



Greater Sports Ground Redevelopment Masterplan

2021-
2041



Provide infrastructure
and places
that support the
services we provide

Built Environment Outcome 1 - Strategic Community Plan 2017-2027

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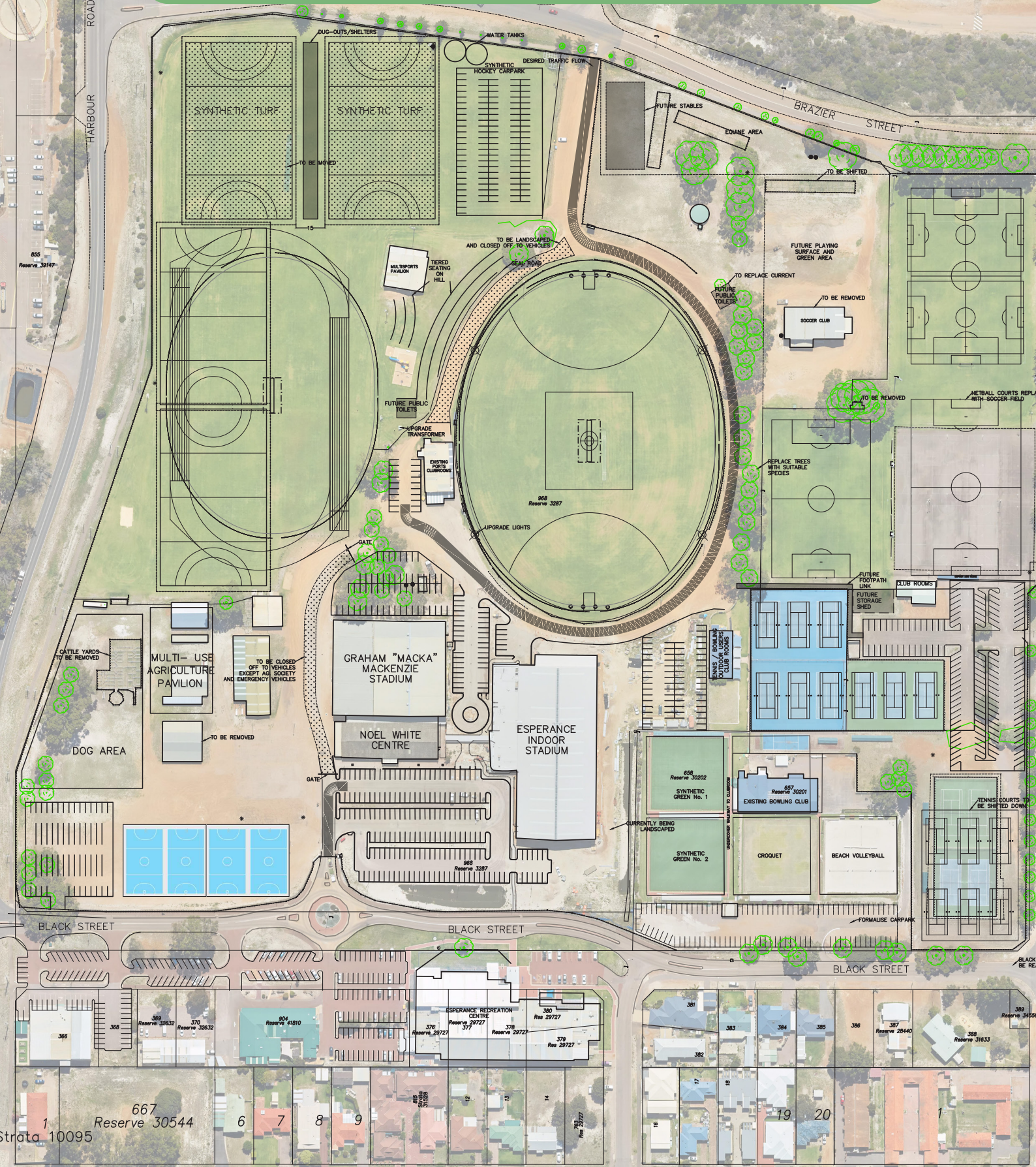
Executive Summary

The Esperance Greater Sports Ground Redevelopment Masterplan provides a common sense approach for future redevelopment projects at the Greater Sports Ground. The plan identifies projects that are Likely to occur over a 20 year timeframe and how they fit in the overall context of the Greater Sports Ground so that any detrimental impacts are avoided.

Priority projects identified from the Esperance Greater Sports Ground Redevelopment Masterplan:

- Sealing of internal roads
- Closure of internal roads to prevent the Greater Sports Ground being used for through traffic
- Power Upgrade to the Greater Sports Ground
- Construction of four new outdoor Netball courts
- Replacement of the Tuart trees with a more suitable species.

