonable to consider this scale to be applicable for Newman, however this model reflects accommodation for one home team and one away team.

In Newman, the complicating factor is that Capricorn Oval has four home teams and accordingly the accommodation requirements will need to be adjusted to reflect the significantly higher demands evident in the unique local situation.

#### 4.15 Australian Government Sport 2030

The Federal Government aims for Australia to be the world's most active and healthy sporting nation, known for its integrity and sporting success. It has four strategic priorities:

- Build a more active Australia - More Australians, more active, more often;
- Achieving sporting excellence - National pride, inspiration and motivation through international sporting success;
- Safeguarding the integrity of sport - A fair, safe and strong sport sector free from corruption
- Strengthening Australia's sport industry

The key impact for the Shire of East Pilbara is providing opportunities for more Australians to be more active, more often. This is enabled by both facility provision and programming with a focus on removing barriers through providing universal and gender neutral access, encouraging all ages participation and prioritising water safety and swimming skills.

#### 4.16 Cycle and Trails Network

The Pilbara Regional 2050 Cycling Strategy is being prepared by the Department of Transport. Similarly, the Pilbara Trails Masterplan Steering Committee is working towards a trails strategy for the Pilbara promoting cycling, walking, driving and water based trails (snorkelling, kayaking, boating).

The Western Australian Cycling Network Hierarchy is arranged by route function, depending on the type of activities that take place on the route. The cycling route hierarchy includes:

- Primary Routes
- Secondary Routes
- Local Routes
- Road Cycling Routes
- Tourist Trails

Except for Road Cycling Routes, all levels of the hierarchy are designed to cater for bicycle riders of all ages and abilities.

The Trails Masterplanning Steering Committee acknowledges both on-road and off-road (mountain bike) cycling trails although it prioritises the mountain bike experience with a focus on trails in national parks (Karijini, Millstream Chichester, Murujuga) and around townships (including Newman and Marble Bar).

Route maps for cycling have been prepared for all three townships. The proposed routes have been reviewed and implementation as proposed is supported. They are included as an attachment (Refer Section [21.6](#)).

A more detailed or finer grain approach has been outlined for Marble Bar. This locally developed plan encompasses all of the state strategy routes and adds additional connectors on Contest St and a link from the Rec Shed, past the Nursing Post and up to the water tank lookout with a return journey via the Caravan Park. The provision of shade along key routes is highlighted.

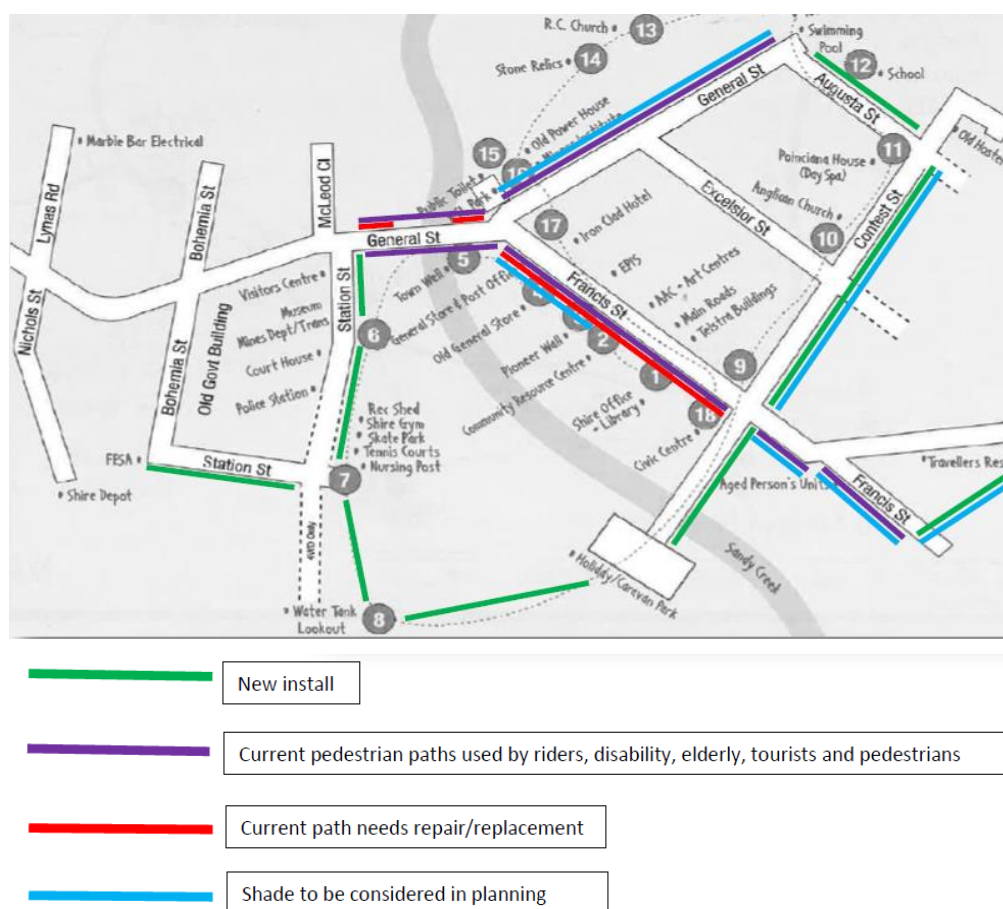


Figure 3 Marble Bar Pathways

The recommended approach to implementation / creation of the cycling / trails network is as follows:

1. Adopt and advertise the routes throughout the Shire - Use the Shire website, Facebook and other social media and print brochures for distribution from Shire buildings, schools and the visitor's centres
2. Install on-route directional signage to indicate the cycle trail or route
3. Install interpretive panels where appropriate to provide information about the route and the locality
4. Construct or upgrade roadways, pathways or trails with appropriate surface materials and lane marking for safer riding
5. Address safety issues to manage risk as a first priority, then deal with connections to major community nodes and subsequently focus on visitor links to places of interest.

Note: the footpath along Francis Street, Marble Bar, connecting the Shire's Administration / Civic Centre to the General Store and RSL Park was identified as dangerous and inaccessible to wheelchair users during the recreation masterplan community workshop. This pathway is identified as a priority issue aligning to the themes and objectives of the Shire's Strategic Community Plan and Access and Inclusion Plan<sup>2</sup>.

<sup>2</sup> <http://www.eastpilbara.wa.gov.au/getattachment/Our-Community/Access-and-Inclusion-Plan/Access-and-Inclusion-Plan-2020-2025-FINAL.pdf.aspx?lang=en-AU>

## 5.0 DEMOGRAPHIC PROFILE

The population of the Shire of East Pilbara in 2016 was recorded by the ABS<sup>3</sup> as follows.

	Statistical area	Urban centres	Indigenous location
<b>Shire</b>	25,055	4,935	798
<b>Newman</b>	7,230	4,567	594
<b>Nullagine</b>	1,701	194	102
<b>Marble Bar</b>	634	174	102
<b>Estimated FIFO workers or non-recorded indigenous*</b>			15,490

Table 2 Shire population by locality

\* The variations in total Shire numbers compared to those recorded as residents of the various townships is an estimate of fly-in / fly-out workers. It is noted that the total Aboriginal and Torres Strait Islander population has doubled (from 635 to 1,039) in the last 10 years – now making up 19% of population on average<sup>4</sup> but over 50% of the population in the Nullagine and Marble Bar townships. They are the fastest growing demographic group in the community.

The expected population in the three townships is forecast to be relatively static over the next decade, with Band C showing a small decline in numbers in the period to 2031.

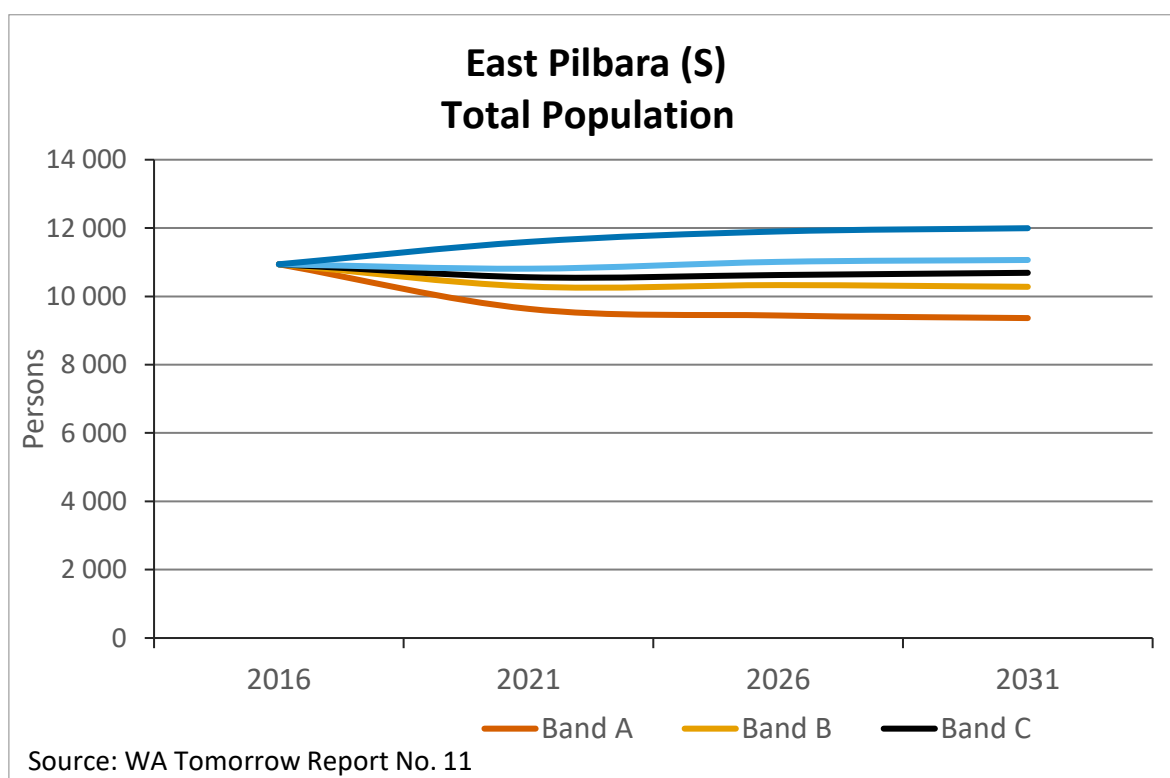


Figure 4 Population forecast for Shire of East Pilbara to 2031

<sup>3</sup> ABS 2016 Census QuickStats

<sup>4</sup> Newman Futures, 2019

This forecast decline contrasts dramatically against the state’s population growth (+1.5%) when viewed in percentage terms as shown in Figure 5.

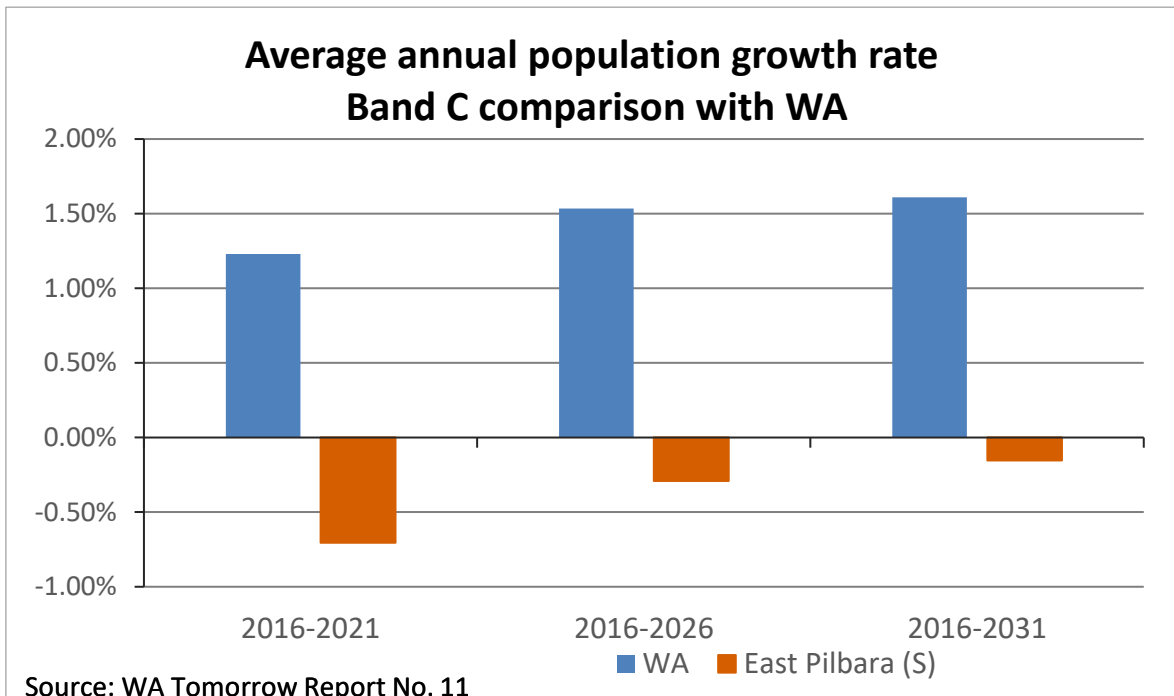


Figure 5 Forecast population growth rate for East Pilbara compared to WA

The Shire’s population is also comparatively young with an average age of 33 compared to the state average age of 37. The profile of the population is dramatically different to the state average.

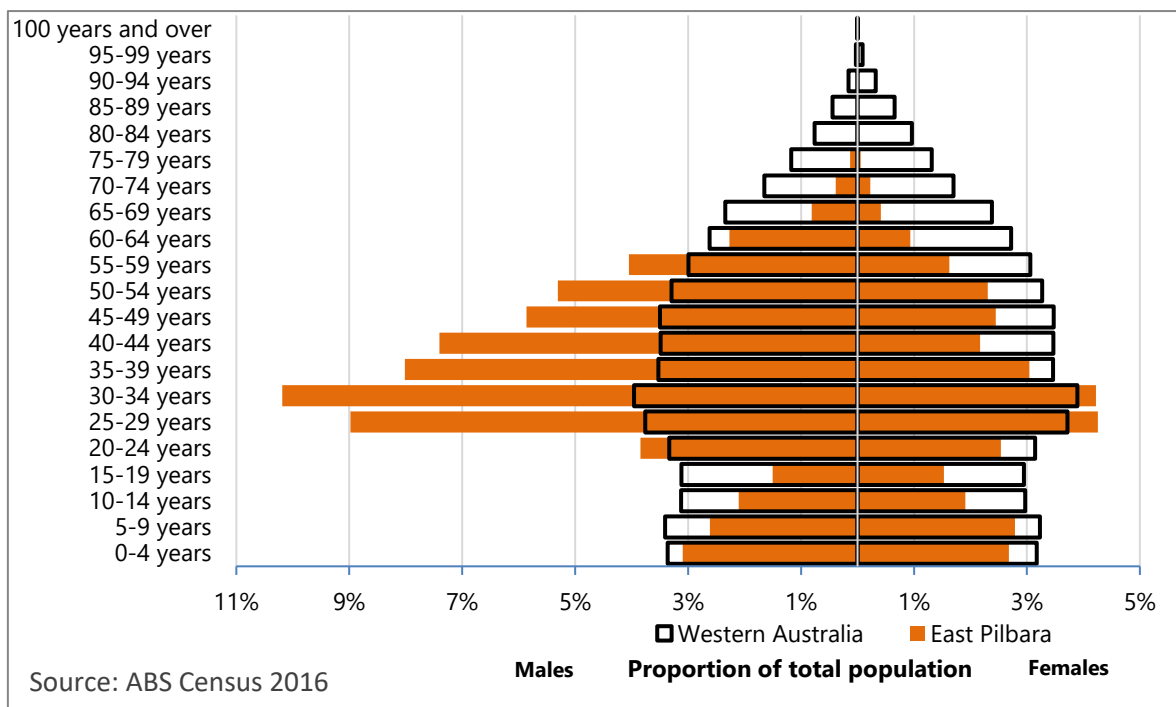


Figure 6 Population pyramid for the Shire of East Pilbara compared to WA

There is has a dramatic skew towards males, a significantly larger working age population (20-60 years) than the WA average, and a comparative absence of older residents, children and youth.

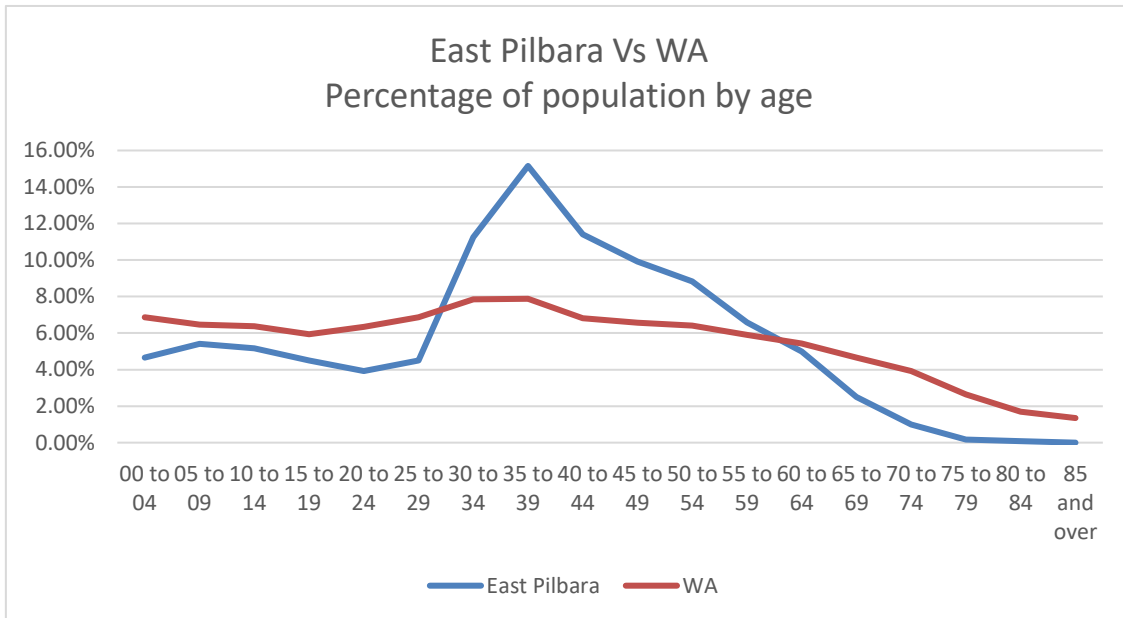


Figure 7 Percentage of population by age in the East Pilbara compared to WA

The population domination by males is anticipated to continue accounting for two thirds of residents by 2031.

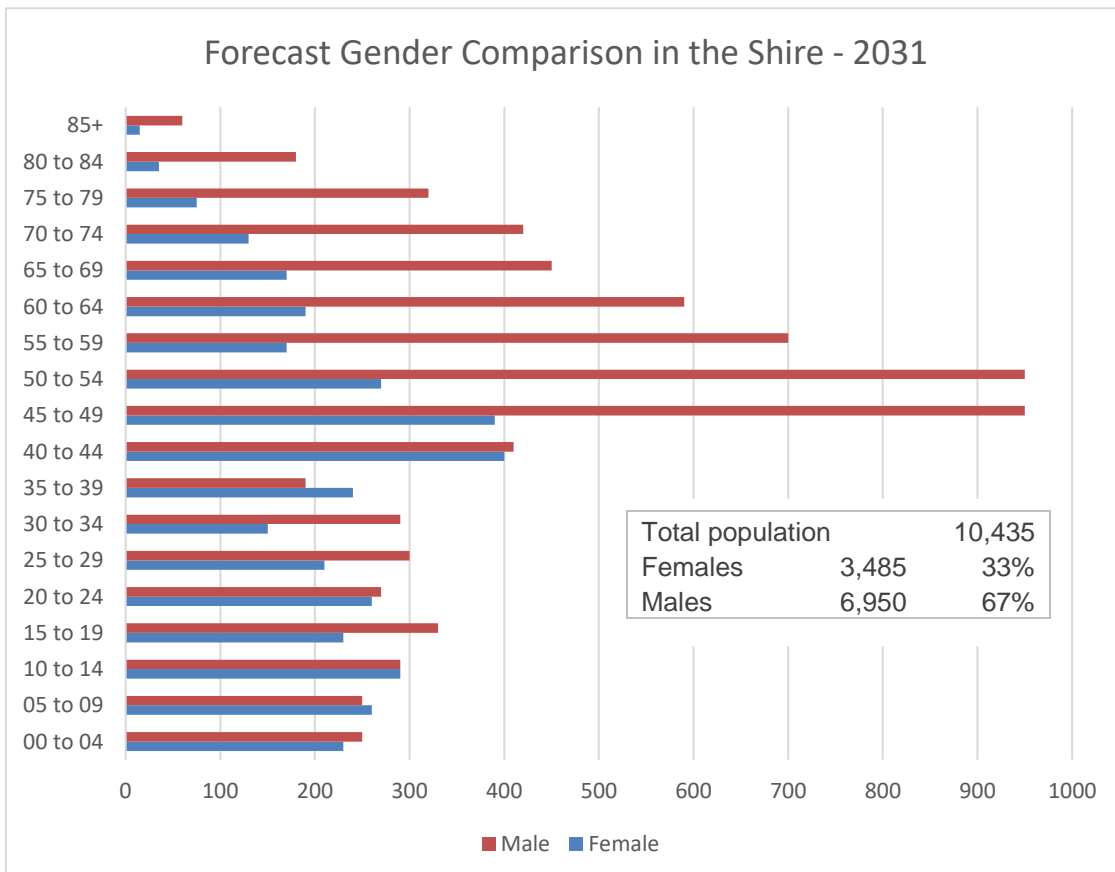


Figure 8 Forecast gender profile in the Shire of East Pilbara to 2031

The percentage of school age children in the Shire at 12% is lower than the state average at 16%. This reinforces a comment in the 2014 Recreation Masterplan for Newman noting “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.” Since that time, high school age has been reduced to include those entering year 7. The situation is exacerbated.

The 2016 ABS census QuickStats reports the following information by township.

Location	Newman	Nullagine	Marble Bar
People	7,238	1,701	174
Male	63.4%	80.2%	60.6%
Female	36.6%	19.8%	39.4%
Median age	33	37	43
Aboriginal and Torres Strait Islander	1,039	321	75
Families	1,042	30	37
Average children per family			
<ul style="list-style-type: none"> <li>for families with children</li> </ul>	2.0	2.8	2.3
<ul style="list-style-type: none"> <li>for all families</li> </ul>	1.0	0.9	0.9
All private dwellings	2655	64	146
Average people per household	2.9	2.8	2.4
Median weekly household income	\$2,502	\$1,042	\$1,625
Median monthly mortgage repayments	\$433	\$0	\$0
Median weekly rent	\$110	\$40	\$80
Average motor vehicles per dwelling	1.8	1.0	1.8
Working full-time	76.4%	86.8%	57.5%
Working part-t time	11.4%	3.7%	16.1%
Away from work	8.0%	7.8%	16.1%
Unemployed	4.2%	1.6%	10.3%
People with tertiary education	15.7%	12.4%	13.3%
People with post-secondary certification	25%	66.2%	37.4%

Table 3 ABS Quickstats on the East Pilbara population by locality

## 6.0 BENCHMARKS FOR FACILITY PROVISION

Over the past decade Parks and Leisure Australia (WA Region) has been developing a set of guidelines for the provision of community facilities. The 2020 publication of PLA WA's Community Facilities Guidelines<sup>5</sup> is the result of extensive industry collaboration and refinement. The result is a series of guidelines that indicate the scale and hierarchy of provision for community facilities.

The guidelines are, however, very metro-centric, and they talk of rates of provision when population growth exceeds minimum population milestones or thresholds. These thresholds are incremental calling for additional facilities as population grows. In addition to requiring more facilities for larger populations, the level of sophistication and scale of facilities also grows from local to district to regional scale assets.

Hard court provision (netball/ tennis/basketball), for example, calls for one court per 2,000-3,000 residents. The call for additional playing fields, community centres and other community infrastructure provision is triggered in increments of around 5,000 residents, noting that there is no minimum population for provision. If a community identifies a justifiable need, regardless of population, and it can be viably sustained, then it should be provided.

Applying the PLA WA guidelines across the Shire of East Pilbara, and based on population alone, only Newman is large enough to warrant more than one of any type of community facility.

The 'no minimum population' ethos of the PLA WA guidelines is also embraced by the Department of Education for provision of schools for all communities. Regardless of population, there is a need to provide reasonable school access to every defined catchment area. Accordingly, small communities such as Nullagine and Marble Bar are serviced by small schools, as are the remote Aboriginal Communities. Children living on remote stations are serviced by school of the air. The state has a mandated responsibility to all children for education.

Local government has a similar, albeit somewhat more discretionary, responsibility for the provision of community facilities and services to its community. Whilst there is no mandate and prescribed standard for sport and recreation facility provision, the aim for local government must be to enable community access to as many sport and recreation opportunities as possible. These facilities contribute to personal wellbeing, local culture and the social fabric of the community.

With finite resources, and multiple discrete and isolated local communities throughout the Shire of East Pilbara, it is not possible to provide everything in every community.

Accordingly, the Shire must determine both a hierarchy and priority of provision to be achieved either through direct provision or support for provision by others.

This strategy and the associated masterplans indicate what should be provided, where and when.

---

<sup>5</sup> <https://www.parksleisure.com.au/Site/emails/email-wa/newsletters/cfg-released.aspx>



## 7.0 INDUSTRY TRENDS

### 7.1 Overview and theory

The provision of sport and recreation facilities tends to follow a hierarchical pattern which can be likened to Maslow's Hierarchy of Needs.

Maslow's theory deals with a common set of factors that motivates all people of contemporary society with the hierarchy of needs often depicted as a pyramid consisting of five levels.

The four lower levels are grouped together as deficiency needs associated with physiological needs, while the top level is termed growth needs associated with psychological needs.

Deficiency needs must be met first. Once these are met, the drive to satisfy personal growth emerges.

The higher needs in this hierarchy only come into focus when the lower needs in the pyramid are satisfied.

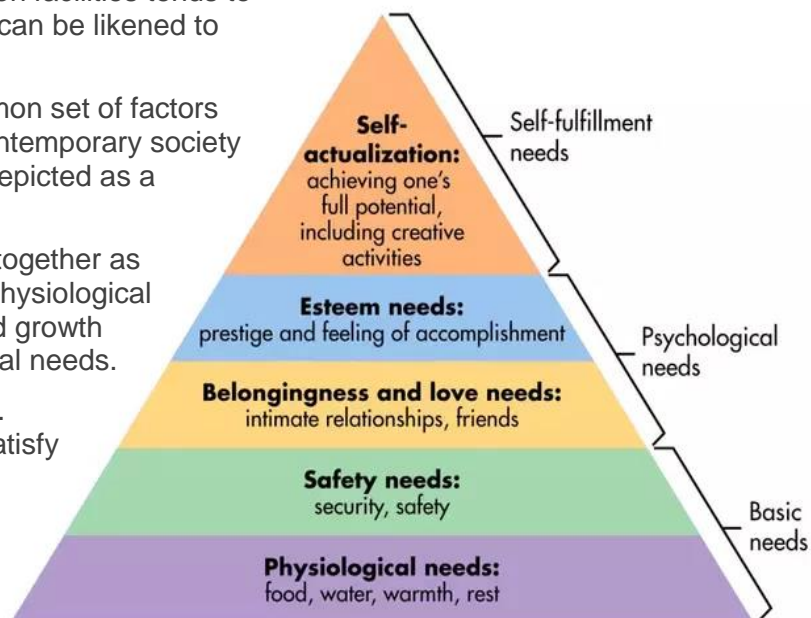


Figure 9 Maslow's Hierarchy of Needs

Once an individual has moved upwards to the next level, needs in the lower level will no longer be prioritised. If a lower set of needs is no longer being met, the individual will temporarily re-prioritize those needs by focusing attention on the unfulfilled needs but will not permanently regress to the lower level.

For instance, a person operating at the esteem level who is diagnosed with cancer will spend a great deal of time concentrating on their health (physiological needs) but will continue to value their work performance (esteem needs) and will likely return to work during periods of remission.

By applying a similar theory to the motivation for sport and recreation facility provision the following hypothesis emerges. Preceding the requirement in a sport and recreation facilities is the need to find a place to gather socially and interact. Social interaction is the driver, sport /recreation is often the vehicle. Invariably social gatherings involve the sharing of food in a safe, restful place where people feel camaraderie and kinship. This constitutes Stage 1 and satisfies both the physiological need of a community to feed and shelter itself with the capacity to develop and demonstrate community values and cultural activities.

Sport and recreation social facilities are generally not sought until after a principal community meeting place is provided, although these can be coincident.

In Australia, the local pub or church often play this role until more specific sporting club or community facilities are developed. There is an observation that these community facilities (clubhouses, recreation centres and the like) also serve as safe havens in emergency times as they frequently can accommodate large numbers with kitchen and ablution facilities. They can be places of safety and retreat in crisis situations.

The community gathering space accords to both level one (physiological need for social interaction) and level two (safety in community) within Maslow's hierarchy.

As with Maslow's hierarchy, the next step will not be approached until the lower level is satisfied.

Stage 2 is accommodation for play.

This relates to Maslow's belongingness and love stage, and it is important to note that the first sport and recreation facility developments tend to be team sport based and traditionally for facilities to play the national sport.

For Australians this has traditionally meant football and cricket as winter and summer pursuits respectively and notably, this has been for male sports.

Female sports provision tended to occur at a later stage although recent trends have seen a spotlight on facilities for female participation.

Stage 3 reflects the emergence of high profile female competitions in football, cricket, soccer and basketball (to name a few).

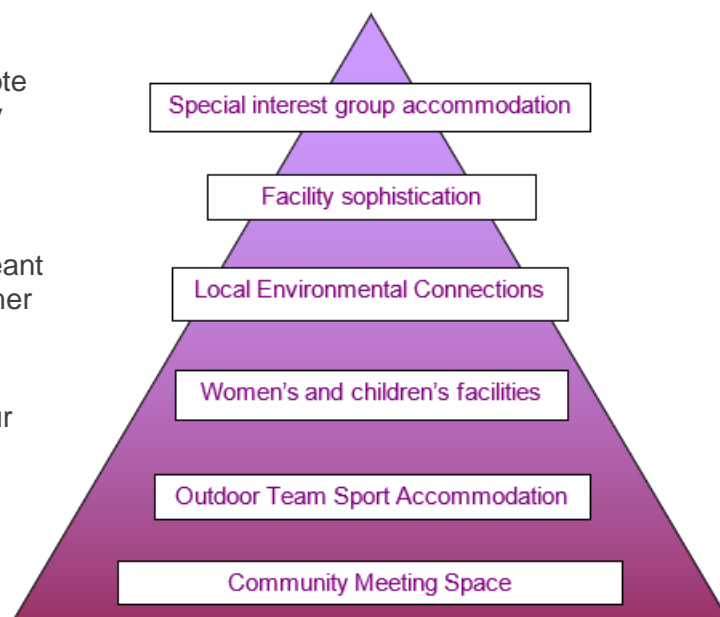


Figure 10 Hierarchy of Recreation Needs

This trend has been paralleled with facility demands for female, or at least gender neutral, changerooms and deliberate biases in grant programs such as the State Government's CSRFF and the Federal Government's Female Facilities and Water Safety (FF&WS) programs.

Stage 4 maintains the need for belongingness and taps into the need to be esteemed by others. What also tends to occur is the development of facilities that reflect the natural environment and culture of the community. Opportunities to demonstrate prowess in the sporting priorities of the community are provided not only for participants, but for spectators to share the experience. Grandstand seating and clubhouses for players and their supporters emerge. Local priorities are also prioritised. Swimming pools are developed in hot, dry and arid areas distanced from the coast; hiking and trekking facilities in undeveloped and scenic rural areas; boating facilities for ocean and river communities; and mountain and rock climbing facilities for alpine terrain.

Historically, stage 5 saw two parallel trends in facility development. Firstly, the existing facilities became more complex and sophisticated. Secondly, this stage of facility development saw a focus on facilities specifically for female and children's participation. These facilities have moved to stage 3.

A key focus of stage 4 development was tennis, largely due to its inclusive nature for all ages and sexes, and partly due to Australia's success internationally in the 50's, 60's and 70's, when many of these courts were developed. Regrettably, the many tennis courts installed in country areas have become redundant as community sporting interests have changed. Netball also featured at this stage to ensure women and girls were accommodated.

Unlike tennis and netball, other specific single purpose facilities such as those for Bowls, Golf, the various Equestrian, Shooting and Motor Sport disciplines were developed on the initiative of local interest groups. Whilst these groups were frequently supported by the local government, they were largely driven by the local community.

Further facility development is influenced by a range of other factors. Historically for example, the Whitlam era in the early 1980's enabled many local communities to develop indoor recreation centres.

Initially these centres were single court venues while now 4, 6 and 8 court venues are more common. Fitness centres and health clubs gained prominence in the 80's and 90's with a strong commercial sector involvement.

In the late 80's and 90's the emphasis was on converting the ageing rectangular box of water (the outdoor Olympic pool) into an indoor aquatic complex. Leisure pools, program pools and water play areas were introduced highlighting aquatic activity rather than competitive swimming.

In the noughties (2000-2010) the emphasis was on facility sophistication. New technologies were in vogue. Electronic scoreboards, wave pools, moveable booms and floors in swimming pools, synthetic surfaces for bowls and hockey and not only did sports lighting proliferate to accommodate evening activities and LED technology emerged.

The fitness industry experienced strong and continuous growth catalysing the introduction of wearable technologies, the opening of 24 hour gyms and personal training sessions and boot camps looked to tailor and personalise the fitness experience. Group fitness sessions generated a group culture with high prestige, emphasising belongingness and measuring performance improvement to grow self-esteem.

Finally, there is a growing interest in both nature-based and vicarious / adventure style recreation. From the nature based perspective there are growing calls for walking, cycling and horse riding tracks and trails, both in urban and peri-urban settings and in state and national parks.

Adventure style activities include sky diving, bungee jumping, parkour, abseiling and rock climbing and many of the skate/BMX/motocross type activities. Whilst many of these activities are conducted in the natural environment with no or limited access fees, specialist facilities are emerging (with a commercial bent) to increase and concentrate access. These include indoor venues for rock climbing, skydiving and surfing with access on a pay per visit basis.

This sees a transition from stage 5 to stage 6 of the hierarchy and allows individuals to express themselves unconstrained by the requirement to participate in the traditional sports. They seek self-expression and satisfaction from things that are intensely personal and often individual in nature.

The call for better quality, more expensive facilities is also demanding the management of those facilities to be more effective, more responsive and more financially driven. This is causing a change in the way we approach sport and recreation facility provision across the board.

Volunteerism is being seriously challenged as the driving force and mainstay of our community activities. We are being forced to accept the consequences of greater public accountability, expectations of higher standards of care and the escalating costs of insurance and indemnity cover. Professional management is emerging and the "sporting, recreation or leisure experience" is now being sold in bite sized or instalment plan packages through commercially driven operations. This is not isolated to private health clubs and resorts; it is also true of local government provision.

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

- Quality playing surface – always the highest priority
- Changerooms for competing teams with toilets and showers
- Clubhouse with space to display memorabilia
- Kitchen or canteen and a bar
- First aid room
- Umpires' changerooms

- Meeting room – either within the clubhouse or as a separate committee room
- Storage for internal and external use equipment
- Scoreboard
- Parking area
- Playground equipment near the clubhouse
- Spectator viewing over the playing surface and in proximity to the bar
- Parking

As the needs of the community broadened, the provision included grassed or hardcourts for tennis, netball and basketball, and ultimately these courts were lit.

Indoor recreation centres (sports centres) followed a similar range of priorities which required a quality playing surface (of specific dimensions) supported by the range of amenities listed above for playing fields. Single court venues were replaced with two, three, four and now up to 10 court complexes.

Swimming pools were initially outdoor, unheated and therefore seasonally operated boxes of water designed for competitive swimming. Trends now show demand for year round access and the rise of heated water, mostly indoors to reduce operating costs. The indoor pools are often only 25m to contain capital and operating costs. Leisure water for play rather than competition has been a key driver in design in the past two decades and new facilities are often distinguished by a major attractor such as a water slide or wave machine. The most recent trend is the provision of hydrotherapy pools - responding to the needs of an ageing population – which through careful design and management can also be used for the very popular learn to swim programs for young children.

## 7.2 Practical Trends

There are numerous trends in the provision of community infrastructure led primarily by:

- an economic imperative to do more with less;
- a changing community profile, particularly an ageing demographic;
- ageing infrastructure; and
- increased community expectations influenced by greater;
  - o mobility;
  - o access to information; and
  - o access to technological advances.

For the Shire of East Pilbara there are additional practical considerations, including a very strong male gender bias and a diminished representation of children and youth compared to the WA population profile (refer Section [5](#) and Figure [6](#)), other than in the Aboriginal communities.

In addition to PLA WA's community facilities guidelines, many state sporting associations have prepared strategic facilities plans and facility specifications or standards for the conduct of their sport. The publications vary significantly in their approach and content, with some identifying specific sites and standards of facility for development while others provide general location and facility hierarchy requirements.

Almost exclusively they are metropolitan focused with little reference to regional needs and no commentary on remote facility requirements. The facility specifications in terms of sizes and functions of playing surfaces, equipment and amenities, however, have a broad applicability to the Shire of East Pilbara to ensure contemporary standard provision, including a growing trend for sporting amenities (changerooms) to be gender neutral.

Other practical trends include:

- The application of Developer Contributions Agreements under State Planning Policy 3.6 to help fund community infrastructure development. The resource companies have effectively played this role in the Shire in the past; however, with limited population growth forecast, it will be difficult to demonstrate need and nexus.
- The development of multi-functional, multiple component community hubs in lieu of a suite of stand-alone facilities. Larger combined facility development is now favoured including sport, recreation, youth, library, civic, arts, cultural, social, allied health, child care and at times commercial / retail amenities in one complex.
- The growth in women’s and girl’s sport and participation by disabled athletes requiring an alternative approach to design and development of changeroom and other amenities for gender and disability inclusion.
- Joint development and shared use agreements with the Minister for Education to ensure communities are provided with access to a greater range of higher quality facilities and that the facilities are used more of the time. These arrangements are already in place in the Shire for the Newman Recreation Centre (agreement expires 31.12.2024) and Marble Bar Aquatic Centre (agreement expires 31.12.2025 with an option for a further 10 years to 2035).
- The application of technology including:
  - synthetic playing surfaces (bowls, tennis, hockey),
  - on-line booking, metering and invoicing systems for court hire and sports lighting plus the option to allow 24/7 access for subscribed members,
  - wearable technology (Garmin, Fit-bit, Strava, apple watch, virtual reality and holographic glasses) changing the way people exercise and train.



Figure 11 Wearable technologies

## 8.0 EXISTING INFRASTRUCTURE REVIEW

An inventory and audit of the Shire's recreation facilities has been prepared and presented as a separate report. Sport and Recreation Facilities Inventory March 2021.

Each facility across 17 precincts in the inventory has been audited using the Moloney Asset Rating Scale which provides an alpha numeric score, ranking:

- facility condition from 0, representing a near perfect fully serviceable facility, to 10, indicating that the facility is extremely dangerous and should not remain in service; and
- facility functionality or fitness for purpose on a scale from A, representing an asset that fully meets service delivery requirements, to D, indicating that the asset does not meet service delivery requirements in any way.

The Shire's Asset Management Plan includes a performance objective of providing public facilities that are "safe, clean, comfortable and accessible, and meets the functional, administrative and operational needs of the community".

The Moloney scale rating indicates that a facility condition score of 7 or more and a functionality rating of C or D will fail to meet the Shire's performance objective. Facilities where the functionality rating is B indicate some improvements would be desirable to improve functionality and better satisfy the Shire's performance objectives.

Facilities that fail to meet the requisite standard are classified as follows:

Condition	Functionality
10	D
9	C
8	B
7	A

Table 4 Moloney scores that do not meet the Shire's facility performance criteria

Those facilities that do not meet the requisite standards by scoring 7 or more and rated as C or D are listed below. These facilities / elements represent the priority concerns across the Shire.

Rating	Township	Venue	Facility / Component	Recommended Action
10 D	Newman	Capricorn Precinct	Capricorn Oval Scoreboard	Replace with new
10 D	Newman	Newman Club	Bowling Greens	Replace with new
10 D	Newman	Newman Club	Security System / CCTV	System upgrade
10 D	Newman	Aquatic Centre	Parking	Mark disabled bays
10 D	Newman	Golf Course	Driving Range	Refurbish
10 D	Newman	Scouts	Stage store / Changeroom	Demolish
10 D	Newman	Boxing Club	Clubhouse	Demolish
10 D	Nullagine	Old Basketball Court	Hardstand and lighting	Install pump track
10 D	Marble Bar	Sporting Complex	Playing field	No action
10 D	Marble Bar	Sporting Complex	Long term stalls	Replace as needed
10 C	Newman	Iron Persons Gym	Toilets	Demolish

Rating		Township	Venue	Facility / Component	Recommended Action
10	C	Newman	Clay Target Club	Toilets	Demolish
10	C	Marble Bar	Sporting Complex	Bore pump	Replace
10	C	Newman	Capricorn Precinct	Hard court toilets	Demolish
9	D	Newman	Newman Club	Playground	Relocate
9	D	Newman	Newman Club	Outside Bar	Refurbish
9	D	Newman	Speedway	Speedway Lighting	Upgrade
9	D	Newman	Speedway	Commentary Box & PA	Upgrade
9	D	Newman	Racecourse	Signage	Replace with new
9	D	Marble Bar	Sporting Complex	Public Bar	Refurbish
9	D	Marble Bar	Sporting Complex	Members Bar	Refurbish
9	C	Newman	Capricorn Precinct	Cricket nets on Emu Oval	Relocate - Goanna
9	C	Newman	Capricorn Precinct	Hardcourts	Replace with new
9	C	Newman	Boomerang Oval	Boomerang Oval	Refurbish
9	C	Newman	Newman Club	Squash Courts	Refurbish
9	C	Newman	Rodeo	Bar	Refurbish
9	C	Newman	Iron Persons Gym	Gym Building	Demolish
9	C	Newman	Iron Persons Gym	Storage Building	Demolish
9	C	Newman	Clay Target Club	Tower	Refurbish
9	C	Newman	Clay Target Club	Bar	Refurbish
8	D	Newman	Newman Club	Public toilets - bar & lounge	Refurbish
8	D	Newman	Racecourse	Clubrooms / Dongas	Refurbish
8	D	Marble Bar	Aquatic Centre	Chlorine Dosing System	Replace
8	C	Newman	Rodeo	Competition arena lights	Upgrade
8	C	Newman	Rodeo	Stabling	Refurbish
8	C	Newman	Rodeo	Signage	Replace with new
8	C	Newman	Iron Persons Gym	Gym Equipment	Dispose of
8	C	Marble Bar	Rec Shed	Gym Building	Relocate/repurpose
7	D	Newman	Newman Club	Kitchen	Clean / Refurbish
7	C	Newman	Newman Club	Storeroom	Clean / Refurbish
7	C	Newman	Racecourse	Bar	Refurbish
7	C	Newman	Racecourse	PA System	Replace
7	C	Newman	Racecourse	Fencing	Replace
7	C	Newman	Clay Target Club	Grassed forecourt	Reinvigorate
7	C	Newman	Clay Target Club	Competition lights	Upgrade
7	C	Newman	Boomerang Oval	Grandstand	Remove
7	C	Nullagine	Irrungadji Oval	Oval Surface	No action
7	C	Nullagine	Town Park	Oval Surface	Reinvigorate

Rating		Township	Venue	Facility / Component	Recommended Action
7	C	Marble Bar	Aquatic Centre	Pool shell surface	Resurface
7	C	Marble Bar	Aquatic Centre	Signage	Replace with new
6	D	Newman	Newman Club	Hall to members lounge	Refurbish
6	C	Newman	Newman Club	Bistro	Refurbish
6	C	Newman	Scouts	Clubhouse	Refurbish
6	C	Newman	Capricorn Precinct	Tigers Clubhouse	Consolidate as one in a new multi-sport multi-club complex
6	C	Newman	Capricorn Precinct	Pioneers Clubhouse	
6	C	Newman	Capricorn Precinct	Centrals Clubhouse	
6	C	Newman	Capricorn Precinct	Saints Clubhouse	
6	C	Marble Bar	Aquatic Centre	Concourse	Replace
5	D	Newman	Aquatic Centre	Lights	Upgrade, add poles
5	C	Newman	Capricorn Precinct	Kangaroo Oval	Renovate
5	C	Marble Bar	Rec Shed	Skate Park	Remove
4	C	Newman	Clay Target Club	Trap boxes	Refurbish
4	C	Newman	Clay Target Club	Signage	Replace with new
2	D	Newman	Equestrian Precinct	Rodeo Public toilets	Install or event hire

Table 5 Facilities requiring attention as per Moloney scale ratings

From a maintenance perspective, the Shire has established a hierarchy of maintenance based on the 'criticality' of the building to the Shire and the community. The most important or 'critical' facilities are to be maintained in the best possible condition at all times and attract a priority of 9 or 10 out of 10.

Important facilities such as recreation and aquatic centres, community centres, public halls, child care and youth centre and libraries attract a score of 7 or 8 out of 10, while less important facilities receive a lower score and therefore accord lower priority in the maintenance hierarchy.

The criticality of a building is assessed based on the following criteria:

- Loss of Revenue. Effect to core function if Building is not usable
- Strategic Importance. How important is facility to Council or community?
- Community Perception. Potential effect in Community if Building is not available
- Safety Risk. Is there a potential to injure someone if Buildings fail without notice?
- Probability of the building becoming unusable for more than 2 hours.

The Shire has assessed 65 buildings and rates their criticality from 1 to 10. The highest ranked building is the Newman Airport Terminal at 9.0.

The criticality ranking of the various recreation buildings throughout the Shire are shown in Table 6.

It is noted that the most critical recreation facilities across the Shire are the aquatic centres in Newman and Marble Bar. Nullagine does not have an aquatic centre.

:



Record No.	Venue name	Consequence If building becomes unusable				Probability of building unserviceable for >2 hrs	Criticality Rating
		Loss of Revenue	Strategic importance	Community perception	Safety risk		
9	Newman Aquatic Centre	3	3	4	3	2	6.0
12	Marble Bar Pool	1	2	4	3	2	6.0
13	Newman The Beach	2	2	3	4	2	6.0
18	Newman Community Hall	3	3	3	3	2	5.0
19	Newman Youth Centre	1	2	3	3	2	5.0
21	Newman Senior Sports Pavilion	2	2	3	3	2	5.0
22	Newman Junior Sports Pavilion	2	2	3	3	2	5.0
35	Netball Toilets	1	2	3	2	2	5.0
42	Marble Bar Gym	2	2	3	3	1	4.0
43	Newman Recreation Centre	3	3	3	2	1	4.0
44	Marble Bar Sporting Complex	3	3	3	2	1	4.0
45	Capricorn Oval Grandstand	2	2	3	2	1	4.0
46	Boomerang Oval Grandstand	2	2	3	2	1	4.0
47	Rugby Blue Shed	2	1	3	2	1	4.0
48	Boomerang Oval Shed	2	1	3	2	1	4.0
49	Nullagine Gymnasium	3	2	3	2	1	4.0
51	Newman Tennis Courts Sheds	1	1	2	2	2	4.0

Table 6 Shire of East Pilbara Recreation Facility Criticality

## 8.1 Aquatic centres

The Shire of East Pilbara operates two aquatic facilities for community use, one in Newman, and one in Marble Bar for which the Minister for Education has granted the Shire a license to use. The License provides for shared use of the facility with the Shire allocated specific times of use during which it must assume all legal and operational responsibilities.

The Royal Life Saving Society WA has been regularly engaged to prepare a safety improvement plan for both centres based on their safety assessment protocol, the most recent carried out in October 2017. Scores have been consistently high.

The safety scores returned for these two facilities in 2017 are shown below and present a highly satisfactory outcome.

