



## **COMMUNITY RECREATION FACILITIES INVENTORY AND CONDITION REPORT**

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**ATTACHMENT 2.**

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# Shire of Capel - Community Recreation Facilities Inventory and Condition Report

## Main Indoor Facilities and Purpose Built Outdoor Facilities

### I Capel Shire Hall

Age: Approximately 35 years

#### Range and Frequency of Use

The facility combines an entrance lobby, main hall with sprung timber floor (2 badminton courts), stage, storage rooms, and commercial kitchen. The facility is used for a number of community events and activities including Capel Fest and accommodates the Capel Badminton Club.

#### Management Implications

The facility is directly managed by the Shire and bookings are taken at the Shire Office. The facility is not formally programmed for use, though regular users have their long term bookings confirmed for up to a 12 month period.

#### General Condition

The facility appears to be structurally sound although there are major problems with water entering the building through the roof and ponding under the timber floor, the building needs to be upgraded to conform to the current legislative requirements of the Disability Services Act, the Building Code of Australia and the Health (Public Building) Regulations. The interior décor of the building, including wall and floor finishes, light fittings and doors, require refurbishment or replacement. The kitchen is in a reasonable state of repair.

#### Maintenance Implications

The Shire has responsibility for all repairs and maintenance for the facility.

#### Annual/Most Recent Council Budget Allocation

For 2003/4 the Shire allocated \$16,554 to operate the building. This included a repairs and maintenance allocation of \$3,500 and \$2,848 for painting.

#### General Comment/Options for development

The facility provides valuable indoor meeting and activity space for Capel town residents. It is used for informal sporting activities as well as infrequent presentations and community events. The timber floor in the main hall is of a reasonable quality though cleaning/polishing treatments appear to make it slippery. Light fittings and window treatments are in need of replacement due to discolouration and wear and tear. The scale/size and ceiling height of the main hall, render it impractical for competitive indoor 'court' sports such as basketball. However, badminton has been played at the hall for many years, though games are compromised by the low ceiling height. The facility has also been used for exercise classes and martial arts.

As no formal records of throughput/patronage are maintained, it is difficult to assess trends in usage of the facility. The detailed community consultation undertaken as part of the Sport and Recreation Strategic Planning process, revealed little or no evidence to suggest there was strong public interest in developing the Shire Hall as a venue for community sport or physical recreation.

In general terms, the facility as it stands does not meet the expectations of its sporting users, though as a space to accommodate meetings and community events, it does serve a purpose and may have some potential for development. Capel townsites close proximity to Bunbury and in particular the South West Sports Centre, means that local clubs and individuals who wish to participate or compete in indoor sports would undoubtedly be better served by using that facility.

Officers at the Shire have indicated that the Shire Hall may provide some of the necessary accommodation to enable the expansion of office suites and the Capel public library. This may provide an attractive option if a combined shire administration centre, library and community events space could be developed within the existing footprint of the Shire hall and offices.

#### Areas for Concern

- Maintaining facility provision for local sports clubs who are unable or unwilling to travel to Bunbury
- Maintaining space within Capel townsite for community events such as Capel Fest.



## 2 Capel Equestrian Centre

Age: 30 years Approx

### Range and Frequency of Use

Horse Trials, Polocrosse, Camp Drafting - all at a State level, Pony Club and general riding. The facility is used on a weekly basis by the 200 members and for weekend training and competitions 12 or more times per year.

### Management Implications

The facility is operated by the Capel Equestrian Centre Committee Inc. and leased from the Shire of Capel (land vested in the Shire by State Government Department of Land Administration).

### General Condition

Representatives from the Capel Equestrian Centre Committee suggest that the facility is in an average state of repair. Inspection of facilities indicates that the clubrooms and changing facilities are basic but serviceable and some of the outer buildings appeared to be in a poor state. The arenas and grounds are not 'in-ground' reticulated which affects the quality of riding surface, particularly during the summer months.

### Maintenance Implications

Constituent Clubs have shared responsibility for maintaining clubrooms and other shared facilities. Clubs have individual responsibilities for equipment and specific facilities such as the cross country course, show jumps or cattle yards.

### Annual/Most Recent Council Budget Allocation

\$7,000 in 04/05 budget and \$3000 in 05/06 budget as contribution towards upgrades to the arena, fencing and domestic water.

### General Comment/Options for development

The facility provides a 'state level' cross country course and has aspirations to host the 2008 Australian Polocross Championships. The Capel Equestrian Centre Committee have submitted an application to the Department of Sport and Recreation - CSRFF for partnership funding towards minor improvements to the domestic water system, arena reticulation, fencing and provision of yards.

In ground reticulation is required to ensure that the arena is usable throughout the summer months and to improve the quality of the arena surface.

This facility is operated by a voluntary organisation and does not represent an ongoing financial commitment for the Council, however, due to the high number of members who use the facility and the State level of competition provided, an annual budget allocation towards maintenance of the facility is recommended. As the facility is open to the public, the Shire, as landowner, should insist that a general grounds tidy up is undertaken by the Club. Buildings that appear to be in a poor state of repair should also be inspected for structural integrity.



### 3 Capel Recreation Ground

Age: Combination of recent and older facilities estimated between 15 to 50 years.

