

BOYUP BROOK SPORTS & RECREATION PRECINCT

# 2019 MASTERPLAN

Context & Consultation Report (Appendix 1)



ARCHITECTURE  
URBAN DESIGN  
SUSTAINABILITY

nextpractice

in association with



FINAL April 2020

## Contents

<b>1.0</b>	<b>Project History</b>	<b>1</b>
<b>2.0</b>	<b>Community Benchmarks</b>	<b>4</b>
<b>3.0</b>	<b>Demographic Factors</b>	<b>6</b>
<b>4.0</b>	<b>Site Analysis</b>	<b>9</b>
<b>5.0</b>	<b>Activity Calender</b>	<b>13</b>
<b>6.0</b>	<b>Consultation</b>	<b>15</b>
6.1	Stakeholder Engagement	
6.2	Youth Engagement	
6.2	Community Engagement	
<b>7.0</b>	<b>Masterplan Design Themes</b>	<b>20</b>

## 1.0 Project History

The Shire of Boyup Brook has for a number of years considered and promoted collocation of sporting and recreation facilities within the one precinct, for the purposes of;

- sharing facilities to rationalise costs,
- increasing social awareness, and
- ultimately increasing participation in sport and recreation within the community.

The push for an indoor recreation facility in particular dates back to (at least) the early 90's. The related studies, reports and plans prepared in an attempt to attract community interest and public and state investment over this period have varied in scope, focus and form. On ground implementation of proposed outcomes has however been limited. Common underlying issues with the various studies are as follows;

- lack of specific detail on supported projects, and insufficient financial information or implementation strategies,
- stakeholder engagement response rate was relatively low, and
- lack of implementation has lead to 'survey fatigue' & scepticism in stakeholders and the broader community.

Table 1.1 provides a brief summary of the project's history, and other related reports.

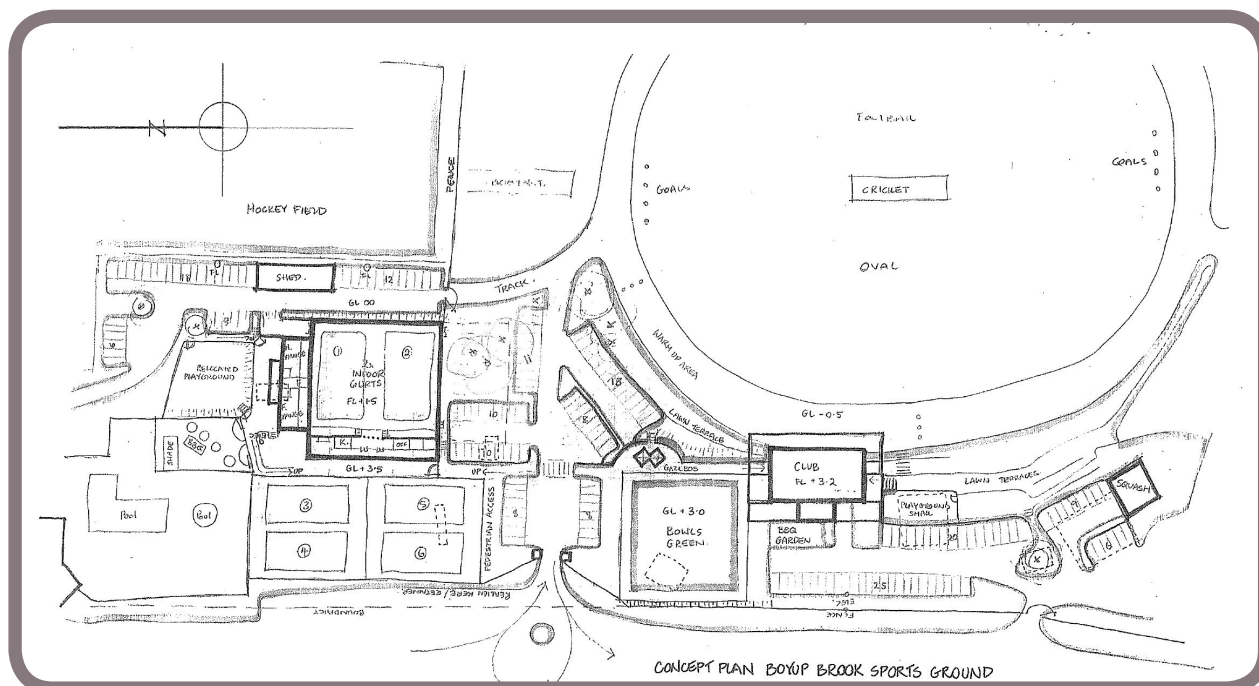


Figure 1.1: 2009 Masterplan Concept

Past report	Key outcomes	Implementation	Comments
<b>May 1994</b> <b>Community Study into the Provision of an Indoor Recreation Centre for the Shire of Boyup Brook - Draft</b> Developed by Ministry of Sport and Recreation - South West Regional Office	Confirmed community support for an indoor recreation centre. Investigated sources of capital funding: Community fundraising; Shire of Boyup Brook; and, State Government.	No implementation.	Low engagement 750 questionnaires were distributed and only 72 responses were received. Stakeholder engagement was limited to surveys and interviews. Low stakeholder engagement is a risk of the project and needs to be addressed through involving the community and key stakeholders in the BBSRA in the planning stages.
<b>March 2003</b> <b>Feasibility Study - Swimming pool heated water provision/Indoor Recreation Multi Purpose Leisure Centre</b> Developed by A Balanced View (ABV) Leisure Consultancy Service	Club education/Sporting Association - formation of a local sporting association. Specific short, medium and long term actions identified Recommendations of the report placed an emphasis on the future consolidation of sporting clubs and facilities.	The Boyup Brook Sporting and Recreation Association formed in 2018.	Extensive consultation through: <ul style="list-style-type: none"> <li>• a survey sent to every residence</li> <li>• meetings with sporting representatives</li> <li>• website notification calling for submissions</li> <li>• two public meetings</li> <li>• benchmarking interviews</li> <li>• committee interviews</li> </ul> Detailed report with relevant information to consider in the Master Planning process. No consensus between clubs.
<b>2009</b> <b>Boyup Brook Consolidated Sports Facility Design Rationale and concepts</b> Developed by Rosemary Wright	Updated assessment of needs and wants. Facility specifics. Concept designs developed in consultation with the sporting groups and with consideration of the 2003 report.	The Consolidation of Sporting Facilities in the recreational Precinct Committee recommended to Council that the project not be proceeded with further at this time - June 2009.	Design comments can be used in future discussions.
<b>2016</b> <b>Community instigated petition for indoor sporting facility</b>	Demonstrated community support	BBSRA formed in 2018	Petition was created for potential Royalty for Regions submission. Not submitted due to lack of incorporated body.
<b>December 2018</b> <b>Boyup Brook Sport and Recreation Association Members Survey</b>	The Boyup Brook Sports and Recreation Association (BBSRA) requested a members survey be created to determine the members priorities and gauge interest in co-locating facilities.	The results of the 2018 survey will be included in the 2019 Master Plan process.	The BBSRA are a key stakeholder in the Master planning process and this survey will provide background information for the Master Plan.
<b>April 2019</b> <b>Lower South West Sporting and Recreation Facilities Plan</b> Developed by Consultant David Lanfear	Plan focused on the potential of co-location and consolidation of infrastructure and included an indicative concept.	The Boyup Brook Master Plan will consider the recommendations from this report and create a local plan that has realistic and specific outcomes for the community.	The consultation process was limited with the key stakeholder the BBSRA. The plan has generalized information and trends which is a useful starting point. It also highlights the need to the local plan to cater to the particular.

