St Clair Recreation Centre
Future Demand Study

Final Report

December 2014
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1. Introduction

1.1 Project Background

Opened on Friday 2nd March 1962 by the South Australian premier Sir Thomas Playford, St Clair was one of the first recreation centres of its type in the Southern Hemisphere. Developed primarily as a facility to cater for the ‘youth’ of the western suburbs and Adelaide, the centre grew into a three court indoor facility with an additional purpose built arena for roller skating which was, and still remains a popular aspect of the centre today.

The facility has undergone a number of upgrades over the years with old squash courts being converted into a health and fitness centre and a retrofitting of court pace to accommodate netball, basketball and Futsal. In line with the growth of court sports, the centre has also been modified to include administrative space for club basketball and tennis. Whilst tennis do not use the facility for their or sport as the courts are external on the northern boundary; its clubrooms are within the centre and shared with a crèche during weekday periods. Other community groups such as local bands and community groups also use space at the centre.

The centre has however largely been developed in an ad hoc manner and in response to local needs over the past fifty years. However, with the continued growing demand for indoor uses combined with ageing infrastructure and a projected growth in the immediate community; Council wishes to assess the future needs for the facility and has therefore commissioned this report to build on previously prepared concepts for the centre whilst considering a number of factors which will impact its design and use into the future.
1.2 Project Aim and Parameters

The key focus of this study is to build on previous concepts prepared for the centre with a view determining the current and likely future demands for the indoor facility. To ensure the centre remains viable, the aim of this study will endeavour to identify the optimum use of space, maximise opportunities for existing and potential users and minimise duplication of assets and resources. The report therefore highlights:

- An overview of the existing site and facility.
- An assessment of existing indoor provision in the region.
- An overview of influencing factors that impact on the centre's operations and viability.
- Stakeholder feedback and expectations.
- A proposed layout of the facility based on all of the above.
- Projected future needs and demands.

The parameters of the study include an assessment of a retrofit option over a new build, although the latter must be considered as an option even if not supported by Council due to financial constraints. The above points therefore form the structure of the report with recommendations and concepts developed for consideration in Section Five.
2. St Clair Overview

2.1 The Location

The St Clair Recreation Centre is located on Woodville Road, Woodville adjacent to the St Clair and Woodville High School Ovals and within the new residential 'St Clair Development' in the City of Charles Sturt (Figure 1).

With the St Clair development under way, an expected 3,000 additional residents will call St Clair home in the coming years. This will place an increased demand on both the centre and other facilities in the area and it is therefore imperative that consideration be given to future layout and capability of the facility to meet these demands.

Figure 1: St Clair Recreation Centre
2.2 The Site

Whilst the St Clair Recreation Centre itself is the focus of this report, the facility sits within a larger sporting precinct of approximately 12 hectares (ha) which is subject to a separate planning study in relation to layout, design and use. However, for the purpose of this report and within the parameters of the brief, the footprint for consideration is approximately 2ha and considers car parking and tennis courts used by the Orion Tennis Club to the north of the facility (Figure 2).

The two playing fields to the west of the facility are used by the community, sporting groups and the Department of Education and Child Development (DECS). The site has a small clubroom that was recently built to house soccer and has an internal road network and on-site car parking for users.

The Woodville High School has its own gymnasium on the grounds but this has limited community use given its size and location. The school also access the tennis courts and recreation centre for school sport and larger assemblies and has also used St Clair for school performances and events.
1. **St Clair Recreation Centre**
2. **Tennis Courts & Orion Tennis Club**
3. **Car Parking**
4. St Clair Oval No. 1
5. St Clair Oval No.2
6. The Brocus Museum
7. Woodville High School
8. Woodville School Indoor Gymnasium
9. Playing fields

**Scope of the study**
Outside the scope of the study

*Figure 2: St Clair Recreation Precinct Boundary*
2.3 The Facility

Given its history and unique aspect of being one of the southern hemisphere’s first recreation facilities of its type combined with its unique roofline; the facility has a local heritage listing. Whilst this does not mean that improvements, additions or complete removal cannot occur; careful consideration must be given to justifying improvements or changes and consent given as part of any proposed planning process.

The facility today (Figure 3) is laid out comprises a number of elements and facilities to include:

1. Gymnasium and Studio
2. 8 external tennis courts
3. Kiosk and Administration
4. Three basketball courts
5. Stage
6. Roller skating rink (Five a side / small basketball court)
7. Staff room, board room and offices
8. Crèche /Tennis Clubroom with store & toilet
9. Workshop and Storage
10. 165 car parks
Figure 3: St Clair Existing Facility Layout
2.4 Operational Challenges

Given its age, it is inevitable that the facility is in need of upgrade if it is to continue to meet the needs of both current and future users. Some of the key challenges facing the facility however, are seen as:

Building and Exterior
- The facility is ageing and is generally not aesthetically pleasing with evidence of graffiti
- The roof and ceiling of the facility are in need of replacing.
- Access and entry points seem somewhat disjointed
- Play facilities adjacent to the crèche are poor and would not meet new standards
- Tennis courts are prone to flooding.

Car Parking
- Whilst there seems to be sufficient car parking, its location to the rear of the facility makes access for the less mobile difficult and may cause concern with regards to safety and general anti social behaviour particularly after dark.

Safety
- The tennis courts are detached from the centre and separated by an exit road which is considered unsafe, particularly for young people.
- Lack of external lighting causes concern for patrons that use the facility in the evenings
Amenities
- Given its ‘ad hoc’ development, there is little flow throughout the centre. This is particularly relevant for meeting and administrative space.
- Change rooms and toilets are generally in poor condition.
- Spectator facilities are poor and during competitive court sports comprise chairs along the perimeter which is a hazard to players and spectators.
- Administration areas and rooms have little natural light and do not meet the needs of users and sporting groups.
- There is no air conditioning in the centre with anecdotal evidence from Casa Leisure stating this cost approximately $40,000 in lost revenue during the hot summer months in 13-14.

Court Space
- The existing three courts are at capacity and do not meet the needs of existing clubs due to size and quantity.
- The courts do not offer appropriate run off for competitive sport.
- Recreational skating on the basketball courts is not ideal as damage can be caused to the surface.
- The height of the current ceiling is not compatible for some sports standards which are played at the centre.

Storage / Space
- There is a general lack of storage for all clubs that use the facility.
- There is a lack of multi functional space for both sporting groups and community uses.
2.5 Proposed Redevelopment

In response to some of the immediate concerns highlighted above, Council commissioned Chapman Herbert Architects to undertake preliminary concepts for the facility to better accommodate existing users. This was completed in 2013 but void of formal consultation with the community and external agencies and therefore subject to a review in line with this study.

Recommendations from this scope of works (Appendix A) identified almost $10m dollars of capital improvements to the centre and a three stage proposal subject to Council approval and external funding. Works were identified in line with key stakeholders needs and highlighted:

**STAGE 1 - $2,256,000 + GST**

2013-2014 • Main entry foyer renewal, including new kiosk fit-out
Provision of gallery allowing independent access to all areas
- Full upgrade of wet area amenities to new floor plan arrangement
- Replacement of roof & ceilings throughout front of complex
- Relocated and refurbished management offices
- Refurbished RPM, meeting, basketball clubrooms and store rooms
- Tennis club storage shed demolished and replaced with storage room

**STAGE 2 - $2,739,000 + GST**

2014-2015 • Replace roof and ceilings to main stadium and skate rink. Full refurbishment of spaces throughout these areas to existing floor plan arrangement
- Full refurbishment of wet area amenities and kiosk to skate rink
- Demolition of wet areas and refurbishment of gym areas at front of
- complex not completed during Stage 1
STAGES 3A and 3B - $4,953,000 + GST

2015-2016 • Construction of new basketball court and reconfiguration of courts

- Provision of scorers’ benches and spectator seating
- Relocation of main entrance to western end of complex
- Construction of new main foyer, kiosk and management offices
- Relocation of management function from front of complex
- Skate rink entrance to be combined and located centrally
- Conversion of existing main entry to additional gym areas
- Minor upgrade of tennis clubroom and crèche areas

These concepts are used as a basis of discussion and review and may be subject to being changed as per the outcome of the future demand study.
3. Primary Stakeholders

Given its history there are a number of primary stakeholders associated with the centre which have a direct management agreement to use the facility. An overall St Clair Reference Group has also been established and used as a point of reference for all aspects of the St Clair redevelopment including the Recreation Centre. These and the following were invited to provide feedback on this project and the redevelopment of the St Clair Recreation Centre:

3.1 St Clair Reference Group

The Reference Group has a community appointed chairperson and works with Council on matters relating to the St Clair development in general. The following however are a summary of comments specifically in relation to the recreation centre redevelopment:

- There is a need to consider the precinct as a whole.
- The majority support the demolition and building of a new centre to cater for future needs of the community
- General support for consolidation and sharing of assets
- Recognised the opportunity for the school to share the facility and potentially lobby for funding
- The existing court space is inadequate for current use
- Would be good for the St Clair facility to have show courts (internal)
- Recognition that any work or improvements will cost millions of dollars and funding any proposed re / development of the centre will be a challenge
- The facility is currently operating at peak
- Open / shared space is required for events
- Potential to include ancillary / allied health services
- Some groups only wish to use the outside of the centre but could share a joint clubroom attached to the facility.
3.2 Casa Leisure

Case Leisure is the management group for the centre and has been contracted to manage the St Clair Recreation Centre since August 2000. Responsibilities include organising and administering competitive sporting competitions, working with state sporting organisations (SSO’s) to provide a flexible venue for programmed competitions, casual hire, and general upkeep and maintenance of the centre.