Item	Newman Aquatic Centre			Marble Bar Aquatic Centre		
	Possible Score	Score Achieved	Safety Score	Possible Score	Score Achieved	Safety Score
<b>General Administration</b>	11	11	100.00%	8	7	87.50%
<b>Design and Construction</b>	41	38	92.68%	41	38	92.68%
<b>Circulation and Water Treatment</b>	17	17	100.00%	19	19	100.00%
<b>Chemical Safety</b>	17	16	94.12%	16	14	87.50%
<b>Water Quality and Testing</b>	8	8	100.00%	8	8	100.00%
<b>Qualifications for Aquatic Personnel</b>	3	3	100.00%	3	3	100.00%
<b>General Sanitation and Operation</b>	23	22	95.65%	19	19	100.00%
<b>Special Feature Pool</b>	10	8	80.00%	7	6	85.71%
<b>Overall Rating</b>	130	123	94.62%	121	114	94.21%

Table 7 RLSS assessment results - Newman and Marble Bar Aquatic centres

Acknowledging the high standards achieved in 2017, there were some specific facility issues identified requiring attention in the improvement plan presented with the assessment.

### Newman Aquatic Centre

- Replace pool depth markings with regulation compliant indicators
- Upgrade and/or install appropriate emergency exit signage

### Marble Bar Aquatic Centre

- Repair cracks to bulkheads and gutter surrounds
- Replace pool depth markings with regulation compliant indicators
- Upgrade and/or install appropriate emergency exit signage

- Provide certification of electrical earthing (equi-potential bonding) on all metal objects greater than 100mm in size
- Install clearly visible direction of flow and colour coded liquid type indicators on all pipework.

### 8.1.1 Future of the Newman Aquatic Centre

The Shire's asset plan and associated appendices reveal that the Newman Aquatic Centre has a criticality rating of 6.0, the highest given to any recreation facility. It carries a building maintenance category of B (requiring above average servicing) and an estimated remaining life of at least 15, and perhaps 20 years (this is scheduled to be reassessed in Q1 2021).

While swimming recorded the highest level of participation (Figure 47), the pool rated as the 10<sup>th</sup> most important facility in town (out of 31). Refer the Table in Section 21.3

Based on current population forecasts and the good condition of the asset it is proposed that the pool remain in the current location and be afforded a variety of improvements.

These include upgrading the lighting to allow night use (minimum 80 lux) and adding solar heating to extend the operating season and encourage full year swimming and improve the comfort for young children participating in learn to swim programs.

Other improvements proposed include adding a screen to the return line of the toddlers' pool, removing the internal fence and upgrading the playground. Community suggestions for the playground upgrade included the addition of a water playground. There were also calls for trampolines (bounce mats) and rock climbing wall to be provided at the pool.

Some commentary suggested the provision of a heated program pool for learn to swim activities. The alternative to adding a new pool is to heat the main pool and toddlers' pool. Given the population and likely demand the option of heating the main pool is favoured. The 50m pool is large enough to accommodate lessons, swim club and recreational activity at peak times. No additional swimming pool space is proposed on this site.

The community survey identified a demand for additional programs with swimming lessons, particularly for children under 5 and aquarobics being the most requested. This is reflected in comments that highlight challenges in recruiting qualified program instructors.

At the end of the facility's useful life, it is recommended that the pool be relocated from the town centre to the Capricorn sporting precinct. Two options emerge.

One option is to install a pool on the site of the current Centrals Clubhouse, once they relocate into the proposed multipurpose clubhouse at Capricorn and the Centrals' building is demolished. This option would be subject to support from the Minister to develop on Education Department land. Refer figure 31.

An alternative location was identified in a study conducted in 2009 which suggested adding the pool to the rear of the recreation centre along with an expanded fitness centre. This option remains valid, again subject to support from the Minister for Education.

The continued investment in sports and recreation will improve, maintain and enhance the quality of life of people in the East Pilbara. To support this, the Shire of East Pilbara will prepare detailed concept plans for the redevelopment of the existing Newman Aquatic Centre, including the consideration of a heated program pool for learn-to-swim classes and aqua aerobics classes.



Figure 12 Proposed aquatic centre relocation from 2009

### 8.1.2 Future of Marble Bar Aquatic Centre

Similar to the Newman Aquatic Centre the Marble Bar Aquatic Centre has a criticality rating of 6.0 and carries a building maintenance category of B (requiring above average servicing). Without immediate intervention this facility has effectively reached the end of its useful life. It ranked second in facility importance behind calls to upgrade the Marble Bar gym/fitness facility.

Clause 5.17 of the license agreement, which extends to 2025 with an option to 2035, requires the Minister “to do all things reasonable to keep and maintain the Facilities in good repair, order and condition and shall effect the necessary repairs to and replacements of those portions of the Facilities as shall require repair or replacement”.

Under clause 5.3 the shire must “pay to the Minister 50% of the cost incurred by the Minister to maintain and repair the Facilities”.

In May 2019, Council resolved to allocate up to \$250,000 for remedial works and the installation of a wheelchair hoist at the Marble Bar Aquatic Centre in the 2019/2020 budget. A detailed inspection of the site revealed that the centre line returning water to the pool contained filter sand. The line had separated from the construction joint, and most risers were damaged. This necessitates the replacement of the centre line and would have increased the estimated cost by \$125,000 and extended the works program.

The works were put on hold, the pool was refilled for the 2020/2021 summer season with the matter to be revisited in the 2020/2021 budget. The pool shell and concourse require either major refurbishment or replacement. Given that the pool is now 27 years old, replacement may be more prudent.

It is understood that the Minister is seeking advice from Treasury and an aquatic consultant on the most appropriate and cost effective approach to reinstate the Facility.

## 8.2 Hard courts

West Coast Synthetics carried out an inspection of the hard courts in all three towns in 2014. The Newman courts were noted as being expanded in 2010 and were showing signs of poor drainage and reflective cracking, predominantly around net posts and a sewer line repair. Minor cracking was reported to be readily remedied, however, the drainage issue would require a total reconstruction.

Inspection in 2020 during this study revealed that these courts, last refurbished in 2010, are now at the end of their useful life. The subsurface needs to be reconstructed before any new surface can be applied. Lighting and fencing remain adequate and in good condition.

The Nullagine courts had a fibreglass membrane applied over a concrete pad prior to the acrylic topping. There is evidence of cracking and shrinkage in the fibreglass membrane and through the acrylic surface. The advice from West Coast Synthetics was that remediation requires resealing the fibreglass membrane with a flexible filler and then recoating the surface. It was expected that further cracking would occur but not cause any safety issues and this is now evident. The court surface requires remediation.

The Marble Bar Courts were reported to be in poor condition in 2014 and the recommended course of action was to construct totally new facilities in place of the existing. This occurred in 2015 and the facilities remain in good condition. Use of and access to the courts could be enhanced by the installation of a shade shelter and access gates from the eastern end of the courts.

## 8.3 Sports lighting

The Shire has made a significant investment in sports lighting across playing fields and hardcourts to meet the requirements of the Australian sports lighting standard AS 2560.

Capricorn and Goanna Ovals support small ball competition (cricket, diamond sports - 500 lux) while Kangaroo, Emu and Boomerang Ovals all offer large ball competition lighting (football codes - 100 lux). It is suggested that the lighting on Emu Oval be increased to 500 lux (from the current 100lux design level) to allow fixtures from Capricorn or Goanna to be relocated as required to prevent over use.

It is noted that the flood lighting at the aquatic centre is inadequate for night swimming which under the Code of Practice for aquatic centres requires at least 80 lux. The aquatic centre lighting requires upgrading to permit night swimming.

There is also an extensive array of sports lighting installed by the local Clubs at leased facilities in Newman (e.g., speedway, motocross, rodeo, BMX). Many of these are flagged for upgrade, either to increase the level of illumination or to fit more cost efficient LED lamps in lieu of the operationally more expensive metal halide lamps.

Given the climatic conditions in the East Pilbara, sports lighting is considered essential to allow sport to be played in cooler conditions at night. The emergence of lower cost greater efficiency and significantly improved longevity LED lighting should be pursued<sup>6</sup>. It is understood that BHP in their role as power supply company to Newman has offered to provide power at a discounted rate for sports lighting to assist the local clubs. This offer should be consolidated.

A further consideration is the control of light switching and billing. Wi-Fi technology was installed some 10 years ago to allow both programmed and manual switching by the Shire as well as remote switching by clubs using a mobile phone application. The scheduling or manually switching of the lights was linked to the billing system.

---

<sup>6</sup> <https://www.ledlightingsupply.com/blog-led-vs-metal-halide-lighting>

It is understood that the system encountered operational challenges and serviceability/reliability issues. The management and maintenance of the system was subsequently wrested from the supplier (Lynx IS) and taken in-house by the Shire. Feedback from clubs and Shire staff is that the system remains far from reliable and improvements that allow both programmed and manual remote switching and billing should be effected urgently. As one staff member commented “Lighting control is ‘mental’ - the system doesn’t work. I spend my weekends on call, turning the lights on manually”.

Finally, the rate of decline in the operating efficiency of metal halide lamps is dramatic<sup>7</sup>. See Figure 13. It is recommended that the level of illumination provided by all sports lighting be measured routinely (at least every 3 years) to ensure lux levels have not fallen below prescribed levels.

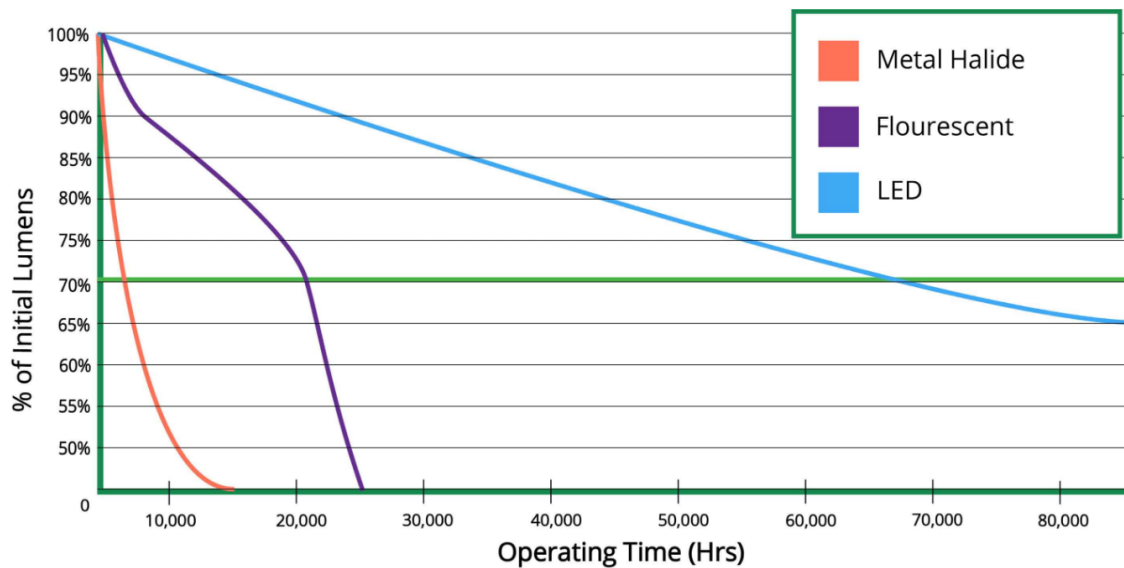


Figure 13 Rate of loss in lighting efficiency

<sup>7</sup> <https://www.ledlightingsupply.com/blog-led-vs-metal-halide-lighting>

## 9.0 STAKEHOLDER CONSULTATION

The initial consultation program was aimed at information gathering and involved:

- An on-line community survey
- A user group survey for all organised sporting groups
- Meetings with the sport and recreation groups at the venues they use
- Open community workshops in each township - 2 in Newman
- Interviews with selected key stakeholder from each townships
- Interviews with external stakeholders with interest and influence in the Shire.

A second round of engagement to seek feedback on the draft report and township masterplans and facility concept plans is scheduled for late April 2021.

A full report on the engagement program and survey analysis to date is provided as an attachment to this report. See Section [21](#).

The survey analysis is captured in Sections [21.1](#) and [21.2](#).

A summary of the on-site interviews with the user groups is captured in the facility inventory and audit forms and recorded in the Shire of East Pilbara Sport and Recreation Facilities Inventory. This is provided as a separate report. Current facility conditions and suggested facility improvements are captured in the inventory.

There were three open community workshops conducted across the Shire, each following a similar agenda and a fourth (the second in Newman) facilitated under a different agenda seeking to prioritise. The results of these workshops are summarised in Section [21.3](#).

Notes taken from key stakeholder interviews held during a tour of inspection of the Shire's facilities (refer Section [21.4](#)) and additional feedback from subsequent interviews are included as attachments in Section [21.5](#) of this report.

All stakeholder input has been considered, assessed and where appropriate is reflected in the strategy and facility recommendations in this report.

## 10.0 UTILISATION AND PARTICIPATION RATES

Sport Australia released its latest AusPlay<sup>8</sup> participation data on 30 October for the period 1 July 2019 to 30 June 2020. The report shown that there has been an overall increase in sport and physical activity participation over the past two decades with more adults participating more often than in 2001.

Most of the increased participation is in non-sport physical activities as shown by the trend lines in Figure [14](#) for all types of physical activity.

---

<sup>8</sup> <https://www.clearinghouseforsport.gov.au/research/ausplay/results>



Top 10 activities over the years: Participation in non-sport recreational activities such as walking and fitness/gym have increased most. Individual sport activities such as running/jogging and cycling have also seen upticks.

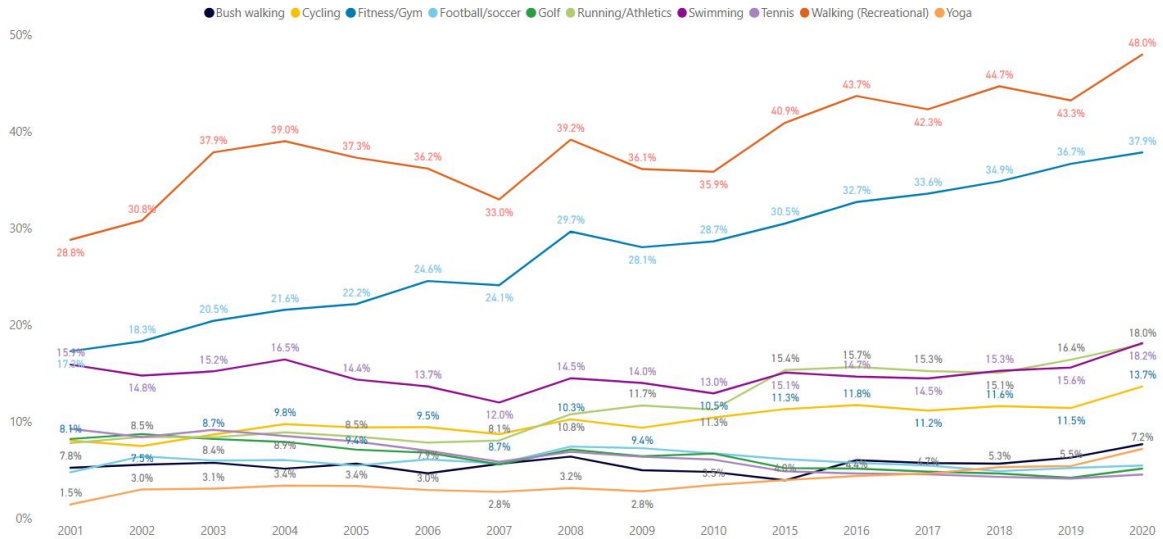


Figure 14 Participation trends in physical activity, AusPlay

### 10.1 Shire of East Pilbara Facility Utilisation rates

The Shire records the hours of use of each facility as a percentage of available time across 15 hours per day. The data captured for the 2019- 2020 year is shown below.

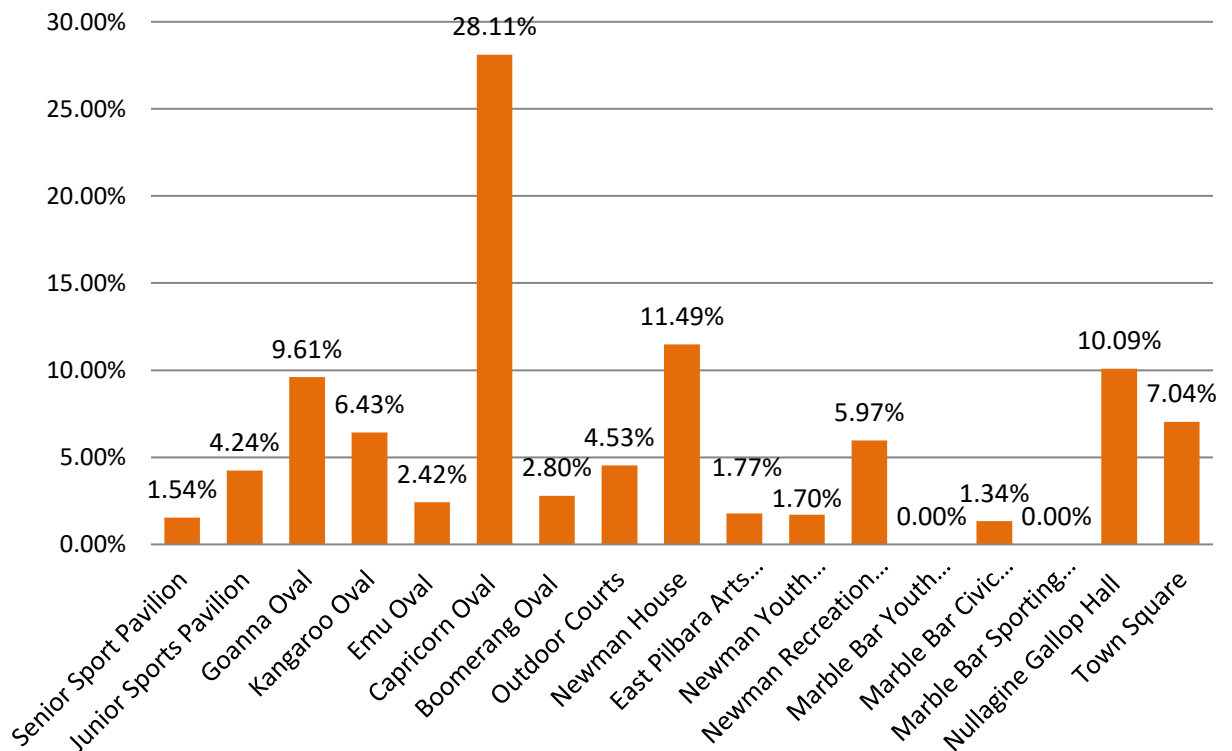


Figure 15 Shire Public Buildings & Facilities - Usage Rates 2019/20



## 10.2 Participation rates by age

The following information provided by AusPlay<sup>9</sup> shows participation rates in various activities by age and gender. The top graphic is for adults, the lower for children and the male and female pictograms on the left indicate the age group where participation peaks.

### 10.2.1 Walking

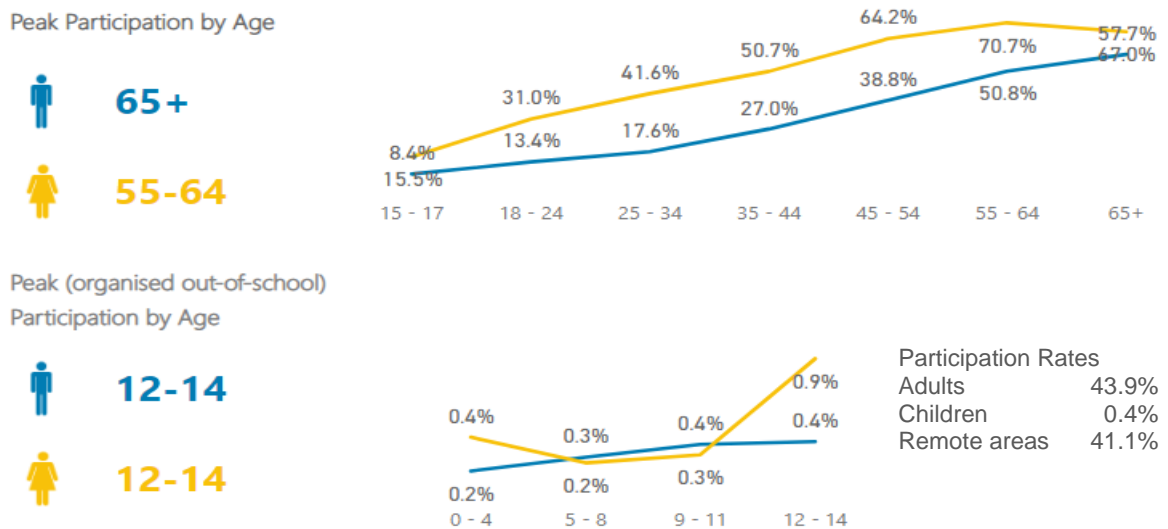


Figure 16 Participation rates by age and gender -Walking

### 10.2.2 Fitness Gym

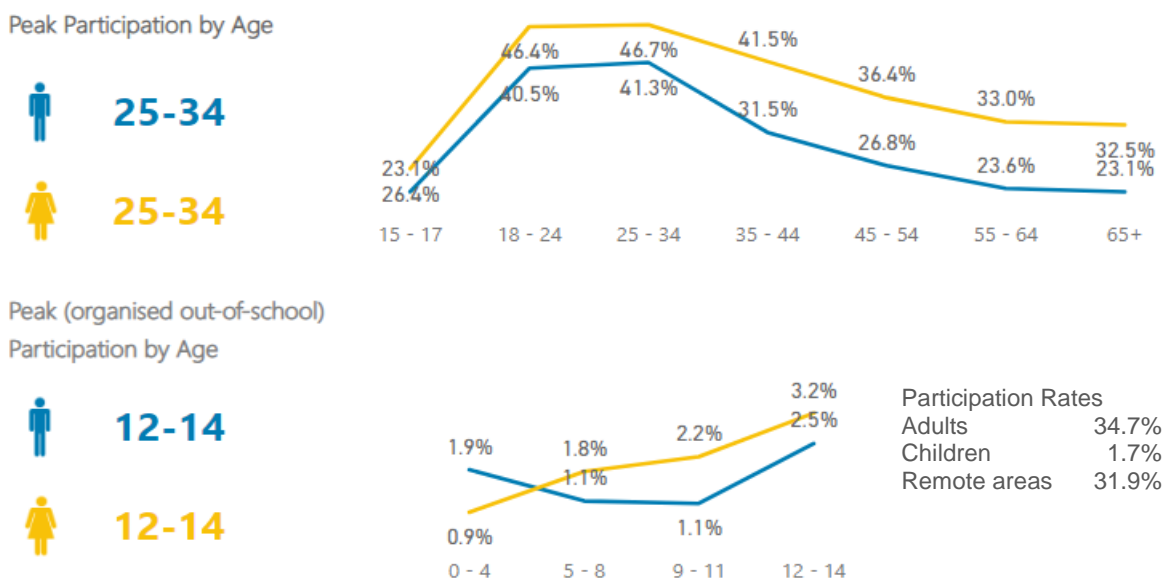
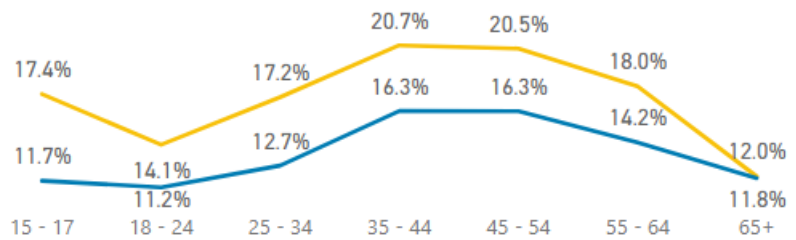
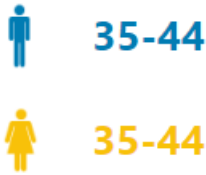


Figure 17 Participation rates by age and gender - Fitness Gym

<sup>9</sup> <https://www.clearinghouseforsport.gov.au/research/ausplay>

### 10.2.3 Swimming

Peak Participation by Age



Peak (organised out-of-school)  
Participation by Age

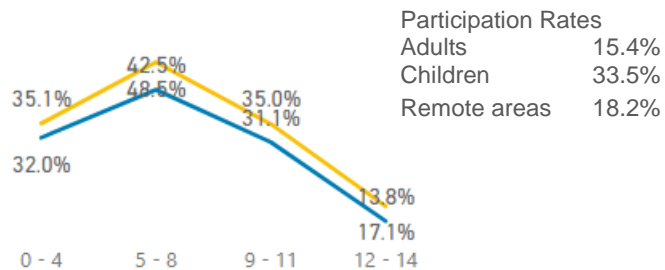
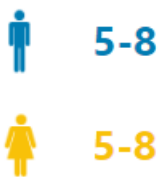
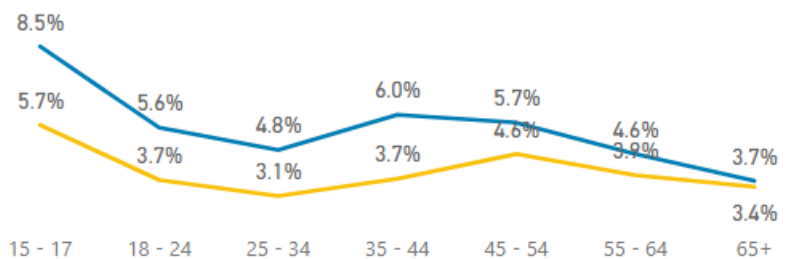
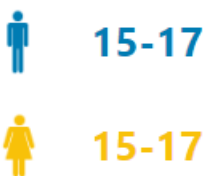


Figure 18 Participation rates by age and gender - Swimming

### 10.2.4 Tennis

Peak Participation by Age



Peak (organised out-of-school)  
Participation by Age

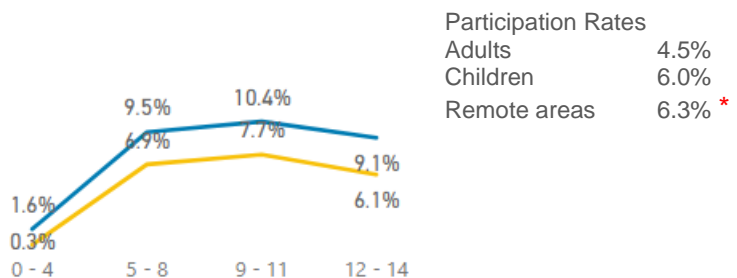
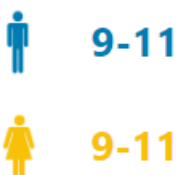
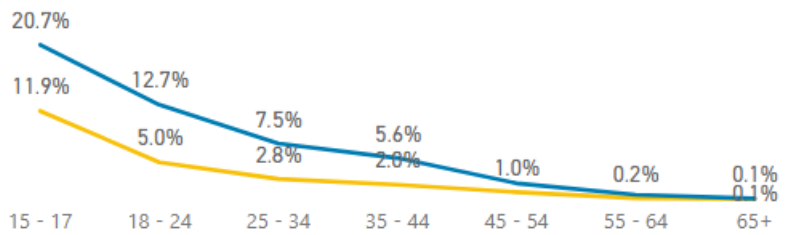
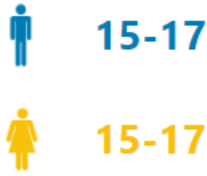


Figure 19 Participation rates by age and gender - Tennis

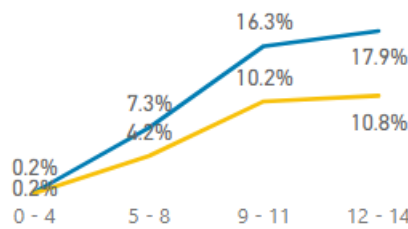
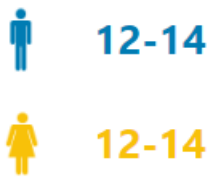
\* It is important to note that remote area participation in a range of activities including swimming, tennis, basketball, netball, cricket, bowls and in particular Australian football are much higher than in metropolitan areas.

### 10.2.5 Basketball

Peak Participation by Age



Peak (organised out-of-school) Participation by Age



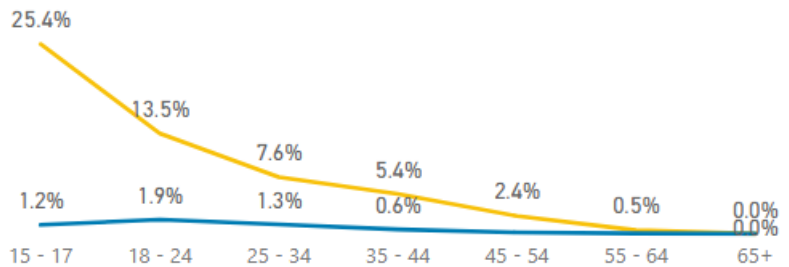
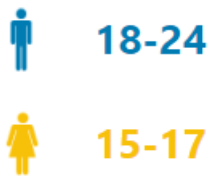
Participation Rates

Adults	3.6%
Children	7.2%
Remote areas	6.9%*

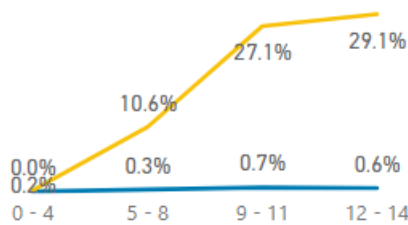
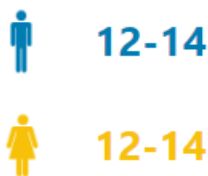
Figure 20 Participation rates by age and gender - Basketball

### 10.2.6 Netball

Peak Participation by Age



Peak (organised out-of-school) Participation by Age



Participation Rates

Adults	3.0%
Children	6.8%
Remote areas	3.3%*

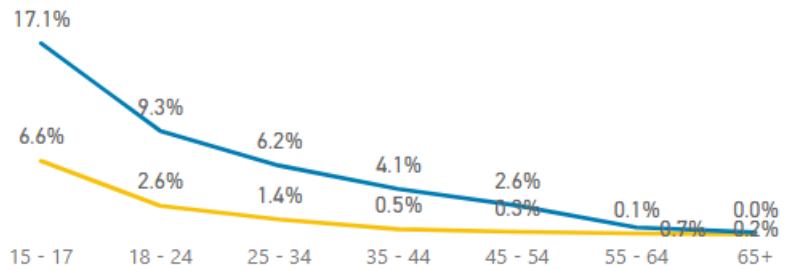
Figure 21 Participation rates by age and gender - Netball

### 10.2.7 Australian Football

Peak Participation by Age

 **15-17**

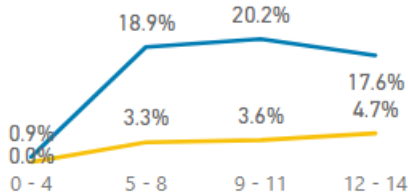
 **15-17**



Peak (organised out-of-school)  
Participation by Age

 **9-11**

 **12-14**



Participation Rates

Adults 2.6%

Children 8.3%

Remote areas 7.4%\*

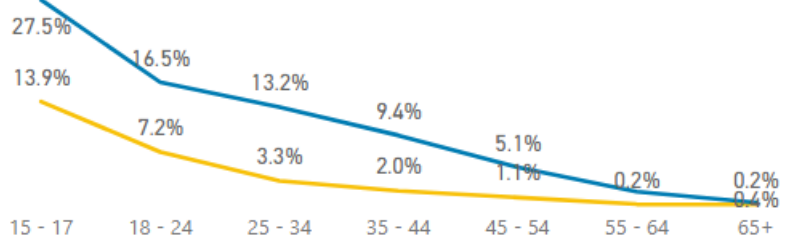
Figure 22 Participation rates by age and gender - Australian Football

### 10.2.8 Soccer

Peak Participation by Age

 **15-17**

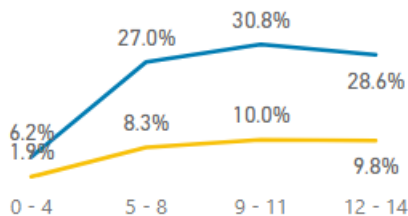
 **15-17**



Peak (organised out-of-school)  
Participation by Age

 **9-11**

 **9-11**



Participation Rates

Adults 5.4%

Children 14.6%

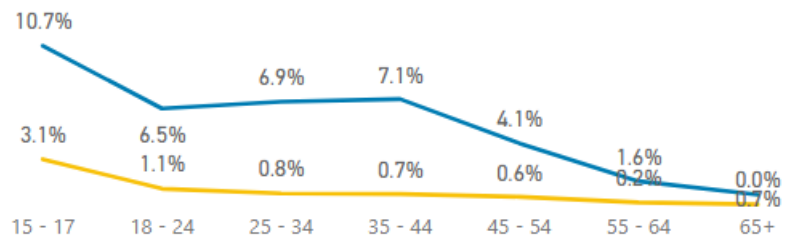
Remote areas 3.0%

Figure 23 Participation rates by age and gender - Soccer

### 10.2.9 Cricket

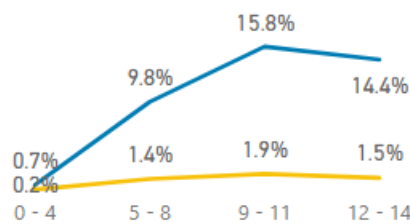
Peak Participation by Age

**15-17**  
**15-17**



Peak (organised out-of-school)  
Participation by Age

**9-11**  
**9-11**



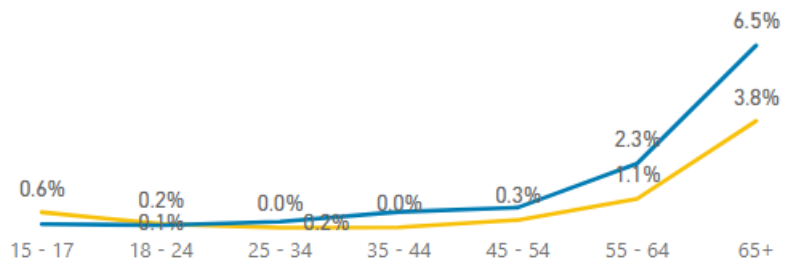
Participation Rates  
 Adults 2.7%  
 Children 5.3%  
 Remote areas 4.4% \*

Figure 24 Participation rates by age and gender - Cricket

### 10.2.10 Bowls

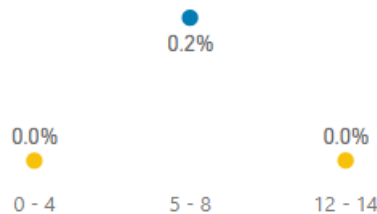
Peak Participation by Age

**65+**  
**65+**



Peak (organised out-of-school)  
Participation by Age

**N/A**  
**N/A**



Participation Rates  
 Adults 1.4%  
 Children 0.0%  
 Remote areas 2.3% \*

Figure 25 Participation rates by age and gender - Bowls

### 10.3 Participation trends



AusPlay confirms an ongoing trend in the move to more accessible and often informal physical activities in lieu of organised sport and structured classes.

Activities such as running, walking, hiking, cycling and fitness activities in a home gym are becoming more popular. Traditional sports are experiencing declining participation rates.

The following graphics show the difference in participation rates between informal - non-sport activities and formal sport-related activities.





















Top 10 Non-sport related activities			Top 10 Sport-related activities		
<b>Adults (15+)</b>			<b>Adults (15+)</b>		
	Walking (Recreational) 8,907,641 Participants	43.9% Participation Rate		Running/Athletics 3,224,379 Participants	15.9% Participation Rate
	Fitness/Gym 7,041,038 Participants	34.7% Participation Rate		Swimming 3,124,026 Participants	15.4% Participation Rate
	Bush walking 1,228,458 Participants	6.0% Participation Rate		Cycling 2,382,856 Participants	11.7% Participation Rate
	Yoga 1,050,197 Participants	5.2% Participation Rate		Football/soccer 1,100,255 Participants	5.4% Participation Rate
	Pilates 627,672 Participants	3.1% Participation Rate		Golf 976,149 Participants	4.8% Participation Rate
	Dancing (recreational) 299,643 Participants	1.5% Participation Rate		Tennis 908,079 Participants	4.5% Participation Rate
	Shooting sports 39,117 Participants	0.2% Participation Rate		Basketball 735,435 Participants	3.6% Participation Rate
	Virtual based physical activity 19,215 Participants	0.1% Participation Rate		Netball 605,930 Participants	3.0% Participation Rate
	Rope skipping 16,953 Participants	0.1% Participation Rate		Cricket 539,621 Participants	2.7% Participation Rate
	Jet skiing 14,446 Participants	0.1% Participation Rate		Australian football 528,151 Participants	2.6% Participation Rate

Table 8 Top 10 activities for adults

For children, the comparison is shown below:

Top 10 Non-sport related activities			Top 10 Sport-related activities		
<b>Children (0-14)</b>			<b>Children (0-14)</b>		
	Swimming 1,589,323 Participants	33.5% Participation Rate		Swimming 1,589,323 Participants	33.5% Participation Rate
	Football/soccer 694,972 Participants	14.6% Participation Rate		Football/soccer 694,972 Participants	14.6% Participation Rate
	Gymnastics 442,670 Participants	9.3% Participation Rate		Gymnastics 442,670 Participants	9.3% Participation Rate
	Dancing (recreational) 428,963 Participants	9.0% Participation Rate			
	Australian football 393,460 Participants	8.3% Participation Rate		Australian football 393,460 Participants	8.3% Participation Rate
	Basketball 342,935 Participants	7.2% Participation Rate		Basketball 342,935 Participants	7.2% Participation Rate
	Netball 325,074 Participants	6.8% Participation Rate		Netball 325,074 Participants	6.8% Participation Rate
	Tennis 285,112 Participants	6.0% Participation Rate		Tennis 285,112 Participants	6.0% Participation Rate
	Cricket 251,075 Participants	5.3% Participation Rate		Cricket 251,075 Participants	5.3% Participation Rate
	Running/Athletics 250,916 Participants	5.3% Participation Rate		Running/Athletics 250,916 Participants	5.3% Participation Rate
				Karate 133,907 Participants	2.8% Participation Rate

Table 9 Top 10 activities for children

## 11.0 DESIGN PHILOSOPHY

The consultant's brief for this project called for sport and recreation facility masterplans to be prepared for each of the three major townships in the Shire. These masterplans are to show innovative, contemporary, functional and flexible facility designs that enhance the existing amenities and be considerate of the climatic conditions of the location.

Innovation in design and management is focused on operational efficiencies, a reduction in operation costs, remote management oversight and the use of technology both for new infrastructure and in the renewal of existing infrastructure.

Accordingly, the following design philosophy has been applied.

- Where possible focus on the renewal of existing infrastructure in preference to constructing new
- Explore the removal of redundant, poorly utilised and aged infrastructure that is no longer fit for purpose
- Consider co-location of user groups into multi-user facilities and the need for flexibility and adaptability of spaces
- Consider whole of life costs for facility development and refurbishment balancing the functional needs of the user groups, with energy efficiency, materials and equipment replacement requirements
- Seek development and funding partners as part of each facility development project where possible
- Ensure compliance with regulations ,standards and guidelines such as :
  - Facility specifications from State Sporting Associations
  - PLA WA Guidelines for Community Infrastructure
  - The Shire's Access and Inclusion Plan
  - Local and State planning legislation
  - The Code of Practice for the Design, Construction, Operation, Management and Maintenance of Aquatic Facilities
  - AS 2560 for sports lighting
- Develop place based services to support the diverse places throughout the Shire by providing access to services close to the communities
- Respond to and enhance the distinctive characteristics of each local area, contributing to a sense of place
- Consider landscape and buildings as an integrated and sustainable system, within a broader ecological context
- Ensure facility legibility through design, connections and both directional and information signage
- Aesthetic appeal is essential and good design is the product of a skilled, judicious design process that results in attractive and inviting buildings, and places that engage the senses. Similarly, buildings that do not exude an aesthetic appeal should be refurbished, repurposed or removed.



## 12.0 DEVELOPMENT RATIONALE

Sport and Recreation facilities across the Shire fall into four categories of operational responsibility as follows.

OWNED	LEASED	PARTNERED	PRIVATE
Operated and maintained by the Shire	Maintained by a club and operated under lease	Maintained and operated in partnership with other agencies	Owned, operated and maintained by a private entity
<b>Newman</b>			
Newman Aquatic Centre	Capricorn Precinct Clubhouses - Tigers, Pioneers, Centrals, Saints, Vets, Netball Canteen and Store, Little Athletics Store	Newman Recreation Centre	Newman Club including Bowls and Squash
Capricorn Oval			
Kangaroo Oval,	Newman Golf Course and Clubhouse		
Emu Oval	Pistol / Rifle Club Ranges and Clubhouses		
Goanna Oval	BMX Track and Amenities		
Netball / tennis hard courts	Clay Target Club Range and Amenities		
Boomerang Oval	Newman Racetrack and Amenities		
Junior sports Pavilion	Newman Kart Club Track and Amenities		
Senior sports Pavilion	Jet Sprint Circuit and Amenities		
Radio Hill / Hilditch Walk Trail	Rodeo Arena and Amenities		
Capricorn Precinct Club Storage Block	Motocross Circuit and Amenities		
Capricorn Oval Scoreboard	Speedway Track and Amenities		
Newman Skatepark	Brazilian Ju Jitsu Dojo		
	Panna Riders Clubhouse and amenities		
	Iron Persons Gym		
	The Beach Indoor Play Centre		

<b>Nullagine</b>			
OWNED	LEASED	PARTNERED	PRIVATE
Gallop Hall Public Toilets Fitness Centre Town Park Old Basketball court Netball / Tennis / Basketball Courts		Community Resource Centre	Irrungadji Oval
<b>Marble Bar</b>			
OWNED	LEASED	PARTNERED	PRIVATE
Rec Shed Netball / Tennis / Basketball Courts Fitness Centre / Gym Skate park Heritage Trail Marble Bar Sporting Complex and Amenities		Marble Bar Aquatic Centre School Oval	

Table 10 Facility classification by operational responsibility

## 12.1 Private Facilities

The Shire has little to no say on how private facilities are developed and operated post planning approval and building license issue. Generally, these are commercial operations that complement and offset Shire obligations.

The Newman Club has previously been a significant provider and its operational hiatus (since 2018) is depriving the local community of access to bowls, squash and a variety of social recreation opportunities. The longer this facility remains idle, the more difficult and expensive it will be to reinstate its operations.

It is recommended that the Shire continues to support the revitalisation of the Newman Club and the reinstatement of bowls and squash facilities. The new board advises that it is their desire to reactivate the club (refer Section [21.5.10](#)). The intention is to sell part of the Club's land holding to offset outstanding debts and contribute to the reinstatement of facilities and operations.

If the current Club management is unable to recommence operations within a reasonable period, the membership may determine to dissolve the Club and dispose of the assets.

Given the significant contribution this facility has previously made to the community, its permanent loss would leave a gap in sport and recreation opportunities. Accordingly, it is recommended that if the Club is unable to provide a clear and positive program to revive the facility in a reasonable period, say by the end of 2021/2022 financial year, then the Shire should act to either:

- Support the Club's reinstatement by partnering with the organisation
- Acquire the facility with a view to refurbishing and potentially repurposing the facility
- Independently provide for squash and bowls facilities for the community

Priority investments by the Shire should focus on the reinstatement of the squash courts which could, if necessary, be operated independently given that the squash facilities have a separate entry and are largely self-contained and isolated from the rest of the Newman Club.

The installation of a new synthetic bowling green is also highly recommended. Its separation from Newman Club operations (should the club remain operational) is slightly more difficult as bowls off-green amenities are integrated into the Newman Club. The provision of a bowling green at an alternative location could be considered.

## 12.2 Partnered Facilities

Current partnering arrangements are License Agreements with the Minister for Education for the Newman Recreation Centre and the Marble Bar Aquatic Centre and a cooperative arrangement for the operation for the Nullagine CRC.

### 12.2.1 Newman Recreation Centre

An assessment of demand indicates that the two indoor sports courts at the Newman Recreation Centre are adequate to meet the community's needs. For the most part these courts are vacant after 7.00pm (usually considered peak time). There were only 43 bookings between 7.00pm and 8.00pm in Whaleback Arena and only 3 dates across the entire year where use extended beyond 8.00pm on either court. Utilisation data for 2019/20 is recorded as follows indicating there is abundant time available. Utilisation is calculated as percentage of hours used between 7.00am and 10.00pm daily ( a 15 hour span).

- NRC - Whaleback Arena      13.73%

- NRC - Gym 1 3.53%

The only request for court space that cannot be readily accommodated in the existing sports courts is the call for a permanently set up gymnastics' facility. This is dealt with separately in Section [12.4.3](#).

In fact, the dominant request was for outdoor covered courts, somewhat in contrast to an expected demand for indoor airconditioned spaces to deal with climatic conditions. This is presumably driven by the view that outdoor courts would be either free or considerably cheaper to access. Refer to Section [12.4.1](#) for further discussion.

It is noted that the Shire has provided a contribution of \$1.76million<sup>10</sup> to the construction of the Recreation Centre. A new stand-alone facility would be at the Shire's cost with sole liability for operational costs.

With limited demand and in keeping with the philosophy of renewal rather than replacement it is recommended that a new agreement for use of the Newman Recreation Centre be negotiated prior to the end of the term in December 2024. It is recommended that the following operational maintenance and facility improvement items and are incorporated into the new agreement:

- Repair the cracks in the walls of the sports halls - Shared cost
- Resurface the floor in both sports halls - Shared cost
- Upgrade the air conditioning throughout the centre - Shared cost
- Expand the fitness centre / gym with a dedicated group fitness room - Shire cost
- Refurbish the changerooms showers and toilets - Shared cost
- Refurbish the circulation areas and common space - Shared cost
- Expand and enhance the retail and reception space to improve functionality and aesthetics - Shire cost
- Upgrade the automatic / electronic door system to allow for safe operation during power outages - Shire cost
- Upgrade the kitchen to include commercial scale equipment - Shire cost
- Install additional mirrors and increase lighting level in weights room - Shire cost
- Provide additional storage for emergency evacuation centre provisions - Department of Communities cost

### 12.2.2 Marble Bar Aquatic Centre

This facility is now 27 years old and requires extensive refurbishment including the pool shell, concourse, return water centreline, plantroom bunds and covers, and the remediation of a variety of minor non-compliance issues. Early estimates to return the facility to contemporary status exceeded \$500,000 and the works were placed on hold.

NBQSS quantity surveyors advise that repairing the pool shell and concourse as proposed, together with associated improvements to achieve contemporary status will cost in the order of \$1.38 million.

The likely cost of upgrading the Marble Bar Aquatic Centre, complete with new pool shell and concourse, a new separate filtration system for the toddlers' pool, general

---

<sup>10</sup> As stated in the License agreement with the Minister for Education

refurbishment of the changerooms and repairs and improvements in the plant room is in the order of \$2.1 million

Regardless of the approach taken, the Shire will need to contribute 50% of the repair cost.

The licence agreement with the Minister for Education is advantageous to the Shire whereby:

- the local community has access to the pool at agreed times
- there are no entry fees levied for use of the pool
- the Minister for Education meets the cost of water and electricity to operate the pool
- The Minister meets 50% of repair and maintenance costs
- The Marble Bar pool is the only 25m lap pool in the Western Desert and services not only the local community but communities within a 120km radius

By comparison, an aquatic centre provided by the Shire would require the Shire to meet 100% of all costs.

Recent installations of a similar facility design in remote Aboriginal communities in Balgo, Burringurrah, Jigalong, Yandeyarra, Bidyadanga, Warmun and Fitzroy Crossing cost in the order of \$7 million. These installations are part of the Remote Aboriginal Swimming Pools Program funded by the Department of Communities with additional funding from BHP and the Telethon Kids Institute. The pools are operated by the Royal Life Saving Society.

Neither Nullagine nor Marble Bar are classified as remote Aboriginal Communities and therefore are not eligible to participate in the program.

Due to the benefits of maintaining a cost share arrangement with the Minister for Education, and the significantly higher cost of the Shire providing a new stand-alone facility, it is recommended that remediation or replacement works on the Marble Bar Pool, proceed without delay.

### 12.3 Leased Facilities

The number of leased facilities, all of which are in and around Newman, is extensive (refer Table 10). With a few exceptions such as the BMX Club, the condition and standard of presentation of the amenities associated with the leased facilities are poor. By way of example, the Boxing Club building has already been scheduled for demolition and the facilities leased by the Iron Persons Gym are, based upon inspection, are deemed to be no longer serviceable and should also be demolished. Please refer to the separate Sport and Recreation Facilities Inventory for further detail.

In the same precinct are the facilities previously used by the Panna Riders Club and now leased to the Scouts. The condition of the facilities is at best fair (refer to Tables 1 and 5) and certain elements are derelict and should be removed. It is noted that in a Council report in February 2020 the facility is described as in good condition There is no record of the Shire issuing a building license for the buildings on site. The Shire has resolved to lease the premises to the Scouts without first bringing the facilities up to standard.

