

## FINAL REPORT

# BRIGGS PARK RECREATION PRECINCT MASTER PLAN within a REVIEW of BRICKWOOD RESERVE & BRIGGS PARK MANAGEMENT PLAN

for



Shire of Serpentine Jarrahdale

September 2014

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## EXECUTIVE SUMMARY

The provision of adequate and appropriate sporting facilities within the Byford district of the Shire of Serpentine Jarrahdale has been outlined in the CFSP 2020 and its subsequent versions and updates. Joint development and shared use of sports fields, hard courts and associated infrastructure with proposed schools is a key feature of these strategic plans and is reflected in this Master Plan for the future development of Briggs Park. The inclusion of the Byford state high school facilities, the adjacent Catholic primary and high school facilities, together with primary school developments at Kalimna and The Glades comprise the overall mix of sporting fields available to the growing Byford community (see Figure 2).

Underpinning this strategy is a priority focus on junior sporting activity to the north of Mead Street (using school fields and amenities), and senior sporting activity and associated clubhouse and social functions to the south of Mead Street (using Briggs Park).

This requires the Briggs Park facilities to be suitable for senior club training, competition, administration and social activities. At present the lower oval at Briggs Park is in such poor condition that it is unable to be effectively used for organised sporting activities. Additionally the amenities that service this playing space in terms of toilets, storage and canteen are less than adequate in the medium term and there are no changeroom or clubhouse facilities provided. There is no lighting on this field.

A key to the Master Planning of this reserve is to bring all facilities up to standard for senior sporting use inclusive of:

- quality playing surfaces;
- AS2560 compliant sportsfield lighting;
- adequate storage;
- appropriate changeroom facilities for players and officials;
- first aid and canteen facilities;
- a club facility suitable for administrative and social functions; and
- adequate spectator accommodation.

The existing Briggs Park pavilion is serviceable and in reasonable to good condition even though it sits on the eastern side of the oval. The changeroom facility is of moderate to poor condition and needs immediate remediation and longer term replacement. These facilities cannot service the needs of the lower playing field and there is a need for duplication of amenities to service the lower playing field, or alternatively, and as recommended, the provision of a common set of suitably sized amenities located between the two playing fields to service them both.

A common set of amenities would make the existing facilities redundant and available for an alternative purpose. This could make way for the reinvention of the Briggs Park Pavilion as a youth space, another priority development for the Byford district as reflected in the CFSP 2020 and other strategic plans. Although the development of this youth space is subject to further feasibility work, it is suggested that the Briggs Park location is ideal in terms of proximity to other amenities and services including the playing fields, the recreation centre, the BMX and skate facilities, the schools, the town centre and public transport services and connecting paths.

The existing pavilion could be readily adapted to the concept plan previously prepared through preliminary work for the Development Contribution Plan (DCP) process for a youth space (see Figure 5). Associated with the provision of a youth space (building) will be the need for outdoor activity spaces. The site already provides a skate park (in poor condition and with limited attraction) and a BMX track. Incorporating redeveloped facilities for skate into the youth precinct in addition to the relocated and upgraded BMX track would provide for a multifaceted and robust youth space.

Briggs Park is the site of the Serpentine Jarrahdale Community Recreation Centre currently managed by the YMCA. Previous longer term plans for this centre have included an expansion to include additional indoor sports courts and the staged development of an aquatic centre. The expansion from two indoor courts to four will require an extension of the centre to the west into an area currently classified as bush forever. This area is degraded and the Department of Environment and Conservation (now known as the Department of Parks and Wildlife) has indicated support may be considered for an adjustment of the boundary to permit this future expansion.

The development of an aquatic centre was part of the original concept plan for the recreation centre. Original plans showed the aquatic centre located to the south of the existing centre making use of the current entry and reception point. This area is currently occupied by the Byford BMX track, which not only precludes the installation of an aquatic centre but divides the playing fields preventing any common use facilities.

Even though the Council has indicated it will not to pursue the development of an aquatic centre at Briggs Park, the Master Plan proposes the relocation of the track to allow for the development of a common user clubhouse and multipurpose changerooms, spectator amenities and other services linking to the already constructed lower oval storage facility.

The future clubhouse development is anticipated to sit on top of the replacement changerooms and storage building, and will provide second storey viewing over both fields and the relocated BMX track. A viewing deck on the roof of the storage facility will provide views over both the lower oval and the BMX track. The main oval is to be serviced by a tiered spectator grandstand that provides a stepped access to the clubhouse on the eastern side. A lift would be installed to meet universal access requirements.

Once the new changerooms and clubhouse are constructed the existing clubs making use of the current Briggs Park pavilion would be relocated to the new complex. This not only improves spectator viewing but offers superior social, meeting and function capacity in a well presented, visually accessible yet suitably separated location from surrounding residences. Extended parking for this new pavilion and adjacent to the entry of the recreation centre will assist in easing congestion in the area. Additional parking is proposed around the main oval and at the rear of the recreation centre. The full Master Plan can be viewed in Appendix 3.

The cost to implement the Master Plan in current costs is just under \$14.6 million. The proposed works have been scheduled as immediate, short, medium and long term and in terms of high, medium and low priority. The breakdown across these classifications is summarised in table 10 and shown in detail in table 11. Operationally, the cost to maintain the proposed facilities, excluding the recreation centre and its enhancements, in the period to 2035, is estimated to be in the order of \$17.4 million (see table 13). This includes playing field and sports field lighting operations and maintenance costs, as well as facility renewal costs to ensure those new buildings developed are continually refurbished to maintain their appeal and function.

## 1. INTRODUCTION

### 1.1. Background

CCS Strategic was engaged by the Shire of Serpentine Jarrahdale (the 'Shire') to prepare a Master Plan for the Briggs Park Recreation Precinct within a review of the Brickwood Reserve and Briggs Park Management Plan. Integral to the study and prefacing all other work, was the requirement to locate a new storage and service facility for the lower oval at Briggs Park, for which funding had been secured as part of an earlier planning and application process.

Subsequent investigations considered the condition of existing facilities, their utility and current level of utilisation, and the future needs of the community and user groups. The findings of those investigations were used to frame recommendations on the extent of the maintenance/refurbishment and the expansion/creation of facilities, supporting services and infrastructure necessary for future demands and increasing population at Briggs Park.

### 1.2. Project Scope

The project scope included:

- Consideration of current condition of the site and its facilities and those recommended improvements evident in other Shire plans and reports
- Detailing works approved for implementation or currently underway (in particular the storage facilities between the playing fields)
- Detailing any new works proposed in the subsequent redevelopment and management of the precinct
- Developing a high quality easy to interpret Master Plan detailing the extent of development and standard of improvements proposed
- Recording the comments of the key stakeholders related to the draft Master Plan
- Demonstrating how issues and views raised by key stakeholders during engagement are addressed and accommodated in the Master Plan
- Providing clear direction for the implementation of the Briggs Park Recreation Precinct Master Plan, including staging of works as required
- Updating the existing Management Plan for Briggs Park and Brickwood Reserve; and
- Including within the Master Plan report a comprehensive suite of financial schedules comprising:
  - a fully costed capital budget inclusive of all future implementation costs
  - a projected 10-year operational (maintenance) budget; and
  - a lifecycle cost or facility renewal schedule for all stages of the redevelopment, past and future in accordance with the revised Master Plan.

### 1.3. Project Area

The project area primarily focuses on Briggs Park and Brickwood Reserve and also includes consideration of development potential associated with the new neighbouring schools (Kalimna Primary, the new Byford High School and the adjacent Catholic K-12 School and open space within the adjacent Glades Estate to the west).



The school facilities are proposed to be established in accordance with a series of Shared Use Agreements (SUAs) between the Department of Education and the Shire and are considered to be an integral part of the recreation precinct.

## **2. LITERATURE REVIEW**

### **2.1. Brickwood Reserve and Briggs Park Management Plan 2009**

This document is a comprehensive Management Plan that encompasses all areas and aspects of Brickwood Reserve and Briggs Park. It is principally focused on the environmental and horticultural aspects of managing the site, although it does provide some commentary on recreational and sporting use. The report is currently under review by the Shire, and the Briggs Park Master Plan will be included as part of the updated Management Plan, providing commentary on the impact of the Master Plan for the recreation precinct and reflecting this development in the overall Management Plan.

### **2.2. Community Facilities and Services Plan 2020**

The Community Facilities and Services Plan (CFSP) 2020 report was prepared to guide the provision of an appropriate range of community facilities and services within the Shire of Serpentine Jarrahdale to 2020, based on the anticipated quadrupling of the Shire population to 60,000 by 2035.

#### Report 1

This background discussion paper was prepared to pinpoint key demographic issues, provide a policy context, identify relevant trends and commence the facility/services audit process, which provided the foundations from which the broader needs assessment evolved. The literature review of this report at the time identified the following needs (listed only relevant to the precinct area):

- Upgrade of amenities and facilities at Brickwood Reserve/Briggs Park
- Extension to the Serpentine Jarrahdale Community Recreation Centre
- A secondary high school

#### Report 2

As part of the planning process for the CFSP a detailed examination of community needs, aspirations and consumption patterns was undertaken. Analysis of the data collected was provided to better understand where and how often the community accesses services, perceptions of need and locality-based provision expectations. The key findings relevant to the Master Plan were:

- The community is keen to ensure that the uniqueness and special qualities of each locality is maintained in the face of rapid urbanisation.
- Residents are demanding greater access to a range of facilities and services.
- Resident's needs are not yet satisfied locally, best illustrated by the fact many must go outside of the Shire to access a range of facilities and services.

The results of the cultural values workshop identified that provision of facilities which allow for diversity of recreational activity; with a preference for multi-purpose function; interaction with and education about the natural environment; and opportunities for youth; were all important issues.

The workshops also identified immediate and long term priorities by locality. Those that were identified and were proposed for in the future that could be related to Briggs Park included:



- swimming pool
- consolidation of sporting facilities around Briggs Park Oval
- environmental centre
- more neighbourhood playgrounds and equipment (e.g. BBQ's)
- an interconnected network of paths
- youth precinct area and drop in centre
- kindergarten and childcare centres
- increased number and size of playing fields
- improved quality of changeroom and toilet facilities for community groups and visitors; and
- increased support for the attraction, training and retention of volunteers.

#### Report 3 & 4

This report provides a more in-depth discussion of needs, outcomes and strategies. It includes an outline of various population growth scenarios, locality-based needs, facilities and services design guidelines, timelines, implementation strategies and cost recovery mechanisms.

The report identifies the following points that are relevant to Briggs Park:

- Skate park is inadequate and outdated;
- SJ Cricket club indicated that their current accommodation at Briggs Park is inadequate for current and future demand;
- The Shire is working with North Murray Diamond Sports Association to address the inadequate storage facilities at Briggs Park.

#### Report 5

This report centres on access to facilities and services, inclusion in the decision making process and community development activities. It also looks at potential implementation strategies for delivery of facilities and services and potential funding sources and partners.

Gaining an understanding of the funding opportunities available is critical to the delivery of the identified facilities as well as undertaking community and stakeholder engagement to provide what is actually needed and desired to ensure high usage rates and successful outcomes.

#### Report 6

This section of the report focused on the costs, timing, funding and implementation of identified facility provision. However this information now requires updating and review due to the adjusted population growth projections.

### **2.3. Draft Community Facilities and Services Plan 2040**

Report 3 & 4 (Revised 2011)

Since the time of the CFSP 2020 being developed in 2007, new information has been gathered which shows population growth has not proceeded as originally predicted - notably, that the development of Byford, Mundijong/Whitby, Serpentine and Oakford has not occurred as quickly as anticipated and so a vast number of facilities and services within the CFSP are not accurately plotted. With new population projections provided by Forecast.id. (reviewed January 2011) the population of the Shire is not anticipated to achieve a population of 50,000 until 2031.

Based on this data, Byford would not be “Built Out” (all reasonably predictable development completed) until 2035, with a population of around 35,000.

The revised draft report provides an updated list of facilities and services that would be recommended for a population of around 70,000 by the year 2040.

It also features the suggested year of construction and the timing of the feasibility study as well as revised costs for new facilities and services based on present day costs for facilities (2011) and the cost escalation to year of action. Key findings from the report:

- Urgent need for youth facilities and services – development of a Youth Centre which offers a variety of services and provides a number of functions
- Significant investment in sporting and recreation facilities for Byford – the current provision of these facilities/services is very limited and in a state of disrepair.
- Master Plan to be prepared to investigate a variety of options for land use management to address the issues at Brigg Park
- Swimming pool (extension to existing recreation centre)
- Additional four-six senior size playing fields and associated club facilities in Byford
- Byford District Structure Plan is inadequate in regards to providing adequate space for active recreation, as the spaces allocated for active recreation are either constrained by environmental factors (i.e. Drainage and Bush Forever) or not large enough to locate 2 (or 3) co-located senior ovals
- Request for playing fields to be designed for multiple sports to cater for codes that are not yet operating in the Shire (Soccer, Rugby etc...) – which will require the playing fields to be larger than standard size to allow for the different dimensions of different sporting codes’ playing fields
- The skate park facility in Byford currently located on the old Netball/Basketball courts at Briggs Park is inadequate, in a state of disrepair and outdated. Allowance needs to be made to develop one major skate facility of a district level scale (900m<sup>2</sup> – 2,800m<sup>2</sup>)
- Lower Oval has inadequate storage facilities available - suggested that a ‘group’ application for funding to develop a multipurpose storage facility to accommodate the needs of a number of local groups (funding approval has been received, project is in construction phase)
- Lower Oval is in urgent need of an upgrade including sub-surface drainage. The ground can only be used in summer as it is waterlogged in winter
- Potential relocation of the BMX track (draft report suggested Percy’s Place, which has now been ruled out)
- Youth Facilities Feasibility Study to be conducted to investigate various locations and designs for a Youth Centre, Skate Park and other youth services including a small scale BMX facility
- Share Use Agreements for Kalimna Estate, Department of Education and Catholic Education Department for the recreation areas.

A number of these findings have already been or are in the process of being addressed. Others are being investigated as part of this Master Plan process.

## 2.4. Asset Management Plans and Turf Reports for Existing Buildings and Ovals

A service report on the current condition of the ovals was conducted by State Wide Turf Services (February 2011) to provide information on maintenance and upgrade requirements of the Briggs Upper and Lower Ovals.

The report indicated that the Upper Oval is generally 'fine', however, there were high levels of sodium present. Remediation requires aeration of the soil and application of gypsum 3-4 times a year with an annual maintenance budget of approximately \$30,000 for those works.

The Lower Oval is reported to be in 'bad' condition with extremely high levels of sodium present. The oval is in need of urgent attention to be saved, with re-grassing in many areas inevitable.

A budget of \$40,000-\$50,000 for the first year was forecast to simply revive and maintain the turf. This report supports other observations about the poor quality of the Lower Oval most emphatically demonstrated by the North Murray Diamond Sports Association being unable to use the ground due to water logging, a generally poor field condition and lack of adequate support facilities for the playing field.

## **2.5. Byford Community Infrastructure Development Contribution Agreement**

The Draft Byford Community Infrastructure Development Contribution Plan (DCP) outlines the need for the provision of a skate park, smaller scale BMX track (in addition to the existing regional standard facility), youth centre and SJ Youth Activity Group Shed to be jointly funded by developers and the Shire.

## **2.6. Forward Capital Works Plan**

The relevant items to the Recreation Precinct in this draft plan are to demolish the current BMX Track at Briggs Park.

The Master Plan will consider the replacement of the recently demolished Ticket Box for ticketed events and the alternative provision of BMX and Diamond Sports' kiosks and storage facilities within the new shared use storage facility and canteen.

## **2.7. Byford Town Centre Local Structure Plan**

The Local Structure Plan (LSP) is intended to cater for the projected population growth of the Byford area. It highlights the future plans for a train station and bus interchange in keeping with the proposal for a 'transit oriented development'.

The proximity of the Briggs Park Recreation Precinct to the Byford Town Centre (and the new high schools opposite Briggs Park) provides both opportunities and constraints in the form of easy access and the resultant additional pressures for use. The schools, recreation centre and playing fields provide strong attractors for children and young adults in particular. The precinct will have a very strong youth presence.

## **2.8. Funding Submission Application for Lower Oval Storage Facilities**

A funding application was submitted to Department of Sport and Recreation in October 2011 to develop the Briggs Park Lower Oval Storage Facility. The application was successful in the allocation of \$120,000 and this project is now constructed. The full cost of the development, including the Shire's contribution and funding from the Royalties for Regions Program was \$360,000. The location of the facility has been determined as part of the site master planning process.

## **2.9. Community Safety and Crime Prevention Plan**

This plan identified the lack of youth facilities and activities within the Shire as being the primary cause of anti-social behavior and the feeling of social isolation and recommends that youth facilities and services should be a top priority for the Shire.

The Master Plan proposes an option to provide for a future Youth Precinct area incorporating a number of facilities and services within Briggs Park.

## 2.10. SJ Shire List of Facilities to 2040

This list which was compiled as part of the Draft CFSP 2040 outlines potential facilities and estimated construction costs within the Shire. Those potentially relevant to the precinct include:

Financial Year	Facility	Cost (2011)	Byford Developers/ Funding Allocation	Shire	Escalation to year of action
2012/2013	Briggs Park Storage Facilities	\$360,000	\$120,000 (DSR) \$120,000 (RFR)	\$120,000	\$360,000
2013/2014	Briggs Lower Oval Upgrade	\$500,000	\$515,000 (RFR)	\$ -	\$515,000
2013/2013	YAG Shed	\$400,000	\$158,707 (Others - \$93,545)	\$148,148	\$412,412
2014/2015	Byford Skate Park	\$756,000	\$620,576	\$136,224	\$802,208
2015/2016	Byford Youth Centre	\$2,318,164	\$1,900,894	\$417,270	\$2,526,799
2018/2019	Byford BMX (small facility)	\$528,000	\$433,173	\$95,087	\$623,347

Table 1: Draft facility development plans to 2040 for Byford

## 3. CONCEPT MASTER PLAN DISCUSSION OPTIONS

Following initial discussions with the relevant Shire representatives, several preliminary concept plans were prepared for the purpose of presentation and discussion with stakeholders and user groups. The initial stakeholder feedback and comments on the draft concepts were then considered and an amended Master Plan was developed for a second round of consultation and public comment.

### 3.1. Current and Projected Use of Precinct Area

Consultation with user groups identified current utilisation of facilities in the precinct and is captured in the table below.