Casa Leisure has also established a commercial gym at the site which has proved to be successful and well frequented by the local community. Management considers the centre to be currently operating at capacity during peak periods and very little space to accommodate further activities.

Casa believes a regional approach is required for the redevelopment of St Clair and more courts should be planned (or have the ability to be included) as and when needed. The centre needs to be linked to the outdoor activities around the facility and there needs to be a multi-sport approach to maximise community benefit and social games. Social sport participation is strong at the centre with over 20 teams participating.

A broader community centre approach is required and this can be linked with Council programmes inclusive of young people and the aged. Planning and design for the redevelopment needs to consider:

- Development of a large open space to host outdoor events
- Air-conditioning for court space - if it is too hot then court games are cancelled and income is lost
- The flow of traffic around the centre needs to be considered.
- Have one main reception area
- There is a requirement for cafe areas, spectators and storage
3.3 Orion Tennis Club

The club has access to eight tennis courts located on the northern boundary of the site. The current clubroom is located within the centre and doubles as a crèche for the recreation centre during weekdays. Its previous clubrooms were the existing gymnasium but they were relocated to make room for the expansion of that facility.

The club competes in the Western Districts Association and has a membership of around 200. This comprises 10 junior teams with 110 players (aged between 5 and 18) and 10 senior teams with 85 players participating in practice sessions and competitions from Monday to Saturday all year round. The club uses the tennis courts for approximately 16+ hours per week.

The club suggests a precinct approach for redevelopment and believes the centre should be multi-purpose and serving both the recreation centre and oval / court users. Safety is a concern for the club given the road that dissect their club room in the recreation centre and their courts and they acknowledge that better car parking, traffic management and signage should be improved throughout the precinct.

The club states they will require a minimum of an additional four courts (12 in total) to cater to the increase from the adjacent St Clair development along with better lighting, a show court and secure storage. In conjunction with Tennis SA, the club has prepared concepts for their needs (Appendix C) but acknowledge that a larger precinct plan should be considered to ensure all user groups’ needs are met. Priorities for the club are seen as:

- Upgrade existing tennis courts and surrounds and build 4 new courts
- New fencing and additional lighting
- New clubrooms including spectator seating
- Replace storage room with space in new building
- Improved traffic flow and parking
- Improve/upgrade tennis facilities to align with other tennis clubs in the Charles Sturt Council area.
3.4 Western Magic Basketball Club
Established since 2005 and the youngest club in Basketball SA’s district level competition, the club has experienced steady growth over the past ten years and has approximately 30 teams which use St Clair as its home base. The club also has office space at the centre which overlooks the court space.

It considers the current playing and spectator facilities at the centre as poor and believes it is not designed well for their or other clubs administrative purposes. The clubs state that there is a general lack of indoor court space in the region and their sport has a steady growth which cannot currently be catered for.

3.5 Woodville Basketball Club
Established in 1980 and based at St Clair for approximately 15 years with its own office and administration at the facility; the club also uses St Michaels and St Aloysius colleges for training purposes due to the inability of the St Clair facility to meet its needs.

The club support the notion of a multi use and shared facilities and would like to see improved amenities for players, better facilities for spectators, a more permanent clubroom and access to multipurpose spaces for strength, conditioning and rehabilitation. Additional court space is warranted to enable the club and the Basketball League in general to host larger championship level competitions.
3.6 Woodville High School

Located adjacent to the centre and having access to St Clair for assemblies, sport and larger events, the school also uses the Woodville Town Hall for music concerts and arts. However the latter is not considered sufficient for other performing arts due to its acoustics and therefore the school has expressed an interest in a joint performing arts studio being developed within any new development of the site.

The school also acknowledges the shared use of Oval #2 with Council and suggests that a divestment of their existing sports hall on this site would be beneficial should the recreation centre be redeveloped. They have also suggested that the whole precinct has the potential to become a ‘sports academy’ with multi use facilities for all to share and benefit from. This could include the Brocus museum becoming a base for State Sporting Associations or alternatively a high performance academy for a number of sports.

The school does however support the notion that St Clair should be a community hub and a number of facilities offered other than sport such as playgroups, kindergym, crafts, live performance, the arts, men’s sheds, community garden and general health and wellbeing facilities including curriculum based programming. Should this approach be adopted, the School feels a strong case could be put before the Department of Education and Children’s Services (DECS) to financially contribute toward any redevelopment and that they would become a strong advocate of the project to the community and DECS.
4. Supply and Demand

The notion of supply and demand is, as the title implies; an assessment for the need of a service or facility based on both existing supply in a given area and its likely demand determined through latent (societal and external influences) and expressed (direct feedback from stakeholders and communities) demands. However, whilst a service or facility may be ‘warranted’ by way of a supply and demand assessment; this does not necessarily determine its viability as this must be measured against both social and economic outcomes. That is, in the case of many public leisure facilities, most would not be financially viable but would offer a service that is ‘needed’ from a social perspective. This is not to say facilities shouldn’t be managed in the most effective manner to reduce operational subsidy and designed accordingly, but rather consideration given to a balance of social and economic outcomes for any proposed public leisure facility.

4.1 Existing Supply

The St Clair Recreation Centre is one of six facilities providing formal centre-based recreation and sporting opportunities across the western metropolitan region. For the purpose of this study, the ‘Western Region’ is the area is to the west of the Adelaide CBD and includes the City of Charles Sturt, The City of West Torrens, and part of Port Adelaide Enfield Council. The Region is therefore bound to the north by the Le Fevre Peninsula, to the south by the Anzac Highway to the west along the coast.
Figure 4 identifies each of the facilities that are located within this area and identifies that:

The City of Charles Sturt has two recreation centres:
- The St Clair Recreation Centre and
- The Adelaide Arena, which is owned privately by SA Church Basketball and Scouts SA. This facility has three courts and caters for community and national competition.

The City of Port Adelaide Enfield has three recreation centres:
- The Port Adelaide Recreation Centre is an ageing four court facility that provides space predominantly for basketball with some minor community and professional fitness programs.
- The Le Fevre Recreation Centre is a modern two court stadium that provides community based programmes for the residents of the local area and
- The Parks Community Centre which has recently undergone a major redevelopment and provides a two court stadium that provides multi-purpose community based programmes.

ETSA Park is owned by the State Government through the Office for Recreation and Sport and is located in the City of West Torrens. It is a significant international level netball specific facility that provides four indoor courts and 26 outdoor courts.
Figure 4: Recreation Centres in Adelaide’s Western Suburbs
4.1.1 Facility Levels

To assist in determining the ‘amount’ of supply in the region, is the need to understand the level of facilities or in other terms the size and potential catchment of a given facility. The University of South Australia’s Centre for Environment and Recreation Management (CERM) has developed a set of industry accepted national standards for recreation centres which are classified by levels and according to their nature of use. These standards are identified in Table 2 are in reference to dry or court based facilities and not aquatic centres which tend to have a larger catchment.