Greater Sports Ground Redevelopment Masterplan Map



Introduction

3.1 STRATEGIC CONTEXT

The Shire of Esperance is over 44,000km² and is located on Western Australia's South East coast 725km from the capital, Perth. As of the 2016 census, Esperance had a population of 14,281 and an average age of 40. As a coastal destination, Esperance receives a significant influx of visitors during the warmer months. A strong, connected community has evolved due to the locations remoteness and isolation. This sense of community spirit is characterised by our high number of volunteers and the 106 sporting and recreation groups across the Shire.

The *Strategic Community Plan* highlights the importance of providing community sporting facilities as part of its strategic objectives under Community connections:

- Thriving Community Groups: A variety of accessible sport, recreation, arts and cultural activities that can be pursued by all
- Inclusive & Accessible Opportunities: A Community where everyone feels welcome, involved and connected to each other

The Greater Sports Ground (GSG) on Black Street and bound by Jane Street, Brazier Street and Harbour Road, and is comprised of the following reserves:

- R 3287 vested to the Shire of Esperance for the purpose of Racecourse, Recreation and Agricultural Showgrounds;
- R 30202 vested to the Shire of Esperance for the purpose Recreation (Bowling and Beach Volleyball Clubs); and
- R 30201 vested to the Shire of Esperance for the purpose of Club and Club Premises.

The GSG is the premier sporting complex for Esperance and home to 14 sports and recreation groups. The grounds caters for a number of sports and activities, including hockey, soccer, ultimate frisbee, tennis, volleyball, netball, basketball, badminton, lawn bowls, football, cricket, little athletics, dog training and the annual agricultural show. Additionally the grounds feature a playground, are used as an off leash dog exercise area and accommodate overflow camping during the tourism season.



3.2 PROJECT BACKGROUND

The Greater Sports Ground has undergone a number of significant upgrades since 2015 including the construction of a new indoor stadium, which features four courts, a new playground, and the refurbishment of the Noel White Pavilion. There are still a number of projects to be undertaken to continue to improve the GSG and accommodate the future growth of all user groups.

The Greater Sports Ground Redevelopment Committee (the Committee) is a formal Committee of Council tasked with reviewing the GSG Redevelopment Implementation Plan over the next 20 years. The Committee consists of two elected members, representatives from Esperance Districts Agricultural Society, Indoor Sports Stadium Management Committee and Esperance District Recreation Association and up to five community members.

In May 2019, the GSG Redevelopment Committee recommended to Council that the GSG Redevelopment Master Plan be reviewed and updated to reflect current needs of all user groups. Following this, at an Ordinary Council Meeting in June 2019, it was resolved that the current Greater Sports Ground Master Plan must be updated.

The GSG Redevelopment Committee commenced the review with a workshop in July 2019 to answer a number of questions relating to user group's current and future needs, priorities and plans, possible co-locations and space requires. These questions were sent out to groups and in September 2019, six (6) submissions were received. This project was delayed due to the construction of the new indoor stadium and the COVID-19 pandemic.

In August 2020, using the previous feedback collected, staff created a proposed layout map of the GSG showing potential future developments. In February 2021, this was presented to the GSG Committee and further workshopped in March 2021. Once initial changes were made, an information session was held with all user groups, followed by a questionnaire sent out to gather feedback. At the closure of the feedback period, five (5) groups had replied to voice concerns or support the proposal. The feedback was discussed with the Committee and further changes were made to the proposed layout map to reflect user sentiment.

An implementation plan has been developed to compliment the proposed layout map and this document has been created to detail the proposed improvements.

3.3 PURPOSE

The Esperance Greater Sports Ground Redevelopment Masterplan aims to provide direction for the future redevelopment projects at the GSG, so that the functionality and impact of a projects enhance the GSG and avoids unintended consequences. The Masterplan identifies likely projects and upgrades that may occur over the next 20 years and prerequisite projects that are required to enable the project to happen.

The Masterplan also identifies a number of Shire lead projects that are for the overall benefit of the plan. These projects will help improve the overall functionality of GSG and enable the other projects to have a more effective outcome.

The masterplan is not intended to demonstrate the feasibility of a particular project identified and in most cases larger projects identified will require further investigation and feasibility studies before an investment decision can be made.

4.1 MULTI SPORTS AREA

CURRENT USER GROUPS

- Esperance Hockey Association
- Esperance Cricket Association
- Esperance Junior Cricket Association
- Esperance Little Athletics
- Esperance & District Agricultural Society
- Esperance Softball (not currently operating)

