

BOYUP BROOK SPORTS & RECREATION PRECINCT

# 2019 MASTERPLAN

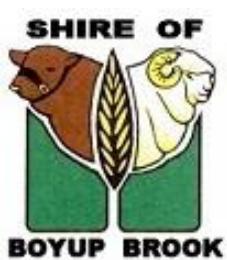
## Public Comment Report (Appendix 3)



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URBAN DESIGN  
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## 1.0 Context

The Shire of Boyup Brook with the support of the Boyup Brook Sport and Recreation Association (BBSRA) Inc and the Department of Local Government, Sport and Cultural Industries have developed the Boyup Brook Sport and Recreation Precinct Masterplan. The Masterplan Design provides a big picture diagram of the arrangement of the facility. The development of the precinct will require detailed design and budgeting, in future implementation stages as outlined in the main Masterplan Report.

Comprehensive stakeholder consultation has informed the design process including:

- Project Sponsors and Key Stakeholders: The Shire of Boyup Brook and the BBSRA
- Individual Sport and Recreation Clubs: members of the BBSRA - online survey and forums
- Youth: Boyup Brook District High school students - focus group forum
- Other organised sport and recreation activities: non-members of BBSRA were contacted for comment
- Boyup Brook community - A widely advertised online survey was open to the community for a period of 3 weeks.
- Selected shire staff.

Full details of the consultation process and outcomes are included in the Masterplan Context and Consultation Report - Appendix 1.



Figure 1.1: Masterplan Design - Draft for Public Comment

## 2.0 Public Comment

The Draft Masterplan was open for public comment from 3 March to 16 March 2020. The community was also invited to attend an open forum meeting on 4 March at the Shire Lesser Hall, facilitated by Shire Officers with presentations by the Shire CEO and BBSRA president (refer Fig 2.1). Close to 100 community members attended the forum to view and discuss the draft Masterplan. The public comment period and community forum were broadly advertised in the Manjimup Bridgetown Times, The Boyup Brook Gazette, the Shire website and Shire Facebook page. The Manjimup Bridgetown Times also published an article about the public forum.

The full report and designs are available under Public Notices in the Document Centre on the shire website:

- Draft report: <https://www.boyupbrook.wa.gov.au/documents/747/draft-sport-and-recreation-precinct-masterplan-report-for-comment>
- Draft Appendix 1: [https://www.boyupbrook.wa.gov.au/documents/752/draft-masterplan-consultation-context-report\\_appendix-1](https://www.boyupbrook.wa.gov.au/documents/752/draft-masterplan-consultation-context-report_appendix-1)
- Draft Appendix 2: [https://www.boyupbrook.wa.gov.au/documents/753/draft-masterplan-process-report\\_appendix-2](https://www.boyupbrook.wa.gov.au/documents/753/draft-masterplan-process-report_appendix-2)
- Draft concept design: <https://www.boyupbrook.wa.gov.au/documents/748/draft-masterplan-concept-design-for-comment>
- Draft concept design precinct core: <https://www.boyupbrook.wa.gov.au/documents/749/draft-masterplan-concept-design-precinct-core>
- Draft concept design cross section: <https://www.boyupbrook.wa.gov.au/documents/751/draft-masterplan-concept-design-cross-sections>

At the close of the public comment period;

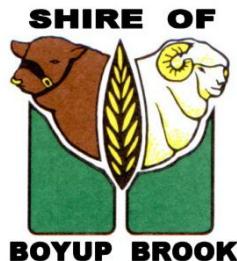
- 53 registered responses were received,
- 74 comments either for or against the Masterplan were recorded - 52 positive & 22 negative,
- the negative responses were against the project, not specifically against the design of the Masterplan,
- 14 individual comments and questions on the Draft Plan were submitted.

In response to the comments received the Masterplan design will remain unchanged, but minor changes have been made to the Masterplan report to clarify or include the following;

- that it is possible that the parkland may include a Par 3/3-hole golf course in the future;
- that the southern end of the sport and recreation precinct could be used in the future as demand requires;
- future use of existing clubrooms and toilets subject to demand and maintenance issues;
- that the toilets/changerooms will be designed in future stages of the project;
- the option of carparking around the oval.
- potential overflow parking areas; and,
- potential for additional outdoor courts subject to demand.

Detailed response to the comments received is shown in Table 3.1.

The BBSRA have endorsed the Masterplan and the response to feedback from the public consultation period. The updated Plan will go to Council in April 2020 for final approval. The Plan will then be considered in the development of the strategic community planning process later in the year.



# PUBLIC NOTICE

## Draft Sport and Recreation Precinct Masterplan Opportunity for Public Comment and Open Forum

The Shire of Boyup Brook with the support of the Boyup Brook Sport and Recreation Association (BBSRA) Inc and the Department of Local Government, Sport and Cultural Industries have developed the draft Boyup Brook Sport and Recreation Precinct Masterplan, which is now available for public comment.