<table>
<thead>
<tr>
<th>Facility Level</th>
<th>Size</th>
<th>Component Examples</th>
<th>Catchment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>&lt;1000m²</td>
<td>1 court facility with change rooms</td>
<td>Meets the needs of a local community of up to 5000 people</td>
</tr>
<tr>
<td>2</td>
<td>1000m² - 1999m²</td>
<td>2 courts with change rooms</td>
<td>Neighbourhood facilities servicing between 5,000 - 10,000 people</td>
</tr>
<tr>
<td>3</td>
<td>2000m² - 2999m²</td>
<td>2 - 3 courts with small gym</td>
<td>District level catering for between 10,000 and 60,000 people</td>
</tr>
<tr>
<td>4</td>
<td>&gt;3000m²</td>
<td>3 + courts plus health and fitness suites, cafes and ancillary services</td>
<td>Classed as regional level and caters for over 60,000 people</td>
</tr>
</tbody>
</table>

Table 2: Facility Type
In relation to facilities located in the study area, Table 3 provides an assessment of existing levels for each centre and highlights that whilst St Clair is one of the older facilities in the region, it is one of the larger centres with its three courts and ancillary services.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Ownership</th>
<th>Facilities</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>St Clair Recreation Centre</td>
<td>City of Charles Sturt</td>
<td>3 courts + skating rink: multi-purpose</td>
<td>4</td>
</tr>
<tr>
<td>Adelaide Arena</td>
<td>SA Church Basketball and Scouts SA</td>
<td>3 courts (inc. 1 court international level): basketball specific</td>
<td>4</td>
</tr>
<tr>
<td>Port Adelaide Recreation Centre</td>
<td>City of Port Adelaide Enfield</td>
<td>3 courts + studio: basketball specific</td>
<td>3</td>
</tr>
<tr>
<td>Le Fevre Recreation Centre</td>
<td>City of Port Adelaide Enfield</td>
<td>2 courts: multi-purpose</td>
<td>2</td>
</tr>
<tr>
<td>Parks Community Centre</td>
<td>City of Port Adelaide Enfield</td>
<td>2 courts + studio + weights room: multi-purpose</td>
<td>3</td>
</tr>
<tr>
<td>ETSA Park</td>
<td>State Government (Office for Recreation and Sport)</td>
<td>4 indoor courts + 26 outdoor courts: netball specific</td>
<td>4</td>
</tr>
</tbody>
</table>

Table 3: Western Suburbs Facility Description
4.1.2 Gap Assessment

In a study currently being undertaken by the three Western Councils of the City of Charles Sturt, West Torrens and Port Adelaide Enfield and in conjunction with Adelaide Shores, a collaborative approach is being taken to determine the demand of sporting facilities within the region in the coming years.

The ‘Western Adelaide Sporting Facility Supply & Demand Study’ is currently in draft form but has identified a current and projected shortfall of provision in each Council area based on both Council owned facilities and those used by the community but outside of a Council’s direct jurisdiction; i.e. belonging to churches, schools and the State Education Department.

Findings highlight implications on facility provision for a number of high participation sports both in the Western Suburbs generally and more specifically in each Council area. Assumptions are based on standards for sports facilities generally and against both current and projected population numbers to 2026.

Tables 4 and 5 on the following page highlight implications for the Region (noting that the boundary for the ‘Sporting Facility Supply & Demand Study’ study is different to that in this report due to the whole Port Adelaide Enfield Council being included); and Tables 6 and 7 relating specifically to the City of Charles Sturt.
St Clair Recreation Centre Future Demand Study

Current Provision (ABS) Population = 275,954  
Future Provision 2026 Estimated population = 320,835

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Australian Rules Football Ovals</td>
<td>1</td>
<td>5,000</td>
<td>28</td>
<td>55.19</td>
<td>-27.19</td>
<td>28</td>
<td>64.17</td>
</tr>
<tr>
<td>Baseball/Softball Diamonds</td>
<td>1</td>
<td>20,000</td>
<td>13</td>
<td>13.8</td>
<td>-0.8</td>
<td>13</td>
<td>16.04</td>
</tr>
<tr>
<td>Indoor Facilities (basketball/multi-use courts)</td>
<td>1</td>
<td>5,000</td>
<td>20</td>
<td>55.19</td>
<td>-35.19</td>
<td>20</td>
<td>64.17</td>
</tr>
<tr>
<td>Cricket Ovals</td>
<td>1</td>
<td>8,000</td>
<td>50</td>
<td>34.49</td>
<td>15.51</td>
<td>50</td>
<td>40.1</td>
</tr>
<tr>
<td>Hockey Pitches (synthetic)</td>
<td>1</td>
<td>75,000</td>
<td>5</td>
<td>3.68</td>
<td>1.32</td>
<td>5</td>
<td>4.28</td>
</tr>
<tr>
<td>Lawn bowls (greens)</td>
<td>1</td>
<td>12,500</td>
<td>34</td>
<td>22.08</td>
<td>11.92</td>
<td>34</td>
<td>25.67</td>
</tr>
<tr>
<td>Netball Courts</td>
<td>1</td>
<td>4,000</td>
<td>67</td>
<td>68.99</td>
<td>-1.99</td>
<td>67</td>
<td>80.21</td>
</tr>
<tr>
<td>Soccer Pitches</td>
<td>1</td>
<td>3,000</td>
<td>85</td>
<td>91.98</td>
<td>-6.98</td>
<td>85</td>
<td>106.95</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>1</td>
<td>1,500</td>
<td>244</td>
<td>183.97</td>
<td>60.03</td>
<td>244</td>
<td>213.89</td>
</tr>
</tbody>
</table>

Table 4: Western Adelaide region sporting facility provision analysis by sport excluding facilities based at schools and churches

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Australian Rules Football Ovals</td>
<td>1</td>
<td>5,000</td>
<td>63</td>
<td>55.19</td>
<td>7.81</td>
<td>63</td>
<td>64.17</td>
</tr>
<tr>
<td>Baseball/Softball Diamonds</td>
<td>1</td>
<td>20,000</td>
<td>15</td>
<td>13.8</td>
<td>1.2</td>
<td>15</td>
<td>16.04</td>
</tr>
<tr>
<td>Indoor Facilities (basketball/multi-use courts)</td>
<td>1</td>
<td>5,000</td>
<td>43</td>
<td>55.19</td>
<td>-12.19</td>
<td>43</td>
<td>64.17</td>
</tr>
<tr>
<td>Cricket Ovals</td>
<td>1</td>
<td>8,000</td>
<td>105</td>
<td>34.49</td>
<td>70.51</td>
<td>105</td>
<td>40.1</td>
</tr>
<tr>
<td>Hockey Pitches (synthetic)</td>
<td>1</td>
<td>75,000</td>
<td>5</td>
<td>3.68</td>
<td>1.32</td>
<td>5</td>
<td>4.28</td>
</tr>
<tr>
<td>Lawn bowls (greens)</td>
<td>1</td>
<td>12,500</td>
<td>34</td>
<td>22.08</td>
<td>11.92</td>
<td>34</td>
<td>25.67</td>
</tr>
<tr>
<td>Netball Courts</td>
<td>1</td>
<td>4,000</td>
<td>203</td>
<td>68.99</td>
<td>134.01</td>
<td>203</td>
<td>80.21</td>
</tr>
<tr>
<td>Soccer Pitches</td>
<td>1</td>
<td>3,000</td>
<td>148</td>
<td>91.98</td>
<td>56.02</td>
<td>148</td>
<td>106.95</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>1</td>
<td>1,500</td>
<td>341</td>
<td>183.97</td>
<td>157.03</td>
<td>341</td>
<td>213.89</td>
</tr>
</tbody>
</table>

Table 5: Western Adelaide region sporting facility provision analysis by sport including facilities based at schools and churches
### Current Provision (ABS) Population = 275,954

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
</table>

#### Australian Rules Football Ovals

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
</table>

#### Baseball/Softball Diamonds

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
</table>

#### Indoor Facilities (basketball/multi-use courts)

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
</table>

#### Cricket Ovals

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
</table>

#### Hockey Pitches (synthetic)

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
</table>

#### Lawn bowls (greens)

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
</table>

#### Netball Courts

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
</table>

#### Soccer Pitches

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
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</table>

#### Tennis Courts

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
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</table>

### Future Provision 2026 Estimated population = 320,835

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
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</table>

#### Australian Rules Football Ovals

<table>
<thead>
<tr>
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<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
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</table>

#### Baseball/Softball Diamonds

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
</table>

#### Indoor Facilities (basketball/multi-use courts)

<table>
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<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
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</table>

#### Cricket Ovals

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<thead>
<tr>
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<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
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</table>

#### Hockey Pitches (synthetic)

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<thead>
<tr>
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<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
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#### Lawn bowls (greens)

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<tr>
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<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
</table>

#### Netball Courts

<table>
<thead>
<tr>
<th>Facilities Required</th>
<th>Per Population</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
<th>Current Provision</th>
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<th>Difference</th>
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</thead>
</table>

#### Soccer Pitches

<table>
<thead>
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#### Tennis Courts

<table>
<thead>
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<th>Current Provision</th>
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<th>Difference</th>
<th>Current Provision</th>
<th>Required Provision</th>
<th>Difference</th>
</tr>
</thead>
</table>

### Table 6: City of Charles Sturt sporting facility provision analysis by sport (excluding facilities based at schools and churches)

### Table 7: City of Charles Sturt sporting facility provision analysis by sport including facilities based at schools and churches

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**St Clair Recreation Centre Future Demand Study**

**Final Report December 14**

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Given the focus of this study is on the recreation centre and largely indoor courts and the co-location of tennis courts at the site, these two activities are a focal point of interest. From the findings it is evident that with and without combined ownership of facilities in Charles Sturt, there is a shortfall of indoor courts and an oversupply of tennis courts in the City. Table 8 below summarises this and highlights that by 2026 there will be a shortfall of just over 6 courts in Charles Sturt and an oversupply of tennis courts by 82.