CURRENT CONDITION

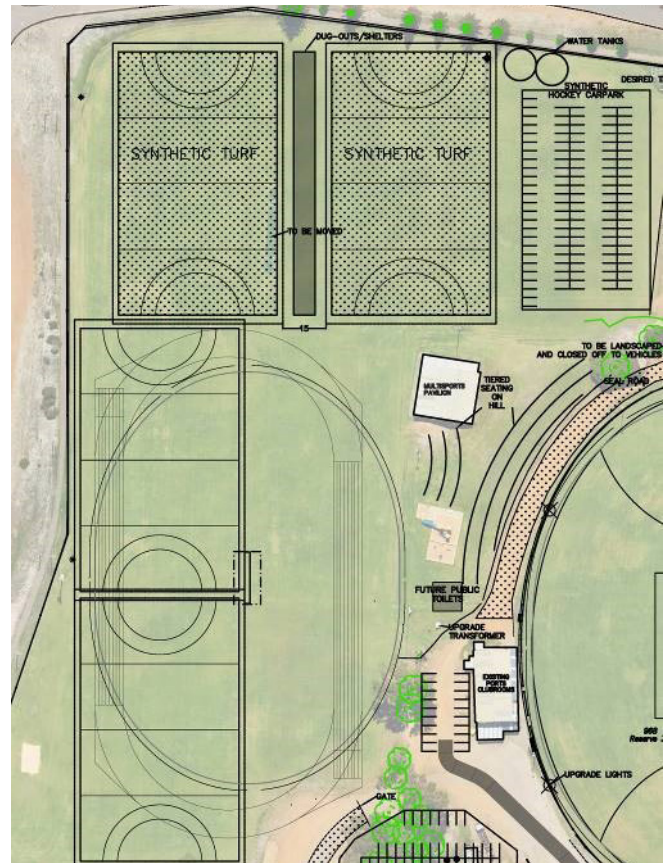
- Green playing space for 5 Hockey fields
- Cricket oval with a synthetic pitch
- A 400m Distance running track and Sand pit for long & triple jump
- Multi-sports Pavilion (Club rooms)
- Green

FUTURE USER GROUPS

- Esperance Hockey Association
- Esperance Cricket Association
- Esperance Junior Cricket Association
- Esperance Little Athletics
- Esperance & District Agricultural Society
- Esperance Softball

FUTURE DEVELOPMENT OF SPACE

- Allowance for two synthetic turf Hockey fields
- Relocation of the cricket oval
- Extending the green playing space in south-west corner to better accommodate running track
- Provision of space for cricket training nets and storage.



4.2 LITTLE LORDS & SURROUNDING AREAS

CURRENT USER GROUPS

- Esperance Soccer Association
- Esperance Dog Club
- Esperance Ultimate Frisbee
- Esperance & District Agricultural Society
- Esperance Equestrian Club

CURRENT CONDITION

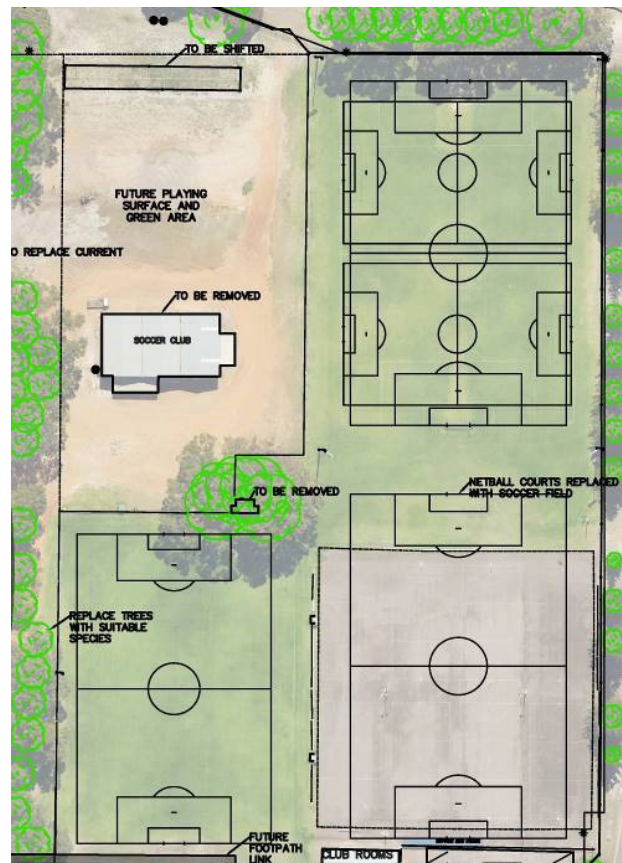
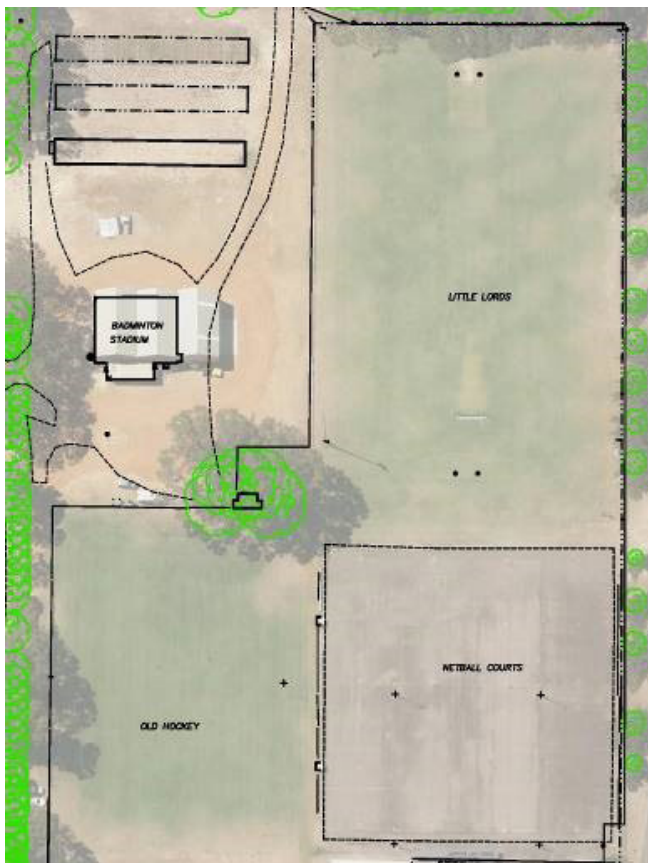
- One full size soccer field
- One $\frac{3}{4}$ size soccer field
- Eight outdoor netball courts
- Netball club rooms/storage space
- Public toilet
- Horse yards