Table 1.1: Project History Summary

Other Reports & Plans	Key outcomes	Implementation	Comments
<p><b>2015 The Boyup Brook Bicycle Network Plan</b> Developed by Cardno</p>	<p>To develop a coordinated and strategic approach to delivering cycling infrastructure including: connections to key attractors within the townsite; ensure safe connections and routes to schools and maximise the potential of cycle tourism. Network plan and schedule of works.</p>	<p>The plan is being implemented.</p>	<p>The plan also includes useful cycle tourism options and information on tracks and trails that will inform the Master Plan.</p>
<p><b>The Warren-Blackwood 2050 Cycling Strategy</b></p>	<p>Developed by the Department of Transport in collaboration with the SWDC and the LGAs, this long-term aspirational strategy reflects the priorities shared by the local and state government to inform future investment in the Regional Bike Network.</p>	<p>The strategy is being implemented</p>	<p>The strategy includes long term ideas around rail tracks and trails and useful information on passive recreation.</p>

Table 1.1 continued: Project History Summary

## 2.0 Community Benchmarks

As benchmarks of sport & recreation facilities that Boyup Brook could potentially support with sufficient patronage, available facilities at selected similarly sized rural communities in the south west WA are summarised in Table 2.1. The benchmarks provide an indicator of diversity of facilities in addition to the scope of the facility for each sport or activity. Existing facilities in Boyup Brook are included in the table for comparison. The data in the table was sourced directly from the relevant Shires.

Facility	Boyup Brook	Gnowangerup	Cranbrook	Goomalling	Dalwallinu
<b>Population</b> 2016 Census	1702	1215	1180	1100	1431
<b>Pool</b>	✓	✓	✗	✓	✓
<b>Indoor sports</b>	✗	✓	✗	✓	✓
<b>Clubrooms</b>	Football, tennis, bowls	Main club room at the complex	3 separate clubs	GSCC Shared club	Dalwallinu sports club
<b>Football oval</b>	✓	✓	2	✓	✓
<b>Hockey oval</b>	✓	✗	✗	✓	✓
<b>Tennis Courts</b>	12 grass	sporting complex synthetic turf (1 hockey 4 tennis)	3 Tennis Clubs	6 plexipave courts	2 external courts □ multi-purpose 2 indoor courts □ multi-purpose
<b>Basketball Courts</b>	3.5 asphalt courts	2 indoor basketball courts	3 courts	2 multi-purpose (netball/tennis) courts	1 external multi-purpose court 1 internal multi-purpose court
<b>Bowling</b>	7 rinks	2 greens	2 greens	8 rinks at the sports club	14 rinks adjacent to Sports Club
<b>Cricket turf wicket</b>	✓	✓	✓	✓	✓
<b>Squash</b>	✓	✗	✗	✗	✓
<b>Golf</b>	✓	✓	✓	✓	✓
<b>Basic skate park</b>	✓	✗	✓	✗	✓
<b>Other sports</b>		24 hour gym at the sporting complex			
<b>Other</b>	Boyup Brook club, located next to the Bowling Club - away from sporting precinct.	The sporting club has a main club room with bar, food.	Cranbrook and Frankland Sporting Club have bar, food, darts etc.		

Table 2.1: Community Benchmarks

When sport & recreation facilities in Boyup Brook are compared with other similar sized Shires within the region, the absence of an indoor multi-sports facility is the outstanding point of difference. Other findings worth noting in Boyup Brook are;

- The retention of 2 older squash courts, which newer facilities in other communities do not include.
- A large number of tennis courts - two to three times other Shires.
- Location of many discrete sports facilities within an overall Sports & Recreation precinct, but little collocation of shared toilets/change rooms & kiosk/kitchen/bar facilities.
- Bowls facilities are located away from the recognised Sports & Recreation precinct.
- Limited multi-sports facilities, being the town hall and the bitumen basketball/netball courts - both of these sports are currently in recession.



Figure 2.1: Existing basketball/netball courts

### 3.0 Demographic Factors

It is important that the recreation and sporting needs of both the current and future populations of Boyup Brook are considered when planning for facility development. Of equal consideration is the capacity of these populations to fund the required capital works and maintain the facilities over time, in part by sustaining sufficient levels of volunteers in the sport and recreation community. Unless otherwise noted in the discussion the figures are from the Australian Bureau of Statistics 2016 Census data.

The population of Boyup Brook has fluctuated over the last three decades. From a 1991 census population of 1,847 in 1991 there was a rapid drop over the next decade to a population of 1558 as recorded in the 2001 census. While following the general trend of steady population decline in regional communities through the 90's, since the early 2000's population growth has returned with rural lifestyle living opportunities attracting new families and semi-retired residents to the region. The rate of growth has increased over recent years, with an average 20 persons per year being added to the Boyup Brook population over the last census period from 2011 to 2016, four times the rate of growth recorded between 2001 & 2011. Population projections in the 'Western Australia Tomorrow Report No 11 Medium Term Population Forecasts', predict the Boyup Brook Sub-region (band c) will experience a slight population increase over the next decade to 1760 persons in 2031.

In the 2016 Census the population of the Shire of Boyup Brook was 1701 people, and the sexes were equally represented; 50.2% male & 49.8% female, although this does vary across age groups as per figure 3.1. The average age of the Boyup Brook community is significantly older than it was 15 years ago, and across the state as a whole. The median age of people in Boyup Brook increased from 42 in 2001 to 49 in 2016, compared with the 2016 state average of 36 years.