#### Range and Frequency of use

The Recreation Ground incorporates a semi floodlit oval, cricket nets, basketball and tennis courts, toilets, changing rooms, storage and a spectator/team shelter. The facility caters for cricket, soccer, junior basketball and tennis fixtures and football, netball and softball training. The facilities are used on a seasonal basis with a combined average weekly throughput of approximately 160.

#### Management Implications

The facility is managed by the Capel Sports Council (CSC). The CSC is constituted by local sports clubs and has responsibility for bookings and reporting repair and maintenance issues to the Shire.

#### General Condition

Representatives from the Capel Sports Council suggest that the oval is in good condition but all other facilities are in a poor but useable state of repair. Inspection of facilities indicates that the changing rooms are in need of major refurbishment, toilets need to be upgraded to meet the current legislative requirements of the Disability Services Act and the Building Code of Australia, storage facilities are no longer secure, fencing to basketball and tennis courts is corroded and the playing surfaces are uneven and prone to breaking up. In addition, the road access is liable to flood during the winter. The general condition of the landscaped surrounds to the oval and courts is poor.

#### Maintenance Implications

Financial responsibilities for maintaining the Capel Recreation Ground rest with the Shire. However, the scope of annual maintenance is subject to negotiations between the Shire and CSC. A budget bidding process precedes the start of each financial year.

#### Annual/Most Recent Council Budget Allocation

2003/4 - \$30,000 including, 1,000 - building repair, \$4,000 - Recreation Facility Maintenance Request.

#### General Comment/Options for development

The recreation ground is the hub of sporting activity in the townsite of Capel. Its facilities accommodate competitive and social sporting fixtures as well as training sessions for sports played away from the town.

Due to wear and tear, the changing and other ancillary facilities are in desperate need of replacement. The general ambience and presentation of the facilities is unlikely to attract new users.

No formal records of throughput/patronage are maintained but the detailed Sports Club Consultation undertaken as part of the Sport and Recreation Strategic Planning process, revealed that there is strong local support for the Capel Recreation Ground and that it regularly used and provides a 'home ground' or practice facility for teams of sports men, women and children competing in local leagues.

In general terms, the existing facilities as they stand (excluding the oval) do not meet modern day standards nor the needs and expectations of local sports people. Change room facilities cannot accommodate female or disabled users and on closer inspection, some facilities may be seen as unsafe and a potential hazard to the public. There is also no suitable meeting space or area to prepare and serve refreshments to visiting teams.

With a local population of nearly 2,000 people, Capel still has a requirement for 'local level' sports facilities. A suggestion had been made that a low cost (2 basketball court) colourbond shed with sprung timber floor, located on the Recreation Ground may meet the indoor requirements of local sports clubs.

However, the consultation with representatives of the CSC suggested otherwise and it became apparent that the idea of an indoor facility would be unlikely to significantly increase levels of participation in local sport or physical activity. (Doubt over the need for indoor facilities in Capel stemmed from the towns close proximity to Bunbury and South West Sports Centre, where organised competitions in most indoor sports draw teams from a 30km catchment). The CSC were also concerned about the operational costs and managerial responsibilities for such an indoor facility.

As an alternative to creating an indoor facility, the CSC suggested the development of 4 multi purpose outdoor courts that could accommodate tennis, netball and basketball. The facility would be enclosed with a quality weld mesh fence. The construction of a Sports Pavilion incorporating meeting rooms, changing facilities, kitchen/kiosk, spectator and team shelters would adequately provide for current and future needs of all local sports clubs, including those who use the oval.

The management and operational responsibilities for a new development of this nature, would be similar to those currently followed by the CSC in respect of the Capel sports ground. However, greater cooperation and communication between the CSC and the Shire would be necessary to ensure that any new development is satisfactorily maintained and not allowed to fall into a state of disrepair.



3 Capel Recreation Ground Facilities Continued



## 4 Capel Country Club

Age: 30 years +

### Range and Frequency of Use

The bowling greens and changing rooms are used most days of the week for social and competitive bowling. The Country Club is generally used as a social facility and provides a weekly programme of events - particularly targeted at senior citizens.

### Management Implications

The facility is managed by the Capel Country Club Committee on a reserve leased from the Shire.

### General Condition

The facilities are in a good state of repair.

### Maintenance Implications

Maintenance is the responsibility of the Capel County Club Committee.

### Annual/Most Recent Council Budget Allocation

2003/4 - \$0

### General Comment/Options for development

This facility operated by a voluntary organisation and does not represent an ongoing financial commitment for the Council.

Shire Officers have been approached by the Bowling club to provide support and advice on the upgrading of the turf bowling green to an artificial surface. The cost of maintaining the turf green is approximately \$30,000 per year. The purchase and installation of an artificial green is approximately \$250,000 per green which then requires little maintenance.



## 5 Gelorup Community Centre and Outdoor Play Area

Age: 10 years

### Range and Frequency of Use

The facility incorporates the Gelorup Library and Infant Health Centre. It provides accommodation for meetings, community events, and sport and recreational activities such as martial arts. The outdoor play area incorporates general play features for younger children

### Management Implications

The facility is managed by the Gelorup Management Committee.

### General Condition

The community centre is in a good state of repair but components of the outdoor play area require some renovation/removal on the grounds of health and safety.

### Maintenance Implications

Maintenance is funded by the Shire and undertaken in consultation with the Gelorup Management Committee.