GROUP	WHEN	TIME	FACILITIES UTILISED	PROJECTED FUTURE USE
Football	Feb – Sept	Mon-Fri 3.30pm – 7.30pm	Upper Oval Clubhouse Changerooms	Additional oval
Cricket	Sept-Mar	Tues, Wed, Thurs (training) 4pm-7pm Sat & Sun (competitions) 8am – 6pm	Upper Oval Clubhouse Changerooms Cricket Nets	Additional oval
BMX	All year	Friday 5pm-10pm	BMX Club Temporary structures Ablution block	Permanent structures – storeroom, canteen, first

GROUP	WHEN	TIME	FACILITIES UTILISED	PROJECTED FUTURE USE
				aid room.
<b>Diamond Sports</b>	Lower Oval - Not used at the tem of research due to poor condition			
<b>Heritage Country Choir</b>	All year	Wednesday 6pm-8pm	Pavilion	Pavilion
<b>Senior's Keep Fit</b>	All year	Monday 9am-11am	Pavilion	Pavilion
<b>YMCA (Shire contractor for recreation centre)</b>	All year	Mon-Sun (all hours)	Recreation centre Lower and Upper Oval (informal off- peak use)	Swimming pool Additional 2+ indoor courts
<b>Byford High School</b>	School year	Monday to Friday 9am -3pm at selected times	Recreation centre	School playing field, change rooms, hard courts. (shared use), School indoor recreation area may lead to decreased use of recreation centre

**Table 2: Current and projected use of Briggs Park Recreation Precinct**

#### 4. CONTEXT

This section is to be read in conjunction with Sections 1-4 of the Brickwood Reserve and Briggs Park Management Plan which provides a detailed account of the recreation precinct.

##### 4.1. Briggs Park

Briggs Park is a district level sport and recreation facility with a major indoor recreation centre, two ovals, changeroom block and pavilion buildings, cricket nets (4), baseball back nets (2), regional BMX track, modular skatepark and a variety of associated buildings and infrastructure. More detail can be seen in section 4.4.

##### 4.2. Brickwood Reserve

Brickwood Reserve is a natural bushland reserve and protected Bush Forever Site (#321) bounded by Soldiers Road, Gordin Way, Mead Street, Warrington Road, Recreation Road, and a series of adjoining lots on the southern boundary. Turner Road intersects the reserve and Lot 48 which includes an existing residential house was recently incorporated into Brickwood Reserve, increasing the total conservation managed area to 51.425 hectares.

In the current Management Plan, the house is proposed to be upgraded to become an environmental education centre for local environmental user groups to use as a headquarters or base facility to encourage interaction, management and protection of the reserve. It is also important to note that all of the recreation infrastructure and Graceford (the Baptistcare aged persons home) all sit within the boundaries of the bush forever reservation.



### 4.3. Planning and Policy

The following Local Planning Policies have been considered in the preparation of the Master Plan:

- LPP09 – Multiple use Trails
- LPP21 – Management Plans
- LPP27 – Stakeholder Engagement in Land Use Planning
- LPP60 – Public Open Space
- LPP68 – Sustainability Assessment
- Draft LPP27 – Designing Out Crime / Schedule 1 – Designing Out Crime Toolbox
- Draft LPP62 – Urban Water Management

### 4.4. Existing Facilities and Infrastructure

All user groups consulted identified the state of disrepair and age of the current facilities (excluding the recreation centre) at Briggs Park as a major concern and impediment to conducting sports and recreation activities, and growing participation and membership numbers. Considerable upgrade and development of the precinct and its facilities are required to meet the needs of the existing groups and the projected addition demand from a growing population. The existing facilities and infrastructure are listed below. Each of the numbered facilities or infrastructure items has been assessed using the Moloney Asset Condition Rating System. A description of the Moloney system is included as Appendix 1.

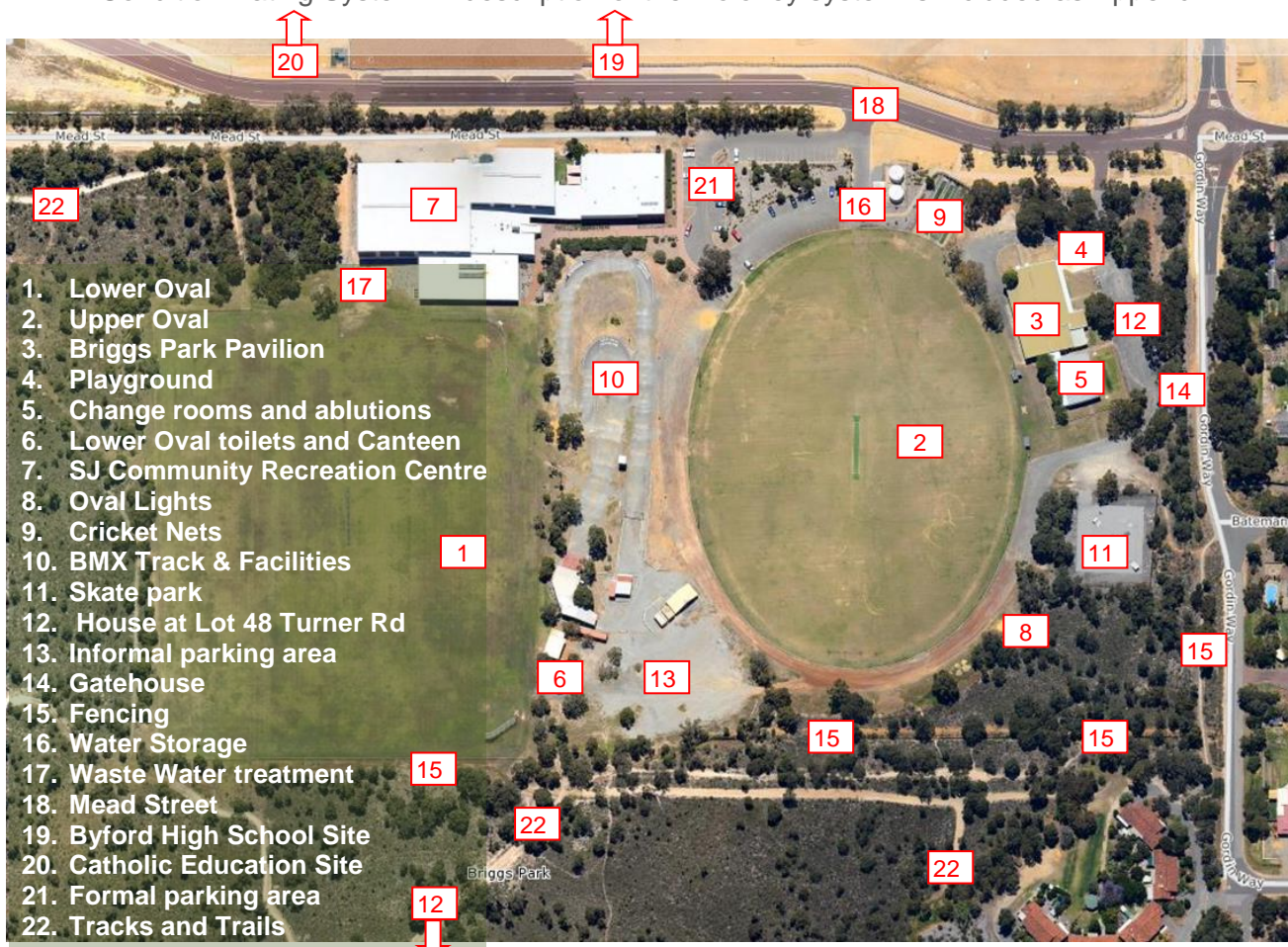


Figure 1: Briggs Park Recreation Precinct



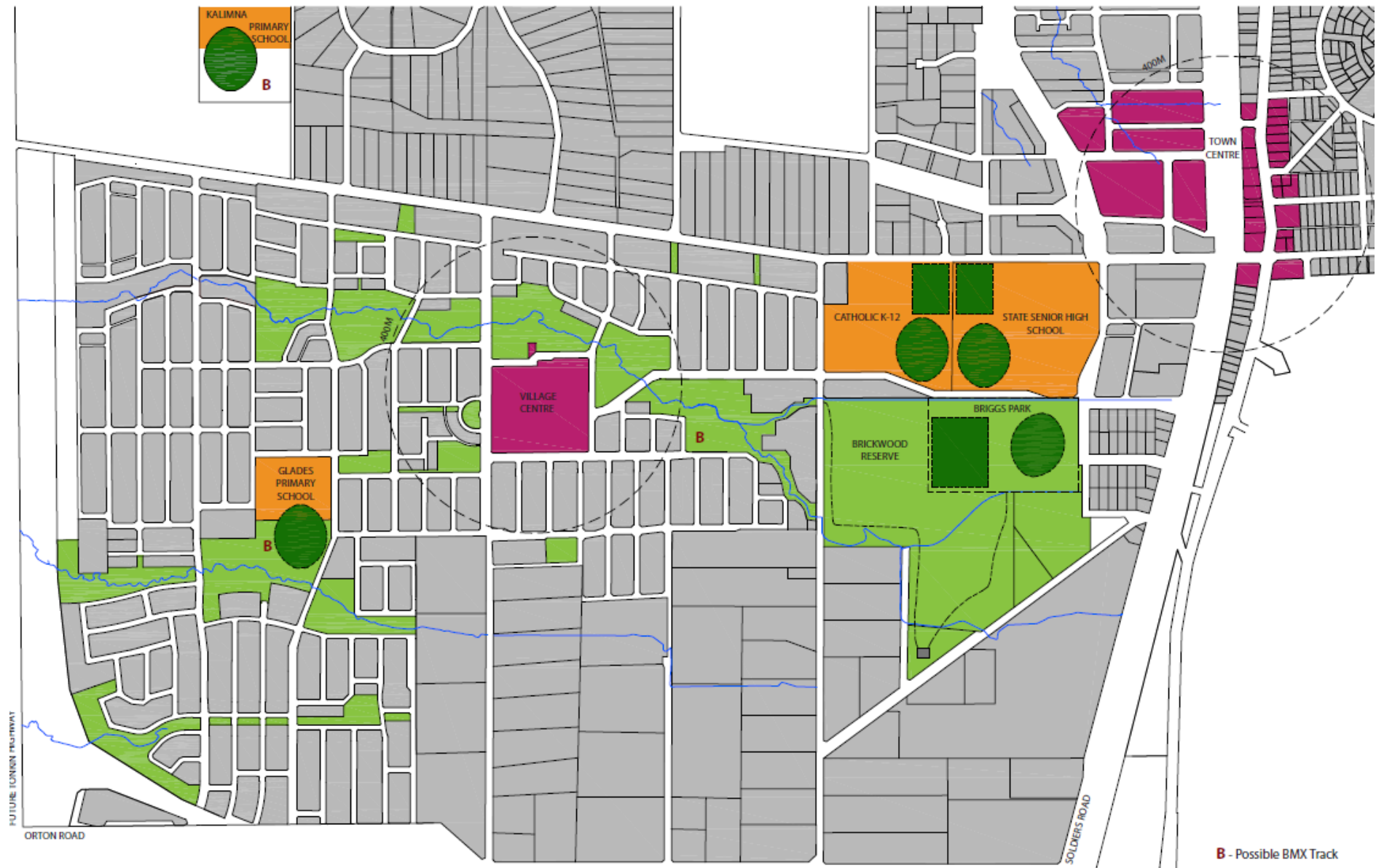
FACILITY / INFRASTRUCTURE	COMMENTS	CONDITION RATING
1. Lower Oval	The ground level of the lower oval is too low and drainage is insufficient. It is generally too damp or water logged for any regular sports use. A forward planning budget of \$500,000 has been proposed to raise the ground level and improve drainage to the oval to allow for all year use of the grounds.	8
2. Upper Oval	Generally in good condition. Some issues with overuse and limited resting/recovery time. Specified maintenance required to improve soil condition and enhance turf growth.	3
3. Byford Pavilion	Front veranda roof is rusted and needs to be replaced. Asbestos in roof lines is scheduled to be replaced in a progressive program. Facilities are in good working condition but showing signs of deterioration.	4
4. Playground	In good condition.	2
5. Change rooms and ablutions	Roof is flat and problematic because of rusting and concealed box gutters - ideal solution would be pitched roof. Facilities are deteriorating and are in average to below average condition	8 5
6. Lower Oval toilets & canteen	Inadequate services	5
7. SJ Community Recreation Centre	Generally good condition. External concrete is not properly sealed and needs to be addressed to prevent decay. Building has just been connected to deep sewerage system, Bio-max system over capacity.	2
8. Oval lights	The lights on the main oval are suitable for training purposes for large ball sports (50 lux) although a formal maintenance and re-lamping program is not evident.	4
9. Cricket nets	In good condition.	2
10. BMX track & facilities	Track – some maintenance of track required, average condition overall with some dangerous areas where the track has been eroded. Storage – facilities are provided by way of new building Canteen - was damaged in a fire and insurance money was used to replace it within new storage facility	4 4 10
11. Skate Park	Limited facilities whose attraction has waned. Hardstand area is in poor condition.	7
12. House at Lot 48 Turner Rd	House, outbuildings and garden in a neglected condition.	8
13. Formal car parking – recreation centre & pavilion	Formal car parks are in good condition.	3
14. Informal car parking	Informal car parks are in good condition.	3

FACILITY / INFRASTRUCTURE	COMMENTS	CONDITION RATING
15. Gatehouse/ticket box	Demolished during this master planning process.	10
16. Fencing	Fencing around Briggs Park generally needs to be provided or improved.	6
17. Trails and tracks	Tracks are informal and not signed. There are no trail heads or identified linkages encouraging appropriate use.	7
18. On-site water storage and treatment	Connection to deep sewerage which now services the surrounding area is considered to be of the highest priority for the precinct. There are currently many issues with the existing waste management systems including regular flooding and blocking on the lower oval toilet facility which poses some serious health risks and incurs high maintenance costs. The Biomax 2000 system servicing the recreation centre is at or beyond capacity at peak times and this is expected to become more severe as utilisation increases with population growth.	8
19. Drainage	Drainage problems associated with the lower oval are outlined above. The interface with the bush forever reserve on the western and southern sides of the lower oval and the lack of sewer (to all amenities on the site) to the site presented challenges as well as an urgency to resolve on site drainage and waste water disposal.	8
20. Signage	Limited signage around precinct area. Opportunity for interpretive signage to inform and educate the users.	8

**Table 3: Existing infrastructure assessment (A description of the Moloney system is included in Appendix 1)**

#### 4.5. Surrounding Area

The Briggs Park Sporting precinct, including the new school sites playing fields on the northern side of Mead Street area is surrounded by residential development. The area to the east of Gordin Way and beyond the railway line is already established and new residential estates are planned to the north and west, with rural residential properties to the south. Briggs Park is located less than 1km from the Byford Town Centre.



**Figure 2: Briggs Park Recreation Precinct in the broader Byford setting**

## 5. CONSULTATION AND ENGAGEMENT

### 5.1. Key Agency Engagement

#### Shire of Serpentine Jarrahdale

A thorough site investigation was undertaken and detailed discussions were held with the Shire's Building Maintenance Team, Environmental Team, Statutory Planning Team, Community Planning Team and Acting CEO/Director Corporate Services in June 2013 to investigate and gain a detailed understanding of the issues and priorities for the precinct area. Following on from that a draft concept plan was prepared to present to user groups at a series of stakeholder engagement meetings.

Amendments to the preliminary plan were made following the feedback received from the user groups and Council to reflect desired outcomes.

#### Department of Environment and Conservation

CCS met on site (Thursday 28 July 2013, 9.00am) with representatives from the Department of Environment and Conservation (now known as Department of Parks and Wildlife DPaW) and the Shire to discuss the possibility of:

- the relocation of the BMX track to the area currently occupied by the changeroom block and the skate park
- a western extension to the indoor sports courts of the Recreation Centre.

Both of these items would require some clearing of the existing vegetation.

The Department of Environment and Conservation (now Department of Parks and Wildlife) advised that the bushland area south of the existing skate park is part of the Bush Forever Site #321, and that the vegetation in that area is of high conservation value. This precludes the relocation of the BMX track to the area between the existing Briggs Park Pavilion and Graceford, the Baptistcare Aged Persons Home.

The site inspection revealed that the vegetation in the area west of the recreation centre is degraded and its removal from the Bush Forever classification on site may be supported. It is understood that a formal application to amend the boundary of the Bush Forever classification will be necessary to allow future extension of the indoor sports courts. It is recommended that consideration also be given to amending the Bush Forever boundaries to exclude all existing and proposed sporting infrastructure described within the Master Plan.

#### Department of Education & Catholic Education Office

The liaison with these education agencies was to review their proposed school development plans and discuss the elements of the shared use agreements to follow, and how school facilities would contribute to the overall sporting precinct. It was agreed that facilities north of Mead Street on the school sites should maintain a junior sport focus with the seniors accommodated on the two ovals comprising Briggs Park south of Mead Street. That is not to preclude senior sporting use of school playing fields for training and competition, however, social facilities would be concentrated on Briggs Park.

### 5.2. User Group Engagement

Meetings were held with user groups of the precinct area on 6th and 16th July 2012 to discuss the preliminary concept Master Plan. Representatives from the following groups were present to review the preliminary concept plan and provide comments:

BMX Club	YMCA (Recreation Centre Manager)
Cricket Club	Football Club
Diamond sports Club	Heritage Country Choir
Senior's Keep Fit	Youth Advisory Council
Department of Education	SJ Shire (traffic and ovals)
Byford Progress Association	

**Table 4: Workshop attendees**

The feedback and comments recorded during these sessions is summarised in Appendix 2.

### 5.3. Community Consultation

In order to meet funding acquittal deadlines for the design and construction of the storage facilities, an initial round of consultation on the draft Master Plan was held with representatives of the BMX, diamond sports, junior football and cricket clubs in early December 2012.

The discussion focused largely on the storage facility (with future pavilion extension) development for the lower oval and related factors such as the likely timing of the oval improvements and the construction of the new amenities.

Club representatives indicated overall support for the proposed development, noting that the move of cricket and junior football from the existing pavilion to the new site as an extension to the storage facility would not be feasible until the BMX track had been relocated and the Club has relinquished their claim on the new storage facility.

Discussions have been ongoing with Shire representatives (staff and elected members), a variety of community groups and existing user groups and more recently in earnest with the BMX club and their specialist track designer.



## 6. MASTER PLAN

### 6.1. Rationale

As identified through the literature review and the community engagement process there is a need to provide for increased and improved facilities within the Briggs Park Recreation Precinct. The master planning process has taken into consideration the condition of existing facilities, their usage, and the future needs of the community and user groups.

### 6.2. Objectives

The objectives of the Master Plan are to:

- Satisfy the current known needs of existing user groups
- Add value to existing facilities and provide cost effective and innovative solutions to meet future demands
- Meet the needs of increasing population and provide adequate facilities for residents
- Allow for rationalisation, refurbishment and renovation of existing facilities to ensure safety standards and comfort levels of users are met; and
- Outline short, medium and long term works.