FUTURE USER GROUPS

- Esperance Soccer Association
- Esperance Ultimate Frisbee
- Esperance & District Agricultural Society
- Esperance Equestrian Club

FUTURE DEVELOPMENT OF SPACE

- Relocate the outdoor netball courts and create a new green playing space
- Relocate the public toilets to better location
- Relocate horse stables to Agricultural Society's leased area.
- Deconstruct soccer shed and create a new green recreation/playing space
- Create a storage shed to replace the current soccer shed



4.3 PORTS OVAL

CURRENT USER GROUPS

- Ports Football Club
- Ports Cricket Club
- Gibson Football Club (Juniors)
- Esperance Cricket Association
- Esperance Junior Cricket Association
- Esperance & District Football Association
- Esperance & District Agricultural Society
- Esperance Equestrian Club

CURRENT CONDITION

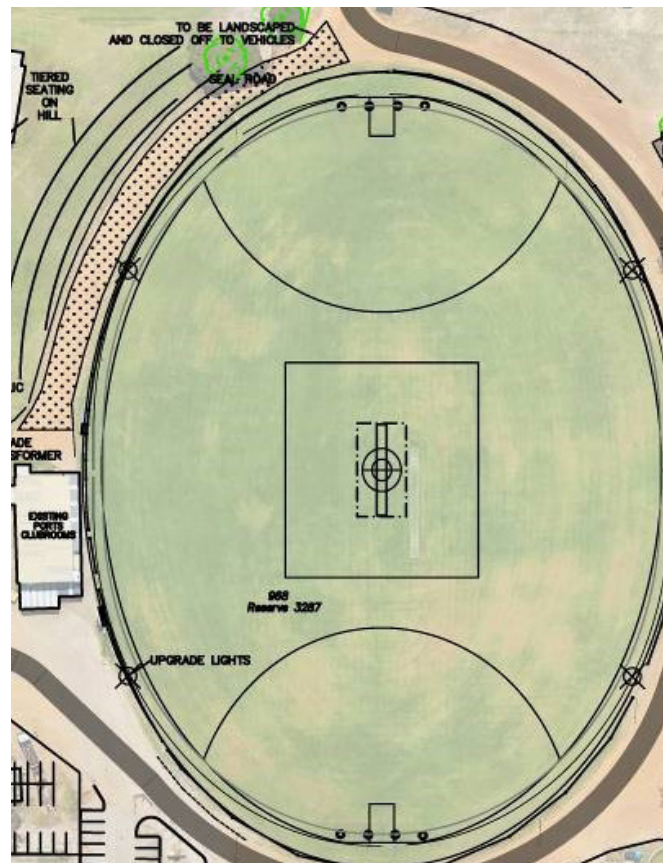
- One game size football field
- Football club rooms
- Small lighting towers
- Cricket oval and synthetic pitch

FUTURE USER GROUPS

- Ports Football Club
- Ports Cricket Club
- Gibson Football Club (Juniors)
- Esperance Cricket Association
- Esperance Junior Cricket Association
- Esperance & District Football Association
- Esperance & District Agricultural Society
- Esperance Equestrian Club

FUTURE DEVELOPMENT OF SPACE

- Upgrade match lighting to 100 lux (large ball) and future 300 Lux (small ball)
- Change the synthetic cricket pitch to a turf cricket pitch
- Co-location of clubhouse facilities with other sports