### Annual/Most Recent Council Budget Allocation

2003/4 - \$23,838.00

### General Comment/Options for development

In general terms, the Community Centre meets the needs and expectations of users but storage space is at an absolute premium. On inspection of storage rooms, it was apparent that simply accessing tables and chairs became difficult due to the amount of equipment stored in such a limited space.

This problem may be solved if the storage facility was extended, thus enabling ease of access and the implementation of a proper storage plan for larger items of equipment and furniture including tables and chairs.

The outdoor play area combines a number of play spaces and different types of equipment. Some of the items of equipment, particularly those where timber poles are used appear to be damaged and should be treated to avoid splintering.



## 6 Gelorup BMX Track

Age: 3 years

### Range and Frequency of Use

Casual use by local young people and occasional community groups visiting from nearby towns.

### Management Implications

The facility is managed by the Gelorup Management Committee.

### General Condition

The facility is in need of reforming by machinery urgently.

### Maintenance Implications

Maintenance is funded by the Shire and undertaken in consultation with the Gelorup Management Committee.

### Annual/Most Recent Council Budget Allocation

\$0

### General Comment/Options for development

As a popular but informal facility for young people to use at their own convenience, it is difficult to suggest options for development. However, this should not detract from the need for routine maintenance and the requirement for adequate supplies of dirt/blue metal to ensure the integrity of the track surface.

The facility should be inspected regularly (at least once per month) and a written report filed.



## 7 Gelorup Skate Park

Age: 3 years

### Range and Frequency of Use

Casual use by local young people, Bunbury residents and occasional community groups visiting from nearby towns.

### Management Implications

The facility is managed by the Gelorup Management Committee.

### General Condition

The hard surfaces of the skate park are in a reasonable state of repair but steps and launch platforms are hazardous due to poor construction and use of inappropriate materials (this work has been completed).

### Maintenance Implications

Maintenance is funded by the Shire and undertaken in consultation with the Gelorup Management Committee.

### Annual/Most Recent Council Budget Allocation

\$10,000 for toilets, \$3,300 to upgrade steps and launch platforms.

### General Comment/Options for development

Local consultation as part of the Sport and Recreation Strategic Planning Process indicates that the Gelorup skate park is one of the most popular local facilities for young people. Unfortunately, due to poor finishing, the facility is compromised and potentially dangerous.

A schedule of routine inspections should be undertaken to ensure the facility is safe and in good repair and a written report filed.



## 8 Bunbury Riding for the Disabled

Age: 1 - 30 years

### Range and Frequency of Use

No information received

### Management Implications

The Bunbury Riding for the Disabled leases the lands from the Shire of Capel.

### General Condition

The indoor riding arena and the surrounding land/fences appeared to be in excellent condition.

### Maintenance Implications

No information received

### Annual/Most Recent Council Budget Allocation

\$0 - However the facility has received grant support from the Shire in the past.

### General Comment/Options for development

This new indoor facility is operated by a voluntary organisation and not an ongoing financial commitment for the Council. Options for development may present themselves in the future.



## 9 Bunbury Horse and Pony Club

Age: 25 years

### Range and Frequency of Use

Weekend use for general Horse and Pony Club activities plus Pony Club carnivals 4 -6 times per year.

### Management Implications

The facility is operated by a volunteer management committee who lease the land from the Shire of Capel.

### General Condition

The grounds appeared to be in average condition but certain buildings appeared to be in a poor state of repair. A number of abandoned/rusted vehicles are dotted around the grounds

### Maintenance Implications

The facility is maintained by a volunteer management committee.

### Annual/Most Recent Council Budget Allocation

\$0 - However the facility has received grant support from the Shire in the past.

### General Comment/Options for development

This facility is operated by a voluntary organisation and does not represent an ongoing financial commitment for the Council. As this facility is open to the public, the Shire as landowner should insist that a general grounds tidy up is undertaken by the Club and that rusted vehicles are removed. Buildings that appear to be in a poor state of repair should also be inspected for structural integrity.



## **I0 Proposed site for Peppermint Grove Beach Community Centre**

Age: N/A

Construction to be started and completed during 2004/2005 subject to budgetary constraints.

### Range and Frequency of Use

It is intended that the facility will provide meeting space and accommodate small-scale community events as well as changing facilities to service the existing outdoor basketball court and proposed public open space.

### Management Implications

Not yet decided.

### General Condition

N/A

### Maintenance Implications

Maintenance will be funded by the Shire and undertaken in consultation with the Peppermint Grove Beach Community Association (PGBCA).

### General Comment/Options for development

A recent priority setting workshop convened by the PGBCA identified the construction of the new Community Centre as No 1 local priority. This follows a local community planning and needs assessment exercise undertaken by the community representatives. A sub committee of the local Community Association has been formed to act as a point of reference for the design, development and management of the facility.

The Shire has \$90,000 in its building reserves and will take out a loan for \$150,000 towards the development, the Community group has approximately \$25,000 of community funds making a total of approximately \$265,000. The Shire is in the process of appointing a project officer to manage the development in consultation with the community group.

The project will be seeking additional funding from the State Lottery Commission.



## **II Peppermint Grove Beach - Outdoor Basketball Courts**

Age: Approx 2 years

### Range and Frequency of Use

The single court facility has court markings for basketball but could be adapted for netball and tennis with the inclusion of additional court markings, equipment and fencing. The land adjacent to the courts has been donated to the community and has potential for development into public open space/recreation ground. The facility is occasionally used for informal basketball games.