### 6.3. Key Issues and Constraints

#### BMX Track

The position of the existing BMX track and its ancillary facilities between the two playing fields is considered to be a major constraint to the future development and use of Briggs Park. The location of the track precludes any expansion of the recreation centre to the south, and eliminates the capacity to service the two playing fields from a centrally located amenities and clubroom development. Both of these expansion and development options are considered highly desirable and the view has been taken that the existing BMX track must be relocated. Alternative locations for a full size BMX facility have been investigated, however, the Council has indicated its desire to retain the BMX track on site by shifting the track to the south.

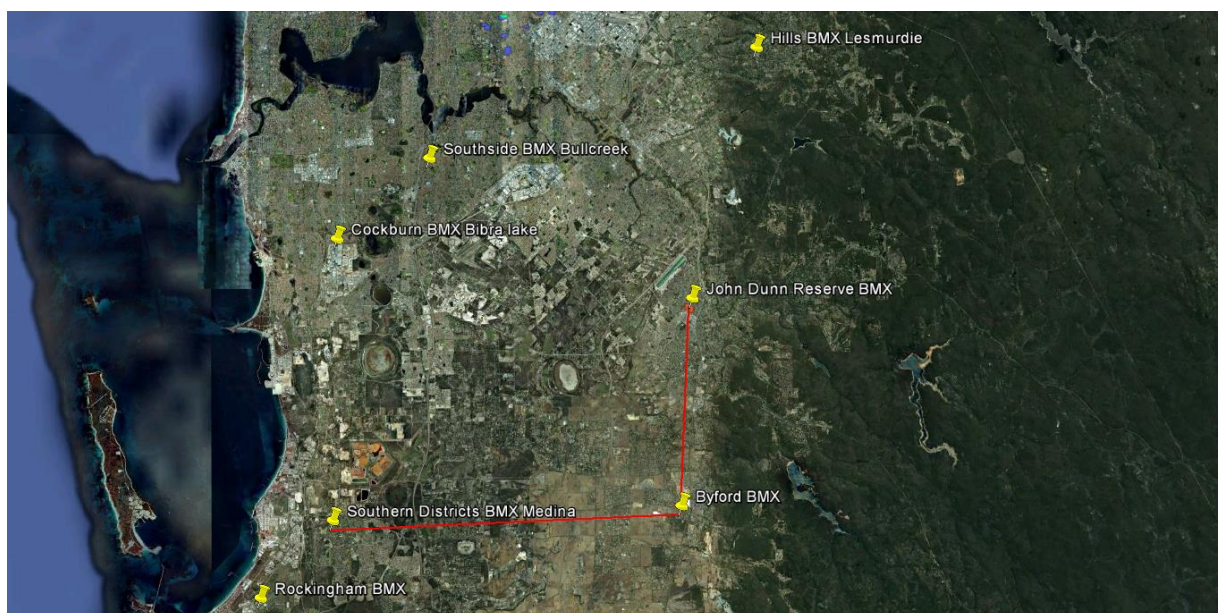


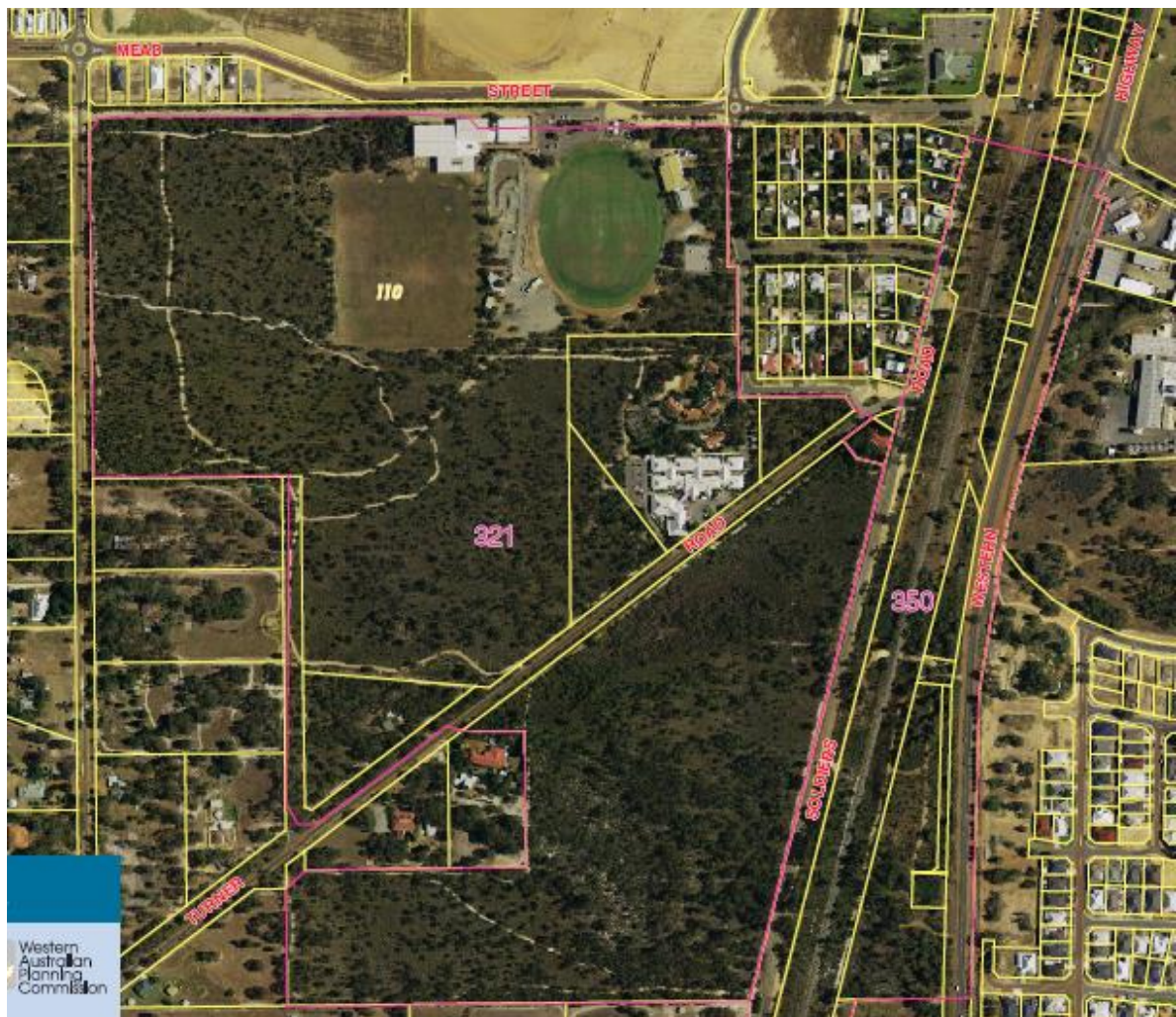
Figure 3: BMX tracks near Byford



For information purposes only, Southern Districts is the nearest active BMX club and is located in Medina, some 19km to the west. The nearest BMX facility (11.1km to the north) at John Dunn reserve in Kelmscott is currently unused following the demise of the local club. A Master Plan for that reserve has suggested retention of the track site pending demand for redevelopment. This foreshadows a reinstatement following the popularity of BMX at the 2012 Olympics and likely resurgence in popularity of this 'Olympic Sport'.

#### Bush Forever

The Briggs Park Recreation Precinct resides totally within Bush Forever Site #321 which is shown outlined in pink in the image below. There is no excision of the active sporting infrastructure and this overriding classification severely restricts any expansion of the sport and recreation facilities on site. The current classification will cause additional planning approvals and clearances to be obtained for any proposed development.



**Figure 4: Bush Forever precinct encompassing Briggs Park**

The care and management of the Bush Forever site is considered paramount by the Shire and this is reflected in the Master Plan. The intention is to highlight the value of the Bush Forever site and to encourage appropriate use of the area. It is also recommended that the active recreation facility areas and their associated safety zones (for balls, players and spectators) be excised from the bush forever classification to simplify any future development as proposed by the Master Plan.

#### Lower Oval Seasonal Water Logging

The Lower Oval is currently unable to be effectively used and in urgent need of remediation. The North Murray Districts Diamond Sports Club which was previously using the reserve suspended operations for a variety of reasons including the poor quality playing surface for organised sport and lack of volunteer support in the Club. It is not possible to use the field in winter and an upgrade, including installing subsurface drainage; capturing and treating the stormwater outflow; and raising the surface level of the ground, is required. The final design levels of the playing field have been factored into the location and floor level of the shared storage facility between the two playing fields.

#### Deep Sewerage Connection

The Briggs Park precinct was not previously connected to deep sewerage. The opening up of the area surrounding the Park for schools and residential development has seen the realignment of Mead Street and the installation of sewer lines to the area. Investigations revealed that the recreation centre's Biomax 2000 waste water treatment system was struggling to handle peak loads.

The Shire has in the term of this study connected the recreation centre and the new storage facility and toilets to sewer. Longer term connection of the existing Briggs Park pavilion is also recommended, noting that it is proposed that the existing changerooms are to be replaced by new facilities on the western side of the main oval. Once the new changerooms are commissioned the existing changerooms can be demolished to make way for the youth precinct development.

#### Rapidly expanding residential and education facilities nearby

Future development will almost surround the Briggs Park precinct making it a centrally located and readily accessible hub for the new schools and a large number of new households. The fact that Briggs Park is positioned just a short distance from the town centre and planned train station/bus port as part of a transit oriented development, will increase its accessibility. This will put additional pressure on existing facilities and increase demand for playing space. Shared use of the sporting fields and recreation facilities within the adjacent schools will serve an important role in providing additional playing space and facilities in response to the growing demand.

#### Vandalism

Vandalism to buildings and playing fields is a major issue in the Shire. Consideration must be given firstly to CPTED principles, particularly passive surveillance, and to the use of suitable materials and finishes used on buildings and infrastructure. The design of the site must allow ready access and circulation to all areas for service and emergency vehicles, while at the same time restricting access to grassed areas by vehicles.

#### Maintenance

The facility has had a history of the level of service in building and playing field maintenance not meeting expectations. This was identified by users of the precinct. A turf and soil condition analysis has indicated deficiencies in the soil chemistry that require remediation. The ageing of facilities is also presenting additional challenges with some infrastructure needing to be removed or replaced. The gate house/ticket box on Gordin Way has been demolished during the term of this study. The toilet facilities appended to the Biggs Park Pavilion are less than desirable, and in the longer term should be redeveloped to provide better connection to the inside of the pavilion while maintaining external user access. The pavilion verandah roofing requires immediate replacement, and the roof of the changeroom block is also in need of replacement and asbestos removal. Some action has been taken on this during the term of the study. In the longer term, the existing changeroom

block is recommended to be replaced (by new facilities on the western side of the main oval as a shared facility for both ovals) and subsequently demolished. In this remedial work consideration must be given to the ease of maintenance of selected materials, fittings and fixtures to ensure that maintenance requirements are kept minimal wherever possible.

## **6.4. Trends and Opportunities**

### Youth Precinct

It is understood that youth boredom is believed to a major reason for antisocial behaviour in the Shire, and as identified in the Community Safety and Crime Prevention Plan, provision of youth facilities and services is a high priority for the Shire in addressing these issues. The CFSP to 2020 outlines desired facilities and services for youth and allocated funds in budget forecasts. One of the outcomes of this master planning process was to determine the suitability of the Briggs Park site to locate a youth centre and associated facilities and services. As part of this process the Shire contracted the Youth Services Team of the YMCA of Perth for the delivery of youth services

Elements that could be considered for inclusion in a youth precinct include a drop in-centre, activities space, counselling and advisory centre, skate park, BMX track, music recording and rehearsal studio, internet cafe and gaming centre. While youth services is the key focus complementary uses could be accommodated around the youth services program.

Briggs Park is identified as a highly desirable location for the development of youth facilities. It is ideally located close to other related existing and future facilities and services including the recreation centre, recreation areas and associated sporting facilities and clubs, new schools and the Byford town centre and its proposed transport services.

The development of a youth precinct at Briggs Park could take advantage of the existing pavilion and its multiple spaces and include a new contemporary skate park, or small wheel facility, together with informal gathering and spectator facilities.

The CFSP 2020 indicates that further feasibility work regarding youth facilities is to be conducted. It is recommended that this site and the recommendations detailed in the Master Plan be given serious consideration.

### Accessibility to Byford Town Centre

The Briggs Park Recreation Precinct is located in close proximity to the Byford Town Centre with the centre of the reserve less than 1km from the proposed train station identified in the Draft Byford Local Structure Plan. The structure plan identifies the expansion and increased density of the Byford Town Centre with the potential for it to be considered a transit oriented development location.

### Facility Sharing

There are a series of Share Use Agreements (SUAs) currently being negotiated with the Department of Education and the Catholic Education Office for the use of recreation and sporting facilities at the adjacent schools. The Byford Senior High School and K-12 Catholic School playing fields are critical elements in the creation of the Briggs Park Recreation Precinct Master Plan.

It is also noted that the nearby residential estates of Kalimna and The Glades have limited provision for active open space or sporting space. The only mechanism to develop areas of sufficient size for sporting facilities is to co-locate municipal reserves next to the mandated primary school sites (preferably developing two or more ovals). This approach is proposed



for both estates and will make an essential critical contribution to the overall active open space provision in the Byford area. It is strongly recommended that the development of these active open spaces and associated facilities conforms to the size and layout guidelines proposed by the North Metropolitan Regional Recreation Advisory Council for Local Active Reserve Development Plan 1 or Plan 2. These plans are included as Appendix 4.

### Physical Activity Participation

The 23 most popular physical activities are shown in the table below<sup>1</sup>. Participation in those activities shaded green is predominantly in an organised or group environment. The unshaded activities are predominately undertaken individually or informally. The activities shaded aqua in the Australian rankings are those that show a significant variation from the level of popularity in WA – the darker the colour the greater the variation.

This is mostly explained by the focus on major football codes – with rugby and touch dominant in NSW and QLD and a much stronger focus on bushwalking, squash and cricket along the east coast.

Western Australia remains a stronghold for Australian Rules football and this is evident in Serpentine Jarrahdale. We note that at present there is no participation in soccer based in the SJ Shire. This is unlikely to remain the case and accommodation for this football code will need to be considered. Soccer is already the predominant football code for children aged 5-15 years with a participation rate for boys approaching 22% with Australian Football at just 15%, noting that there is also a sizeable proportion of girls also playing soccer contrasted against very few girls playing Aussie Rules.

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

<sup>1</sup> Exercise Recreation and Sport Survey conducted annually by the Australian Sports Commission, <http://www.ausport.gov.au/information/casro/ERASS>

Touch	23	32.2	1.8	16	487.8	2.8
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**Table 5: Physical activity participation rates**

The participation table is duplicated below with an indication of whether the Byford community (and those from surrounding districts) will be able to be accommodated within the Briggs Park precinct (inclusive of the adjoining school sites).

Activity	Accommodation option
Walking (other)	In and around Brickwood reserve – street footpaths and bush tracks
Aerobics/fitness	Community Recreation Centre
Swimming	N/A at present – potential post 2035 in Mundijong
Cycling	Roads throughout the district and BMX track
Running	Throughout Brickwood reserve – footpaths and bush tracks
Golf	N/A – nearest course Serpentine 11.5km – Marri Park 12.5km
Australian Rules Football	Briggs Park
Tennis	Byford High School and possibly the Catholic K-12 school
Basketball	Community Recreation Centre - Byford High School and Catholic K-12
Soccer (outdoor)	New school playing fields
Netball	Community Recreation Centre - Byford High School
Yoga	Community Recreation Centre – Briggs Park Pavilion
Dancing	Community Recreation Centre – Briggs Park Pavilion
Walking (bush)	Throughout Brickwood reserve – footpaths and bush tracks
Weight training	Community Recreation Centre
Surf sports	N/A
Squash/racquetball	N/A nearest courts Roleystone 20km – Maddington 20km
Lawn bowls	Byford and Districts Country Club
Fishing	N/A
Cricket (outdoor)	Briggs Park and new school playing fields
Martial Arts	Community Recreation Centre – Briggs Park Pavilion
Canoeing/Kayaking	Champion Lakes
Touch	New school playing fields – possibly Briggs Park lower oval

**Table 6: Accommodation of most popular physical activities in Byford district**

Generally the community will be well catered for once the recreation centre is developed with new indoor sports courts. The Shire's direction for the aquatic centre to be removed from the Briggs Park Master Plan means a future development focussed on Mundijong will need to consider that need. The demand for soccer will rely on the new school facilities and the Shire will need to consider which of the new ovals will cater for soccer and potentially rugby and touch as these codes gain support. Aside from water based activities such as fishing surfing canoeing the area will provide all activities except squash.

#### Sports field lighting

Due to climate change and increasing heat there is a general trend towards night time competitions. This requires adequate oval lighting (AS2560 compliant) which is not currently available at Briggs Park. This Australian Standard generally indicates that large ball sports (e.g. football codes) require 50 Lux for training and 100 Lux for competition. Small ball sports (cricket and diamond sports) generally require much higher levels of lighting (up to 500 Lux) to play safely with small balls travelling at high speed. The Shire and Sporting Clubs will also need to consider the installation of sportsfield lighting on the shared use facilities within the school sites for which shared use agreements are being negotiated.

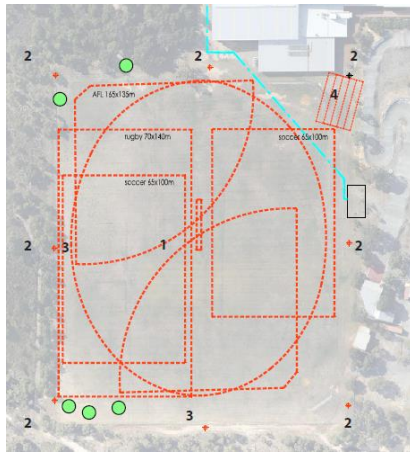
#### Sports surface trends





levelled with a layer of new topsoil prior to the installation of the irrigation system and finally the laying of the salvaged turf from the existing field.

The field design and the associated drainage works will need to be consistent with the Stormwater management Manual for Western Australia.



The design allows for maximum flexibility in the use of this playing space being able to accommodate diamond sports (softball and baseball), rectangular sports (soccer and rugby) and oval sports (football and cricket).

Additional improvements include the installation of sports field lighting and a new baseball back net at the northern end of the field. It is also proposed to construct a new set of cricket nets and batting cage on the northern eastern edge once the new pavilion is complete and the cricket club can relocate to the new pavilion.