4.4 AGRICULTURAL PAVILIONS & SURROUNDING AREAS

CURRENT USER GROUPS

- Esperance & District Agricultural Society

CURRENT CONDITION

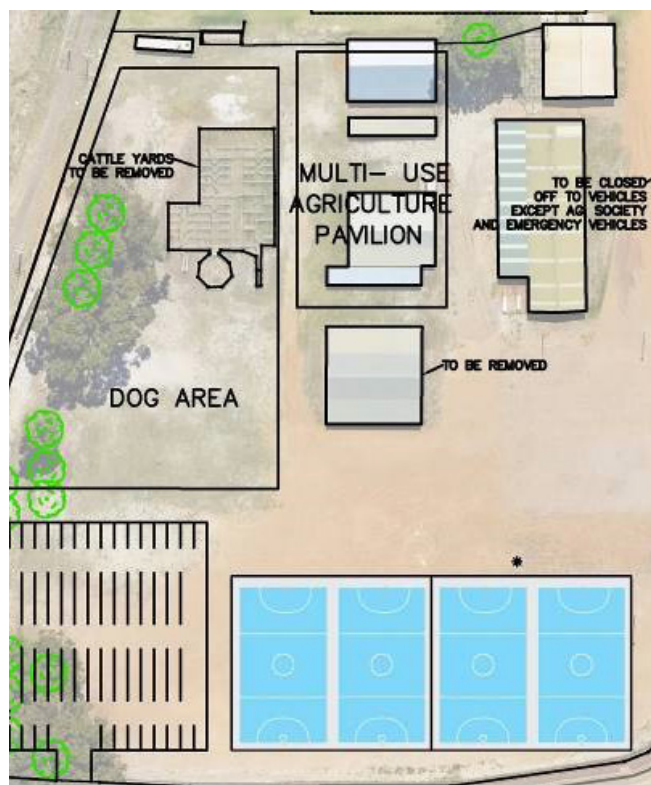
- Storage sea container (Little Athletics)
- Cattle Yards
- Large gravel pit area (used for side-show alley/amusement rides during the annual Agricultural Show)
- Agricultural pavilions for cattle, poultry, sheep
- Shearing shed/display
- Preferred Overflow Camping area

FUTURE USER GROUPS

- Esperance & District Agricultural Society
- Esperance Netball Association
- Esperance Dog Club

FUTURE DEVELOPMENT OF SPACE

- Construct four outdoor netball courts
- Widen Black Street Access gate
- Remove cattle yards
- Develop dog park/dog training area/sheep dog trial area
- Replace the poultry and cattle pavilions with one large multi-use pavilion
- Little Athletics sea container to be removed and storage within multi-use pavilion used



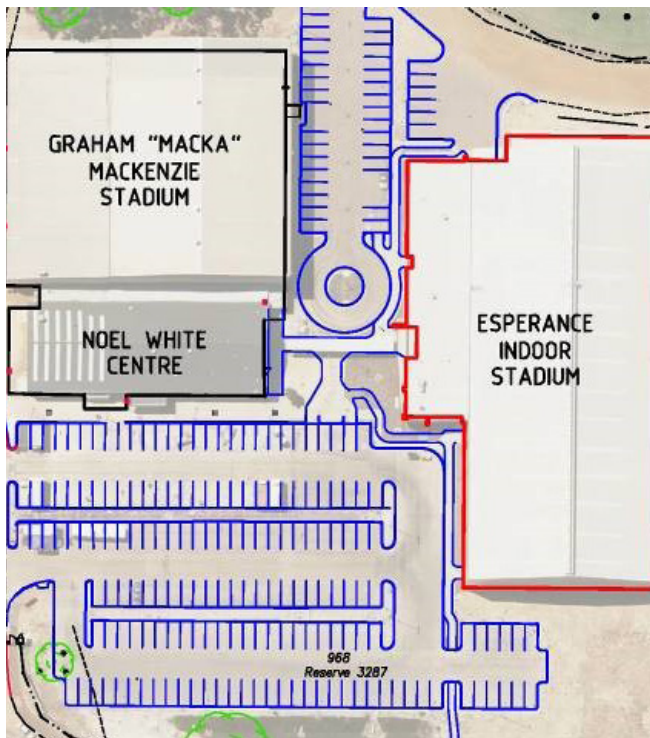
4.5 INDOOR COMPLEX

CURRENT USER GROUPS

- Esperance & District Agricultural Society
- Esperance Basketball Association
- Esperance Badminton Association
- Esperance Volleyball Association
- Esperance Netball Association
- Esperance Soccer Association
- Esperance Hockey Association
- Overflow Camping
- Esperance Brass Band
- Esperance & District Football Association
- Esperance Toy Library
- Esperance District Recreation Association

CURRENT CONDITION

- Four Court Indoor Sports Stadium – Esperance Indoor Stadium
- Noel White Centre (including offices, meeting and function room, storage space and campers kitchen)
- Three Court Indoor Stadium - Graham McKenzie Stadium