### Management Implications

Currently the Peppermint Grove Beach Community Association (PGBCA) manage the facility, however, when the reserve is vested with Council (currently in progress) the Shire of Capel will manage the reserve.

### General Condition

The facility is in good condition, however surrounding grass should be kept trimmed to improve pedestrian safety.

### Maintenance Implications

The facility is maintained by the PGBCA, however, this will change when the reserve is vested with the Shire of Capel in 2004.

### Annual/Most Recent Council Budget Allocation

\$1000.00

### General Comment/Options for development

A recent priority setting workshop convened by the PGBCA identified the development of the courts and recreation ground as No 2 local priority. This follows a local community planning and needs assessment exercise undertaken by the community representatives. A sub committee of the PGBCA has been formed to act as a point of reference for the design, development and management of the facility.

The fencing of the courts for tennis and additional markings plus grading, seeding and reticulation of the public open space to form a recreation ground for use by the community would complement the development of the PGB Community Centre.



## 12 Jack and Mary Kitchen Community Centre - Boyanup

Age: Approximately 3 years

### Range and Frequency of Use

The facility combines an entrance lobby, Boyanup public library, playgroup room, a number of additional meeting and activity rooms, storage rooms, and commercial kitchen and outdoor shaded area. The facility is used for a number of community events and activities.

### Management Implications

The facility is directly managed by the Shire and bookings are taken at the Boyanup library. The facility is not formally programmed for use though regular users have their long term bookings confirmed for up to a 12 month period.

### General Condition

As the facility is near new, it is in a good state of repair and does not require attention.

### Maintenance Implications

The Shire has responsibility for all repairs and maintenance for the facility.

### Annual/Most Recent Council Budget Allocation

For 2003/04 the Shire allocated \$30,250 to operate the building. This included a repairs and maintenance allocation of \$2,000 and \$900 for painting.

### General Comment/Options for Development

The facility provides valuable indoor meeting and activity space for Boyanup residents. It is used for informal group activities and accommodates a local playgroup and public library.

As no formal records of throughput/patronage are maintained, it is difficult to assess trends in usage of the facility. The detailed community consultation undertaken as part of the Sport and Recreation Strategic Planning process revealed that it is Boyanup's second highest used recreation facility for the adult population. Users also give it a 'good - excellent' rating.

In general terms, the facility as it stands meets the needs and expectations of its users and no immediate options for development are suggested at this time.



### 13 Boyanup Memorial Park Recreation Grounds:

Basketball/tennis courts, courts storage and spectator shelter, oval and football clubhouse, bowls club, hockey field, skate park, exercise/circuit facility.

Age: Combination of recent and older facilities estimated between 1 to 40 years

#### Range and Frequency of Use

The Boyanup Memorial Park incorporates a semi floodlit oval, bowling club, basketball/tennis courts, toilets, changing rooms, storage and a spectator/team shelter, exercise circuit and skate park. Organised users include junior basketball, junior and adult hockey, social tennis, junior football and netball training. The facilities are used on a seasonal basis with a combined average weekly throughput of approximately 300 people.

#### Management Implications

The facility is managed by the Boyanup Memorial Park Committee (BMPC). The BMPC is constituted by local sports clubs and has responsibility for bookings and reporting repair and maintenance issues to the Shire.

#### General Condition

Representatives from the BMPC suggest that most facilities included within the park are in average condition (excluding the skate park which is new). Inspection of facilities indicates that the football changing rooms and basketball/tennis storage facilities and team shelters are in need of some renovation work. The hockey field appeared to be uneven and not reticulated, and the exercise facility constructed of timber is a potential hazard to users, as it is prone to splintering. The bowls club have leased the clubhouse and greens from the Shire for a period of 20(?) years and are responsible for the upkeep of the greens and clubhouse, both of which are in a good state of repair. Land adjacent to the Jack and Mary Kitchen Community Centre accommodates the Boyanup Pony Club and appears to be satisfactory for use.

#### Maintenance Implications

Financial responsibilities for maintaining the Boyanup Memorial Park rest with the Shire. However, the scope of annual maintenance is subject to negotiations between the Shire and CSC. A budget bidding process precedes the start of each financial year.

#### Annual/Most Recent Council Budget Allocation

2003/04 - \$32,350 including \$1,000 - repairs, \$4,000 - Recreation Facility Maintenance Request

#### General Comment/Options for development

The recreation ground is the hub of sporting activity in the townsite of Boyanup. Its facilities accommodate competitive and social sporting fixtures as well as training sessions for sports played away from the town.

Due to wear and tear, the changing and other ancillary facilities are in some need of renovation or replacement. The general ambiance and presentation of the facilities is welcoming to users and visitors.

No formal records of throughput/patronage are maintained but the detailed Sports Club Consultation undertaken as part of the Sport and Recreation Strategic Planning process revealed that there is strong local support for the Boyanup Memorial Park and that it regularly used and provides a 'home ground' or practice facility for teams of sports men, women and children competing in local leagues. Key improvement options for the facility include the installation of team shade/shelters and water fountains adjacent to basketball courts and oval.

In general terms, the existing facilities as they stand go a long way towards meeting the needs and expectations of local sports people. However, it was unclear if changing facilities are able to accommodate female or disabled users. Meeting space for local sports clubs is normally provided through the Jack and Mary Kitchen Community Centre. The junior football club has secured grants to upgrade the change rooms to meet the current legislative requirements of the Disability Services Act and the Building Code of Australia. The upgrading has yet to be completed.

