

**CD19/8120 - 2020-2021 COMMUNITY SPORTING AND RECREATION FACILITY FUNDING (STANDARD AND FORWARD PLANNING GRANTS ROUND) (AMREC)**

Ward	:	Palmyra-Willagee-Melville
Category	:	Strategic
Subject Index	:	Community Sport & Recreation Facilities Fund (CSRFF)
Customer Index	:	Department of Local Government, Sport and Cultural Industries (formally Department of Sport and Recreation)
Disclosure of any Interest	:	No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	:	Nil
Works Programme	:	2019-2020
Funding	:	\$1,496,988
Responsible Officer	:	Todd Cahoon Manager Healthy Melville

**AUTHORITY / DISCRETION**

**DEFINITION**

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input checked="" type="checkbox"/>	<b>Executive</b>	<b><i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i></b>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes &amp; policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input type="checkbox"/>	Information	<i>For the Council/Committee to note.</i>

**CD19/8120 – 2020-2021 COMMUNITY SPORTING AND RECREATION FACILITY FUNDING (STANDARD AND FORWARD PLANNING GRANTS ROUND) (AMREC)****KEY ISSUES / SUMMARY**

This report seeks the endorsement of:

- The priority and ranking for the 2020-2021 Standard and Forward Planning Grants as part of the Community Sport and Recreation Facility Fund facilitated by the Department of Local Government, Sport and Cultural Industries.

**BACKGROUND**

Each year, the Council prioritises and ranks applications for the Standard and Forward Planning Grants of the Community Sport and Recreation Facility Fund (CSRFF) that are within the City of Melville's boundary.

The Department of Local Government, Sport and Cultural Industries (formally Department of Sport and Recreation) have developed key principles of facility provision against which the allocation of funds are assessed. These principles are based on the need for a planned approach to facilities provision which takes account of justified needs, existing facilities and the social and financial impact of investing in new facilities.

When ranking and prioritising, the Local Government is asked to consider the Key Principles of Facility Provision, rank in order of priority (highest priority application being ranked as 1) and rate all applications based on:

- *High - Well planned and needed by municipality.*
- *High/Medium - Well planned and needed by applicant.*
- *Medium - Needed by municipality, more planning required.*
- *Medium/Low - Needed by applicant, more planning required.*
- *Low - Idea has merit, more planning work needed.*
- *Not recommended.*

The rating is to reflect how worthwhile the project is and indicate its importance on its actual benefit to the community.

The City has identified only one application for the 2020-2021 Standard and Forward Planning Funding Round, being **Webber Reserve - Facility Upgrade and additional Change Rooms**.

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The City's 2016-2023 Infrastructure Strategy identified the City's change-rooms as having poor capacity and functionality to meet current demand. It identified an investment of an additional \$12.7 million over the next 20 years for a change-room upgrade program (average of \$635k per annum). The purpose of the project was to upgrade existing change-rooms to be fit for purpose.

This investment was based on the 2013 Building Asset Management Plan which stated:

- *A property quality standard (PQS) for change rooms has also been developed to assist in any future upgrades. This has been developed to ensure they are fit for purpose and meet the expectations of users.*
- *Facilities are prioritised based on current condition and utilisation as well as input from Community Development staff. The buildings would be jointly inspected by technical staff and users and service gaps identified against the property quality standards.*

The PQS for buildings is now known as the "Minimum Change Room Building Standards" document as describes the minimum requirements for change rooms with regard to numbers of users, privacy, accessibility, functionality, Occupational Health and Safety, and other standards.

**DETAIL**

The facility at Webber Reserve has a management licence held by the Willagee Bears Rugby League Club and under this agreement the WBRLC have affiliated clubs who utilise the building.

**These are:**

Willagee Bears Dart Club  
Willagee Bears Netball Club  
Kapa Haka Cultural Group  
Rugby League Samoa WA  
Cook Island Community  
Nokelau Community  
WA Maori League (WAKA)  
OzTag.

There is also a summer allocation held by the Bicton Junior Cricket Club who play and train during summer on the field. The facility struggles to accommodate the cricket club due to the run down state of the change rooms and this project will be an immense benefit to this club too. The City is also investigating additional summer use at the reserve once the facilities have been improved.

**CD19/8120 – 2020-2021 COMMUNITY SPORTING AND RECREATION FACILITY FUNDING (STANDARD AND FORWARD PLANNING GRANTS ROUND) (AMREC)****Webber Reserve – Facility Upgrade and Additional Change-Rooms.**

Following an inspection and prioritisation process the change-rooms at Webber Reserve are the top priority to upgrade. The change-rooms at Webber Reserve have been a City asset since 1981 and predominantly house the Willagee Bears RLFC comprising 188 junior and 92 senior players. There are a number of issues with the existing change-rooms at Webber Reserve:

- The existing layout does not meet user need e.g. internal blockwork partitions between male and female toilets are not full height
- The quality and condition of the partitions is very poor
- Open shower areas
- Fixtures and fittings are at end of life
- General change-room finishes are of poor quality
- Ongoing issues with blocked drains which indicate potentially undersized drainage to the building

The Webber Reserve – facility upgrade and additional change rooms consists of the following key elements:

- Installation of two prefabricated modular change room units to the western side of the existing building
- All necessary groundworks and connection to existing services
- Upgrade of existing change-room facilities with new fixtures, fittings and finishes
- Provision of new amenities to the existing building including:
  - Accessible facilities
  - Umpire Change room
- Upgrade to existing drainage to address the on-going blockage issue
- New finishes to existing clubroom area (i.e. to match the change-room upgrade)

These key elements were identified through consultation with Sports Club's, industry consultation, the building condition and trend analysis.