It is important to note that the number of sports that can be accommodated given pitch sizes, lighting, drainage works, walk trails, and any marginal impact/offset Council may choose to pursue in terms of the western boundary bushland, will need to be considered at the detailed design stage of developing the lower oval.

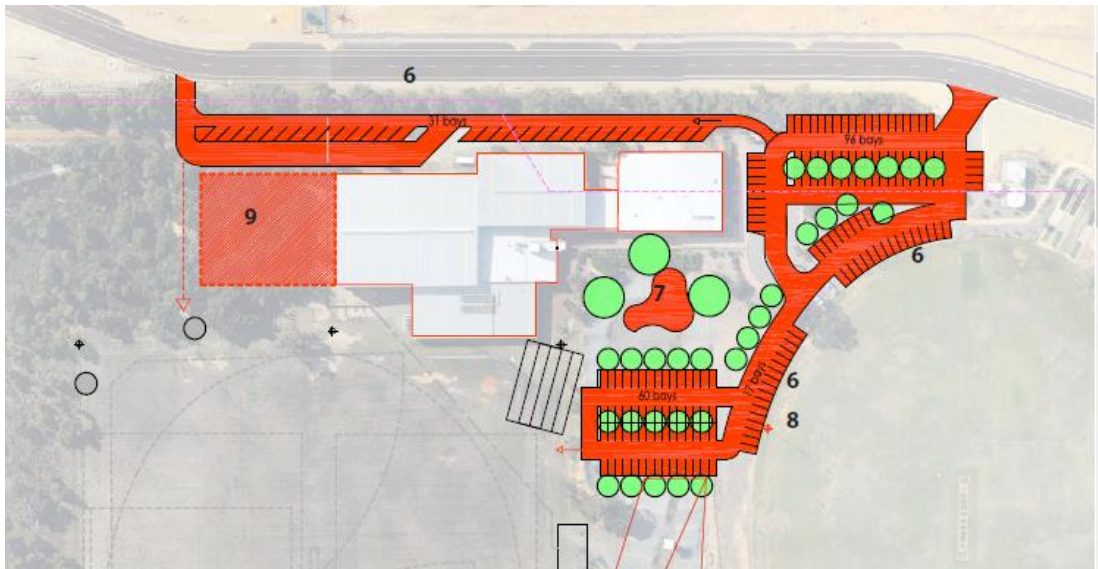
At this concept level master planning stage it is important that all potential options are noted. The extent to which the lower oval is raised (as part of the ground improvement strategy) and how it connects to the existing anchors on the Eastern boundary such as the new storage facility (e.g. flat with small step up or gradual upwards slope) will determine how far the playing fields can be anchored to the East, and consequently how this then relates to any potential impact on the western boundary.

The location of the lights and the bio-filter can then be determined as part of this process. Likewise the potential inclusion of a cricket wicket as well as rugby/soccer pitches may also affect the overall width required unless the cricket wicket can be suitably covered like it is in within an AFL oval.

Note that the sewer line from Mead Street (blue line) has already been installed to service the storage facility. The current storm water run-off is not attenuated and consequently impacting on the western boundary of the bushland. The redevelopment of the playing field will result in the introduction of a bio-filter which will improve the drainage and stormwater management of the site, aiding biodiversity and enable organised sport and other physical activity on the lower playing field thus improving community wellbeing.

## 2. Element 2 - Carparking and Recreation Centre Expansion

Almost all user groups identified the lack of on-site parking during busy periods and this is predicted to exacerbate with population growth and increased demand. The plan is to increase and rationalise parking around the recreation centre. This involves the creation of two new parking areas, one in the location of the current BMX track and the second along the northern edge of the recreation centre. This expansion almost doubles the recreation centre parking from 70 to 134. The expanded recreation centre parking affords the traditional 'nose in' style of parking for viewing sports on the main oval.



It is also proposed to install landscaping and a new playground area adjacent to the recreation centre entry to enhance amenity for precinct users.

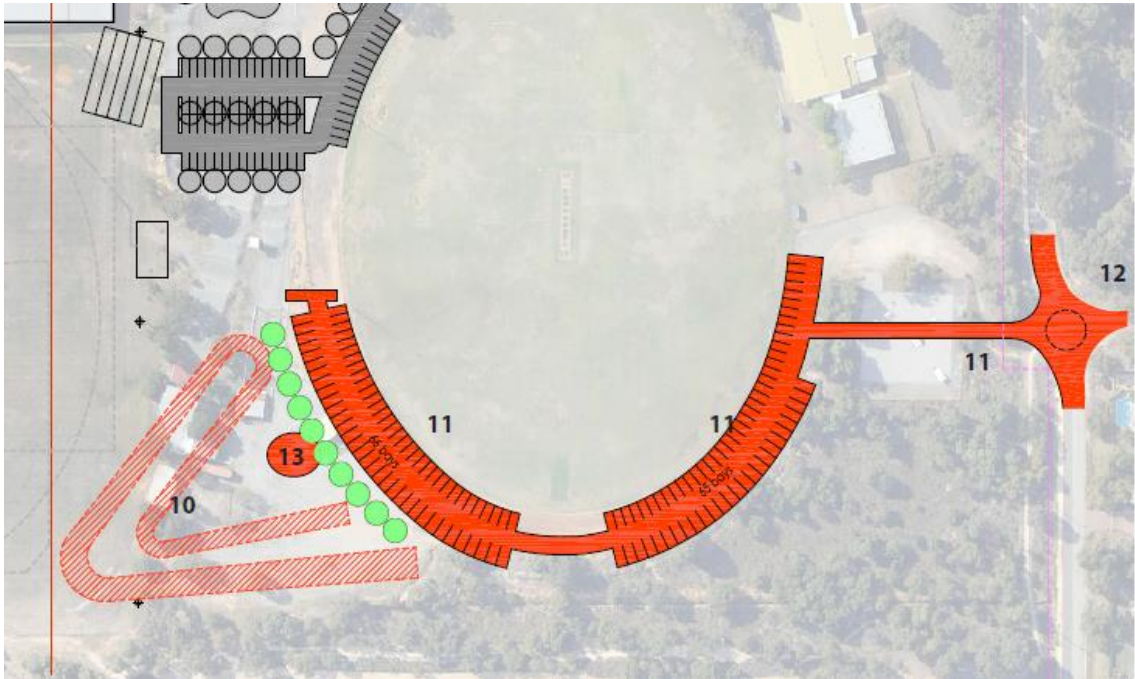
Consideration was given to realigning the upper oval to improve positioning in relation to the proposed new centrally location pavilion building and to eliminate water logging issues currently experienced in the north western sector (left pocket) of the oval. This matter was discussed with the Shire and discounted due to cost considerations. It is however necessary to upgrade the sportsfield lighting on the upper oval to comply with AS2560 for football.

The final element in this precinct shown on the Master Plan is the expansion of the Recreation Centre. This western wing extension increases the indoor sports hall from 2 courts to 4. This would largely satisfy future demands for indoor courts and allow for increased team sports in the Byford region, including junior and senior competitions. It is noted that the YMCA, the contracted manager of the facility, believes a 6 court venue, in line with contemporary trends would be desirable. Bush Forever site constraints prevent this additional expansion.

### 3. Element 3 – New BMX facility

Discussion with the Shire has indicated that the BMX track is to be retained on site as a regional facility. The current track and its amenities are to be replaced with a new national competition grade track to be established at the southern edge of the cleared space within the current bush forever reserve. A clearing permit will be required for a small number of trees in this area and within the existing track area to the north, with relevant offsets for natives and non-native species.

The new track shown on the Master Plan has been designed by BMX facility specialists DirtzTraxnTrails and is deemed to be compliant with UCI (the governing body) requirements. The design is supported the local club.



This construction will require the demolition of the existing track, the start ramp and the old toilet block (shown to the right) and the removal of all of the existing storage and other structures on site.



Spectator toilets, a first aid room and an interim canteen feature in the storage building that has recently been constructed. These functions will move to the new changeroom and clubhouse building when constructed, freeing up the storage space for other precinct users. The new clubhouse, changerooms and associated areas will replace those amenities on the east side of the upper oval.

This element also provides for southern edge parking to service the main oval, the BMX track and also the lower oval. A total of 131 bays are offered. The Master Plan proposes a new access point via roundabout from Gordin Way. The intent is to allow activity separation from the youth precinct, to provide a secondary access/egress point to the site. This will assist to reduce peak time congestion. The design proposes making use of the existing intersection at Gordin Way and Bateman Street in a bid to minimise traffic disruption to local residents.

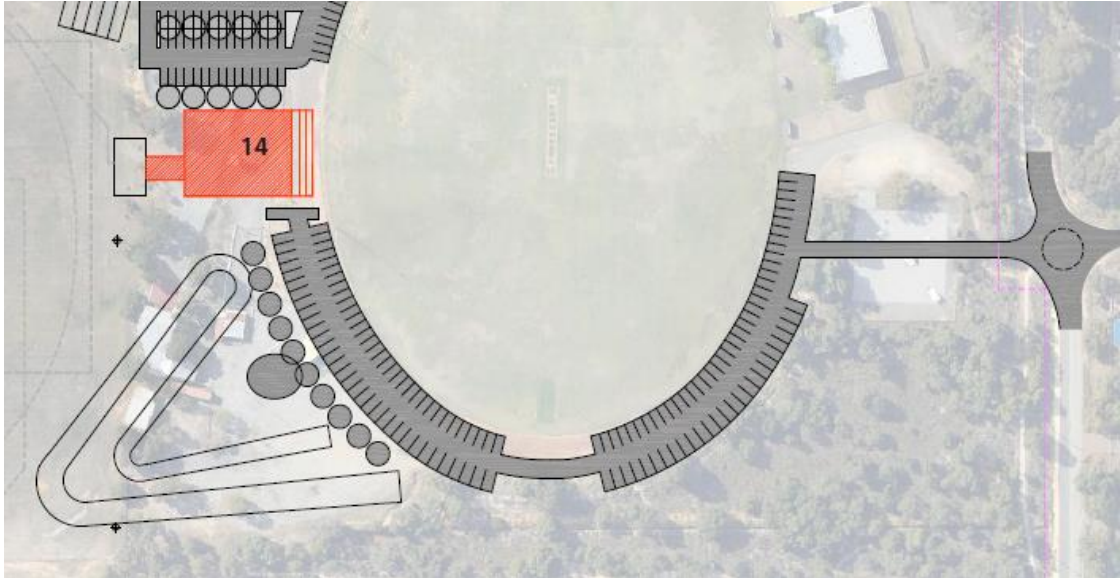
There have been suggestions from local residents that access to oval parking and the BMX area should be from Mead Street only and that Gordin Way should have traffic calming devices installed now that it has been extended through to Abernethy Road. These matters will need to be further addressed in the community consultation associated with the detailed design process for this section of road.

A picnic area is proposed to be established in the central area of the track to serve as a viewing and respite area and also as a designated trail head for people wishing to access to the adjacent bushland walk trails.



#### 4. Element 4 – New Clubhouse

The Master Plan envisages a centrally located pavilion and two sets of changerooms to be utilised by sports clubs for both the lower and upper ovals. The changerooms, a first aid room, an umpire's changeroom, a kiosk and additional storage will be on the lower level next to the already built storeroom, with the clubhouse pavilion constructed as a second storey.



The clubhouse will provide a large social function space, a smaller meeting or board room and kitchen and drinks servery areas with appropriate storage facilities.

A stepped grandstand on the eastern face running the full width of the upper storey will offer viewing over the main oval and provide access to the clubhouse via the seating aisles.

The viewing deck on top of the existing storage facility will be retained for elevated viewing over the lower playing field. This will provide viewing platforms and central location of service facilities for both ovals. The lower oval viewing platform will require balustrading and an external staircase to be constructed on the northern end of the storage unit. A centrally located lift will be provided to ensure universal access to the function room on the upper level.

This new pavilion facility will be accessible from parking areas to the north and south of the building.

#### 5. Element 5 - Upgrades to existing sports pavilion to service as youth services HQ

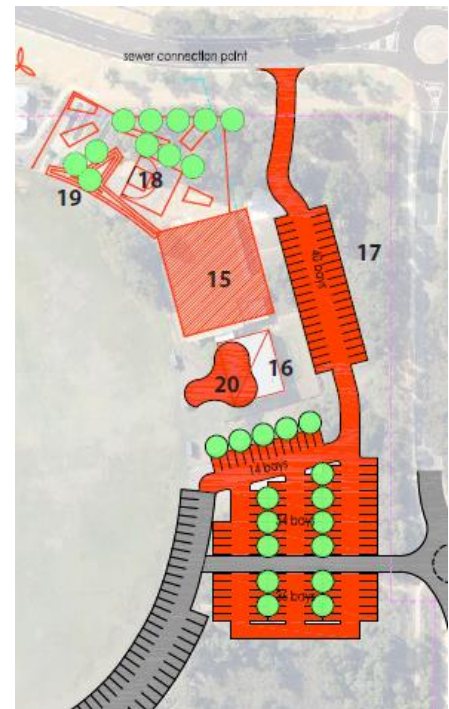
In the short-medium term, it is recommended that the pavilion and changerooms have the necessary remedial and refurbishment works carried out to continue to provide safe and functional facilities to meets the needs of the current users.

An audit of the existing pavilion and changeroom block and consultation with Shire officers reveals the need for:

- Removal of asbestos from the buildings
- Replacement of the changeroom block roof
  - Replacement pavilion's verandah roof (Note that some items have been progressed during the term of this report).

At the completion of a new pavilion being built (see element 4 above), the existing pavilion is proposed to be reinvented as the hub of the Byford youth precinct, providing relevant services and facilities for youth requirements.

Whilst further feasibility work for this conversion would be required, it is anticipated that a remodelled and refurbished pavilion would provide a suitable youth space.



It should be noted that engagement with the youth and BMX groups has indicated a desire for a BMX pump track to be incorporated into the detailed design. This element would be complementary to the national level competition track proposed (refer element 3 above) and should be further explored as part of the detailed design process for areas 18, 19 & 20 shown in this segment of the concept plan.

Some preliminary work undertaken by the Shire through the Developer Contributions Plan process has revealed an indicative facility concept prepared by Hodge Collard Preston Architects (Dec 2011) which is shown below (figure 5).

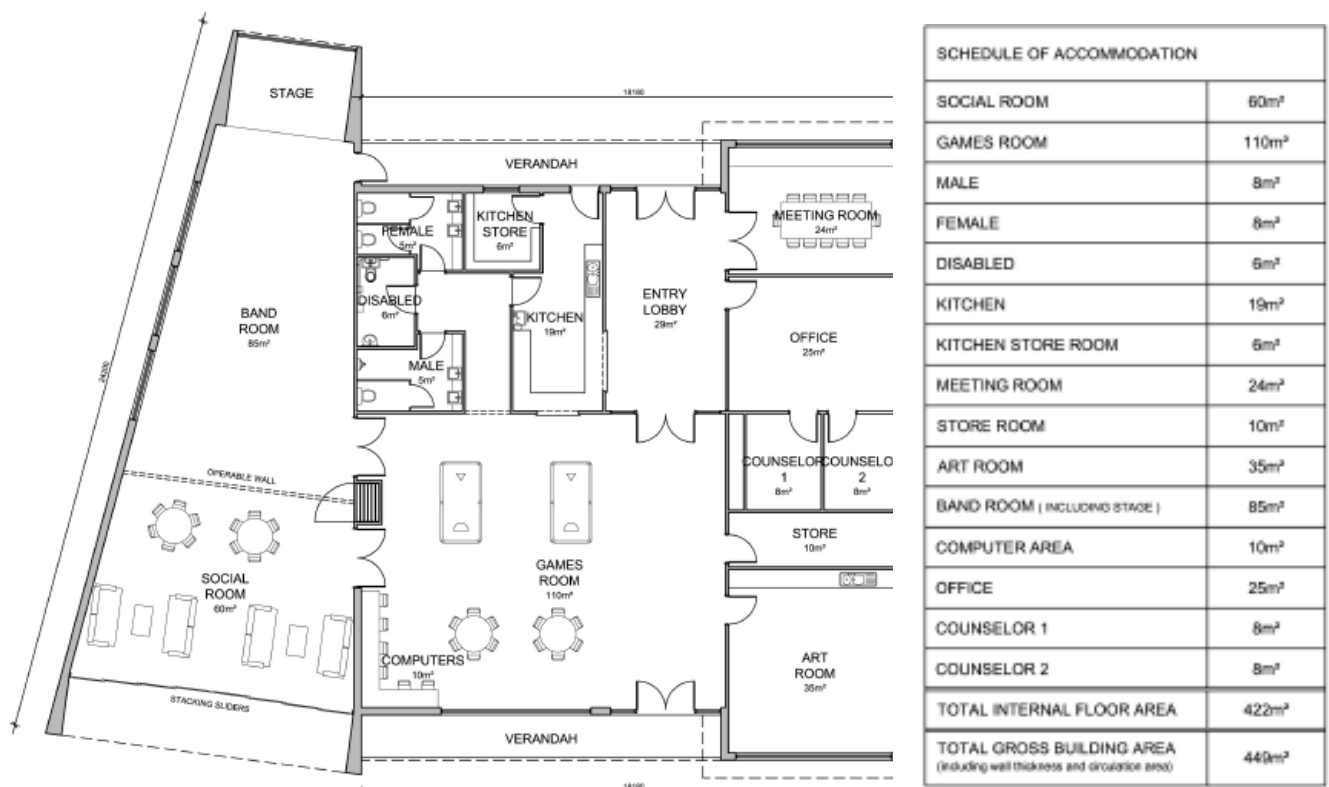


Figure 5: Concept plan for youth facility

This existing Briggs Park pavilion is about 30% larger than the proposed youth facility and although not purpose designed for youth services it could be readily modified to meet the functionality of the proposed concept plan. An indicative layout is shown below.