An option for improvement of changing facilities and amenities, which would allow all clubs/users of the grounds access to toilets/changerooms and shared storage space could entail renovations to the football club changerooms or the construction of a new building.

Reticulation of the hockey field used for training (80 juniors per week), would make the field available for use throughout summer and improve the playing surface.

The exercise circuit is constructed from wood, which has become 'rough' from weather exposure, it should be sanded back and resealed to prevent injury.



### 13 Boyanup Memorial Park Facilities Continued

Boyanup Skate Park & Exercise Area



## **I4 Hugh Kilpatrick Memorial Hall - Boyanup**

Age: Approximately 20 years

### Range and Frequency of Use

The facility combines an entrance lobby, main hall with sprung timber floor (3 badminton courts), stage, storage rooms and commercial kitchen. The facility is used for a number of community events and activities and accommodates the Boyanup Junior and Senior Badminton Clubs.

### Management Implications

The facility is overseen by the Hugh Kilpatrick Memorial Hall Committee and managed in partnership with the Shire. Bookings for the facility are taken at the Boyanup public library. The facility is not formally programmed for use though regular users have their long term bookings confirmed for up to a 12 month period.

### General Condition

The facility appears to be structurally sound (though the opinion of a qualified Building Surveyor should be sought to confirm this observation) and in a good state of repair. The interior décor of the building, including wall and floor finishes are well maintained though light fittings may not provide the necessary LUX levels required for badminton. The kitchen is in a reasonable state of repair considering its age.

### Maintenance Implications:

The Shire has responsibility for all repairs and maintenance for the facility.

### Annual/Most Recent Council Budget Allocation

For 2003/04 the Shire allocated \$15,245 to operate the building. This included a repairs and maintenance allocation of \$4,500 and \$2,115 for painting.

### General Comment/Options for development

The facility provides valuable indoor facilities for local sports clubs though extending the sporting uses beyond badminton, and other activities such as dance and martial arts is limited due to the positioning of low level glass light fittings which could easily be replaced. The facility is also used for infrequent presentations and community events. The timber floor in the main hall is of a good quality though cleaning/polishing treatments appear to make it slippery. Light fittings may need replacement due to discoloration and are unlikely to emit the necessary light levels for badminton.

As no formal records of throughput/patronage are maintained, it is difficult to assess trends in usage of the facility. The detailed community consultation undertaken as part of the Sport and Recreation Strategic Planning process, revealed that it is the second most popular recreation facility in Boyanup for Year 7 students and was given a 'good' rating when compared to other facilities.

In general terms, the facility as it stands does appear to meet the expectations of its sporting users though its size and décor does limit its use. Boyanup's close proximity to Bunbury and in particular the South West Sports Centre means that local clubs and individuals who wish to participate or compete in 'serious' indoor sports would undoubtedly be better served by using that facility. However, this should not detract from the Shire seeking to develop community based sporting activities within the facility, particularly during the winter months.



## 15 Dalyellup Ocean Forest Lutheran College Facilities

Age: New - Still under development

### Range and Frequency of Use

The senior size oval is fully reticulated and will cater for football, cricket and soccer training. The two court facility has court markings for basketball, tennis and netball. In 2004/05 ablutions will be constructed. The oval and courts will be lit in the 2005/06 budget and there will be a junior oval constructed and changing rooms will be added to the ablutions. Finally in 2006/07 2 fully fenced outdoor playing courts will be constructed.

### Management Implications.

The facility is jointly managed under a dual use agreement. During school term time 7.00am to 4.00pm, the facility is managed by Ocean Forest Lutheran College (OFLC) for the use of students. All other non school hours including evenings, weekends and school holidays are managed for the benefit of the community by the Shire of Capel.

### General Condition

NA

### Maintenance Implications

The facility will be maintained by the Shire but cost will be split on a 50:50 basis with OFLC.

### Annual/Most Recent Council Budget Allocation

2003/04 - \$269,500 - estimated construction cost. Total project cost \$801,000.

### General Comment/Options for development

Recent discussions with the Dalyellup Beach Community Association Sports Sub Group has indicated that the new oval will be in strong demand from local sports clubs including Dalyellup Junior and Senior Soccer Clubs, Dalyellup Auskick and Bunbury Gaelic Football Club.

In addition to the development of playing fields, it is understood that the above mentioned sports teams are in need of changing accommodation and club rooms. The Shire of Capel is understood to have submitted a grant application to Department of Sport and Recreation CSRFF, to part finance the construction of these facilities. A final decision of the funding is still awaited but in the meantime, alternative playing facilities and changing accommodation has been found for these teams.



## 16 Dalyellup Community Recreation Facilities

Main Park, Community Centre, Beach Reserve, Temporary Tennis Courts, Temporary Oval

Age: Approximately 3 years

### Range and Frequency of Use:

The Community Centre facility combines an entrance lobby, main hall with sprung timber floor, a small commercial kitchen, meetings room, public library and office. The facility is used for a number of community events and activities including parties, holiday activity programmes and play groups.

Other facilities on the estate include a temporary sports oval, main park with children's play equipment, basketball hoops located adjacent to dual use paths, beach front park and board walk beach access and other smaller scale parks.