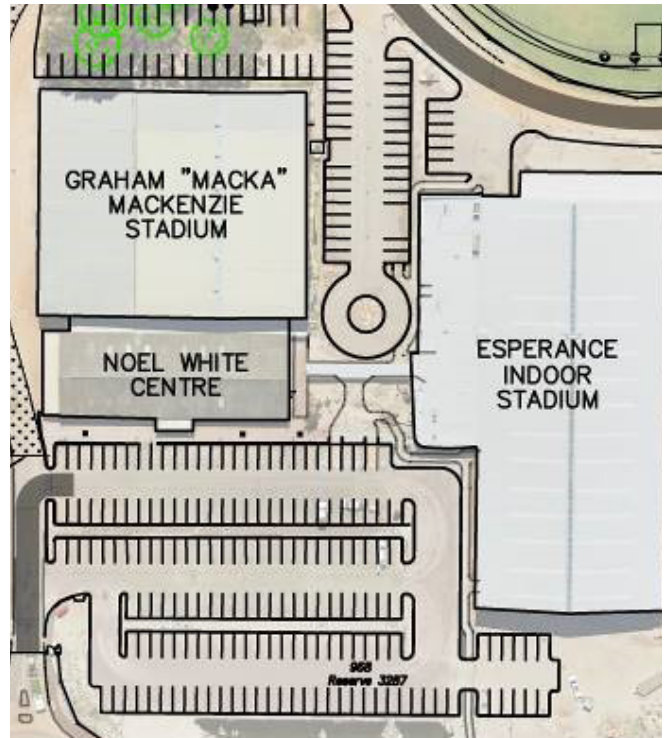


FUTURE USER GROUPS

- Esperance & District Agricultural Society
- Esperance Basketball Association
- Esperance Badminton Association
- Esperance Volleyball Association
- Esperance Netball Association
- Esperance Soccer Association
- Esperance Hockey Association
- Overflow Camping
- Esperance Brass Band
- Esperance & District Football Association
- Esperance Toy Library
- Esperance District Recreation Association

FUTURE DEVELOPMENT OF SPACE

- The Graham McKenzie Stadium redevelopment



4.6 BOWLING CLUB & TENNIS CLUB AREA

CURRENT USER GROUPS

- Esperance Tennis Club
- Esperance Bowling Club
- Esperance Volleyball Association
- Esperance Croquet Club
- Esperance Darts Association

CURRENT CONDITION

- 13 outdoor tennis courts
- Tennis club rooms
- Two artificial bowling greens
- One grassed bowling green used for croquet
- Four beach volleyball courts
- Bowling Club Rooms

FUTURE USER GROUPS

- Esperance Tennis Club
- Esperance Bowling Club
- Esperance Volleyball Association
- Esperance Croquet Club
- Esperance Darts Association

FUTURE DEVELOPMENT OF SPACE

- Tennis court reconfiguration



4.7 GENERAL & COMMON FACILITIES

CURRENT USER GROUPS

- All

CURRENT CONDITION

- Internal gravel roads
- Two toilet blocks
- Informal path network
- Playground
- Gated access points