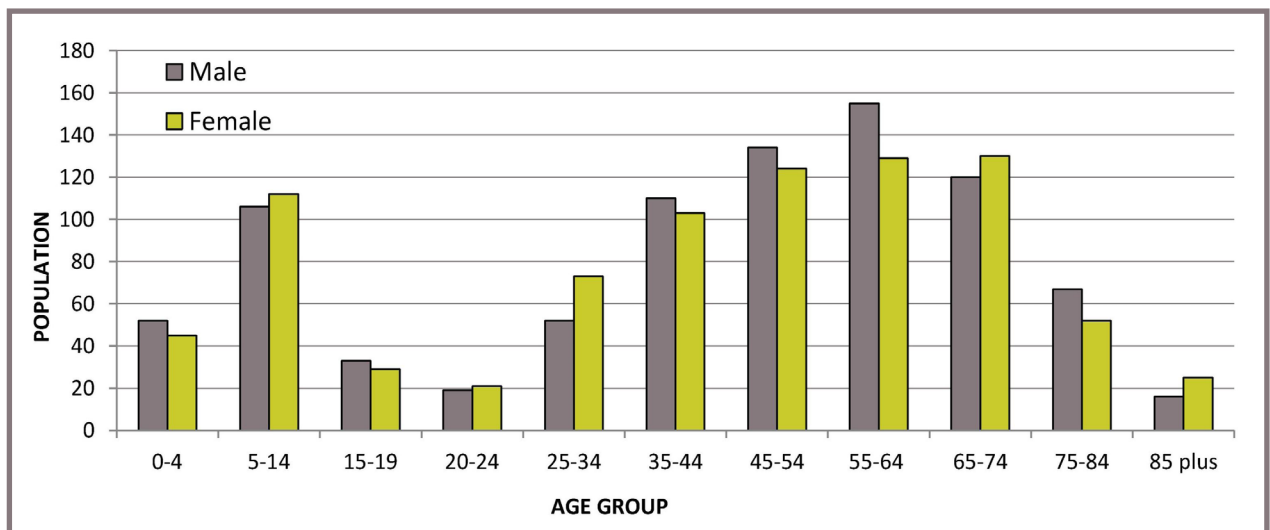


Figure 3.1: 2016 Age distribution by sex 2016

Children up to the age of 14 are marginally underrepresented at 18.6% of the Boyup Brook population compared with the state average of 19.3%. Residents aged 65 years and over are overrepresented at 23.9% of the local population compared with the state average of 14%.

Figure 3.2 illustrates that while the overall population of Boyup Brook has grown since 2006 the growth is overwhelmingly in the over 55 age group. Since 2001 there has been a 54% increase in the 55-64 year age group and a doubling of the



65+ age group. The youth & young adult populations have remained relatively constant since 2006, as has the working age 25-54 age group.

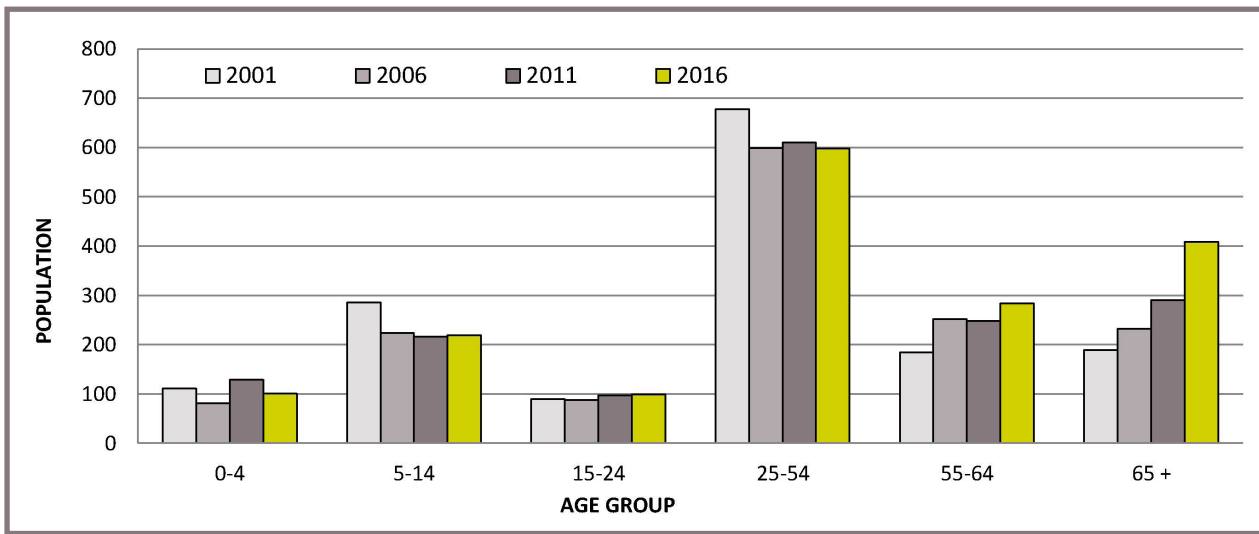


Figure 3.2: Population Change by Age

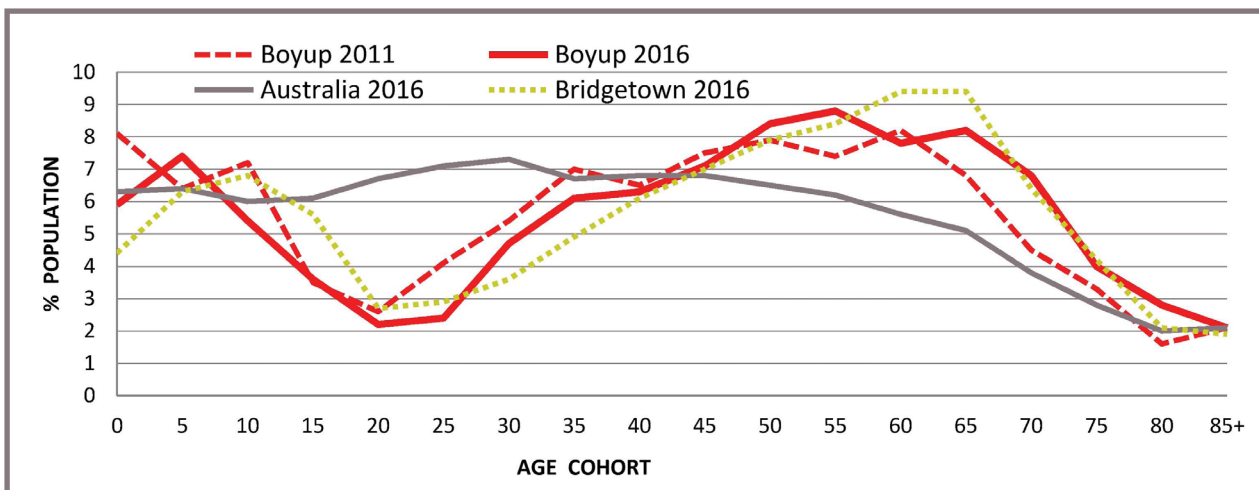


Figure 3.3: Comparative Age Distribution

Figure 3.3 illustrates that the significant dip in the overall population from ages 15 to 34 in the Boyup Brook population widened from 2011 to 2016, suggesting more children are leaving town before age 15 and they are staying away for longer before returning, if at all. The data for Bridgetown shows a similar significant trend in the youth and young adult cohorts of the population, with a comparable drop but occurring several years later than in Boyup Brook.