### Management Implications

The community centre is currently managed by a Community Development Manager, contracted by the estate developer Satterley and also provides temporary teaching and assembly space for Dalyellup Beach Primary School. However, it is understood that the facility will be handed over to the Shire in July 2004 and the primary school's use of the facility will cease when it moves to new premises April 2004.

Parks and dual use paths are managed by the Shire.

### General Condition

The Community Centre is in good repair though the main hall floor will soon require sanding and resealing and the external and internal walls will need repainting.

### Maintenance Implications:

It is understood that the facility is maintained by the estate developer but responsibilities will transfer to the Shire in July 2004.

Maintenance of Parks etc on the estate (parks handed over by the developer) is the responsibility of the Shire.

### Annual/Most Recent Council Budget Allocation

For 2003/04 the Shire allocated \$205,704 for the maintenance of parks, gardens and reserves.

### General Comment/Options for development

The **community centre** provides valuable indoor meeting and activity space for Dalyellup. It accommodates a local voluntary public library and is used for martial arts, holiday activity programmes, meetings and community events. The timber floor in the main hall is of a high quality but will soon need resealing. The scale and décor of the main hall renders it impractical for competitive indoor team sports.

As no formal records of throughput/patronage are maintained, it is difficult to assess trends in usage of the facility. The detailed community consultation undertaken as part of the Sport and Recreation Strategic Plan, suggested that it is not widely used by local young people out of school hours but it is rated as 'good' when compared with other local facilities.

To improve facilities for the Playgroup, and other users extensions need to be made to the centre including: dedicated playgroup facility developed to Australian Standards including outdoor play area and toy library, enlarge the kitchen to allow it to cater for community functions and provide office space for 4 Shire staff including photocopier etc.

**Parks** at Dalyellup are maintained to an extremely high standard and the recent inclusion of toilets to service the main park have been warmly received by local residents and visitors alike.

With regard to future development of larger scale **indoor and outdoor sport and recreation facilities** to serve the estate, Dalyellup's adjacency to Bunbury, Hay Park and in particular the South West Sports Centre, clearly indicates that local clubs and individuals who wish to participate or compete in indoor/outdoor sports are already extremely well served for at least the next 5-8 years.

However, as the population of Dalyellup and Gelorup combined will reach approximately 12,000 by 2014 it will be necessary to provide district level sport and recreation facilities. Plans to develop a State Senior High School at Dalyellup are currently under consideration by the Education Department of WA and covered/indoor and outdoor sports facilities to service the school would be essential. This will provide an opportunity to develop a joint use recreation facility similar to the Halls Head Recreation Centre within the footprint of the school, including an oval and district size library.



## 16 Dalyellup Beach Facilities Continued

These potential facilities could serve both State High School students and the local community alike and could operate under a dual use agreement, similar to the one adopted by the Shire and Ocean Forest Lutheran College in respect of the new Dalyellup oval and outdoor courts.

### Dalyellup Beach Surf Lifesaving Facilities

Currently the Dalyellup surf club have temporary facilities located at Dalyellup Beach South, consisting of a sea container for storage, car parking and access to the public toilets for ablutions. The Shire of Capel does not have a large enough piece of land in this area to provide a purpose built surf lifesaving facility. Negotiations are underway with the Developer of the land, Satterley to secure an appropriate site for a facility. It is unclear at this point in time, whether or not the surf lifesaving facility will stand-alone or be collocated with other tourist or commercial facilities.



## 17 Bunbury Cathedral Grammar School Facilities

Cricket and Football Oval, Cricket Nets, Hockey/Soccer Pitch, Tennis Courts, Indoor Basketball stadium, Conference and Seminar Facility

Age: Facilities range from 5 to 30 years

### Range and Frequency of use

The Bunbury Cathedral Grammar School (BCGS) incorporates 2 multi use ovals, 4 tennis courts, indoor sports hall (1 basketball, 4 badminton courts) cricket nets and conference seminar facilities. Organised community based users include 3 local junior basketball clubs, numerous special interest groups and a development squads linked to the South West Cricket Association. The school's facilities are used by sports clubs on a seasonal basis with a combined average weekly throughput of approximately 100.

### Management Implications

The facilities are owned and managed by the BCGS. Bookings for community clubs and groups are handled through the School Bursar.

### General Condition

Inspection of facilities indicates that all of the above mentioned facilities are in excellent condition.

### Maintenance Implications

The facilities are fully maintained by BCGS

### Annual/Most Recent Council Budget Allocation

\$0

### General Comment/Options for development

Whilst principally developed for the benefit of the school, the Sport and Recreation facilities do accommodate a number of local sports teams.

After consulting with representatives from the school, it was clear that there may be possibilities to consider increasing levels of community use of certain facilities, particularly the oval adjacent to the Bussell Highway for the purpose of soccer, which is away from the boarding house and close to parking. The school also indicated that it would be willing to consider partnership proposals to fund and develop a new ablutions/changing facility to service this oval and to enter into a formal dual use agreement.

Other facilities on the School Campus do not easily lend themselves to community use due to their close proximity to the school's boarding/residential accommodation and the problems posed by safety for boarders/students.

Possible community use raises the issue of children crossing Bussell Hwy from Dalyellup. Road treatments including traffic lights and dual use paths along Bussell Hwy would have to be considered for both Dalyellup and Gelorup resident's safety.