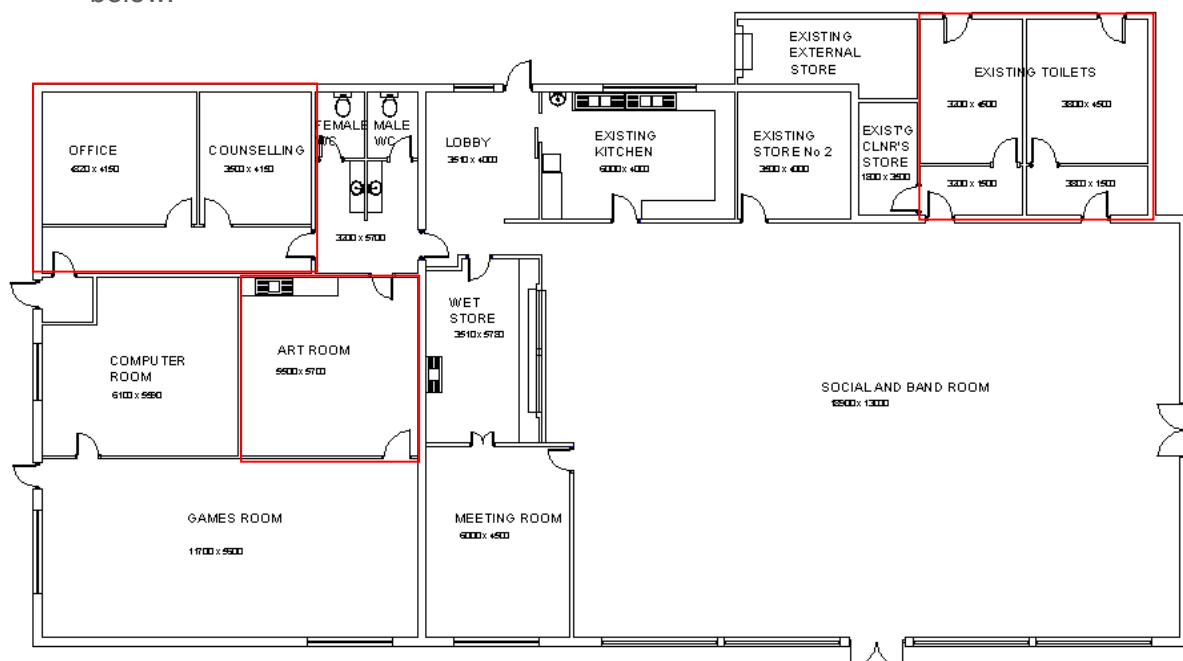


Figure 6: Briggs Park Pavilion

A comparison of spaces is detailed in Table 7 below. Conversion required to achieve functionality and compliance would involve a few internal stud walls to create the office



and counselling areas, and the games room, plus the conversion of at least one of the toilet spaces to provide universal access. It is recommended that the internal /external toilet facilities be fully refurbished as part of this exercise. The affected areas are outlined in red in Figure 6 above.

Schedule of accommodation	H+H design	Briggs Park Pavilion
Social room	60	246
Games room	110	67
Cleaners store	-	6
Male 1	8	19
Female 1	8	23
Disabled	6	-
Male 2	-	13
Female 2	-	13
Kitchen	19	24
Kitchen store	6	14
Meeting room	24	27
Store Room 1	10	19
Store Room 2 (wet store)	-	20
Art Room	35	31
Band room	85	use part of social room
Computer Area	10	34
Office	25	20
Counseling rooms	16	15
Lobby	29	13
<b>Total internal floor area</b>	<b>451</b>	<b>591</b>

**Table 7: Briggs Park Pavilion Area Comparison**

The existing pavilion could readily provide general drop-in and activity spaces and a variety of specialised spaces. Figure 6 designates two good size rooms as Computer Room and Art Room, however, these could also be classified as music studio, band rehearsal room, gaming space, craft space or offices. The existing bar could serve as a refreshments service space or as a wet store due to the plumbing and sink facilities provided.

Offices for youth workers and community development officers, and potentially offices for professional and advisory service providers for the youth, could also be established as required. The very large social area could be sectioned off to create additional smaller spaces. The existing kitchen is a good size and well equipped element that could not only service the catering needs of the building and its tenants; it could also serve as a programmable space for cooking classes and the like.

It is recommended that the existing changeroom building be demolished due to its deteriorated condition to make way for additional physical activity space such as an all age's playground. This could take place as soon as the new sports pavilion/clubhouse is ready. In the interim some high priority remedial works are recommended to maintain the safety and functionality of the building for the short term.

The Master Plan also shows a new small wheel facility (Skate Park) and half-court basketball area to the north side of the youth precinct area. The intention is for it to form an integral element of the proposed youth precinct as an area of physical activity and social interaction. The detailed design stage should consider the incorporate of "Pump Track" elements to complement and support the proposed National Competition level BMX facility located between the two playing fields.

It is also intended to provide an interesting interface between the Upper Oval and Youth Precinct serving participants and spectators of both areas. From a functional perspective the interface between the oval and the skatepark is a spectator space with seating on both sides. The form, however is an intended opportunity for a piece of functional public art that serves both as a seating unit and as a skateable element. The integrity of the design could also see it serve as a planned 'liberated spot' (see Appendix 5).

The north side location will give it greater exposure to Mead Street and accordingly improve passive surveillance. Designs that offer accommodation for bikes and skateboards, scooters and inline skates are now common. Some images of these facilities are shown below. The designs shown are largely by Convic Australia, one of the leading skate park design and construction companies. Further detail on skatepark and BMX facility design is provided in Appendix 5.



The traditional skateboard



Bikes and boards together



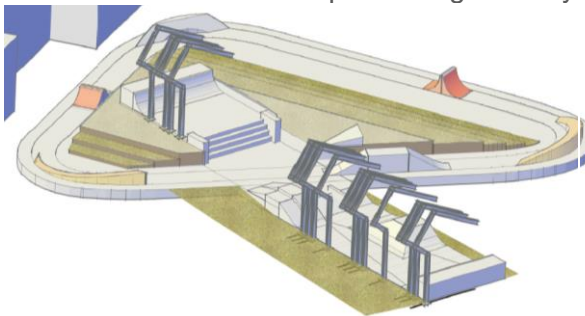
Plaza style design - Mt Eliza



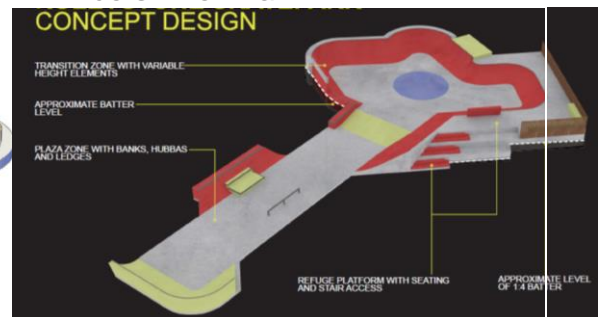
Multipurpose facility - Singapore



Skate park being used by BMX riders - Newman



Skate and BMX design concept - Exmouth



Skate concept – Roleystone

**Figure 7: Skate Park concepts**

Integral to the operation of the youth precinct and the manner in which it can become an integrated yet distinct element within Briggs Park will be access and carparking. The Master Plan shows an extension of the existing parking areas associated with pavilion encompassing the existing hardstand area of the old hard courts and modular skatepark. The use of this area for parking not only offers additional parking opportunity but importantly saves the need for very extensive remediation to try and revegetate an area previously subjected to bitumen topping.

## 6. Notes on the Master Plan:

### **Swimming Pool**

The original concept plan for the Serpentine Jarrahdale Community Recreation Centre envisaged a swimming pool as a future element of the complex. The plans indicated a pool located to the south of the main entry in the location of the playground and carpark between the two ovals.

Early drafts of the Master Plan included an aquatic centre comprising a 25m lap pool, leisure pool and hydrotherapy pool. Discussions with the Shire have indicated that an aquatic centre will not be constructed on this site and this element has subsequently been removed from the Master Plan.

### **Playground**

The provision of playground equipment located adjacent to the recreation centre entry will provide young children with activities within close proximity to both ovals and the pavilion. This element is intended to provide both functional and aesthetic benefits to the precinct.





**Figure 8: Playground examples with and without shade cover**

### Picnic Area

It is proposed to provide a designated picnic area on the southern boundary of Briggs Park in the central spectator area of the redeveloped BMX track. This installation would comprise seating and shelter and subject to further consultation could also include in situ electric BBQ facilities. The provision of interpretive signage in relation to Brickwood Reserve is also proposed and the high conservation status of the area will inform and educate the public about appropriate use and environmental significance.



**Figure 9: Picnic and trail head interpretive signage examples**

### Formalised walking trails

Better delineated walking paths and tracks around and through the precinct area will provide improved access and discourage any unnecessary clearing and disturbance of conservation areas.



It is recommended that consideration be given, during the detailed design stage of the lower oval, for the walking path along the western edge of the lower oval being made as a hard surface (bitumen) path. This will provide an edge against which to anchor the stormwater bio-filter. Other trails and pathways could be made from a variety of natural materials. Further details are outlined in the discussion on Element 1 – Lower Oval Upgrade in this section.



**Figure 10: Various trail surface examples**

### **Permeable Fences to Perimeter of Active Sports Zone**

It was originally intended to retain the fence along southern boundary of Briggs Park (shown below) as a physical barrier to delineate between Brickwood Reserve and the active sporting space. A similar fence was proposed to be installed along the western edge of the lower oval, running parallel to the bio-filter, to stop intrusion into the bushland and to help to reduce blow in rubbish off the oval.



**Figure 11: Lower oval southern boundary fencing**

The Shire has indicated that it may be preferable to remove these fences to provide a seamless transition from Briggs Park into Brickwood Reserve. This decision to install more or remove existing fencing can be taken during the design stage of the lower oval. Further details are outlined in discussion on Element 1 - Lower Oval upgrade in this section.



## 6.6. Project Staging/Timeline

The strategy below identifies project priorities in short, medium and long term time frames with high medium and low priority rankings within each of the precinct elements.

The actual implementation program will be subject to forecast demand being demonstrated, the Shire securing funding and the logical sequential development of the site organised to minimise disruption to activities.

That said, the priority development relates to the Lower Oval reconstruction and the relocation of the BMX facilities.

It must be noted that the new pavilion and the conversion of the existing Briggs Park pavilion into a youth headquarters cannot occur until the BMX track is relocated. The relocation of the BMX track is necessary to allow for the new pavilion to be constructed. Accordingly this new pavilion is seen as the second priority.

Sport ground lighting should occur as soon as funding is available noting that any reconstruction works on the lower oval must allow for appropriate sized cable infrastructure to be installed, regardless of whether the towers and lamps are installed in the early stages. Note that lighting is also proposed for the school ovals on the northern side of Mead Street to increase community use of those playing fields after hours although these installations should be preceded by an upgrade of the lighting on the main oval.

Parking expansion is a priority and features in elements 2, 3 and 5. The immediate priority is focused on the recreation centre and the creation of new parking facing the main oval and servicing the new clubhouse (regardless of when it is built as it will also service the lower oval and BMX facilities).

The creation of the youth precinct will be the last but not necessarily least important element to be acted upon. Acknowledging that youth needs and the establishment of a youth headquarters is to be the subject of separate feasibility work, this element cannot be developed until the new pavilion is constructed and the current user groups are successfully relocated. In the interim there is space within Briggs Park Pavilion that could accommodate some youth activities.

The playground facilities are important but not critical elements of the Master Plan and should be developed as soon as funds allow. It is anticipated that the existing water sources (bores) will be adequate to meet the future needs of the site.

Briggs Park Master Plan Project		Term	Priority
<b>ELEMENT 1 - LOWER OVAL UPGRADE</b>			
1.10	Playing surface renovation		
1.11	remove existing turf	Immed	High
1.12	remove existing reticulation	Immed	High
1.13	install subsurface drainage	Immed	High
1.14	add porous fill	Immed	High
1.15	apply new topsoil layer	Immed	High
1.16	install irrigation	Immed	High
1.17	install bio-filter along western boundary	Immed	High
1.18	replace removed turf	Immed	High

1.20	Install lighting on lower oval to 250 lux	Short	Medium
1.21	Upgrade to power supply to lower oval, clubhouse and BMX	Short	High
1.30	Sporting equipment installation		
1.31	relocate cricket practice nets	Long	High
1.32	install baseball batting cages	Long	High
1.33	install baseball back net to northern field	Long	High
1.40	Remove fence along southern boundary	Medium	Low
<b>ELEMENT 2 - CARPARK AND RECREATION CENTRE EXPANSION</b>			
2.10	Demolition to allow new works		
2.11	existing BMX facility	Short	High
2.12	old lower oval canteen, toilets and septic system	Short	High
2.20	Carpark expansion		
2.21	at entry to recreation centre	Short	High
2.22	along northern side of recreation centre	Medium	Medium
2.23	nose in parking to NW corner main oval	Short	High
2.24	main carpark north of new pavilion	Short	High
2.30	Upgrade lighting to main oval to 100 lux	Short	Medium
2.40	Playground near recreation centre entry	Short	Low
2.50	Recreation Centre Expansion		
2.51	seal concrete surfaces	Short	High
2.52	extend indoor sports hall to 4 courts -	Long	High
<b>ELEMENT 3 - NEW BMX PRECINCT</b>			
3.10	Construct new BMX Track		
3.11	new BMX track - Includes shaping mounds etc.	Short	High
3.12	new BMX raised starting ramp and gate	Short	High
3.13	new BMX track lighting to 200 lux	Short	Medium
3.14	landscaping to picnic area and trail head	Medium	Low
3.15	fencing to prevent track access by motorised vehicles	Short	High
3.20	Carpark provision		
3.21	new carpark SW corner of main oval (66 bays)	Medium	High
3.22	new carpark SE corner of main oval (65 bays)	Medium	High
3.23	new roundabout and access road from Gordin Way	Medium	High
<b>ELEMENT 4 - NEW PAVILION</b>			
4.10	Changerooms and Amenities - lower level		
4.11	changerooms (2 sets of 2 universal use)	Medium	High
4.12	first aid and umpires rooms	Medium	Medium
4.13	kiosk servery and storage	Medium	Medium
4.20	Clubhouse - upper level		
4.21	function area	Medium	High
4.22	meeting room	Medium	Medium
4.23	kitchen and bar servery areas	Medium	High
4.24	storerooms	Medium	High
4.25	grandstand seating - seating platts only	Medium	Medium

4.26	verandahs	Medium	Medium
4.27	lift access to clubhouse	Medium	High
4.28	clubhouse fit-out and furniture	Medium	High
4.30	Viewing deck to lower oval		
4.31	staircase to access upper deck viewing	Medium	Medium
4.32	balustrade	Medium	Medium
4.33	surfacing	Medium	Medium
<b>ELEMENT 5 - YOUTH PRECINCT</b>			
5.10	Renovate existing changeroom block for interim use		
5.11	replace roof and gutters	Short	High
5.12	refurbish canteen as storage area	Short	High
5.13	refit showers and toilets - replace fixtures	Short	High
5.20	Demolish Old changeroom block	Long	Low
5.30	Briggs Park Pavilion improvements		
5.31	run in sewer line from Mead Street	Short	High
5.32	connect to sewer	Short	High
5.33	remove asbestos	Short	High
5.34	replace verandah on west side - paving and roofing	Short	High
5.35	replace internal/external toilets on east side	Long	Medium
5.36	refurbish pavilion for youth HQ	Long	High
5.40	Install new youth precinct facilities		
5.41	new skatepark (formed concrete)	Long	Medium
5.42	skatepark lighting	Long	Medium
5.43	new half-court basketball	Long	Medium
<b>ELEMENT 6 - ANCILLARY ITEMS</b>			
6.10	Upgrade and extend pathway trails network		
6.11	hard edged path along edge of bio-filter	Short	Low
6.12	install new natural surface pathways	Medium	Medium
6.13	install information signage	Medium	Medium
6.20	Sportsfield lighting to school ovals		
6.21	install lighting on Byford High school oval to 50 lux	Medium	Medium
6.22	install lighting on Catholic School oval to 50 lux	Medium	Medium
6.30	External works and improvements		
6.31	repair fencing around Briggs park	Short	Low
6.32	plant additional shade trees as shown on master plan	Short	Medium
6.33	develop new bore to service Briggs Park	Medium	Medium

Table 8: Project works program by term and priority

## 7. COST SCHEDULES

### 7.1. Capital Costs

The following cost schedule shows an order of probable cost for the works proposed in the Master Plan. These costs have been developed with assistance from Neil Butler of NBQSS and are reflective of market prices in Perth as at December 2013.

The project costs included in the schedule provide an allowance for fees and services and contingencies required to manage the implementation and construction of the Master Plan components. The project cost is calculated as follows:

Base unit	allowance	100
Preliminaries*	10%	10.00
Design contingency	7.5%	8.25
Construction contingency	7.5%	8.87
Professional fees	10%	12.71
Cumulative project cost		139.83

**Table 9: Project cost calculation**

Note that the project cost allowance is cumulative as, for example, professional fees are charged on all contingencies. Preliminaries include site establishment costs, service supplies, approvals and licenses. Variations in the project cost multiplier in the schedule below are indicated where costs or loadings are likely to vary. For example, professional fees are likely to be lesser if the engineering or architectural requirement is minor. If the design and construction process is likely to be straight forward there is a lesser contingency allowance required for these components. These costs are of course estimates and will only be known accurately at the time of tender.

In December 2013 terms, the total cost to implement the Master Plan as a single project would be just under \$14.6million. The stages of work expressed as immediate, short, medium and long term, as well as high, medium and low priorities, are summarised as follows:

Term	Cost
Immediate	\$ 1,502,150
Short term	\$ 2,168,427
Medium term	\$ 6,135,985
Long term	\$ 4,750,975
Total (December 2013 \$)	\$ 14,557,537
Priority	Cost
High	\$ 11,559,188
Medium	\$ 2,815,590
Low	\$ 182,751
Total (December 2013 \$)	\$ 14,557,537

**Table 10: Summary costs by Term and Priority**

The itemised project cost breakdown is shown below.

Briggs Park Master Plan Project		Number	Unit	\$/unit	Project costs	Total Item Cost
<b>ELEMENT 1 - LOWER OVAL UPGRADE</b>						
1.10	Playing surface renovation					
1.11	remove existing turf	27900	m <sup>2</sup>	2.50	1.30	90,675
1.12	remove existing reticulation	1	item	1,500	1.30	1,950
1.13	install subsurface drainage	1550	m	55	1.30	110,825
1.14	add porous fill	11160	m <sup>3</sup>	25	1.30	362,700
1.15	apply new topsoil layer	27900	m <sup>2</sup>	12	1.30	435,240
1.16	install irrigation	27900	m <sup>2</sup>	2	1.30	72,540
1.17	install biofilter along western boundary	450	m <sup>2</sup>	50	1.30	29,250
1.18	replace removed turf	27900	m <sup>2</sup>	11	1.30	398,970
	Sub-total playing surface renovation					1,502,150
1.20	Install lighting on lower oval to 250 lux	6	no	45,000	1.40	378,000
1.21	Upgrade to power supply to lower oval, clubhouse and BMX	1	item	110,000	1.00	110,000
	Sub-total lower oval lighting installation					488,000
1.30	Sporting equipment installation					
1.31	relocate cricket practice nets	1	Item	48,000	1.40	67,119
1.32	install baseball batting cages	1	Item	12,000	1.40	16,780
1.33	install baseball back net to northern field	1	Item	2,500	1.40	3,496
	Sub-total sporting equipment installation					87,394
1.40	Remove fence along southern boundary	1	Item	1,500	1.40	2,097
	<b>Total Element 1</b>					<b>2,079,642</b>

<b>ELEMENT 2 - CARPARK AND RECREATION CENTRE EXPANSION</b>						
2.10	Demolition to allow new works					
2.11	existing BMX facility	1	item	10,000	1.30	13,000
2.12	existing lower oval canteen, toilets and septic system	1	item	15,000	1.30	19,500
	Sub-total Demolition Works					32,500
2.20	Carpark expansion					
2.21	at entry to recreation centre	765	m <sup>2</sup>	57	1.40	60,973
2.22	along northern side of recreation centre	2700	m <sup>2</sup>	57	1.40	215,199
2.23	nose in parking to NW corner main oval	700	m <sup>2</sup>	57	1.40	55,792
2.24	main carpark north of new pavilion	1750	m <sup>2</sup>	57	1.40	139,481
	Sub-total Carpark Expansion					471,446
2.30	Upgrade lighting to main oval to 100 lux	24	no	2,100	1.40	70,475
2.40	Playground near recreation centre entry	1	item	50,000	1.40	70,000
2.50	Recreation Centre Expansion					
2.51	seal concrete surfaces	1	item	15,000	1.40	20,975
2.52	extend indoor sports hall to 4 courts -	1480	m <sup>2</sup>	1,700	1.40	3,518,139
	Sub-total Car park and Recreation Centre Expansion					3,539,113
	<b>Total Element 2</b>					<b>4,183,534</b>



ELEMENT 3 - NEW BMX PRECINCT						
3.10	Construct new BMX Ttrack					
3.11	new BMX track - Includes shaping mounds etc					
3.12	new BMX raised starting ramp and gate	Costs to be developed by BMX Club				
3.13	new BMX track lighting to 200 lux	and DirtzTraxnTrailz				
3.14	landscaping to picnic area and trail head					
	Sub-total New BMX Track	Estimate only at this stage				900,000
3.20	Carpark provision					
3.21	new carpark SW corner of main oval (66 bays)	1955	m <sup>2</sup>	57	1.40	155,820
3.22	new carpark SE corner of main oval (65 bays)	1921	m <sup>2</sup>	57	1.40	153,110
3.23	new roundabout and access road from Gordin Way	480	m <sup>2</sup>	57	1.40	38,258
	Sub-total Car park Provision					347,188
	Total Element 3					1,247,188

ELEMENT 4 - NEW PAVILION						
4.10	Changerooms and Amenities - lower level					
4.11	changerooms (2 sets of 2 universal use)	525	m <sup>2</sup>	3,000	1.40	2,202,332
4.12	first aid and umpires rooms	19.25	m <sup>2</sup>	3,000	1.40	80,752
4.13	kiosk servery and storage	15	m <sup>2</sup>	1,500	1.40	31,462
	Sub-total Changerooms and Amenities					2,314,546
4.20	Clubhouse - upper level					
4.21	function area	330	m <sup>2</sup>	2,750	1.40	1,268,963
4.22	meeting room	120	m <sup>2</sup>	2,750	1.40	461,441
4.23	kitchen and bar servery areas	105	m <sup>2</sup>	3,500	1.40	513,878
4.24	storerooms	15	m <sup>2</sup>	1,300	1.40	27,267
4.25	grandstand seating - seating platts only	105	m <sup>2</sup>	1,300	1.40	190,869
4.26	verandahs	45	m <sup>2</sup>	700	1.40	44,047
4.27	lift access to clubhouse	1	item	89,000	1.40	124,449
4.28	clubhouse fit-out and furniture	1	item	55,000	1.40	76,907
	Sub-total Changerooms and Clubhouse					2,707,820
4.30	Viewing deck to lower oval					
4.31	staircase to access upper deck viewing	1	item	7,000	1.40	9,800
4.32	balustrade	1	item	26,000	1.40	36,400
4.33	surfacing	1	item	19,550	1.40	27,370
	Sub-total Viewing deck to lower oval					73,570
	<b>Total Element 4</b>					<b>5,095,936</b>

<b>ELEMENT 5 - YOUTH PRECINCT</b>						
5.10	Renovate existing changeroom block for interim use					
5.11	replace roof and gutters	320	m <sup>2</sup>	90	1.40	40,271
5.12	refurbish canteen as storage area	15	m <sup>2</sup>	150	1.40	3,146
5.13	refit showers and toilets - replace fixtures	6	item	450	1.40	3,775
	Sub-total					47,193
5.20	Demolish Old changeroom block	1	item	20,000	1.30	26,000
5.30	Briggs Park Pavilion improvements					
5.31	run in sewer line from Mead Street	75	m	150	1.40	15,731
5.32	connect to sewer	1	item	5,000	1.40	6,992
5.33	remove asbestos	1	item	65,000	1.40	90,890
5.34	replace verandah on west side - paving and roofing	87.5	m <sup>2</sup>	350	1.40	42,823
5.35	replace internal/external toilets on east side	35	m <sup>2</sup>	3,300	1.40	161,504
5.36	refurbish pavilion for youth HQ	525	m <sup>2</sup>	650	1.40	477,172
	Sub-total					795,112
5.40	Install new youth precinct facilities					
5.41	new skatepark (formed concrete)	700	m <sup>3</sup>	425	1.40	415,996
5.42	skatepark lighting	1	item	30,000	1.40	41,949
5.43	new half court basketball	240	m <sup>2</sup>	68	1.40	22,820
	Sub-total New Youth Precinct Facilities					480,766
	<b>Total Element 5</b>					<b>1,349,070</b>

<b>ELEMENT 6 - ANCILLARY ITEMS</b>						
6.10	Upgrade and extend pathway trails network					
6.11	hard edged path along edge of biofilter	720	m <sup>2</sup>	57	1.40	57,386
6.12	install new natural surface pathways	600	m <sup>2</sup>	30	1.40	25,170
6.13	install information signage	6	item	550	1.40	4,614
	Sub-total trails and paths					87,170
6.20	Sportsfield lighting to school ovals					
6.21	install lighting on Byford High school oval to 50 lux	6	no	19,900	1.40	166,958
6.22	install lighting on Catholic School oval to 50 lux	6	no	19,900	1.40	166,958
	Sub-total school sports lighting					333,916
6.30	External works and improvements					
6.31	repair fencing around Briggs park	1300	m	15	1.40	27,267
6.32	plant additional shade trees as shown on master plan	150	item	200	1.40	41,949
6.33	develop new bore to service Briggs Park	1	item	80,000	1.40	111,865
	Sub-total					181,081
	<b>Total Element 6</b>					<b>602,167</b>
	<b>Master Plan Total - December 2013 costs</b>					<b>14,557,537</b>

Table 11: Itemised capital costs

## 7.2. Operating and Maintenance Costs

Operating and maintenance costs for the precinct shown in the schedule below have been developed using the following criteria:

- The Briggs Park upper oval and lower oval will be maintained to a high standard for community competitions. This includes in the early years a soil conditioning treatment to remedy the currently high sulphur levels. Subsequent years allow for biannual verti-mowing and top dressing and fertilisation. The annual maintenance cost is scheduled at \$2 per m<sup>2</sup> for mowing (including irrigation costs) and \$2 per m<sup>2</sup> for weed control, aeration, topdressing and fertilising on a biannual basis. The cost share for the adjacent school ovals and Kalimna are based on the Shared Use agreement rates.
- The major maintenance items associated with repairs to the existing changeroom block and subsequent renovations to the pavilion are included as cost items in the capital works schedule. An allowance has been made for utilities, routine cleaning and repairs.
- The new pavilion facilities will be provided to the resident clubs on a lease basis with responsibility for cleaning resting with the clubs concerned. The lease conditions will require the clubs to contribute to a facility renewal fund in lieu of a lease rental payment. These funds are to be held in trust by the Shire for use in renewing and renovating the facility as required.
- The Shire will maintain and clean the changeroom facility with the costs associated for this being reflected in the seasonal ground hire charge. Cleaning charges are based on \$35 per hour for 1 clean per week for an estimated number of hours based on the size of the facility. Users will be required to clean up after themselves on an ongoing basis.
- Sportsfield lighting charges will be met by the user groups on a full cost recovery basis. The cost of as required lamp repairs and routine system re-lamping will be met by the Shire at the end of the optimal lighting period – nominally 7 years.
- The cricket nets and cricket pitch will be resurfaced every 8 years. The practice nets will be renewed when they are relocated.
- The Serpentine Jarrahdale Community Recreation Centre is a standalone Shire facility operated under a management contract awarded to the YMCA. Costs associated with operating and maintaining this facility have been excluded from this schedule.
- Carparks and roadways are expected to have a 20 year plus life and therefore have not been factored into this schedule other than routine street sweeping and line marking renewal every 10 years.
- Pathways and trails have been factored in at 10% of capital cost for repairs occurring on a 5 year cycle.
- The proposed new BMX track is a national level facility and will require ongoing works to maintain that standard. DirtzTraxnTrailz has developed a maintenance regime estimated at \$10,000 per annum. This sum has been included.
- Costs are escalated at 5% per annum.

A comprehensive spreadsheet that shows the workings of this schedule has been provided electronically.

Project		Maintenance Cost	Year to action
1.0	<b>Lower oval storage and toilets</b>		
1.1	utilities	450	annual
1.2	cleaning	5,460	annual
1.3	resurfacing upper deck	26,000	2031
2.0	<b>Briggs Park main oval</b>		

2.1	soil remediation	30,000	annual
2.2	mowing and irrigation	47,250	annual
2.3	vertimowing and fertilising and top dressing	47,250	bi-annual
3.0	<b>Briggs Park Lower playing field</b>		
3.1	soil remediation	40,000	annual
3.2	mowing and irrigation	54,000	annual
3.3	vertimowing and fertilising and top dressing	54,000	bi-annual
4.0	<b>Byford High school shared use of ovals</b>		
4.1	mowing and irrigation	32,250	annual
4.2	vertimowing and fertilising and top dressing	32,250	bi-annual
5.0	<b>Catholic High School shared use of ovals</b>		
5.1	mowing and irrigation	32,250	annual
5.2	vertimowing and fertilising and top dressing	32,250	bi-annual
6.0	<b>Kalimna Primary School shared use of oval</b>		
6.1	mowing and irrigation	33,462	annual
6.2	vertimowing and fertilising and top dressing	33,462	bi-annual
7.0	<b>Existing changeroom block</b>		
7.1	utilities	250	annual
7.2	cleaning	5,460	annual
7.3	minor repairs	1,500	annual
8.0	<b>Briggs Park Pavilion</b>		
8.1	utilities	750	annual
8.2	cleaning	14,560	annual
8.3	internal painting	7,500	10 years
8.4	external painting - gutters eaves etc	9,000	10 years
8.5	replace floor coverings	18,000	10 years
9.0	<b>Pathway trails network</b>		
9.1	path surface repairs	7,100	5 years
9.2	weed spraying	1,000	3 years
9.3	signage repair and update	2,500	10 years
10.0	<b>Youth precinct external facilities</b>		
10.1	BMX pump, skate and half court facility sweeping	1,500	annual
10.2	BMX track maintenance (DirtzTraxnTrailz estimate)	10,000	annual
11.0	<b>Sportsfield lighting</b>		
11.1	utilities	9,600	annual
11.2	lamp repairs	6,000	annual
11.3	re-lamping system renewal	84,000	7 years
12.0	<b>New clubhouse</b>		
12.1	utilities	1,300	annual
12.2	cleaning	9,100	annual
12.3	external painting - gutters eaves etc	8,000	10 years
12.4	internal painting	7,500	7 years
12.5	fit-out and furniture renewal	22,500	15 years
12.6	replace floor coverings	22,000	10 years
12.7	lift maintenance contract	450	annual
13.0	<b>Parking areas</b>		
13.1	street sweeping	2,500	annual
13.2	line marking	1,500	10 years
13.3	pothole repairs	500	annual

Project		Maintenance Cost	Year to action
14.0	<b>External works and improvements</b>		
14.1	fencing repairs as required	200	annual
14.3	playground maintenance	500	annual
14.4	cricket nets resurfacing	9,000	8 years
14.5	cricket wicket resurfacing	2,250	8 years

Table 12: Projected operating and maintenance costs

The escalated cashflow requirement for maintenance in accordance with the implementation plan is as follows.

2014	274,799	2026	767,030
2015	379,728	2027	917,406
2016	405,519	2028	924,685
2017	455,417	2029	1,025,646
2018	537,594	2030	933,433
2019	526,280	2031	1,249,124
2020	605,414	2032	1,237,658
2021	582,058	2033	1,085,130
2022	791,393	2034	1,374,841
2023	596,256	2035	1,114,710
2024	817,798		
2025	695,570	<b>TOTAL</b>	<b>17,414,759</b>

Table 13: Operating and maintenance cashflow requirements



## 8. Appendix 1 Moloney Asset Condition Report

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

### Functionality Rating:

**A** = Asset meets service delivery fully


**B** = Asset only just meets service delivery

**C** = Asset meets service delivery but could be improved

**D** = Asset does not meet service delivery in any way

**N/A** = Not Applicable




FACILITY/ INFRASTRUCTURE		COMMENTS	CONDITION RATING	FUNCTIONALITY RATING
1. Lower Oval		The ground level of the lower oval is too low and drainage is insufficient. It is generally too damp or water logged for any regular sports use. A budget has been allocated allow commencement of Stage 1 of works to improve drainage to the oval to allow for all year use of the grounds.	8	D
2. Upper Oval		Generally in good condition. Some issues with overuse and limited resting/recovery time. Specified maintenance required to improve soil condition and enhance turf growth. The cricket wicket on the upper oval was renewed during the term of this report.	3  7	C  C
3. a) Briggs Park Pavilion (exterior)		Front veranda roof is rusted and needs to be replaced. Asbestos in roof lines is scheduled to be replaced in a progressive program.	4	C



FACILITY/ INFRASTRUCTURE		COMMENTS	CONDITION RATING	FUNCTIONALITY RATING
3. b) Briggs Park Pavilion (interior)		Internal facilities and fittings are in good working condition but showing signs of deterioration.	4	C
4. Playground		In good condition.	2	A
5. Change rooms and ablutions		<p>Roof is flat and problematic because of rusting and concealed box gutters - ideal solution would be pitched roof.</p> <p>Facilities are deteriorating and are in average to below average condition</p>	<p>8</p> <p>5</p>	<p>B</p> <p>B</p>




FACILITY/ INFRASTRUCTURE		COMMENTS	CONDITION RATING	FUNCTIONALITY RATING
6. Lower Oval toilets & canteen		<p>Septic tanks are too low and are regularly under water table in water.</p> <p>Electrical capacity too low to run kitchen appliances in canteen. During the term of this report this facility was locked up ready for demolition once the new storage/canteen facility opened.</p>	5	D
7. SJ Community Recreation Centre		<p>Generally good condition.</p> <p>External concrete is not properly sealed and needs to be addressed to prevent decay.</p> <p>During the term of this report facility was connected to deep sewerage, existing Bio-max system over capacity.</p>	2	A
8. Oval lights		<p>The lights on the main oval are suitable for training purposes for large ball sports (50 lux) although a formal maintenance and re-lamping program is not evident.</p>	4	B



FACILITY/ INFRASTRUCTURE		COMMENTS	CONDITION RATING	FUNCTIONALITY RATING
9. Cricket nets		In good condition.	2	A
10. BMX track & facilities		<p>Track – some maintenance of track required, average condition overall with some dangerous areas where the track has been eroded.</p> <p>Storage – facilities are of a temporary nature, supplied by the BMX Club in average condition.</p> <p>Canteen - was damaged in a fire and insurance money has been obtained to replace it. During the term of this plan a canteen was incorporated into the new storage facility.</p>	<p>4</p> <p>4</p> <p>10</p>	<p>C</p> <p>B</p> <p>N/A</p>

FACILITY/ INFRASTRUCTURE		COMMENTS	CONDITION RATING	FUNCTIONALITY RATING
11. Skate Park		Limited facilities whose attraction has waned. Hardstand area is in poor condition.	7	D
12. House at Lot 48 Turner Rd		House, outbuildings and garden in a neglected condition.	8	D
13. Formal car parking – recreation centre & pavilion		Formal car parks are in good condition.	3	A

FACILITY/ INFRASTRUCTURE		COMMENTS	CONDITION RATING	FUNCTIONALITY RATING
14. Informal car parking		Informal car parks are in good condition.	3	C
15. Gatehouse/ ticket box		Demolished during the term of this report	10	D

FACILITY/ INFRASTRUCTURE		COMMENTS	CONDITION RATING	FUNCTIONALITY RATING
16. Fencing		Fencing around Briggs Park generally needs to be provided or improved.	6	C
17. Trails and tracks		<p>Primary purpose of existing tracks is as firebreaks. For this purpose they are adequate.</p> <p>As recreational facilities the tracks are informal and not signed. There are no trail heads or identified linkages encouraging appropriate use.</p>	4  7	A  B
18. On-site water storage and treatment		Connection to deep sewerage which now services the surrounding area is considered to be of the highest priority for the precinct. The new storage facility servicing the lower oval and the recreation centre have now been connected. The Briggs Park Pavilion will require connection as soon as possible. Water storage tanks are provided and an additional bore to meet demand may be required in the future.	8	C



FACILITY/ INFRASTRUCTURE		COMMENTS	CONDITION RATING	FUNCTIONALITY RATING
19. Drainage		Drainage problems associated with the lower oval are outlined above. The interface with the bush forever reserve on the western and southern sides of the lower oval and the lack of sewer to the site presents challenges as well as an urgency to resolve on site drainage and waste water disposal.	8	B
20. Signage		Limited signage around precinct area. What exists could be readily replaced as part of a new information and way finding package. Opportunity for interpretive signage to inform and educate the users.	8	N/A



## 9. Appendix 2 Stakeholder Engagement

### 9.1. Briggs Park Utilisation

User Group	Building Facility Used	Frequency/Times/ Seasons of use
BMX Club	BMX Track & associated outbuildings	All year Friday night
YMCA	Recreation centre Ovals – Lower & Upper	All year Everyday
Cricket Club	Upper Oval, pavilion, storage, change rooms, kitchen and bar.	1 <sup>st</sup> Sept – 31 <sup>st</sup> Mar Tues, Wed, Thurs 4pm-7pm (training) Sat & Sun – all day (competition games)
Football Club	Upper Oval, pavilion, storage, change rooms, kitchen and bar.	Feb – Aug (Sept - finals) Mon-Fri 3.30pm-7.30pm
Diamond Sports	Lower Oval and ablution block + canteen	N/A – not currently using the grounds
Heritage Country Choir	Pavilion	Wednesday 6-8pm Occasional special events
Senior's Keep Fit Group	Pavilion	Monday 9-11am

Note: There is no formal usage pattern of Briggs Park recorded by the Youth Advisory Council or the Byford Progress Association. The YMCA is contracted to manage the SJ Community Recreation Centre and information regarding in-house programs and hirer groups can be sourced via the following link. <http://www.sjcrcc.ymca.org.au/>

### 9.2. User Group Meeting – Friday 6th July, 2012

Location: Serpentine Jarrahdale Community Recreation Centre

User Groups Serpentine Jarrahdale Cricket Club,  
Mundijong Centrals Football Club,  
Byford BMX Club Inc.,  
Serpentine Jarrahdale Community Recreation Centre - YMCA,  
North Murray Diamond Sports,  
Heritage Country Choir,  
Byford Seniors Keep Fit for over 55's.