An Open Forum to discuss the Masterplan will be held in the Lesser Hall, 10am Wednesday 4 March. The full report and poster set of designs are available to review in the Shire Administration office and an electronic version is also available on the website [www.boyupbrook.wa.gov.au](http://www.boyupbrook.wa.gov.au).

Submissions on the Masterplan should be lodged with the Shire before close of business Monday 16 March and must be submitted in writing to:

CEO  
Shire of Boyup Brook  
PO Box 2  
Boyup Brook 6244  
or  
[shire@boyupbrook.wa.gov.au](mailto:shire@boyupbrook.wa.gov.au).  
For further information please contact Joanna Kaye 08 9765 1200.

Chris Smith  
Chief Executive Officer

25 February 2020

Figure 2.1: Public Comment & Open Forum Notice

### 3.0 Response to Comment

Public Comment	Consultant's Response	Shire Planner's Response	Recommendation
1. LOCATION COMMENT <b>Sports hall and changeroom isolated from existing swimming pool facility</b>	There is no practical shared use of facilities possible, or functional or management efficiencies in having the pool and sports hall in very close proximity. The location of the sports hall/changerooms is dictated by it being adjacent and central to the many sports that will use this facility and the adjoining function/kiosk/clubrooms. To achieve this requires that it be in close proximity to the football oval in particular.	The sports hall/changerooms have been strategically located as a <u>central feature</u> to a combination of sporting facilities and carparking.	It is recommended that there be no change regarding the location of the Sports Hall and changerooms.
2. FACILITY ADDITION <b>Requested possible addition of a driving range</b>	A driving range option was included in the design options considered by stakeholders; however, there was no support for a driving range with a 3par/3-hole short golf course strongly preferred.	As initially requested by the public, a Par3/3-hole golf course has been proposed as a sporting feature amongst the parkland cleared area on the west side of Jackson Street.	It is recommended that no changes are made to the Masterplan design; however, the report could indicate, that it is possible that the parkland may include a Par 3/3-hole golf course in the future. It is recommended that there be no change regarding the facility addition of a driving range.
3. SPATIAL SUGGESTION <b>Close southern end of Beatty Street, use the road and road verge next to the dam.</b>	There is sufficient space between the football oval and the pool to fit all required facilities, without requiring the southern end of Beatty St to be included. This area is also not sufficiently close to the new shared changerooms etc to be suitable for location of greens or courts. The area between Beatty St and the dam could be used for overflow parking for large events if required. Closing off and using any portion of Beatty St would require that existing services (water & power) be relocated at considerable additional cost.	Note the recommendation to utilize the area adjacent to the dam (southern end of sport and recreation precinct) as part of the sport and recreation precinct. There is sufficient space between the football oval and the pool to accommodate required facilities. The area adjacent to the dam may-be utilised in the long term, should the need arise.	The southern end of the sport and recreation precinct could be used in the future as demand requires. It is recommended that this be noted in the Report; however, no change to the design is recommended.
4. ACCESS SUGGESTION <b>Alternative precinct access on the Western side of the present football clubrooms.</b>	Only required if southern end of Beatty St was to be closed off, which as per above comment is not required or desirable.	It is recommended that there be no change regarding precinct access. The Beatty Street runs parallel to the precinct to provide access to the precinct, without having to develop an additional internal road.	
5. ACCESS SUGGESTION <b>Football clubrooms access via the Swimming Pool Road with a cul-de-sac was proposed</b>	As above.	As above.	