<table>
<thead>
<tr>
<th>All Facilities</th>
<th>Region</th>
<th>Charles Sturt</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current</td>
<td>2026</td>
</tr>
<tr>
<td>Indoor Courts</td>
<td>-12.19</td>
<td>-21.17</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>+157.03</td>
<td>+127.11</td>
</tr>
</tbody>
</table>

Table 8: Summary of Need on St Clair Sports

These findings suggest and would support the notion that additional indoor courts are required, but that no further tennis courts be developed within the City or the Region. An alternative strategy for the latter may be to encourage clubs to amalgamate and/or share centralised facilities at strategically identified precincts. This, along with the development of additional indoor courts, could occur at the St Clair site but would require a larger footprint to be considered and a precinct master plan developed. As this is outside the scope and parameters of this study, this has not been investigated but further consideration should be given to undertaking such a task at a later stage.
4.2 Latent Demand

Latent demand relates to societal factors that may influence service provision or design and whilst these should not solely dictate provision, they should be considered when planning for services or facilities and include the following.

4.2.1 Societal Trends

- **Awareness**: There is increasing recognition of the benefits of open space, sport and recreation in improving quality of life, health and wellbeing. This has led to higher expectations regarding the standard of facilities, programmes and services that need to be provided in communities.

- **Culture**: Australia is a multi-cultural society and increasingly people are recognising the value of ‘celebrating’ people’s diversity as well as requesting activities and facilities not traditionally catered for in mainstream recreation.

- **Longevity**: Australia’s ageing society is shifting the priorities in sport, leisure and recreation provision for many communities. The implications for this include the need to ensure physical access is addressed whilst considering the range of programming provided particularly for this age cohort.

- **Litigation**: An increased awareness of personal safety, public liability and the protection of children have added to the legal responsibilities and liabilities providers and community groups are subject to.

- **Youth**: The need for children to undertake more physical activity and exercise has been well documented, with increasing rates of obesity amongst Australian children. Likewise the benefit of participation in quality leisure time activities and opportunities carries with it many additional social and personal benefits. Increasingly for this demographic age cohort there is a preference for individual and unstructured / informal activities rather than team or group activities and therefore opportunity arises to consider appropriate design elements into the urban form to encourage good use of leisure time.
• **Work Patterns:** Working hours have extended and more people work outside the traditional hours of 9-5 resulting in people seeking activities during times that have not traditionally been catered for and around which sport has not been historically structured. The need for greater flexibility in the management and structure of sport and recreation therefore needs reconsidering including access to open space.

• **Volunteers:** The issue of declining personal time has impacted on organised sport in that people are now less willing or able to commit to volunteering. This is also the case with an ageing community that unlike their parents have the flexibility and often greater resources for travel and access to a range of leisure time activities. In turn this impacts on the long term commitment to volunteering and increased pressure on community groups.

• **Technology:** Greater access to technology, the internet and longer opening hours of shops and entertainment venues has seen these elements become key competitors to sport and recreation for people’s time. Positively however, the use of the internet and technology provides community sport and recreation providers with an opportunity to capitalise on new marketing and management tools for their organisations to retain and attract membership.

• **Climate:** Climate change has had a significant impact on sports fields and open spaces. This has created a need to re-consider usage levels, maintenance regimes and other sustainable management practices to balance risk with the need to provide sporting and recreational opportunities for the community. Modern irrigation methods are therefore key issues when planning for sport and recreation, as is the need to consider synthetic surfaces to alleviate wear and tear on turf playing areas.

• **Community Sport:** The administration of sporting clubs has become more complex, with the introduction of GST, the increased emphasis on risk management and decline in volunteers. As a consequence land managers of sporting facilities are beginning to look strategically at the way they manage facilities to ensure optimal use to benefit both the lessee (shared costs) and the community (increased access and opportunity).
**Public Realm**: Consideration for the public realm and the significance placed on the spaces “between” buildings, streetscapes and public places have changed dramatically over time in response to various developmental and lifestyle factors.

**Infrastructure**: Much of the sporting and recreation infrastructure we see today is the legacy of a surge in development witnessed in the mid to late 70s and therefore in many cases approximately 40 years old and nearing its useful life. Modern planning methods and the demands on open space and community sport now mean Councils are taking stock of their facilities and looking at design and location to ensure optimal use and access.

**Urban Development**: An increasing population and housing density within our cities and town centres (and the appreciation that this will increase further into the future) has resulted in a decrease in private and public open space. Trends now acknowledge that a higher value must be placed upon public realm and greater investment made into the quality of these spaces for use by people to spend time, connect with nature, interact and recreate.

### 4.2.2 Facility Trends

In response to some of the broader societal trends are changes in the way facilities in general are being designed and managed to include some of the following:

- There is an increased recognition of the health benefits of regular participation in physical activities, and the emergence of specific services to cater for these needs (e.g. personal trainers and specific facilities)
- Increased demand for greater diversity in recreation opportunities for activities and availability of times (24/7 society)
- Increased expectations for higher standards in facility provision, programming and management
- There is an increasing reliance on local, low cost participation opportunities, including increased use of the natural environment as a setting for informal recreational activities
- Greater emphasis on non-competitive, unstructured recreation opportunities as opposed to involvement in organised sports, particularly for adults
- Improved emphasis and delivery on introductory sports participation programs by most state sporting associations aimed at junior development and recruitment (e.g. Auskick, small sided games - soccer)
- Increased opening hours for recreation facilities and programming, including weekday, evening and weekend time-slots
- There is increasing demand for indoor facilities to provide protection from the elements and to facilitate diverse activity programming
- Facilities are now being designed so they can be configured to meet a variety of different needs and uses
- Facilities need to accommodate mixed gender use of facilities, for example cubicle showers and change cubicles, and the removal of large urinals in preference for individual urinals and additional toilet pans
- There is demand for under-cover external viewing areas for spectators to view associated sports and other activities
- Meeting and social places within sports and leisure facilities are required
- Indoor facilities now need to cater for traditional outdoor sports (e.g. netball and soccer courts)
- Major regional recreation facilities need to be multi-use and offer a wide variety of activities and ancillary services such as sporting/community hubs
- Facilities must now be designed to be energy efficient and have environmentally sustainable features
- Ideally recreation facilities are co-located close to other community assets such as retail precincts, arts precincts, libraries and sports grounds to maximise the visibility, traffic and visitations to these facilities
- Joint-use facilities with schools and other educational institutions support educational use during off-peak daytime periods on weekdays and community use during the peak evening and weekend periods
- Public-private partnerships are more common between developers, governments and sports clubs to develop sports facilities
- Incorporation of commercial facility components into the overall service mix, e.g. retail outlets, health services and café facilities
- Incorporating non-sporting uses for indoor facilities, for example, events, displays and functions.

4.2.3 Strategic Alignment

A number of strategies and policies can impact on the future use of the St Clair Recreation Centre. Documents read in conjunction with this report are highlighted in Appendix B and summarised as follows:

- The centre has a focal point in the community of Charles Sturt and is recognised as a key facility.
- It is recognised that significant capital works is required for it to continue to meet the needs of the community.
- The community of Charles Sturt is growing and this will place increased pressure on St Clair and other recreation facilities in the region.
- Sport and recreation is recognised as pivotal in supporting and enhancing community wellbeing and social integration.
- Charles Sturt has a larger than average percentage of overseas immigrants particularly from non English speaking countries and social and community development is an important role of Council.
- It is recognised that a precinct approach must be adopted for the St Clair development and other uses be considered in the sport and recreation context.
- The community are seen as important conduits for consultation and feedback for Council and must be considered in all aspects of planning for St Clair and the precinct as a whole.
4.2.4 Demographic Profile

Demographic profiling can assist with future programming needs but should not drive or dictate facilities or infrastructure as these should be flexible in design and use to be able to respond to changing community needs.