The concern raised here is that the Shire is not leading by example or setting a standard to which it would like its community and leaseholders to adhere. It is acknowledged that the Scouts have indicated that they intend to remediate the property, however, there appears to be no contractual obligation or standard specified and therefore the Shire has forgone the ability to address amenity and presentation issues as part of the lease approval process.

Concerns are also raised that the BMX Club, previously mentioned as an example of well-presented and maintained facilities, has installed a toilet block which is not compliant with universal access requirements or the Shire's Access and Inclusion Plan.

While the lease of land for the development of single purpose, member only facilities by the members is appropriate, there appears to be a lack of direction, control and influence in the way these facilities are developed and maintained, and how they are presented.

In many instances the Clubs have collected, and now store, a variety of old and unused materials, equipment and machinery on the leased land in an unsightly manner.

It is recommended that the rationale for leased facilities (both new leases and renewals) going forward should be:

- Continue to support the issue or renewal of land leases to sport and recreation clubs where the facilities are typically single purpose in form and function and have been or will be developed by the Club (lessee).
- Inspect and Audit the facilities prior to the commencement or extension of the lease (at a minimum to provide an update on the audit report included in the Sport and Recreation Facilities Inventory prepared as part of this study)
- Require the Club to work with Council officers to develop a site masterplan and facility improvement plan for the leased area, to be approved by Council, and included as a schedule to the lease.
- The masterplan is to detail future development proposals and improvements to bring existing facilities up to a standard to be determined by Council, addressing safety and compliance issues, functional improvements and site presentation.
- Prioritise, cost and timeline the facility improvement plan for each leased facility.
- Ensure all facility development proposals are issued with a planning approval and building license before any improvement works commence.
- Agree the cost share responsibility between the lessee and the Shire to implement the improvement / development plan.
- Acknowledge that that the Shire may need to contribute to certain improvements to bring the facility up to standard and assist with or support funding applications to external agencies.
- Routinely inspect and audit the leased premises to ensure the standard of presentation and maintenance is acceptable (at least when every tenure renewal option is exercised, but not more than every 5 years and ideally more frequently, say every 2 years).
- As necessary, issue work orders to rectify non-compliant and unsatisfactory items including aesthetic improvements.

A guide to leasing and licensing sport and community facilities has been prepared for South Australian local governments and sporting entities<sup>11</sup>. This guide also provides templates to assist local governments to establish meaningful agreements and to conduct inspection and review processes.

With respect to facility improvement costs, leased facilities are generally paid for, developed and maintained by the lessee. The usual practice is that the Shire makes the land available and the Club arranges for the development of the facilities by fundraising, member and

---

<sup>11</sup> <https://www.onkaparingacity.com/files/assets/public/sport-amp-rec/oacnet/guide-for-leasing-and-licensing-sport-and-community-facilities-july-2020-low-res.pdf>

sponsor contributions. In Newman, it is noted that BHP (and other entities) have played a significant role in supporting the development of Club facilities.

This process is to be encouraged and should be continued; however, it would appear there needs to be greater oversight by the Shire in prescribing compliance requirements and the standard of development, presentation and maintenance.

Our experience reveals that Clubs routinely believe they own the facilities they build, and this has been reinforced by Shire commentary. However, improvements constructed on the leased land (excluding chattels and items which can be readily removed) become the property of the land owner (Shire) by default. It is noted that many buildings on leased land in and around Newman are transportable in nature and could be removed should the lessee Club wish to do so.

However, our experience also reveals that vibrant, sustainable Clubs rarely surrender a lease. Instances where a lease is surrendered or not renewed usually coincide with a failure to attract sufficient members or continued financial difficulty.

It is precisely these instances where the Club has limited to no resources to remove the buildings and equipment on site, and they are invariably left for the Shire to deal with.

It is, therefore, in the interest of the Shire to ensure all facilities are constructed, maintained and presented at an adequate standard and herein lies an obligation to set and enforce that standard. This will require an active involvement in routine inspections and audits and may best be tied to opportunities for a financial contribution from the Shire.

Assuming that an effective planning approval and building licence processes can address facility standards, there needs to be a mechanism to ensure adequate maintenance and presentation.

### **12.3.1 Facility Renewal Fund**

The recommendation is to establish a facility renewal fund based on the cumulative cost of maintaining the facility to an agreed acceptable standard over the term of the lease. Based on lifecycle costs the cumulative cost of maintaining the facility is calculated and amortised as an annual fee over the term of the lease. The clubs pay the annualised fee in lieu of lease rental. The facility renewal fee is paid into an interest bearing trust account held by the Shire, to be expensed upon request from the Club against the agreed schedule of works, and only for works within that schedule. The schedule is incorporated into the lease agreement.

In this way, the Club's / Shire's assets are maintained at the lessee's (Club's) cost, with the funds collected over time and available as needed to meet replacement and refurbishment costs.

### **12.3.2 Facility Improvement Fund**

It is also recommended that the Shire allocate an annual competitive grant fund available to local community and sporting groups for facility improvements on their leased land in line with an approved facility masterplan. This competitive grant scheme would support the Club's in achieving their facility improvement and presentation standards.

Grants would be allocated (up to the annual grant amount budgeted by the Shire) in line with the following hierarchy or priority. Note that this hierarchy reflects the priorities identified by the community in the survey as part of this study (refer Figure 26). It is recommended that Council adopt this hierarchy (or a similar priority list) as a guide to grant allocations and advertise this hierarchy to the lessee clubs.

1. Safety and compliance requirements
2. Playing area and playing surface improvements
3. Provision of adequate toilet and changeroom facilities
4. Lights for competition
5. Clubrooms/ meeting rooms
6. Kitchen / canteen / food preparation facilities
7. Shade and shelter for participants and spectators
8. Training lights
9. Drinking fountains
10. Storage
11. Any other facility improvement request

An allowance has been made in the cost plan to engage an asset management planner to work with the clubs to help prepare their facility renewal schedules and site masterplans.

An allowance has also been made to engage a lease agreement / contracts manager to routinely inspect the leased facilities and to:

- Approve the release of funds from the facility renewal fund
- Coordinate the preparation and assessment of grant applications for facility improvements from the annual facility improvement fund.

As an indication of the works likely to be included in the facility renewal and facility improvement schedules to be appended to the lease agreements, the following items were flagged by lessees (Clubs) for improvements to their facilities and premises during the site inspection and consultation process as part of this study. Further detail can be found in the Sport and Recreation Facilities Inventory which is provided under separate cover.

Equestrian facilities (Racecourse and Rodeo)	
Lack of public toilets	Consider acquisition of mobile toilet blocks for use at a variety of venues
Lack of kitchen / canteen / kiosk	Consider acquisition of mobile kitchen / food van for use at a variety of venues - or - tender food service rights to mobile food vendor to annual calendar of events at a variety of venues
Lack of shower facilities	Consider acquisition of mobile shower blocks for use at a variety of venues
Lack of water supply	Bring in potable water supply to Rodeo camp grounds
Limited power supply	Either upgrade power to sites (racetrack and rodeo ground) or acquire portable generator for use at a variety of venues
Limited fencing	Install new permanent fencing to marshalling areas
Clubroom / changeroom	Dongas are rudimentary and only available to jockeys on race day
Golf Course	
Driving range	Replace tee area
Shooting Clubs (Rifle and Pistol)	
Rifle clubhouse	Repair patio, upgrade air conditioning, repair sink
Pistol clubhouse	Install air conditioning
Access road (Laver St)	Repair culvert damage caused by light industry trucks



Motor Sports ( Speedway and Motocross)	
Speedway lighting	Upgrade power supply and level of illumination to standard
Speedway PA system	Replace with new
Speedway pits	Extend to accommodate larger events
Speedway kiosk	Extend or supplement with mobile food van service to accommodate larger events
Speedway clubhouse	Repair damaged roof vent and access door
Motocross track lighting	Upgrade lighting to LED
Motocross pits	Concrete the floor area
Motocross scorer's hut	Install air conditioning
Motocross playground	Upgrade with new features
BMX Club	
Public toilets	Remodel to provide compliant disabled access
Starting mound	Raise the gate height and extend mound to competition standard
Staging area /Marshalling shed	Consolidate area after starting mound is modified and develop shade cover over
Canteen kitchen	Upgrade power supply and kitchen equipment - or supplement with mobile food van service for events
PA system	Install to cover track area
Workshop / storage area	Tidy up and dispose of unwanted items
Panna Riders / Scouts	
Clubhouse	Refix and repaint ceiling, replace doors and generally refurbish
Landscaped area	Reinstate reticulation and maintain grass
Stage store	Demolish
Clay Target Club	
Clubhouse	Seal wall cladding and clean throughout
Caretaker's residence	Remove
Tower	Upgrade to specification
Machinery store and yard	Tidy up and dispose of unwanted items
Trap boxes	Service to maintain efficiency of operation

Table 11 Suggested leasehold facility improvements

It is anticipated that the clubs will identify additional items of work that they seek to carry out when they prepare their facility masterplan and detail their facility improvement requirements. These should be included as a schedule to their lease.

This list should be further developed when any lease term option is exercised, and upon the establishment of any new lease. Inherent in the development of these schedules is the determination of the standards of maintenance and presentation the Shire expects the clubs to achieve. It is anticipated that the Shire will need to play an active role in both determining the standards and in ensuring facilities are brought up to the specified standard to meet safety, compliance and presentation requirements.

## 12.4 Owned Facilities

These facilities tend to be multipurpose in nature and form part of the public realm. They are therefore available to multiple user groups as well as the public and accommodate both formal and informal use. Typical examples are playing fields, playgrounds and swimming pools.

There tends to be a much higher community expectation for maintenance and presentation standards for these facilities, evidenced by the significant level of dissatisfaction in the quality of the playing surface on Boomerang Oval and lighting on Emu Oval.

The rationale for improvement of Shire owned facilities is reflected in the importance ascribed to facilities by the user groups in the on-line survey as shown in Figure 26.

This Figure has been extraneously adjusted by overriding the survey responses and including safety and compliance issues (including adherence to standards and legislative requirements) as the top priority. The balance of the priorities for facility improvements are listed as determined by the Clubs.

The provision and maintenance of those items coloured orange is frequently passed, either wholly or in part, to the user groups given that they tend to be sport specific, for the specific benefit of Club members and not for general community use. This priority is also reflected in leased facilities and is consistent with the hierarchy detailed in Figure 26.

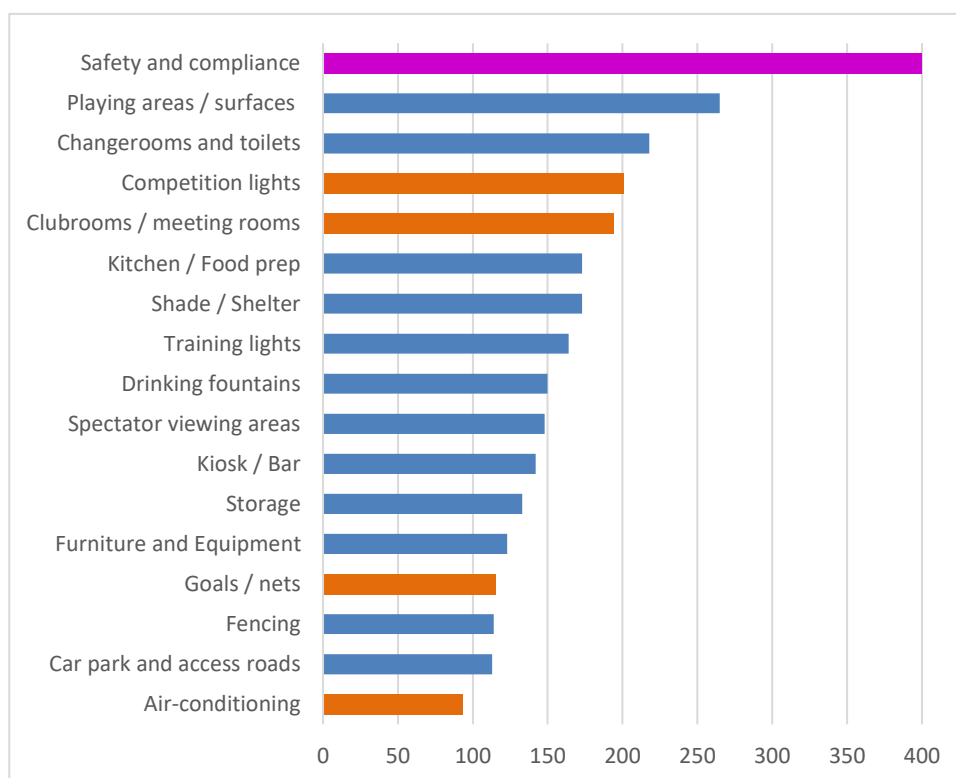


Figure 26 Facility importance as determined by user groups

The consultation program identified opportunities for additional facilities to be considered as part of the suite of Shire owned facilities in Newman.

#### 12.4.1 Covered outdoor courts

The first and strongest demand was for the provision of covered outdoor court(s), most commonly requested for basketball, but also suggested as a multipurpose and multi-marked facility.

At present the only outdoor courts (excluding those courts on school sites which are inaccessible after school hours) are the 6 hardcourts at Capricorn precinct and a half-court on Calcott Street near the Newman skate park. There is also a pair of multi-marked hard courts in both Nullagine and Marble Bar.

In Newman the location of the half-court, adjacent to the skate park, is ideal and while there is some lighting, the court does not have a cover or shade.

Discussions with representatives from Basketball WA (refer Section [21.5.13](#)) who strongly encourage the provision of outdoor covered courts, advise the priority for development is:

1. Provision of outdoor courts, both full size and half court to allow 3-on-3 competition, ideally with unrestricted access
2. Addition of lights to the courts (ideally on a timer switch) for night time (cooler) activity
3. Installation of shade over the courts, either by shade sails or a permanent structure for extended use in hot weather

Options for covered court development include:

- As part of a youth precinct - either full court, half court or rage cage<sup>12</sup> design
- Over three replacement hardcourts at Capricorn - netball / basketball multi-marked
- As part of a multipurpose covered outdoor space associated with a new multipurpose clubhouse at Capricorn Precinct. Whilst this covered court could be multi-marked it would also provide an outdoor function space. Through careful design in the structural columns this covered space could also provide two indoor cricket areas if the floor surface was synthetic turf floor and tensioned netting was installed, capable of being retracted and locked into storage lockers on the columns.

#### 12.4.2 Youth Precinct

In addition to calls for covered outdoor courts, largely for the youth, there was very strong demand for upgraded skate facilities and the installation of a pump track and an all ages playground in combination with a youth centre. In terms of youth precinct trends, the only element not raised locally is the provision of a parkour course.

The combination of these elements constitutes an integrated youth precinct such as those found in or proposed for Bunbury<sup>13</sup>, Esperance<sup>14</sup>, Geraldton<sup>15</sup> and Margaret River<sup>16</sup>.

In addition to these functional elements other considerations in creating a youth precinct include:

---

<sup>12</sup> <https://www.ragecage.com.au/home>

<sup>13</sup> <http://www.bunbury.wa.gov.au/pdf/Community/Appendix%201%20-%20Youth%20Precinct%20Concept%20Design.pdf>

<sup>14</sup> <https://www.esperance.wa.gov.au/esperance-youth-precinct>

<sup>15</sup> <https://www.cgg.wa.gov.au/your-council/key-infrastructure-projects/completed-key-infrastructure-projects/west-end-revitalisation/wa-a-best-youth-precinct.aspx>

<sup>16</sup> <https://yoursay.amrshire.wa.gov.au/margaret-river-youth-precinct>

- Central location / ease of access
- Proximity to services - shops, drinking fountains
- Shade and lighting
- Passive surveillance
- Sense of place and identity for youth

The current skatepark/ half-court and playground location is ideal for the creation of a youth precinct, however the Children's day care centre conflicts with the proposed targeted age range and compromises the potential to develop a fully integrated youth precinct.

This report presents three options for the development of a dedicated Youth Precinct. Refer Section [14.1.5](#).

### 12.4.3 Gymnastics Hall

Gymnastics was identified in the community survey as a highly valued activity that is missing in Newman (refer Figure [53](#)). The delivery of gymnastics programs in Newman is challenging with barriers including:

- Difficulty in finding and retaining suitably qualified and experienced instructors (especially MAG and WAG qualified coaches)
- The lack of a dedicated gymnastics hall and the cost of hire of the Newman Recreation Centre which is perhaps the only suitable venue at this stage
- The Shire has previously supported local enthusiasts and gymnastics coaches by allocating a whole day for classes (Sundays) to reduce set up and pack away time, but at this stage there are no coaches and classes on offer.

The same challenges in recruiting and retaining qualified staff and setting up and packing away equipment would apply if the Shire sought to offer gymnastics as a centre run program. If coaches and interested supporters can be found, there is adequate time available in the Recreation Centre and this should suffice for the short to medium term.

If in the longer term demand was proven and stable and the gymnastics club required more court hire time than was available, it would be prudent to investigate hiring a warehouse type facility which can be permanently set up for gymnastics. The Hedland Gymnastics Club did this successfully for a number of years, but regrettably was a casualty of Covid-19 and the Club has now closed permanently. Their equipment has been purchased by the Hedland Community Living Association and gym classes have recently commenced



Figure 27 Hedland Gymnastics Club in Wedgefield LIA

In Broome, the Pearl Coast Gymnastics Club has almost exclusive use of the high school gym during school terms which eliminates having to set up and pack away equipment other than on special occasions.

## 13.0 DESIGN BRIEF

The following design brief was prepared in line with the design philosophy and rationale discussed in Sections [11](#) and [12](#) to guide the architect and the quantity surveyor.

### 13.1 Overview

The range of sport and recreation facilities available to residents, FIFO workers and visitors is extensive and, in many instances, exceeds provision guidelines. However, much of the existing infrastructure is ageing, of poor quality and of poor presentation.

Accordingly, the overriding intent is to improve the quality of sport and recreation facility provision, maintenance and presentation throughout the Shire in line with identified need and community sentiment.

This will entail removing facilities that have reached the end of their useful life, upgrading facilities that are no longer compliant or fit for purpose and repurposing facilities and bringing them up to a standard to meet a new need. A program to tidy up and dispose of items that are broken, surplus to need or unwanted across all leased areas should be developed in conjunction with the Clubs and vigorously implemented, with the Shire providing a pick up and disposal service if required. Additionally, there are a number of facility improvement items identified in the consultation and facility audit phases of the study. These relatively minor works have been referred to the Shire as operational maintenance items and are not listed in this strategic masterplan.

The provision of new facilities should only occur after options for refurbishment and or repurposing of existing facilities have been exhausted.

Given that many sport and recreation facilities around Newman are operated and maintained under lease by local Clubs, the lease approval and contract management processes for these sporting venues will require a significant overhaul. Section [12.3](#) details the recommended approach for leased facilities.

It is also proposed that the license agreements with the Minister for Education for community use of both the Newman Recreation Centre and the Marble Bar Swimming Pool be maintained, renegotiated and enhanced to ensure the facilities on offer are functional, contemporary and attractive (refer detail in Section [12.2](#)).

Finally, the Newman Club, a critical component of sport and recreation infrastructure in Newman has been out of service since 2018. The loss of the squash and bowling facilities associated with this venue has weighed heavily on the community and their reinstatement of facilities is strongly favoured. The ideal outcome is for the Board to refurbish and reopen the Newman club, however this may require some Shire support (refer Section [12.1](#))

The primary focus is therefore Shire owned and operated facilities.

Analysis of the various sources of information gained through the literature review, trends analysis, participation rates, facility utilisation patterns and the stakeholder engagement program, together with input from the consultant team and Shire Officers has identified a range of sport and recreation facility projects that would bring greatest benefit to the East Pilbara community.

The priority projects and the rationale behind their selection is outlined below in two categories:

- a. Essential or compliance related works
- b. Desirable or aspirational works to improve facility provision and utilisation.

## 13.2 Newman

The essential or compliance related projects for **Newman** are:

Project	Rationale
<p><b>1. Improve the quality and consistency of the grassed playing surfaces.</b></p> <ul style="list-style-type: none"> <li>• Upgrade Boomerang oval grassed playing surface</li> <li>• Level the pitch on Goanna</li> <li>• Dethatch &amp; level Kangaroo</li> <li>• Maintain Capricorn and Emu</li> </ul>	<p>Playing surfaces are the highest priority component of sport and recreation facility provision. Poor quality and uneven surfaces increase the risk of injury to players. Refer Figure <a href="#">26</a>.</p> <p>Good surfaces enable quality performance and contribute to player enjoyment and safety.</p> <p>Demand for grassed playing surfaces is sufficient to warrant all fields at Capricorn Sporting Precinct and Boomerang Oval to be retained to cope with season fixtures, special events and to allow wear to be rotated/spread among fields</p> <p>Advice from a turf management specialist would assist in identifying appropriate surface improvements and management practices.</p>
<p><b>2. Replace the netball / tennis hard courts with six new courts.</b></p> <ul style="list-style-type: none"> <li>• Provide line marking to all 6 for netball</li> <li>• Mark 4 courts for netball and basketball (with a combination netball goal / basketball backboard)</li> <li>• Mark 2 courts for netball and tennis with removal posts for netball goals and tennis nets</li> </ul>	<p>Demand for netball remains high. The existing courts are now past their useful life and becoming dangerous.</p> <p>The Netball Association has had to withdraw from hosting inter-town competitions.</p> <p>Both the court surface and subsurface require replacing. The new installation requires at least a 1% fall to prevent pooling after rain.</p> <p>The hardcourts are situated above a sewer line and inspection opening and ideally this should be diverted. Refer Figure <a href="#">28</a>.</p>
<p><b>3. Replace the public toilet block adjacent to the hard courts at the southern end of the precinct</b></p> <p>Construct a new toilet block with adequate security lighting adjacent to the tennis pavilion.</p>	<p>The current toilet block is unattractive, isolated and poorly lit. Netball players in particular advise that they would rather go home than go to these toilets.</p> <p>A new secure and well-lit toilet block located on the northern side of the tennis (vets) pavilion is proposed to service these players.</p>
<p><b>4. Retain the tennis pavilion (currently Vets clubhouse) adjacent 3 the southernmost hardcourts.</b></p>	<p>This clubhouse pavilion is well represented, in sound condition and well positioned to service hardcourt users, particularly the tennis courts.</p>

Project	Rationale
<b>5. Install leaf / lint strainer in the toddlers' pool return line to prevent pump obstruction.</b>	Aquatic centre staff suggestion to improve water quality by preventing contaminants from entering the filtration flow
<b>6. Demolish the Iron Persons Gym</b>	All facilities are in a very poor condition, particularly the toilets. Not an acceptable facility on the Shire's asset register
<b>7. Mark two disabled parking bays near the entry to the Newman aquatic centre.</b>	To align with the Shire's access and inclusion plan provide dedicated disabled carparking bays near the entry to the aquatic centre. Over 90% of patrons travel to the pool by car.
<b>8. Investigate and upgrade the power supply capacity to the Capricorn Precinct</b> <ul style="list-style-type: none"> <li>• Increase supply to Junior pavilion to allow greater loads without tripping supply.</li> <li>• Allow to accommodate additional sports lighting to EMU oval</li> </ul>	The power supply to the kitchen is inadequate and existing equipment use causes power failure. Safety concerns arise when unqualified persons attempt to remedy the outage . An upgrade is required to allow safe normal operations without tripping.
<b>9. Require the BMX Club to remodel access to the public toilets to comply with disabled access requirements</b>	To align with the Shire's Access and Inclusion Plan to provide equal access for all people

The desirable or aspirational works to improve facility provision and utilisation for **Newman** are:

Project	Rationale
<p><b>10. Improve reliability and quality of supply for playing field watering</b></p> <p>Investigate water quality and security measures including:</p> <ul style="list-style-type: none"> <li>• Waste water treatment plant upgrades (this work is not costed as part of the recommended actions)</li> <li>• Installation of water storage tanks on the reserves to provide a reservoir for both treated effluent and scheme water. (Note that the existing tank at the Capricorn Sports Precinct does not supply Capricorn Oval - it only services Kangaroo, Emu and Goanna Ovals)</li> </ul>	<p><b>Lack of water supply volume and quality has contributed to poor field quality. Securing an adequate supply of suitable quality water is the most critical component of field preparation and should precede other efforts such as vertimowing, levelling, top dressing and fertilising.</b></p> <p><b>Improvements to water supply are necessary to prevent surface failure as has recently occurred. Refer Capricorn in 2018/19</b></p> <p><b>Dry (or poorly watered) fields are less able to sustain wear and take longer to recover from use. This invariably leads to increased maintenance costs.</b></p> <p><b>It is understood that works to improve the existing waste water treatment system are scheduled. This will hopefully ensure adequate supply quality and volume and should be considered the priority action.</b></p> <p><b>A separate approach, akin to an insurance policy, would be to install storage tanks for both treated effluent and scheme water to ensure adequate volume is always available and to allow mixing when effluent quality or quantity is low.</b></p>
<p><b>11. Cover the 3 northern most hard courts at Capricorn Sporting Precinct</b></p>	<p>This provides all weather facilities for netball and basketball and would need external funding.</p>
<p><b>12. Plan for the replacement of the four separate clubhouse and changeroom facilities around Capricorn Oval with a highly secure multi-user, multi-purpose complex.</b></p> <p>Given the scale of this development a separate feasibility study and business case will be required to define the project, design the facility, determine the management model and seek funding.</p>	<p>Each of the four clubhouses is nearing the end of its useful life. The WAFC audit reports rates the Capricorn facilities at just 61/150 (41%) which is the lowest rating for a Local or Regional Level Venue that is used as a home base for Community Football across the Pilbara Region. Refer Section <a href="#">21.5.11</a>.</p> <p>Not that this project will be subject to external funding</p>
<p><b>13. Remove the incidental clubhouse and storage units for netball and little athletics and incorporate their social, operational and storage needs in the multi-purpose complex</b></p>	<p>The aim is to rationalise and tidy up facilities and operations at Capricorn. These metal sheds are to be incorporated into a purpose built clubhouse complex.</p>



Project	Rationale
<p><b>14. Increase sports lighting on Emu Oval to small ball competition standard (500lux LED) to provide flexibility and allow spreading of the wear load across Capricorn precinct fields.</b></p>	<p>Managing the wear and tear on the playing surface is a critical step in preserving playing field quality. The ability to rotate or share activity between all three oval fields adds versatility and sustainability to Capricorn precinct.</p>
<p><b>15. Create a consolidated youth precinct in the town centre.</b> The precinct to comprise upgraded skate park, new pump track, all ages playground, covered outdoor multi-marked court (rage cage style) and youth centre (there are multiple options for this precinct).</p>	<p>Co-located facilities and the creation of community hubs is now a consolidated trend in facility provision. A precinct offering multiple facilities for youth participation is highly desirable. Three options are presented in the report. Refer Sections <a href="#">12.4.2</a> and <a href="#">14.1</a></p>
<p><b>16. Consider adding additional community facilities to the youth centre building (e.g., library) to create a community hub.</b></p>	<p>Refer Section <a href="#">14.1</a></p>
<p><b>17. Negotiate a new agreement with the Minister for Education for continued use of and improvements to the Newman Recreation Centre including both operational maintenance and facility improvement items such as:</b></p> <ul style="list-style-type: none"> <li>• Resurfacing the sports courts</li> <li>• Upgrading the air-conditioning throughout the centre</li> <li>• Adding a dedicated group fitness room</li> <li>• Refurbishing the changerooms</li> <li>• Expanding the reception and retail area</li> <li>• Upgrading the kitchen</li> <li>• Installing additional mirrors and lights in the weights room</li> </ul>	<p>Refer Section 12.2 for detail of the proposed improvements. Key to these recommendations is the increasing level of participation in gym and fitness. Refer Figure <a href="#">14</a> and Figure <a href="#">17</a>. Some of these costs will be shared and some will need to be met in full by the Shire. In the longer term, post 2035 when the Aquatic Centre requires replacement, one option is to add the pool to the recreation centre at the rear of Whaleback Arena along Fortescue Avenue. If participation trends continue, there will likely be additional demand for gym/fitness facilities, and these could also be added at the rear of the Arena.</p>

Project	Rationale
<p><b>18. Investigate options to improve the security of the Capricorn Precinct.</b></p> <p>Options may include fully enclosing the perimeter with secure fencing, locking the pedestrian and vehicular access gates daily, nominally between 11.00pm and 6.00am and improving CCTV surveillance of the facilities.</p>	<p>The recent spate of vandalism of the various clubhouses at Capricorn has caused the clubs considerable cost and angst. The proposed multipurpose clubhouse will be designed to be highly secure and replace all existing clubhouses. The fencing around the perimeter secures the entire set at night to protect the balance of facilities and to prevent easy escape from multiple exist by vandals</p>
<p><b>19. Repair and reinstate the sports lighting remote control system on all playing fields via an external contractor and allocate a retainer for annual servicing.</b></p>	<p>The remote controlled sports lighting system, initially installed and maintained by Lynx IS, is now maintained in-house. The system is problematic and requires staff on-call out of hours to meet scheduling failures and variations. A specialist contractor is recommended to reinstate and maintain the system</p>
<p><b>20. Upgrade the lighting at the aquatic centre to provide a both a base level of security lighting and focused floodlighting to allow for safe evening use of the pool.</b></p>	<p>The community survey captured calls for long opening hours, particularly on hot nights. Lighting is inadequate for night time swimming. The lamp on one pole is out of service. AS2560 requires 80 lux minimum in aquatic centres. Security lighting needs improving.</p>
<p><b>21. Progressively implement the Pilbara Region 2050 Cycle Strategy routes.</b></p>	<p>Allow the progressive improvement of the footpath and cycle network in town in line with the Shire's Access and Inclusion Plan and the 2050 Cycle Strategy.</p>
<p><b>22. Progressively increase the reliability and level of illumination (mainly street lighting) along the principal walk / cycle trails in town for added safety of users.</b></p>	<p>Survey responses indicate a concern over the low level of illumination from street lighting. Increased lighting levels will promote a sense of safety and encourage the use of walk/run paths and trails in the cooler evening hours</p>
<p><b>23. Consider the installation of a small synthetic bowling green complete with lights and a permanent all weather cover.</b></p> <p>One potential location to consider is adjacent to the Fortescue Golf Clubhouse.</p>	<p>Bowls ranked 1<sup>st</sup> in the list of facilities missing in Newman. A bowling green at the Golf Club would diversify the offering and bring new patronage to support golf. Bowls WA suggest a 4 rink green would be adequate with lighting and a covering over the green for all weather and all hours use strongly encouraged.</p>

Project	Rationale
<p><b>24. Consider expanding the scope and quantum of the Community Assistance Grant Program to be available to local community and sporting groups for facility improvements in line with the approved facility masterplan (refer Section 12.3).</b></p>	<p>To encourage clubs, particularly those operating from leased facilities to progressively improve the level of compliance and standard of maintenance and presentation of the facilities, noting that they are legally Shire assets.</p>
<p><b>25. Allow for the longer term (15+years) relocation of the aquatic centre to Capricorn precinct, either on the site of the Centrals Clubhouse or at the rear of the Whaleback Arena at the recreation centre.</b></p>	<p>At the end of useful life of the existing aquatic centre consider construction of a new facility at the Capricorn Sporting Precinct. Options include locating the pool on the site of the Centrals Clubhouse or as originally recommended in a 2009 study, at the rear of the Whaleback Arena at the recreation centre in conjunction with expanded gym/fitness facilities.</p>

Table 12 Priority projects in Newman

### 13.3 Nullagine

The essential or compliance related projects for **Nullagine** are:

Project	Rationale
<p><b>1. Install a pump track on the old basketball court</b></p> <ul style="list-style-type: none"> <li>Engage a specialist track designer to work with the locals to determine the layout of the track</li> <li>Provide shade over portion of the track</li> <li>Repair the old court lighting to allow riding in cooler conditions at night</li> </ul>	<p>A pump track, BMX track and skate park were requested by local youth at the community workshop. Refer Section <a href="#">21.3</a>.</p> <p>Many of the local children and youth have access to bikes and scooters, suitable for use on a pump track. Additional equipment may be available through WA Police.</p> <p>There are limited facilities and little to no regular organised sport and recreation programs. Bike and scooter riding can be done individually or in informal groups. The pump track can also be a venue for skills development and competitions.</p>
<p><b>2. Expand programming of the existing hardcourts and Town Park and ultimately the proposed pump track and swimming pool</b></p>	<p>There are no community groups or sporting clubs operating in Nullagine. Regular activities are limited to the school curriculum and vacation programs delivered by visiting agencies. There is an opportunity better coordinate participation and skills development programs by coordinating program delivery times and targeted participants with organisation such as Ngurra Kujungka<sup>17</sup>, Fair Game<sup>18</sup>, and EON Foundation<sup>19</sup> to provide more regular activities.</p>
<p><b>3. Repair cracking and resurface the hard courts</b></p>	<p>The surface is deteriorating and requires maintenance to ensure safety and extend court life.</p>

<sup>17</sup> <https://www.ngurrakujungka.com/>

<sup>18</sup> <https://www.fairgame.org.au/>

<sup>19</sup> <https://eon.org.au/>

The desirable or aspirational works to improve facility provision and utilisation for **Nullagine** are:

Project	Rationale
<p><b>4. Lobby the state government to install a swimming pool in Nullagine (refer Sections <a href="#">14.2.1</a> and <a href="#">15.2</a>)</b></p> <ul style="list-style-type: none"> <li>• On the site of the Nullagine District School</li> <li>• With a slightly elevated eastern end to ensure it is clear for the 1:100 flood zone</li> <li>• Operating as a Group 2 pool with locals engaged to tend to daily maintenance needs and coordinate access and supervision requirements</li> </ul>	<p>Nullagine is perhaps the only town in the Pilbara without a pool. RLSS and others have published extensively on the benefits of the facilities in remote communities.</p> <p>Even Jigalong and Bidyadanga Aboriginal communities have a pool. Aquatic centres are essential in the Pilbara climate and serve not only as recreational amenities but also as contributors to primary health and wellness.</p> <p>A pool was the number one request from the community and is strongly supported by the local school and Ngurra Kujungka who are the primary providers of sport and recreation activity in town.</p> <p>Support from the state and other funding sources is essential to establish the pool. The Shire will need to play an ongoing support role once established.</p>
<p><b>5. Enlist the support of the Royal Life Saving Society (RLSS) to lobby for the establishment of a swimming pool in Nullagine and for:</b></p> <ul style="list-style-type: none"> <li>• the subsequent delivery of learn to swim and bronze medallion programs to up-skill and qualify residents in water based safety and supervision skills</li> <li>• the coordination of management services for the operation of the pool.</li> </ul>	<p>Critical to the operation of a Group 2 pool is the availability of suitably qualified personnel to permit and supervise group access to the facility.</p> <p>In addition to the resources identified above there is the potential for residents of the Irrungadji Village to become trained and qualified in this role.</p> <p>RLSS can play a fundamental role either as a resource or service provider.</p>
<p><b>6. Replace the public toilet facility adjacent to the Gallop Hall at the end of its useful life and if required design it to also serve the proposed swimming pool</b></p>	<p>The Shire's asset management plan indicates that the toilets in Clemenson, while appearing to be in good condition have an end of useful life of 2025 and a replacement cost of \$81K in 2017 costs. Refer Table <a href="#">1</a>. The proposed swimming pool will require access to toilet facilities and it is proposed that the existing toilet block be replaced to meet its current function and serve as a facility for the pool.</p>

Project	Rationale
<b>7. When required, engage one or more local residents to undertake the daily maintenance and water testing requirements for the pool under the supervision of the Marble Bar Aquatic Centre Manager or in association with RLSS.</b>	As a group 2 pool the requirement for a qualified pool manager and lifeguard on site at all times is alleviated. The pool must however be maintained, and a daily inspection and water testing regime is essential. Potential resources for this role include: <ul style="list-style-type: none"> <li>• Nullagine Caravan Park Manager</li> <li>• Martu recreation officers from Ngurra Kujungka</li> <li>• Staff from the Nullagine school</li> <li>•</li> </ul>
<b>8. Progressively implement the Pilbara Region 2050 Cycle Strategy routes</b>	Provide an annual budget allocation to allow the progressive improvement of the footpath and cycle network in town in line with the Shire's Access and Inclusion Plan and the 2050 Cycle Strategy.

Table 13 Priority projects in Nullagine

**Note:**

The lease or purchase of the retail / service area within the Nullagine Roadhouse for use as a community centre / artist studio / gallery was investigated. The site was also considered for upgrading in partnership with the Department of Communities for use as an emergency evacuation centre.

This has not been further pursued because:

- The Ashburton Aboriginal Corporation has expressed an interest in purchasing the property for their purposes
- The principal purpose proposed for use of the Roadhouse is for an arts studio, gallery and retail space which lies outside the scope of this brief
- The road house and accompanying land are within the 1 in 100 year flood plain and subject to flooding rendering them unsuitable as an emergency evacuation centre and unwise for investment by the Shire

## 13.4 Marble Bar

The essential or compliance related projects for **Marble Bar** are:

Project	Rationale
<p><b>1. Refurbish the Marble Bar Aquatic Centre</b></p> <ul style="list-style-type: none"> <li>• Rebuild the pool shell and pool water delivery and return lines</li> <li>• Replace the concourse with a flat level surface</li> <li>• Undertake minor repairs to chemical dosing and monitoring systems in the plant room</li> <li>• Refurbish the changerooms</li> </ul>	<p>An aquatic centre in the hottest town in the state is an essential community facility. The provision of the pool in conjunction with the Minister for Education is beneficial to the Shire and the community</p> <p>The existing location and general set up of the pool are adequate. Refurbishment on site is preferred to developing a new pool elsewhere avoiding water treatment equipment, plantroom, changeroom and administration building costs and other incidental costs associated with fencing and landscaping.</p>
<p><b>2. Upgrade the gym</b></p> <ul style="list-style-type: none"> <li>• Remove and dispose of or repurpose the existing shed that accommodates the gym equipment</li> <li>• Install a larger insulated and airconditioned building on the existing skate park pad to accommodate the gym equipment</li> </ul>	<p>The gym is basically a tin shed which, despite having some air conditioning, is extremely hot to work out in.</p> <p>A larger insulated building will provide for additional equipment to be installed (some is already available) and a more comfortable environment.</p> <p>The skate park equipment is low grade and rarely used. It should be removed.</p> <p>Note:</p> <p>Consideration was given to relocating the gym to the Aquatic Centre to allow a readily accessible gym/swim combination. Any such installation would need to be outside the fence (safety requirements) but still on Department of Education land. Access to the pool and to amenities (toilets and showers) would only be available when the pool was open. A Group 2 operation could provide incidental use outside of hours but there is no club or organisation to take up that approach at present.</p> <p>It is considered more advantageous to retain the gym in the proposed family precinct and near the police station to assist with passive surveillance (CPTED Principles).</p>

Project	Rationale
<p><b>3. Establish a grassed picnic area measuring approximately 40m x 15m at the eastern end of the hard courts</b></p> <ul style="list-style-type: none"> <li>• Install two shaded picnic seating units, a BBQ facility and drinking fountain for spectator viewing over the courts and social gatherings</li> <li>• Install a new playground with softfall surface and shade over</li> <li>• Install a low fence around the grassed area and playground equipment</li> <li>• Provide a pedestrian path from the carpark area at the front of the Rec Shed to the grassed area</li> <li>• Install a pedestrian gate in the eastern fence of the hard courts to provide direct access to the courts</li> </ul>	<p>The rationale is to create a family precinct around the hardcourts, the gym and the Rec Shed.</p> <p>Noting that the grassed area at the front of the Civic Centre is principally for aesthetic purposes. The only functional grassed spaces in town are the school oval and RSL Park. Neither of these spaces are designed for informal use by the locals.</p> <p>Adding a secure grassed area for families to gather with a shaded playground, BBQ and picnic area may encourage greater use of the hardcourts, gym and proposed pump track. It may provide a catalyst for extended operating hours in the Rec Shed.</p>
<p><b>4. Install a pump track to the south of the proposed grassed picnic area</b></p> <ul style="list-style-type: none"> <li>• Engage a specialist track designer to work with the locals to determine the layout of the track,</li> </ul>	<p>To enhance the attractions and versatility of the family recreation precinct. Children in town are already frequent bicycle and scooter riders, mostly on the road. Having a dedicated space to ride will improve safety.</p>



The desirable or aspirational works to improve facility provision and utilisation for **Marble Bar** are:

Project	Rationale
<b>5. Consider the installation of a self-contained public toilet facility on the pad to service gym and proposed picnic area users</b>	<p>The only toilets in the recreation precinct are inside the Rec Shed which is only open for a couple of hours on weekday afternoons. The gym is open 24/7 and has no amenities. Adding a public toilet will be convenient for users of the precinct and encourage greater use of the gym and hard courts, and the proposed picnic area and pump track.</p>
<b>6. Install viewing windows and / or a glass sliding door in the southern wall of the Rec Shed</b>	<p>The Rec shed is a closed in box with no natural ventilation and no external viewing. (Refer Sections <a href="#">21.3</a> and <a href="#">21.4</a>).</p> <p>Installing a sliding glass door and / or viewing window in the southern face of the building will provide:</p> <ul style="list-style-type: none"> <li>• Passive surveillance in line with CPTED principles</li> <li>• Viewing over the hard courts to encourage greater use</li> <li>• A feeling of openness and greater natural light inside the shed (highly valued by local Aboriginal children)</li> <li>• Ready access to the courts from inside the Rec Shed</li> </ul>
<b>7. Provide safe and compliant access to the mezzanine level inside the Rec Shed</b>	<p>There is a mezzanine area above the amenities area within the rec shed that is inaccessible. Adding safe access would allow that space be used for selected activities (e.g., band practice, homework space, art studio).</p>
<b>8. Upgrade the footpaths throughout town in accordance with the Shire's Access and Inclusion Plan, (refer Section <a href="#">4.16</a>)</b>	<p>There was very strong representation at the Marble Bar community workshop to improve accessibility in town. (Refer Section <a href="#">21.3</a>) The pathway along Francis Street from the Civic Centre to RSL Park was considered the highest priority.</p>
<b>9. Progressively implement the Pilbara Region 2050 Cycle Strategy routes (refer Section <a href="#">21.6</a>)</b>	<p>Provide an annual budget allocation to allow the progressive improvement of the footpath and cycle network in town in line with the Shire's Access and Inclusion Plan and the 2050 Cycle Strategy.</p>

Project	Rationale
<p><b>10. Undertake minor improvements at the Marble Bar Sports Complex</b></p> <ul style="list-style-type: none"> <li>• Replace the irrigation pump with a safe system</li> <li>• Remove derelict horse stalls no longer used</li> <li>• Refurbish the public bar</li> </ul>	<p>The sole purpose for maintaining the Marble Bar Sports Complex is to host the Marble Bar Races, held on one day in July each year. As part of the north west race round this event is high in traditional, cultural and social significance, albeit at a considerable cost.</p> <p>The approach here is to support its ongoing operations and to progressively tidy up the site. Derelict and unused structures should be removed.</p> <p>The bore pump used to irrigate the grassed area trackside is considered unsafe to operate and should be replaced.</p> <p>The buildings are generally in poor condition and could be significantly improved, but at what cost?</p> <p>The approach taken here is to refurbish the public bar structure which has a forecast useful life of 2025 in the asset management plan Refer <a href="#">Table 1</a>.</p> <p>Other structures which are restricted to members, riders, officials etc. should be left to the Marble Bar Race Club and Racing and Wagering to deal with. The jockey rooms have an end of useful life forecast for 2037.</p>

Table 14 Priority projects in Marble Bar

## 14.0 TOWNSHIP MASTERPLANS

This Section provides commentary on the masterplan drawings and further describes the development priorities in Section [13](#).

14.1 Newman



LEGEND OF PROPOSED DEVELOPMENT

- 1 REZONE AND SELL SMALL PARK IN WARRAMBUCCA CRESCENT FOR RESIDENTIAL DEVELOPMENT
- 2 PLAN FOR FURTHER DEVELOPMENT OF HOMESTEAD PARK
- 3 BMX
- 4 LEASE PRECINCT - COMMUNITY GROUPS
- 5 ADD HALF COURT BASKETBALL TO MINER'S PROMISE PLAYGROUND

2050 CYCLE STRATEGY ROUTES

- LOCAL NETWORK
- SECONDARY NETWORK



Figure 28 Newman Township Masterplan

### 14.1.1 Boomerang Oval

Boomerang Oval is a key facility for grassed sports in Newman accommodating touch and soccer. The playing surface has been in poor condition for some time with significant wear patches, undulations and a reticulation system that is less than ideal. The recent impact of using this space as an overflow caravan and camping site has further exacerbated the poor ground condition.

Remediation of the site is essential if it is to be appropriately returned to service as an active sports field. This may require removal of a compacted subsurface, replacement of the irrigation system, levelling the site with appropriate crowning to assist site drainage and returfing.

Advice from a turf management specialist to determine the most effective and efficient remediation and ongoing management practice would be desirable.

### 14.1.2 Capricorn Precinct

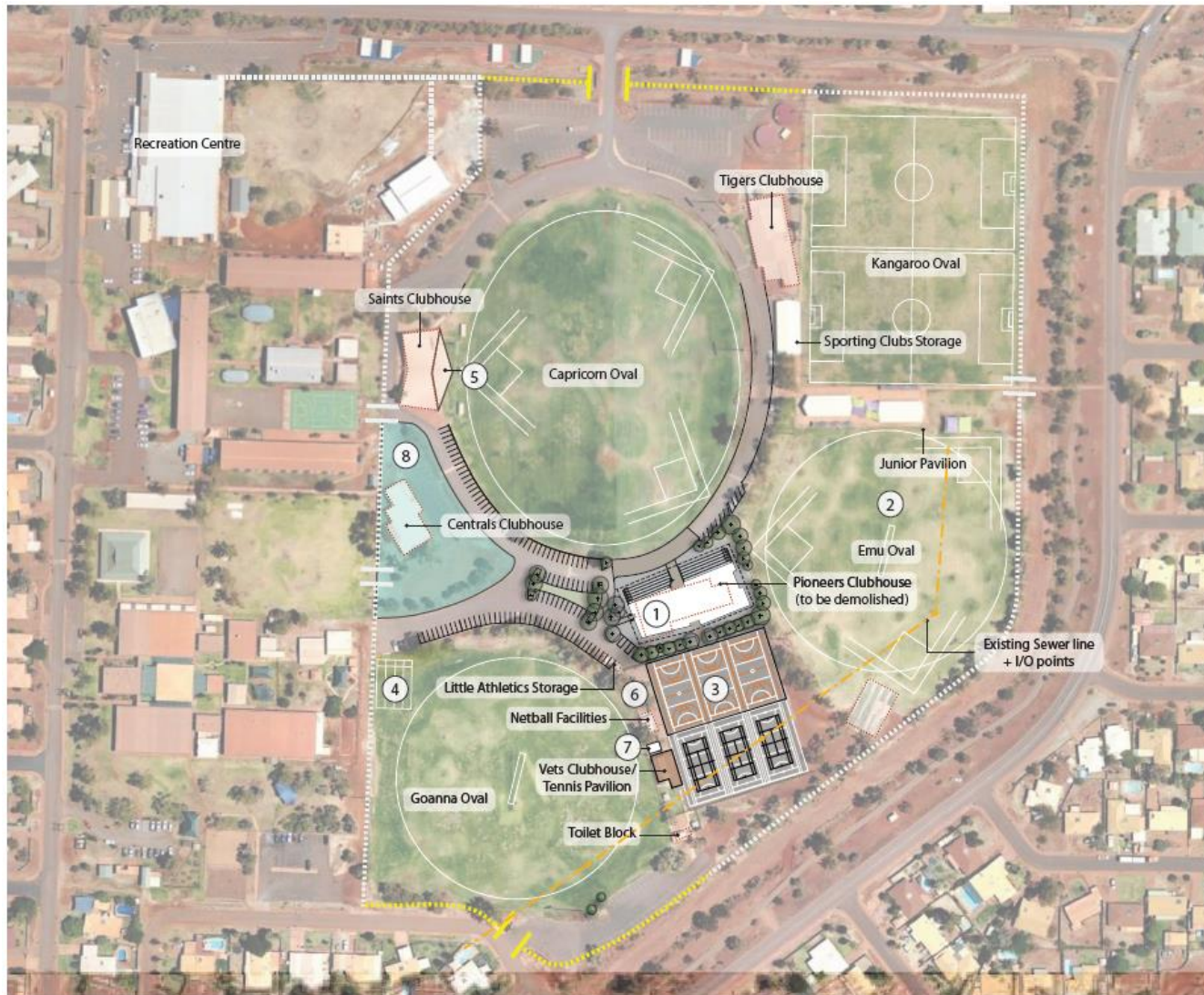
Capricorn is the principal sporting precinct within the Shire and is unique in the proliferation of individual club venues boasting seven clubhouses.