The unemployment rate within the Shire of Boyup Brook in 2016 was 4.9% with 55% of over 15 year olds in full time employment, down from 66% in 2001. The median weekly 2016 personal income was \$600 and the weekly family income was \$1363, less than the Australian median equivalents of \$662 & \$1438 respectively. Over the previous ten years, median personal incomes in the Shire increased by 46% (42% across Australia), but median family incomes increased by only 33% (48% across Australia). Figure 3.4 indicates a spread of incomes commensurate with age in a working community, with the higher income brackets dropping away rapidly from around 75 years of age.

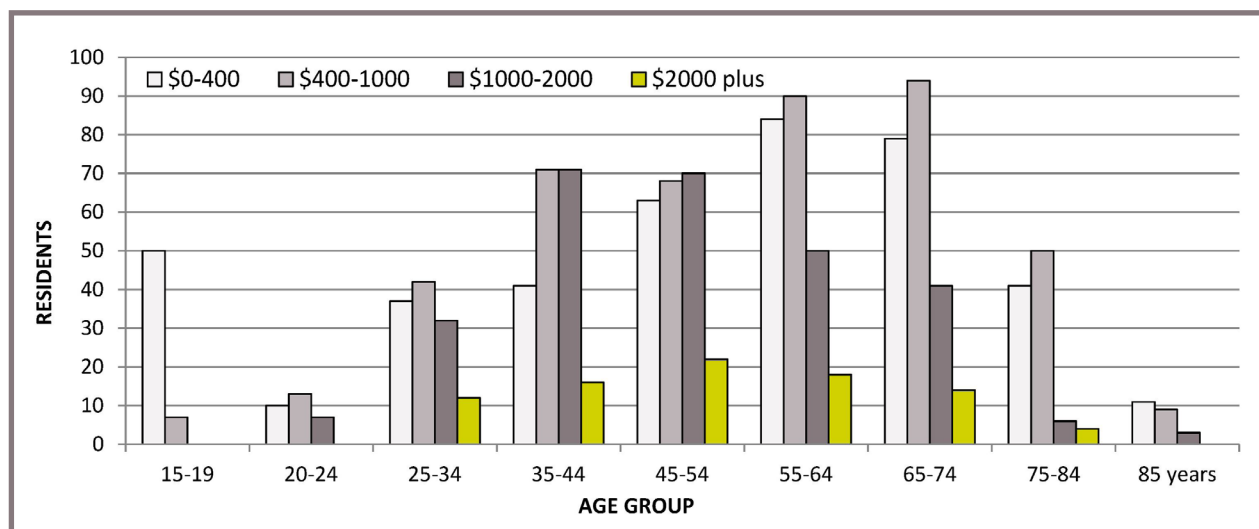


Figure 3.4: Income Distribution by Age 2016

The ABS Socio-Economic Indexes for Areas (SEIFA) score for the Shire of Boyup Brook as calculated from 2016 Census data is 982, above the national mean of 956, whereby the higher the score the lower the level of disadvantage. Within WA, Boyup Brook ranks 64 out of 139 LGAs.

In the 2016 Census 36.5 % of the Boyup Brook community stated that they undertook some voluntary work for an organisation or group in the last 12 months, nearly twice the Australian average of 19%.

Key demographic considerations with the potential to influence Sport & Recreation needs over the next decade in Boyup Brook, and the capacity of the community to support these needs include;

- Although the population is growing sustainably since the early 2000's, the growth is overwhelmingly in the 55 and over age bracket, emphasising the need for lower impact, less active sports and passive recreation.
- Children under 14 are well represented, requiring training and facilities for juniors in many sports where there may be insufficient adults to create a senior team/s.
- Youth and young adults are significantly underrepresented in the community; barely one third of the Australian average in the late teens to mid 20's age group. Impacts extend to the viability of creating a local competition, availability of volunteers and the loss of natural progression from junior to senior levels within individual sports.
- Facilities which suit reduced team size, such as 3 x 3 basketball and 5 a side hockey, can provide some level of competitive play - formal or informal.
- Median personal and family incomes in Boyup Brook are lower than across Australia as a whole. While incomes generally are continuing to grow, family incomes are growing at a rate less than that of the typical Australian family.
- There is a strong culture of volunteering in the community relative to urban based communities.

## 4.0 Site Analysis

The Sport & Recreation Masterplan Precinct area is spatially constrained by natural and human made barriers, being;

- the Blackwood River & associated floodplain vegetation to the west,
- the Boyup Brook - Kojonup Rd carrying heavy vehicles to the south,
- Beatty St and residences to the west, and
- to a lesser extent, the low traffic Jackson St to the north leading to the Flax Mill.

Existing development within the Precinct area occurs on two relatively distinct levels, with the larger fields and ovals on a lower flood prone level, and buildings, courts and the pool on a higher terrace level to the west. There is some scope to move the lower fields and ovals closer together to create space for additional sports grounds if required. The built infrastructure on the upper level is broadly spread out with space between to insert new or consolidate existing facilities.

With the exception of higher ground along the western edge, the Masterplan Precinct area sits within the floodplain of the Blackwood River; refer the flood risk map in Figure 4.2. (Note that the contours used in this map appear to be prior to much of the existing development in the precinct) The football/cricket oval and hockey field and pavilion are all located within the 25 year risk flood zone and the majority of the buildings within the precinct are in close proximity to the 100 year flood risk boundary. The pistol club ranges, outside of the main precinct area, are regularly inundated during river flooding events. All permanent new buildings are required to be built outside of the 100 year flood risk zone, and associated septic tanks or ATU's will also need to be located relative to flood height and boundary. Before proceeding to detailed planning of any new facilities a feature survey will be required to establish surrounding levels and an accurate proximity to any flood risk.

The majority of the Masterplan Precinct area is designated as a bushfire prone area, refer Figure 4.1. Any new buildings built within the bushfire prone area will require a BAL assessment at building approval, which may in turn have an impact on the material choices and type of construction used. Extensive use of timber in particular may not be possible. Existing and future playing fields and minor structures within the bushfire prone areas are not affected.