**STAKEHOLDER ENGAGEMENT****I. COMMUNITY**

A number of meetings and ongoing communication with Willagee Bears Rugby League Club were conducted. The Club liaised with local user groups of the facility.

A comprehensive engagement plan will be formulated as part of the project implementation and this will focus on informing the community about the project and how it may impact and benefit them. Communications will include direct mail out to local residents, on site signage, a dedicated webpage containing all project information including plans, images, timelines along with a detail 'Frequently Asked Questions' (FAQ) information sheet.

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The City has also commenced the development of an 'Active Reserve Infrastructure Strategy' (ARIS) and as part of the process recently conducted an extensive engagement process with local sporting clubs, residents living near by to sporting reserves and high school students.

This identifies that priority areas for the City are change room upgrades and floodlighting.

**II. OTHER AGENCIES / CONSULTANTS**

- Department of Local Government, Sport and Cultural Industries;
- NRL (Rugby League) WA.

**STATUTORY AND LEGAL IMPLICATIONS**

Nil.

**FINANCIAL IMPLICATIONS**

The estimated expenditure for the project is \$1,496,988 and this has been allocated in the 2019/2020 Capital Works Program.

The CSRFF application is for \$411,500. If successful, any savings from the project will be returned to the Reserve account to assist in the funding of future change-room upgrade projects at the City's sporting fields.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

The Corporate Business Plan 2016-2020 has detailed our organisational key priorities as including meeting the demand to provide fit for use/appropriate infrastructure into the future (in areas like buildings, paths, roads, parks).

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The following risks and mitigation strategies were identified:

<b>Risk Statement</b>	<b>Level of Risk</b>	<b>Risk Mitigation Strategy</b>
As a result of continued and further overuse of the City active reserves damage and more regular closure of sports fields occurs.	Moderate consequences which are likely, resulting in a <b>High</b> level of risk.	Continue to implement concept plans of active reserves to optimise field use and spread wear and tear.
Risk of increased ongoing maintenance expenses due to continued and increased overuse.	Minor consequences which are almost certain, resulting in a <b>High</b> level of risk.	Continue to implement concept plans of active reserves to optimise field use and spread wear and tear.
Clubroom and on field facilities are aging and not fit for purpose requiring increased maintenance costs and impacting on the ability to cater for changing demographics, e.g. women's teams.	Moderate consequences which are likely, resulting in a <b>High</b> level of risk.	Design and construct new club and change room facilities inline with the City's minimum change room building standards.
Poor management of the new facilities results in degradation of the asset and increased costs to the City and users.	Moderate consequences which are possible, resulting in a <b>Medium</b> level of risk.	Investigate and implement a suitable management model.  In conjunction with Clubs, develop a detailed management plan for the asset renewal and facilities operations.

**POLICY IMPLICATIONS**

Reference is given to several Council Policies that guide decision making by the Council with consideration to this report and include the following:

Policy CP–028 Physical Activity highlights the increase of opportunities for physical activity; leading to the improved health and wellbeing of the community.

CP-037 Neighbourhood Development – Community Hub Policy highlights that gaining the greatest community benefit can be achieved through the provision of facilities consolidated into community hubs.

CP-031 Asset Management Policy highlights that assets must be reviewed on a regular basis to ensure they remain relevant, have a demonstrated community need and are achieving optimal levels of service in a cost effective manner over the asset lifecycle.

**CD19/8120 – 2020-2021 COMMUNITY SPORTING AND RECREATION FACILITY FUNDING (STANDARD AND FORWARD PLANNING GRANTS ROUND) (AMREC)****ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

An alternative is for the Council to rate the application as low or not recommended. However, this would be at odds with Corporate Business Plan 2016-2020 and Council Policies. Rating the application as low or not recommended would potentially result in the application being unsuccessful for CSRFF funding impacting on the City's funding reserves.

**CONCLUSION**

The change rooms at Webber Reserve are in a poor condition and not to the current standards of provision.

The facility upgrades at Webber Reserve will see the much needed renewal of City assets to contemporary fit for purpose community sporting facilities that will cater for the needs of current and future generations of the Community. This aligns with the Corporate Business Plan 2016-2020 which details our organisational key priorities as including meeting the demand to provide fit for use/appropriate infrastructure into the future (in areas like buildings, paths, roads, parks).

**OFFICER RECOMMENDATION (8120)****ABSOLUTE MAJORITY****That the Council:**

- 1. Prioritises and rates the Community Sport and Recreation Facility Fund grant submission for The Webber Reserve – Facility Upgrade and Additional Change Rooms as follows:**
  - A. Priority 1**
  - B. Rating High**