It is also a key attraction for wayward individuals and suffers a very high level of vandalism, particularly targeting the four football clubhouses and at times the playing surfaces.

A major request from the sporting clubs operating from Capricorn was to increase site security. One means of achieving this is to completely fence the precinct and to secure the site each evening at the close of use.

Capricorn is already more than 70% fenced. Securing the site would require less than 400m of fencing and a series of gates, both pedestrian and vehicular.

Securing sporting precincts in the evening is a common practice in many local government areas with the rangers often providing the locking and unlocking function incorporated into their routine inspection rounds.


**LEGEND OF PROPOSED DEVELOPMENT**

- 1 PROPOSED AFL MULTI-PAVILION
  - 2 INCREASE SPORTS LIGHTING ON EMU OVAL TO 500 LUX
  - 3 NEW HARDCOURTS:
    - 3 COVERED MULTI-MARKED COURTS (NETBALL & BASKETBALL)
    - 3 UNCOVERED MULTI-MARKED COURTS (NETBALL & TENNIS)
  - 4 RELOCATE CRICKET NETS TO BETTER ALIGN WITH GOANNA OVAL
  - 5 GRANDSTAND TO BE RETAINED
  - 6 ALL EXISTING BUILDINGS BETWEEN HARDCOURTS & GOANNA TO BE REMOVED, EXCEPT VETS CLUBHOUSE
  - 7 NEW HARD COURT TOILETS
  - 8 PROPOSED AQUATIC CENTRE (SEE SK03)
- TO BE DEMOLISHED (AFTER NEW MULTIPURPOSE VENUE BUILT)  
----- EXISTING FENCING  
----- PROPOSED FENCING TO FULLY ENCLOSE CAPRICORN PRECINCT  
| | EXISTING GATE  
| | PROPOSED GATE

	<b>East Pilbara - Sports &amp; Recreation Masterplan/Concept Design</b>	Capricorn Precinct 1:2000 @ A3	 job number: 2101 issue date: 21/09/21 rev/stage: B drawing number: SK02
---	---	-----------------------------------	--

Figure 29 Capricorn Precinct - Secure Perimeter

### 14.1.3 New hard courts

Demand for netball remains high and the existing courts are now past their useful life and becoming dangerous. The Netball Association has had to withdraw from hosting inter-town competitions. Lighting is adequate but should be routinely tested to ensure illumination levels are adequate. Fencing is adequate but attention is required to establish an effective remote access and light switching and billing mechanism for the courts.

There is a need to replace both court surface and subsurface. This will require excavation, the addition of a suitable substrate and establishment of a fall across the court surface of at least 1% to prevent pooling after rain.

It is noted that the hardcourts are situated above a 150mm PVC sewer line and IO (inspection opening). Ideally this line should be diverted, or at least the IO should be relocated to prevent future disruption to the courts if access to the line or IO is required.



Figure 30 Indicative sewer line and inspection opening location under hard courts

The ideal would be to cover the three northernmost courts and mark them for netball and basketball. The other three uncovered courts would be marked for netball with one overmarked for basketball and two overmarked for tennis. This would provide the option of a total of 6 netball courts, four basketball courts and 2 tennis courts.

### 14.1.4 Cricket Facilities

Goanna Oval is identified as the premier cricket field. Consolidating that focus will require reinstalling the synthetic wicket level with the surrounding playing field and relocating the practice nets to the north west corner of Goanna Oval.

The Newman Cricket Association has applied to for funding from Cricket Australia for lights on the nets. This is supported but the nets should be relocated prior to the lighting installation.

The creation of facilities for indoor (outdoor) cricket such as in Karratha has been investigated. All of the options considered focused on installing some temporary / retractable netting arrangement:

- In the newly relocated and lit practice nets
- In the Newman Recreation centre on a roll-out synthetic wicket
- In a potential covered court attached to the proposed multi-purpose clubhouse (which would require a roll-out synthetic wicket or require the entire surface to be synthetic grass)

The WACA advises that the options, whilst without precedent, are innovative and worthy of further consideration should demand be established.

See Figure [31](#).

#### 14.1.5 Multipurpose Clubhouse

Each of the four clubhouses around Capricorn Oval are in fair to poor condition and nearing the end of their useful life. They are also subject to regular vandalism making repairs and maintenance a major cost burden to the clubs.

An audit by the WAFC has determined that these facilities are the worst rated facilities in the Pilbara. These facilities for football scored less than 41%.

The proposal is to establish a secure multipurpose changeroom and clubroom complex at Capricorn Precinct that focuses on Capricorn, Emu and Goanna Ovals and the hardcourts. It will service all four football clubs and accommodate netball, cricket, little athletics and basketball. Tennis, when a new club emerges may choose to use the pavilion alongside the three tennis courts.

The development of this multipurpose club house is subject to the preparation of a separate feasibility study and business case detailing design, funding and management options for the facility. The Clubs' support and agreement to operating a shared use facility is critical in this regard.

Once the new facility is developed it is proposed to demolish the Pioneers, Centrals and Saints Clubhouses and associated infrastructure. It may be worth retaining and refurbishing the existing Tiger's Clubhouse as a home venue for senior soccer played on Kangaroo Oval. See Figures [32](#) and [33](#).



LEGEND OF PROPOSED DEVELOPMENT

- 1 NEW SWIMMING POOL (50X20M)
- 2 NEW GRASSED BBQ AREA
- 3 NEW PLANT ROOM (20X8M)
- 4 NEW LEISURE POOL WITH 25M LANES
- 5 NEW PARKING
- 6 NEW AFL MULTI-PAVILION - REFER PLANS ON SK13, SK14
- 7 NEW HARDCOURTS:
  - 3 COVERED MULTI-MARKED COURTS (NETBALL & BASKETBALL)
  - 3 UNCOVERED MULTI-MARKED COURTS (NETBALL & TENNIS)
- 8 NEW TIERED SEATING
- 9 NEW SHARED PEDESTRIAN VEHICLE ZONE
- 10 DISABLED PARKING
- 11 NEW HARD COURT TOILETS
- TO BE DEMOLISHED (AFTER NEW MULTIPURPOSE VENUE BUILT)
- EXISTING FENCING
- EXISTING GATE

<p>gresleyabas architecture environment design</p>	<p>East Pilbara - Sports &amp; Recreation Masterplan/Concept Design</p>	<p>Capricorn Precinct 1:1 000 @ A3</p>	<p>N job number: 2101 issue date: 21/03/21 revisors: B drawing number: SK03</p>
--	---	--	---

Figure 31 Redevelopment of Capricorn Precinct



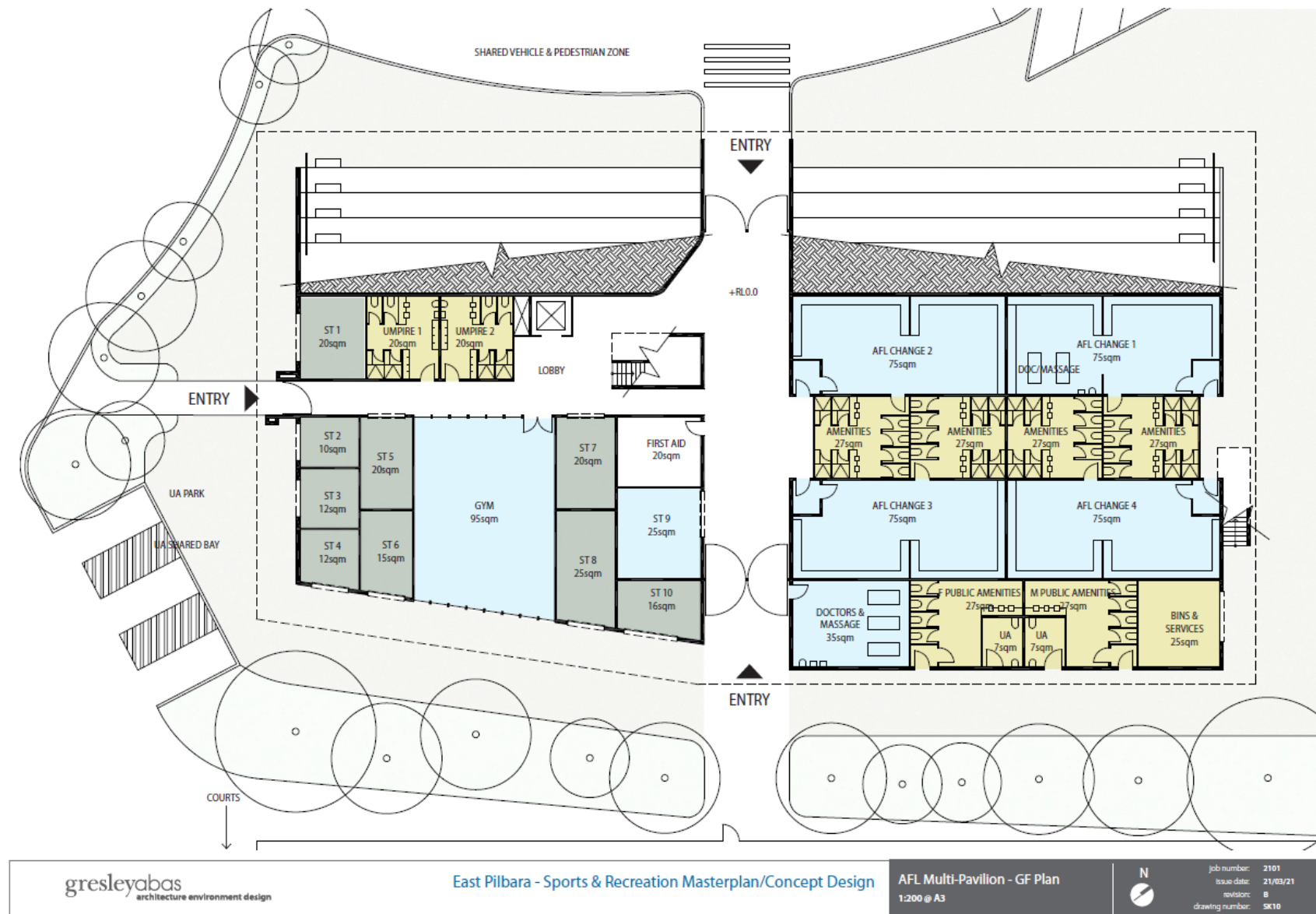
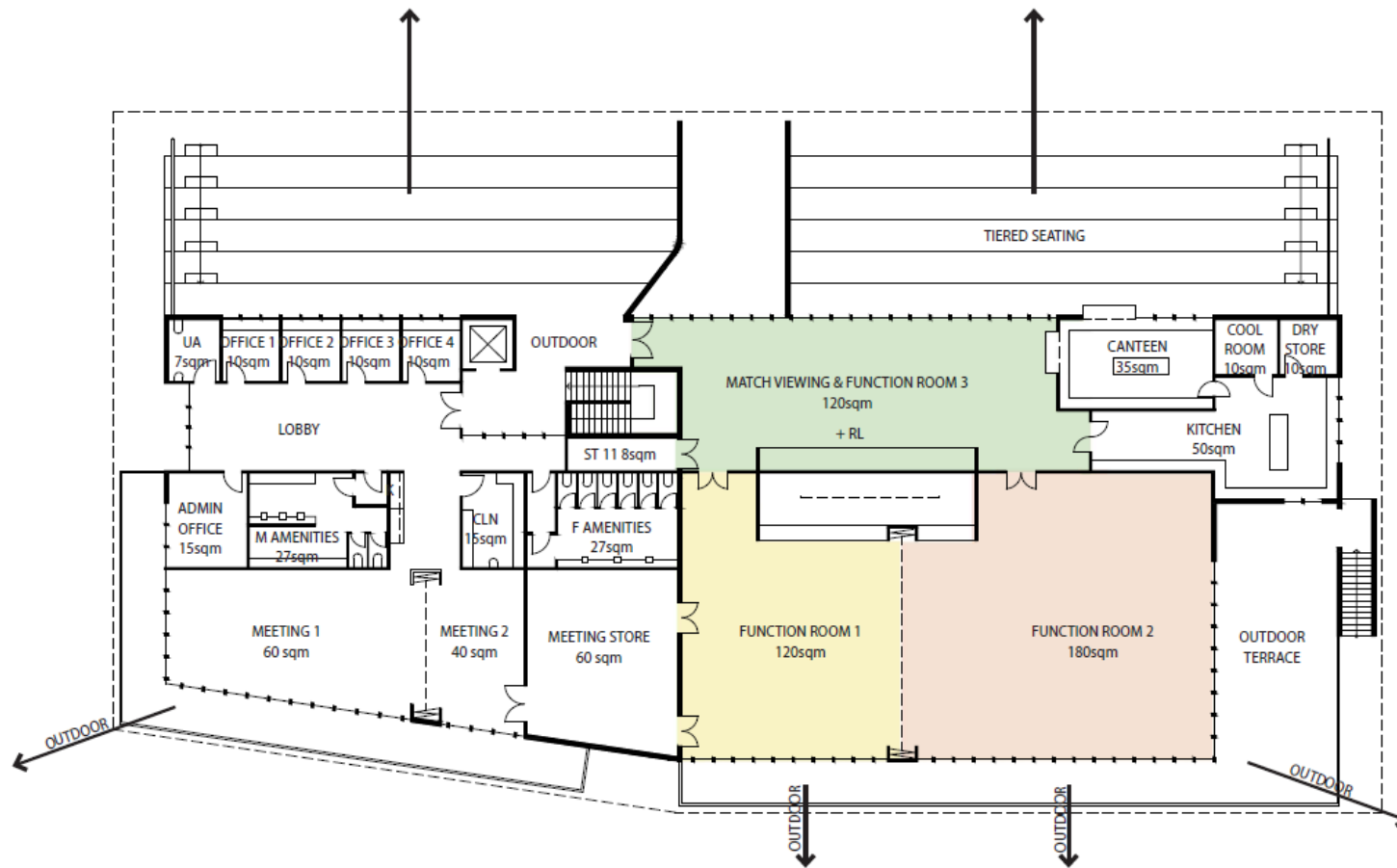


Figure 32 Capricorn Multipurpose Pavilion Ground Floor



<p>gresleyabas architecture environment design</p>	<p>East Pilbara - Sports &amp; Recreation Masterplan/Concept Design</p>	<p>AFL Multi-Pavilion - 1F Plan 1:200 @ A3</p>	<p>N job number: 2101 issue date: 21/03/21 revision: B drawing number: SK11</p>
--	---	--	---

Figure 33 Capricorn Multipurpose Pavilion First Floor

### 14.1.6 Youth Precinct

A consolidated youth precinct is proposed. This follows the trend established in many local governments throughout the state to provide an area where the youth of the community area well catered for and can find a sense of place and belonging.

The precinct is to include a more advanced skate park, a pump track, a covered multi-marked court, an all ages playground and a Youth Centre building.

Three options have been developed for the establishment of this precinct, each dependent upon the future use of existing facilities and the appetite for constructing new facilities.

Option A: Extending from the northern side of the aquatic centre to Mindarra Drive.

This entire precinct would become a pedestrian zone with a one-way turnstile in the aquatic centre fence to allow ready egress from the pool into the youth precinct.

Inherent in this concept is a swap of the child care centre (Department of Communities) and youth centre (Shire of East Pilbara) buildings and the requisite building refurbishments to meet the needs of each group.

Option B: As a redevelopment of the Newman Club - should it be surrendered by the members and taken on by the Shire.

This option would see the refurbishment of the squash courts as a semi-stand-alone entity and repurposing of the rest of the building for shire purposes and the creation of a community hub.

The various offices and the main bar area could be repurposed as a youth centre. A library could be accommodated using the main function room (collection and reference materials) and bistro (staff work area).

The footprint of the existing bowling greens would be developed as a skate park, covered court and all ages playground. A pump track and perhaps a parkour could also be installed.

Facilities for Bowls would be developed elsewhere, nominally at the golf course.

Option C: On the vacant land bounded by Iron Ore Drive and Newman Drive

This site would require all new facilities to be developed and accommodate a skate park, pump track, multi-marked court, all ages playground and a new youth centre. All outdoor features would be covered (at least in part). Landscaping and parking would be provided on site.

This site has the potential for additional community facilities to be included in the precinct to create a community hub. A new library (outside the scope of this study) has been suggested.

Concepts for each of these Options are shown below.



LEGEND OF PROPOSED DEVELOPMENT

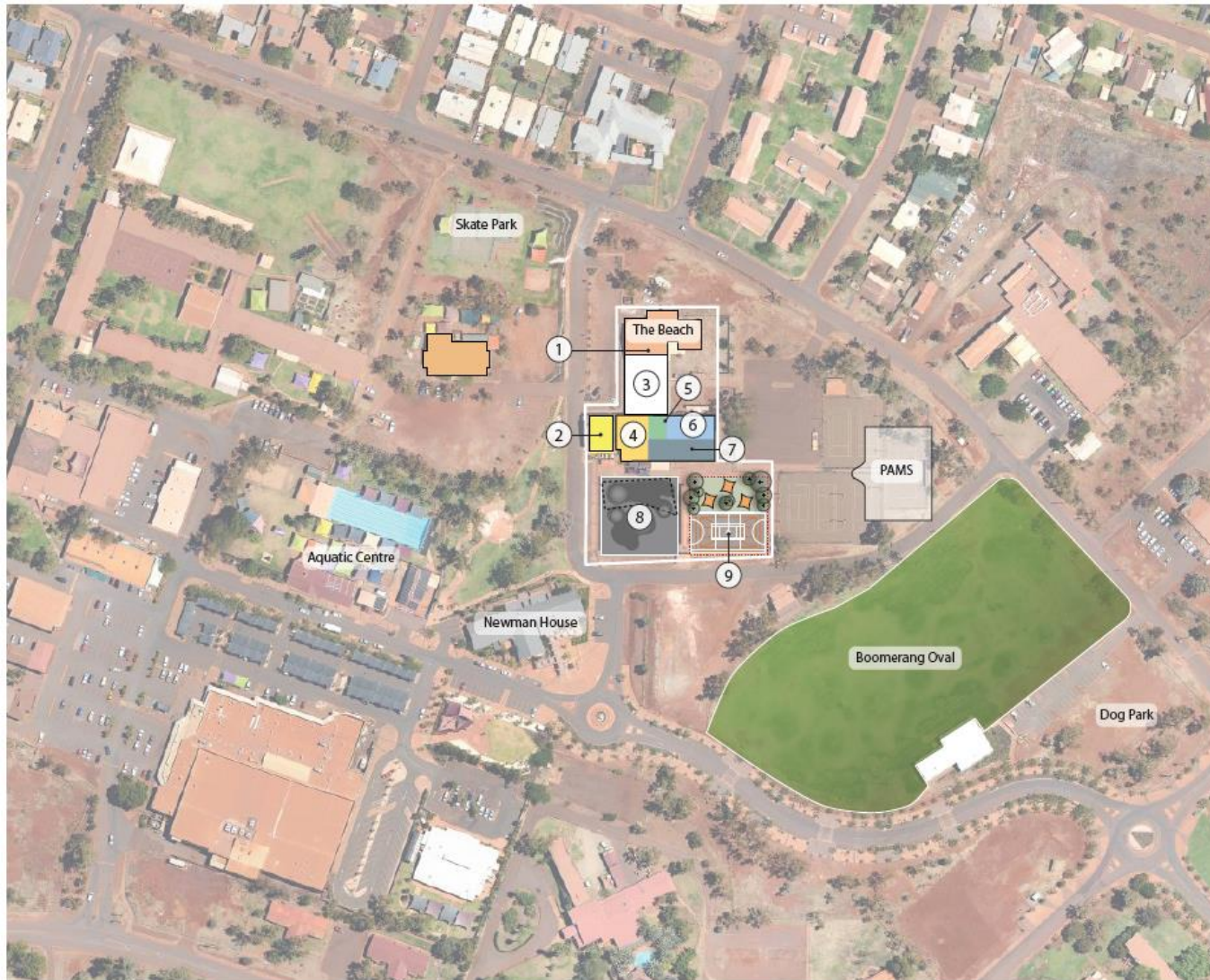
- 1 PROPOSED YOUTH CENTRE
- 2 PUMP TRACK
- 3 TWO DISABLED PARKING BAYS
- 4 COVERED MULTI-USE COURT BASKETBALL COURT
- 5 REPLACE EXISTING PLAYGROUND WITH AN ALL AGES DESIGN
- 6 UPGRADED SKATEPARK
- 7 LANDSCAPING TO INCLUDE:
  - SHADE AMENITIES
  - SEATING
  - DRINKING FOUNTAINS
- 8 NEW SYNTHETIC BOWLING GREEN
- 9 TWO WATER TANKS (10M DIAMETER) TO REPLACE GRANDSTAND
- 10 REDEVELOP PLAYING SURFACE
- TO BE DEMOLISHED

Youth Precinct Option A



<p>gresleyabas architecture environment design</p>	<p>East Pilbara - Sports &amp; Recreation Masterplan/Concept Design</p>	<p>Boomerang Precinct 1:2000 @ A3</p>	<p>N job number: 2101 issue date: 21/09/21 revision: B drawing number: SK04</p>
--	---	---	---

Figure 34 Youth Precinct Option A



LEGEND OF PROPOSED DEVELOPMENT

- 1 MAINTAIN 'THE BEACH'
- 2 REFURBISH SQUASH COURTS
- 3 COVERED MEETING PLACE
- 4 SHIRE YOUTH SERVICES AND EVENTS TEAM
- 5 AMENITIES AREA
- 6 YOUTH DROP-IN CENTRE
- 7 LIBRARY
- 8 NEW SKATE PARK
- 9 RAGE CAGE STYLE MULTIPURPOSE COVERED COURT
- TO BE DEMOLISHED



	<p>East Pilbara - Sports &amp; Recreation Masterplan/Concept Design</p>	<p>Boomerang Precinct 1:2,000 @ A3</p>	<p>N                    Job number: 2101                  Issue date: 21/03/21                  Revision: B                  Drawing number: SK06</p>
--	---	--	---

Figure 35 Youth Precinct Option B



LEGEND OF PROPOSED DEVELOPMENT

- 1 NEW PARKING
- 2 NEW COVERED MULTI-MARKED HALF COURT (RAGE CAGE STYLE)
- 3 PROPOSED COMMUNITY HUB: (YOUTH CENTRE & LIBRARY)
- 4 NEW SKATE PARK
- 5 NEW ALL AGES PLAYGROUND: COVERED VIEWING PLATFORM OVER PUMP TRACK AND SKATE PARK
- 6 NEW PUMP TRACK

Youth Precinct Option C



<p><b>gresleyabas</b> architecture environment design</p>	<p>East Pilbara - Sports &amp; Recreation Masterplan/Concept Design</p>	<p>Boomerang Precinct 1:2000 @ A3</p>	<p>N                  Job number: 2101                  Issue date: 21/03/21                  Revision: B                  Drawing number: SK06</p>
---	---	---	---

Figure 36 Youth Precinct Option C

## 14.2 Nullagine

### 14.2.1 Swimming Pool

The principal request from the community is the installation of a swimming pool, ideally on the school site. A principal driver for this site is that it is one of the very few locations in town that sits above the flood zone. That said, the pool, proposed as a composite fibreglass structure should be installed with a bund on the lower side for increased risk mitigation.

The location also facilitates easy school access and consolidates the central town precinct with the hard courts, Town Park, public toilets, Gallop Hall, the library and CRC.

It is proposed that the pool is to be cared for on a daily basis by a combination of the Caravan Park Manager, Martu Recreation Officers and school staff with regular oversight and supervision by the Marble Bar Pool Manager with support and resources provided by the Royal Life Saving Society. An allowance has been made in the cost plan to contract a person(s) for 3 hours per day, every day of the year to ensure the pool is operating correctly, to test the water quality, scoop leaves and clean the pool (using a robotic pool cleaner).

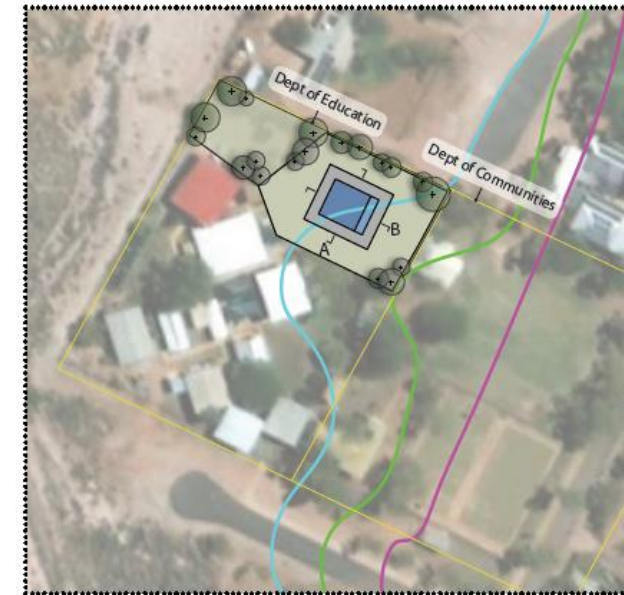
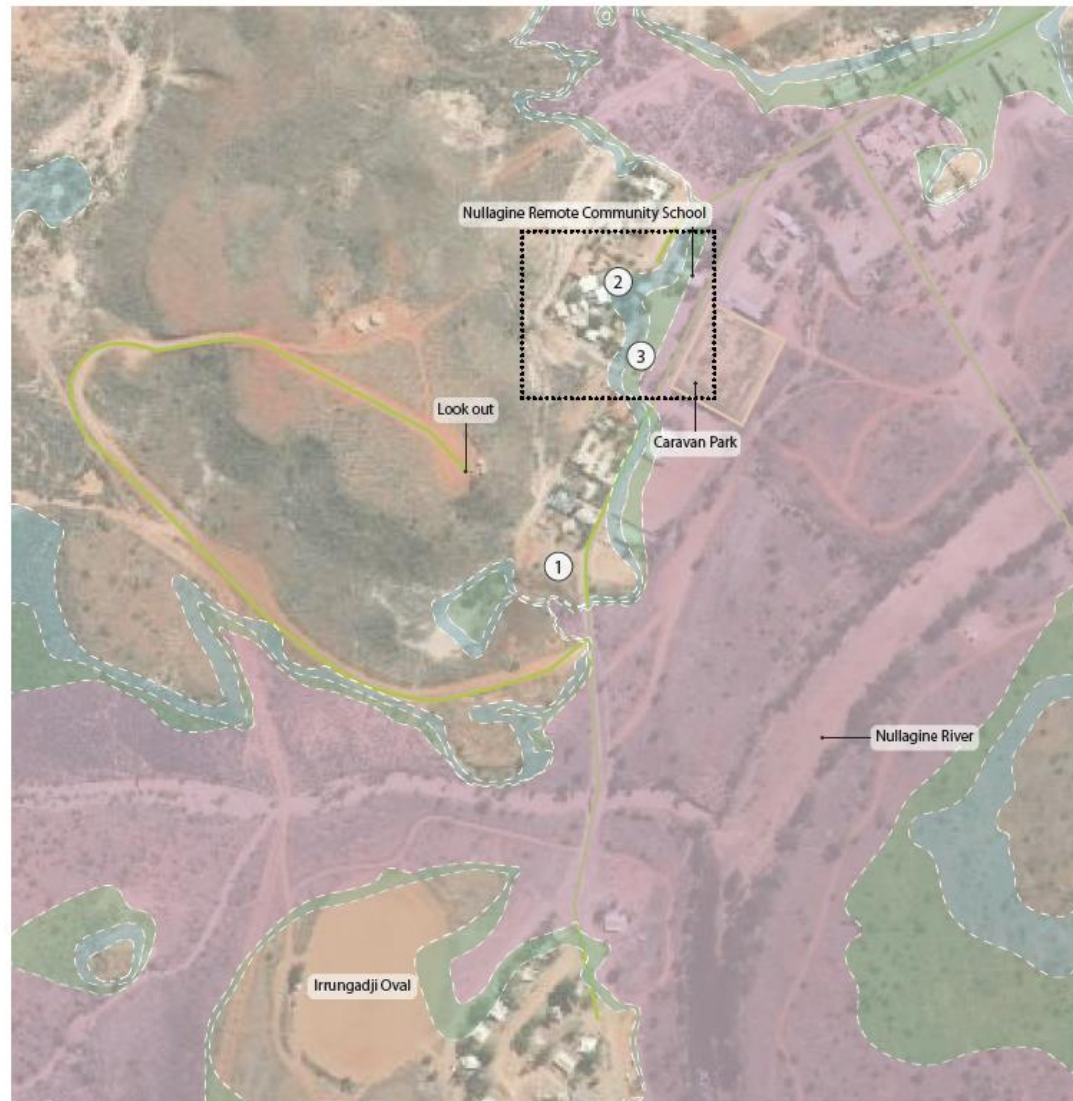
The pool is to be operated as a Group 2 pool for organised groups where the group leader / organiser provides a qualified supervisor for the agreed period of use.

Group 2 access is anticipated to be used by the school during school hours, under the supervision of a suitably qualified teacher, and by Ngurra Kujungka outside of school hours, using qualified Martu recreation officers. Members of the Irrungadji community would be encouraged to use the pool under the guidance of a recognised and qualified representative for either informal access or program use.

### 14.2.2 Pump track

The high ground that previously accommodated a basketball court is well located between the town centre and the Irrungadji village. This site sits above the 1 in 100 year flood plain and has been suggested for the construction of a pump track. Many of the local children ride bicycles and scooters which could be used on the proposed pump track and additional bicycles may be able to be sourced via the local Police.

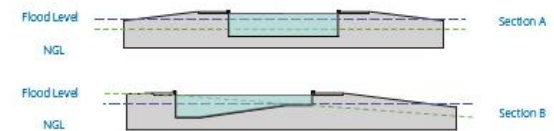
Key to the development of a pump track would be the engagement of a specialist track designer, working with the local children / youth to determine what the track should look like. Shire of Nullagine depot staff have the necessary skills and equipment to form the track and cover it with cracker dust, bitumen or similar stabilising material under the guidance of the track designer. Shade over all or part of the track would be essential to encourage daytime use and reinstatement of the lighting previously on the courts would also allow evening use.



1:1000

LEGEND OF PROPOSED DEVELOPMENT

- 1 PUMP TRACK TO BE BUILT ON OLD BASKETBALL COURT (PARTIAL COVER)
- 2 SWIMMING POOL CONSTRUCTED ABOVE FLOOD ZONE
- 3 RESURFACED HARD COURTS
- 2050 CYCLE STRATEGY ROUTES
- 10 YEAR FLOOD LINE
- 25 YEAR FLOOD LINE
- 100 YEAR FLOOD LINE



<p><b>gresleyabas</b> architecture environment design</p>	<p>East Pilbara - Sports &amp; Recreation Masterplan/Concept Design</p>	<p>Nullagine Masterplan 1:4000 @ A3</p>	<p>N ↑</p> <p>job number: 2101 issue date: 21/03/21 revision: B drawing number: SK09</p>
---	---	---	--

Figure 37 Nullagine Masterplan



### 14.3 Marble Bar

The two highest priorities for Marble Bar are the establishment of a family focused recreation precinct and the refurbishment of the Marble Bar Aquatic Centre. Full detail of these proposed developments can be found in Sections [8.1.2](#), [12.2.2](#) and [13.4](#).

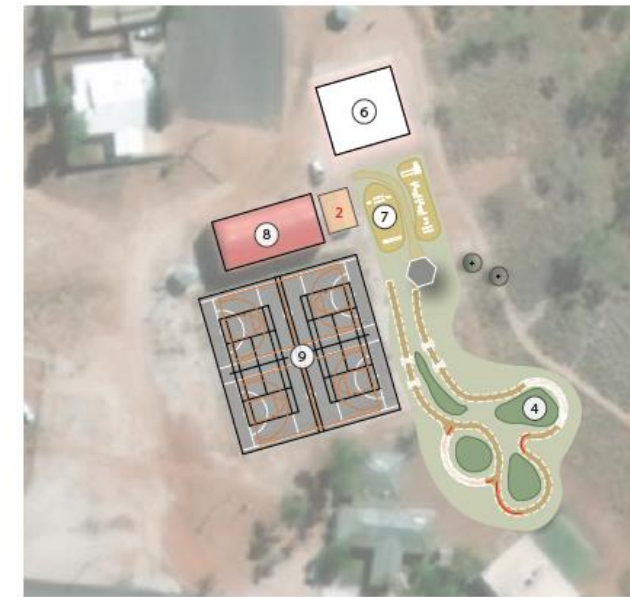
Consideration was given to relocating the gym from the current site near the Rec Shed to both the unused offices areas at the rear of the Shire's administration centre and also to the aquatic centre site at the school.

The administration centre option, whilst requiring little capital works to accommodate the gym, would require the addition of secure 24/7 access and the construction of toilet and possibly shower amenities. These amenities may have been useful in the civic centre's function as an emergency evacuation centre.

The second option of building a gym at the aquatic centre was investigated. The cost of provision at the aquatic centre would be identical to replacement in the current location. Both would require a new insulated airconditioned building, both would require the provision of toilets and both would require secure 24/7 access with the gym.

The gym would need to be installed on Education Department land if relocated to the pool.

The advantages of retaining the gym as part of the proposed family recreation precinct adjacent the hard courts are considered to outweigh the advantage of pursuing a gym and swim option at the school.



RECREATION PRECINCT 1:500

LEGEND OF PROPOSED DEVELOPMENT

- 1 REFURBISHED AQUATIC CENTRE
- 2 EXISTING GYM BUILDING TO BE DEMOLISHED
- 3 ENHANCED SHADE AND SEATING IN RSL PARK
- 4 POTENTIAL PUMP TRACK
- 5 INSTALL NEW PLAY EQUIPMENT AT REC SHED AREA
- 6 PROPOSED LOCATION OF NEW GYM ON EXISTING SKATEPARK
- 7 PLAYGROUND
- 8 PROVIDE SERVICE ACCESS TO MEZZANINE LEVEL
- 9 TENNIS, BASKETBALL, NETBALL COURTS
- 10 PROPOSED CHANGES TO MARBLE BAR SPORTS COMPLEX:
  - REPLACE PUMP
  - REFURBISH PUBLIC BAR STRUCTURE
- 2050 CYCLE STRATEGY ROUTES
- ..... EXISTING GYM TO BE DEMOLISHED

<p><b>gresleyabas</b> architecture environment design</p>	<p>East Pilbara - Sports &amp; Recreation Masterplan/Concept Design</p>	<p>Marble Bar Masterplan 1:4000 @ A3</p>	<p>N job number: 2101 issue date: 24/08/21 revision: C drawing number: SK07</p>
---	---	--	---

Figure 38 Nullagine Masterplan

## 15.0 FACILITY DESIGN REQUIREMENTS

### 15.1 Newman

#### 15.1.1 Newman hard court complex

Construct 6 new hardcourts to netball regulation dimensions with fencing into two banks of three courts.

- a. Mark the northern bank of courts for netball and basketball
- b. Install permanent dual purpose rotating netball goal / basketball backboards
- c. Cover the netball / basketball courts
- d. Mark two of the southern bank of courts for netball and tennis and one for netball and basketball
- e. Provide removeable netball goals and tennis net posts with suitable safety caps on the southern three courts

#### 15.1.2 Capricorn multipurpose venue

Replace the four clubhouse and changeroom facilities around Capricorn Oval with a multi-user, multi-purpose complex offering:

On the ground floor:

- f. four AFL specification changerooms of 75m<sup>2</sup> each
- g. four amenities room of 30m<sup>2</sup>
- h. two umpires' rooms including shower and toilet of 20m<sup>2</sup> each
- i. a first aid room of 20m<sup>2</sup>
- j. a doctor's room of 30m<sup>2</sup>
- k. ten equipment storage areas of various sizes

Tigers	20	Vets	20
Saints	20	Little Athletics	30
Centrals	20	Cricket	30
Pioneers	20	Shire	20
Netball	20	Shire	20

- l. Gym weights area of 85m<sup>2</sup>
- m. Public toilets, M/ F / UA
- n. Lift
- o. Bin store

On the first floor:

- p. a bar area of 40m<sup>2</sup> serving two ways
- q. a common-use bar area of 120m<sup>2</sup> with viewing over the oval
- r. a covered external viewing area of 360m<sup>2</sup> that steps down via tiered seating to the playing field
- s. a canteen of 30m<sup>2</sup> serving the common use lounge and external viewing area

- t. a commercial scale kitchen of 50m<sup>2</sup> serving the function room and canteen with servery, store and cool room
- u. a function room of 300m<sup>2</sup> with an operable wall to create two spaces of 180m<sup>2</sup> and 120m<sup>2</sup>
- v. function and bar toilets for male female and universal access of 80m<sup>2</sup>
- w. four equipment storage areas of 15m<sup>2</sup>
- x. one function equipment storeroom of 50m<sup>2</sup>
- y. a cool room to service the common use lounge and function room bar of 7.5m<sup>2</sup>
- z. a meeting / board room of 100m<sup>2</sup> with an operable wall to create two spaces of 60m<sup>2</sup> and 40m<sup>2</sup>
- aa. cleaner's room, plant room, lift and services cubicles
- bb. four event offices, two of 10m<sup>2</sup> and two 7.5m<sup>2</sup> nominally for coaching staff, media, and other officials
- cc. an administration office of 12m<sup>2</sup>

## 15.2 Nullagine

The swimming pool is proposed to be a composite fibreglass pool of the type indicated below. The photograph shows a 9.0m x 4.0m rectangular Aquatechnics Torino pool with a shallow 2.0m x 4.0m 'Aqua Ledge' at one end which waterfalls into the main pool (the Shire may choose to go without the loungers).



Figure 39 Example swimming pool installation for Nullagine

To achieve a more suitable 'community' sized facility it is proposed to splice a series of fibreglass shells together and add two aqua ledges with an extender in the middle.

This would offer a rectangular pool measuring 11.0m x 8.8m with a main pool depth from 1.0m to 2.0m plus a shallow 'Aqua Ledge' area only 175mm deep measuring 2.0m x 8.8m.

The concept overleaf is based on combining the Aquatechnics Torino and Aqua Ledge pool designs.

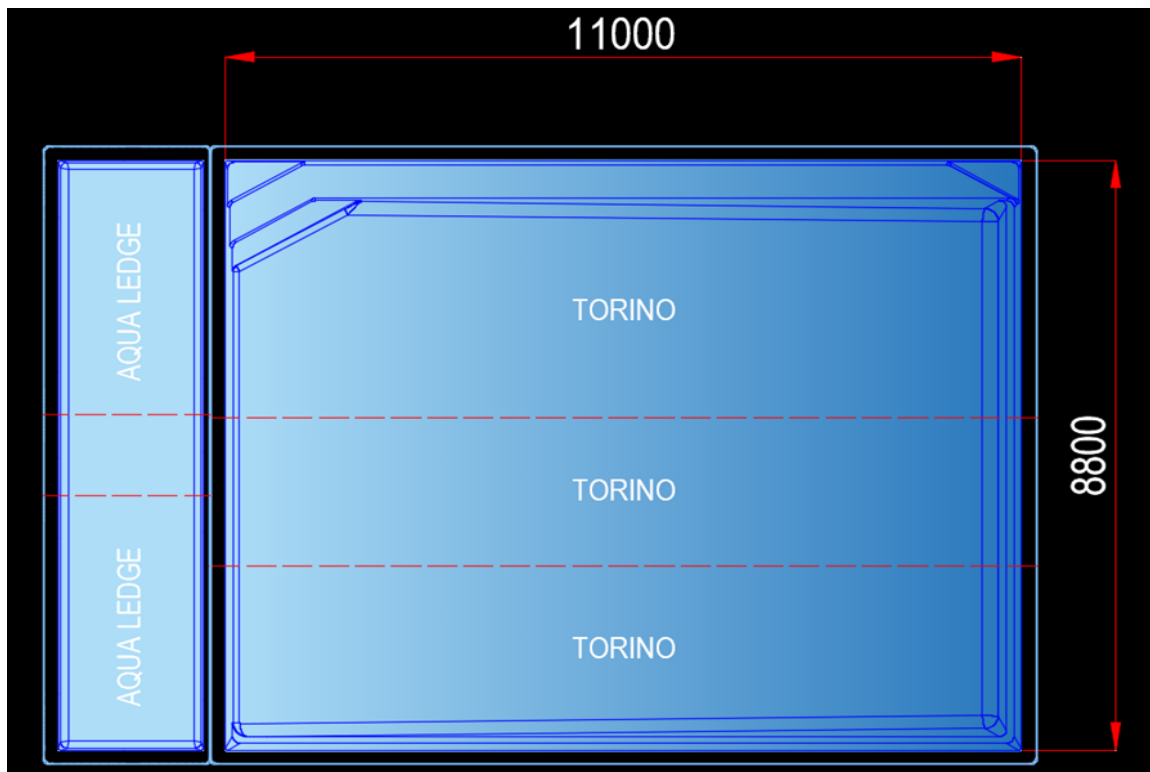


Figure 40 Swimming pool design concept for Nullagine

The challenge for Nullagine is where to put the pool given that Nullagine is very low lying and prone to flooding. Refer to the flood zone images below.

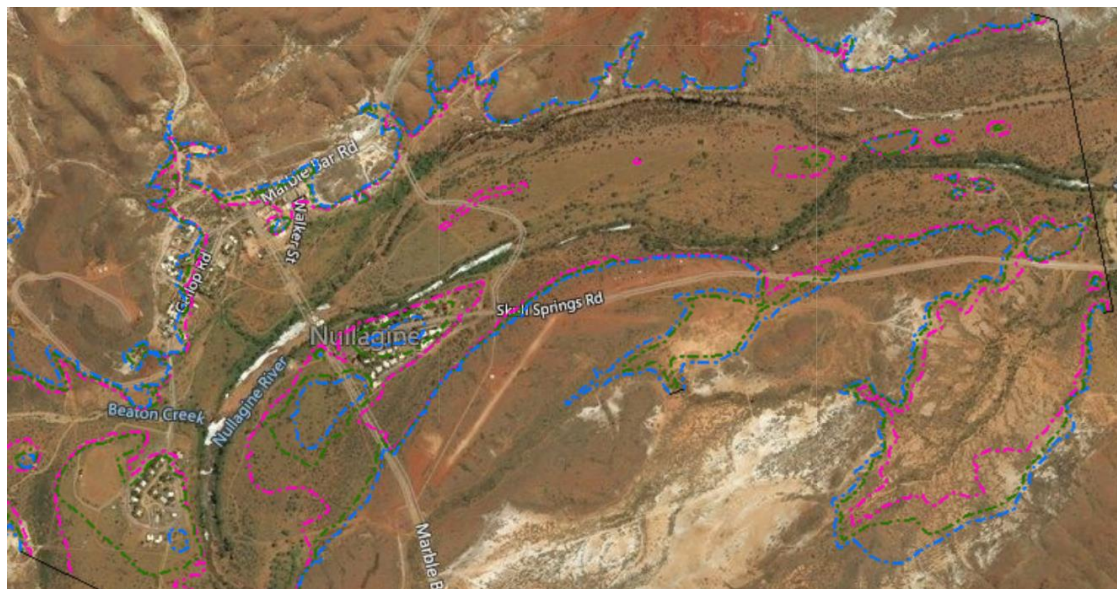


Figure 41 Nullagine flood zone<sup>20</sup>

<sup>20</sup> [https://catalogue.data.wa.gov.au/pt\\_BR/dataset/fpm-extent-of-flooding/resource/d29f6728-a3b6-4613-9430-a09ce04219c7?inner\\_span=True](https://catalogue.data.wa.gov.au/pt_BR/dataset/fpm-extent-of-flooding/resource/d29f6728-a3b6-4613-9430-a09ce04219c7?inner_span=True)



Figure 42 Nullagine flood zone<sup>21</sup>

There is a common colour coding applicable to both Figures 41 and 42. The pink line and shaded area represent the 1 in 10 year flood zone. The green line and shaded area identify the 1 in 25 flood zone and the 1 in 100 year flood zone is outlined and shaded in blue. There are development controls over the entire Nullagine area and even with planning approval, there are limited options for uncompromised development in Nullagine.

Options are shown in Figure 42 circled in red:

- Elevated land west of the Marble Bar Road opposite the Skull Springs Road settlement (approximately 1 hectare)
- On the south eastern boundary at the rear of the Irrungadji Village
- On an elevated pad or constructed site within the town centre to raise the development above the 1 in 100 year flood level.
- The old basketball courts at the western end of Hourigan Street (approx. 1200m<sup>2</sup>)

<sup>21</sup> [https://catalogue.data.wa.gov.au/pt\\_BR/dataset/fpm-floodplain-area/resource/98cef405-6477-4c06-8202-e5e0efe4fcbe](https://catalogue.data.wa.gov.au/pt_BR/dataset/fpm-floodplain-area/resource/98cef405-6477-4c06-8202-e5e0efe4fcbe)



Figure 43 Land Ownership - Old Basketball Court in Nullagine

Discussions with Nullagine residents suggest that the preferred location for a pool is in the town centre, ideally located very close to the school and adjacent to the other leisure facilities in the area (hardcourts, Gallop Hall, public toilets). This would require only a slight site elevation to avoid the flood plain. This site would require development on Department of Education land. Accordingly, it is proposed that the state be requested to meet the capital cost of the development (an asset on crown land) and the Shire to support operations.

There was little appetite to establish a pool within the Irrungadji Community (also difficult for the Shire to invest on this land) and the high ground opposite Skull Springs Road is isolated and without any support infrastructure. If the caravan park was to be relocated to this higher ground a pool within the caravan park may be a suitable solution.

The high ground that previously accommodated a basketball court is well located between the town centre and the Irrungadji Community. This site has been suggested for the construction of a pump track. Many of the local children ride bicycles and scooters which could be used on the proposed pump track. Additional bicycles may be able to be sourced via the local Police.

Key to the development of a pump track would be the engagement of a track designer, working with the local children / youth to determine what the track should look like. Shire of Nullagine depot staff have the necessary skills and equipment to form the track (under guidance of the track designer) and cover it with cracker dust or similar stabilising material. Shade over all or part of the track would be essential to encourage daytime use and reinstatement of the lighting previously on the courts would also allow evening use.

### 15.3 Marble Bar

Special note is made of the Aquatic Centre. The Marble Bar pool is the only 25m lap pool within a 125m radius from town and services not only the town but also outlying communities. Nullagine residents (both school and community groups) attend Marble Bar to use the pool. It is important that this pool remain a lap pool suitable for competition as opposed to the learn to swim and recreational and health benefits pool proposed for Nullagine.

Regardless of the approach taken to reinstate the Marble Bar pool the following works must be undertaken.

- Replacement of main return line to the main pool
- Resurfacing or replacement of the pool surfaces (main pool and toddlers pool) including the addition of a tiled water line
- Resurfacing or replacement of the concourse
- Replacement of the Chemical dosing systems for both chlorine and calcium hypochlorite
- Repair of chemical storage and bunding in the plantroom and general minor improvements
- Installation of a new separate filtration system for the toddlers' pool delivering a turnover rate of 30 minutes, complete with balance tank and back wash tank.
- Install security lighting to the plantroom and repair whirlybirds and security screens
- Repair leaking showers and toilets, remedy water pooling on the floor and generally refurbish the changerooms.



## 16.0 ORDER OF PROBABLE COST

An order of probable cost for the priority projects detailed in Section 13 has been prepared by NBQSS Quantity Surveyors. The detailed cost plan worksheets are provided separately.

Project costs have been determined based on unit rates for construction and itemised costs applicable in Perth in Q1 2021. This figure is then multiplied by an allowance for project delivery as detailed below dependent upon the complexity of the works.