Figure 4.1: Designated Bushfire Prone Areas (pink zone)

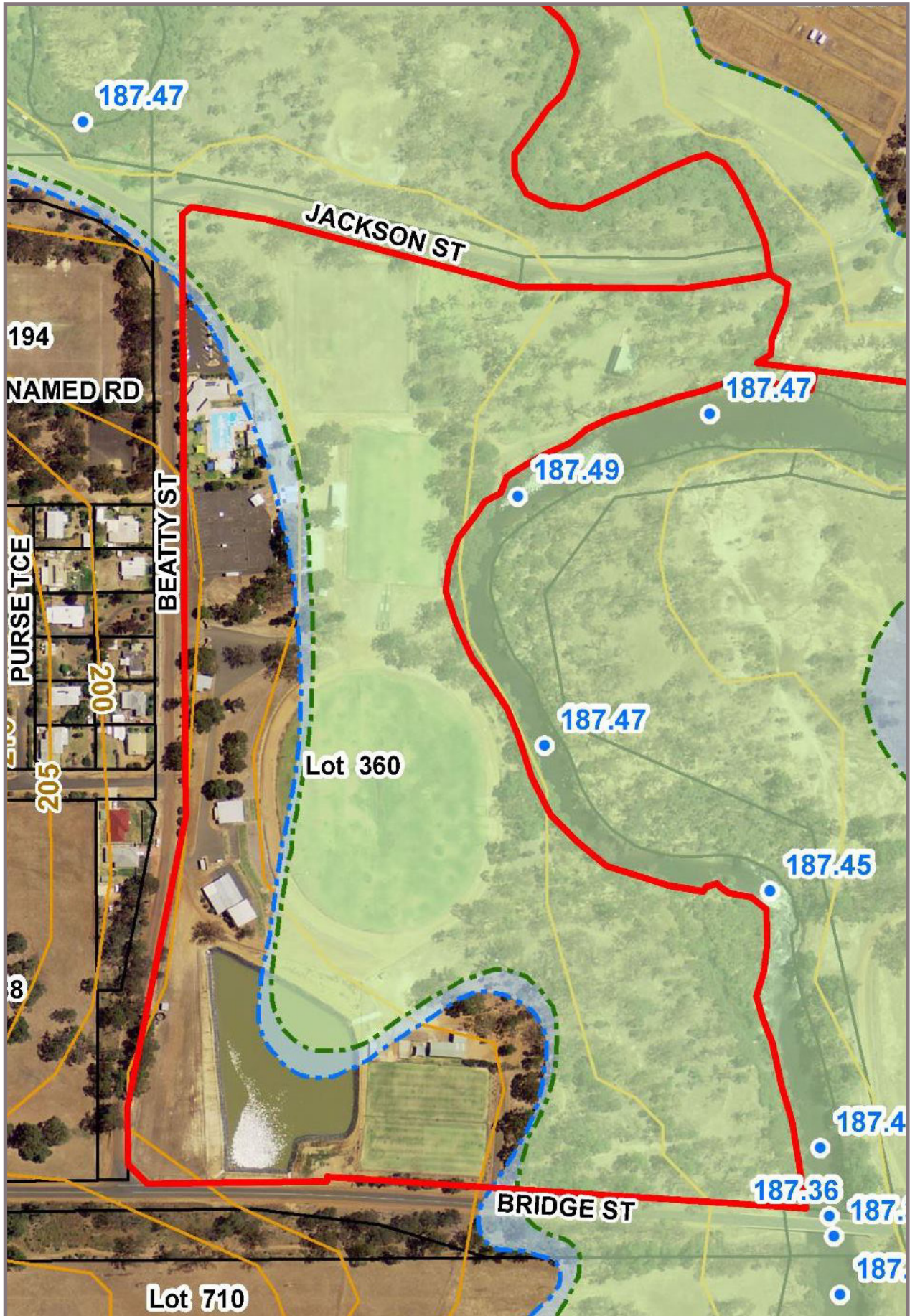


Figure 4.2: Flood Risk Areas

The eastern edge of the Masterplan Precinct area extending north across Jackson St is remnant riparian vegetation in varying condition, much of it parkland cleared. This vegetation fulfils an important role in reducing foreshore erosion along the Blackwood River and the Boyup Brook, and provides other environmental and nature conservation benefits. Any clearing of the vegetation to create space for additional sport & recreational facilities could be expected to require an assessment of the environmental benefits and values.

No geotech surveys or studies identifying soil types are available for the Masterplan Precinct area. Based on typical soil types in the Boyup Brook area and visually exposed faces of cut banks, it can be assumed that buildings and other facilities on the upper terrace will be on clay foundations. Steel or timber framed and clad construction will be more cost effective than load bearing masonry construction on these soils. Large floor areas will be need to be designed to accommodate inter and intra seasonal foundation movement.

The flat terrace which houses the existing netball/basketball courts has in past studies been shown as the location for a sports hall. The extent of fill forming the terrace is to be confirmed, but is unlikely to be suitable material or sufficiently compacted for founding a building upon. Any fill would need to be removed and replaced to the extent of the building footprint, thereby providing minimal cost benefit in locating significant buildings on this existing flat area.

Fields and ovals on the lower level are also likely to be founded over or in clay soils, with alluvial silts/sands possible closer to the river. Waterlogging of turfed surfaces is the primary risk with these soils and good drainage of the natural material (cut and fill) is required prior to building up the playing surface layers over.

All fields and courts in the Masterplan Precinct area are fully exposed to the seasonal weather. Hot summer afternoons/evenings and wet and/or windy autumn and winter conditions regularly make training and games uncomfortable if not impossible for the court based sports in particular. Any future fully enclosed multi-sports sports hall will need to be both well insulated and oriented to maximise the benefits of cooling breezes for cross ventilation of players in summer.

The existing fields and courts are ideally oriented with a north-south direction of play. The exceptions are three of the outdoor netball/basketball courts where the direction of play is east-west, whereby the low sun in the late afternoon can become an issue for players. Evening games and training under lights will not be impacted by orientation.

The Shire's Works & Services Department have advised that with the exception of very low rainfall years, there are no irrigation water or power supply constraints on site. In particular;

- There is sufficient water supply from the dam in the south-west corner of the Precinct to irrigate existing grassed field and courts.
- Securing additional water supply for unusually low rainfall years is being investigated currently.
- Improved water efficiency of the reticulation system would enhance expansion opportunities to include the swimming pool grounds (currently on scheme) and beyond the Jackson St Precinct boundary.
- Power to site services sports field lights and large irrigation pumps without any known supply or infrastructure issues.

Existing vehicle access within the Masterplan Precinct area is ad-hoc, across a mix of open sealed and unformed surfaces, with no defined paths of travel generally. Parking is also generally undefined with the exception of the swimming pool parking area.