#### Notes from discussions with each user group -

##### Cricket Club

- Facilities are substandard, can't use ovals as required/desired – poor maintenance and upkeep.
- Sprinkler & water maintenance – damaged/vandalised, grass dies off.
- History of a lack of skilled maintenance expertise and delayed response to requests for repair.
- Wicket – lack of expertise of creation and preparation for summer season.

- Lower Oval – too wet summer/winter
- Proposed future alternative site – Whitby (duplication site)?
- Reservations with Shared Use Agreements – limited community access to facilities, senior/junior access/focus?
- Lack of number of grounds available with a pitch
- When Briggs Oval not available no alternative sites available for use (unable to play games/loss of revenue)
- Current teams – Senior ( 2 ) Junior ( 6 ) ++ ‘Have a Go’ teams
- Future projected teams - 5-7 years – senior ( 6 ) junior (10-15)
- Predicted number of future ovals needed – 4
- Overlap of football/cricket seasons – conflicting use
- Canteen access – central to revenue raising, limited volunteer/labour to run
- Number of grounds and quality major issue
- New ovals have to be designed as a standard size to allow universal use
- Have had to move nets several times at high cost to club.

### **Diamond Sports**

- Lower Oval – currently adequate for juniors (U12's) – but not for expected growth
- Not adequate for Senior softball/baseball
- Summer time users – conflict with cricket use
- Potential alternative site for diamond sport users – separate use (would be most ideal situation)
- Duty of care concerns / poor maintenance of facilities – potential for litigation
- Facilities don't meet minimum standards of governing bodies
- Additional pressures – new requirements – first aid etc.

### **Football Club**

(Agreed with all of cricket club comments)

- Facilities sub-standard, lack of storage, poor security
- Insufficient funds available from Shire for maintenance – undertaken at cost to Clubs
- Oval lighting – not adequate/legal. Night time competition not possible
- Pavilion/change rooms – too dark, needs improved lighting
- Future trend towards night time games – due to hot climate. Will need suitable lighting.

### **Heritage Country Choir**

- Limited storage – requires lots of equipment for use. Has to be safe and secured.
- Standards are lacking/general level of amenity – toilet, comfort (temperature - extremes). No updates have been done in last 20-30 years.
- Future growth – expansion / junior choirs? Not expected, size of area is fine for some growth.

### **Byford Senior's Keep Fit**

- Quality of facility of a poor standard - have never been updated/upgraded
- No storage
- No heating/air-conditioning

- Shared use problems – cleanliness of previous users etc.
- Size of facility okay for now & future
- At maximum capacity (30 users)
- Require increased car parking availability, limited when other users are there.

#### **YMCA (Contracted Recreation Centre Manager)**

- Potential growth – some room for movement
- Limited number of indoor courts
- No junior sports held indoor in Byford – not able to service currently.
- Would need additional 4-6 courts to hold junior and senior competitions.
- Community groups use meeting areas, but it's designed for major events. Conflict regular vs. one off bookings
- Storage always at a premium – the more the better, has to be secured.

#### **BMX Club**

- Recreation centre and schools are very important anchors for the club
- Members have indicated they will not travel outside of Byford if the facility is moved
- Suggestion raised about combining the facility with the motor cross – conflict with same use of main night (Friday) and too far.
- Current facility is considered below standards, fine for juniors not seniors.
- Club would be amenable to using the existing ablution and canteen if it is maintained up to a reliable standard (water/power etc).
- Only require additional storage if sea container is removed
- More important for canteen to be closer the start/finish than the storage.
- New storage area requested to include a first aid room (legal requirement). Along mid-point of track is fine.

#### **General Comments:**

- No provision for any further growth of additional sports codes
- Perception that future planning of additional playing spaces within Byford are not currently provided for.

### **9.3. User Group Meeting – Friday 7 October, 2013**

Location: Shire administration centre

User Groups: Serpentine Jarrahdale Cricket Club,  
North Murray Diamond Sports,  
Mundijong Centrals Football Club,  
Byford Progress Association  
Byford BMX Club Inc.,  
Heritage Country Choir.

General comments and responses to open discussion

- Parking is to at least double what is presently provided to cater for routine demand.
- Major district and all regional events will require an active management plan to reduce confusion and congestion

- Shared use of school fields queried, noted that Gilmore College and Peter Canley College in Wellard work well under this arrangement.
- Note that even in shared use facilities clubs will need access to a canteen/ kiosk
- The recreation centre expansion will be triggered by population milestones being achieved and ongoing demand demonstrated.
- Concerns were raised that the pool has been removed from the master plan and suggested that it should have greater priority than additional courts.
- There is a need for hydrotherapy facilities for a growing number of seniors in the Shire

Notes from discussions with each user group -

### **Cricket**

Can the lower oval be adjusted to accommodate cricket nets without impact on oval?

The Cricket Club has a liquor license (sole manager) and doesn't want to lose that. Note that senior football is based in Mundijong. Query where and how rugby and soccer would fit in and use licensed premises. Suggestion of a new sporting association to embrace all users.

Ensure cricket are consulted prior to the relocation of the nets to the lower oval to ensure the Club determines the exact location and orientation. The Master plan will be adjusted to show the nets separate from the playing area.

Ground quality is paramount and has not been as good as it should be. The top oval standard needs to be improved as well as remake of the lower oval. Need quality skilled staff to respond quickly and stay on top of damage and routine maintenance.

### **Diamond Sports**

Concept is supported as long as there is adequate parking around the oval

### **Football**

Junior football is happy with concept but is concerned about prospect of having to run two canteens, one on either side of Mead Street. Will need storage on the school site as well.

### **BMX**

Require track lighting that is separate from oval lighting

### **Choir**

Concept is good and they are happy to share with youth as the purpose of the building transitions. Need to make sure any new/altered facility remains affordable and they would like to be consulted on redesign to ensure access to storage.

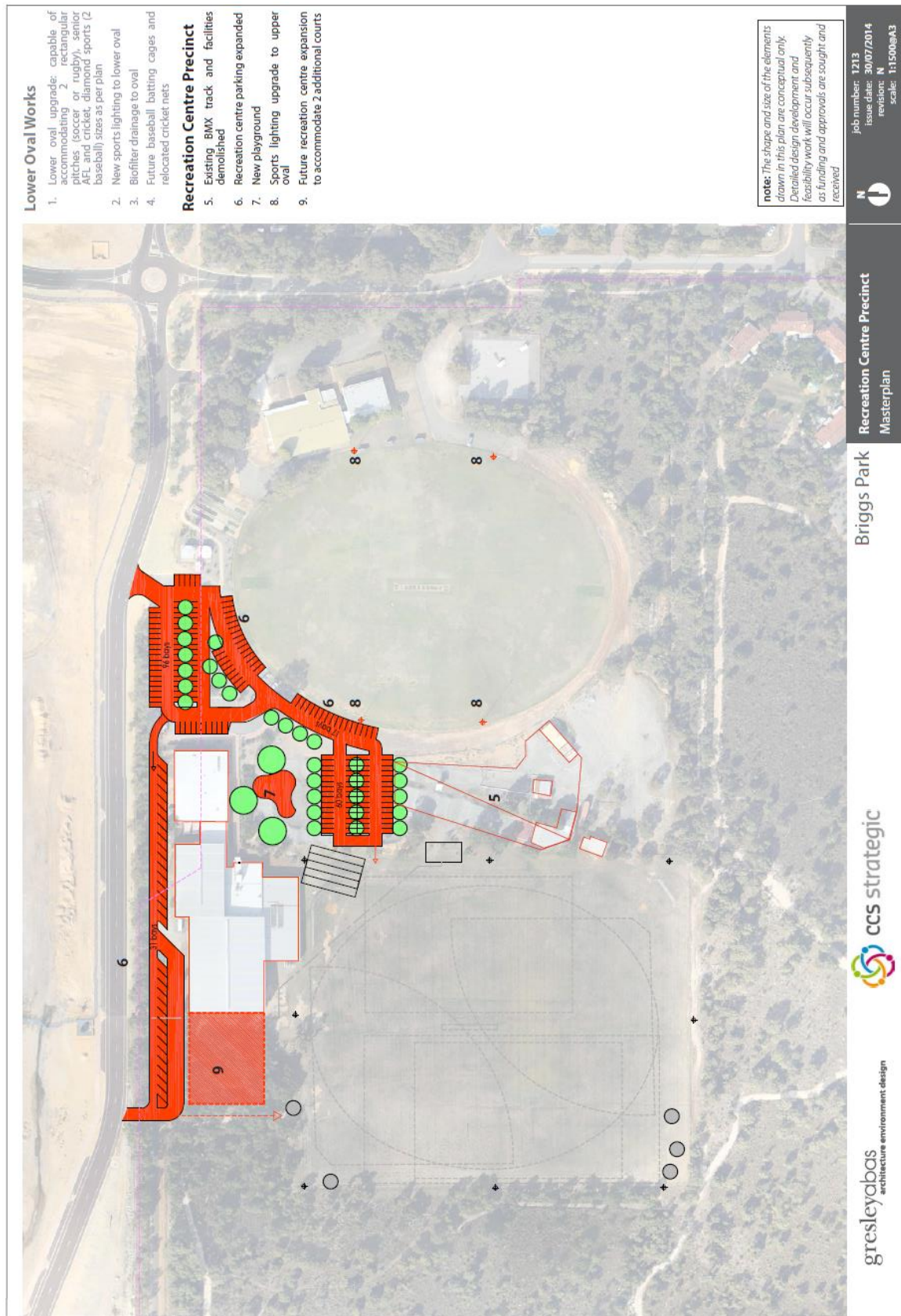
## **10. Appendix 3 Briggs Park Master Plan**

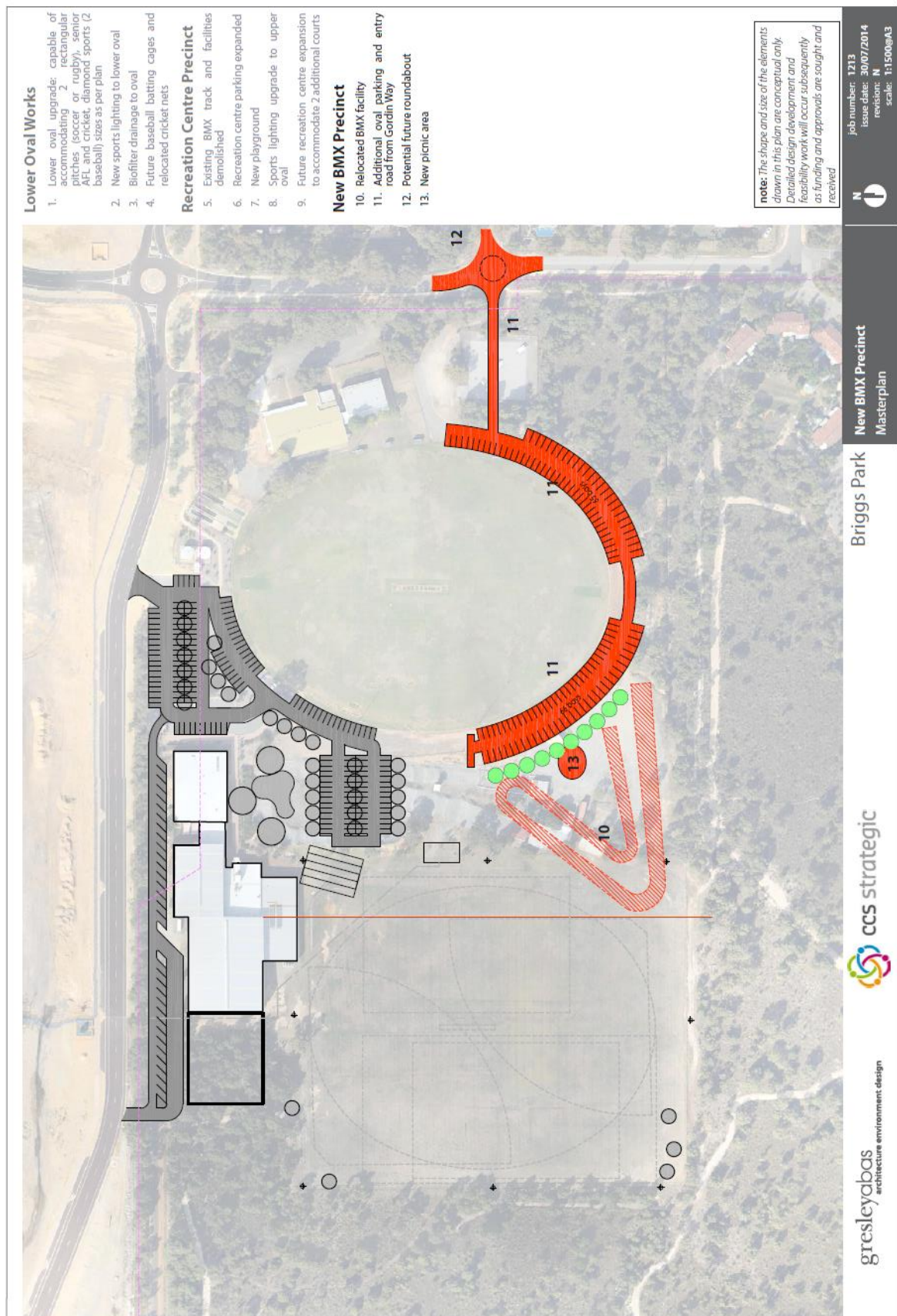
The Master Plan comprises a series of development areas or elements. They are shown sequentially in the next 5 images and are combined in the final consolidated Master Plan in the sixth image.