<b>Project cost considerations</b>		
<b>Project costs for major works or renovations</b>		
Construction cost		100.00
<b>Project Fee</b>		
preliminaries	15.00%	115.00
design contingency	7.50%	123.63
construction contingency	5.00%	129.81
furniture and fittings	8.00%	140.19
professional fees	11.00%	155.61
project management	3.00%	160.28
Public Art- 1% Construction Costs	1.00%	161.88
District Allowance- Excludes Professional Fees, Furniture and fittings	46.26%	236.77
<b>Total project costs multiplier - major works or major renovations</b>		<b>2.37</b>
<b>Project costs for minor works or uncomplicated new works</b>		
Construction cost		100.00
<b>Project Fee</b>		
preliminaries	15.00%	115.00
design contingency	5.00%	120.75
construction contingency	5.00%	126.79
furniture and fittings	5.00%	133.13
professional fees	10.00%	146.44
project management	0.00%	146.44
Public Art- 1% Construction Costs	1.00%	147.90
District Allowance- Excludes Professional Fees, Furniture and fittings	34.20%	198.49
<b>Total project costs multiplier - new or minor works</b>		<b>1.98</b>
<b>Project costs for external works with no building construction</b>		
Construction cost		100.00
<b>Project Fee</b>		
preliminaries	7.50%	107.50
design contingency	5.00%	112.88
construction contingency	5.00%	118.52
furniture and fittings	0.00%	118.52
professional fees	8.00%	128.00
project management	0.00%	128.00
Public Art- 1% Construction Costs	1.00%	129.28
District Allowance- Excludes Professional Fees, Furniture and fittings	13.31%	146.48
<b>Total project costs multiplier - external works no building construction</b>		<b>1.46</b>

Table 15 Project cost multipliers

Once project costs are determined the delivery cost is then escalated to when the project will be undertaken. An annual escalation allowance has been included based on advice from the Australian Institute of Quantity Surveyors. This calculation provides an estimate of the real cost of delivering each project at the time of delivery. A summary of the projects and the escalated cost based on the proposed year of implementation is shown below.

## 16.1 Newman

<b>NEWMAN - ESSENTIAL OR COMPLIANCE RELATED WORKS</b>				
Project		Cost in 2021	Year	Escalated cost
1	Improve the quality of grassed playing surfaces			
1.1	Boomerang Oval	\$ 731,995	2025	\$ 839,113
1.2	Kangaroo Oval	\$ 30,457	2022	\$ 31,827
1.3	Goanna Oval	\$ 93,604	2023	\$ 101,044
1.4	Capricorn Oval	\$ 24,656	2023	\$ 26,615
2	Replace Capricorn precinct Hardcourts	\$ 956,287	2022	\$ 993,320
3	Replace hard court toilets with new amenities block	\$ 458,874	2027	\$ 495,348
4	Retain existing tennis pavilion adjacent to the southern-most hardcourts	\$ -	2022	\$ -
5	Install leaf/ lint strainer in the Toddlers' pool return line to prevent pump obstruction	\$ 2,175	2022	\$ 2,273
6	Demolish Iron Persons gym	\$ 7,252	2023	\$ 7,578
7	Mark out two (2) disabled parking bays near the entry to the aquatic centre	\$ 725	2022	\$ 758
8	Upgrade power supply to Capricorn Precinct	\$ 101,523	2023	\$ 109,593
9	Remodel access to BMX toilet to comply with current standards	\$ 39,304	2022	\$ 41,073
<b>NEWMAN - DESIRABLE OR ASPIRATIONAL WORKS</b>				
10	Improve treated effluent water supply and quality	\$ -	2022	\$ -
11	Install an all-weather cover over the 3 northern-most hard courts at Capricorn Sporting Precinct	\$ 2,529,213	2030	\$ 3,423,569
12	Plan to replace four clubhouses with a single multi-user clubhouse	\$ 18,266,557	2027	\$ 22,322,828
13	Remove incidental pavilions and stores	\$ 6,526	2028	\$ 8,247
14	Upgrade Emu Oval lighting to LED 500 lux (4 No light poles)	\$ 340,827	2023	\$ 367,918
15	Newman Youth Precincts			
15.1	Around current skate park using child care centre	\$ 3,380,450	2023	\$ 3,758,619
15.2	On Iron Ore Pde including new library	\$ 7,140,531	2020	\$ 8,726,157
15.3	At the Newman Club with library - no pump track	\$ 4,389,971	2023	\$ 5,032,388
16	New Library - Single storey including fittings	\$ 6,211,250	2024	\$ 7,131,652
17	Negotiate a new agreement with the Minister for Education for continued use of and improvements to the Newman Recreation Centre	\$ 1,006,069	2025	\$ 1,118,618
18	Investigate improving security at Capricorn Precinct	\$ 129,659	2023	\$ 139,965
19	Repair and/or reinstate sports lighting remote control system on all playing fields and retain annual servicing	\$ 45,000	2022 annually	\$ 198,872
20	Upgrade lighting at the aquatic centre to 80 lux to provide base level of security lighting and focussed floodlighting to allow safe evening use of the centre	\$ 72,516	2022	\$ 75,780

21	Progressively implement the footpath and cycle network around town	\$ 80,000	2022 annually	\$ 1,591,161
22	Progressively increase the reliability and level of illumination along principal walk/cycle trails for the added safety of users	\$ 50,000	2022 annually	\$ 994,475
23	Consider the installation of a small synthetic bowling green complete with lights and a permanent all weather cover	\$ 1,054,098	2026	\$ 1,247,020
24	Consider expanding the quantum of the Community Assistance Grant Program available to local community and sporting groups for facility improvements in-line with the approved facility masterplan	\$ 131,875	2022 annually	\$ 2,622,929
25	Allow for the longer term relocation of the swimming pool to the Capricorn precinct	\$ 8,997,138	2036	\$ 14,970,635
	Total for Newman with Youth Precinct 1	\$ 38,536,781		\$ 55,495,178
	Total for Newman with Youth Precinct 2	\$ 48,518,113		\$ 68,065,457
	Total for Newman with Youth Precinct 3	\$ 39,546,303		\$ 56,768,947

Table 16 Order of probable costs for Newman Projects

## 16.2 Nullagine

<b>NULLAGINE - ESSENTIAL OR COMPLIANCE RELATED WORKS</b>				
Project	Cost in 2021	Year	Escalated cost	
1	Install a Pump track on the old basketball court	\$ 185,352	2025	\$ 212,476
2	Expand programming on town facilities	\$ 64,800	2023 annually	\$ 1,221,124
3	Repair and resurface hard courts - Plexipave or similar including line markings	\$ 105,149	2023	\$ 113,507
<b>NULLAGINE - DESIRABLE OR ASPIRATIONAL WORKS</b>				
4	New swimming pool in the POS adjacent to the school for operation as a Group 2 pool comprising:-	\$ 488,272	2024	\$ 542,895
5	Enlist support from RLSS to establish pool operations to include management and pool maintenance for the Nullagine Pool in the duties of the Marble Bar Swimming Pool Manager	\$ 43,800	2024 annually	\$ 778,108
6	Replace the existing Clemenson St toilet block with new to service pool, hall and park	\$ 132,589	2025	\$ 151,992
7	Qualify locals through RLSS in water based safety and supervision skills	\$ -	2024	\$ -
8	Annual allowance for progressively implement the footpath and cycle network around town	\$ 20,000	2022 annually	\$ 397,790
	Total for Nullagine	\$ 1,039,962		\$ 3,417,892

Table 17 Order of probable costs for Nullagine Projects

### 16.3 Marble Bar

<b>MARBLE BAR - ESSENTIAL OR COMPLIANCE WORKS</b>				
Project	Cost in 2021	Year	Escalated cost	
1	Replace Marble Bar Aquatic Centre			
			Option 1 - Refurbish pool shell and concourse	
	\$ 1,362,474	2024	\$ 1,514,894	
			Option 2 - Replace pool shell and concourse	
	\$ 2,081,738	2024	\$ 2,314,621	
2	Upgrade the gym including the provision of toilet facilities			
	\$ 139,740	2025	\$ 160,189	
3	Establish a family recreation precinct			
	\$ 218,637	2026	\$ 258,652	
4	Install a Pump track south of family area with the design developed by a specialist in conjunction with local riders			
	\$ 179,299	2026	\$ 203,833	
<b>MARBLE BAR - DESIRABLE OR ASPIRATIONAL WORKS</b>				
5	New single universal access toilet with connection to all services and adequate security lighting			
	\$ 108,086	2026	\$ 127,868	
6	Install glass sliding door/windows to southern wall of Recreation Shed to provide viewing over the hard courts and increase light levels and openness within the Recreation Shed			
	\$ 15,564	2023	\$ 16,802	
7	Provide a safe and compliant access to mezzanine level in Recreation Shed			
	\$ 9,826	2023	\$ 11,264	
8	Upgrade footpath throughout the town in accordance with the Shire's Access and Inclusion Plan			
	\$ 26,686	2025	\$ 30,591	
9	Annual allowance for progressively implementing the Pilbara 2050 Cycle Strategy cycle			
	\$ 20,000	2022 annually	\$ 397,790	
10	Improvements to Marble Bar Sports Complex			
	\$ 23,495	2023	\$ 25,365	
	Total for Marble Bar with main pool repaired			
	\$ 2,096,808		\$ 2,747,245	
	Total for Marble Bar with 5main pool replaced			
	\$ 2,816,071		\$ 3,546,972	

Table 18 Order of probable costs for Marble Bar Projects

	Total for all townships with including select options	Cost in 2021	Escalated cost
	<ul style="list-style-type: none"> <li>Newman Youth precinct option 2</li> <li>Replacing Marble Bar Pool - option 2</li> </ul>	\$ 52,374,146	\$ 75,726,477

Table 19 Order of probable costs for all three townships combined

Table 20 shows the cumulative and cashflow program for full implementation of the priority projects identified in this report.

These cost projections show the full cost of implementation, noting that the license agreements for the Newman Recreation Centre and the Marble Bar Aquatic Centre provide for a 50:50 sharing of costs with the Minister for Education.

Project	Total cost to 2036	2022	2023	2024	2025	2026	2027	2028
<b>NEWMAN</b>								
Total for Newman with Youth Precinct 2	\$68,065,457	\$1,479,294	\$1,531,265	\$1,418,786	\$1,148,587	\$1,566,396	\$38,981,642	\$349,380
<b>NULLAGINE</b>								
Total for Nullagine	\$ 3,417,892	\$ 20,900	\$ 05,047	\$ 685,882	\$ 11,887	\$ 52,136	\$ 157,157	\$162,500
<b>MARBLE BAR</b>								
Total for Marble Bar with 50% cost of replaced pool	\$ 3,546,972	\$ 20,900	\$ 3,754	\$1,179,548	\$ 224,971	\$ 14,013	\$ 24,441	\$ 5,272
<b>Total Shire cost by year</b>	<b>\$75,030,321</b>	<b>\$1,521,094</b>	<b>\$1,800,066</b>	<b>\$3,284,215</b>	<b>\$1,885,444</b>	<b>\$2,332,546</b>	<b>\$39,163,240</b>	<b>\$537,152</b>

Project	2029	2030	2031	2032	2033	2034	2035	2036
<b>NEWMAN</b>								
Total for Newman with Youth Precinct 2	\$353,073	\$3,789,000	\$378,220	\$391,458	\$405,159	\$419,340	\$434,016	\$15,419,842
<b>NULLAGINE</b>								
Total for Nullagine	\$168,188	\$ 174,074	\$180,167	\$186,473	\$192,999	\$199,754	\$206,746	\$ 213,982
<b>MARBLE BAR</b>								
Total for Marble Bar with 50% cost of replaced pool	\$ 26,157	\$ 27,072	\$ 28,020	\$ 29,000	\$ 30,015	\$ 31,066	\$ 32,153	\$ 33,279
<b>Total Shire cost by year</b>	<b>\$547,417</b>	<b>\$3,990,146</b>	<b>\$586,407</b>	<b>\$606,931</b>	<b>\$628,174</b>	<b>\$650,160</b>	<b>\$672,915</b>	<b>\$15,667,102</b>

Table 20 Cash flow of Order of probable costs

## 17.0 LIFE CYCLE COSTS

An estimate of lifecycle costs has been prepared for the proposed major facility developments detailed in this Strategic Recreation Masterplan for the Shire of East Pilbara.

The implementation plan detailed in tables 16, 17 and 18 proposes works over the next 15 years to 2035. Note that this excludes to proposed relocation of the Newman Aquatic Centre from the CBD to the Capricorn Sports Precinct after 2035.

The lifecycle analysis responds to the proposed date of implementation with costs forecast over 50 years though to 2072.

Minor works (less than \$100,000), demolition items and one off upgrades to utilities have been excluded from the lifecycle calculations as these items would be addressed through routine maintenance.

Operational costs have been included where reasonable estimates can be made, particularly for facilities where utilisation can be forecast with some reliability. The cost of debt servicing should it be required has not been included in the lifecycle forecasts.

Note that annual allowances for specific projects have been included in the lifecycle cost analysis. These annual programs have been captured and escalated in the cost plan (refer Tables 16, 17 and 18) including:

- progressively implementing the Pilbara 2050 Cycle Strategy across all three townships,
- progressively increasing the level of illumination along principal footpaths, walk trails and cycle paths in Newman
- reinstate remote control and annual service agreement for sports lighting in Newman
- annual community grant allocations for community and sporting groups - this only applies to Newman where organised clubs exist
- Expanded programming of town facilities in Nullagine
- Engaging local labour for daily pool operations in Nullagine

The tables below have been prepared based on the preliminary concept designs contained in the report or from generic concepts where specific concepts have not yet been prepared.

The life cycle costs over the next 50 years have been calculated with a series of underlying assumptions.

- Ongoing maintenance will keep the assets in a functional and aesthetically pleasing condition throughout their useful life
- The cost of works has been escalated at 3.5% per annum after 2028 based on AQIS forecast rates and historical data
- Elemental components will be replaced at the end of their useful life in 5, 8, 10, 15 or 20 year cycles as appropriate drawn from DLGSC lifecycle guidelines or from QS experience and advice
- Roadworks, crossovers and carparks are excluded from the facility renewal cycle

- LED Sports lighting drivers will need to be replaced every 10 years with metal halide lamps ideally need to be replaced after 7 years when efficiency has fallen below 70%
- Revenue generated by the facility (venue hire and license fees) will be negligible with the license fees paid by the resident clubs being directed into a facility renewal fund to offset building maintenance and operational costs.
- The infrastructure will need to be demolished and replaced with new or significantly upgraded at the end of the 50-year life.

Renewal costs will vary dependent upon the level of complexity associated with the renewal or replacement. For example, buying a new air conditioner or kitchen cooktop is much simpler than retiling a set of changerooms which require design, demolition and installation.

A category loading has been added to allow for the project delivery cost in the same manner as the project costs for the original cost estimated have been allowed for. The category calculations are shown below.

Project cost allowance for renewal works	Major works and renovations	Uncomplicated or minor works	External works - no construction
Construction cost	100	100	100
<b>Project Fee</b>			
Preliminaries	15.00%	10.00%	5.00%
Design contingency	5.00%	0.00%	0.00%
Construction contingency	5.00%	5.00%	0.00%
Professional fees	10.00%	0.00%	0.00%
Removal cost	5.00%	5.00%	2.00%
District Allowance	46.26%	34.20%	13.31%
<b>Project cost multiplier for renewal works</b>	<b>2.14</b>	<b>1.63</b>	<b>1.21</b>

Table 21: Project cost multiplier for facility renewal works

Additional lifecycle cost commentary.

## NEWMAN

### 1. Grassed playing field Maintenance

Given the importance and absolute priority given by the community to grassed playing surfaces (in Newman) this annual maintenance and renewal item has been added to the lifecycle cost schedule.

The cost plan indicates that the full extent of works required to bring the playing fields up to standard and keep them maintained at an acceptable level is subject to advice from a turf management specialist and this advice has been allowed for on a periodic basis. The capital cost estimates included in the cost plan are adequate to accommodate this specialist advice.

Routine operational costs have allowed for weekly mowing in the summer (wet) season and fortnightly mowing in the winter (dry season). Irrigation and bore pumps have been allowed for drawing an average of 7kw for 8 hours, 5 days per week all year round. Lighting is scheduled as running on two ovals for 3 hours for 4 nights per week drawing 52kw per hour.

## 2. Hard courts

The acrylic topping on the courts will need to be resurfaced after 10 years with the subsurface being in sufficient condition to allow for 2 resurfacing cycles. This takes the timing for a full replacement through to 2051. The fencing and lighting associated with these courts should last the entire term to 2071 assuming the lamps have been upgraded to LED.

## 3. Hardcourt toilets

This building is anticipated to be relatively maintenance free although allowance has been made to repaint every 8 years and update the plumbing fittings every 15 years.

## 11. Hard court cover

Should a cover over the three hard courts be installed, proposed for 2030, it is anticipated that the tensile structure would need to be replaced after 25 years in 2055.

## 12. Multipurpose multiuser clubhouse

The lifecycle costs for this facility have been forecast by allowing 20% of the initial capital cost for refurbishment of the building every 10 years.

Annual operating costs have been calculated for

- Lighting - 5kW draw for half of the fittings for 6 hours for 6 days per week
- Air conditioning - 6kw unit operating 10 hours per day
- kitchen equipment and mechanical ventilation - 10 hours per day
- Cleaning - 4 hours per day 5 days per week @ \$35 per hour plus 150% overheads
- Routine maintenance - annual allowance of \$3,500
- \$10,000 for insurance and \$1,000 for administration
- Daily management of the facility would be carried out by the Clubs at no cost to Council

## 15. Newman Youth Precinct - Option 2

Allowance has been made for the skatepark and pump track to be updated on a 10 year cycle and for the playground and shade shelters to be refurbished every 15 years.

Operational costs include allowances for utilities, cleaning routine maintenance and staffing with a full time youth worker and 3 part time youth officers.

## 16. Newman Library

The lifecycle costs for this facility have been forecast by allowing 20% of the initial capital cost for refurbishment of the building every 10 years.

Operational costs include allowances for utilities, cleaning routine maintenance and staffing with a librarian and 3 library technicians.

## 17. Newman Recreation Centre

Allowance has been made to meet the Shire's 50% contribution to the refurbishment of the recreation centre including resurfacing the sports courts every 8 years, refurbishing the changerooms every 15 years and repainting and upgrading the air conditioning every 8 years.



Operational costs include allowances for utilities, cleaning routine maintenance and staffing with a centre manager and 3 duty managers. Program staff have not been included.

#### 18. Improve security at Capricorn Precinct

Allowance has been made to replace portion of the perimeter fence on a 20 year cycle and to replace or upgrade portions of the electronic gates and CCTV systems on a 5 year cycle.

#### 23. Four rink bowling green

Life cycle costs allows for resurfacing of the synthetic surface every 10 years with the sub-base replaced after 30 years. The surface is cleaned and rejuvenated every year and the tensile roof structure is replaced after 25 years.

### NULLAGINE

#### 1. Pump track

Allowance has been made to reshape the pump track every 8 years to maintain its condition and relevance and to replace the shade shelter after 20 years. The LED light drivers will need to be replaced after 10 years.

#### 3. Hardcourts

These courts require resurfacing now and will do so again every 10 years. Allowance has been made to rebuild them including the base in 2042. Given the limited amount of use the lamps should be replaced every 15 years.

#### 4. Swimming pool

The Nullagine pool is proposed to be a fibreglass shell with concrete surrounds. Allowance has been made to apply a new gelcoat finish after 25 years and replace the concourse at that time. Pumps will need to be replaced after 8 years, shade shelters every 10 years and filters every 15 years.

The pool filtration system will run continuously and allowance has been made for water testing and cleaning to be carried out by a local operator under remote supervision from the Marble Bar Aquatic Centre Manager.

#### 6. Clemenson St toilet block

This building is scheduled to be renewed in 2025 and allowance has been made to maintain it by painting and replacing plumbing fittings.

### MARBLE BAR

#### 1. Refurbish the pool

Allowance has been made to refurbish the new pool shell and concourse (option 2 in the cost plan) after 20 years. The pumps will require replacement after 8 years, the filters after 15 years and the shade shelters after 10 years. The 2 flood lights will need to be replaced every 10 years.

#### 2. Upgrade the gym

Allowance has been made to replace the air conditioners and update the gym equipment and protective flooring on an 8 year cycle.

#### 3. Family recreation Precinct

Upgrades to playground equipment and shade shelters are proposed every 10 years and for the site furniture to be replaced every 15 years.

#### 4. Pump Track

Allowance has been made to reshape the pump track every 8 years to maintain condition and appeal.

#### 5. UAT replacement

This self-contained unit will require placement after 20 years.

The lifecycle forecast includes:

<b>Newman</b>	
Escalated capital cost (includes youth precinct option 2 plus library)	\$ 47,282,597
Facility renewal and replacement works	\$ 80,068,798
Annual operating costs	\$ 275,041,212
Total investment over 50 years	\$ 402,392,608
<b>Nullagine</b>	
Escalated capital cost	\$ 1,020,870
Facility renewal and replacement works	\$ 2,599,138
Annual operating costs	\$ 29,697,772
Total investment over 50 years	\$ 33,317,780
<b>Marble Bar</b>	
Escalated capital cost (includes pool replacement option 2)	\$ 3,065,163
Facility renewal and replacement works	\$ 7,237,621
Annual operating costs	\$ 32,584,866
Total investment over 50 years	\$ 42,887,650
<b>Whole of Shire</b>	
Escalated capital cost	\$ 51,368,630
Facility renewal and replacement works	\$ 89,905,558
Annual operating costs	\$ 337,323,850
Total investment over 50 years	\$ 478,598,038

Table 22: Life cycle cost component breakdown

The following table provides a summary of the forecast lifecycle costs for each of the major projects identified in the report.

The full details and calculations are provided in a separate spreadsheet.

		1.045	3.30%	3.00%	3.10%	3.20%	3.30%	3.40%	3.50%	3.50%	3.50%	3.50%	
Shire of East Pilbara Lifecycle Costs		Escalation - 3.5%pa	1.079	1.112	1.146	1.183	1.222	1.264	1.308	1.354	1.401	1.450	
Start Year	2021 Project Cost	1	2	3	4	5	6	7	8	9	10		
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
<b>Newman</b>													
1	Improve the quality of grassed playing surfaces	2025	731,995	0	0	981,718	147,168	152,024	157,193	162,695	168,389	317,093	275,402
2	Replace Capricorn precinct Hardcourts	2022	956,287	1,015,219	18,599	19,176	19,790	20,443	21,138	21,877	22,643	176,446	31,294
3	Refurbish hard court toilets and changerooms	2023	458,874	496,475	26,455	27,276	28,148	29,077	30,066	31,118	34,737	33,335	34,501
11	Cover over 3 hard courts	2030	2,529,213	-	-	-	-	-	-	-	3,429,081	5,705	5,904
12	New multipurpose multi user clubhouse	2027	18,266,557	-	-	-	-	22,464,176	146,154	151,270	156,564	162,044	167,715
14	Upgrade lighting on Emu Oval to 300 Lux	2023	340,827	367,918	-	-	-	41,564	42,977	44,481	46,038	47,649	49,317
15	Newman Youth Precinct Option 2	2027	7,140,531	0	-	-	-	9,179,722	468,986	485,401	502,390	519,974	631,094
16	New Library - Single storey including fittings	2027	6,221,250	-	-	-	-	8,263,939	683,679	707,608	732,375	758,008	784,538
17	Newman Recreation Centre	2024	1,006,069	-	1,690,266	589,369	608,229	628,300	649,662	672,401	695,935	720,292	980,095
18	Improve security at Capricorn Precinct	2023	129,659	139,965	-	-	-	-	24,381	-	-	-	-
21	Allowance for footpath and cycle network	Annual	80,000	86,359	88,950	91,707	94,642	97,765	101,089	104,627	108,289	112,079	116,002
22	Improve path and trail lighting	Annual	50,000	53,974	55,593	57,317	59,151	61,103	63,181	65,392	67,681	70,049	72,501
23	Four (4) rink synthetic bowling green	2026	1,054,098	-	-	-	1,255,297	8,551	8,841	9,151	9,471	9,802	10,146
25	Expanded Community Assistance Program	Annual	131,875	142,357	146,628	151,173	156,011	161,159	166,639	172,471	178,507	184,755	191,222
Total cost for facility renewal in Newman			39,097,236	2,302,267	2,026,491	1,917,735	2,368,435	41,107,823	2,563,986	2,628,491	6,152,099	3,117,231	3,349,732
<b>NULLAGINE</b>													
1	Install a Pump track on the old basketball court	2025	185,352	-	-	214,624	2,217	2,290	2,367	2,450	2,536	2,625	2,717
2	Allowance for expanded recreation programs	Annual	-	69,951	72,049	74,283	76,660	79,189	81,882	84,748	87,714	90,784	93,961
3	Resurface the hardcourts	2023	105,149	114,897	1,432	1,476	1,524	1,574	1,628	1,684	1,743	1,804	78,094
4	Swimming pool refurbishment	2024	488,272	-	616,693	76,086	78,520	81,112	83,869	86,805	89,843	92,987	130,461
5	Allowance for pool operations	Annual	43,800	-	48,700	50,210	51,816	53,526	55,346	57,283	59,288	61,363	63,511
6	Refurbish the Clemenson St Toilet block	2025	132,589	-	-	170,543	19,145	19,776	20,449	21,164	21,905	22,672	23,465
7	Allowance for footpath and cycle network	Annual	20,000	-	22,237	22,927	23,660	24,441	25,272	26,157	27,072	28,020	29,000
Total cost for facility renewal in Nullagine			911,362	184,848	761,111	610,148	253,542	261,908	270,813	280,292	290,102	300,256	421,210
<b>MARBLE BAR</b>													
1.2	Refurbish new pool shell and concourse	2024	2,081,738	-	2,499,499	190,609	196,709	203,200	210,109	217,463	225,074	232,952	269,424
2	Upgrade the gym	2025	139,740	-	-	186,369	27,018	27,909	28,858	29,868	30,914	31,996	33,116
3	Establish a family recreation precinct	2026	218,637	-	-	-	258,652	-	-	-	-	-	-
4	Marble Bar Pump Track	2026	172,299	-	-	-	203,833	-	-	-	-	-	-
5	UAT upgrade	2026	108,086	-	-	-	127,868	-	-	-	-	-	-
8	Allowance for footpath improvements	Annual	20,000	-	-	30,591	31,570	32,612	33,721	34,901	36,122	37,387	38,695
9	Allowance to implement cycle strategy	Annual	20,000	21,590	22,237	22,927	23,660	24,441	25,272	26,157	27,072	28,020	29,000
Total cost for facility renewal in Marble Bar			2,760,499	21,590	2,521,736	430,496	869,310	288,163	297,960	308,389	319,182	330,354	370,235
Total spend to operate and renew over 50 years			42,769,098	2,508,704	5,309,339	2,958,379	3,491,287	41,657,895	3,132,760	3,217,172	6,761,384	3,747,840	4,141,177

Shire of East Pilbara Lifecycle Costs	Escalation - 3.5%pa		1.501	1.553	1.608	1.664	1.722	1.782	1.845	1.909	1.976	2.045
	Start Year	2021 Project Cost	11	12	13	14	15	16	17	18	19	20
			2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
<b>Newman</b>				13.55								
1 Improve the quality of grassed playing surfaces	2025	731,995	214,014	507,357	199,994	206,993	389,788	221,736	229,497	237,530	281,816	376,071
2 Replace Capricorn precinct Hardcourts	2022	956,287	25,105	25,984	26,893	27,834	28,808	29,817	30,860	31,940	248,895	44,144
3 Refurbish hard court toilets and changerooms	2023	458,874	35,709	36,959	38,252	39,591	48,709	45,742	43,895	45,432	47,022	48,668
11 Cover over 3 hard courts	2030	2,529,213	6,111	6,325	6,546	6,776	7,013	7,258	7,512	17,043	8,047	8,329
12 New multipurpose multi user clubhouse	2027	18,266,557	173,585	179,661	185,949	192,457	5,883,233	206,165	213,381	220,849	228,579	236,579
14 Upgrade lighting on Emu Oval to 300 Lux	2023	340,827	69,255	52,830	54,679	56,592	58,573	60,623	62,745	64,941	67,214	69,566
15 Newman Youth Precinct Option 2	2027	7,140,531	557,009	693,135	596,682	617,565	2,255,583	661,552	684,706	708,671	733,474	890,220
16 New Library - Single storey including fittings	2027	6,221,250	811,997	840,417	2,677,559	900,275	931,785	964,397	998,151	1,033,087	1,069,245	1,106,668
17 Newman Recreation Centre	2024	1,006,069	771,595	818,958	826,552	855,481	885,423	916,413	1,046,991	1,290,598	1,016,043	1,051,605
18 Improve security at Capricorn Precinct	2023	129,659	28,957	-	-	-	-	34,392	-	-	-	-
21 Allowance for footpath and cycle network	Annual	80,000	120,062	124,264	128,613	133,115	137,774	142,596	147,587	152,752	158,098	163,632
22 Improve path and trail lighting	Annual	50,000	75,039	77,665	80,383	83,197	86,109	89,122	92,242	95,470	98,812	102,270
23 Four (4) rink synthetic bowling green	2026	1,054,098	10,501	10,868	11,249	112,199	12,050	12,471	12,908	13,360	13,827	14,311
25 Expanded Community Assistance Program	Annual	131,875	197,914	204,841	212,011	219,431	227,111	235,060	243,287	251,802	260,615	269,737
<b>Total cost for facility renewal in Newman</b>		<b>39,097,236</b>	<b>3,096,853</b>	<b>3,579,264</b>	<b>5,045,361</b>	<b>3,451,507</b>	<b>10,951,958</b>	<b>3,627,345</b>	<b>3,813,763</b>	<b>4,163,475</b>	<b>4,231,687</b>	<b>4,381,800</b>
<b>NULLAGINE</b>												
1 Install a Pump track on the old basketball court	2025	185,352	45,865	2,910	6,914	3,118	3,227	3,340	3,456	3,577	60,396	3,832
2 Allowance for expanded recreation programs	Annual		97,250	100,654	104,177	107,823	111,597	115,503	119,545	123,729	128,060	132,542
3 Resurface the hardcourts	2023	105,149	1,933	2,001	2,071	2,143	2,218	2,296	2,376	48,801	2,545	182,588
4 Swimming pool refurbishment	2024	488,272	99,610	122,700	106,705	110,440	114,305	118,306	209,518	171,792	131,168	135,759
5 Allowance for pool operations	Annual	43,800	65,734	68,035	70,416	72,880	75,431	78,071	80,804	83,632	86,559	89,588
6 Refurbsh the Clemenson St Toilet block	2025	132,589	28,913	25,137	26,016	26,927	27,869	28,845	29,854	48,509	38,072	33,100
7 Allowance for footpath and cycle network	Annual	20,000	30,015	31,066	32,153	33,279	34,443	35,649	36,897	38,188	39,525	40,908
<b>Total cost for facility renewal in Nullagine</b>		<b>911,362</b>	<b>369,320</b>	<b>352,502</b>	<b>348,452</b>	<b>356,609</b>	<b>369,091</b>	<b>382,009</b>	<b>482,450</b>	<b>518,228</b>	<b>486,325</b>	<b>618,318</b>
<b>MARBLE BAR</b>												
1.2 Refurbish new pool shell and concourse	2024	2,081,738	249,544	267,702	267,317	276,673	286,357	397,912	411,839	354,780	328,601	340,102
2 Upgrade the gym	2025	139,740	45,202	35,474	71,832	38,001	39,331	40,708	42,132	43,607	59,522	46,713
3 Establish a family recreation precinct	2026	218,637	-	-	-	101,552	-	-	-	-	64,326	-
4 Marble Bar Pump Track	2026	172,299	-	74,267	-	-	-	-	-	-	-	97,796
5 UAT upgrade	2026	108,086	-	-	-	-	-	-	-	-	-	-
8 Allowance for footpath improvements	Annual	20,000	40,050	41,451	42,902	44,404	45,958	47,566	49,231	50,954	52,738	54,584
9 Allowance to implement cycle strategy	Annual	20,000	30,015	31,066	32,153	33,279	34,443	35,649	36,897	38,188	39,525	40,908
<b>Total cost for facility renewal in Marble Bar</b>		<b>2,760,499</b>	<b>364,811</b>	<b>449,961</b>	<b>414,205</b>	<b>493,908</b>	<b>406,089</b>	<b>521,835</b>	<b>540,099</b>	<b>487,529</b>	<b>544,712</b>	<b>580,102</b>
<b>Total spend to operate and renew over 50 years</b>		<b>42,769,098</b>	<b>3,830,984</b>	<b>4,381,727</b>	<b>5,808,018</b>	<b>4,302,025</b>	<b>11,727,138</b>	<b>4,531,189</b>	<b>4,836,312</b>	<b>5,169,232</b>	<b>5,262,724</b>	<b>5,580,220</b>

Shire of East Pilbara Lifecycle Costs			Escalation - 3.5%pa	2.117	2.191	2.268	2.347	2.429	2.514	2.602	2.693	2.788	2.885	
			Start Year	2021 Project Cost	21	22	23	24	25	26	27	28	29	30
					2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
<b>Newman</b>														
1	Improve the quality of grassed playing surfaces	2025	731,995	907,272	272,571	282,111	291,984	302,204	312,781	636,365	335,059	346,786	530,486	
2	Replace Capricorn precinct Hardcourts	2022	956,287	35,413	36,652	37,935	39,263	40,637	42,059	43,532	45,055	1,014,040	62,269	
3	Refurbish hard court toilets and changerooms	2023	458,874	50,371	52,134	53,959	60,234	57,802	59,825	61,919	64,086	66,329	81,605	
11	Cover over 3 hard courts	2030	2,529,213	8,620	8,922	9,234	9,558	9,892	10,238	10,597	24,041	11,351	11,749	
12	New multipurpose multi user clubhouse	2027	18,266,557	244,859	253,429	262,299	271,480	8,298,881	290,816	300,995	311,529	322,433	333,718	
14	Upgrade lighting on Emu Oval to 300 Lux	2023	340,827	97,691	74,521	77,130	79,829	82,623	85,515	88,508	91,606	94,812	98,130	
15	Newman Youth Precinct Option 2	2027	7,140,531	785,716	977,736	841,678	871,137	2,795,537	933,184	965,845	999,650	1,034,638	1,714,410	
16	New Library - Single storey including fittings	2027	6,221,250	1,145,402	1,185,491	3,776,962	1,269,927	1,314,375	1,360,378	1,407,991	1,457,271	1,508,275	1,561,065	
17	Newman Recreation Centre	2024	1,006,069	1,088,411	1,155,222	1,165,933	1,206,741	1,248,977	1,699,471	1,337,935	1,384,763	1,433,230	1,483,393	
18	Improve security at Capricorn Precinct	2023	129,659	100,961	-	-	-	-	48,513	-	-	-	-	
21	Allowance for footpath and cycle network	Annual	80,000	169,359	175,287	181,422	187,771	194,343	201,145	208,185	215,472	223,013	230,819	
22	Improve path and trail lighting	Annual	50,000	105,849	109,554	113,389	117,357	121,465	125,716	130,116	134,670	139,383	144,262	
23	Four (4) rink synthetic bowling green	2026	1,054,098	14,812	15,331	15,867	158,267	16,997	17,592	18,208	18,845	707,176	20,187	
25	Expanded Community Assistance Program	Annual	131,875	279,178	288,949	299,062	309,529	320,363	331,576	343,181	355,192	367,624	380,491	
Total cost for facility renewal in Newman			39,097,236	5,033,915	4,605,798	7,116,980	4,873,078	14,804,095	5,518,810	5,553,376	5,437,239	7,269,089	6,652,584	
<b>NULLAGINE</b>														
1	Install a Pump track on the old basketball court	2025	185,352	3,966	4,105	48,280	4,398	4,552	4,711	79,530	5,046	5,223	5,406	
2	Allowance for expanded recreation programs	Annual		137,181	141,982	146,951	152,095	157,418	162,928	168,630	174,532	180,641	186,963	
3	Resurface the hardcourts	2023	105,149	2,727	2,822	2,921	3,023	3,129	3,238	3,352	3,469	3,591	155,391	
4	Swimming pool refurbishment	2024	488,272	140,510	173,081	150,518	155,786	161,239	226,217	273,856	178,768	185,025	191,501	
5	Allowance for pool operations	Annual	43,800	92,724	95,969	99,328	102,805	106,403	110,127	113,982	117,971	122,100	126,373	
6	Refurbsh the Clemenson St Toilet block	2025	132,589	34,259	35,458	36,699	37,983	39,313	40,689	50,134	43,587	45,112	46,691	
7	Allowance for footpath and cycle network	Annual	20,000	42,340	43,822	45,355	46,943	48,586	50,286	52,046	53,868	55,753	57,705	
Total cost for facility renewal in Nullagine			911,362	453,707	497,239	530,054	503,033	520,639	598,196	741,530	577,242	597,445	770,031	
<b>MARBLE BAR</b>														
1.2	Refurbish new pool shell and concourse	2024	2,081,738	352,006	1,348,132	377,078	390,275	403,935	610,398	432,705	447,850	463,525	479,748	
2	Upgrade the gym	2025	139,740	48,348	50,040	101,327	53,604	55,480	57,422	78,379	61,512	63,665	65,893	
3	Establish a family recreation precinct	2026	218,637	-	-	-	143,249	-	-	-	-	-	-	
4	Marble Bar Pump Track	2026	172,299	-	-	-	-	-	-	-	128,778	-	-	
5	UAT upgrade	2026	108,086	-	-	-	210,098	-	-	-	-	-	-	
8	Allowance for footpath improvements	Annual	20,000	56,494	58,471	60,518	62,636	64,828	67,097	69,445	71,876	74,392	76,995	
9	Allowance to implement cycle strategy	Annual	20,000	42,340	43,822	45,355	46,943	48,586	50,286	52,046	53,868	55,753	57,705	
Total cost for facility renewal in Marble Bar			2,760,499	499,187	1,500,465	584,277	906,804	572,829	785,204	632,576	763,884	657,334	680,341	
Total spend to operate and renew over 50 years			42,769,098	5,986,809	6,603,502	8,231,311	6,282,915	15,897,563	6,902,210	6,927,483	6,778,364	8,523,869	8,102,956	

Shire of East Pilbara Lifecycle Costs		Escalation - 3.5%pa		2.986	3.091	3.199	3.311	3.427	3.547	3.671	3.799	3.932	4.070
		Start Year	2021 Project Cost	31	32	33	34	35	36	37	38	39	40
				2053	2054	2055	2056	2057	2058	2059	2060	2061	2062
<b>Newman</b>													
1	Improve the quality of grassed playing surfaces	2025	731,995	371,486	384,488	724,027	411,873	488,665	441,209	456,651	472,634	890,014	748,303
2	Replace Capricorn precinct Hardcourts	2022	956,287	49,953	51,702	53,511	55,384	57,323	59,329	61,406	63,555	495,248	87,837
3	Refurbish hard court toilets and changerooms	2023	458,874	71,053	79,316	76,114	78,778	81,535	84,389	87,342	90,399	93,563	104,444
11	Cover over 3 hard courts	2030	2,529,213	12,160	12,585	1,761,640	13,482	13,954	14,442	14,948	33,913	16,012	16,573
12	New multipurpose multi user clubhouse	2027	18,266,557	345,398	357,487	369,999	382,949	11,706,391	410,225	424,583	439,443	454,823	470,742
14	Upgrade lighting on Emu Oval to 300 Lux	2023	340,827	137,803	105,120	108,799	112,607	116,548	120,627	124,849	129,219	133,742	138,423
15	Newman Youth Precinct Option 2	2027	7,140,531	1,108,330	1,379,193	1,187,270	1,228,825	3,943,381	1,316,348	1,362,420	1,410,105	1,459,458	1,920,385
16	New Library - Single storey including fittings	2027	6,221,250	1,615,702	1,672,252	5,327,777	1,791,358	1,854,055	1,918,947	1,986,110	2,055,624	2,127,571	2,202,036
17	Newman Recreation Centre	2024	1,006,069	1,535,311	1,794,583	1,644,664	2,237,879	1,761,805	1,823,468	1,887,290	1,953,345	2,021,712	2,092,472
18	Improve security at Capricorn Precinct	2023	129,659	57,619	-	-	-	-	158,816	-	-	-	-
21	Allowance for footpath and cycle network	Annual	80,000	238,898	247,259	255,913	264,870	274,140	283,735	293,666	303,944	314,583	325,593
22	Improve path and trail lighting	Annual	50,000	149,311	154,537	159,946	165,544	171,338	177,335	183,541	189,965	196,614	203,496
23	Four (4) rink synthetic bowling green	2026	1,054,098	20,894	21,625	22,382	416,106	23,976	24,815	25,684	26,583	27,513	28,476
25	Expanded Community Assistance Program	Annual	131,875	393,808	407,591	421,857	436,622	451,903	467,720	484,090	501,033	518,570	536,720
Total cost for facility renewal in Newman			39,097,236	6,107,726	6,667,738	12,113,899	7,596,276	20,945,015	7,301,406	7,392,580	7,669,763	8,749,424	8,875,498
<b>NULLAGINE</b>													
1	Install a Pump track on the old basketball court	2025	185,352	5,595	5,791	13,757	6,203	104,725	6,645	6,878	7,118	7,368	7,625
2	Allowance for expanded recreation programs	Annual		193,507	200,280	207,290	214,545	222,054	229,826	237,870	246,195	254,812	263,730
3	Resurface the hardcourts	2023	105,149	3,846	3,981	81,759	4,264	4,414	4,568	4,728	4,894	5,065	219,195
4	Swimming pool refurbishment	2024	488,272	198,204	390,022	212,321	297,884	227,443	235,404	243,643	252,171	260,997	270,131
5	Allowance for pool operations	Annual	43,800	130,796	135,374	140,112	145,016	150,092	155,345	160,782	166,410	172,234	178,262
6	Refurbish the Clemenson St Toilet block	2025	132,589	48,325	50,017	81,270	53,579	66,017	57,395	59,404	61,483	63,635	65,862
7	Allowance for footpath and cycle network	Annual	20,000	59,724	61,815	63,978	66,218	68,535	70,934	73,417	75,986	78,646	81,398
Total cost for facility renewal in Nullagine			911,362	639,998	847,280	800,487	787,710	843,280	760,117	786,721	814,256	842,755	1,086,205
<b>MARBLE BAR</b>													
1.2	Refurbish new pool shell and concourse	2024	2,081,738	496,539	708,727	531,905	615,183	569,790	791,761	610,373	631,736	653,847	676,732
2	Upgrade the gym	2025	139,740	68,199	70,586	142,931	75,614	103,211	80,999	83,834	86,769	89,805	92,949
3	Establish a family recreation precinct	2026	218,637	-	-	-	297,442	-	-	-	-	-	-
4	Marble Bar Pump Track	2026	172,299	-	-	-	-	-	169,576	-	-	-	-
5	UAT upgrade	2026	108,086	-	-	-	-	-	-	-	-	-	-
8	Allowance for footpath improvements	Annual	20,000	79,690	82,479	85,366	88,354	91,446	94,647	97,960	101,388	104,937	108,610
9	Allowance to implement cycle strategy	Annual	20,000	59,724	61,815	63,978	66,218	68,535	70,934	73,417	75,986	78,646	81,398
Total cost for facility renewal in Marble Bar			2,760,499	704,153	923,607	824,181	1,142,810	832,982	1,207,917	865,584	895,879	927,235	959,688
Total spend to operate and renew over 50 years			42,769,098	7,451,877	8,438,625	13,738,567	9,526,796	22,621,277	9,269,440	9,044,885	9,379,898	10,519,414	10,921,391

Shire of East Pilbara Lifecycle Costs		Escalation - 3.5%pa		4.212	4.360	4.512	4.670	4.834	5.003	5.178	5.359	5.547	5.741	Total cost over 50 years
		Start Year	2021 Project Cost	41	42	43	44	45	46	47	48	49	50	
				2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	
<b>Newman</b>														
1	Improve the quality of grassed playing surfaces	2025	731,995	1,375,892	542,358	643,478	580,987	1,094,054	622,368	644,151	666,696	690,031	714,182	22,407,642
2	Replace Capricorn precinct Hardcourts	2022	956,287	70,464	72,931	75,483	78,125	80,859	83,690	86,619	89,650	92,788	96,036	5,145,656
3	Refurbish hard court toilets and changerooms	2023	458,874	100,228	103,735	107,366	111,124	136,717	119,039	123,205	137,533	131,980	136,600	3,863,891
11	Cover over 3 hard courts	2030	2,529,213	17,153	17,753	18,374	19,018	19,683	20,372	21,085	21,823	22,587	23,377	5,746,788
12	New multipurpose multi user clubhouse	2027	18,266,557	487,218	504,271	521,920	540,188	16,513,021	578,662	598,916	619,878	641,573	664,028	78,890,515
14	Upgrade lighting on Emu Oval to 300 Lux	2023	340,827	194,385	148,282	153,472	158,843	164,403	170,157	176,112	182,276	188,656	195,259	5,086,907
15	Newman Youth Precinct Option 2	2027	7,140,531	1,563,408	1,945,488	1,674,762	1,733,379	6,330,955	1,856,839	1,921,828	1,989,092	2,058,710	2,130,765	71,626,633
16	New Library - Single storey including fittings	2027	6,221,250	2,279,107	2,358,876	7,515,356	2,526,887	2,615,328	2,706,865	2,801,605	2,899,661	3,001,149	3,106,189	93,613,322
17	Newman Recreation Centre	2024	1,006,069	2,165,708	2,695,447	2,319,961	2,401,159	2,485,200	2,572,182	2,938,689	2,755,386	2,851,824	2,951,638	74,808,006
18	Improve security at Capricorn Precinct	2023	129,659	200,892	-	-	-	-	96,531	-	-	-	-	891,029
21	Allowance for footpath and cycle network	Annual	80,000	336,989	348,783	360,991	373,625	386,702	400,237	414,245	428,744	443,750	459,281	11,152,764
22	Improve path and trail lighting	Annual	50,000	210,618	217,990	225,619	233,516	241,689	250,148	258,903	267,965	277,344	287,051	6,970,478
23	Four (4) rink synthetic bowling green	2026	1,054,098	29,473	30,505	31,572	314,919	33,821	35,005	36,230	37,498	38,810	40,169	3,804,341
25	Expanded Community Assistance Program	Annual	131,875	555,505	574,947	595,071	615,898	637,454	659,765	682,857	706,757	731,494	757,096	18,384,635
Total cost for facility renewal in Newman			39,097,236	9,587,040	9,561,366	14,243,425	9,687,668	30,739,887	10,171,859	10,704,445	10,802,959	11,170,696	11,561,671	402,392,608
<b>NULLAGINE</b>														
1	Install a Pump track on the old basketball court	2025	185,352	7,892	8,169	225,517	8,750	9,057	9,374	9,702	10,041	10,393	10,756	1,015,033
2	Allowance for expanded recreation programs	Annual		272,961	282,514	292,402	302,637	313,229	324,192	335,539	347,282	359,437	372,018	9,033,739
3	Resurface the hardcourts	2023	105,149	5,426	5,615	5,812	6,015	6,226	6,444	6,669	136,974	7,144	7,394	1,168,927
4	Swimming pool refurbishment	2024	488,272	279,586	445,957	299,500	309,982	320,831	332,060	588,074	355,711	368,161	381,047	10,762,313
5	Allowance for pool operations	Annual	43,800	184,501	190,959	197,642	204,560	211,719	219,130	226,799	234,737	242,953	251,456	6,058,857
6	Refurbish the Clemenson St Toilet block	2025	132,589	68,168	70,553	86,931	75,579	78,224	80,962	83,795	136,155	89,764	92,905	2,512,311
7	Allowance for footpath and cycle network	Annual	20,000	84,247	87,196	90,248	93,406	96,676	100,059	103,561	107,186	110,937	114,820	2,766,601
Total cost for facility renewal in Nullagine			911,362	902,781	1,090,964	1,198,052	1,000,929	1,035,962	1,072,220	1,354,139	1,328,088	1,188,790	1,230,397	33,317,780
<b>MARBLE BAR</b>														
1.2	Refurbish new pool shell and concourse	2024	2,081,738	700,417	2,767,645	750,305	776,565	803,745	1,116,856	1,155,946	891,127	922,316	954,597	29,857,633
2	Upgrade the gym	2025	139,740	96,202	99,569	234,474	106,661	110,394	114,258	118,257	122,396	126,679	131,113	3,649,139
3	Establish a family recreation precinct	2026	218,637	-	-	-	285,034	-	-	-	-	127,062	-	1,277,316
4	Marble Bar Pump Track	2026	172,299	-	-	-	223,299	-	-	-	-	-	-	897,549
5	UAT upgrade	2026	108,086	-	-	-	418,050	-	-	-	-	-	-	756,016
8	Allowance for footpath improvements	Annual	20,000	112,411	116,345	120,417	124,632	128,994	133,509	138,182	143,018	148,024	153,205	3,661,805
9	Allowance to implement cycle strategy	Annual	20,000	84,247	87,196	90,248	93,406	96,676	100,059	103,561	107,186	110,937	114,820	2,788,191
Total cost for facility renewal in Marble Bar			2,760,499	993,277	3,070,755	1,195,444	2,027,649	1,139,809	1,464,682	1,515,946	1,263,726	1,435,019	1,353,735	42,887,650
Total spend to operate and renew over 50 years			42,769,098	11,483,098	13,723,085	16,636,921	12,716,246	32,915,658	12,708,762	13,574,530	13,394,773	13,794,505	14,145,803	478,598,038

Table 23: Life cycle cost projection

## 18.0 FUNDING

A recent funding strategy study by CCS Strategic included a case study into the funding mix for a dozen major community sport and recreation infrastructure projects in WA.