Table 3.1: Response to Public Comment Issues Raised

Public Comment	Consultant's Response	Shire Planner's Response	Recommendation
6. LOCATION SUGGESTION Alternative location for clubrooms - overlooking the oval where exiting toilet block is.	The new clubrooms will overlook the oval and be in equivalent or closer proximity to the oval for spectator viewing as the existing. The new shared clubrooms are for the use of all sporting groups, not only football, and needs to be central to all courts/greens/ovals. There is insufficient available space to achieve this where the existing football changerooms is located.	It is recommended that there be no change to the location of the Function area. The existing toilet block area is somewhat removed from other existing and proposed facilities, including the swimming pool, bowls, hard courts and hockey pitches. The masterplan proposes to locate the clubrooms within close proximity to the majority of facilities and to also overlook various sporting and recreational activities.	It is recommended that there be no change to the location of the Function area.
7. FACILITY COMMENT comment does not support the creation of an extra skatepark.	The existing skatepark is not well utilised due to its design and location. The new skatepark is to replace the existing, not in addition to it. The new skatepark location is integral to and complements the other youth and family activities proposed at the Beatty St precinct including the outdoor courts, playground and the existing pool. The design of the new skatepark will be significantly different to the existing and more inclusive - catering for a wider range of age groups, skill levels & equipment (bikes, skateboards, scooters etc.).	The skate park is integral to providing youth and family activities and is proposed to be designed to cater for all aged groups, skill levels and equipment. A good example is the recently developed skate park at Bremer Bay (WA) <a href="https://www.skateboard.com.au/skateparks/australia/bremer-bay-new-skatepark/">https://www.skateboard.com.au/skateparks/australia/bremer-bay-new-skatepark/</a>	It is recommended that the skatepark facility remain and there is no change to the Masterplan design.
8. LOCATION SUGGESTION Suggestion to have outdoor courts where skatepark is to minimize earthworks.	The outdoor courts need to be adjacent to the indoor courts and the clubrooms/function/kiosk, but the skatepark does not. To swap the skatepark over with the outdoor courts could additionally lead to more fill being required onsite, not less, due to its larger footprint.	The masterplan recommends developing the outdoor courts adjacent to the indoor courts and the clubrooms/function/kiosk. The masterplan recommends locating the skate park adjacent to the pool. The two activities have a symbiotic relationship whereby youth can rotate between water and skating.	It is recommended that no changes are made to the Masterplan design.
9. FACILITY SUGGESTION Suggestions to keep football clubrooms, old toilets and entrance.	It is intended that there will be sufficient toilets in the new central changerooms to cater for all users and spectators. The toilets/changerooms near the hockey clubrooms could, however, be retained rather than relocated if considered necessary. The other existing toilets on site and the football changerooms are of a very poor standard and require a major upgrade which would be at considerable additional cost to the project. While a specific future use for the existing football clubrooms has not been identified, it is intended that be retained. The existing stone entry elements to the precinct could be relocated in whole or deconstructed and reassembled at the Beatty St pedestrian access stairs to the sports hall or at the entry to the new proposed carpark.	Note the recommendation to keep the football clubrooms, old toilet and entrance. The masterplan is proposing the development of new central change rooms accessible to the majority of activities. The existing football club rooms and existing toilets may therefore be utilised by others depending on demand and maintenance requirements. The existing stone entry elements to the precinct could be reassembled at the Beatty St pedestrian access stairs to the sports hall or at the entry to the new proposed carpark.	It is recommended that no changes are made to the Masterplan design; however, the report could indicate, 'future use of existing clubrooms and toilets subject to demand and maintenance issues'.

Table 3.1 contd: Response to Public Comment Issues Raised

Public Comment	Consultant's Response	Shire Planner's Response	Recommendation
10. FACILITY COMMENT <b>Not enough toilets</b>	The detailed design of the central shared toilets and change rooms will be undertaken in future design development stages of the projects. It is intended and expected that the final design be large enough and suitably flexible to cater for all users, spectators and the public with multiple points of access - externally and with the sports hall.	Toilets and change rooms are proposed to be provided at a new sports hall, which is located central to majority of facilities.	It is recommended that no changes are made to the Masterplan design; however, the report could indicate that toilets will be designed in future stages of the project
11. FACILITY SUGGESTION <b>Suggestion to allow cars to park around the oval.</b>	Details of controlled access for vehicles to park around the oval is yet to be established, however opportunities to do so on both the southern (tennis club) and northern (hockey field) sides of the oval are available.	Note the recommendation to enable parking of vehicles around the oval. Opportunity currently exist for the parking of vehicles around the football oval.	It is recommended that no changes are made to the Masterplan design; however, the report could indicate the option of carparking around the oval.
12. FACILITY COMMENT <b>Insufficient parking for football.</b>	The formalised new carpark is estimated to cater for an equivalent number of vehicles as the sealed area of existing unmarked and adhoc parking area. If extra parking is confirmed to be required, then a sealed and marked carpark could be developed below the outdoors courts, with additional opportunities for overflow parking on gravel to the south of the existing football clubrooms.	The masterplan is recommending the development of a new car parking area with capacity to cater for existing demand. There is overflow space available adjacent to the existing football club rooms and adjacent to the Beatty Street.	It is recommended that no changes are made to the Masterplan design; however, the report could indicate, 'Potential overflow parking areas'.
13. LOCATION COMMENT <b>Skatepark too noisy around bowls.</b>	The location of the skatepark as shown in the Masterplan has been endorsed by all BBSRA club members including the bowling club. The skatepark targets and is expected to attract a range of users including families, not only 'noisy' youth. Noise generated by spectators and players using the outdoors courts, also adjacent to the bowling green, could be expected to generate more noise than skatepark users typically.	Skate parks do not necessarily generate a lot of noise due to the individual nature of the activity. Unlike team sports which generate noise from players and spectators.	It is recommended that no changes are made to the Masterplan design.
14. FACILITY COMMENT <b>Not enough outdoor courts</b>	The Boyup netball and basketball clubs advised that they only require one indoor and one outdoor court for regular club play. The masterplan is however, designed so that an additional outdoor netball/basketball courts could be added at some future point if required by extending the terraced area to the east (hockey side). As an external funding criterion is that a facility is required for regular local club play, and not just for one off or irregular events & carnivals, the additional court would have to be 100% funded from local sources.	Note comment requesting additional basketball/netball court. The masterplan is designed such that an additional outdoor netball/basketball court could be added at some future point if demand dictates as such.	It is recommended that no changes are made to the Masterplan design; however, the report could indicate, 'Potential for additional outdoor courts subject to demand'.

Table 3.1 contd: Response to Public Comment Issues Raised