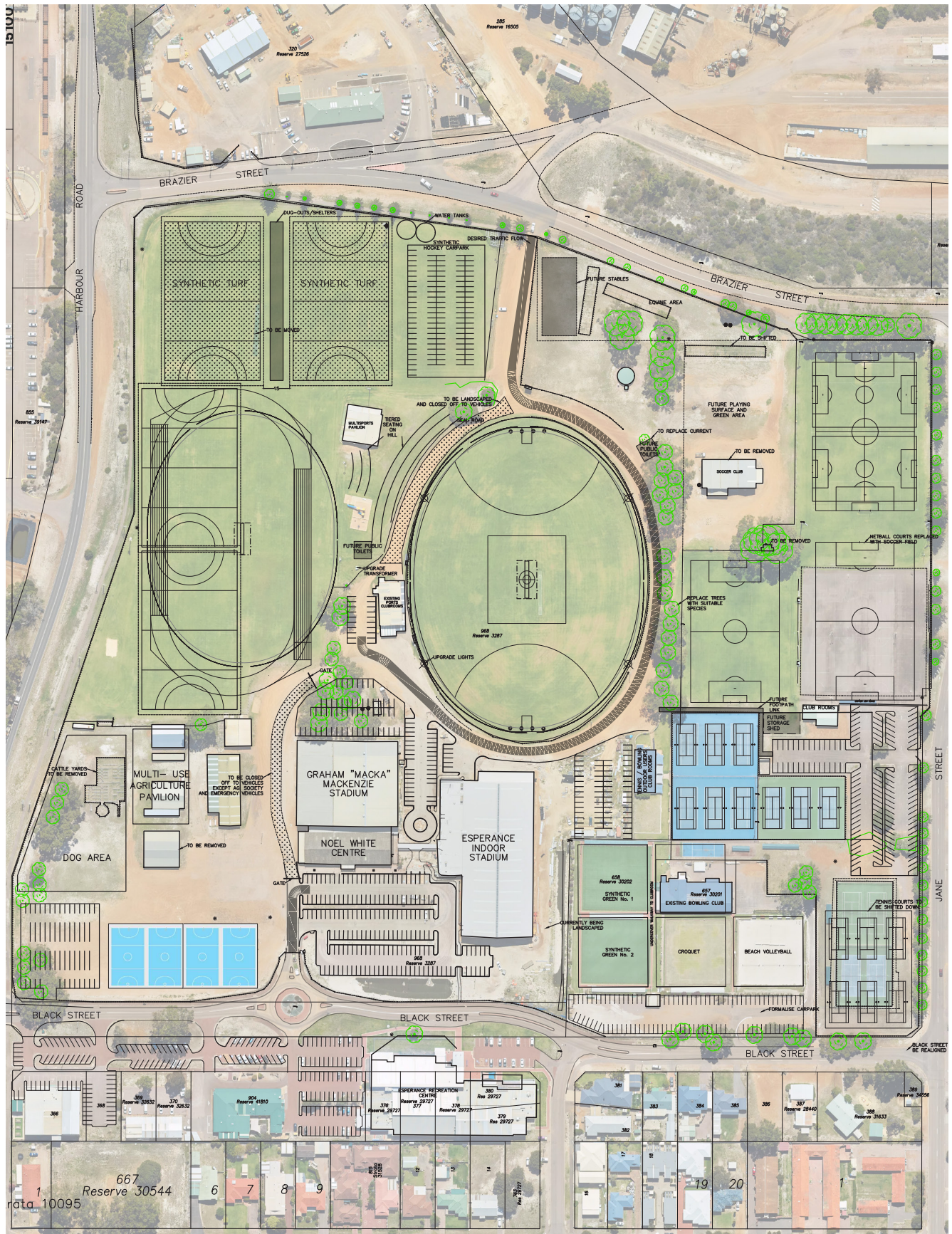
FUTURE USER GROUPS

- All

FUTURE DEVELOPMENT OF SPACE

- Bituminise and widen internal roads
- Close parts of the internal roads to remove use as a thoroughfare through the grounds
- Remove all tuart trees and replace with suitable species in a staged approach
- Create tiered seating on the hill overlooking ovals
- Formalise path from Jane Street parking to Tennis Club
- Widen Harbour Road/Black Street Access gate
- Replace toilet blocks in new locations





The background is a photograph of a soccer match. In the center, a large green circle is superimposed over the image. Inside this circle, the word "Projects" is written in a white, elegant script font. The soccer game itself shows players in maroon and green jerseys on a grass field. In the background, there are trees and a fence with various advertisements, including "JVP", "VENESS", "STERING", "McCre", and "ewellers".

Projects

NO.	PROJECT	LEAD ORGANISATION	OTHER ORGANISATIONS	PREREQUISITE PROJECTS	PROPOSED TIMEFRAME
SHIRE OF ESPERANCE LEAD PROJECTS					
1.	Additional / Formalising Parking throughout GSG Provide formalised and sealed car parking at various locations identified in the plan.	Shire of Esperance			Progressive
2.	New Outdoor Netball Courts Provide 4 outdoor netball courts in closer proximity to the Indoor Stadium for juniors and senior training. This project is required before the third soccer pitch / green space can commence.	Shire of Esperance	Netball		Short
3.	Closure of road between playground and Ports Oval The closure of the road will improve safety especially for children using the playground and contribute to a space for watching sports on Ports Oval. The area would be grassed / landscaped and would complement the tiered seating proposal.	Shire of Esperance		Seal Internal Road from Brazier St	Short
4.	Tiered Seating on both sides of the Hill Provide tiered seating built into the hill for spectators to watch sports on the Ports and Multi Sports ovals and the annual fireworks at the Ag Show.	Shire of Esperance			Medium
5.	Seal Internal Road from Brazier Street Seal the internal road from Brazier street to Ports Club Rooms, allowing for enough width around the Ports Oval to park a vehicle on the fence and two way traffic around the back.	Shire of Esperance		Removal of Tuart Trees	Short
6.	Third Soccer Pitch / Playing Surface The requirement for a third soccer pitch / playing surface has been a high priority for a number of years. The current over usage on the main soccer field from various sports causes significant damage each year, which takes a significant amount of time to rehabilitate after each winter season.	Shire of Esperance	Soccer Frisbee	New Outdoor Netball courts	Short-Medium