The case study revealed the following pattern of contributions:

Source of Funds by Category	Sum (\$)	Category Percentage
Total Council funds	247,464,012	42%
Total State Government funds	125,326,133	21%
Total Federal Government funds	123,280,000	21%
Total Development Partners funds	44,750,000	8%
Total Industry Sponsors / Donors funds	52,800,000	9%
Total Project Cost / Total Funding	593,620,145	100%

Table 24 Case study assessment of funds by source

**Local government funds** represent a significant proportion of infrastructure projects and are generally financed from:

- Municipal fund allocations in an annual budget(s)
- Infrastructure reserves
- Loan funds
- Differential rates and special project levies

**State and federal government grant schemes** include:

Common Name	Description	Agency	Contribution
<b>Stage Government</b>			
CSRFF Community Sport and Recreation Facilities Fund	Funds basic sport and recreation facilities to maintain or increase physical activity and favours shared facilities and female facility improvements	DLGSC	One third of eligible project costs up to a maximum contribution of \$2 million
Community Investment Framework Grants	Focused on assisting the community to be more active and support initiatives which promote healthy lives	Lotterywest and Healthway	N/A Currently redirected to the Covid-19 Relief fund
Lotterywest Equipment Grants	Equipment Grants	Lotterywest	N/A Currently redirected to the Covid-19 Relief fund
Regional Economic Development (RED) Grants	Funding for projects that contribute to economic growth through sustainable jobs, diversifying industry,	DPIRD - Pilbara Development Commission	Up to \$100K



Common Name	Description	Agency	Contribution
	developing skills or attracting investment.		
WA Bicycle Network Grants Program	Funding for the design and implementation of bicycle network infrastructure and programs	Department of Transport	Up to 50%, projects ideally spread over 2 financial years
Federal Government			
BBRF Building Better Regions Fund	The Infrastructure Projects Stream funds construction of new infrastructure, or the upgrade or extension of existing infrastructure	DITCRD	\$5000 to \$1 million to cover 50% or more of eligible project costs
CDGP Community Development Grants Program	A non-competitive scheme to fund infrastructure to improve social amenity, health, wellbeing and cohesion by utilisation of the infrastructure by community groups.	DITCRD	No fixed sum - projects must be identified by federal government who issue an invitation to apply
Move It AUS Community Sport Infrastructure Grant Program	To improve local community sport infrastructure aligned to creating community hubs and inclusion	Sport Australia	Grants of up to \$500,000
Strengthening Rural Communities (SRC)	Larger Leverage Grants	Foundation for Rural and Regional Renewal	Grants up to \$10,000 for projects initiated and delivered by local community groups and not-for-profits

Table 25 State and Federal government Grant Schemes

### Sporting Association Grants

Cricket	Types of projects	Contribution	
Community Cricket Infrastructure project cost Grants - Minor	Pitches, practice facility refurbishment, minor change facility/pavilion refurbishment, supporting infrastructure	\$1,000 - \$10,000	Up to 50% of the total project cost
Community Cricket Infrastructure project cost Grants - Major	New practice facilities, significant oval upgrades, sports lighting, change facility/pavilion upgrade, major refurbishments	\$10,001 - \$30,000	
Australian Football	Types of projects	Contribution	
AFL Facility Development Reserve	Playing field and amenity (changeroom / clubroom) development and upgrade including lighting and multipurpose facilities		
WAFC Community Facilities Fund	Seed funding to assist in attracting other grant funds for refurbishment and/or redevelopment of club facilities		

Tennis	Types of projects	Contribution	
Tennis Australia National Court Rebate	To assist with developing new courts, upgrading existing facilities, and building or line-marking hot shots courts		

Table 26 Sporting Association Grant Schemes

**Development partners** tend to be project specific. For the Shire, a principal development partner is the Minster for Education with license agreements for the Newman Recreation centre and Marble Bar Aquatic centre specifying shared cost contributions for development and maintenance works.

**Industry, sponsor and donor** funding also tend to be project specific. In Newman there has been long standing support from BHP (and others) in developing community sport and recreation facilities, both with the Shire and directly with clubs and community organisations.

The regeneration of gold mining in the region has seen the emergence of new players such as Novo Resources near Nullagine and Calidus Resources near marble Bar. These companies may be interested in supporting local facility and service development.

**Asset sales** offer another source of funding to assist in project development. The Pilbara Cities era gave rise the “lazy lands’ project where nominally surplus local and state government owned land was sold to encourage development and generate revenue.

The following article from Australasian Leisure Management e-news 22nd October<sup>22</sup> details how surplus land sales are being used to fund playground development in Tasmania.

Following Tasmania’s Kingborough Council playground audit finding more than half of its playgrounds to be in an unsatisfactory condition and 18 categorised as needing critical upgrades to comply with the Council’s playground strategy, Council is considering selling seven of its disused properties to fund playground renewal.

Mayor Winter advises “our Council owns a lot of properties. The seven in question have not been used for any purpose for a considerable period of time and have no identified future Council use. Six out of seven of the properties are suitable for housing, while the other is light industrial land which is in short supply.

“The hope is that we can release more land for much needed investment and housing while at the same time generating cash to reinvest into our much-loved public playgrounds.”

Using the above detail as a guide the following funding strategy is offered for consideration. Council funding will require project inclusion in the long term financial plan and then in the annual budget. External funding will require grant applications to be written and sponsor and partner funding agreements to be negotiated.

<sup>22</sup> [https://www.ausleisure.com.au/news/tasmanian-council-considers-selling-property-to-fund-playground-renewal/?utm\\_medium=email&utm\\_campaign=22nd%20October&utm\\_content=22nd%20October+CID\\_cc517c0957ffafb6fb0fbdf2aa45d239&utm\\_source=Email%20marketing%20software&utm\\_term=Tasmanian%20Council%20considers%20selling%20property%20to%20fund%20playground%20renewal](https://www.ausleisure.com.au/news/tasmanian-council-considers-selling-property-to-fund-playground-renewal/?utm_medium=email&utm_campaign=22nd%20October&utm_content=22nd%20October+CID_cc517c0957ffafb6fb0fbdf2aa45d239&utm_source=Email%20marketing%20software&utm_term=Tasmanian%20Council%20considers%20selling%20property%20to%20fund%20playground%20renewal)

Potential sources of funds by Project		Cost in 2021	Year	Escalated Cost	Shire		State		Federal		Partner		Sponsor	
					%	\$	%	\$	%	\$	%	\$	%	\$
<b>NEWMAN - ESSENTIAL OR COMPLIANCE RELATED WORKS</b>														
1	Improve the quality of grassed playing surfaces				Note: Extent of remediation of playing fields is subject to horticultural advice. Costs shown is for a complete remake of Boomerang Oval									
1.1	Boomerang Oval	\$ 731,995	2025	\$ 839,113	67%	559,409	33%	279,704						
1.2	Kangaroo Oval	\$ 30,457	2022	\$ 31,827	67%	21,218	33%	10,609						
1.3	Goanna Oval	\$ 93,604	2023	\$ 101,044	67%	67,363	33%	33,681						
1.4	Capricorn Oval	\$ 24,656	2023	\$ 26,615	67%	17,744	33%	8,872						
2	Replace Capricorn precinct Hardcourts	\$ 956,287	2022	\$ 999,320	30%	299,796	30%	299,796	40%	399,728				
3	Replace hard court toilets with new changerooms and storage	\$ 458,874	2023	\$ 495,348	33%	165,116	33%	165,116	33%	165,116				
4	Retain existing tennis pavilion adjacent to the southern-most hardcourts		2022		33%	-	33%	-	33%	-				
5	Install leaf/ lint strainer in the Toddlers' pool return line to prevent pump obstruction	\$ 2,175	2022	\$ 2,273	33%	758	33%	758	33%	758				
6	Demolish Iron Persons gym	\$ 7,252	2022	\$ 7,578	100%	7,578								
7	Mark out two (2) disabled parking bays near the entry to the aquatic centre	\$ 725	2022	\$ 758	100%	758								
8	Upgrade power supply to Capricorn Precinct	\$ 101,523	2023	\$ 109,593	100%	109,593								
9	Remodel access to BMX toilet to comply with Current standards	\$ 39,304	2022	\$ 41,073							100%	41,073		
<b>NEWMAN - DESIRABLE OR ASPIRATIONAL WORKS</b>														
10	Improve treated effluent water supply and													
11	Cover over 3 hard courts	\$ 2,529,213	2030	\$ 3,423,569			30%	1,027,071	30%	1,027,071			40%	1,369,428
12	Replace four clubhouses with a single multi-user clubhouse	\$ 18,266,557	2027	\$ 22,322,828	10%	2,232,283	20%	4,464,566	30%	6,696,848			40%	8,929,131
13	Remove incidental pavilions and stores	\$ 6,526	2028	\$ 8,247	100%	8,247								
14	Upgrade Emu Oval lighting to LED 300 lux (6 No light poles - 38 fittings)	\$ 340,827	2023	\$ 367,918	33%	122,639	33%	122,639					33%	122,639
<b>Newman Youth Precinct</b>														
15.01	Around current skate park using child care centre	\$ 3,380,450	2024	\$ 3,758,619	10%	375,862	30%	1,127,586	30%	1,127,586			30%	1,127,586
15.02	On Iron Ore Pde with new library	\$ 7,140,531	2027	\$ 8,726,157	10%	872,616	30%	2,617,847	30%	2,617,847			30%	2,617,847
15.03	At the Newman Club with library - no pump track	\$ 4,389,971	2025	\$ 5,032,388	10%	503,239	30%	1,509,716	30%	1,509,716			30%	1,509,716
16	New Library - Single storey including fittings	\$ 6,221,250	2027	\$ 7,602,741	50%	3,801,370							50%	3,801,370

	Potential sources of funds by Project	Cost in 2021	Year	Escalated Cost	Shire		State		Federal		Partner		Sponsor	
					%	\$	%	\$	%	\$	%	\$	%	\$
<b>NEWMAN - DESIRABLE OR ASPIRATIONAL WORKS</b>														
17	Negotiate a new agreement with the Minister for Education for continued use of and improvements to the Newman Recreation Centre	\$ 1,006,069	2024	\$ 1,118,618	65%	727,102					35%	391,516		
18	Improve security at Capricorn Precinct	\$ 129,659	2023	\$ 139,965	33%	46,655	33%	46,655	33%	46,655				
19	Repair and/or reinstate sports lighting remote control system on all playing fields and retain annual servicing	\$ 45,000	2022	\$ 198,872	33%	66,291	33%	66,291	33%	66,291				
20	Upgrade lighting at the aquatic centre to 80 lux to provide base level of security lighting and focussed floodlighting to allow safe evening use of the centre	\$ 72,516	2022	\$ 75,780	100%	75,780								
21	Annual allowance for progressively implementing the Pilbara 2050 Cycle Strategy cycle (1000m of pathway annually)	\$ 80,000	2022	\$ 1,591,161	50%	795,580	50%	795,580						
22	Annual allowance for progressively increasing the reliability and level of illumination along principal walk/cycle trails for the added safety of users	\$ 50,000	2022	\$ 994,475									100%	994,475
23	Install a four (4) rink synthetic bowling green - potential location adjacent to the Fortescue Golf Clubhouse	\$ 1,054,098	2026	\$ 1,247,020	20%	249,404	20%	249,404	20%	249,404	20%	249,404	20%	249,404
24	Annual community grant allocation available to local community and sporting groups for facility improvements in-line with the approved facility masterplan	\$ 131,875	2022	\$ 2,622,929	33%	874,310	33%	874,310	33%	874,310				
25	New swimming pool at Capricorn	\$ 8,997,138	2036	\$ 14,970,635	25%	3,742,659	25%	3,742,659	25%	3,742,659			25%	3,742,659
	Total for Newman with Youth Precinct 1	\$ 38,536,781		\$ 55,495,178		10,566,142		13,315,296		14,396,425		681,993		16,535,322
	Total for Newman with Youth Precinct 2	\$ 48,518,113		\$ 68,065,457		14,864,266		14,805,558		15,886,686		681,993		21,826,954
	Total for Newman with Youth Precinct 3	\$ 39,546,303		\$ 56,768,947		10,693,519		13,697,427		14,778,556		681,993		16,917,453

Table 27 Potential project funding by source - Newman

Potential sources of funds by Project		Cost in 2021	Year	Escalated Cost	Shire		State		Federal		Partner		Sponsor	
					%	\$	%	\$	%	\$	%	\$	%	\$
<b>NULLAGINE - ESSENTIAL OR COMPLIANCE RELATED WORKS</b>														
1	Install a Pump track on the old basketball court	\$ 185,352	2025	\$ 212,476	30%	63,743	30%	63,743		-		-	40%	84,990
2	Expand programming of town facilities	\$ 64,800	2023	\$ 1,221,124	50%	610,562				-		-	50%	610,562
3	Repair and resurface hard courts - Plexipave or similar including line markings	\$ 105,149	2023	\$ 113,507	67%	75,671	33%	37,836		-		-		-
<b>NULLAGINE - DESIRABLE OR ASPIRATIONAL WORKS</b>														
4	New swimming pool in the POS adjacent to the school for operation as a Group 2 pool comprising:-	\$ 488,272	2024	\$ 542,895		-	33%	180,965	33%	180,965		-	33%	180,965
5	Engage local labour for daily operations and Include management and pool maintenance for the Nullagine Pool in the duties of the Marble Bar Swimming Pool Manager	\$ 43,800	2024	\$ 778,108	25%	194,527	25%	194,527		-	25%	194,527	25%	194,527
6	Replace the existing Clemenson St toilet block with new to service pool, hall and park	\$ 132,589	2025	\$ 151,992	20%	30,398	25%	37,998	25%	37,998		-	30%	45,598
7	Qualify locals through RLSS in water based safety and supervision skills		2024		33%	-	33%		33%	-		-		-
8	Annual allowance for progressively implementing the Pilbara 2050 Cycle Strategy cycle (250m of pathway annually)	\$ 20,000	2022	\$ 397,790	50%	198,895	50%	198,895		-		-		-
0	Total for Nullagine	\$ 1,039,962		\$ 3,417,892		1,173,796		713,963		218,963		194,527		1,116,642
0	0													

Table 28 Potential project funding by source - Nullagine

Potential sources of funds by Project		Cost in 2021	Year	Escalated Cost	Shire		State		Federal		Partner		Sponsor		
					%	\$	%	\$	%	\$	%	\$	%	\$	
<b>MARBLE BAR - ESSENTIAL OR COMPLIANCE RELATED WORKS</b>															
1	Replace Marble Bar Aquatic Centre														
1.1	Option 1 - Refurbish pool shell and concourse	\$ 1,362,474	2024	\$ 1,514,894	50%	757,447					50%	757,447			
1.2	Option 2 - Replace pool shell	\$ 2,081,738	2024	\$ 2,314,621	50%	1,157,310					50%	1,157,310			
2	Upgrade the gym	\$ 139,740	2025	\$ 160,189	67%	106,792	33%	53,396							
3	Establish a family recreation precinct	\$ 218,637	2026	\$ 258,652	33%	86,217	33%	86,217	33%	86,217					
4	Install a Pump track south of family area with the design developed by a specialist in conjunction with local riders	\$ 172,299	2026	\$ 203,833	33%	67,944	33%	67,944					33%	67,944	
<b>MARBLE BAR - DESIRABLE OR ASPIRATIONAL WORKS</b>															
5	New single universal access toilet with connection to all services and adequate security lighting	\$ 108,086	2026	\$ 127,868	33%	42,623	33%	42,623						33%	42,623
6	Install glass sliding door/windows to southern wall of Recreation Shed to provide viewing over the hard courts and increase light levels and openness within the Recreation Shed	\$ 15,564	2023	\$ 16,802	100%	16,802									
7	Provide a safe and compliant access to mezzanine level in Recreation Shed	\$ 9,826	2025	\$ 11,264	100%	11,264									
8	Upgrade footpaths in accordance with the Shire's Access and Inclusion Plan	\$ 26,686	2025	\$ 30,591	50%	15,296	50%	15,296							
9	Annual allowance for progressively implementing the Pilbara 2050 Cycle Strategy cycle (250m of pathway annually)	\$ 20,000	2022	\$ 397,790	50%	198,895	50%	198,895							
10	Improvements to Marble Bar Sports Complex	\$ 23,495	2023	\$ 25,363	100%	25,363									
Option 1	Total for Marble Bar - repaired pool	\$ 2,096,808		\$ 2,747,245		1,328,643		464,371		86,217		757,447		110,567	
Option 2	Total for Marble Bar - replaced pool	\$ 2,816,071		\$ 3,546,972		1,728,506		464,371		86,217		1,157,310		110,567	

Table 29 Potential project funding by source - Marble Bar

Potential Funding Source Contribution by Year					
Year	Shire	State	Federal	Partner	Sponsor
	\$	\$	\$	\$	\$
<b>Newman</b>					
2022	1,267,758	1,173,034	466,776	41,073	
2023	529,109	376,963	211,771		122,639
2024	1,102,964	1,127,586	1,127,586	391,516	1,127,586
2025	1,062,648	1,789,421	1,509,716		1,509,716
2026	249,404	249,404	249,404	249,404	249,404
2027	6,906,269	7,082,413	9,314,696		15,348,349
2028	8,247				
2030		1,027,071	1,027,071		1,369,428
2036	3,742,659	3,742,659	3,742,659		3,742,659
annual	874,310	874,310	874,310		994,475
<b>Total Newman</b>	<b>15,743,367</b>	<b>17,442,860</b>	<b>18,523,988</b>	<b>681,993</b>	<b>24,464,256</b>
<b>Nullagine</b>					
2023	686,233	37,836			610,562
2024	194,527	375,492	180,965	194,527	375,492
2025	94,141	101,741	37,998		130,588
annual	198,895	198,895			
<b>Total Nullagine</b>	<b>1,173,796</b>	<b>713,963</b>	<b>218,963</b>	<b>194,527</b>	<b>1,116,642</b>
<b>Marble Bar</b>					
2023	42,164				
2024	1,914,757			1,914,757	
2025	133,352	68,692			
2026	196,784	196,784	86,217		110,567
annual	198,895	198,895			
<b>Total Marble Bar</b>	<b>2,485,953</b>	<b>464,371</b>	<b>86,217</b>	<b>1,914,757</b>	<b>110,567</b>
<b>Total Funding All towns</b>	<b>19,403,116</b>	<b>18,621,194</b>	<b>18,829,169</b>	<b>2,791,277</b>	<b>25,691,465</b>

Table 30 Potential project funding cash flow by year

## 19.0 ECONOMIC DEVELOPMENT REPORT

An Economic Impact Assessment of the implementation of the recommendations of this masterplan was undertaken by the Pilbara Development Commission using the REMPLAN Economy program. The full REMPLAN reports are provided as an attachment.

The cost plan and escalated implementation plan detailed in this report proposes a total investment of \$61.7m into projects over the next 15 years (refer Table 20).

Once supply chain impacts and consumption from people in the supply chains are factored in, it is estimated that the demand for intermediate goods and services would rise by \$8.03m to an equivalent of \$73.76m being put into the East Pilbara Economy.

This represents a Type 1 Output multiplier of 1.130.

The increases in direct and indirect output would typically correspond to the creation of jobs in the economy. This rise in employment would elicit an increase in the total of wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are estimated at \$4.022 million.

This represents a Type 2 Output multiplier of 1.195.

The investment would support 78 FTE over the period, or an additional 5.2 FTE jobs each year on average. The peak employment gain is anticipated in year 6 (2027) which coincides with the replacement of the four individual clubhouses around Capricorn Oval with a single multi-user clubhouse. Specific employment initiatives in the strategy include staff to maintain the Nullagine Swimming Pool and an asset management planner to work with the clubs to help prepare their facility renewal schedules and site masterplans and help administer the Shire's community grants program and a lease agreement / contracts manager to approve the release of funds from the facility renewal fund and coordinate the preparation and assessment of grant applications for facility improvements from the annual facility improvement fund.

This represents a Type 1 Employment multiplier of 1.300.

The flow on effect of this construction activity will bring an expansion in overall employment caused by direct, indirect and supply chain consumption estimated at 29 jobs.

This represents a Type 2 Employment multiplier of 1.450.

From a direct increase in output of \$61.710 million over the 15-year period, the corresponding increase in direct value-added is estimated at \$13.649 million. From this direct expansion in the economy, flow-on supply-chain effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in a further increase to value-added of \$2.816 million.

This represents a Type 1 Value-added multiplier of 1.206.

Driven largely by construction works the Gross Regional Product in the East Pilbara estimated to increase by \$18.937 million (0.03%) to \$15,149.789 million.

Contributing to this is a direct increase in output of \$61.710 million, \$6.867 million more in wages and salaries and a boost in value-added of \$13.649 million. From this direct expansion in the economy, flow-on supply-chain effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in a further increase to output valued at \$8.030 million, \$1.645 million more paid in wages and salaries, and a gain of \$2.816 million in terms of value-added.



## 20.0 RECOMMENDATIONS

It is recommended that the Shire of East Pilbara:

- Endorse the Strategic Recreation Masterplan Report September 2021 and acknowledge the schedule of priority and desirable projects outlined for each township
- Adopt the Township masterplans as outlined:
  - in figures 29 - 36 for Newman
  - in figure 37 for Nullagine
  - in figure 38 for Marble Bar
- Acknowledge the implementation strategy for these masterplans over the 15 year period to 2036 and the escalated order of probable cost of \$75.7 million:
  - with \$68 million as shown in table 16 for Newman
  - around \$3.4 million as shown in table 17 for Nullagine
  - and \$3.5 million as shown in table 18 for Marble Bar
- Note the funding strategy in table 27 for implementation of the masterplans which will require contributions over the next 15 years from a variety of sources as follows:

Shire	State	Federal	Partners	Sponsors
19,635,168	18,835,246	19,061,221	2,791,277	25,691,465

- Prepare funding applications for state and federal government grant programs, negotiate facility improvements as outlined with Department of Education shared use facilities and make representation to sponsors for support to implement the masterplans

## 21.0 ATTACHMENTS

1. Sport and Recreation User Group Survey Analysis
2. Community Survey Analysis
3. Open Community workshop outcomes
4. Consultation notes from November 2020 tour of inspection
5. Additional key stakeholder consultation
6. Pilbara Region 2050 Cycling Strategy Maps
7. Letter of support from Netball WA
8. AFL Regional Standard Facility Guideline

### 21.1 Sport and Recreation User Group Survey Analysis

A total of 20 user group surveys were received, and other than a response from the Marble Bar Rec Shed, all are based in Newman. The survey returns indicate that the groups represent over 2,000 members of the community which, whilst acknowledging there is an overlap of members across multiple clubs, accounts for more than 40% of Newman residents.

An important question asked of these groups was the adequacy of their venues both now and into the future. The simple analysis shown below reveals only five groups (25%) find their venues fit for purpose now and expect that they will remain that way over the next 10 years. See the top of Table [20](#).

There are four user groups (20%) who indicate that their current venues are not fit for purpose at present, but if functional and maintenance issues are rectified, the venues would be suitable in the longer term.

Conversely and of greater concern are the five venues (25%) that are adequate at present but will not service the groups needs in the future, requiring upgrade or replacement.

Of greatest concern are the six venues (30%) that are not adequately maintained at present and will not suit the purposes of the user group in the longer term. These facilities will require replacement.

In summary, 50% of the current facilities are not in an acceptable condition at present and 55% will need to upgrade or replace their venues in the longer term.

Club	Is your main venue adequately maintained?	Suit purposes for next 10 years?
Newman Junior Soccer association	Yes	Yes
Newman Motorcycle Club	Yes	Yes
YMCA WA Remote School Attendance Strategy	Yes	Yes
East Pilbara Race Club	Yes	Yes
WA Police	Yes	Yes
Newman Cricket Association	No	Yes
Centrals Football and Sporting Club	No	Yes
Newman Horse Club	No	Yes
Newman Recreation Centre	No	Yes
Newman Youth Centre	Yes	No
Newman BJJ	Yes	No
Hillview Speedway Club	Yes	No
Marble Bar Rec Shed	Yes	No
Newman Junior Football Club	Yes	No

Newman Soccer Association	No	No
Newman Netball Association	No	No
Newman Tee-ball association	No	No
Newman Vets	No	No
Newman Touch football	No	No
East Pilbara BMX Club	No	No

Table 31 Adequacy of club facilities now and in ten years

Five of the survey respondents advise that they own and maintain their facilities (Race Club, Speedway, Motorcycle, Horse and BMX) even though they operate from leased land.

Others report that they maintain certain elements, mainly their sport specific equipment such as goals and nets, sports lighting systems, clubrooms and storerooms and furniture and equipment.

In the main, the Shire maintains facilities that are accessible by the public and used by more than one group, while facilities restricted to members tend to be maintained by the clubs. This arrangement is not uncommon and reflects the difference between facilities that are offered for the unrestricted and open public interest and the restricted special interest groups.

## 21.2 Community Survey Analysis

There were 185 responses to the community survey. Of these, 179 (97%) were permanent residents in East Pilbara with 91% of respondents residing in Newman, 2% in Nullagine and 6% in Marble Bar. This correlates well with the official population numbers although Nullagine is slightly under represented.

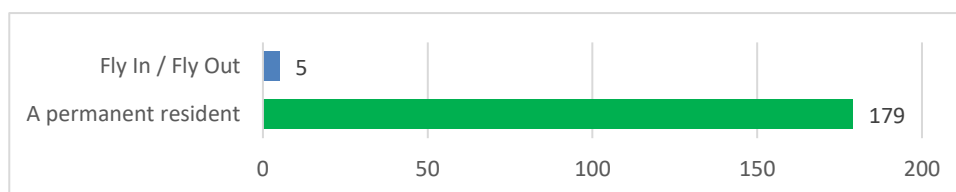


Figure 44 Residential status of respondents

Only 7.5% of survey respondents identified as Aboriginal or Torres Strait Islander while collectively they constitute 16% of the population.

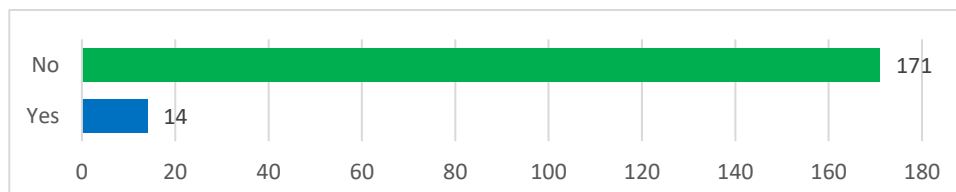


Figure 45 Respondents who identified as Aboriginal or Torres Strait Islander

When asked to list household members by age and gender, the returns indicated that there are significantly more females (327) than males (279) overall, and the chart below shows that between the ages of 5-34, there is a predominance of females. This is in contrast to the general gender profile of the community which is more than two thirds male. The dominant female response to the survey reflects that role that women play in organising the sport and recreation pursuits of families.

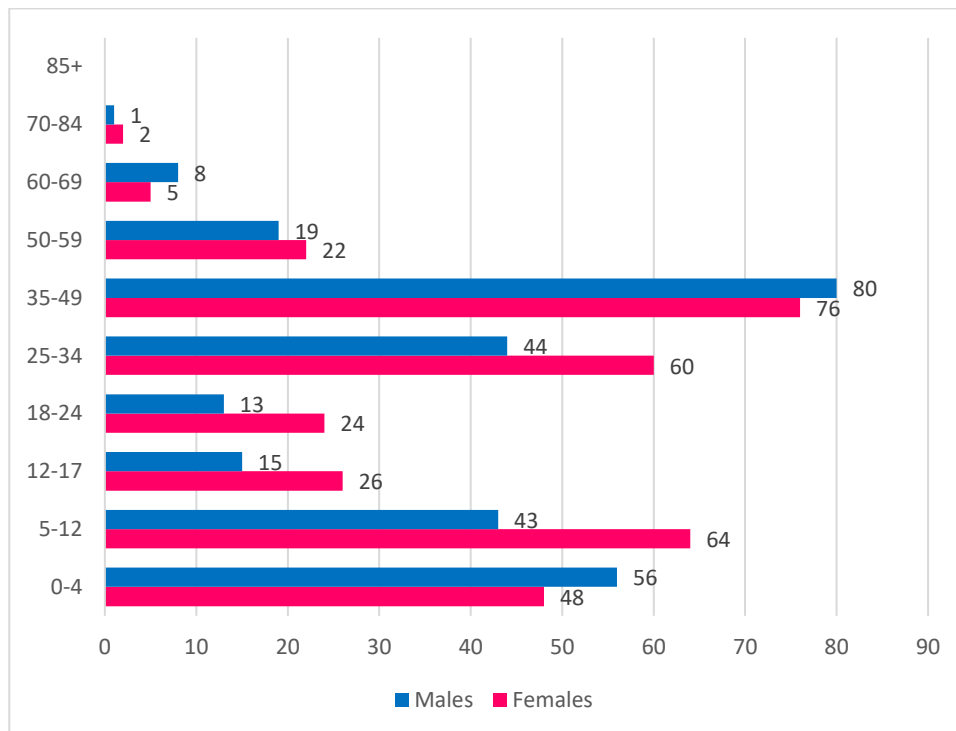


Figure 46 Household members by gender and age group for respondents

When asked about activities household members participate in, the most common activities were swimming and walking / bushwalking. If aerobics / group fitness activities are combined with fitness / strength / personal training this collection of activities, routinely referred to as going to the gym, becomes the most prevalent activity.

Of note is the fact that soccer is recorded as the most participated in team sport activity, ranking above netball, football and cricket. The popularity of 4WD is also of note.

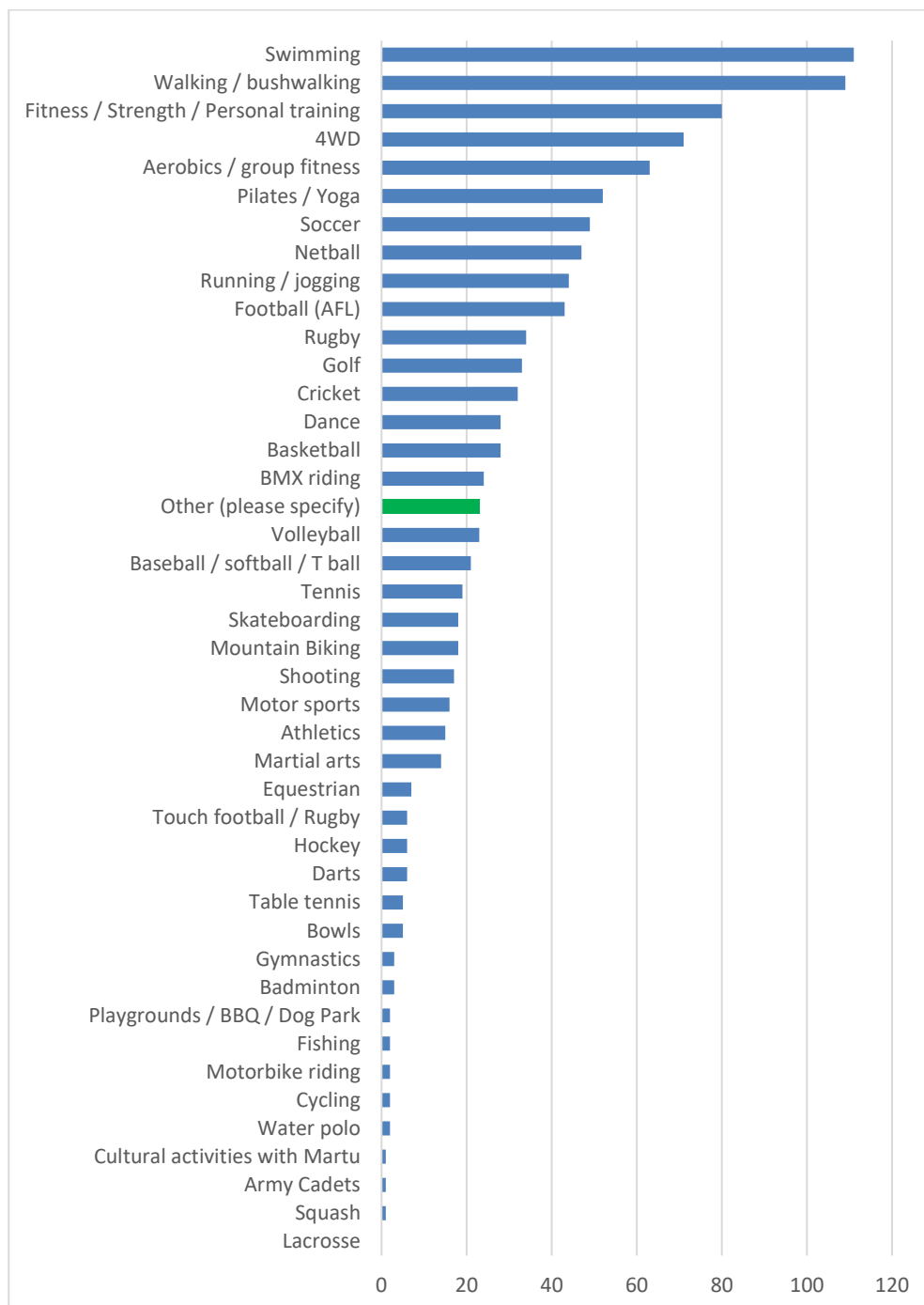


Figure 47 Sport and recreation activity participation

Respondents were asked what is not provided that they would like to participate in. There were 149 responses and anything that received two or more hits is listed in the chart below.

Whilst Lawn Bowls individually gained the highest number of hits at 17, swimming and dance / activities / sports for babies / toddlers to under 5s combined gained 14 hits (green); and all swimming pool based activities (including year round swimming and longer hours) gained a combined 20 hits (purple). The reinstatement of lawn bowls and the expansion of swimming activities are clear priorities.

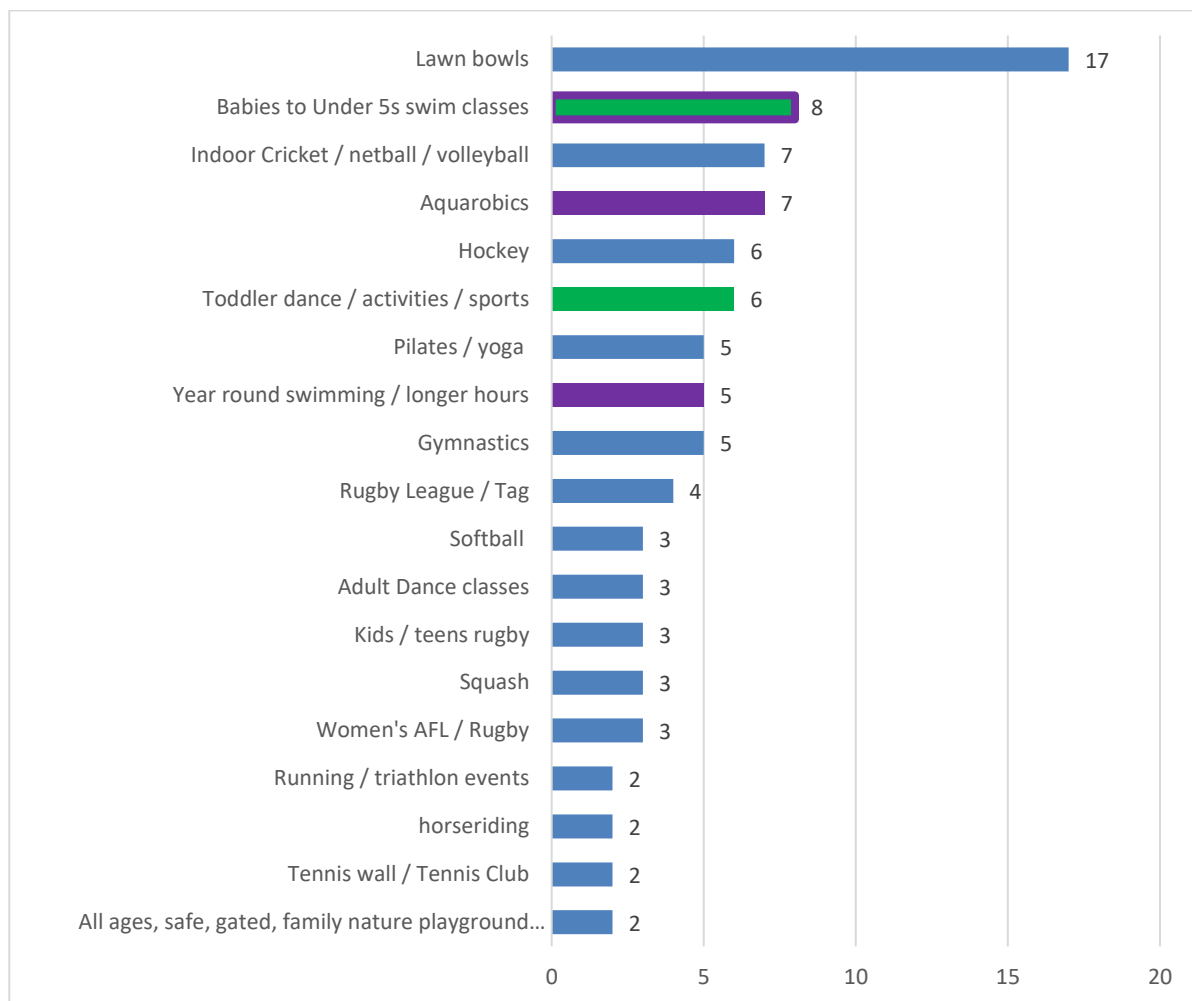


Figure 48 What sport and recreation opportunities are missing?

### Newman

Further analysis revealed that the top individual issue in Newman is the remediation and reopening of the Newman Club. This would offer opportunities for lawn bowls, squash and provide a social meeting place and functions venue.

A second priority was the need for more shade shelters for both participants and spectators; and improved playing field surface conditions (including levels, grass cover and consistency together with the removal of weeds and dog droppings).

There were a variety of requests for indoor or covered courts and for a safe, high quality playground / water playground, which included security (fencing and gates) shade and lighting.

### Nullagine

There dominant comments were for a public swimming pool (both for fitness and health reasons), and for there to be local ownership and local leadership.

### Marble Bar

The top request was for more shade, at facilities, at courts, in parks and around town. Second was to improve the gym overall (insulation, add ablutions, improve and maintain the equipment). Public toilets and lighting over at existing facilities was also an issue.

Respondents were asked to indicate where they most frequently participated in the activities and whether or not they participate alone, in an informal or an organised group. In almost all cases most respondents undertake most activities alone, and mostly at the venues or ovals provided.

Respondents then rated the adequacy of the recreation infrastructure in their town with the results shown in the following Figures.

### Newman

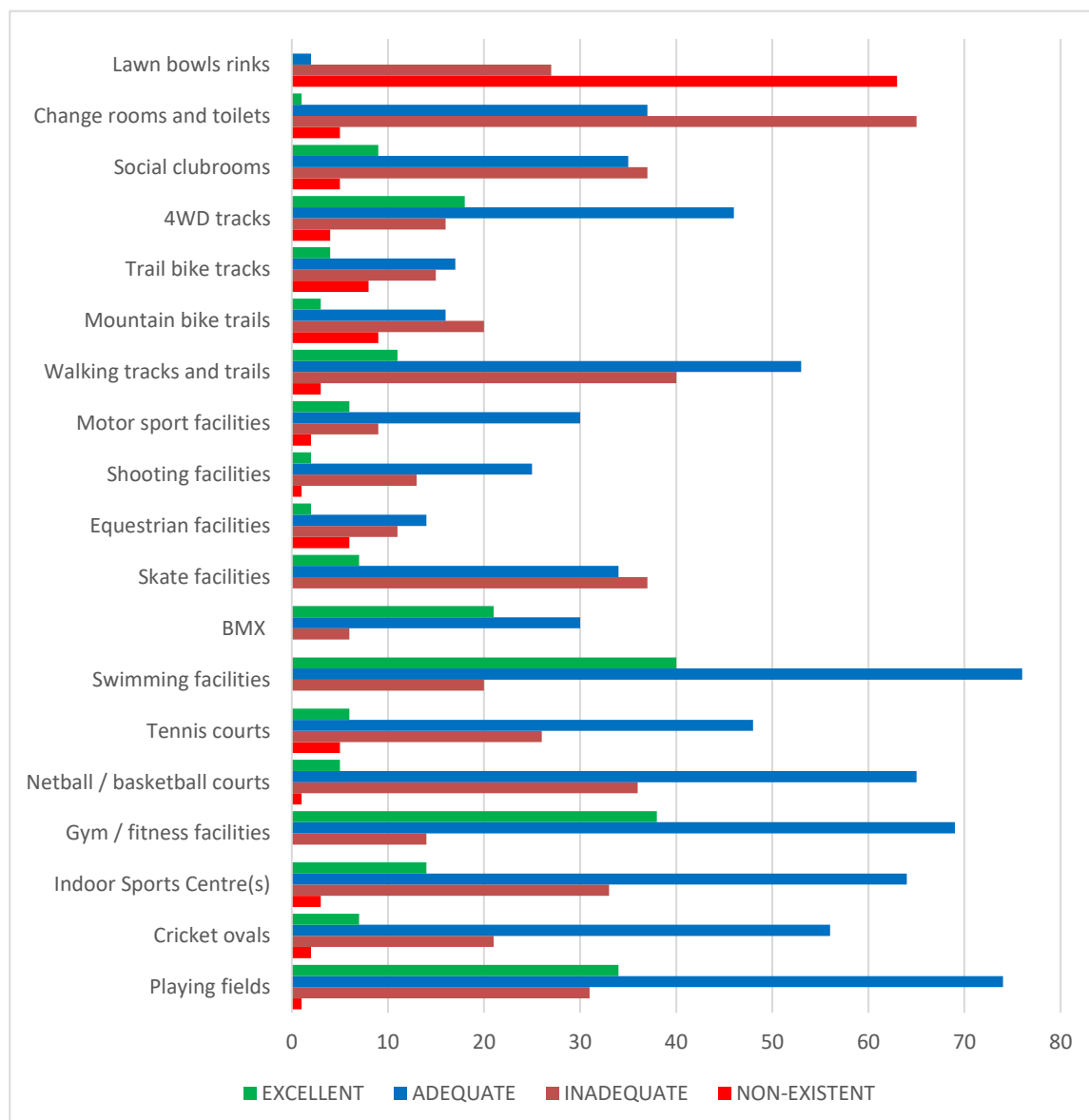


Figure 49 Adequacy of sport and recreation infrastructure - Newman

Most of the infrastructure in Newman was rated higher as Adequate or Excellent. Notable exceptions were the non-existent Lawn Bowls; inadequacy of changerooms, toilets and social clubrooms. Walking tracks and trails, skate facilities, netball and tennis also rated less favourably.

## Nullagine

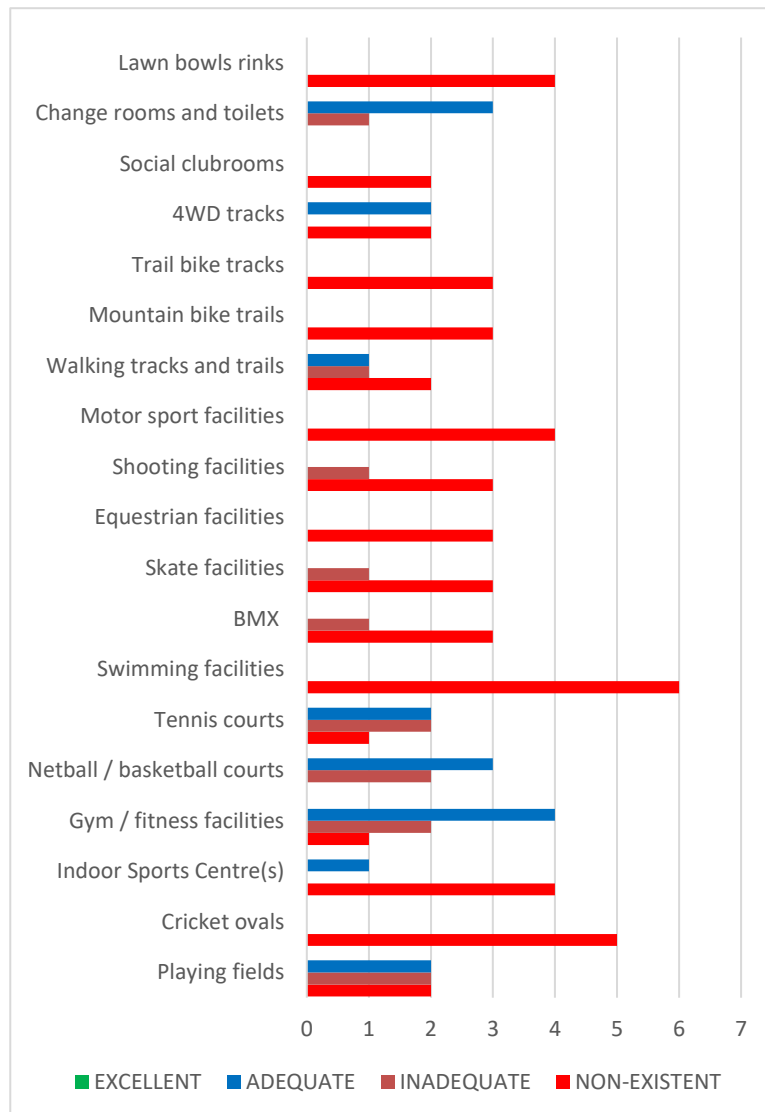


Figure 50 Adequacy of sport and recreation infrastructure - Nullagine

As expected, most of the infrastructure listed was noted as Non-Existent in Nullagine. Change rooms were listed as inadequate while toilets; gym and netball / basketball courts were noted as adequate. The highest response is about the lack of swimming facilities.



## Marble Bar

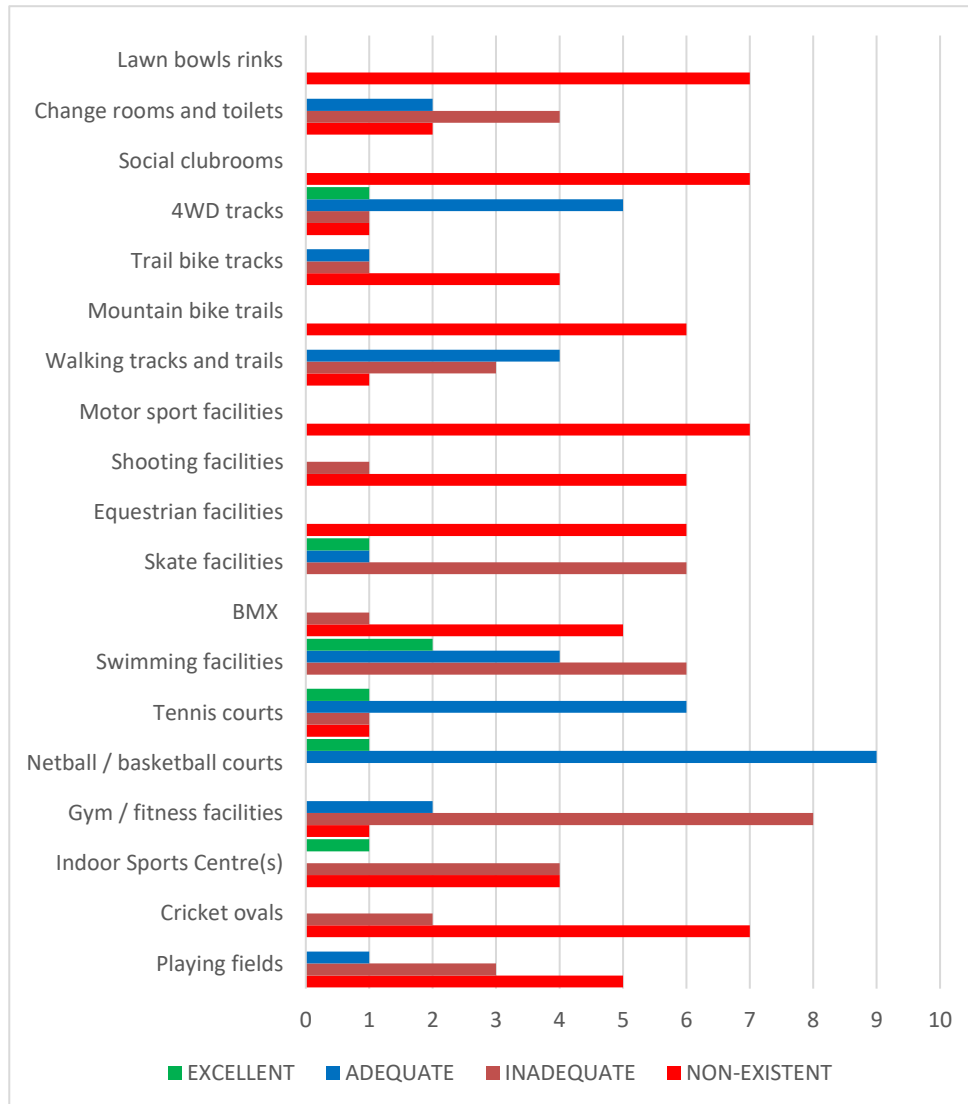


Figure 51 Adequacy of sport and recreation infrastructure - Marble Bar

Again, in Marble Bar, many of the items are noted as Non-Existent.