Data from the 2011 ABS Census and the 2012 profile ID website were used to assemble demographic information. Comparisons have been made between the Woodville/St Clair area, the City of Charles Sturt and Greater Adelaide.

Estimating numbers and meeting for future growth is an important aspect of planning for facilities within any given area. Given there is currently a lack of indoor facilities in the western suburbs combined with a projected growth with the development of areas such as St Clair; population numbers, age and profile will assist in determining need for current and future facilities in the region.

Additionally, and whilst facility provision should be numbers based; understanding the population profile of the community will assist facility managers in targeted programmes and services. That is, demographic profiling is useful to better understand marketing specific segments of the community (day time low impact activities for the elderly for example), but should not be used to determine the need for actual facilities as the premise for infrastructure should be on longevity and multi use whereby demographic trends and shifts change within relatively short periods of time.

The following therefore highlights some of the key characteristics of the region and potential consideration for the future needs of the St Clair Recreation Centre in meeting demand.
The estimated population of Charles Sturt is 104,984 and is projected to increase by 8000 by 2021 or 7.6%.

Of the 104,984 residents, 48.9% are male and 51.1% female. This is similar to Greater Adelaide and South Australia with females slightly out populating males.

The median age is 41 years, which is slightly higher than the median age of 39 years across Greater Adelaide and South Australia. The largest age bracket is 35-49 years with approximately 21% of residents in this category.

Council has a slightly higher percentage of elderly residents with 24.3% of its population being over 60 compared to 21.3% for Greater Adelaide.

19.3% of residents are below the age of 18, which is slightly less than Greater Adelaide 21.5%.

Approximately 27% of people living within the City areas of Cheltenham/Woodville/Woodville Park/St Clair were born overseas. Of these, 21.9% arrived in Australia after 2006. The three largest ancestry backgrounds in the council area are English, Italian and Indian.

There is a lower proportion of people who speak English as a sole language (69.2 %) compared to Greater Adelaide (78.8%) and a higher proportion of people who speak two languages (26.9 % - 17.4%).

There is no distinguishable difference in the levels of English proficiency between the overall Council area and the suburbs of Cheltenham/Woodville/Woodville Park/St Clair. In comparison to Greater Adelaide, the City of Charles Sturt has less people that speak English only, more people that speak English well or very well, and similar levels of people who speak another language and English not well or not at all.

Compared to Greater Adelaide, there was a similar proportion of high income households (earning $2,500 per week or more) and a higher proportion of low income households (earning less than $600 per week). Overall, 12.6% of the households earned a high income, and 26.7% were low income households, compared with 12.7% and 24.9% for St Clair and 13.5% and 23.7% respectively for Greater Adelaide.

There are nearly 48,500 employed people in the City of Charles Sturt with about 94.4% of those working full time and 35.4% part time. These figures compare closely to those of Greater Adelaide.
4.3 Expressed Demand

In addition to the primary stakeholders there are a number of other groups that were invited to either provide direct feedback to the consultants via face to face meetings, or alternatively via an online survey. The following, with the exception of those highlighted in **bold**, provided feedback in relation to the current and future use of the St Clair Recreation Centre either directly or via the online survey.

<table>
<thead>
<tr>
<th>State Sporting Organisations</th>
<th>Secondary Stakeholder Groups</th>
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</thead>
<tbody>
<tr>
<td>Basketball SA</td>
<td>Adelaide Vipers Soccer Club</td>
</tr>
<tr>
<td>Netball SA</td>
<td>North West Junior Soccer Association</td>
</tr>
<tr>
<td>Skate SA</td>
<td>City International Christian Church</td>
</tr>
<tr>
<td>Tennis SA</td>
<td>Ready Steady Go Kids</td>
</tr>
<tr>
<td></td>
<td>First Taekwondo</td>
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<tr>
<td></td>
<td>SCOSA</td>
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<tr>
<td></td>
<td>Garville Netball Club</td>
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<td></td>
<td>Woodville District Cricket Club</td>
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<tr>
<td></td>
<td>Grange Uniting Netball Club</td>
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<td></td>
<td>Muay Thai Kick Boxing</td>
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<td></td>
<td>Mt Carmel College</td>
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<td></td>
<td>Western Psychology - Social Rehab Program</td>
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<td></td>
<td>Merge (Band)</td>
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<td></td>
<td>White Lion</td>
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<tr>
<td></td>
<td>Historical Society</td>
</tr>
</tbody>
</table>

**Bold** denotes did not provide written or verbal feedback

**Table 9**: Centre Stakeholders
4.3.1 Secondary Stakeholders

- Basketball SA
  Basketball SA (BSA) currently uses the centre for state league basketball competitions and a range of senior and junior competitions. The Western Magic and Woodville Basketball Clubs are both affiliated with BSA. The sport is growing rapidly across the State and in the Western Region in particular is in demand for court space.

BSA recommends the development of at least a four – six court stadium suitable for a range of sports (as well as basketball) for the western suburbs. The development of a regional level stadium servicing basketball is seen as a priority and BSA notes that initial discussions have occurred with Henley High School regarding the construction of a new three court stadium. It is however believed that a regional centre at St Clair would complement the growth of basketball and other sports in the region.

In relation to construction, BSA believes that costs proposed to retrofit the facility are high and similar new facilities have been constructed interstate at a fraction of the cost. BSA has offered to work with Council on securing such contractors should the facility be demolished and rebuilt to meet the needs of all users. However, they believe that a contingency plan must be developed during any redevelopment to minimise the impact on their sport and club membership.

- Netball SA
  Netball SA does not have any involvement or any current programmes at the St Clair Recreation Centre and Council has not formally approached them in regards to use of the centre. However, given the majority of netball is played outside, it is unlikely that a great demand would be placed on the centre by netball but there is opportunity to use if for training purposes by some of its clubs or indeed share outside courts with tennis due to opposing seasons of both sports.
• **Skate SA**
  The skating programme at St Clair Recreation Centre is socially based with no competitions currently programmed. The sport is seen by the peak body to be growing but with the general availability of venues and the size of rinks this is a barrier to growth. A feasibility study conducted by Skate SA has identified that the St Clair Recreation Centre for expansion and this has been raised with Council during the redevelopment process.

• **Tennis SA**
  Tennis SA has an interest through the Orion Tennis Club with 146 members and with a newly introduced ‘Hot Shots’ junior programme is expected to experience growth over the next 5-10 years. The club is limited by the number of courts and the physical location of their clubrooms within the St Clair Recreation centre.

While no formal discussions with the Council have occurred, Tennis SA and the Orion Tennis Club have met on a number of occasions and as an outcome has developed the concept plan in early 2010 (Appendix C) which is supported by the SSO and the club. The club also has direct relationships with neighbouring schools which would also benefit from any future development but consideration needs to be given to the broader precinct to ensure all needs can be met and catered for within the site.

**Historical Society**

The group would like to see a ‘dig’ conducted on the site before any redevelopment commences. In regard to facilities, they suggest more toilets and change facilities and upgrades to the crèche and cafe areas. A two storey development should be considered given there is limited space and this could house a state of the art gym, squash courts, a lap pool and physiotherapist rooms be considered.
North West Junior Soccer Association (NWJSA)
The NWJSA is a Football Federation of SA affiliated association that runs a programme designed for children from six years of age through to senior primary school students. The Association uses the grass fields to the west of the St Clair Recreation Centre each Saturday morning during the winter season.

The various competitions conducted by the Association cater for around 250 teams involving approximately 2500 junior soccer players (aged between 5 and 18). They participate in small side games and competitions requiring use of the oval for 6-10 hours per week during Terms 2 and 3. The Association is keen to secure an additional 5 hours per week to for its growing numbers and possible night finals.

The association does not currently use the recreation centre itself but would however welcome access to a shared kitchen area if any redevelopment was to occur. The Association acknowledges that outdoor areas and car parking needs to consider sports field users as well as facility users.

The Association has suggested that the centre needs to be larger and more versatile for changing needs. ‘Outside’ users should have access to the facilities e.g. canteen and toilets as well as car parking to reduce impact with local residents.