There is very little designated pedestrian access through and onto the site, most of which is shared with vehicles and would not meet contemporary accessibility standards. Separation of pedestrians from vehicle movements onto safe legible paths is required, as is consideration of pedestrian shade and shelter and provision for cyclists. Incorporating dedicated walking/cycling infrastructure into the Precinct area will facilitate passive recreation outside of the traditional sporting activities onsite.

In summary, there is space within the Masterplan Precinct area to introduce new facilities, in particular new built infrastructure on the western upper terrace area. Other key spatial and site related opportunities and constraints for the Masterplan are;

- The majority of the site, at the lower fields and ovals level, is flood and bushfire prone. Permanent buildings cannot be built within the 100 year flood risk area, with feature surveys required at the detailed planning stage of future facilities to accurately establish proximity to flood risk levels and edges.
- New facilities can be expected to be founded on or over clay soils, requiring good subsoil drainage to avoid waterlogging of turfed fields and minimise foundation movement under buildings. Light weight framed construction will be more cost effective to build than traditional load bearing masonry structures on these soils types.
- There are no known irrigation water or power supply constraints on site currently. There is potential to expand the irrigated area to include the pool grounds and beyond to Jackson St.
- Existing courts and fields/ovals are generally optimally oriented for each sport.
- Vehicle and pedestrian infrastructure on site is undefined and intermingled on a mix of sealed and unformed surfaces, creating unsafe and illegible patterns of travel for children and seniors in particular as they access and traverse through the Precinct. Compliance with contemporary accessibility standards is negligible.



Figure 4.3: Pedestrian Infrastructure between levels

## 5.0 Activity Calender

Sport & Recreation activity within Boyup Brook is spread seasonally across the year. While concentrated on weekends, some sports and training occurs during weekday afternoons (juniors) and evenings (seniors). To identify where there is conflict or potential beneficial overlap between facility needs for these many and varied S&R activities, an Activity Calender has been developed. Figure 5.1 captures seasonal activity and Figure 5.2 the weekly spread of activity.

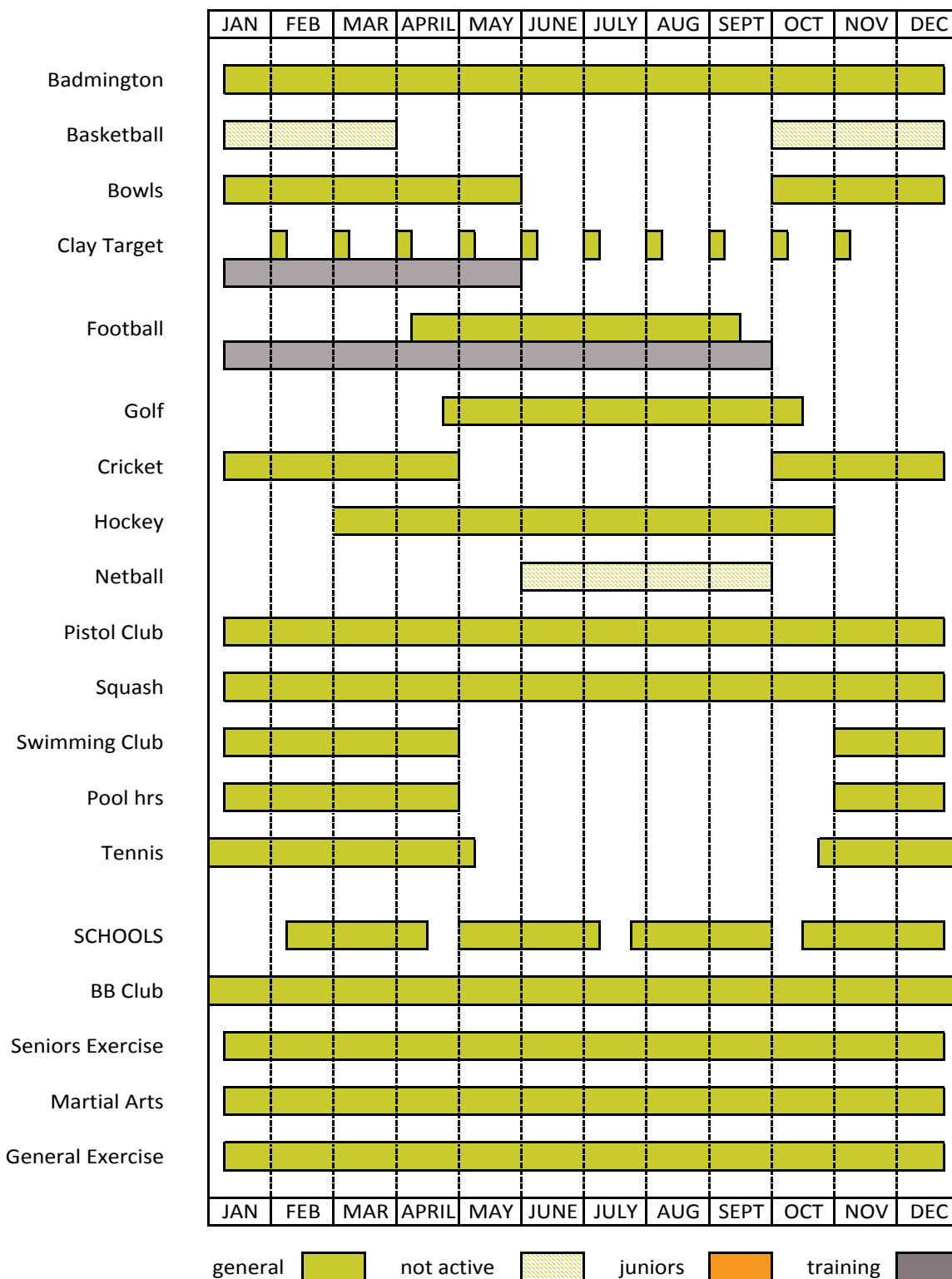


Table 5.1: Season Activity Calender

Individual sports have traditionally been organised to avoid conflicts of use where fields/courts are shared. The introduction of an indoor sports hall, and a higher level of shared changerooms and function/kiosk/bar facilities, will increase the utilisation of these facilities relative to the existing equivalent, but is unlikely to create major conflict between individual sports. The shared management of food/beverage stock and takings is likely to be the most significant challenge of increased sharing of facilities, given their important fund-raising role.