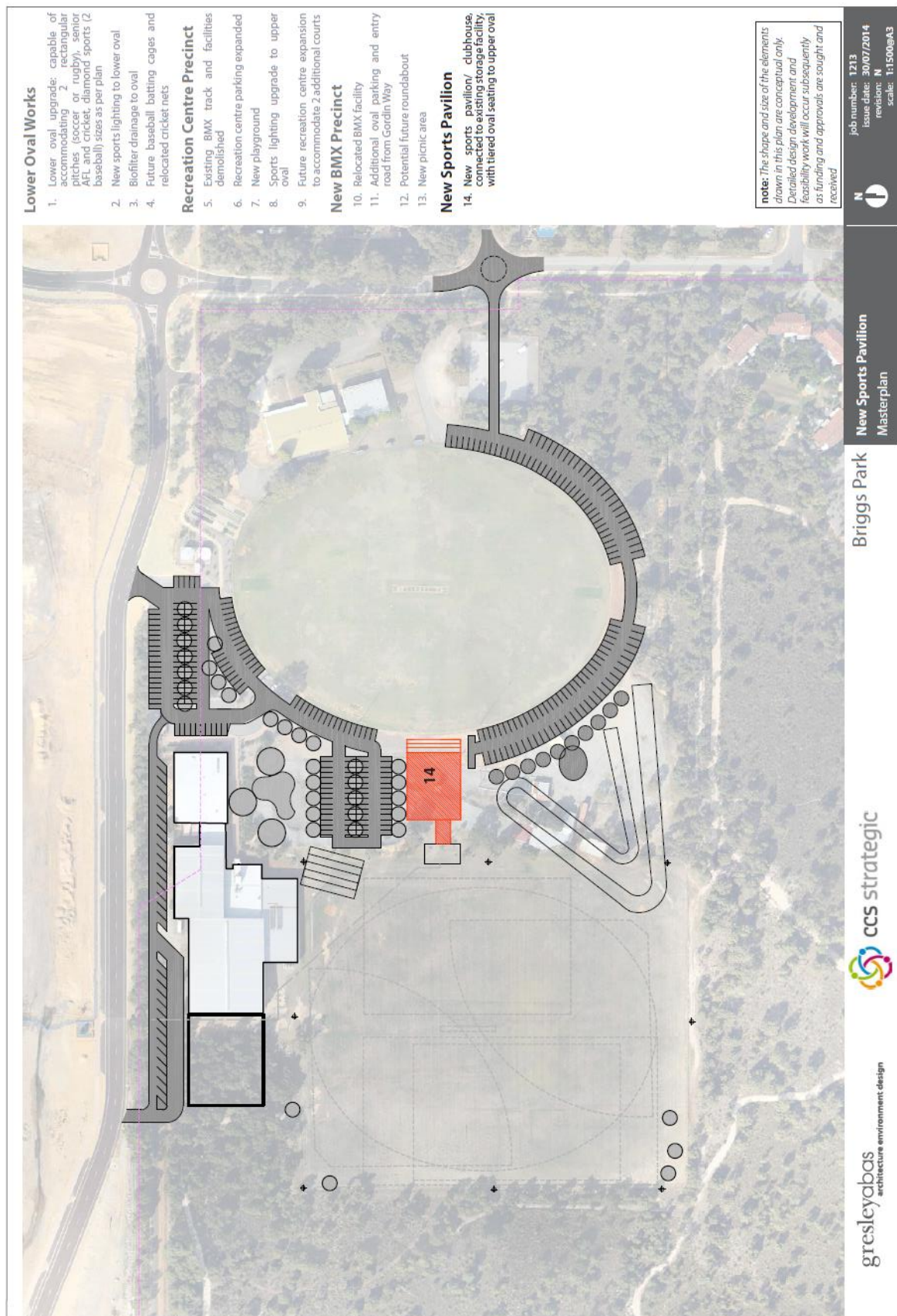




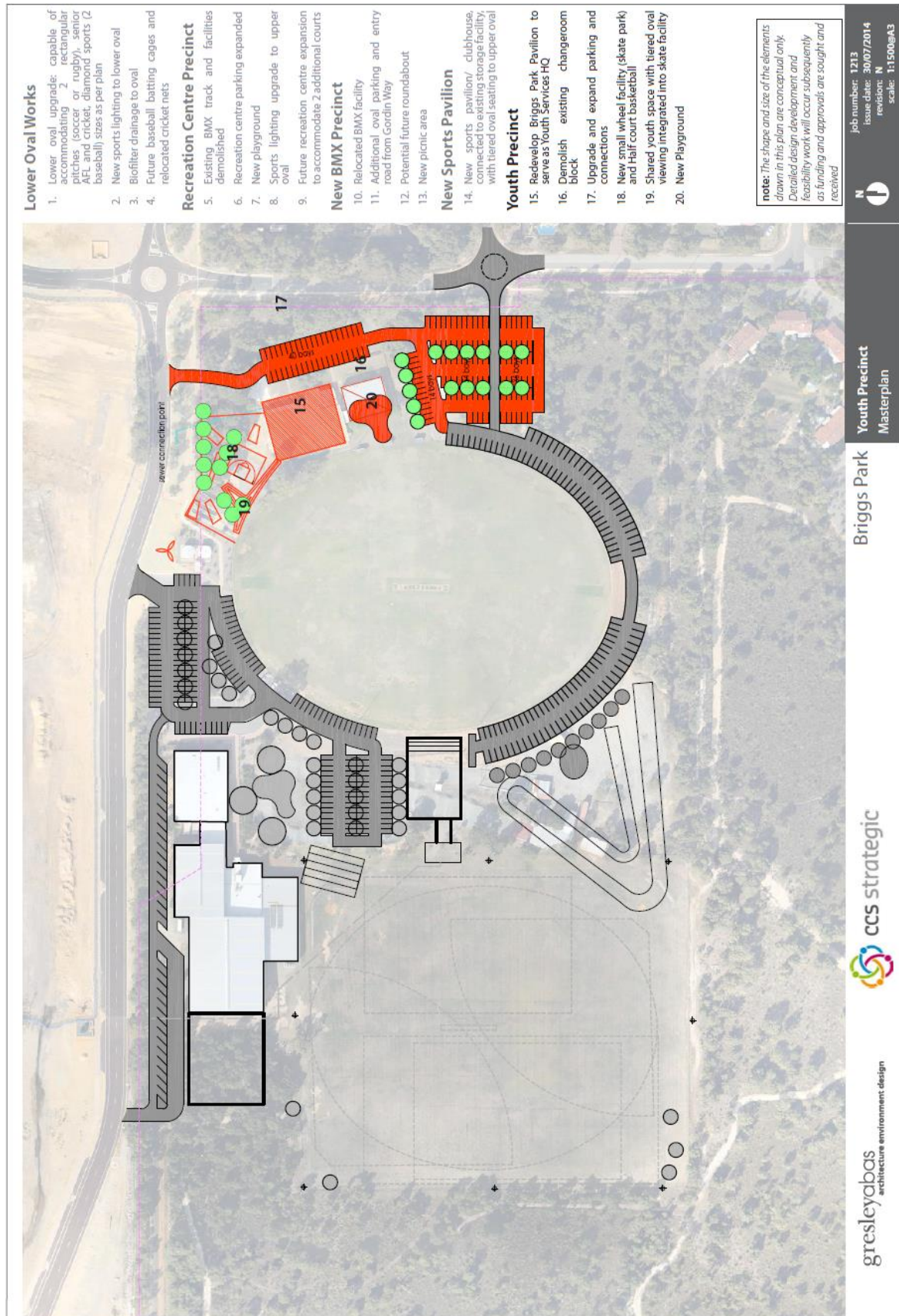




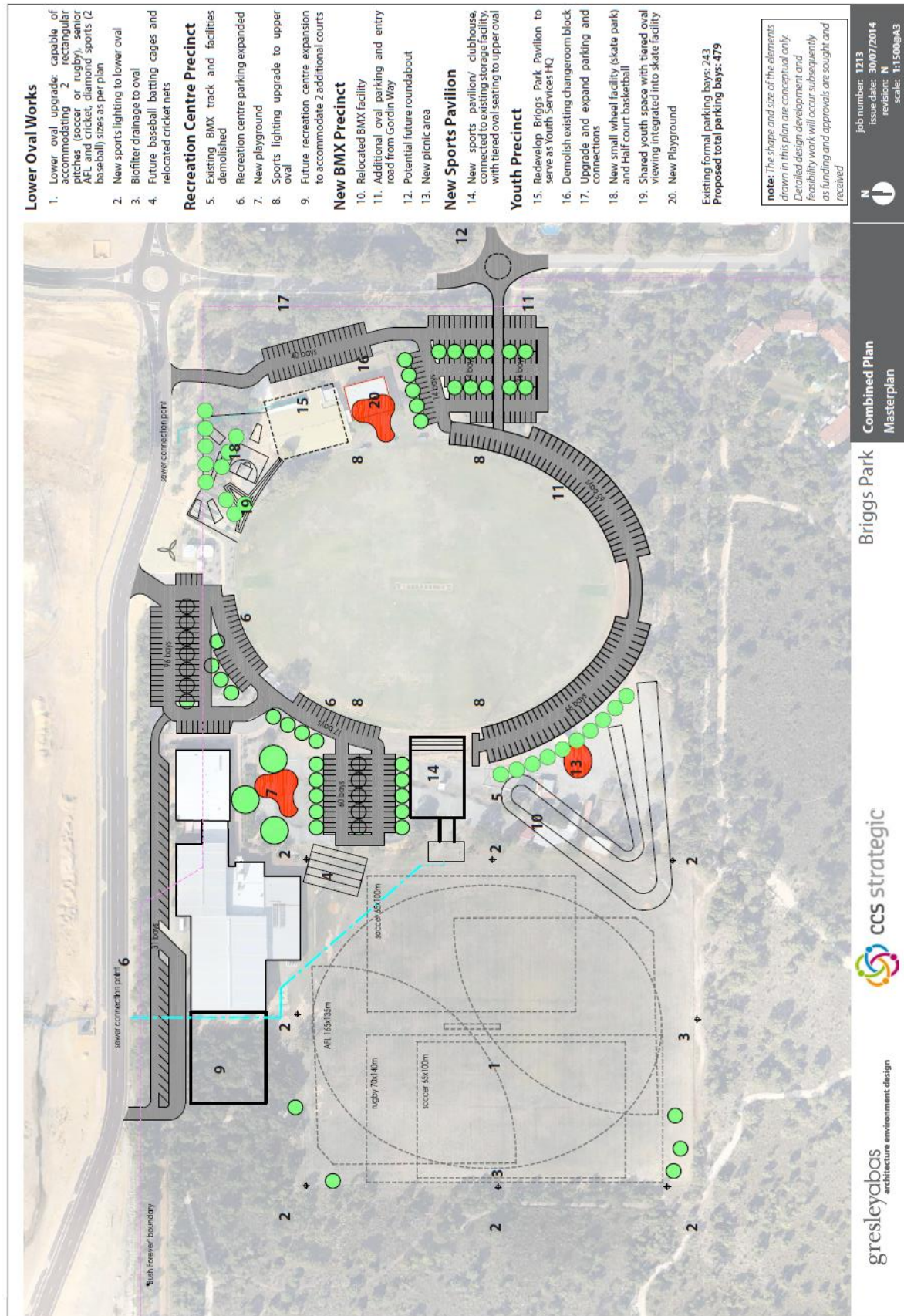




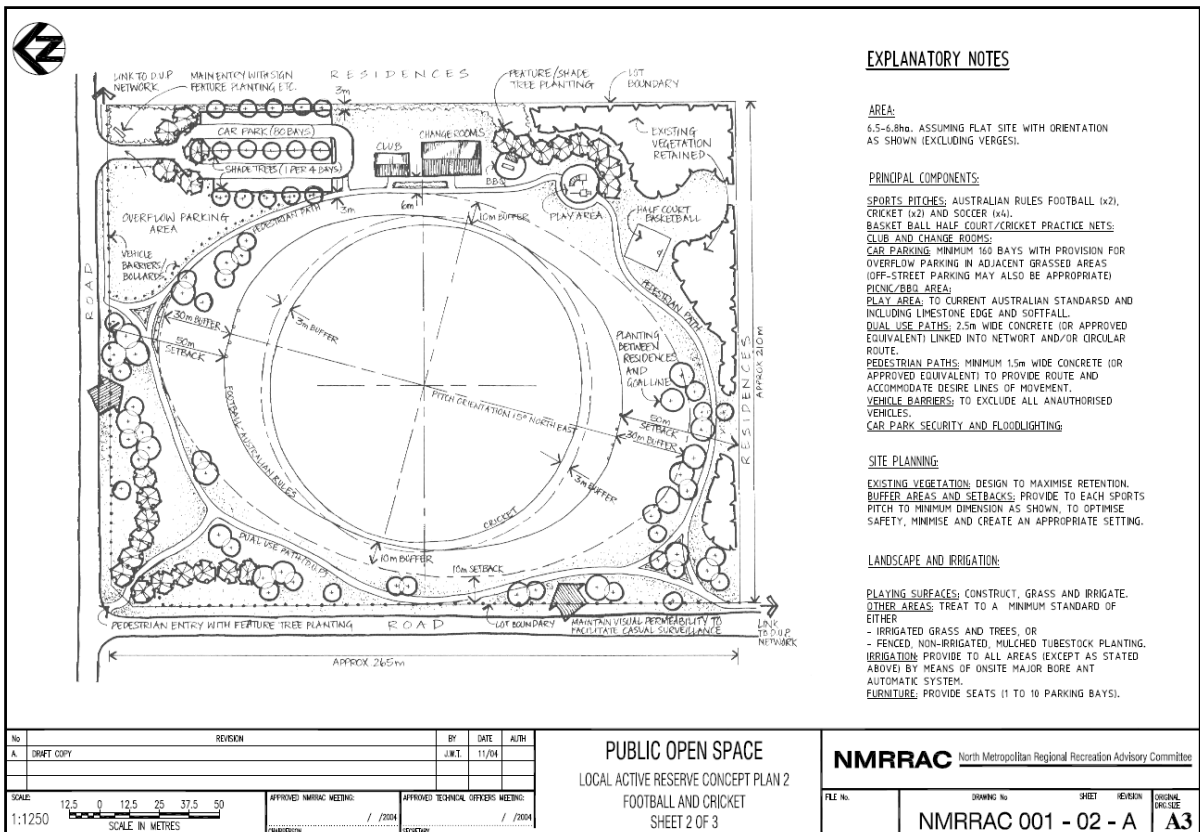
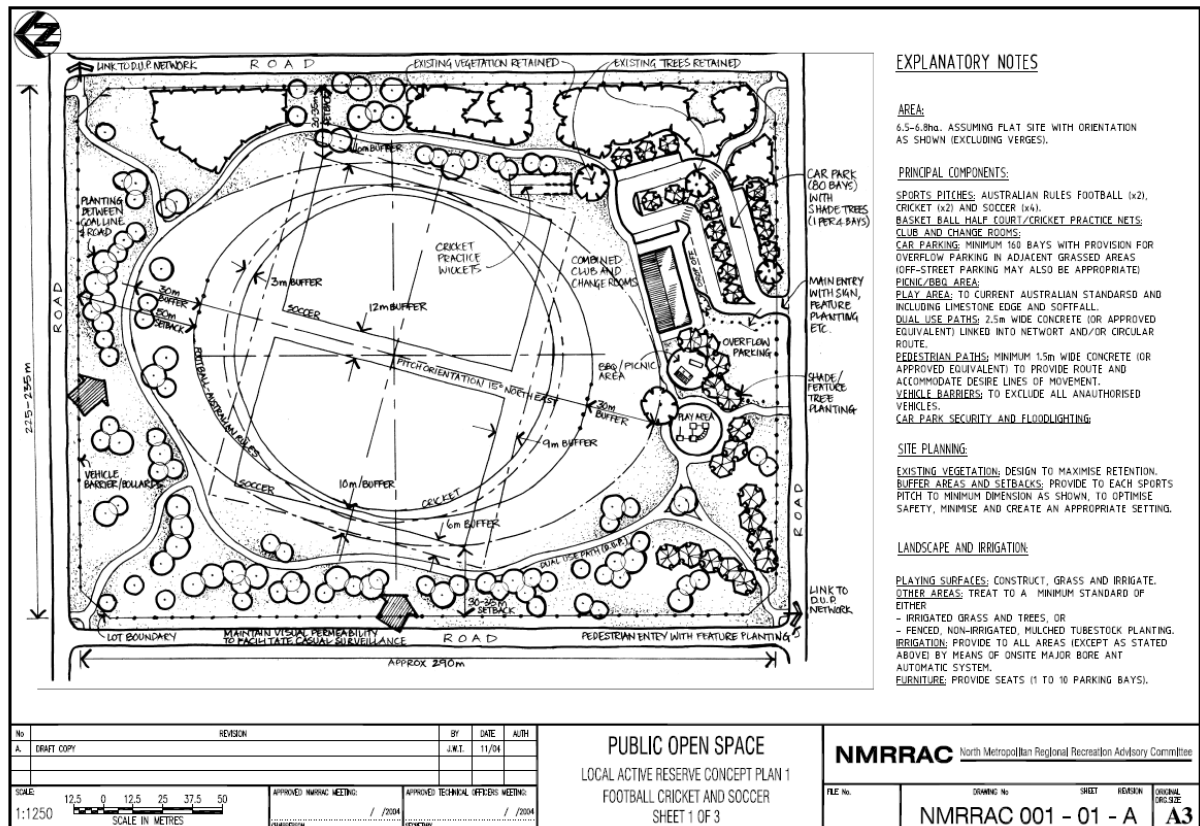








## 11. Appendix 4 NMRRAC Local Active Reserve Plans





## 12. Appendix 5 - Skate Facility Styles and Glossary

The Sunshine Coast Skate and BMX Plan 2011-2020<sup>4</sup> was prepared by the Wellbeing Planning and Programs Unit of the Sunshine Coast Council for the purposes of providing direction for addressing skate and BMX facilities and opportunities on the Sunshine Coast. The two part plan provides a strategy for facility development and includes a useful summary of facility types and terms. That glossary is included below for reference purposes.

Facility equipment definitions*		
Skateboard	Typically a specially designed plywood board combined with a quad wheeled, dual 'truck' eight bearing system designed for both movement and stunts, used primarily for the activity of skateboarding. A skateboard is propelled by pushing with one foot while the other remains on the board, or by pumping one's legs in structures such as a pool or half pipe. A skateboard can also be used by simply standing on the deck while on a downward slope and allowing gravity to propel the board and rider.	
In-line skates	Inline skates/rollerblades usually have three (if using 100 mm or 110 mm), four or five (80 mm) wheels, arranged in a single line. Most commonly, if they have a stop, it is a heel stop. Inline skating is often done on the road, sidewalk, skate park various street furnishings like fences and steps, and on special tracks and areas.	
BMX bikes	BMX stands for Bicycle Motocross. These bikes are a modification of the traditional cycle made to ride on dirt tracks or for doing manoeuvres such as jumps. Though originally connoting a bicycle intended for BMX Racing, the term 'BMX bike' is now used, generically, to encompass race bikes, as well as those used for the dirt, vert, park, street and flatland disciplines of BMX.	
Scooter	A child's vehicle consisting of a small platform with two or more wheels that is propelled by a rider pushing off the ground. The most common scooters today have two hard, small wheels, are made primarily of aluminium and fold for convenience. Scootering (also scooting or freestyle scooter or scooter riding) is a relatively new action sport which involves using kick scooters to perform freestyle tricks, in a manner similar to skateboarding and BMX freestyle.	
Rip stick	Also known as a caster board, a two-wheeled, human-propelled vehicle that is closely related to the skateboard and the snakeboard. Two narrow platforms known as 'decks' are adjoined by a rubber or aluminium coated metal beam that houses a strong spring. Each truck has one wheel that is connected to the board in a way that each wheel can rotate independently, like the wheels on a shopping trolley. Both wheels are mounted on slants that measure around 30° in angle, facing away from the front of the board.	

\*This is a guide of possible equipment utilised at skate and BMX facilities and is by no means exhaustive.

<sup>4</sup> <http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=skate-and-bmx-plan>

## Glossary

### Facility styles

#### Skate plazas



Skate plazas consist of replica street elements from the urban environment (e.g. stairs, rails, manual pads, bumps, banks). Use of alternative material such as bricks, granite, wood and steel. Can be multi-functional, just like civic plazas in urban setting are multi functional (e.g. recreating, socialising, skateboarding, street art, busking).

#### Bowls and pools



Bowls and pools are a replica of backyard pools which have evolved to unprecedented proportions (e.g. some of the skate facilities in Oregon, the Canary Islands Park and the Worlds biggest facility in Shanghai China).

#### Hybrids



Hybrid skate facilities are a combination of street, bowl/pool, and transition elements. It is because of this they are one of the most popular types of facilities.

#### Flow parks



Flow parks are large and spacious facilities which consist of multiple interconnecting bowls at varying levels. The wide, open flow course environment allows skaters to ride in many directions with multiple options.

#### Ramp parks



Ramp parks consist of transition elements typically in the form of vert and mini ramps. Are ideal for sites with limited space and integration with existing skate and BMX facilities or other community spaces.

#### Liberated spots



Liberated spots are public places which skateboarders have already been attracted to and utilise illegally, but have been formalised as a legitimate skate facility through upgrade and repairs to the existing elements, and inclusion of new elements (e.g. South Bank in London, Milton Keynes Bus Station (pictured left) and Brooklyn Banks in Brooklyn in New York).



## Facility styles

### Skate dots and spots



Skate dots are small singular skateable elements integrated into the streetscape or park design, while Skate spots are more diverse structures that support different approaches and a greater variety of elements.

### Multi-use youth activity spaces



Multi-use youth activity spaces are inclusive, flexible spaces which provide the opportunity to engage in a variety of youth recreation activities, with skateboarding being a key component.

### BMX trails



BMX trails are dirt jumps, that are built in opportunistic locations based on rider demand. They would be built around existing environmental elements and are designed to provide a constantly evolving challenge for riders. This type of site would receive a high level of user modification and would require careful monitoring and planning. Often these sites would be built entirely by local riders, and require minimal council assistance.

### Freestyle BMX dirt jumps



Similar to BMX trails, with a series of dirt jumps, however they are designed for performing crazy tricks over larger and less flow-orientated jumps.

### BMX street parks



BMX street parks are purpose-built specifically for the needs of BMX riders. They are laid out to promote flow and allow for a number of tricks to be executed in a run. They can be constructed out of concrete, steel (pictured left), or wood (more common for indoor facilities). Key features include jump boxes, sub-boxes, wall-rides, spine ramps, rails, ledges and quarter pipes.

### BMX race tracks



The track usually consists of a starting gate for up to eight racers, a groomed, serpentine, dirt race course made of various jumps and rollers and a finish line. The course is usually flat, about 15-foot (4.6 m) wide and has large banked corners that help the riders maintain speed. The sport is very family oriented and largely participant-driven, with riders ranging in age from 3 to 60, and over.