First Taekwondo
An independent club with no affiliation to a state body, the club has a small membership catering for both juniors and seniors. The club uses the centre for up to five hours per week but only due to the availability of time and space at the centre. The club would welcome the opportunity to use the facility at more suitable times as it has been forced to cancel one evening due to the timing being too late for its students.
• Garville Netball Club
The netball club is affiliated with Netball SA and has a membership of approximately 310 comprising 26 junior teams with 234 players (aged between 5 and 18) and 8 senior teams with 80 players. The club does not currently use the centre facilities but would welcome the opportunity to train there but games would still remain outside and played at ETSA Park.

Suggestions for improvement to the centre included the gym with no response on other facilities. However, the club would use outdoor court facilities for netball and suggest others would too given there are several clubs in the Charles Sturt Council area that require courts for school holiday clinics, training, coaching and competitions. Clubs also require meeting rooms, storage areas, and outdoor food outlet/coffee kiosk.

• Grange Uniting Netball Club
The netball club is affiliated with the South Australian United Church Netball Association. The club has a membership of around 180 from 18 junior teams with 144 players (aged between 5 and 18) and 4 senior teams with 33 players. The club would welcome the opportunity to use more netball courts as they are limited to their two home courts.

Priorities for future improvements indicate that the most critical areas for improvement were the main court area, tennis courts and security. Important aspects for consideration were seen as the kiosk, toilets, car parks, play spaces and access. All remaining areas were rated as less of a priority.

The club suggests that a netball hub could be developed in the region comprising between 10-15 courts which could be shared amongst other local clubs including Garville & St Michaels and All Angels and that further consideration should be given to girls sport in the region.
• **Ready Steady Go Kids**

Ready Steady Go Kids is a preschool sport and exercise programme that operates as a commercial venture and has no affiliation to any state body. The programme uses the facilities in the centre but the organisation provided no information on their current enrolment numbers. The organisation uses the centre for approximately 5 hours per week and this suits their current needs as there is no interest in increasing hours.

The group feels that the main court area, skating rink, car parks and access is generally good, toilets and kiosk are adequate and security is a major concern particularly around the car park that has seen a number of break-ins to staff members’ cars even during the day.

Priorities for future improvements indicate enhanced security being critical and the development of toilets, main court area, skating rink and gym as important. The group also feels that the overall look and feel of the building and foyer requires updating and modernising.

• **SCOSA – Spastic Centres of South Australia**

A not for profit organisation using the centre for a range of activities, the group does not use the facility as frequently as other groups (less than 5 hours per week) and this is unlikely to change in the future.

Overall the group felt that the surrounding landscape and kiosk areas are good; the skating rink, main court, car parks, access and security adequate and the toilets poor. Priorities for future improvements include better disabled toilet access; additional rooms with change benches and room to operate a lifter instead of using the current store room near the skating rink.
Vipers Football Club
The club is affiliated with the FFSA and SA Amateur Soccer League and has a membership of approximately 155 comprising 8 junior teams with 105 players (aged between 5 and 18) and 3 senior teams with 50 players. The club uses the neighbouring oval and change rooms for training (four nights per week) and games on Saturdays and Sundays. The club would be keen to secure additional hours if times became available.

The club does not currently use facilities at the St Clair Recreation Centre but does use the change facilities at the centre as storage. They would however be keen to access it for training and fitness purposes should this become a possibility but their main priority is access to a club room as a base. Should the site be developed, the club would like to have lights installed on Oval No.2. Failing this they would like to see any update to the recreation centre to include an area for clubrooms. Their preference in this scenario would be to have the building backing onto the ovals and the car parks more to the side and front of the building.

Woodville District Cricket Club
The cricket club is affiliated with the South Australian Cricket Association (SACA) and plays in the district competition. The club has a membership of 180 made up of 7 junior teams with 120 players (aged between 5 and 18) and 4 senior teams with 60 players participating in training and competitions involving use of two St Clair ovals for up to 5 hours per week in summer. The club is keen to secure an additional 16+ hours per week to accommodate their growing needs but this would still only involve the two ovals currently used.
4.3.2 Community Survey

The broader community were consulted throughout the process with open invitations made to the St Clair Reference Group meetings and a survey made available both on line and in hard copy. A comprehensive overview of findings can be found in the supporting ‘Key Findings Report’ which should be read in conjunction with this report. The majority of respondents were facility users and a summary of findings being as follows:

- A total of 80 surveys were completed
- 80% of respondents use the centre often or regularly.
- 50% of respondents used the facility three or more days per week
- 32% use the facility generally once per week.
- 48% of respondents used the gym
- 38.5% played social sport.
- 34.7% were affiliated with a club at St Clair, 35% of which were from Orion Tennis Club, 30% from Western Magic and 30% from Woodville Basketball.
- Main areas for immediate improvement were the main court, gym, skating rink, toilets and access points
- Outdoor facilities including the tennis courts, car parking, security and playspaces were identified as needing upgrading with the kiosk and surrounding landscape areas being of lesser importance.
- A number of comments were made regarding the overall poor condition and/or lack of facilities in the centre.
5. Facility Options

The purpose of this study is to determine both the current and future needs for facility uses at St Clair and whilst it is evidently clear that the facility is in need of an upgrade, there are a number demands which will affect how the centre is used, be designed and managed into the future. These have been highlighted in this report and summarised as follows:

- **Need**: The existing centre is not meeting the needs of current users and with the growth of the community over the next 10 – 20 years this demand will only increase.

- **Site Planning**: Whilst it is acknowledged that the scope of the study includes only the boundary as highlighted in Figure 2; the whole St Clair development may lend itself well to a precinct planning approach and further consideration given to the layout and synergy with all site users and not only those that use the existing recreation centre. That is the existing footprint is exceptionally tight and a facility which will meet the needs of all existing and potential users cannot be accommodated in the identified area.

- **Multi Use**: Any proposed re/development should be undertaken in a manner that encourages multi use and flexibility in programming. This should include court space, multipurpose rooms, administrative areas and meeting spaces.

- **School Access**: Consideration should be given to shared use of the facility for the local High School and where possible joint use agreements (JUA) entered into particularly for off peak week day periods and events. This will ensure optimal use; viability and potential ‘buy in’ from the Education Department.

- **Indoor Courts**: There is an obvious need for additional indoor courts in both Charles Sturt and the region in general. The redevelopment of the centre should, where possible and practical; include additional courts with potential for show courts and spectator viewing areas for competitive sports.
• **Tennis Courts:** Given the findings in this and the supporting ‘West Adelaide Regional Facilities Study’; it is suggested that additional courts are not required unless backed by a strategy to co-locate other user groups to the site. However, it is acknowledged that the Orion Tennis Club may remain in situ and therefore options should be considered which will meet their needs whilst not compromising the integrity of the centre itself. Ensuring optimal use of courts should also be pursued and consideration given to dual line marking to introduce other sports such as netball which plays during the winter and therefore opposing seasons to tennis.

• **Indoor versus Outdoor:** In line with the above is the need to establish a focus on indoor versus outdoor sports. That is, whilst both can be accommodated in the design of a facility; should the centre remain in its current location/footprint, this would prove difficult due to the physical size constraints and indoor sports and uses should take precedence over outdoor activities which may be better located elsewhere either on the site or at another more suitable location.

• **Skate Rink:** The skating arena seems to be well used and is a draw card for the facility. It is therefore recommended that this be maintained but on a more ‘multi-use’ surface. That is, skating is not compatible with modern indoor courts surfaces and should be undertaken on areas that are multi-use in nature.

• **Health and Fitness:** the gymnasium and health and fitness suites will more than likely continue to be in demand. That is whilst trends in fitness will invariably change; the need for it will continue and will more than likely remain a key income generator for the centre. This aspect of the facility should therefore be maintained and where possible expanded to be more multi-use in nature and able to change with trends in fitness programmes and services.

• **Access and Entry:** The facility needs to have a focal point and clearly defined entry and exit routes for both traffic and pedestrians.

• **Facility Flow:** A sense of flow for users and spectators in the facility is required. This is currently lacking and should be a focal point of any proposed re-development.

• **Amenities:** Public amenities and services such as catering, vending and change/toilet facilities need to be enhanced and redeveloped to continue to meet the needs of all users at the centre.
Given the above, the parameters of the project brief, the physical footprint provided to the consultants and the findings in this report, two options for retrofit are proposed:

### 5.1 Option 1

Working with the existing building footprint, Option 1 retains Tennis at the site and also allows for an additional basketball court which would extend into the existing car park, change rooms, toilets, offices, admin, kiosk, tennis club room, health and fitness suite and crèche. A central atrium also provides a link between the skating and communal spaces. The existing 3 basketball courts are spread further apart to allow for adequate run-offs and the design of the new extension provides an opportunity for a show court with seating to both sides and direct entry from the foyer.