4WD tracks, walk trails, tennis and netball / basketball courts are listed as Adequate. The swimming pool is noted as mostly Inadequate; however, some respondents have listed it as Adequate or even Excellent, perhaps simply because it exists.

When asked what the main barriers to using local facilities, respondents answered as follows:

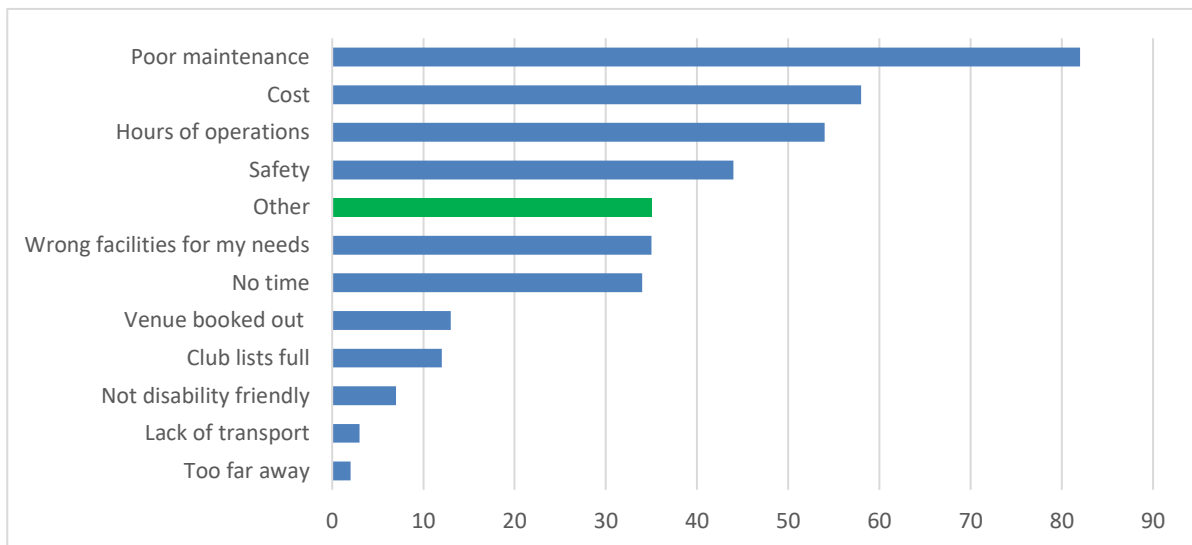


Figure 52 Barriers to using local sport and recreation facilities

Poor maintenance of facilities is the main issue, followed by cost, hours of operation and safety. Additional research indicates that the poor maintenance primarily relates to the grassed playing surfaces in Newman, impacted by overuse and lack of water.

There were 35 'Other' comments with the lack of committed, trained staff or volunteers to program or instruct being raised:

When asked to list recreation facilities not identified so far, that respondents would use, these are the responses that received 2 or more hits:

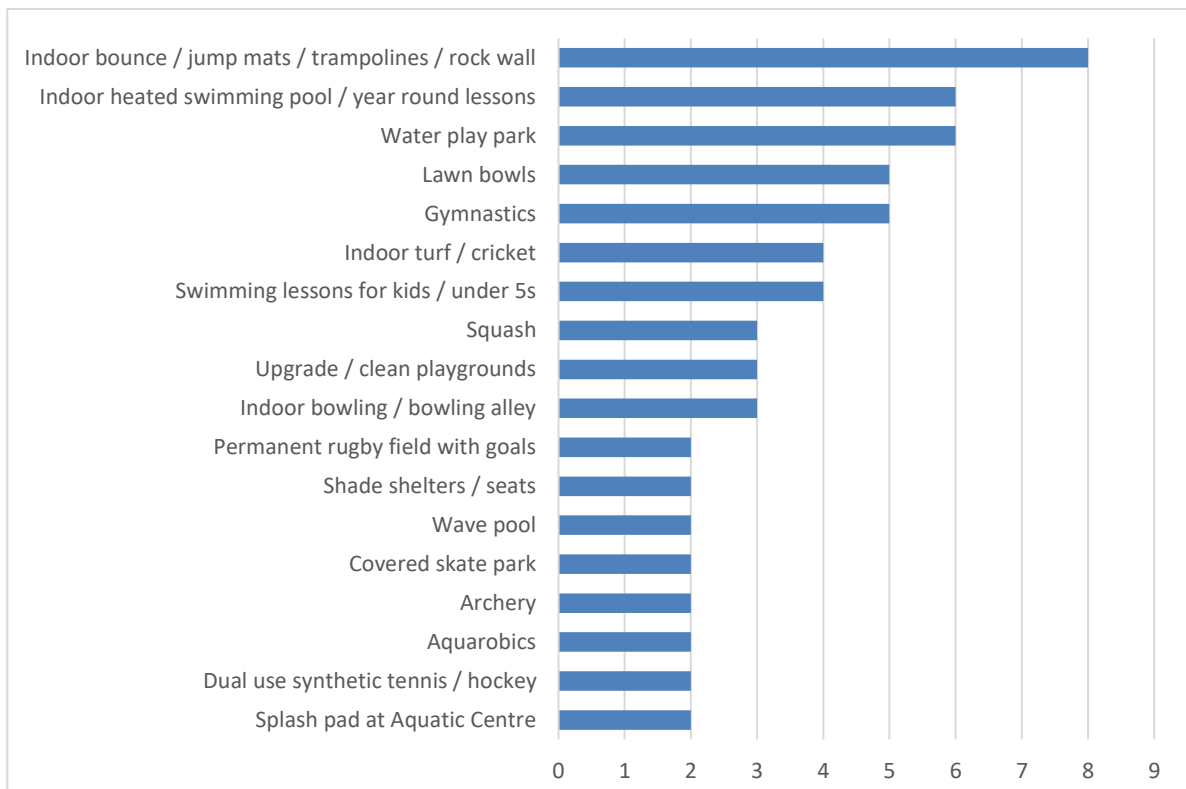


Figure 53 Sport and recreation facilities that you would like to see provided

Indoor activities (bounce, trampolines, climbing walls) were requested far more frequently than anything else, particularly if added to indoor pool, indoor turf / cricket, indoor bowling, and squash.

Having the pool open all year round, with heated water for the cooler months rated highly, as did a water play park.

Finally, we asked respondents for their top 2 issues overall in their respective towns. The results are as follows:

### Newman

Only responses that scored two or more hits are included in the Figure below.

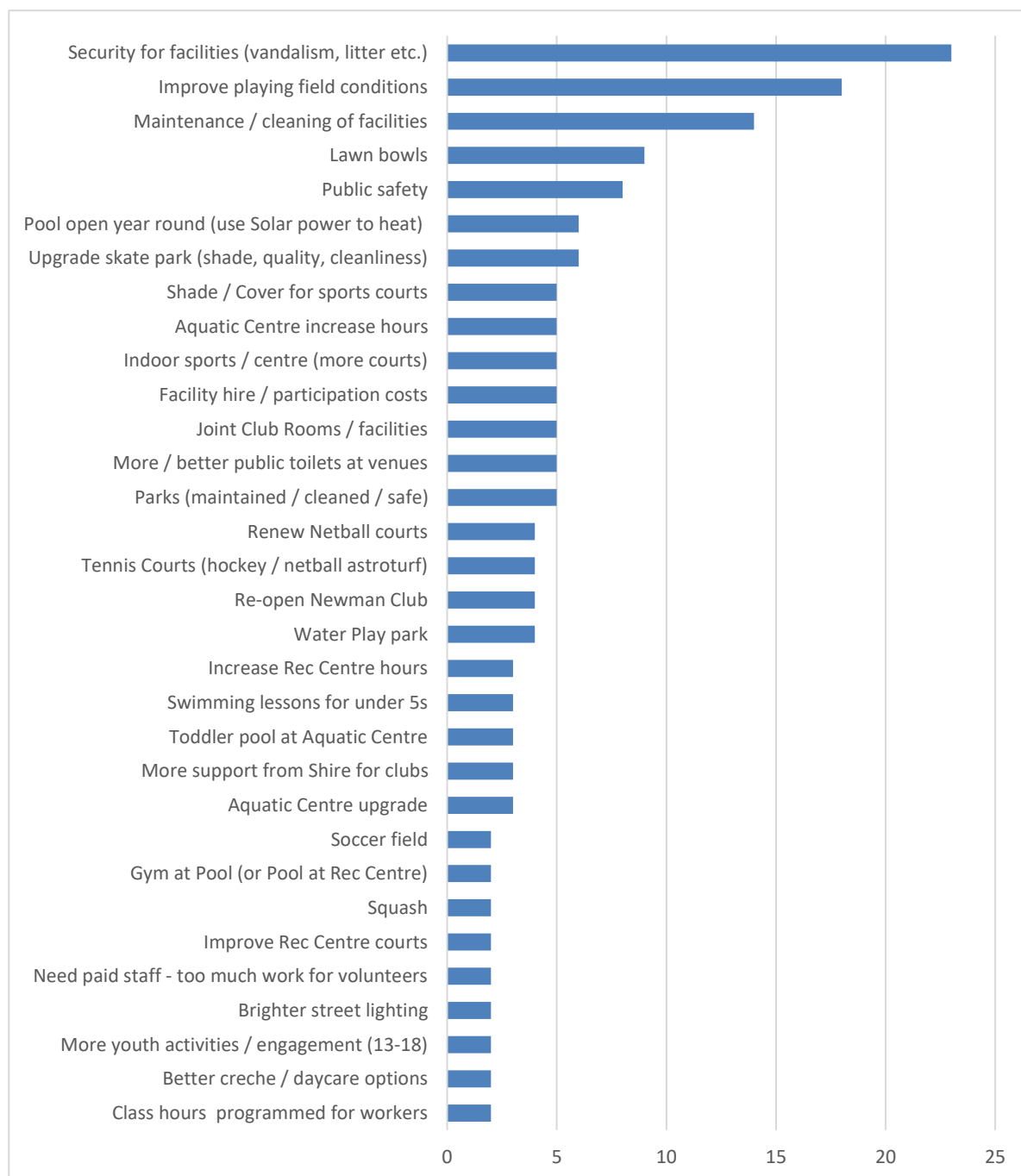


Figure 54 Priority issues in sport and recreation facility provision - Newman

The number 1 issue in Newman was improved security for facilities, noting a recent spate of crime, vandalism and break-ins, litter and smashed glass impacting the various sporting facilities in town. The improvement of playing field surfaces and overall maintenance and upkeep of all facilities followed up as the next important issues.

As there were fewer respondents from Nullagine and Marble Bar, all responses have been listed below:

<b>Nullagine</b>	
Swimming Pool (health/fitness)	5
Community Centre	1
Indoor Rec Centre	1
Skate park	1

Figure 55 Priority issues in sport and recreation facility provision - Nullagine

A swimming pool was listed as the main requirement for the Nullagine population – but less for active recreation than for personal wellbeing and health reasons.

<b>Marble Bar</b>	
Upgrade gym	5
Maintenance / repair / upgrade Swimming Pool	3
Paved paths / trails	2
Upgrade skatepark	1
Swimming events / comps for kids	1
Maintain / upgrade kids Rec area	1
Exercise nodes around town	1
Family entertainment facility for meals	1
Big outdoor play area	1
Shade shelters (green)	1
Universal access to pool and gym	1
Aquarobics	1

Figure 56 Priority issues in sport and recreation facility provision - Marble Bar

The biggest issue for Marble Bar respondents is the gym (location, lack of insulation, poor equipment), and the second one is that the swimming pool is in urgent need of repair.

### 21.3 Open Community workshop outcomes

Workshop / Town Name:	Newman				
Date:	Monday 2.11.2020	Start Time:	6.00pm	Finish Time:	7.30pm
Acknowledgment of country					
<b>PowerPoint Presentation</b>					
1 <sup>st</sup> Activity Top three sport and rec improvements	<ol style="list-style-type: none"> <li>1. Provide / maintain high quality grassed playing fields (Capricorn, Goanna, Emu, Kangaroo, Boomerang)</li> <li>2. Improve shade shelters               <ol style="list-style-type: none"> <li>a. for spectators (specifically Goanna – cricket)</li> </ol> </li> <li>3. Increased security and protection of grounds and facilities</li> <li>4. Improve sports lighting (uniform across all fields to allow for rotation of activities)</li> <li>5. Minimising hire costs (specifically lower cost sports lighting)</li> <li>6. Upgrade / replacement of netball courts</li> <li>7. Outdoor covered hard courts (basketball)</li> <li>8. Pump track</li> <li>9. Aquatic Centre - waterplay area</li> <li>10. Contemporary toilet facilities:               <ol style="list-style-type: none"> <li>a. Goanna</li> <li>b. Hardcourts</li> </ol> </li> <li>11. More school holiday activities (particularly under 10s)</li> <li>12. Storage for local clubs</li> <li>13. Multi-use facility for community use</li> <li>14. Flexible and transparent comms between clubs and Shire</li> <li>15. Indoor courts (volleyball)</li> </ol>				
2 <sup>nd</sup> Activity Rank facilities by importance.	Individual sheets collected, results in table below				
3 <sup>rd</sup> Activity What to do with existing facilities	Individual sheets collected, results in table below				
<b>General Discussion:</b>					
Oval Maintenance	Ground maintenance – grass surface on all ovals – have to keep moving ovals because the turf quality is awful. Vandalism, lack of water, overuse (too many different sports), poor maintenance regime (quality of infill, top dress, repair).				
Lighting	Need to be maintained - increase lighting level on Emu				
Hard Court Replacement	Netball courts need complete replacement				
Security	Security for all the clubhouses: Coordinated CCTV needed: there are cameras, but not working. Police cameras are not linked to the Shire. Capital injection in top quality doors, screens, locks etc. Reduce entrance, exit access options to facilities				
Storage	Storage spaces for all clubs				
Cost of Facilities Use					
Shade / Shelter	Volleyball, Netball, Basketball, etc. undercover				
<b>Detail from exercises</b>	<ul style="list-style-type: none"> <li>• Add features to Rec Centre, such as a hydro spa for rehab, steam room</li> <li>• Exercise nodes a magnet for vandalism, no one uses.</li> <li>• Splash pad for Aquatics centre</li> </ul>				

	<ul style="list-style-type: none"> <li>Bowling club – move to golf club</li> </ul>
<b>Other discussion</b>	<ul style="list-style-type: none"> <li>Consider benefit of activity or sport to community as a whole, regardless of actual participating membership</li> <li>Maintenance debt will accrue, so need assistance with maintaining assets. CSRFF grants can help here, however most clubs can't raise the 1/3 as their running costs are already too high.</li> <li>Nothing provided for little kids. Playgrounds are terrible, dirty, inappropriate, no shade. Would prefer a couple of really good ones, maintained, secure, shaded and get rid of the rest.</li> <li>Diversity of sports...would like Volleyball, Basketball outdoor courts.</li> </ul>

<b>Facilities Ranked by Importance</b>	<b>Points</b>	<b>Rank</b>
<b>Capricorn Oval</b>	<b>429</b>	<b>1</b>
Goanna Oval	377	2
Kangaroo Oval	369	3
Boomerang Oval	353	4
Recreation Centre	341	5
Outdoor courts	327	6
Emu Oval	316	7
BMX track	277	8
Skate park	275	9
Aquatic centre	267	10
Junior Sports Pavilion	224	11
Recreation Centre Sports courts	219	12
Motocross track	216	13
Saints Clubhouse	212	14
Pioneer Clubhouse	210	15
Speedway	205	16
Racecourse	194	17
Tigers Clubhouse	192	18
Walking trails	190	19
Centrals Clubhouse	178	20
Golf course	167	21
Senior Sport Pavilion	159	22
Recreation Centre Fitness centre	149	23
Newman Club	140	24
Exercise nodes	131	25
Cricket nets	120	26
Storage / Little Aths.	115	27
Shooting ranges	96	28
NC Bowls	85	29
NC Squash	74	30
Equestrian facilities	53	31

What to do with facilities?	Maintain keep as is	Extend more of same	Expand add features	Replace with new	Remove not needed
Capricorn Oval	10		5		
• Saints Clubhouse	10	1	2	1	
• Pioneer Clubhouse	9	1	2	2	
• Tigers Clubhouse	10	1	2	1	
• Centrals Clubhouse	10	1	2	1	
Kangaroo Oval	6		4	1	
Emu Oval	8	1	3		
• Junior Sports Pavilion	8	1	4		
• Cricket Nets	5	2	1	4	
• Outdoor courts	1	1	7	7	
Goanna Oval	9		5		
• Storage / Little Aths	2	1	5	2	
Boomerang Oval	5	1	8	4	
• Senior Sports Pavilion	8		5		
Aquatic Centre	5		4		
Recreation Centre	8	1	5		
• Sports Courts	5	2	6		
• Fitness Centre	10	2	3		
Skate Park	4	2	10	1	
BMX Track	5	1	9	1	
MotoX Track	9	1	4	1	
Speedway	9				
Racecourse	6		7		
Exercise Nodes	7	1	4		3
Walking Trails	10				
Golf course	10		8		
Newman Club	2		1	6	2
• Bowls	3	1		7	1
• Squash	4			8	1
Equestrian Facilities	6	1	2	1	1
Shooting Ranges	7	1	2	1	

## Further comments from above activity:

### Playing fields

- Kangaroo Oval
  - Repair / refurbish / replace surface (causes injury)
  - Add more waste bins to both sides of all ovals
- Boomerang Oval
  - Repair / refurbish / replace surface
  - Extend to fit 2 soccer fields
- Water Fountains required
- Maintain all grounds correctly
- Better walking trails up Radio Hill and surrounding bush tracks
- Shade at golf course, outdoor courts, ovals. BMX
- Replace cricket nets

### Aquatic Centre

- Splash / Water play (5-10yrs)
- upgrade to 3 x pools with diving boards

### Rec Centre Fitness Centre

- Add steam room / hydrotherapy / spa
- Extend for more Cardio room
- Expand to allow for non-organised sporting and family activities (in hot weather)
- Add storage facilities for clubs
- Expand indoor space (gymnastics, volleyball, dance, indoor soccer, taekwondo, etc)

### Sports Lighting

- Additional to all grounds for night play after 6pm

### Multipurpose Sports Pavilion

- Combine all clubhouses
- Include all sports (netball, tennis, little aths, etc)
- Add adjacent covered outdoor courts
- Access to courts and oval
- Good change rooms, toilets
- Storage facilities for all sports clubs
- Pioneers
  - Requires cash injection
  - Owned by Shire but not maintained
  - Needs new roof (\$25k)
  - Needs new bathroom / toilets (\$20k)
  - Can't save money for improvements with cost of hire, lighting, court fees/repairs
  - Smells bad

### Security

- Fence around Capricorn Oval
- Security systems to all clubhouses

### Add a Pump track

### Junior Sports Pavilion

- Canteen Kitchen window faces carpark, not sporting ground
- Lack of volunteers to run canteen (impacts operations and fundraising)



### Outdoor (Netball) Courts

- Surface unplayable, causes injuries
- Need new toilets (unhygienic and dark)
- Cost of hire and lighting excessive
- Shaded areas needed (or undercover)

### Sports coordination

- Security
- Infrastructure grants
- Calendar
- Training

### Newman Club

- Replace with new or upgrade
- Members only
- Bowls, squash, pool, TAB
- Dining / restaurant
- Air conditioning

### Skate Park

- Needs upgrade (see Busselton's new skate park)

### Tourist camping

### Add trees to main roads

### Exercise nodes of no value, not used and target for vandalism

Workshop / Town Name:		Nullagine			
Date:	Tuesday 3.11.2020	Start Time:	6.00pm	Finish Time:	7.30pm
Acknowledgment of country					
<b>PowerPoint Presentation</b>					
Activity Top three sport and rec improvements	<ol style="list-style-type: none"> <li>1. Swimming Pool Water playground (24)</li> <li>2. Indoor Rec Centre (air cond. can be used as evacuation centre, with ablutions / kitchen) include a Youth Centre (including day/child care centre) and Arts Centre (23)</li> <li>3. Skate park (skate, scooter, bike) (17)</li> <li>4. BMX/Pump track (1)</li> </ol>				
<b>General Discussion: Facility requirements</b>					
Swimming Pool	<ul style="list-style-type: none"> <li>• Use for               <ul style="list-style-type: none"> <li>○ Swimming lessons / LTS / baby swim</li> <li>○ Training</li> <li>○ Exercise (aquarobics)</li> </ul> </li> <li>• Locate next to Gallop Hall / Town Park not in the village</li> <li>• Size               <ul style="list-style-type: none"> <li>○ Big backyard pool (note that Jigalong has a 5 lane 25m x 12.5m pool)</li> </ul> </li> </ul>				
Indoor Rec Centre	<ul style="list-style-type: none"> <li>• Use for</li> </ul>				

	<ul style="list-style-type: none"> <li>○ Recreation</li> <li>○ Youth Centre</li> <li>○ Evacuation Centre</li> <li>○ Arts Centre</li> <li>● Location options           <ul style="list-style-type: none"> <li>○ Adjacent to Fitness Centre</li> <li>○ Behind the School</li> </ul> </li> <li>● Size / Amenity           <ul style="list-style-type: none"> <li>○ Basketball full court / half court</li> <li>○ Old Roadhouse – check sale status</li> </ul> </li> </ul>
Skate Park / Pump Track	<ul style="list-style-type: none"> <li>● There will be a scooter track around the new park</li> <li>● Locate on Old Basketball Court</li> </ul>
<b>Further Comments</b>	<ul style="list-style-type: none"> <li>● Need to consider medical ramifications of potential sports injuries (nursing post adequate for day to day, but not for carnivals)</li> <li>● Health benefits of swimming pool</li> <li>● When the river floods, the community can be cut off from the town, so pool would have to be on highest ground</li> <li>● No School, no pool a good idea</li> </ul>
<b>Other discussion</b>	<ul style="list-style-type: none"> <li>● Management and maintaining facilities</li> <li>● Sustained maintenance costs and plans</li> </ul>

<b>Workshop / Town Name:</b>		Marble Bar			
<b>Date:</b>	Wednesday 4.11.2020	<b>Start Time:</b>	6.00pm	<b>Finish Time:</b>	7.30pm
Acknowledgment of country					
<b>PowerPoint Presentation</b>					
Top sport and rec improvements or wish list	<ol style="list-style-type: none"> <li>1. Universal Access           <ul style="list-style-type: none"> <li>● Pool</li> <li>● Pathways</li> </ul> </li> <li>2. Shade / Shelter and seating</li> <li>3. Walkways / footpaths           <ul style="list-style-type: none"> <li>● Skate park</li> <li>● Marble Bar Pool</li> <li>● Parks</li> </ul> </li> <li>4. Pathways/footpaths need remediation</li> <li>5. Green space at Rec Shed (include sandpit for little kids, playground, pump track, seating, shade shelter) – mainly for kids/families</li> <li>6. Water fountains</li> <li>7. Playground equipment</li> <li>8. Gym/Fitness Centre – (needs Insulation / better equipment)           <ul style="list-style-type: none"> <li>● Relocate (to back of Shire building or to pool)</li> </ul> </li> <li>9. Tech – no Wi-Fi in town (aside from a bit at the CRC)           <ul style="list-style-type: none"> <li>● Remote systems for irrigation, lighting, dosing, etc.</li> </ul> </li> <li>10. Repair Swimming Pool           <ul style="list-style-type: none"> <li>● Surface</li> <li>● Concourse</li> <li>● Dosing System</li> </ul> </li> <li>11. Use Sports Complex more than just for Race Day</li> <li>12. Blow up screen for monthly cinema (park or civic centre)</li> <li>13. RSL Park – mainly for visitors           <ul style="list-style-type: none"> <li>● No lights in toilet</li> </ul> </li> </ol>				

	<ul style="list-style-type: none"> <li>• Fill and dump point makes it unsafe</li> <li>• Traffic around is a problem</li> <li>• Shift playground to green area near Rec Shed</li> </ul> <p>14. Pump track or basic bike trail connections (trucks making roads unsafe)</p> <p>15. School oval could be used (discuss with Dept Ed)</p>
<b>Further Comments</b>	<ul style="list-style-type: none"> <li>• Only volunteers in town are Fireys</li> <li>• Lots of things can be done inexpensively that would make a huge difference to the quality of facilities, and the capacity to be outdoors.</li> <li>• Exercise nodes? Too hot.</li> <li>• Disc golf?</li> </ul>

<b>Workshop / Town Name:</b> Newman - Thursday	
<b>Date:</b> Thursday 5.11.2020	<b>Start Time:</b> 6.00pm
	<b>Finish Time:</b> 7.30pm
Acknowledgment of country	
<b>PowerPoint Presentation</b>	
<b>Newman Specific Comments</b>	<ul style="list-style-type: none"> <li>• Improve skatepark (site too small, no security, no drinking water, raised too high for surveillance) or provide another facility</li> <li>• Develop a Pump Track (like at Secret Harbour) at Jabara or Willara Parks</li> <li>• Swimming pool needs an upgrade</li> <li>• Netball courts need replacing</li> <li>• Lighting</li> <li>• Shared Footy Club - the overheads of running 4 separate clubs have started to make inroads on the clubs having a multipurpose shared facility (CCS: what about the Newman Club?)</li> <li>• Junior changerooms and toilets are only occasionally used (during an annual festival). The clubroom is too small, there's no ventilation or equipment in the kitchen, and the power is not sufficient (for even two microwaves). Boomerang kitchen is better equipped.</li> <li>• Want to start Rugby League, senior and junior, and need space allocated</li> </ul>
<b>Shire Wide Comments</b>	<ul style="list-style-type: none"> <li>• Equal quality lighting across all playing fields</li> <li>• Shade shelters around all playing fields</li> <li>• Multipurpose facilities</li> <li>• Advanced facilities that are maintained, accessible, affordable.</li> <li>• Shaded all recreation/sport areas</li> <li>• Equal support for all sports</li> <li>• Security           <ul style="list-style-type: none"> <li>○ Fencing the facilities cuts down informal usage</li> <li>○ It is good for mitigating vandalism</li> </ul> </li> <li>• Support for club committees – talk to Hanna</li> <li>• Quality trades and contracts (so that we don't get cheap stuff that breaks easily in these conditions) and to build fit for purpose</li> <li>• Universal Access / Gender neutral</li> </ul>

## 21.4 Consultation notes from November 2020 tour of inspection

Various discussions were held during the tour and inspection of facilities in November 2020. A record of these discussion is included below with input from:

- Shire of East Pilbara officers based in Newman
- Newman Senior High School staff
- V Swans Program offer based in Newman
- Shire of East Pilbara officers based in Nullagine
- Nullagine Remote Community School
- Shire of East Pilbara officers based in Marble Bar
- Marble Bar Recreation shed / Youth Centre
- Marble Bar Police officers
- Marble Bar School staff

Meeting Name	Newman Sport & Rec Infrastructure – Meeting at Shire	
<p>Access Road to Rifle Club – includes other users, but they’re responsible under lease? Michael: didn’t realise that the road was part of their lease. Shire to look at this.</p> <p>Panna Riders building offered to Scouts. What is the Shire doing to do to bring up to speed? Power and water check, minor repairs, crown land vested in Shire, Minister has knocked back lease for the moment. Some of the structures around that area will be demolished. Better to have some good facilities, rather than lots of poor facilities. Build in Moloney scale to assist decisions.</p> <p>Corporate support in place to improve the Panna Riders area, if lease goes through.</p> <p>We are a relatively new team, we need to start working towards raising the level of standard of facilities. Emma does all our leases. Kerry also does inspections. Lyndon: our roles are also newly created.</p> <p>Seems to be that many facilities are old BHP granted stuff, with limited attention / care about the state of those facilities. This is not a sound approach to building quality.</p> <p>Have you ever seen ‘sinking fund’ written into a lease contract? Our groups don’t understand the necessity to have those funds aside for maintenance.</p> <p>BHP can be encouraged to help pay for facilities, but their contribution must be for what is ‘approved by Shire’ by way of an Asset Management Plan. There would ideally be a requirement that the groups put aside money (Renewal Fund) for maintenance in lieu of lease fees. The Shire could tip in a percentage.</p> <p>Lots of changes up here with Mining Companies, clubs are struggling and only living day to day.</p> <p>We will hold strategic workshops to put this in place and we play a key role in bringing about the changes.</p> <p>Do we just give the buildings to the groups and kiss them goodbye? No, not at all, they are Shire assets on Shire land.</p> <p>Oval maintenance – overuse, lack of water, tanks empty - we need to foolproof that system.</p> <p>We are looking at redundancy in the watering systems / tank fill from mains when there’s no effluent.</p> <p>Shire maintained facilities are generally in OK condition. We have to bring Boomerang back to good condition. The pool seems to be in reasonable condition and structurally sound – we need to</p>		

forecast when and where a new pool is required. Would like some of your thoughts from an Asset maintenance / replacement approach.

We are fomenting plans. We need to build better and do better and standardise systems and equipment.

Operational efficiencies – struggling to get staff. How do we change the way we work, including technology, to streamline our efficiencies?

Lighting control is ‘mental’ - the system doesn’t work. Staff spend my weekends on call, turning the lights on manually.

Meeting Name	Newman Senior High School – meeting 2.11.2020	
<p>Use Capricorn oval, Netball courts, Goanna Oval, Rec centre. We have our own oval, but prefer Capricorn.</p> <p>Capricorn preferred as closer to school. Lighting is an issue on all ovals, not user friendly (remotely controlled). No need for Emu...no lighting. Emu not utilised.</p> <p>Netball courts have large cracks all through the surface – for safety purposes, shouldn’t be using those courts at all. 1 court was resurfaced last year, already cracked. No drainage. Subsurface needs remediation.</p> <p>Netball is still strong and growing. Around 12 teams seniors, and 6 teams juniors. All on hardcourts. Toilets have minimal lighting at night time – dangerous for the young kids. Also share 2 sheds with tennis. We need facilities with a kitchen, there are no changerooms. We have taken ourselves out of North West until we have proper courts (can’t invite other teams here). Can’t get court space inside the rec centre – too many other bookings. Out of 6 netball courts, only 1 is barely ok. When it rains, the water remains on court and floods.</p> <p>If netball courts were remade, where? Current location / position is ideal, but need better and bigger – maybe extend across to Welsh Drive. Could manage with 4 courts, under cover would be optimal.</p> <p>Pool – kids walk from school. There is a new outdoor ed program next year, so they’ll do kayaking in the pool. Teachers have all been through bronze medallion. Pool adequate for school purposes. Pool is not necessarily in the right location, removed from playing facilities. Could work better in the Capricorn precinct (where Emu is, as that’s not used).</p> <p>There is a call for more indoor court space overall, all sports.</p> <p>Rec Centre – issues:</p> <ul style="list-style-type: none"> <li>• Owned by Dept of Ed. Have an MOU with Shire for use of facilities, up for renewal in 2024. Some of the conditions are not great.</li> <li>• Our side of gym needs new air conditioning</li> <li>• Storage is an issue – gymnastics needs space, but there isn’t any</li> <li>• Surface in gym 1 needs replacing.</li> <li>• Rec Centre treated as two separate facilities, our side is a bit neglected</li> <li>• Performing Arts room is basic and have no money to do anything with it.</li> <li>• School gym needs upgrading.</li> </ul> <p>What’s missing for youth outside of school:</p> <ul style="list-style-type: none"> <li>• Upgrade of skate park</li> <li>• Cold water access at skate park</li> <li>• Basketball facilities (full court)</li> </ul>		

- Netball courts locked and charge fee; tennis courts open for anyone.
- Youth centre needs redevelopment (include scouts, guides room; indoor play facility)

Fitness trail along Fortescue used occasionally. School doesn't use it, and at night, lights are unpredictable, street lighting and walk trail on radio hill not enough lighting.

Radio Hill walk trail surfaces up and down the hill are steep and dangerous.

What works well?

- Pools are great, and are well utilised
- Junior sports pavilion good, kitchen facilities good, but no air con. and pay for hire is expensive
- Rec centre is good, 24hr gym good, crèche / café good.
- Footy oval good (Boomerang oval really bad - except for dog walking)
- Dog park is really good, well maintained, but could be bigger.

Are pocket parks and green spaces being used?

Yes, always full for families of young kids. Ethel Creek and Willara Park in particular, good. Also across from the cricket nets. Park near netball courts a worry. Lighting isn't safe and playground equipment not maintained.

Caravan Park needs some focus - Boomerang was overflow. It is being addressed. Facilities not good for travellers. Lighting not good.

There's enough grass in town without Boomerang and Emu. Emu good location for a 'Leisureplex' style development, potentially.

Potential need for one shared pavilion facility, because separate club facilities are now old and falling into disrepair.

Venue Name	VSwans program –meeting at Newman Rec Centre	
<p>VSwans – 3 programs - B/Ball, Netball, Football programs</p> <p>Behavioural focus (attendance at school, uniform, volunteering, behaviour) not best athletes are chosen, but best behaved. 150 kids in the program (by application each year). All kids are eligible if they are enrolled at high school.</p> <p>We play based on the numbers that show up.</p> <p>Covered outdoor basketball courts would be a useful facility addition. Would recommend location at Capricorn precinct.</p> <p>There is some land near Boomerang that could be used...but need changerooms, toilets, etc. if we were to put in 2 courts (could be good for our programs – but value in an external court for the kids outside of program.</p> <p>2 staff are employed. In a contract renewal phase with BHP.</p> <p>(Note: BHP has now determined to discontinue VSwans program funding at the end of 2021)</p>		
<p>Extra-curricular activity = volunteering program. Otherwise our program is 3 hours a week during PE school time.</p> <p>Saturday night Hoops is external – Term 4. Provision of boundary umpires. Kick-it Friday arvo term 2. Net Set Go Sunday mornings.</p>		

<p>Basketball – principal program in town</p> <p>It is problematic that there isn't any other basketball facility (other than the halfcourt at skatepark). An outdoor B/Ball court would be great.</p>
<p>Comments</p>
<p>What would you want from this report?</p> <p>1-2 B/ball outdoor courts – (we can pick up the kids that are walking around the streets)</p> <p>The kids hang around the town centre when sport is not on, when it's on, they hang around Capricorn.</p> <p>Most anti-social behaviour, term 4 Saturday nights.</p> <p>Personal thoughts, Sport and Rec:</p> <p>Accessibility to all sports, the town facilities are great, but as a resident and committee member of other sports</p> <p>Security is an issue (so many clubs get broken into). More folks in town for funerals, increase in transient population; complacency because it's been a while since this has happened;</p> <p>Co-locate 4 old clubs into one pavilion with shared facilities / changerooms etc. (better for security). They are old, not well lit, harder to secure 4 buildings than one.</p> <p>Capricorn is a good central location, but do we need all the grass? Goanna could have a cricket pitch on it. Could have a couple of soccer grounds and a touch ground. Can't have all sports on the one surface. Need strategy so that certain facilities are not overused.</p> <p>Majority of different sports have the same people. You'll only deal with 30-40 people across all sports.</p> <p>If facilities are provided, they will get used and supported</p>

Meeting Name	Nullagine Parks & Gardens – meeting 3.11.2020
<p>Biggest challenge? Heat! Town wins the 'Tidy Town', but we do the work, we clean up the rubbish, keep the grass green, do the fencing, the roadworks, grave digging, etc.</p> <p>The rubbish issue has improved a little since the early days.</p> <p>The 'townsfolk' refuse to pick up their own rubbish because apparently 'it's up to the Shire'.</p> <p>Gallop Town Park – kids use it before and after school. We spent a lot of money on underground retic, but it never worked, so money wasted. The oval is used more than the hard courts, kick to kick etc. Footy is pretty big up here. We have 4 parks here.</p> <p>Hard courts – not used very often. The Telfer Youth Group (Ngurra Kujungka) uses it a bit (when they're here). We could use a skate park or pump track. The kids haven't got much to do.</p> <p>Perhaps NP&amp;G could create a pump track with the equipment they already have; and get the kids to help in the construction. The old b/ball court could be used as a base and put the pump track on that.</p> <p>The gym gets used quite a bit – half a dozen patrons at the moment. It needs a new fence.</p> <p>Tennis courts could double as indoor cricket in the cooler months if netting was installed.</p>	

Some folks have motorbikes / quad bikes and there's a bit of hooning. Maybe we could provide some dirt biking facilities, ramps etc. We have the equipment to build it, but we need some land to put it on, and approval from the Shire.

If the Shire can, at a policy level, state that Shire staff can work on 'community' projects for a limited number of hours, would that be of interested? Yes, that would be good.

Swimming pool – have heard that they're having difficulty getting staff. The kids kick and break our sprinklers but what if we have one of those 'dumping bucket swings'. They piss on the barbecues.

Most of the older (white) townfolk are pensioners now. There are no white kids, only indigenous. Maybe a slippery slide might be of value. We had a footy carnival on the dirt oval. There's not that many young kids in town, and they come and go.

The town well (from olden days)...just a hole in the ground. What if we put a brick wall around it, and a roof and pretty it up. We have some of the old telegraph poles...what if we put them there and made a historic park, point of interest. We've got some old mining equipment from BlueSpeck mining days. They could be put there as well.

Meeting Name	Nullagine Remote Community School Meeting 4.11.2020	
<p><u>Proposed Pump Track</u> - Unsure if lighting on old basketball court is functional. If there's no shade cover, the kids won't use it during the day. The development must have shade sails over dirt track, with cracker dust over the top.</p>		
<p><u>Swimming pool</u> - large domestic backyard pool, and health benefits of pool. Local mining company expressed interest in being involved. Idea of a Community Pool - membership concept floated. School Principal thinks it might work in this community. People haven't been given a chance. Their community is leased, and PDC / Feds want them to move into town.</p>		
<p>Nothing should happen in this town unless it's pushed by Community. We have excellent attendance at the school, which is why the new housing is being considered. If a pool is built in town it would be better.</p>		
<p><u>Rec Centre</u> – could be used as evac centre. The school is not the ideal place as there are no facilities. Consider retrofitting the old Roadhouse as a community space. There is a need for child care services, particularly as it upskills the children and prepares them for school. There are some of the Community ladies that would work within the childcare area. Locating the Rec Centre at the Roadhouse would be great for tourism as well, and it would work for giving the growing kids a reason to be / stay here, with some more vibrancy in town.</p>		
<p><u>Community</u>: everyone has their own agenda. Staff turnover is high in Dept of Communities, so we don't get to create strong relationships, so these things have to be driven by community. There is a group who is strong enough to drive these projects if given an opportunity. There are some younger ladies and men who, with guidance, could and would do it.</p>		
<p>The link in this is PDC, not the Shire. The community will have an AGM soon. They have to talk about forfeiting the lease in community. Idea would be to get the community facilities conversation on their agenda and have them take ownership and drive these concepts themselves. The school is teaching the principal of empowerment. Nullagine is a nice place to live, everyone gets on well. There are 30 kids in school. PDC is working with us.</p>		
<p>What's missing from the above list? - nothing else at the moment aside from pool and rec centre.</p>		



Meeting Name	Marble Bar Coordinator Meeting at Shire Office 4.11.2020	
Comments		
<p><u>Nullagine needs?</u></p> <p><u>Skatepark</u> would be good. The kids use scooters and bikes a lot; needs shade; needs to be well considered and easily usable. Newman is the hub of SoEP, investment into Nullagine is difficult to justify, but a multipurpose facility there would guarantee longevity and use.</p> <p>The people in Nullagine and Marble Bar don't like each other. Nullagine has a bigger racial difference, Marble Bar folks just don't like each other. Politically, any development of pool or rec centre in town, not within the community space.</p> <p><u>BMX / Pump track</u> on old basketball court?</p> <p>Doable as long as there is seating, shade, trees planted (so kids can use and parents can congregate). Arts should be done in consultation with Martumili. There was some political unrest when Arts was done in Ashburton (in the community).</p> <p><u>Swimming Pool</u> the CRC committee is self-imploding, there aren't many local leaders in town. Because you are dealing with Hydrochloric acid, etc. you need someone who can absolutely manage that safely. Pool would be good, but not confident a local person could run it.</p> <p>Community membership model for the pool?</p> <p>Could work but concerns about continuity. The Irrungadji people really care for their kids, keep them in line. They have male leaders. The opportunity for the community run pool is there, it's ambitious, but certainly a possibility. The connection would be Bruce Booth / Francis (chairman of Irrungadji community). Or even discuss with NK (they have strong connection with Irrungadji). Need consideration for Elders being able to use the facility if it is ultimately built.</p> <p>The current <u>Youth Centre</u> old building that is getting demolished...if a pool is built, that plus Youth Centre could be all in the vicinity of Gallop Hall. It is doable if done well and with consideration.</p> <p>Rec Centre + Evac Centre would be really good in Nullagine. Generally we get water, so we would need to withstand flooding.</p> <p><u>Marble Bar needs?</u></p> <p>It's a good day if you have 30 kids at school, so hard to justify investment. A <u>pump track</u> would be better than a skate park. The current skate park is used by bike and scooter and carts. C</p> <p>Should the skatepark be removed, or just add the pump track?</p> <p>A great option would be to have the pump track surrounding the existing skate park (also to mitigate the gravel). There are lights already. But there needs to be some grass space, shade shelters and seating for adults.</p> <p>Youth engagement officer was advocating for the side of the rec shed to be opened up to allow for an outdoor area. It was previously put in the too hard basket, but this could connect the rec shed, skate park, basketball court and make the seating central and create a hub.</p> <p>Evac centres at Civic Centre and also at Rec Shed. There is only 1 generator (which goes up to the Civic Centre). We have to accommodate Warralong, station folks and other communities. So could use another generator.</p> <p>The basketball courts are clean and tidy, they have lights. Used weekly in cooler months (Thursday nights – run by police – 10-20 kids at a time). They accommodate tennis nets, but not used often.</p>		

The Pool gets used all the time and needs repaired or replaced. Structural assessment in indicates systemic failure. Perhaps replacement would be better.

All recreational activities we need to consider all demographics, tourists, bikes / scooters. Working with CRC to revamp the heritage area. Upgraded pathways need to be dual use. Brick paved paths in town need maintenance renewal.

Marble Bar Sporting Complex is a bone of contention. It gets used once per year for races. We were going to use it for a sporting carnival, but we were told it was not safe enough. If it's not safe to be used, why are we running an annual alcohol fuelled event? If it is unsafe, that needs a safety audit and assessment. Toilet facilities need improvement. The centre area was a nine-hole golf course and football oval. If the centre part can be improved and the whole venue freshened up, it could be used for school carnivals that would be great. Income from the races brings approx. \$250k into the community (pub, caravan park).

The bar could be turned into a 360 degree bar for quicker service. This is under cover. Food van area could be improved with regards to traffic flow. Stalls could be moved to accommodate a better food truck layout.

Needs a better allocated space for the temporary toilets.

A lot of money spent on there for 1 day a year. There are figures on the costs (hundreds of thousands of dollars per year) and a solid week of work immediately prior to the event as well as routine work all year.

Approx. 2,500 folks come through the door for the Race. This is part of the country race circuit. It's big money, it's iconic. The area gets completely filled with campers. There is good water supply (bore water). 11-12 sprinklers run at a time, and the bore works fine for the moment. There are above ground pipes from previous. It would take a fair bit to get grass back on it. At the moment, it's weeds and gets slashed. Need a maintenance audit on existing facilities. Spectator area could be extended (into the parade area). It gets mowed monthly and visited daily for maintenance.

Would be good to have solar run underground PVC retic at the complex. Currently getting quotes.

Bore water is bad quality, calcium blocks everything up. We get someone in from Hedland to clean up the equipment as needed. We have another bore down at the river that fills the tank, we water the town parks with that. WaterCorp maintains that. We have enough free water to maybe water more parks with free water.

-----  
Had to pull all the rusted tables out of the RSL park, could use some waterproof seating, tables and shade there.

Meeting Name	Marble Bar Youth Centre Meeting at Rec Shed 4.11.2020	
<p>Most kids don't have computer equipment at home, but can use the equipment at the Rec Shed.</p> <p>Gumala had a playgroup, but families moved away so that folded.</p> <p>The local kids like basketball, football, don't skate on the skate park (which is at least 6 years old), but sometimes use it with scooters. Footy can be played on the school oval, kick to kick on the basketball courts. No shade on the courts.</p> <p>Rec Shed is open 5 days a week, 2.30-4.30pm Mon-Fri. Location adjacent police station good, kids can get their bikes fixed. School attendance patchy because families are transient. At present there is law business...families just pick up and leave. Sometimes there are schools they can attend where they go, sometimes no school. There's a big funeral this weekend, all the kids from Newman, Hedland etc. will be there. Warralong is different language group – they have a school.</p> <p>Rec Shed is too closed in...no ventilation. Kids like to look outside. There was a previous request to have a sliding glass door and windows to look out over basketball courts. We can't see what's going on out there. Maybe we should partition off the computer area?</p> <p>Basketball court access gates aren't suitable for disabled ramp. We need further amenity for Thursday night games. If there is shaded grass and seating area with (perimeter fence) to watch the basketball. Maybe a sand pit for the kids. Move the gym to the Civic Centre, away from the youth centre, because it's a safety issue with the FIFOs.</p>		

Meeting Name	Marble Bar Police Meeting at Shire Office 4.11.2020	
<p>Q: How do we improve sport and rec opportunities in Marble Bar?</p> <p>Basketball courts work well. They get used all the time. We are getting new nets.</p> <p>The Rec Shed is good. New treadmill coming for the gym.</p> <p>Average age of person who uses the gym – kiddies or old blokes. Not much in the 25-40 age groups. Gym location: good – we can keep an eye on it. Police monitor who goes in and out.</p> <p>Would ultimately like it insulated and carpeted, user friendly, but optimally would like it relocated to behind the Civic Centre.</p> <p>If we add a shower block at the Civic Centre and put the gym here, we will have upgraded the Evac Centre. The gym is a visual barrier between the skate park and basketball courts. If we took the gym out, added a pump track to connect with the proposed grass area next to the basketball courts, that would make a good facility connector.</p> <p>Police run the Thursday night basketball program 52 weeks a year, for 1-1.5 hours depending on kids level of interest. We provide food for after. There used to be a pool volleyball session, but the pool manager left, so that folded. Also the kids come and go, that can end a sport.</p> <p>Ngurra Kujungka come through but for Martu only. Fair Game have also come up. In terms of consistent programming, only what the Police do. There is some local conflict and a divide in the community, so that impacts programming.</p> <p>Kids under 12 can't come into facilities without an adult, so there's a gap in demographic provision.</p>		

Pool – Warralong is coming twice a week (50 students). We’re doing water polo between 5-6pm. Pool has been drained a number of times, the liner is peeling off. For this remote location, it’s a good facility. Nothing in town is structured, so the pool attendance numbers can fluctuate between 4-20-50 per day. It’s a good health benefit to the kids.

Approximately 40 Aboriginal men and 50 Aboriginal women in town with 30-35 kids. The men rarely go to the pool, only occasionally with the kids.

The Gooda Binya mob won’t go in there – they prefer to drink at home. Three of the houses in town are liquor restricted (through Dept of Communities). Adults who reside there, can’t buy alcohol or drink on the premises. If there’s water at Chinaman’s Pool, they’ll drink there in lieu of the aquatic centre. Marble Bar Pool (river) is used by the locals, families. When water levels are high there is a strong current.

Popular in Tourist season. Stays nice for 2-3 months. Temporary events and infrastructure OK, but nothing permanent.

The town is lucky to have the amenity it does for the population size. The student numbers are dwindling – in the last few years it’s gone from 68 to only 12 recently.