	MON	TUE	WED	THU	FRI	SAT	SUN	
	am pm	am pm	am pm	am pm	am pm	am pm	am pm	
Badminton			■					Town Hall
Basketball	■				■			not currently active in BB
Bowls			■			■	■	
Clay Target					■			
Football		■		■		■	■	
Golf				■		■		
Cricket				■		■		
Hockey			■	■		■		
Netball			■					not currently active in BB
Pistol Club		■					■	
Squash		■						
Swimming Club	■		■				■	school terms
Pool hrs	■							
Tennis				■	■	■		
SCHOOLS	■							
BB Club			■	■	■	■	■	
Seniors Exercise		■						Town Hall
Martial Arts	■							Town Hall
General Exercise				■				Town Hall
	am pm	am pm	am pm	am pm	am pm	am pm	am pm	
	MON	TUE	WED	THU	FRI	SAT	SUN	

Table 5.2: Weekly Activity Calendar



## 6.0 Consultation

A multi-layered consultation process underpins the Masterplan methodology. Stakeholders, other groups and individuals consulted during the Context (opportunities and constraints) stage of the project include;

- Project Sponsors & Key Stakeholders: The Shire of Boyup Brook & the Boyup Brook Sports & Recreation Association (BBSRA) - Approval of the project methodology and consultation approach details by their nominated representatives.
- Individual Sport & Recreation Clubs: Stakeholder members of BBSRA - Prior to commencement of the Masterplan, an online survey was completed by all clubs (with the exception of cricket) of membership, facilities and needs. Three follow up focus group forum were held in mid 2019 to draw out additional detail on survey responses, including the club and collective challenges and barriers to increasing membership and the ongoing viability of S&R activities in Boyup Brook. The focus groups were split into clubs with outside courts/fields, clubs requiring indoor courts, and other including the schools representative and the Boyup Brook Club. A guided tour of facilities was also undertaken at the Boyup Brook Club, Bowling Club and Pistol Club premises.
- Youth: Boyup Brook District High School students - A focus group forum was held with 13 local high school students to discuss their past, current and likely future involvement in sport and recreation activities.
- Equestrian Clubs & other organised sport and recreation activities: non-members of BBSRA - Clubs outside of the BBSRA were contacted for comment and input to the Masterplan. Where an organised activity occurred regularly but no formal club existed these activities were incorporated into the Activity Calender.
- Boyup Brook Community - A widely advertised online survey seeking input from the broader community was open for a 3 week period in September 2019, with a high response of 110 surveys received.
- Shire of Boyup Brook Staff: Occupational Health Officer and Works Supervising Groundskeeper.

Key findings from the above consultation events are outlined in following sections 6.1 to 6.3. A full record of the club & community surveys, and the focus group forums is included in the Appendix CD.



Figure 6.1: Boyup Brook Football Club Rooms

## 6.1 Stakeholder Engagement

All 13 member sports groups of BBSRA with the exception of cricket completed an online survey in November 2018. The survey requested details on each club's membership, costs and annual income, existing and required facilities, club viability, priority needs and planned future projects. Common findings from the survey were;

- most clubs require some or significant improvement in their facilities - ovals/courts and supporting amenities including change and club rooms,
- many groups need more members generally to remain viable, but in particular - qualified coaches, volunteers and committee members,
- basketball and netball are not currently active in Boyup Brook at either senior or junior levels, and the lack of an indoor facility is a significant factor with players travelling to compete in nearby towns, and
- an indoor sports hall facility is also the major priority for the schools and badminton.

With commencement of the Masterplan in mid 2019, a series of focus forums with the BBSRA member groups was undertaken for the purposes of expanding upon the high level information collected in the 2018 surveys. In particular;

- to develop detailed understandings of each group's membership demographic,
- specific detail on their priority needs,
- to better identify shared constraints and opportunities, and
- distinguish between issues that might be addressed through the Masterplan outcomes and those that can't.

Each group was asked to have two active members attend the forum so a wider range of perspectives and knowledge within each group would be available, however most groups were only represented by a single member. Three forums were held on consecutive week nights in August 2019 as follows.

- Forum 1 - Focused on 'outlying' facilities and was attended by representatives from the Pistol Club, Clay Target Club, Golf and Swimming.
- Forum 2 - Focused on fields and ovals and was attended by representatives from Bowls, Cricket, Hockey and Football.
- Forum 3 - Focused on courts and was attended by representatives from Badminton, Squash, Tennis, Netball, Basketball and the High School.

Specific findings from the Forums for individual clubs are identified in Table 6.1. Other general comments included;

- BBSRA has combined clout for funding,
- a combined facility is good for the community,
- there is no central area where people feel they are part of a greater sporting community,
- the sporting groups generally do not want to move from their current location,
- Golf, Pistol, & Clay target clubs would not be able to move their facilities to a the Beatty St precinct,
- there are no linkages or paths between the existing venues
- many people play multiple sports,
- sports are currently organised so that the timetables don't clash,

- many clubs travel to play on better surfaces,
- there is no central gym with equipment for training,
- evening sport and training is restricted due to limited artificial lighting,
- the skatepark is not located near the sporting ground,
- the Football clubrooms are of sentimental value to some members,
- fees need to be kept affordable for families,
- clubs are all experiencing volunteer fatigue,
- clubs all fund raise for their individual requirements, with limited or nil capacity to raise additional funds,
- there is an opportunity to get the children/youth involved more in fund raising and general input.

Club	Needs	Wants
FORUM 1		
<b>Pistol Club</b>	upgrade ranges	new toilets/change rooms including accessible facilities
<b>Clay Target Club</b>	upgrade equipment	refurbish clubhouse
<b>Golf</b>	maintain/increase membership	3 par 3 hole course in town Update kitchen and toilets/change rooms
<b>Swimming</b>	general equipment	retain diving board temporary shade structure permanent display place/space
FORUM 2		
<b>Bowls</b>	green surface will need to be replaced in approx. 5years	upgrade clubhouse and toilets/change rooms
<b>Cricket</b>	upgrade cricket nets	lights
<b>Hockey</b>	improve quality of playing surface	training lights retain both turf hockey ovals to a good standard access to hot water
<b>Football</b>	improve quality of playing surface	major upgrade or replacement of toilets/change rooms including accessible facilities
FORUM 3		
<b>Badminton</b>	courts of adequate height & space	indoor facility facility available in evenings and on weekends
<b>Squash</b>	retain and maintain facility	
<b>Tennis</b>	keep facility increase No of social players	retain grass courts + 2 hardcourts in same location lights
<b>Netball</b>	better playing surface	indoor sports facility
<b>Basketball</b>	better facilities & playing surface	indoor courts with good ventilation/cooling change rooms
<b>High School</b>	access to better facilities generally	indoor sports facility
OTHER		
<b>Boyup Brook Club</b>	increased membership & patronage	

Table 6.1: Stakeholder Forum key findings

## 6.2 Youth Engagement

Recognising that sport is an important part of youth culture in Boyup Brook, but their opinions and perspectives were not directly represented in the consultation process, a youth forum was held in mid September 2019 with 13 year 8 & 9 students from Boyup Brook District High School. Through a series of individual and small group exercises, the students were queried as to their past and present involvement in S&R activity in Boyup Brook, the barriers to being involved in more activity, and the new or upgraded facilities that they considered were most needed to meet their needs. The youth forum confirmed that traditional sports are popular but informal active recreation is also important, including the skate park, bikes and motorbikes. Key additional findings were:

- A new skate park integrated into the sporting precinct is strongly supported.
- Barriers to increased involvement in S&R for youth and their parents are cost, the need to travel outside of Boyup Brook, lack of players for local competition or qualified trainers, and limited time due to study and parent's work commitments.
- Lack of facilities is also considered to be a significant barrier to engagement, in particular the need for an indoor recreation centre with enclosed courts, and a teenager friendly gym.