The main entry to the building would now face the oval enabling a larger car park with direct access into the centre. This option also maintains a distinct entry facing Woodville Road for patrons/members wishing to access the health and fitness aspect of the centre separately. The design also segregates court, skate and club users respectively allowing for easier access and flow. Management of this will obviously require consideration with an option for one point of entry should this be required.

The existing roller skating rink keeps the independent entrance, and the crèche becomes a club for Tennis. Whilst the recommendation to not include any additional tennis courts at the site still remains; this option highlights the clubs request for additional courts and shows that should Council retain the club at the site and consider their request for additional courts, then the only place they could be accommodated given the need to relocate car parking due to the expansion of indoor courts; would be to the north west corner which would have an obvious impact on the existing oval and its orientation. It is therefore recommended that should the club remain in situ at the current location, that additional tennis courts are not included.
Figure 5: Option 1 Site Layout

Only feasible location of new courts but this is not recommended.
Figure 6: Option 1 Facility Layout

- GENERAL - NEW
- GENERAL - REFURB
- AMENITIES
- COURTS - NEW
- COURTS - REFURB
5.2 Option 2

Option 2 is a more integrated approached whereby tennis is relocated to another more suitable location either on or off the site to allow for the main entry to be relocated facing Brocas Avenue which will provide a better street presence to Woodville Road.

This option now provides a central entry point to the centre which could then lead onto the basketball courts, skating rink and the gym and thus alleviating the potential problems associated with option 1 whereby potentially three staffed entry points may need to be managed.

This option also has the least impact on the existing site boundary with minimal intrusion onto land in the south west corner for access and car parking.
Figure 7: Option 2 Site Layout
Figure 8: Option 2 Facility Layout
5.3 New Facility Option

It's evident that due to its age, general condition and demand for services and facilities in the region that the St Clair Recreation Centre is not currently meeting the needs of existing users and will more than likely not meet the needs of future residents as the community grows in the coming years. That is whilst the two retrofit options may enhance the facility in its current form; additional consideration must be given to economies of scale and the cost to retrofit over the design and construct of a new facility. However, whilst this has been discussed throughout the process with Council and stakeholders and is generally supported; this option was outside the scope of the study but should remain an option for consideration.

Designing and constructing a new facility would also realise savings due to ongoing maintenance associated with the existing centre as these will continue as it ages particularly over the next 10 years. It is therefore strongly recommended that Council explore the option of a new build and also give consideration to a whole of site master plan to ensure the facility is optimally located to meet a number of internal and external uses whilst partnering with a number of stakeholders to make the vision a reality.
5.4 Indicative Cost Estimates

Estimates for both options have been prepared by Rider Levett Bucknall (RLB) and have been submitted to Council in a full detailed report which should be read in conjunction with the following summary. Costs exclude a recent estimate to replace the centres roof which is an existing commitment of Council. However, this has been put on hold until the findings of this report have been submitted and a decision made with regards to which option should be pursued. The cost to replace the roof has been estimated at $2,610,000.

For comparative purposes, an average rate per m² has been applied to the retrofit options of $2,200/ m². The construction of new facilities however should be considered which in today’s economic climate ranges between $2,600 to $2,800/m². A new ‘comparable’ 5700 m² centre which could be designed in a more modern, flexible and usable manner to include a reorientation of facilities to cater for outdoor sports could therefore range between $14.8 and $16.0m. The summary of costs is shown below in Table 10 and highlights a difference of no more than $2m for a new facility should this be considered.

<table>
<thead>
<tr>
<th>Item</th>
<th>Option 1</th>
<th>Option 2</th>
<th>New Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extension to Existing</td>
<td>$5,930,040</td>
<td>$5,435,948</td>
<td></td>
</tr>
<tr>
<td>Existing Building</td>
<td>$4,343,150</td>
<td>$4,495,490</td>
<td></td>
</tr>
<tr>
<td>External Works</td>
<td>$1,561,810</td>
<td>$1,408,562</td>
<td></td>
</tr>
<tr>
<td>Sub</td>
<td>$11,835,000</td>
<td>$11,340,000</td>
<td>Estimate based on 5700m²</td>
</tr>
<tr>
<td>Roof Replacement</td>
<td>$2,610,000</td>
<td>$2,610,000</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$14,445,000</td>
<td>$13,950,000</td>
<td>$14.8-$16m</td>
</tr>
</tbody>
</table>

Table 10: Indicative Cost Estimates
5.5 **Funding Options**

Funding for community facilities is challenging given many do not see immediate, if any financial return with most requiring ongoing operational subsidy by their owners. Facilities of this nature are therefore normally developed through a suite of funding channels including:

- **Council Contribution**
  Asset improvement, development and management through Council’s internal budgetary process should highlight the merits of the project and aligned with Councils overall objectives and priorities. Appendix B provides a summary of strategic alignment and should therefore be considered in future budget bids.

- **Direct Borrowing**
  Council may consider a direct loan to construct the whole or part of the facility or supplement its own financial contribution via its budgetary process.

- **Government Grants**
  The State Government of South Australia offers a number of development grants for community infrastructure which are available to both local authorities and community groups alike. Most of these would be subject to an approved or endorsed plan accompanying the grant with success more likely whereby a number of groups and stakeholders endorse the strategic direction of the plan, and consolidation of assets and sharing resources is evident. Examples of Government Grants include:

  - Office for Recreation and Sport (ORS) Community Recreation and Sports Facilities Program (CRSFP).
    Category 2 funding up to $200,000 and Category 3 up to $500,000. Category 1 projects are planning or feasibility based.
ORS Active Club Program is a minor grants aimed at clubs with the facility aspect of the grant being a maximum of $20k per club. Whilst this is minor, all clubs would be eligible and therefore collectively this could assist development.

Department of Planning, Transport and Infrastructure (DPTI) Places for People Funding provides financial assistance to local government for strategic urban design planning, detailed design documentation and development of prominent public places of community significance. Funds are not available for sporting facilities but external open spaces could be considered.

DPTI also offer an Open Space Grant Funding Program which differs slightly to the Places for People fund in that it can include for purchase, development and planning of open space. Subsidies are also provided for works relating to conservation and recreation on public land.

With both grants, there is no upper limit but the largest grant provided has been for $2m and is a like for like contribution from Councils own budgetary process. The City of Charles Sturt has been successful with these grants in the past and is therefore award of the process and guidelines.

Federal Department of Infrastructure and Regional Development grants are available in a number of categories and range from $20k to $10m for various infrastructure projects which St Clair could be considered.

**Direct Government Funding (not attached to a grant)**

In some instances, infrastructure development has a strategic alignment to a government policy direction and funding can therefore be sought in partnership and directly through Treasury. These are not common but given the sensitivities of the St Clair development, Council may consider this an appropriate channel for potential development.
• **Developer Contribution**
  In developments of over 20 allotments such as St Clair, developers are required to contribute to the provision of open space or a financial contribution to the Planning and Development Fund to which Council can apply as per point three in the Government Grants section above. Whilst not a common occurrence; some negotiation with and between developers may assist with localised infrastructure development such as the St Clair Facility as this would value add to any urban renewal project and assists with marketing new sub divisions. Public Private Partnerships (PPP’s) should not be seen as a primary source of development funding, but consideration given to this as a potential avenue of support with private developers.

• **Management Group Investment**
  Whilst not directly relating to the existing management group of the St Clair Recreation Centre; although this could be an option; some local authorities have entered into shared development costs of new or improved facilities with existing or new management groups in lieu of longer tenures, higher management fees or alternatively an operational subsidy for programming and facilities. These may vary on a case to case basis but should be explored with existing and potential management groups to assist in development and ongoing management.