Meeting Name	Marble Bar School Meeting at School 4.11.2020	
Comments		
<p>Organised sport depends on numbers and they’re not great at the moment. Used to have about 60 kids (both indigenous and non-I), now we’re down to about 10-20 kids – all indigenous.</p> <p>We have 1 year 10, 1 year 8, 1 year 7 students.</p> <p>Not sure if the town population has decreased, or it’s maybe a shift in demographics, or maybe the kids just aren’t showing up. There’s lots of Sorry business going on. Used to bus the kids in from Gooda Binya.</p> <p>What works in the town?</p> <p>4 years ago, Shire Coordinator was great, worked in with the school. CRC was great. The pool manager was brilliant...the networking between us was really good.</p> <p>At the moment, I don’t hear from either the Shire or the CRC very often. Some interaction with the pool manager but observe that grass not maintained, the paint is stripping off the pool shell, concourse if cracked and changerooms look dirty (stained); the facility is not welcoming,</p> <p>No communications from the Rec Centre. The town is looking a bit run down.</p> <p>There is a cohort in the community (non-I), old timers, who are a bit antagonistic, never satisfied. Only advocate stuff for their needs, rather than the community as a whole.</p> <p>The facilities are not utilised a lot, yes, the kids do ride bikes about here.</p>		

## 21.5 Additional key stakeholder consultations

Conversations with key stakeholders held after the November 2020 visit are captured below.

### 21.5.1 Skate park petition - Newman

The Shire received a letter of request from a local school teacher and petition with 284 signatures requesting an upgrade to the existing skatepark. The letter raises the following points:

- There is a group of very talented, experienced and professional riders in town
- The current facility is considered too small and has design flaws
- An appropriate new facility would include extensive shade, seating areas and picnic and BBQ facilities and lighting of the skateable space and surrounds
- An expert skatepark designer should be engaged to work with the local community to design the new park
- The new park should be capable of hosting competitive events
- the letter writer is seeking external funding support to relieve the Shire of making a capital contribution.

### **21.5.2 Community Health Nurse - Nullagine**

A major issue in Nullagine is a disassociation with mainstream life and therefore no jobs, no opportunities and no motivation to participate or do anything. A second major issue is alcohol abuse which is prolific and debilitating and fuelled by ready access to funds and alcohol with no motivation to change.

Largest number of presentations to the Nursing Post are occasioned by infections, predominantly respiratory.

Organically the physical issues are head lice, coughs and colds and runny noses. Diet choice is poor and mal-nourishment is prevalent rather than children being under nourished. Convenience foods are high order consumables.

Population is very fluid and variable with a usual resident group of 30-40 and often times up to 100 or more. Houses readily have 12-15 people sleeping at night and the people readily move from house to house. Community celebrations and funerals can see as many as 150-200 people in town.

Forms of accident / fighting injuries is high.

There is very poor social awareness, poor social cohesion and a lack of interest in or desire to address personal hygiene and wellbeing requirements. This manifests in a variety of health issues.

There is some emerging local leadership and possibility for a governance structure to be established with the Irrungadji community and local police.

There are plans to replace 5 derelict houses in the village with alternative houses in the township.

### **21.5.3 Royal Life Saving Society**

Royal Life Saving Society WA Chief Executive Officer indicated strong support for swimming opportunities to be provided in Nullagine and that RLSS has a large body of information on the health and other benefits to the local community.

He noted that the State has taken over the 8 remote Aboriginal community pools in WA and has an agreement with RLSS to operate the pools and advised that pools developed to serve Aboriginal communities must provide opportunities for a celebration of local culture, and for health purposes must allow for total immersion.

The CEO indicated he would support the development of a pool in Nullagine pool and would readily include it within the RLSS contract if funded.

He advised that a Group 2 pool (e.g., schools, learn to swim centres and hydrotherapy pools) or Group 3 pool classification (e.g., retirement homes, grouped dwelling developments and caravan parks) may be a worthy alternative to providing a typical Group 1 public swimming pool such as in Newman. Note that the Marble Bar pool could be classified as a Group 2 pool but is operated by the Shire as a Group 1 facility with a Shire appointed aquatic centre manager.

Group 2 and 3 pools do require a qualified activity leader, but not a technical operator (lifeguard or pool manager) to be on site at all times.

In this regard it is noted that in November 2020, the WA Government announced that year 11 and 12 students can now be trained as qualified swimming instructors who would meet the qualified activity leader criterion.

RLSWA will deliver two new 'job ready' short courses, which are fee-free for concession students, certain age groups and jobseekers as part of the WA Recovery Plan.

The Swimming and Water Safety Teacher Skill Set will equip participants to perform water rescues, and teach water familiarisation, buoyancy and a variety of swimming strokes. The Pool Lifeguard Skill Set will teach participants how to perform water rescues, administer first aid and oxygen, and supervise in an aquatic environment.

The training will be available across the metropolitan area and in specific regional centres. Participants will also receive ongoing support and mentoring.

#### **21.5.4 Department of Education - Nullagine Remote Community School**

The Manager Strategic Asset Planning at the Department of Education advised that the current position of the Department is not to provide swimming pools in schools. The existing pools are legacy issues.

The prevailing view is that swimming pools are community facilities and should be provided by local government and the Department would prefer to have the existing school pools removed. There would be zero support within the Department to be involved in the provision of a pool in Nullagine, noting that Marble Bar should be seen as a special case and that the facility is operated by the Shire with a shared responsibility for maintenance.

Any prospect of the Department being involved in any swimming pool provision in Nullagine would need to be top down driven via the Minister, potentially initiated by support from the local member.

#### **21.5.5 Department of Education - Nullagine Remote Community School**

The Principal of the Nullagine School was consulted on a number of occasions, both in person and by telephone, to ascertain the key recreation needs of the community and how they might best be delivered. He noted that unlike many remote schools, attendance at Nullagine was very high and behavioural problems were low.

The Principal proposed the establishment of a community centre / artist's studio space for the people of the Irrungadji Village to create and then sell their art as both a means of social and recreational endeavour but also to provide an income stream. The Irrungadji are part of the Martu people who operate the Martu Milli Arts Centre in Newman and a collaborative arrangement for instruction, exhibitions and sales could be developed.

Opportunities to utilise the disused Roadhouse building and the Gallop Hall were discussed.

The Principal was also supportive of the community's wishes for a swimming pool in Nullagine, noting that students are regularly taken to Marble Bar to use their school pool for

relief on hot days and for carnivals. He believed that a school pool in Nullagine, similar to that provided in Marble Bar would not be supported by the Department of Education but proposed that the best location for a pool was on Department of Education land adjacent to the Town Park, hard courts and Gallop Hall.

#### **21.5.6 Department of Education - Marble Bar District School**

The school staff are keen to see the pool maintained noting that there is considerable remediation works required. The pool is an integral part of school life and services an extended community including people from Nullagine and remote Aboriginal settlements such as Gooda Binya.

#### **21.5.7 Department of Communities (Welfare Centre)**

Discussions with the District Emergency Service Officer for the Pilbara revealed that while there are emergency evacuation centres in all townships, any option to access improved facilities complete with showers, separate sleeping areas, additional rooms (e.g. for COVID evacuees), commercial kitchens, etc would be welcomed.

The Newman Recreation Centre, the principal evacuation centre, is fit for purpose, however, additional storage would be beneficial.

Both Nullagine and Marble Bar are prone to cyclonic flooding and currently poorly provisioned.

In Nullagine, the only secure site in a 1 in 100 year flood event is the school which involves use of three rooms for catering, sleeping and ablutions, all which require external access. The school is not compliant as facilities are without safe covered access from room to room.

The Gallop Hall also offers a respite venue with good cooking and storage facilities but again the toilets are external, and it is within the 1 in 10 year flood plain. There is no other existing infrastructure in the town outside the flood zone.

Discussions discounted the future use of the Nullagine old roadhouse noting that it was within the flood plain and additionally would require toilet and shower facilities to be added under the main roof in addition to general facility refurbishments.

In Marble Bar, the Rec Shed and Civic Centre are both capable of serving as emergency centres. They are on elevated sites that would not be affected by flood. However, neither the Civic Centre nor the Rec Shed have self-contained internal shower facilities.

#### **21.5.8 Ngurra Kujungka**

Ngurra Kujungka (NK) is a community driven regional sport and recreation organisation, delivering tailored programs to improve health, sport, recreation and employment outcomes for the people of the Western Desert. Supported by Newcrest Mining, the Martu Charitable Trust and various government agencies this organisation is the principal provider of sport and recreation activities (outside school) in Nullagine and offers both in term and vacation programs for local Martu youth. The organisation has two Martu recreation officers based in Nullagine.

Discussions with the Program Manager revealed strong support for the installation of a swimming pool in Nullagine. Mike indicated the preferred location would be close to the Gallop Hall and advised that some lanes for competition (not necessarily 25m) would be useful. They currently go to Marble Bar because it is the only option, but it's a long journey and not in their service area. They would use a pool in Nullagine regularly, primarily out of school hours, and ensure their staff are suitably qualified to access the pool under Group 2 requirements.

He suggested that the Irrungadji Oval should remain 'authentic' and as is. He also indicated that WA Police may be able to provide bicycles to Ngurra Kujungka for recreational programs. The construction of a pump track in Nullagine (on the old basketball court) is roundly supported.

### 21.5.9 Pilbara Development Commission

Discussion with Senior Regional Development Officer revealed that the PDC is proposing to decommission a series of houses within the Irrungadji Village and replace them with up to five (5) new houses within the Nullagine township. This is part of the Pilbara Town Based Reserves initiative being led by the PDC to ensure that Aboriginal people living in Pilbara town based reserves receive the same services and opportunities and have the same responsibilities as residents of the town.

The lack of serviced sites (some are held in private ownership and not for sale) and the extensive flood zone encompassing most of Nullagine presents limited options for the new houses. Nonetheless these houses are scheduled for construction by the end of 2022 year.

For Nullagine, the construction of these houses in town would encourage greater assimilation and integration between residents of the township and village. It would also provide greater accessibility for township residents to the recreation and community facilities in the town.

Richard indicated that the PDC does not have funding opportunities for the development of recreation facilities such as a swimming pool but would be supportive of such infrastructure being developed to improve wellness and community integration.

### 21.5.10 Newman Club

Representatives of the newly elected board of the Newman Club were consulted on two occasions. Both representatives had been committee members in the past and have returned in an effort to resurrect the Club and make its services available to members once more.

Since the club closed on 2018 membership has dropped away and now sits at around 60 compared over 1,600 in its heyday. The unrestricted Cub liquor licence has been cancelled.

The Venue is now in a disused condition and whilst basically sound it will take some considerable work (and money) to refurbish and return to service. It was noted that a recent storm (late February 2021) caused significant damage to the function centre however these repairs should be covered by insurance.

The Club is currently awaiting the return of the title deed having discharged the mortgage. The intention is to sell portion of the freehold land owned by the Club to help reactivate the facility.

Discussions established a very high level estimate of the cost to return the club to service as follows:

Reinstatement activity	Estimate	Possible source of funds
Extinguish existing outstanding debts	225,000	Land sales
Refurbish squash courts	50,000	Grant funding available
Install new synthetic bowling green	350,000	Grant funding available
General club refurbishment (paint, carpet etc)	50,000	Volunteer / member support
Systems updates: CCTV, POS, management	50,000	Land sales
Minor improvements	50,000	Volunteer / member support
<b>Total</b>	<b>775,000</b>	



The Club representatives remain optimistic that the Club can be rejuvenated. They do, however, acknowledge that there is a significant cost and resource burden that needs to be met and they will be heavily reliant upon land sales and grant revenues to be able to reopen. The ultimate decision will be one for the members and a new constitution is to be considered at the next meeting in early March.

It was discussed that should the membership determine that the Club will be unable to reopen, that the Shire may wish to step in, particularly in regard to the squash courts, which could be refurbished and operated independently from the balance of the club.

Should the Club fail, the site and buildings could be sold in its entirety and repurposed. The land is zoned Town Centre which is to provide for retail shopping, office and commercial development, and social, recreational and community activities serving the town as a whole.

### 21.5.11 WA Football Commission

The WAFC routinely inspect AFL facilities around the state and produce an audit report. A copy of the evaluation report on facilities in Newman dated December 2020 was provided with support from their Regional Development Specialist and Manager Facilities and Events.

The entire site was rated as a regional level venue (the primary level of use) and scored 61 out of 150 or 40.67%. This rates as the lowest Local or Regional Level Venue that is used as a home base for Community Football across the Pilbara Region.

Capricorn oval was previously (2019) deemed to be of very poor quality with safety concerns identified. In 2020 it was rated highly following a period of low use (Covid-19 impact) and access to adequate water supply. Even though the oval measured slightly smaller than recommended dimensions this was not considered a problem and did not require remedy. Lighting on Capricorn Oval, while designed to produce 500 lux, which is well above regional club level requirements is patchy. The uniformity of the lighting needs to be addressed by replacing blown or inefficient lamps and refocussing the installation.

Each of the 4 clubhouses were audited and each rated as poor with multiple quality issues identified. The conclusion was that these facilities are reaching end of life.

The areas of concern and scores where applicable are summarised below:

- Showers not enclosed, no accommodation for female athletes (<sup>8</sup>/<sub>50</sub>)
- Poor quality clubrooms (<sup>6</sup>/<sub>25</sub>)
- Lack of umpire's facilities (<sup>0</sup>/<sub>12</sub>)
- Lack of timekeeper / referee room
- Lack of cleaner's rooms
- No separate first aid or medical room is available for general public access
- No separate office or meeting room
- No external servery for bar and canteen
- No public address system
- Limited spectator seating (covered)
- Inadequate supporting amenities (<sup>5</sup>/<sub>15</sub>)
- Interchange benches and coaches' boxes smaller than recommended

The report did recognise improvements (such as a new kitchen to Pioneer's clubhouse) and a number of elements were rated as adequate / compliant including parking, sports lighting and the existence of a siren, game clock, interchange stewards' bench, accessible entry and the various clubhouse bars.

In Nullagine there is a dirt surface oval alongside the Irrungadji Village which is used by local residents and visitors from other Western Desert locations for regional competitions organised by Ngurra Kujungka. While a dirt oval is considered fit for purpose by Ngurra Kujungka it is noted that there is no shade, lighting or amenities at the oval. The nearest amenities are in town or in the village. This level of provision would not be acceptable for WAFC sanctioned events or competitions

The Town Park in Nullagine is a small, grassed space, located between Gallop Hall and the hard courts. This kickabout area is used for sporting activities by the school and visiting organisations from time to time.

In Marble Bar there was an oval inside the racetrack at the Sporting Complex about 5 km out of town. The ground is no longer maintained. The school oval is the only grassed sports area in Marble Bar at present. It is suitable for junior football but there is no regular organised sport in the town.

### 21.5.12 WA Cricket Association

The WACA Cricket Managers Peel and North West were engaged to discuss cricket provision in the Shire. They acknowledged the absence of cricket facilities in Nullagine and Marble Bar and advised that there is no evidence of interest in the sport in these areas, potentially linked to the absence of any indigenous role models in the cricket (in stark contrast to football). Should any efforts be made to initiate cricket in these remote towns the most appropriate option would be to use a transportable 'Flicx pitch'<sup>23</sup> rather than try and install a wicket.

Cricket accommodation in Newman was considered more than adequate with goanna designated as the principal ground under lights and the option to use Emu as a secondary oval, noting that while a wicket is installed, the lighting does not comply with standards for night competition.

The WACA Cricket Managers indicated they had received a funding application from the Newman Association to upgrade lighting on the cricket practice nets to allow night time practice.

Discussion proceeded to the suggestion to relocate the practice nets to the north west corner of Goanna in a bid to concentrate cricket on this ground. This was supported subject to the relocation being made as part of the program to upgrade the lighting to prevent rework.

The option of an outdoor 'indoor cricket' facility was pursued, similar to Karratha with the practice nets being designed to allow for nets to be tensioned into place to create an indoor cricket venue. While this was considered feasible (but not yet attempted) an alternative would be to provide netting as part of the proposed covered court adjacent to the hard courts and under the roof extension from the proposed multipurpose clubhouse and function venue.

A full covered area measuring at least 22m wide x 37m long would allow netball, basketball and tennis to be played under cover, and with tensioned netting installed would provide two synthetic turf areas, each measuring 11m x 30m. This option would however require the court surface to be synthetic turf suitable for cricket.

---

<sup>23</sup> [https://flicx.com/case\\_studies/2g-flicx-pitch-in-australia/](https://flicx.com/case_studies/2g-flicx-pitch-in-australia/)

### 21.5.13 Basketball WA

Information provided by Basketball WA's Pilbara Development Officer and Deputy CEO identified a facility provision hierarchy to grow basketball participation in the Pilbara as follows:

1. Provision of outdoor courts, both full size and half court to allow 3-on-3 competition
2. Addition of lights to courts to allow night time (cooler) activity
3. Installation of shade over the courts, either by shade sails or a permanent structure

The only indoor courts (at the Newman Recreation Centre) are considered adequate and there is no evidence of demand for additional indoor facilities.

Full court or half court outdoor facilities in Newman are the priority. This will enable the introduction of low cost, consistent, sustainable programs such as Aussie Hoops, Junior Development programs, 3 on 3 tournaments, a senior's competition and much more. Basketball WA has the resources and would be keen to initiate and oversee these programs developing a local association, player and officials' skills and a volunteer base.

Basketball WA's preference would be for the three netball only hard courts in the Capricorn precinct to be multi-marked, each with a reversible netball goal / basketball backboard unit installed. While it is noted that these courts will be lit, it would be ideal if they were covered.

Three full sized courts would be adequate. Note that multi-marked basketball / tennis courts are not ideal as the basketball backboard is perceived as an obstacle above the tennis base line. This can be eliminated if the courts are rotated 90° as has been done at Marble Bar, however that is constrained in a bank of three as in Newman.

Half court facilities, and specifically those designed to enable 3-on-3 competitions are highly valuable in youth settings. Again, the development hierarchy of providing a court, then lighting and finally a cover would prevail. A covered court surface measuring 16m x 13m for 3-on-3 competitions would be ideal in the proposed Newman youth precinct. (NB: the actual court size is 15m x 11m for 3-on-3 competition – requiring a 16m x 13m footprint slab). Adding a roof over would require a structure 20m wide x 16m long.

Lit courts are really important allowing a safe place for youth in the evenings. This reduces boredom, lowers the incidence of crime and keeps the players healthy and fit. Covering the courts provides shade for daytime activity, significantly extending the hours of use.

Marble Bar has two outdoor multi-marked lit courts at the Rec Shed. These courts are in good condition but are not covered. There is a covered half court at the Primary School which could be used for 3-on-3 competition but it does not have lights.

The 2 outdoor courts in Nullagine are uncovered and need resurfacing. Basketball WA has enjoyed strong participation in programs delivered in Nullagine. The addition of lighting and ideally a cover over the courts would encourage greater use. This location could be a great place to hold Western Desert inter regional Basketball competitions, weekend competitions and much more with support from the local Police and Martu Recreation Officers.

### 21.5.14 Netball WA

Netball WA Operations Manager revealed they have been in discussion with the Newman Netball Association regarding the need to replace the existing courts. Netball WA has provided a letter of support (included at an attachment) to fast track this replacement program noting that the association has had to withdraw from hosting rights for the northwest championships.

He provided support for the following approach to facility improvements in Newman.

- Replace not resurface - completely rebuild the courts include the subsurface material, drainage materials and root barriers
- Provide as many single marked netball only courts as possible noting that multi-marking may be necessary in regional and remote locations
- Inclusion of netball in a proposed multipurpose clubhouse / changeroom complex would be supported. This is similar to facility development initiatives in the Peel and South West regions where netball and football clubs and associations are combining.

#### **21.5.15 Bowls WA**

Discussions with Bowls WA CEO revealed that bowls, previously at the Newman Club, was not affiliated with Bowls WA. He encouraged the reintroduction of bowls to the community and lent support to combining bowls with golf at the golf course. He referred to successful examples of bowls and golf sharing the same facility (e.g., Brookton) and suggested that for the size of the population in Newman a 4 rink synthetic green would be adequate.

He strongly urged for the green to be lit (to allow night play) and covered. The covering facilitates year round play and most importantly eliminates UV light degradation significantly extending the life of the surface.

## 21.6 Pilbara Region 2050 Cycling Strategy Maps



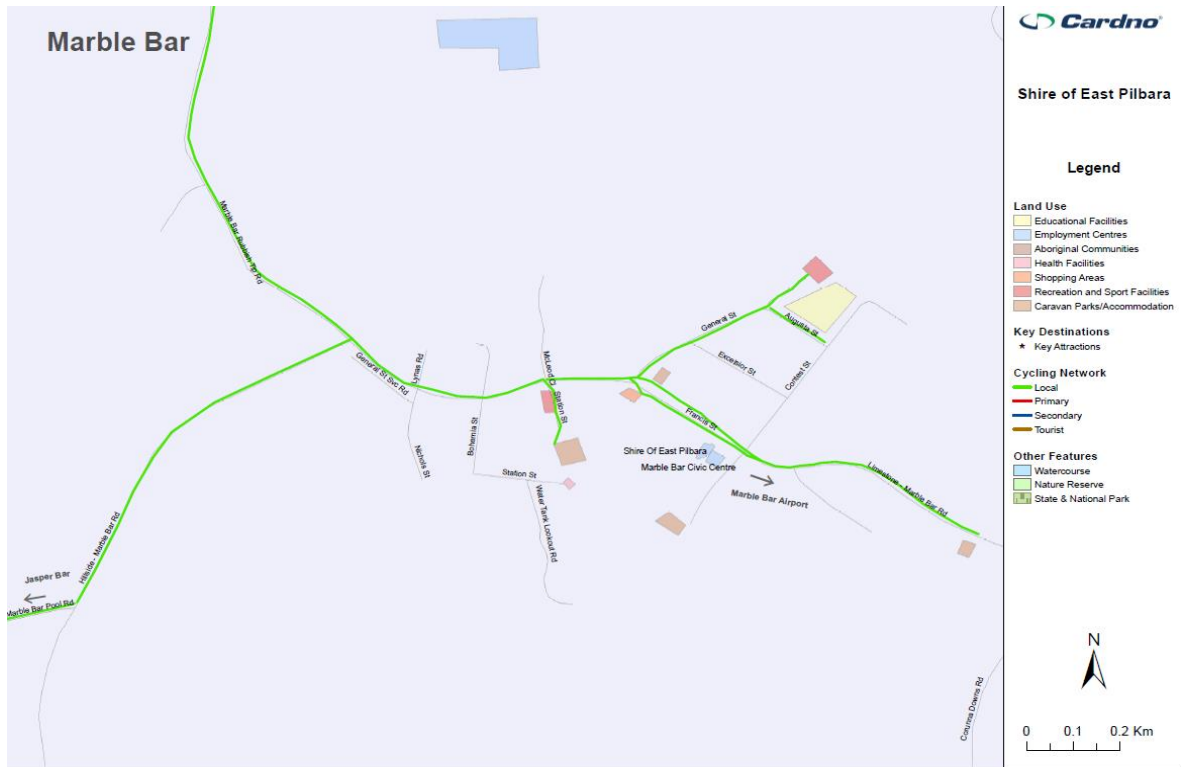


Figure 57 Pilbara Region 2050 Cycling Strategy Maps

## 21.7 Letter of support from Netball WA



PRINCIPAL PARTNER



10 February 2021

Chief Executive Officer  
Shire of East Pilbara  
PMB 22  
NEWMAN WA 6753

Dear Sir

**Re: NETBALL COURT RESURFACING FOR NEWMAN NETBALL ASSOCIATION**

Netball WA would like to provide this letter of support for the resurfacing of the courts at Newman Netball Association.

Netball is the highest female participation sport both nationally and in Western Australia. Netball WA, the governing body for netball in WA, and has over 240,000 members and participants engaging in the sport annually.

Specifically, Newman Netball Association had an active membership of 237 in 2019, prior to significant interruptions to the 2020 season due to COVID-19. The sport is well-organised and caters for all members of the community from children five years of age through to adults. Additionally, the Association offers a welcoming and inclusive environment for all participants and members.

The Newman Netball Association competition runs from March to September each year. If these courts are not available for training and competition, could you please advise what alternatives are available to ensure that a competition can be run? It is essential that a competition is run in 2021, particularly following the challenges caused by COVID-19 in 2020.

Additionally, Newman Netball Association is also one of four netball associations within the North West Netball Region (inclusive of the Pilbara and Kimberley Regions) endorsed to host, on a rotational basis, the North West Championships held in June each year. This competition attracts 400 participants plus spectators. However, due to the current state of the courts, Newman Netball Association has by-passed the opportunity to host in 2021 and these championships have been awarded to the Karratha Netball Association.

Proudly affiliated with



Shooting Stars

200 Selby Street JOLIMONT 6014  
PO Box 930 SUBIACO 6904

Tel: (08) 9380 3700 Fax: (08) 9380 3799 Email: [info@netballwa.com.au](mailto:info@netballwa.com.au)





PRINCIPAL PARTNER



The resurfaced courts will meet national facility guidelines for netball and increase the safety and experience for all players, officials and spectators participating.

As Newman Netball Association is an affiliated Netball WA Association, they are also eligible to apply for the Netball WA Community Facilities Fund for grants of up to \$10,000. This would increase the viability of this project.

This construction project aligns with the Participation Pillar, Goal 7 – Infrastructure and Facilities, of the Netball WA Strategic Plan and is consistent with Netball WA’s Strategic Facilities Plan.

For these reasons, Netball WA supports the resurfacing of the courts at Newman Netball Association. If you have any questions, please contact David Lindsay, Netball Operations Manager by email at [david.lindsay@netballwa.com.au](mailto:david.lindsay@netballwa.com.au).

Yours sincerely



**Garry Chandler**  
Acting Chief Executive Officer

Proudly affiliated with



ShootingStars

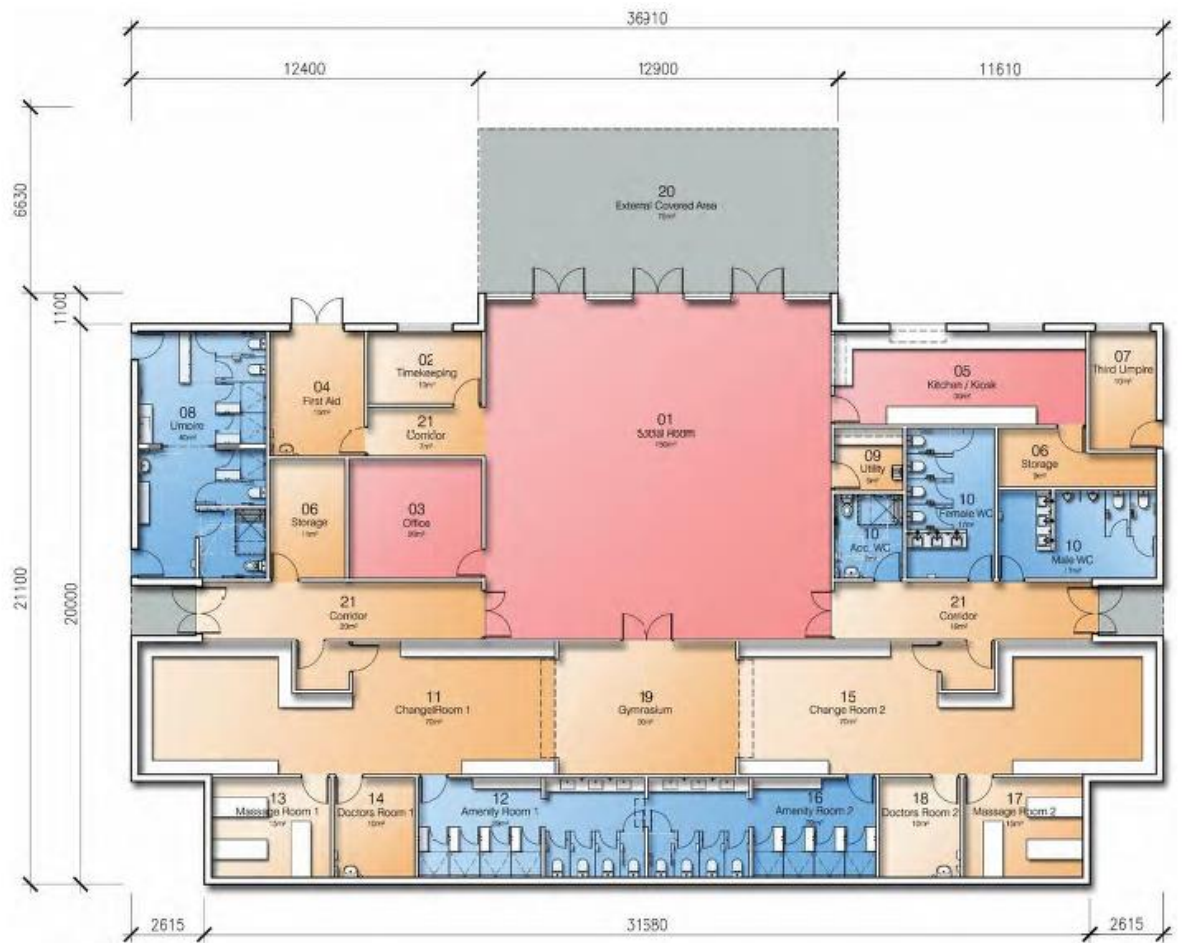
200 Selby Street JOLIMONT 6014  
PO Box 930 SUBIACO 6904

Tel: (08) 9380 3700 Fax: (08) 9380 3799 Email: [info@netballwa.com.au](mailto:info@netballwa.com.au)





## 21.8 AFL Regional Standard Facility Guideline



REGIONAL FACILITY AREA SUMMARY					
No.	Room Name	Area	No.	Room Name	Area
01	Social Room	150m <sup>2</sup>	11	Change Room 1	70m <sup>2</sup>
02	Timekeeping	10m <sup>2</sup>	12	Amenity Room 1	29m <sup>2</sup>
03	Office	20m <sup>2</sup>	13	Massage Room 1	15m <sup>2</sup>
04	First Aid	15m <sup>2</sup>	14	Doctors Room 1	10m <sup>2</sup>
05	Kitchen / Kiosk	20m <sup>2</sup>	15	Change Room 2	70m <sup>2</sup>
06	Storage	20m <sup>2</sup>	16	Amenity Room 2	29m <sup>2</sup>
07	Third Umpire / Match Officials	10m <sup>2</sup>	17	Massage Room 2	15m <sup>2</sup>
08	Umpire	40m <sup>2</sup>	18	Doctors Room 2	10m <sup>2</sup>
09	Utility	5m <sup>2</sup>	19	Gymnasium	30m <sup>2</sup>
10	Acc.WC	7m <sup>2</sup>	20	External Covered Area	75m <sup>2</sup>
10	Female WC	17m <sup>2</sup>	21	Corridors	75m <sup>2</sup>
10	Male WC	17m <sup>2</sup>			
<b>Total: 728m<sup>2</sup></b>					

Figure 58 AFL Regional Standard Facility Guideline

## 21.9 REMPLAN Economic Assessment Reports

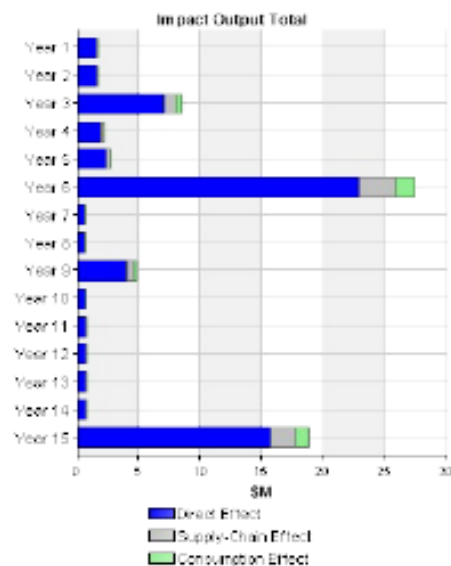


### Impact Summary Report for East Pilbara (\$)

#### 15 Year Impact Scenario

Year	Industry Sector	Direct Change Jobs	Direct Change Output (\$M)
1	Non-Residential Building Construction		\$1.520
2	Non-Residential Building Construction		\$1.550
3	Non-Residential Building Construction		\$7.080
4	Non-Residential Building Construction		\$1.930
5	Non-Residential Building Construction		\$2.380
6	Non-Residential Building Construction		\$22.880
7	Non-Residential Building Construction		\$0.580
8	Non-Residential Building Construction		\$0.600
9	Non-Residential Building Construction		\$4.040
10	Non-Residential Building Construction		\$0.640
11	Non-Residential Building Construction		\$0.660
12	Non-Residential Building Construction		\$0.680
13	Non-Residential Building Construction		\$0.710
14	Non-Residential Building Construction		\$0.730
15	Non-Residential Building Construction		\$15.730

#### Impact on Output





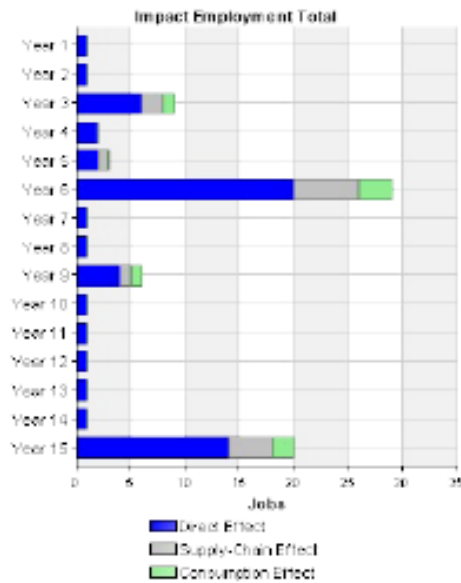

	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Year 1	\$1.520	\$0.198	\$0.099	\$1.817	1.130	1.195
Year 2	\$1.550	\$0.202	\$0.101	\$1.853	1.130	1.195
Year 3	\$7.080	\$0.921	\$0.461	\$8.463	1.130	1.195
Year 4	\$1.930	\$0.251	\$0.126	\$2.307	1.130	1.195
Year 5	\$2.380	\$0.310	\$0.155	\$2.845	1.130	1.195
Year 6	\$22.880	\$2.977	\$1.491	\$27.348	1.130	1.195
Year 7	\$0.580	\$0.075	\$0.038	\$0.693	1.130	1.195
Year 8	\$0.600	\$0.078	\$0.039	\$0.717	1.130	1.195
Year 9	\$4.040	\$0.526	\$0.263	\$4.829	1.130	1.195
Year 10	\$0.640	\$0.083	\$0.042	\$0.765	1.130	1.195
Year 11	\$0.660	\$0.086	\$0.043	\$0.789	1.130	1.195
Year 12	\$0.680	\$0.088	\$0.044	\$0.813	1.130	1.195
Year 13	\$0.710	\$0.092	\$0.046	\$0.849	1.130	1.195
Year 14	\$0.730	\$0.095	\$0.048	\$0.873	1.130	1.195
Year 15	\$15.730	\$2.047	\$1.025	\$18.802	1.130	1.195
<b>Years 1 - 15</b>	<b>\$61.710</b>	<b>\$8.030</b>	<b>\$4.022</b>	<b>\$73.762</b>	<b>1.130</b>	<b>1.195</b>

From a direct increase in output of \$61.710 million over the 15-year period, it is estimated that the demand for intermediate goods and services would rise by \$8.030 million. This represents a Type 1 Output multiplier of 1.130. These supply-chain effects include multiple rounds of flow-on effects, as servicing sectors increase their own output and demand for local goods and services in response to the direct change to the economy.

The increases in direct and indirect output would typically correspond to the creation of jobs in the economy. Corresponding to this change in employment would be an increase in the total of wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are estimated at \$4.022 million.

Total output over the 15-year period, including all direct, supply-chain and consumption effects is estimated to increase by up to \$73.762 million. This represents a Type 2 Output multiplier of 1.195.

## Impact on Employment


	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Year 1	1	0	0	1	1.000	1.000
Year 2	1	0	0	1	1.000	1.000
Year 3	6	2	1	9	1.333	1.500
Year 4	2	0	0	2	1.000	1.000
Year 5	2	1	0	3	1.500	1.500
Year 6	20	6	3	29	1.300	1.450
Year 7	1	0	0	1	1.000	1.000
Year 8	1	0	0	1	1.000	1.000
Year 9	4	1	1	6	1.250	1.500
Year 10	1	0	0	1	1.000	1.000
Year 11	1	0	0	1	1.000	1.000
Year 12	1	0	0	1	1.000	1.000
Year 13	1	0	0	1	1.000	1.000
Year 14	1	0	0	1	1.000	1.000
Year 15	14	4	2	20	1.286	1.429

There is a net direct increase in output of \$61.710 million over the 15-year period.

**Peak Employment Gain occurs in year 6**

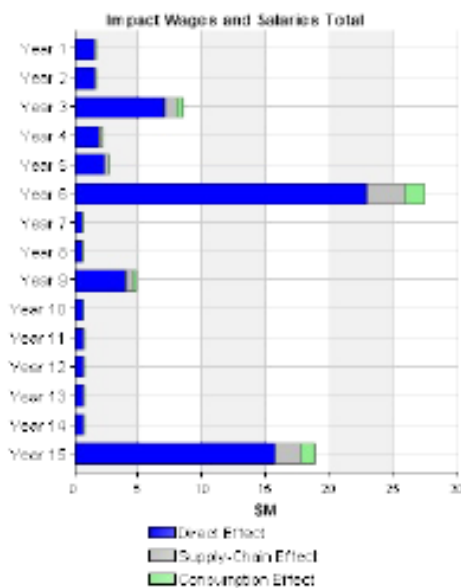
In year 6 there is an estimated net 20 direct jobs supported. From this direct expansion in employment, flow-on supply-chain effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts will support 6 jobs. This represents a Type 1 Employment multiplier of 1.300.

The direct and indirect output and the corresponding jobs in the economy are expected to support the payment of wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are estimated to support 3 jobs in year 6.



In year 6, under this scenario, there is an expansion in overall employment, including all direct, supply-chain and consumption effects, estimated at 29 jobs. This represents a Type 2 Employment multiplier of 1.450.

### Impact on Wages and Salaries



	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Year 1	\$0.169	\$0.041	\$0.018	\$0.227	1.240	1.344
Year 2	\$0.172	\$0.041	\$0.018	\$0.232	1.240	1.344
Year 3	\$0.788	\$0.189	\$0.082	\$1.059	1.240	1.344
Year 4	\$0.215	\$0.051	\$0.022	\$0.289	1.240	1.344
Year 5	\$0.265	\$0.063	\$0.028	\$0.356	1.240	1.344
Year 6	\$2.546	\$0.610	\$0.265	\$3.421	1.240	1.344
Year 7	\$0.065	\$0.015	\$0.007	\$0.087	1.240	1.344
Year 8	\$0.067	\$0.016	\$0.007	\$0.090	1.240	1.344
Year 9	\$0.450	\$0.108	\$0.047	\$0.604	1.240	1.344
Year 10	\$0.071	\$0.017	\$0.007	\$0.096	1.240	1.344
Year 11	\$0.073	\$0.018	\$0.008	\$0.099	1.240	1.344
Year 12	\$0.076	\$0.018	\$0.008	\$0.102	1.240	1.344
Year 13	\$0.079	\$0.019	\$0.008	\$0.106	1.240	1.344
Year 14	\$0.081	\$0.019	\$0.008	\$0.109	1.240	1.344
Year 15	\$1.750	\$0.419	\$0.182	\$2.352	1.240	1.344
Years 1 - 15	\$6.867	\$1.645	\$0.715	\$9.227	1.240	1.344

From a direct increase in output of \$61.710 million over the 15-year period, it is estimated that direct wages and salaries would increase by \$6.867 million. From this direct impact on the economy, flow-on supply-chain effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in the net increase in wages and salaries of \$1.645

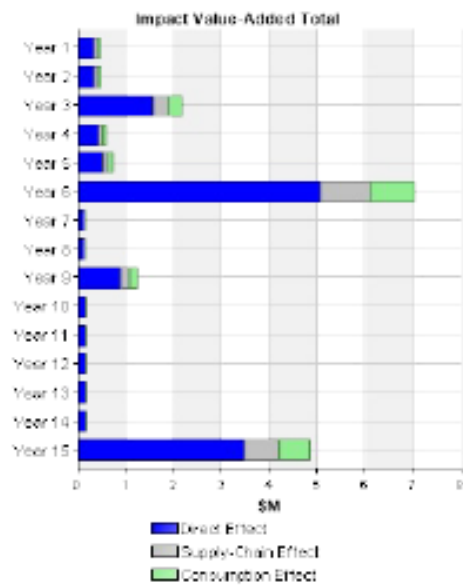


million paid to workers. This represents a Type 1 Wages and Salaries multiplier of 1.240.

The net increase in direct and indirect output and the corresponding jobs in the economy are expected to correspond to an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are expected to result in an overall increase in wages and salaries by \$0.715 million.

Total wages and salaries over the 15-year period, including all direct, supply-chain and consumption effects is estimated to increase by up to \$9.227 million. This represents a Type 2 Wages and Salaries multiplier of 1.344.

### Impact on Value-Added





	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Year 1	\$0.336	\$0.069	\$0.061	\$0.466	1.206	1.387
Year 2	\$0.343	\$0.071	\$0.062	\$0.476	1.206	1.387
Year 3	\$1.566	\$0.323	\$0.284	\$2.173	1.206	1.387
Year 4	\$0.427	\$0.088	\$0.077	\$0.592	1.206	1.387
Year 5	\$0.526	\$0.109	\$0.095	\$0.730	1.206	1.387
Year 6	\$5.061	\$1.044	\$0.917	\$7.021	1.206	1.387
Year 7	\$0.128	\$0.026	\$0.023	\$0.178	1.206	1.387
Year 8	\$0.133	\$0.027	\$0.024	\$0.184	1.206	1.387
Year 9	\$0.894	\$0.184	\$0.162	\$1.240	1.206	1.387
Year 10	\$0.142	\$0.029	\$0.026	\$0.196	1.206	1.387
Year 11	\$0.146	\$0.030	\$0.026	\$0.203	1.206	1.387
Year 12	\$0.150	\$0.031	\$0.027	\$0.209	1.206	1.387
Year 13	\$0.157	\$0.032	\$0.028	\$0.218	1.206	1.387
Year 14	\$0.161	\$0.033	\$0.029	\$0.224	1.206	1.387
Year 15	\$3.479	\$0.718	\$0.630	\$4.827	1.206	1.387
<b>Years 1 - 15</b>	<b>\$13.649</b>	<b>\$2.816</b>	<b>\$2.473</b>	<b>\$18.937</b>	<b>1.206</b>	<b>1.387</b>

From a direct increase in output of \$61.710 million over the 15-year period, the corresponding increase in direct value-added is estimated at \$13.649 million. From this direct expansion in the economy, flow-on supply-chain effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in a further increase to value-added of \$2.816 million. This represents a Type 1 Value-added multiplier of 1.206.

The increase in direct and indirect output and the corresponding boost to jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are expected to further boost value-added by \$2.473 million.

Total value-added over the 15-year period, including all direct, supply-chain and consumption effects is estimated to increase by up to \$18.937 million. This represents a Type 2 Value-added multiplier of 1.387.

### Impact Summary - Year 1 to Year 15

Impact Summary	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Output (\$M)	\$61.710	\$8.030	\$4.022	\$73.762	1.130	1.195
Employment (Jobs) Peak Gain - Year 6	20	6	3	29	1.300	1.450
Wages and Salaries (\$M)	\$6.867	\$1.645	\$0.715	\$9.227	1.240	1.344
Value-added (\$M)	\$13.649	\$2.816	\$2.473	\$18.937	1.206	1.387

Under this scenario Gross Regional Product is estimated to increase by \$18.937 million over the 15-year period. Contributing to this is a direct increase in output of \$61.710 million, \$6.867 million more in wages and salaries and a boost in value-added of \$13.649 million.

From this direct expansion in the economy, flow-on supply-chain effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in a further increase to output valued at \$8.030 million, \$1.645 million more paid in wages and salaries, and a gain of \$2.816 million in terms of value-added.

These supply-chain effects represent the following Type 1 economic multipliers:



Impact	Type 1 Multipliers
Output	1.130
Employment Peak Gain - Year 6	1.300
Wages and Salaries	1.240
Value-added	1.206

The increase in direct and indirect output and the corresponding change in jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under the scenario are expected to further boost output by \$4.022 million, wages and salaries by \$0.715 million, and value-added by \$2.473 million.

Under this scenario, total output is expected to rise by \$73.762 million. Corresponding to this are anticipated increases in employment of jobs, \$9.227 million wages and salaries, and \$18.937 million in terms of value-added.

The total changes to economic activity represent the following Type 2 economic multipliers:

Impact	Type 2 Multipliers
Output	1.195
Employment Peak Gain - Year 6	1.450
Wages and Salaries	1.344
Value-added	1.387

## Disclaimer

All figures, data and commentary presented in this report are based on data sourced from the Australia Bureau of Statistics (ABS), most of which relates to the 2016, 2011, 2006 and 2001 Censuses.

Using ABS datasets and an input / output methodology industrial economic data estimates for defined geographic regions are generated.

This report is provided in good faith with every effort made to provide accurate data and apply comprehensive knowledge. However, REMPLAN does not guarantee the accuracy of data nor the conclusions drawn from this information. A decision to pursue any action in any way related to the figures, data and commentary presented in this report is wholly the responsibility of the party concerned. REMPLAN advises any party to conduct detailed feasibility studies and seek professional advice before proceeding with any such action and accept no responsibility for the consequences of pursuing any such action.



## Impact GRP Expenditure Report for East Pilbara (\$)

### Impact Scenario - Year 15

Industry Sector	Direct Change Jobs	Direct Change Output (\$M)
Non-Residential Building Construction		\$1.520
Non-Residential Building Construction		\$1.550
Non-Residential Building Construction		\$7.080
Non-Residential Building Construction		\$1.930
Non-Residential Building Construction		\$2.380
Non-Residential Building Construction		\$22.880
Non-Residential Building Construction		\$0.580
Non-Residential Building Construction		\$0.600
Non-Residential Building Construction		\$4.040
Non-Residential Building Construction		\$0.640
Non-Residential Building Construction		\$0.660
Non-Residential Building Construction		\$0.680
Non-Residential Building Construction		\$0.710
Non-Residential Building Construction		\$0.730
Non-Residential Building Construction		\$15.730

### Impact - Year 15

The **Gross Regional Product** for East Pilbara (\$) was calculated using the **Expenditure** method.

Using this impact scenario, GRP in East Pilbara (\$) is estimated to increase by \$4.827 million (0.03%) to \$15,149.789 million.

GRP is the total value of **final** goods and services produced in the region over the period of one year. As can be seen from the table, this includes exports but subtracts imports.

GRP can be measured by adding up all forms of **final** expenditure

- consumption by households
- consumption by governments
- additions or increases to assets (minus disposals)
- exports (minus imports)

This calculation does not include intermediate expenditure as this would lead to double counting (the wheat and flour in a loaf of bread).



GRP Expenditure Method	Before \$M	Impact \$M	Change %
Household Consumption	\$737.199	\$737.697	0.07%
Government Consumption	\$504.554	\$504.668	0.02%
Private Gross Fixed Capital Expenditure	\$571.683	\$579.830	1.43%
Public Gross Fixed Capital Expenditure	\$135.065	\$136.778	1.27%
<b>Gross Regional Expenses</b>	<b>\$1,948.500</b>	<b>\$1,958.974</b>	<b>0.54%</b>
plus Regional Exports	\$21,409.514	\$21,413.358	0.02%
minus Domestic Imports	-\$7,333.581	-\$7,345.276	0.16%
minus Overseas Imports	-\$879.472	-\$879.653	0.02%
balancing item	\$0.000	\$2.387	
<b>GRP</b>	<b>\$15,144.962</b>	<b>\$15,149.789</b>	
Population	10,591		
Per Capita GRP	\$1.430	\$1.430	0.03%

### Disclaimer

All figures, data and commentary presented in this report are based on data sourced from the Australia Bureau of Statistics (ABS), most of which relates to the 2016, 2011, 2006 and 2001 Censuses.

Using ABS datasets and an input / output methodology industrial economic data estimates for defined geographic regions are generated.

This report is provided in good faith with every effort made to provide accurate data and apply comprehensive knowledge. However, REMPLAN does not guarantee the accuracy of data nor the conclusions drawn from this information. A decision to pursue any action in any way related to the figures, data and commentary presented in this report is wholly the responsibility of the party concerned. REMPLAN advises any party to conduct detailed feasibility studies and seek professional advice before proceeding with any such action and accept no responsibility for the consequences of pursuing any such action.