Steve Franklyn, the High School's physical education teacher and BBSRA schools' representative, identified the lack of an indoor facility for both day to day school based sport and to prepare for inter school competitions, as placing the youth of Boyup Brook at a significant disadvantage relative to other towns.

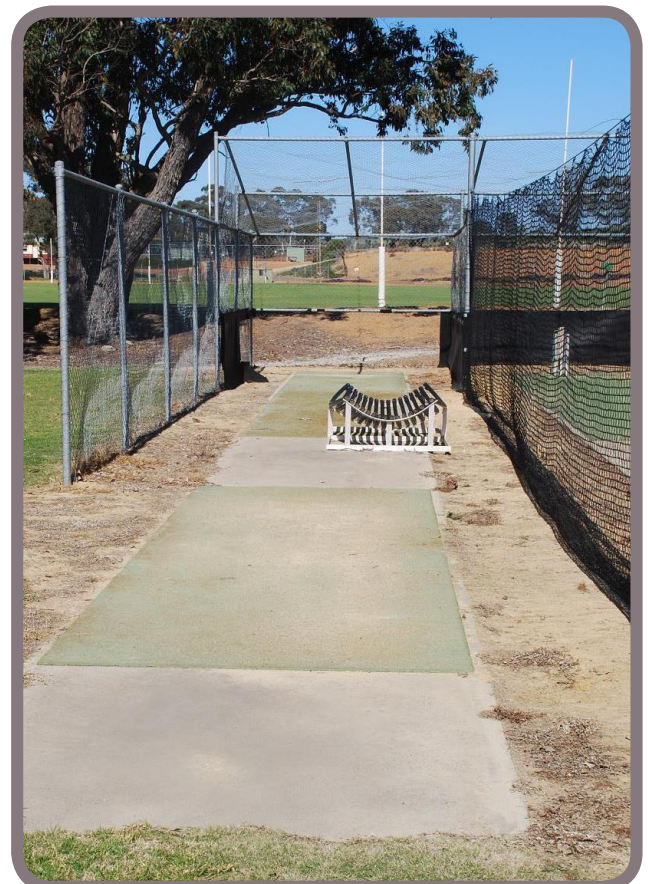


Figure 6.2: Cricket Nets

### 6.3 Community Engagement

An online community survey was advertised on the Shire's website & facebook page and in the Boyup Brook Gazette (Sept issue). 110 separate responses were received, considerably higher than previous surveys undertaken by the Shire in regards the community's S&R activity. The 11 question survey enquired as to the;

- respondent's age & sex,
- extent and type of S&R activity undertaken in their family,
- extent to which existing S&R facilities met their needs and required improvements,
- an open question for any additional comments.

Under-represented in the survey results are male respondents at less than 20%, and the older age groups with only 12 of the 110 respondents aged 55 or older. Noting that, the latter group made up 40% of the Boyup Brook population in 2016 and is where the significant majority of recent population growth has occurred. Key findings from analysis of the community survey are;

- 56% of the respondents play sport, & 64% of their children play sport.
- The respondents engage primarily in traditional team sports, gym, swimming and equestrian pursuits.
- There are high levels of informal recreation with 70% of respondents engaging in walking, 24% in cycling and 56% in swimming (includes swimming club).
- 29% of respondents travel for sports not currently available in Boyup Brook and/or for regional competitions.
- The majority of respondents consider that sport and recreation facilities in Boyup Brook require some improvements, in particular the football and hockey fields,
- Indoor courts and a central shared clubhouse were the most frequently identified new facilities required. Integrating the skatepark into the Masterplan precinct was also identified as a priority.



Figure 6.3: Youth Forum in the Shire Chambers

## 7.0 Masterplan Design Themes

The outcomes of the Masterplan consultation processes and other context investigations can be organised into the following themes for informing the Masterplan Design.

### Inclusive Community Hub

- focal point for Sport & Recreation activity within the community,
- equally a place for related social activity - during and after play/training,
- incorporates the traditional active sports and passive recreation facilities - creates formal and informal opportunities,
- open and inviting environment for players, spectators and casual visitors alike,
- visible and prominent destination/attraction within the community.

### Place for all Ages

- particular focus on children/youth beyond the traditional sports
- integrating the skatepark, playground and outdoor courts for informal activity/play,
- extending the involvement of the aged through less active recreation such as walking/cycling trails,
- encourage spectators, & a safe family friendly environment.

### Multi-purpose & Shared Facilities

- moving beyond traditional single sport facilities,
- sports hall - shared multiline indoor courts, fitness & gym activity, martial arts etc,
- outdoor multi-sport hard courts - tennis, basketball, netball
- shared toilets/changerooms, kiosks, storage, meeting and other amenities,
- common clubrooms, kitchen/bar & function space - indoor & outdoor.

### Fields and Courts

- improve fields - drainage/waterlogging, turf quality & reticulation efficiencies,
- new or improved lighting for training and play,
- retain grass tennis courts,
- squash courts to be retained and maintained,
- indoor & outdoor courts for netball & basketball.

### Spatial Form

- sports hall and clubrooms at the core ,
- fields & courts radiating around the core,
- interconnecting pedestrian infrastructure - accessible and legible,
- min number of separate levels - reduce interconnecting ramps & stairs,
- shade and shelter for spectators,
- defined parking on periphery,
- levels and location to avoid flooding,
- construction to suit bushfire risk and clay soils,
- landscaped setting

### Other Sport Specific

- hockey fields and cricket/football oval to remain in situ,
- tennis courts/clubrooms to remain in situ - min 2 hardcourts,
- single indoor court for netball/basketball,
- high indoor courts for badminton,
- new (shared) clubrooms and changerooms for football,
- 3 par, 3 hole golf on periphery of precinct,
- no change for pool,
- existing amenity upgrades for offsite clubs - clay target, pistol & golf.



Figure 7.0: Existing Pool Facility