**17 Bunbury Cathedral Grammar School Continued**



## Shire of Capel - Community Facilities Inventory and Condition Survey

### Informal Parks, Reserves, Dual Use Paths, Minor Buildings & Beaches

#### **18 Capel Senior Citizens Centre**

Age: Approximately 80 years (Previously Capel Road Board)

##### Range and Frequency of Use

The facility comprises a main entrance lobby, two offices and a main room with attached kitchen. The facility is used on a daily basis by the senior citizens with the HACC coordinator utilising one of the front offices.

##### Management Implications

The Shire directly manages the facility and bookings are arranged through the Shire office.

##### General Conditions

Iluka Resources extensively renovated the building five years ago. The building is listed on the Shire inventory of heritage buildings.

##### Maintenance Implications

The Shire has the responsibility for all repairs and maintenance of the facility.

##### Annual/Most Recent Council Budget Allocation

\$0

##### General Comments

The building provides an adequate facility for the Senior Citizen's and indoor meeting space for small groups or organisations.



#### **19 Capel Primary School Playing Field**

##### Comments

Financial assistance was provided in the 2002/03 budget towards establishing the oval.



## 20 Capel Children's Centre Building

Age: Approximately 35 years

### Range and Frequency of Use

The facility comprises a large 'play room' with a separate office, sleeping room and wet areas to one side, plus an infant health clinic with external access. There is a large securely fenced playground area connected to the building. *Someone who is familiar with the type of playground equipment standards needs to comment on the safety of the playground equipment.*

The infant health clinic operates two days per week on an appointment basis. The main area is used by the local playgroup two mornings per week, with up to 30 children and mothers/fathers attending.

The building was also used for the Capel Occasional Childcare Service on Tuesdays during school terms. The future of this service will depend on community need being established once the long day care facility open's in first term 2004.

### Management Implications

The Shire directly manages the facility and bookings are taken at the Shire office. The facility is hired for birthday parties once or twice per month.

### General Condition

The facility is structurally sound, although the infant health clinic does not conform to the updated requirements for such centres and the ablutions do not meet the requirements of the Disability Services Act and the Building Code of Australia and the Health (Public Buildings) Regulations.

### Annual/Most Recent Council Budget Allocation

\$16,884 (including operating costs for childcare service which is supplemented by a grant from the Department of Community Development)

### General Comments

Plans have been drawn and costed at approx \$120,000 to renovate the building to Australian standards. However, the income which was expected from Iluka Resources \$50,000 and the Health Department \$40,000 is no longer available.

General maintenance for the 04/05 budget should include:

- Internal painting of all painted surfaces
- Replace floor tiles & carpet throughout
- Replace ceiling fans

Future renovations:

- Install disabled toilet and disabled access to infant health and playgroup.



## 21 Hastie Rd Public Open Space

### Comments

This reserve is being revegetated by the local community including the Bunbury Cathedral Grammar School, Gelorup Community Management Committee, Capel LCDC & other local residents.



## 22 Sheoak Park Reserve - Gelorup

### Comments

Managed by the Shire of Capel in the Parks and Gardens budget, this reserve is the only open flat space in Gelorup suitable for kicking a football etc.

As residents in the area have large semi-rural blocks, the need for parks and public open space is less than in urban areas.

There is a small gazebo for shade and a boat for children to play on.

### Development Options

- Remove boat and install modern playground equipment (completed)
- Reticulate grassed area to enable use all year and improve surface
- Install drink fountain.



## 23 Peppermint Grove Beach & Picnic and Play Area

### Comments

Managed under Parks and Gardens budget, this area is well used and well maintained.

### Development Options

- Install more shade covers on beach
- Upgrade boat access areas
- Provide wheelchair access ramp.



## 24 Elgin Hall

Age: Approximately 70 years

### Range and Frequency of Use

The hall has an entrance lobby, bar, kitchen, eating area, stage and the main hall. The hall is used for community meetings and social events by the local community.

### Management Implications

A hall committee who are responsible for all bookings at the hall manages the hall.

### General Conditions

The hall contains a small badminton court that only just fits into the building; it cannot be used for more than social games. The hall was extensively renovated about five years ago. There are no disabled toilets in the building.

### Maintenance

Council is responsible for maintenance of the building.

### Most Recent Annual Budget Allocation

\$3678



## 25 Boyanup Primary School Oval (Shire of Capel Land)

### Comments

The facility adjoins the Boyanup Memorial Park. The artificial turf wicket is unusable and should be removed.

The partnership between the Shire of Capel and the School for the maintenance of this area should be formalised.



## 26 Preston River Ramble – Boyanup

### Comments

A 1.5km walk which 'rambles' alongside the Preston River, starting at Diggers Reserve and finishing at the bridge in the town centre.

The walk is popular with local residents and there are plans to extend it further along the river. The walk is a joint project between the Waters and Rivers Commission and the Boyanup community. The Shire of Capel Operations Services and Community Development Officer's have supported and assisted the project.



## 27 Roseclif Park Equestrian Facility

### Comments

This facility is used by local riders and trotting drivers to exercise horses and 'trail ride'. The facility should be reviewed and assessed with regard to the railings, track surface & signage.

### Most Recent Annual Budget Allocation

\$2500

### Options for Development

Liaise with local residents and seek opinion from 'experts' on the facility.



## 28 Sleaford Park Public Open Space

### Comments

The Sleaford Park Residents Group have been granted \$10,000 over two budget periods, 04/05 & 05/06 to undertake works at the site which was mined for limestone and not revegetated. The site is also designated a drainage reserve which limits the development as a public open space.

### Options for Development

The space should be maintained by Council as a park/recreation ground and Council Officer's should continue to assist the group to provide a passive recreational facility to service the local community.

Options include:

- Reticulation of an area suitable for picnicking etc
- Shade
- Drink Fountain
- Play Equipment
- Access paths in and to the facility.



## 29 Boyanup Pony Club

Age: 20+ years

### Range and Frequency of Use

Used on a regular basis by the pony club. The buildings are old and not well maintained and are constructed of a timber frame clad in asbestos. The toilet facilities do not meet the current requirements of the Building Code of Australia.

### Management Implications

The pony club manages the facility and the land is owned by the Shire of Capel.



## 30 Beaches in the Shire of Capel

### Comment

The Shire of Capel has 29km of pristine coastline in its boundaries including: Dalyellup Beach, Minninup Beach, Peppermint Grove Beach and Forrest Beach. Uses include:

- Swimming
- Boogie Boarding & Surfing
- Boating
- Fishing/Cray
- Diving
- Snorkelling
- Frisbee
- 4WD access
- Walking
- Running/jogging
- Exercising Horses and Dogs
- Relaxing
- Beach Volleyball
- Beach Cricket

### Options for Development

Shade shelters  
Drink Fountains  
Ablution improvements  
Outdoor showers  
Dual use paths for access along foreshore  
Wheelchair Access  
Dune preservation/restoration  
Boat Ramps  
Stinger Nets  
Jetty's



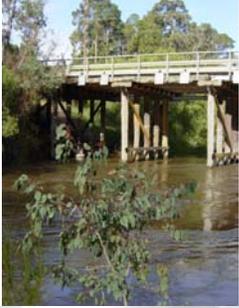
### 31 Capel Town Park – Erle Scott Reserve

#### Comment

The town park is used annually for Capel Fest, a community event, which attracts between 10,000 and 20,000 visitors and is held early April each year. The BMX track (stage 1. Capel Youth Space) is well used by young people after school and on weekends.

The play equipment is a mix of wooden/traditional and modern plastic. The pavilion was renovated when it was moved to the park in 2002/03. The area also includes a grassed amphitheatre and concrete pad. The majority of grassed area is not reticulated (photos taken in winter) which limits. There are plans to develop stage two of the Capel Youth Space to include the construction of a skate park (lit to 10.00pm) and works to reconstruct sections of the BMX track.



<p><b>32 Bridge Park – Capel</b></p> <p><u>Comment</u></p> <p>A small park located just off Capel Drive, containing outdated play equipment, which will be reviewed in the near future.</p>	
<p><b>33 Dual Use Paths</b></p> <p><u>Comment</u></p> <p>The Shire of Capel has a Dual Use Path Strategy, which outlines current dual use paths and the map for future dual use paths. Funding is received annually from the Country Paths Scheme, for more information please see the Dual Use Path Strategy document.</p>	
<p><b>34 Trails</b></p> <p><u>Comment</u></p> <p>Currently there is no inventory of trails in the Shire. Funding is available from the Department of Sport and Recreation Trails funding programme to undertake a trails inventory and identify future trails eg. Peppermint Grove Beach residents have already identified a trail for development and the Tuart Forest National Park has definite potential. The existing Preston River Ramble Walk Trail is well used and will continue to be developed by the Waters and Rivers Commission and the local community.</p> <p>A section of the Munda Biddi (off road bicycle) Trail will be located in the Boyanup area, Shire of Capel.</p>	 
<p><b>35 Tuart Forest National Park</b></p> <p><u>Comment</u></p> <p>Four sections of the forest exist (divided by roads and private land) and are managed by the State Government Department of Conservation and Land Management (CALM). The Tuart Forest National Park was the first forest to be set aside for conservation by Governor Stirling in the early 1900's. This region was originally covered in Tuart Forest (including a mix of Jarrah, Redgum and Banksia) which was heavily logged and sent overseas and inland for railway sleepers, street paths etc. The forest was also mined for limestone, which was used in house construction and for roads. Cable Sands Mining Company has a current lease (originally Iluka's) on a section of the National Park on Tuart Drive, which it has been granted permission from the State Government to mine for mineral sands.</p> <p><u>Management Issues</u></p> <p>Currently CALM has no management plan for the development of interpretive signage, walks etc.</p> <p><u>Options for Development</u></p> <ul style="list-style-type: none"> <li>• Conservation of flora and fauna</li> <li>• Weed eradication</li> <li>• Interpretive signage</li> <li>• Walk trails &amp; picnic areas</li> <li>• Development of the Lime Kilns as a historical site</li> <li>• Preservation of Indigenous sites and heritage</li> </ul>	

## **36 Public Open Space & Reserves**

### Comment

The Shire of Capel has a large number of reserves, public open space, and foreshore reserves. They are diverse in size and range from bushland, to open grassland, foreshore and drainage.

### Management Issues

The Shire of Capel manages reserves and public open space including those vested in it by Government Departments.

### Options for Development

A comprehensive study of Public Open Space and Reserves in the Shire of Capel is needed to best determine options for development and conservation. Listed below are suggestions for development:

- Conservation of flora and fauna
- Weed eradication
- Interpretive signage
- Walk trails & picnic areas
- Preservation of Indigenous sites and heritage
- Play equipment