NO.	PROJECT	LEAD ORGANISATION	OTHER ORGANISATIONS	PREREQUISITE PROJECTS	PROPOSED TIMEFRAME
7.	Fourth Soccer Pitch / Playing Surface The requirement for a fourth soccer pitch / playing surface has been allowed for when demand warrants.	Shire of Esperance	Soccer Frisbee	Replacement of Soccer storage shed	Long
8.	NE Public Toilet Block Relocated Relocation of the toilet block to a more suitable location will enable the ¾ soccer pitch to become full size and will have better access to more spectators watching the ports oval.	Shire of Esperance			Short
9.	Graham Mackenzie Stadium Redevelopment Redevelopment of the Graham Mackenzie Stadium will resolve the current structural issues and provide a more multipurpose building.	Shire of Esperance			Short-Medium
10.	Graham Mackenzie Stadium Public Toilet Block Relocated Relocating the toilet block will enable the formalisation of car parking in this area and will be provided in a better location for the public toilet near the tiered seating on the hill.	Shire of Esperance			Medium
11.	Removal of Tuart trees The tuart trees around the GSG should be progressively replaced with more appropriate species that are more compatible with overflow camping and the general amenity of the GSG.	Shire of Esperance			Short-Medium
12.	Power Upgrade The existing GSG power supply is at capacity and requires upgrading before any new development can occur.	Shire of Esperance			Short
13.	Close Road behind Graham Mackenzie Stadium The current road through the GSG encourages drivers to use it as short cut, creating issues around safety and amenity particularly if the new netball courts are constructed in their proposed location. It is proposed to close off the road between the Graham Mackenzie Stadium and the Agricultural Society sheds and have a chain gate across the roads, to allow access only during certain events e.g. overflow camping or the Agricultural Show.	Shire of Esperance		Seal Internal Road from Brazier St	Short

NO.	PROJECT	LEAD ORGANISATION	OTHER ORGANISATIONS	PREREQUISITE PROJECTS	PROPOSED TIMEFRAME
14.	Multi Sports Oval Small Extension A small extension of the Multi Sports ovals is require to fit the athletics track and cricket, when it is required to be shifted down due to the because Synthetic Hockey project.	Shire of Esperance	Athletics		Medium

EXTERNALLY LEAD PROJECTS

1.	Cricket Pitch relocated on Multi-sports oval The cricket pitch relocation will be required to shift the cricket oval to the South. This will work in better with the tiered seating on the hill and is required before the Synthetic Hockey Pitches. The cricket oval in this space isn't considered as a premier ground. The Ports oval is the premier location for cricket on the GSG.	Cricket			
2.	Synthetic Turf Hockey pitches The allowance of two synthetic turf hockey pitches on NW of Multi-sports oval is provided in the plan to provide a higher level of hockey standard. A central area between the pitches (15m) is provided for viewing shelters / dug outs. Consideration should be given to what other sports could use the synthetic turf to maximise it usage.	Hockey		Cricket Pitch relocation Transformer upgrade Multi Sports Oval Small Extension	
3.	Tennis Courts SE corner Relocated The expansion of the South-eastern corner tennis courts will better utilise the current space and allow for additional tennis courts if required in the future and more parking.	Tennis			
4.	Upgraded Playing lights for Ports Oval Provide competition standard lighting for Ports oval, minimum 100 Lux. This will enable twilight / night games. Consideration is be given to installing poles that could accommodate 300 Lux. This would mean that small ball sports could play if the need arises.	Ports Football Club		GSG Power upgrade	

NO.	PROJECT	LEAD ORGANISATION	OTHER ORGANISATIONS	PREREQUISITE PROJECTS	PROPOSED TIMEFRAME
5.	Replacement of Storage shed for Soccer When the future playing space is warranted, the current Soccer Shed needs to be replaced for storage adjacent to the current netball club room.	Soccer			
6.	Relocation and Replacement of Horse Stables The relocation of the current stables into the Esperance Agricultural Society's leased area would create space for addition playing fields. Old horse stables were dismantled due to their poor condition, the need for new horse stables should be considered if the demand for their use can be justified.	Agricultural Society			
7.	New Single Multi-Use Pavilion The potential for a new co-located multi-use pavilion Interfacing with both Ports and Multi-sports ovals to replace existing multi-sports pavilion and Ports clubrooms. User groups could include football, hockey, cricket, frisbee, little athletics and dog club.	TBC	Ports Cricket Hockey		
8.	Consolidation of Agricultural Society Sheds The consolidation of the Agricultural Society sheds with one large 60m x 20m multi use shed built adjacent to the shearing/livestock sheds. This multi-use shed would include a community toilet and storage for other GSG user groups. This would also free up the current area for other activates i.e. circus or events.	Agricultural Society			
9.	Netball Club Rooms The current Netball Club Rooms should be considered for their ongoing usage given the new stadium, proposed new outdoor netball courts and the Noel White Centre redevelopment. If it is advantageous to relocate netball to the New Stadium Complex, then there is an opportunity for the likes of Soccer and Frisbee to utilise this facility. This will need to be negotiated with netball as they own the building.	Netball	Soccer Frisbee	New Outdoor Netball courts	



For further details on the Greater
Sports Ground Redevelopment
Masterplan please contact the
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