5.6 **Funding Summary**
It is highly unlikely that there will be one source of funding to make the project a reality and that a number of avenues must be considered. It is also recommended that regardless of the funding channels sought or explored by Council, that a staged process be considered for the centre which aligns with economies of scale to construct whilst minimising impact on existing users and residents of the St Clair Development and its surrounds.
6. Recommendations

Based on the findings in this report, the following form the basis of recommendations to the City of Charles Sturt:

1. Council acknowledges the existing shortfall of 2 and future shortfall of 6 indoor courts in the City and consider St Clair as a potential site for to fill some of these gaps.
2. Council acknowledges the current oversupply of 96 and future oversupply of 82 tennis courts and consider amalgamation and shared co location of clubs and facilities throughout the City.
3. Should Council choose to retrofit the existing site footprint, Option 2 is recommended and the Orion Tennis Club be relocated either within the site or to another more suitable location within the City.
4. In line with recommendations 1-3; Council undertake a master plan for the sporting precinct of St Clair to consider optimal layout and uses associated with a new centralised recreation centre and relocated sports such as tennis.
5. Pending the outcome of recommendations 1-4; Council develop a detailed staged process for development of the site to consider funding, development and management strategies.
Appendices

Appendix A - Proposed St Clair Recreation Centre Redevelopment Concepts

Appendix B - Literature Review

Appendix C – Orion Tennis Club Concept Plan
Appendix A Preliminary 2013 Proposed Staged Development: Stage One

Final Report December 14
<table>
<thead>
<tr>
<th>Document</th>
<th>Strategic Intent</th>
<th>Key Themes</th>
<th>Links with Future Demand Study</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Growth and Character Study</td>
<td>Assessment of future demographic and character trends across the City</td>
<td>- Addresses the fact that a further 20,960 new dwelling are to be provided in the city to meet the 30 Year Plan population growth targets.</td>
<td>With the city’s population increasing significantly in the next 25 years, council is planning for the future, inclusive of the community’s recreation and social needs. The study identifies liveability aspects and identifies the importance of public spaces and facilities and their influence and impact on the lives and wellbeing of residents.</td>
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<tr>
<td></td>
<td></td>
<td>- Environmental and infrastructure constraints in achieving the projected population increases.</td>
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<tr>
<td></td>
<td></td>
<td>- Overview of the context and supply requirements for the city’s future social infrastructure needs.</td>
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<tr>
<td></td>
<td></td>
<td>- Overview and recommendations regarding future character of high density areas and insight to areas which have potential for exceptionally high densities.</td>
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<tr>
<td></td>
<td></td>
<td>- Analyses the need for new residential design policy and zoning changes. It proposed a review of zone boundaries and the onerous nature of some policies – the areas for review include St Clair Recreation Centre.</td>
<td></td>
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</tbody>
</table>
### City of Charles Sturt – Community Plan 2013-2027

**Assessment of council’s role within the community until 2027**

- This plan is the lead document in the city’s Strategic Planning Framework
- Provides an insight into council’s role into the future as a leader/custodian/customer service provider.
- Council’s assurance that it will provide a range of services as well as plan for young and old residents to promote a healthy and active community.
- Council’s is to secure the cherished feel and character of the city in the future.
- The drive to support more environmentally sustainable methods of living as well as to plan and promote higher uses of public transport and bicycle use.
- Council’s ongoing drive to promote economic prosperity and sustainability in the city via creating job opportunities within its boundaries.
- Council will to actively engage its community and ensure good decision making.

There is a strong recognition of the need to support sport and recreation facilities as well as community services in the hope of fostering community wellbeing.
### Appendix B Strategic Review and Alignment

| Woodville Village Master Plan – Final Report 2010 | The Woodville Road Precinct plan that meets the key objectives of the 30 Year Plan. | - The establishment of an urban design framework and an investment framework  
- Council’s role in facilitating and promoting economic development in the precinct.  
- To provide a practical implementation strategy  
- Concept plans for the LMC land adjacent to Woodville Station  
- Concept plans for Woodville Station  

The following are key considerations to achieve the desired character outcome:  
- Parking  
- Footpaths and Landscaping  
- Activities  
- Buildings and uses of land | Through the community engagement process of the master plan, three options were considered as possibilities for the existing St Clair Recreation Centre site:  
- Upgrade existing recreation centre (seen as more financially realistic)  
- Redevelopment of a new recreation centre on current site  
- Redevelopment of a new recreation centre on school gym site  

The master plan recommends an in-depth study to be undertaken regarding the future use of the St Clair Recreation Centre. The centre is expected to play a vital role in the community by acting as a community hub for health and well being into the future. It is considered essential in supporting the projected population growth. |

| City of Charles Sturt - Asset Management Plan | This plan identifies infrastructure assets and the measures required to provide an approved level of service in the most cost effective manner. | - Council’s ongoing drive to promote a prosperous city by forecasting future demand and levels of service required to support the community.  
- Methods of investigation into the likely demand which will be placed upon council owned community facilities in the coming years.  
- Identification of the most effective techniques to maximise cost savings as well as providing above average levels of service.  
- Identification of methods to ensure the plan is | The plan recognises the St Clair Recreation Centre needs an overhaul. It states: “The Building is ageing and is no longer fit for purpose. In need of major renewal, a review of the key stakeholder requirements has been conducted and work to upgrade this facility will be staged”. |

Final Report December 14
### Appendix B Strategic Review and Alignment

| **Charles Sturt - Demographic and 30 Year Plan Analysis** | An assessment of potential demographic implications from the 30 Year Plan. | The report analyses demographic and population change in the past and the implications which it presents today through an ageing population.  
- Dependency ratios are predicted to be higher in the City of Charles Sturt compared to a number of surroundings council areas and the ASD if council’s demographic sustainability policy is not effectively implemented.  
- Potentially positive outcomes of the 30 Year Plan include the replenishment of a younger demographic within council’s age structure. | The report does not make direct mention of the centre however it does analyse the implications of encompassing an older demographic and the benefits of increasing open space and infrastructure for people to remain physically active and healthy. |

| **Planning For Social Infrastructure for Urban Growth Areas** | A guide to provide council with tools to effectively plan and deliver social infrastructure for a growing population in medium to high density settings. The following themes are considered key in guiding liveable higher density communities in Greater Adelaide.  
- Community Diversity  
- Housing choice and affordability  
- Access, amenity and lifestyle  
- Integrating new and | The following are key principles when planning and/or developing social infrastructure in medium to high density urban growth areas:  
- Central to catchment and provide equitable access to all users  
- Location to promote accessibility and visibility  
- Cluster with other facilities such as shops, schools and other community facilities  
- Promote flexibility and multiple use  
- On a main street with ground floor street presence for optimum visibility and accessibility  
- Contribute to public domain and sense of place  
- Near open space to allow for related outdoor activities and events  
- Connected to public transport, pedestrian and cycling networks  
- Of sufficient size and design to enable expansion and adaptation  
- Promote safety and security | The guide analyses the purpose and benefits of social infrastructure and recognises the importance of such facilities in the community via contributing to the health, wellbeing and quality of life of its community. It also considers the unique connections which communities have with their local facilities, emphasizing the importance for council to engage with their community to redefine the role of such centres. |
### Appendix B Strategic Review and Alignment

<table>
<thead>
<tr>
<th>City of Charles Sturt - Public Consultation Policy</th>
<th>Six principles guide Council’s approach to community engagement. They are considered to be the foundation of its approach to community engagement: Inclusiveness Mutual Respect Representation Reaching Out Shared Responsibility Continuous Improvement</th>
<th>The policy highlights the level of engagement to be undertaken by council. Council is to Inform/Consult/Involve/Collaborate/Empower. In response the community is expected to Listen/Contribute/Participate/Partner/Decide. The policy also identifies council staff responsibilities to ensure impartial decision making is achieved. - Providing information on project context and assisting in identifying local stakeholders and issues during planning of community engagement approaches. - Providing feedback and sign off on key consultation project approaches. - Working in an advocacy capacity to support consultation during project implementation. - Advising staff of community sentiment during consultation project implementation. - Considering the outcomes of community engagement projects and activities. - Weighing up and deliberating information, facts and recommendations presented. - Making final decisions.</th>
<th>Councils Public Consultation Policy will play a crucial role in the St Clair future demand study. In projects of this nature effective public consultation and transparency can drastically affect the success of a project as it can engender ownership of the community by allowing local communities to provide their opinions and beliefs. Council has stated that it would like to see the community steering this study.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Ageing Policy</td>
<td>This policy is a commitment from council to promote and support physical activity amongst the elderly population.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cultural Diversity Policy</td>
<td>This policy is a commitment from council to promote a safe, healthy and supportive community which encourages participation.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix B Strategic Review and Alignment

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creativity and diversity as well as provide whole community experiences.</td>
<td></td>
</tr>
<tr>
<td>Youth Policy</td>
<td>This policy is a commitment from council to empower and encourage youth participation within the local community.</td>
</tr>
<tr>
<td>Asset Management Policy:</td>
<td>This policy provides appropriate maintenance and standard levels for infrastructure and facilities. The document is relevant as most facilities on site are reaching the end of their usable lives and require significant investment to be maintained at an adequate level.</td>
</tr>
</tbody>
</table>
Appendix C Orion Tennis Club Proposed Concepts