

9.3.1 REVIEW OF THE MASTER PLAN FOR THE GSG

File Ref: OAC.3.8

Plan 53B (Diagram One) has been used since 2004 to progress the development of the GSG.

In May 2008 Council put on hold, for 12 months, the development of a 4 court Indoor Sports Stadium attached to the BOILC and returned CSRFF funding allocated for this purpose. This was instigated when income from the sale of land in the Flinders and Shark Lake redevelopments was not realised.

In November 2009 Council resolved to prepare a business plan for the potential siting of a new four court indoor stadium adjacent to the existing indoor basketball stadium. Council also resolved that the future Greater Sports Ground development be contained within the reserve boundaries of Brazier Street, Harbour Road, Black Street and Jane Street. On the 28th April 2010 an updated working plan incorporating revised boundaries of Brazier Street and Black Street was provided to the Committee (Diagram two – Current Situation)

Based on this series of Council resolutions and in recognition of the need to allow Shire staff an opportunity to focus on future development, a revised Masterplan is proposed by the GSG Redevelopment Committee. Please refer to Diagram Three – Revised Masterplan Without Field Layout Plan 151-00173.

Ten (10) stages of development are proposed and are outlined in the recommendation below. Timelines and costings are not designated as these are dependent on Council, user groups, funding availability and plans. Diagram Four is provided as an Interim Working Plan to enable Councillors and users to consider how this plan would progress until Stage Seven.

If endorsed by Council it is proposed that the user groups are consulted on this new plan. Further, Stage Seven proposes the development of an 'off' GSG premier football oval and the decommissioning of Ports Oval. To make this an attractive option for Football it is proposed the CEO provide alternative site options for the future development of a premier Australian Rules Football Facility.

Committee Recommendations

1. *That Council endorse the following staged redevelopment of the GSG:*

Stage One

- a) *Lighting on Little Lords (Soccer Field 1)*
- b) *Parking to the Indoor Sports Stadium*
- c) *Upgrade of electrical works and lighting.*

Stage Two

- a) *Soccer Field 2 developed*
- b) *Hockey field (lit) extended to full size*
- c) *Access to multi-sports pavilion including service area and limited parking.*
- d) *Formalise and seal the Brazier Street entrance*

Stage Three

- a) *Indoor Sports Stadium constructed adjacent to the existing stadium*
- b) *Relocate dry area facilities from BOILC to the new stadium*

Stage Four

- a) *Carparking and tidy up treatment of area east of the tennis courts*

Stage Five

- a) *Removal of Badminton Hall, Netball Courts, remaining stables and Netball Club rooms to allow the development of a further two soccer fields*

Stage Six

- a) *Agricultural Society Buildings Redeveloped in approved lease area as required.*
- b) *Area in front of new Agricultural Buildings developed into camping overflow, circus and equestrian area.*

Stage Seven

- a) *Develop 'off' GSG premier football oval and decommission Ports Oval*

Stage Eight

- a) *Development of additional playing fields*

Stage Nine

- a) *Development of new Multisport Pavilion servicing eastern and western GSG precincts*
- b) *Collocation of Bowling Club and Tennis Club.*

Stage Ten

- a) *Develop new Aquatic Centre adjacent to the new indoor sports stadium.*
2. *That consultation be held with all GSG user groups in relation to the adopted Masterplan.*
 3. *That the CEO be required to provide current estimated costings for each stage and component of the GSG Masterplan.*
 4. *That the CEO be required to provide alternative site options for the future development of a premier Australian Rules Football facility.*

Officers Recommendations

That Council endorse

- 1. Plan 151-00173 as the 2011 Masterplan for GSG redevelopment.**
- 2. The following staged redevelopment of the GSG:**

Stage One

- a) Lighting on Little Lords (Soccer Field 1)**
- b) Parking to the Indoor Sports Stadium**
- c) Upgrade of electrical works and lighting**

Stage Two

- a) Soccer Field 2 developed**
- b) Hockey field (lit) extended to full size**
- c) Access to multi-sports pavilion including service area and limited parking**
- d) Formalise and seal the Brazier Street entrance**

Stage Three

- a) Indoor Sports Stadium constructed adjacent to the existing stadium**
- b) Relocate dry area facilities from BOILC to the new stadium**

Stage Four

- a) Carparking and tidy up treatment of area east of the tennis courts**

Stage Five

- a) Removal of Badminton Hall, Netball Courts, remaining stables and Netball Club rooms to allow the development of a further two soccer fields**

Stage Six

- a) Agricultural Society Buildings redeveloped in approved lease area as required.**
- b) Area in front of new Agricultural Buildings developed into camping overflow, circus and equestrian area**

Stage Seven

- a) Develop 'off' GSG premier football oval and decommission Ports Oval

Stage Eight

- a) Development of additional playing fields

Stage Nine

- a) Development of new Multisport Pavilion servicing eastern and western GSG precincts

- b) Collocation of Bowling Club and Tennis Club

Stage Ten

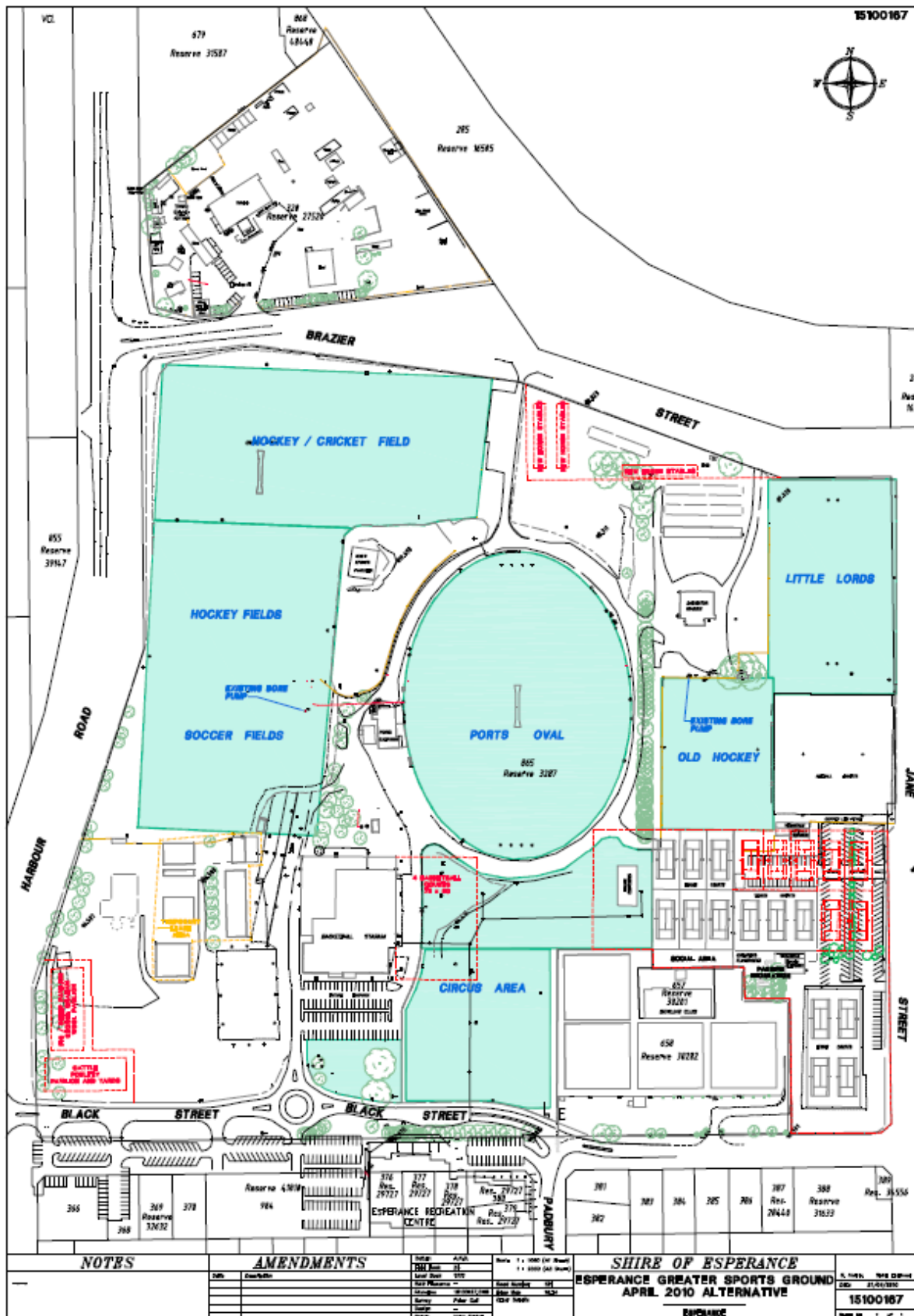
- a) Develop new Aquatic Centre adjacent to the new indoor sports stadium.

3. That consultations be held with all GSG user groups in relation to the adopted Masterplan.
4. That the CEO provide current estimated costings for each stage and component of the GSG Masterplan.
5. That the CEO provide alternative site options for the future development of a premier Australian Rules Football facility.

Voting Requirement: Simple Majority

Council Resolution:

Diagram Two – Current situation



NOTES

AMENDMENTS

NO.	DATE	BY	REASON
1	11/04/10
2
3
4
5
6
7
8
9
10

SHIRE OF ESPERANCE
ESPERANCE GREATER SPORTS GROUND
APRIL 2010 ALTERNATIVE
 ESPERANCE

Scale: 1:1000 (A4 Sheet)	1:1000 (A3 Sheet)
Drawn: 21/04/10	21/04/10
Checked: 21/04/10	21/04/10
Project: 15100167	15100167
Sheet: 1 of 1	1 of 1

1.1.2 ACTIVE RESERVES IN ESPERANCE SHIRE

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An audit of alternative grassed playing fields other than the Greater Sports Ground was provided to the GSGRC on 28th April 2010. At this meeting it was identified that the GSG was coping with current demand (soccer had successfully been accommodated on the GSG). It was noted that the GSG was operating at near full capacity.

Subsequently there have been two recent requests to locate new sports on the GSG – Baseball and Little Athletics. While these establishing sports have been referred to other sporting fields, there is considerable resistance from those sports and the alternative options can lack the required facilities including club rooms, storage, lights and other infrastructure.

The future demands of a growing population, the reduction of the size of the proposed GSG reserve (Plan 53B incorporated Shire Depot land on the other side of Brazier Street) and the introduction of new sports will not enable all grass based sports to be located on the GSG. Consideration of the use and development of other active sporting fields is required. It is proposed that the previous audit be used to underpin the development of an Esperance Sporting Facilities Plan that identifies other key reserves for the location of new sports and future development.

Committee Recommendation:

Committee Recommendations to Council that:

- 1. Council confirm the position that in the medium and longer term not all sports requiring greenfields can be located on the GSG.*
- 2. Council request a Sport Facilities Plan to be developed which identifies key sites for future development.*

Officers Recommendation

That Council

- 1. Confirm the position that in the medium and longer term not all sports requiring greenfields can be located on the GSG.**
- 2. Request the CEO to obtain quotes for the development of a Sports Facilities Plan to identify other key reserves and facilities for future development for inclusion into the 2011/12 financial year budget considerations.**

Voting Requirement: Simple majority

Council Resolution: