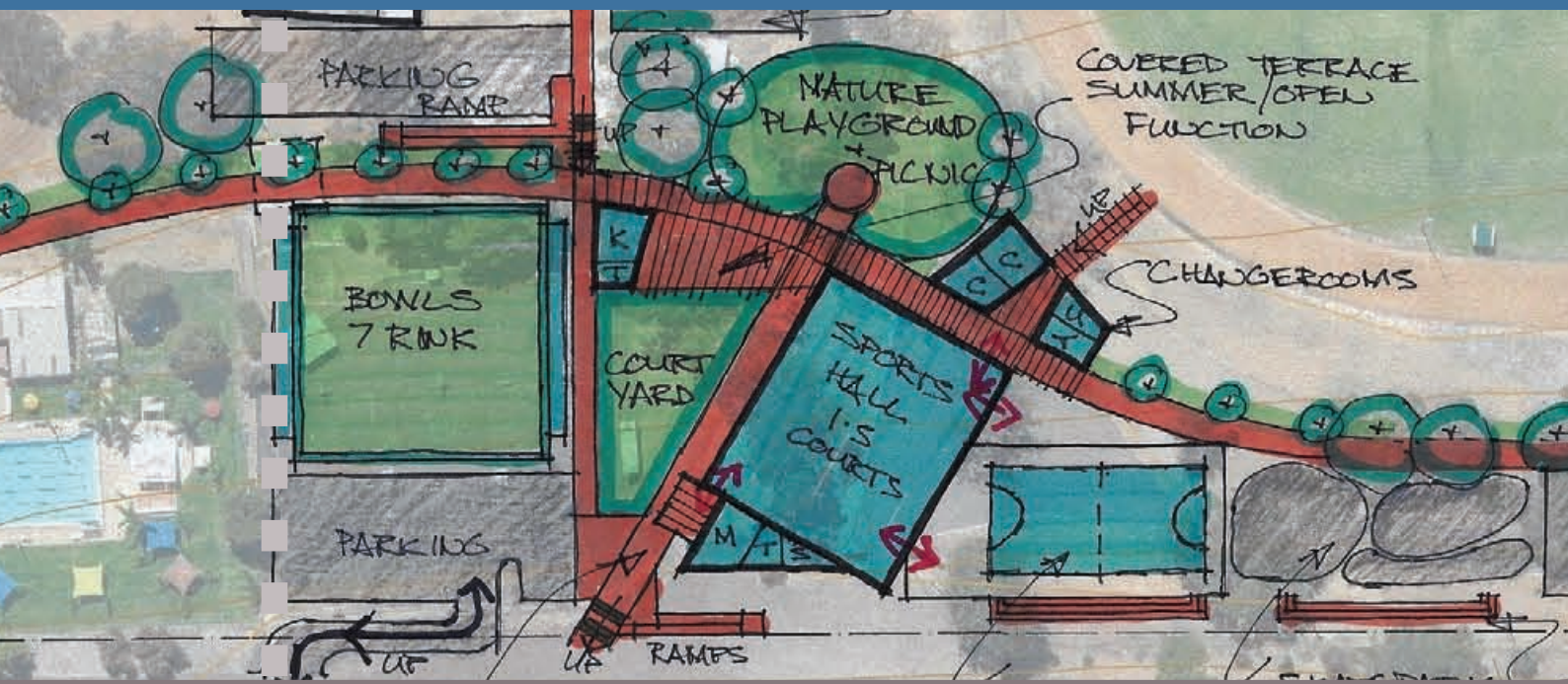


BOYUP BROOK SPORTS & RECREATION PRECINCT

2019 MASTERPLAN

Design Process Report (Appendix 2)



ARCHITECTURE
URBAN DESIGN
SUSTAINABILITY

nextpractice

in association with



FINAL April 2020

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1.0 Scope

The Masterplan Design Process Report (Appendix 2) outlines the process and outcomes through which the spatial form of the Masterplan Design has been developed. The Design Process Report is informed by and responds to the findings in the Masterplan Context and Consultation Report (Appendix 1). Detailed concept plans, illustrations & design rational for the stakeholder endorsed Masterplan Design, and an outline of Masterplan implementation are incorporated into the main Masterplan Report.

For the purposes of the Masterplan the design focus is on the existing sporting precinct where shared facilities are currently and proposed to be located. The precinct is physically defined by;

- the Blackwood River & associated floodplain vegetation to the west,
- the Boyup Brook - Kojonup Rd to the south, Beatty St to the west, and Jackson St to the north.

Improvements and upgrades to existing S&R facilities outside of the precinct, including to the golf, pistol and clay rifle clubs, are incorporated into the implementation section of the main Masterplan Report. A 3 par, 3 hole golf course is referenced in the Masterplan Design to the north of the precinct.

The Masterplan Design is a 'big picture' diagram which establishes the location and arrangement of the buildings, courts/fields, and other S&R infrastructure within the precinct. Detailed design of these individual elements is not within the scope of the Masterplan, and would be undertaken as required within future implementation stages. Underlying goals of the Masterplan Design are to:

- specifically respond to the findings of the Masterplan Context and Consultation Report,
- to equitably optimise the shared use benefits and opportunities for all clubs and users,
- found future development within the physical constraints of the site,
- interconnect proposed and existing S&R infrastructure,
- develop a legible and safe interconnecting pedestrian network to link the various individual elements together, and beyond to the town surrounds,
- provide for safe vehicle access and user parking.

The size of buildings, courts/fields and other infrastructure has been guided by;

- the size of existing facilities generally as a minimum, and/or used as a guide to size of replacement buildings,
- to meet recognised club standards for courts/fields as a minimum,
- to suit contemporary standards & expectations for accessibility and mixed sex sports where required,
- outcomes of the consultation process.

2.0 Design Scenarios

Three distinct design scenarios, as outlined below, were developed to explore alternative overall approaches and spatial solutions to the Masterplan Design. The benefits and shortcomings of each scenario were then assessed by key stakeholders, primarily through a workshop process. The preferred Masterplan Design was then developed from workshop feedback on the scenarios.

Scenario 1 is a minimal 'no frills' approach to the Masterplan design, endeavouring to meet key functional needs through a lower cost solution. Key features of this scenario are;

- wins for most clubs within the precinct – as per consultation priorities,
- maximises use/upgrade of existing facilities,
- limited new buildings & other new infrastructure required,
- creates a shared hub of recreation and social activity around the existing football clubrooms,
- introduces youth specific elements into the precinct,
- a prominent pedestrian walkway linking individual facilities and providing spectator shade and shelter, but limited connectivity to outlying facilities or beyond the precinct,
- spatially constrained by existing development & ground levels - limiting the size of the Sports Hall, reducing the No of sports with fields/courts in close proximity to the shared hub, and significantly restricting future expansion options,
- modest level of earthworks required,
- suited to staged construction,
- cost effective & most affordable of the 3 scenarios.

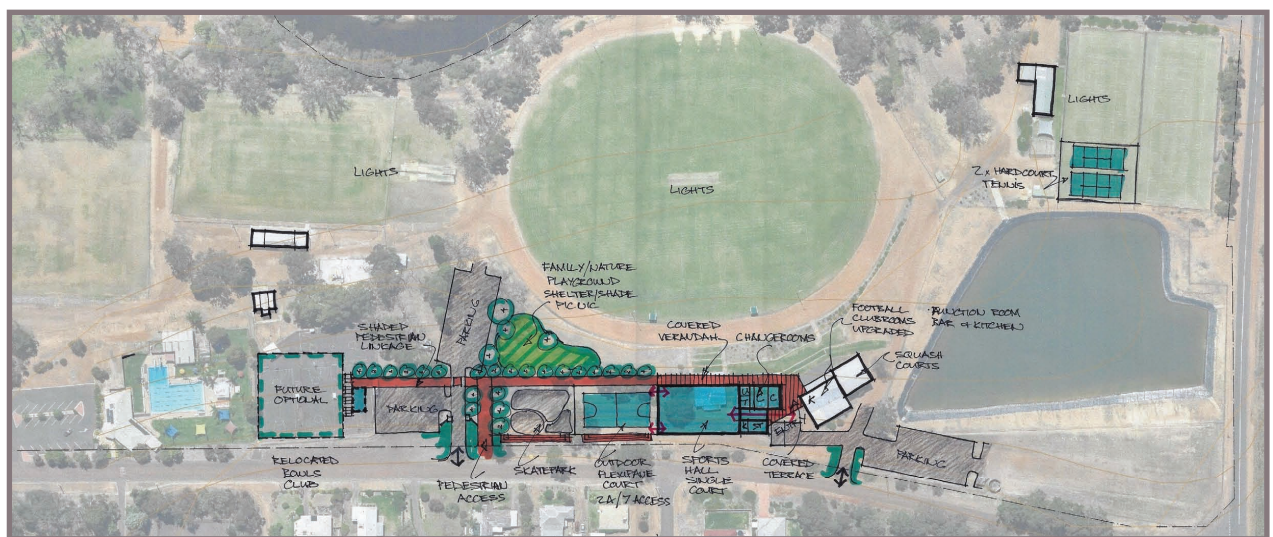


Figure 2.1: Draft Scenario 1_ KEEP IT SIMPLE

Scenario 2 is the conventional approach of a stand alone recreation centre building around which the separate sports fields/and courts are located. Key features of this scenario are;

- new major building incorporating sports hall, changerooms, kitchen/bar/function area and all associated facilities,
- creates a prominent central core accessible to all sports,
- shared clubhouse, change room/toilets etc for all sports within the precinct,

- single focal point for all S&R & related social activity (with exception of squash),
- some compromise on existing courts/fields numbers or size for clubs – aligned with community size,
- family friendly with centrally located playground, but less so for youth,
- existing football clubrooms demolished or re-purposed,
- significant earthworks required to create the various level terraces,
- limited scope to integrate landscaping other than around the edges,
- inward focus with limited direct connectivity beyond the core,
- requires investment in stairs/ramps to move between levels of activity,
- most expensive scenario, and largely a one off build,
- tight fit within available space with no scope for future expansion.



Figure 1.2: Draft Scenario 2_ ALL FOR ONE

Scenario 3 is an approach to the Masterplan Design of interconnected but discrete built elements within a landscape setting, which provides specifically for incremental implementation. Key features of this scenario are;

- staged approach to construction & thereby financing commitments,
- supports flexible design of individual elements as detailed needs are clarified or change,
- single hub for S&R & related social activity with the exception of tennis and squash,
- mix of new and upgrading of existing facilities,
- separate open outdoor summer function area and enclosed indoor winter function (upgraded football clubrooms),
- shared change room/toilets,
- family friendly and youth sub-precinct,
- a prominent pedestrian 'Greenway' extends across the precinct and interconnects the individual built elements and courts/fields, while also providing spectator shade and shelter,
- less spatially constrained than other scenarios,
- some flexibility on final levels suits a balanced approach to cut and fill,
- variable mid range cost.



Figure 2.3: Draft Scenario 3_ IN OUR OWN TIME

Prior to the Design Workshop for key stakeholders, the 3 draft scenarios were presented for preliminary feedback to Troy Jones, Regional Manager - Peel/South West Department of Local Government, Sport and Cultural Industries (DLGSCI). Troy had previously met with the BBSRA to discuss funding, and was very supportive of the Masterplan stakeholder consultation process undertaken and the draft design scenarios. Key feedback from the meeting included;

- DLGSCI in particular support facilities/surfaces which are multi-use and/or collocated,
- funding is based on facility size to meet the regular needs of the community, not to suit occasional 'open' or other special events,
- funding is for permanent infrastructure only,
- facilities for informal alternative sports with smaller team size, such as 3 on 3 basketball, is encouraged,
- integrating skate parks and pump tracks attracts funding by Lotterywest,
- redevelopment of ovals/fields and court surfaces is eligible for funding, but not maintenance,
- important to consider community connectedness, family friendly and multi-age recreation spaces, all of which attracts Lotterywest funding,
- the DLGSCI does not support alcohol consumption, however kitchen, kiosk & serving areas can be funded,
- funding applications must consider the overall construction, maintenance and replacement costs of new facilities,
- lighting of grass tennis courts is generally not supported due to limited visibility of lines under lights,
- a 3 par 3 hole golf course was unlikely to be considered a funding priority, but a driving range and/or short game practice course could be supported.

Prior to the design workshop the draft Design Scenarios were fine tuned in response to the preliminary feedback from DLGSCI and other considerations, to incorporate additional information, and to increase legibility for workshop purposes, as per figures 2.4 to 2.6 on following pages.



scenario 1 - KEEP IT SIMPLE

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Figure 2.4: Workshop Scenario 1



scenario 2 - ALL FOR ONE (& one for all)

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Figure 2.5: Workshop Scenario 2



scenario 3 - IN OUR OWN TIME

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Figure 2.6: Workshop Scenario 3

3.0 Design Workshop

The design workshop was held on the morning of Saturday 19 October 2019 at the Boyup Brook Club. It was facilitated and presented by the MasterPlan project team - David Singe (Nextpractice), Joanna Kaye (Shire of Boyup Brook) & Adrian Nicoll (Pure Planning), and attended by 33 workshop participants including;

- one or two representatives from each of the BBSRA member clubs,
- four Shire councillors including the Shire president,
- Shire planning, building, works and OH&S staff.

3.1 Workshop Process

The agenda for the half day workshop included:

- A brief presentation by Steve Franklyn, Boyup Brook High School's physical and health education teacher, on the outcomes of the youth consultation forum. He also highlighted the relative disadvantage experienced by Boyup Brook youth in regards availability of S&R facilities and a sports hall in particular.
- Asking workshop participants to individually nominate what was the single missing or upgraded facility they would most like to see in the sporting precinct. This query was asked at both the commencement and conclusion of the workshop, to identify priority project/s and the level of stakeholder consensus on priorities.
- A group exercise to separately clarify the intended purpose of the Masterplan (process and outcomes) and Developing the S&R precinct (implementation).
- A presentation by the project team on the key findings of the project context investigations and stakeholder engagement.
- A detailed presentation of the 3 design scenarios, covering the underlying approach and design rationale for each. An extended morning tea after this presentation provided for further browsing of the scenarios and informal discussion amongst participants and the project team.

The second half of the workshop (post morning tea) focused on stakeholder assessment of the design scenarios. Tables of 6/7 participants discussed the relative merits of each scenario, recorded their likes/dislikes and other comments, and then verbally fed back the key points of their assessment to the workshop. Each table was also asked to outline the form of their preferred design where there was a level of consensus. The make up of tables was structured to disperse representation and influence of each club/sport across multiple tables.

3.2 Workshop Outcomes

A variety of missing facilities were identified by participants at the commencement of the workshop, generally in line with their club/sports representation. The most commonly identified missing facilities was a central sports hall/centre.

To establish the separate purposes of the Masterplan and developing the S&R precinct, tables of participants were given a list of 10 suggested purposes for each and asked to select the 4 which best summarised overall intentions. The full list of suggestions follows with the highest ranking identified in bold type.

Masterplan (process and outcomes):

- **Establish the sporting and recreation (S&R) needs of the community.**
- A framework for the provision, development and management of S&R facilities and services.
- **Identify required S& R facilities and priorities.**
- A staged approach to meeting current and future S& R infrastructure needs.
- A plan that has the broad support of the S&R community.
- **A plan that is practical and within the communities available resources to be realised over time.**
- Encourage S&R groups to work towards a common goal.
- A key document to underpin S&R related funding applications, ensuring equitable funding with other south-west communities.
- **Create efficiencies in infrastructure cost, outgoings and maintenance through multiple groups sharing facilities.**

Development of the S&R precinct (implementation):

- **Encourage more participation within the community in S&R activities – active and passive, organised and informal.**
- Healthier, happier and more engaged community.
- **Bring people together, build a sense of place and increase the sense of belonging and community.**
- **An inclusive place of recreation and social activity - for all ages and abilities, families and individuals alike.**
- Greater success in sporting competitions for local teams and players.
- Facilities to attract out of town players and host regional competitions.
- Enhance employment opportunities.
- Attract new residents and encourage existing residents to stay.
- **An incentive for youth to remain in town and young adults to return.**
- A visitor attraction.

Table feedback from the stakeholder assessment of the design scenarios is summarised in Table 3.1. Items in bold were recurring likes/dislikes across multiple tables. Other noteworthy comments & suggestions which emerged during the table feedback and subsequent discussions included;

- keeping tennis in existing location frees up space to incorporate the skatepark,
- some centrally located artificial tennis courts would provide opportunities for over 55's and winter play,
- create a safe area around the whole oval - no vehicle access,
- varying opinions on amount and location of parking - no consensus,
- a single shared clubroom collocated with sports hall and changerooms is required, as per scenario 2,
- sports hall to be 1.5 courts in size, as per scenario 2 & 3,
- football club has no 'sentimental' attachment to existing clubrooms building,
- golf driving range and short shot practice course unlikely to be used,
- 3 par, 3 hole golf should not displace other S&R facilities,

- a walkway linking across the whole precinct and connecting up with the river trail was strongly supported,
- potential to use hockey field for extra tennis courts during tennis club open event - synthetic or grass/turf surface,
- hockey recognised the multi-sports benefits of a 1/2 size synthetic field, but raised concerns re the cost.

Scenario 1_ KEEP IT SIMPLE	
LIKES	DISLIKES
facilities closer together	not enough change rooms
using & upgrading existing	sports hall too small
doesn't have to occur all at once, easily staged	clubrooms need to be in the middle
affordable	overall layout
streetscape	not centralised
skate park proximity	no connection to tennis
connecting walkway	bowling club too far from clubhouse
central playground	no room for future expansion
	not enough courts
	no benefit to tennis or hockey
	playground too far away
Scenario 2_ ALL FOR ONE	
LIKES	DISLIKES
connecting walkway	not enough tennis courts
overall layout	cricket nets location
playground and hockey visibility	only one hockey field
compact, all clubs together	disabled access
central function facility	excess outdoor courts for basketball & netball
street aspect	skate park too far away
tennis included	a bit congested
sports hall size	doesn't use existing facilities
	parking layout
	proposed golf site
	higher cost
Scenario 3_ IN OUR OWN TIME	
LIKES	DISLIKES
connecting walkway across whole of precinct	short game golf not likely to be used
sports hall size	distance to winter clubrooms
connection between outdoor court & skate park	too many kiosks
walkway connection with river trail	bowls to clubroom distance
hockey field	clubroom and sports hall should be together
location for bowls - multiuse	indifferent to artificial turf 1/2 hockey field
passive recreation opportunities	clubroom parking too far from facilities
	tennis too far away

Table 3.1: Summary of Design Scenario Feedback

The general consensus from stakeholders at the Design workshop was that the preferred form of the Masterplan was Scenario 2: All for One - a centralised sports hall, changerooms and function facility, and all clubs including tennis utilising this shared facility, with some elements of Scenario 3: In Our Own Time - skatepark and playground both included in the core and a whole of precinct walkway that inter connected all facilities and an upgraded river trail.

At the conclusion of the workshop all participants agreed that the priority missing facility was an enclosed sports hall. There was also a general preference to construct all of the core facilities in a single stage, with the potential for the Shire to secure a loan discussed and thereby bring forward funding of construction.

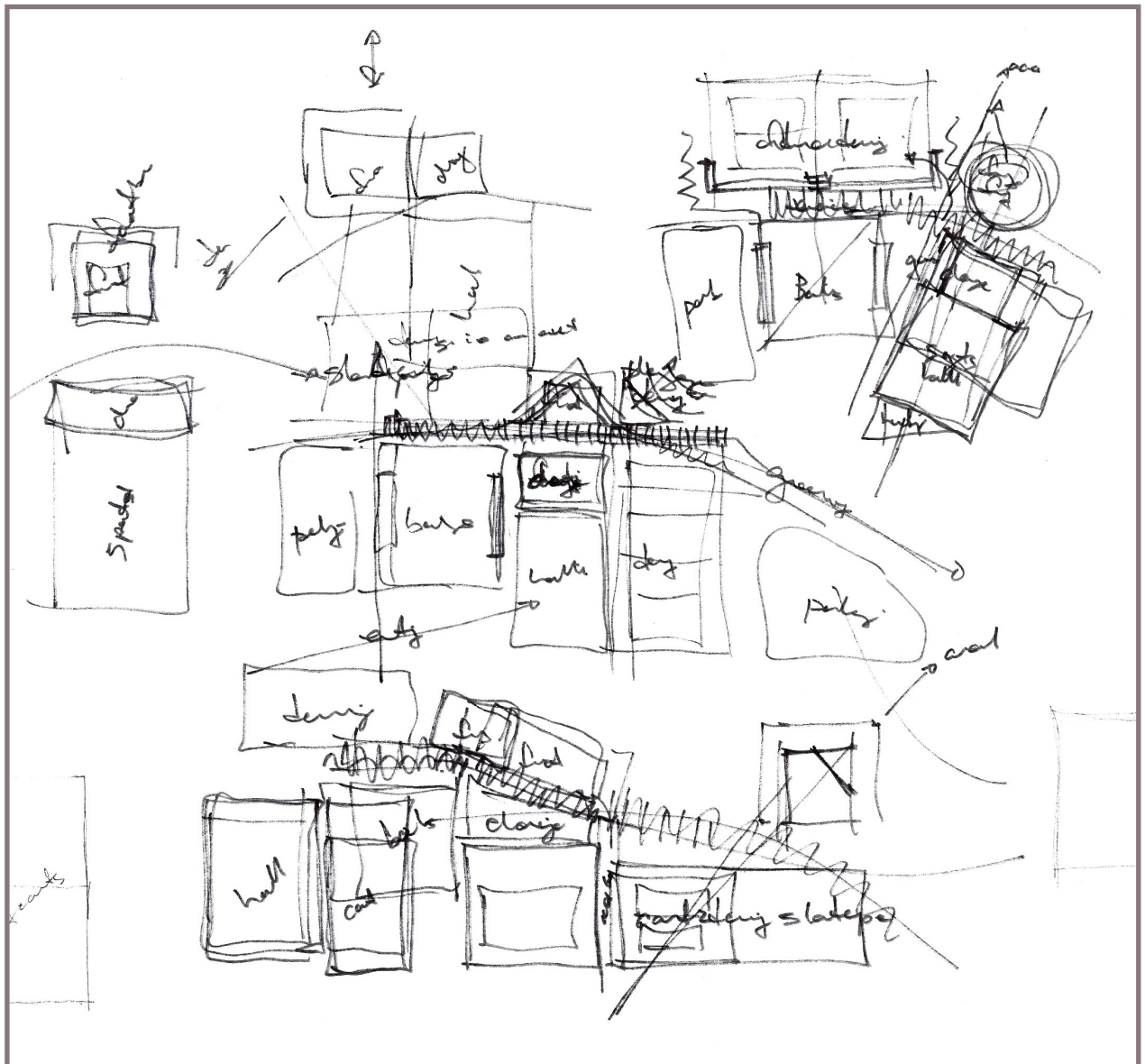


Figure 3.1: Preferred Masterplan Design_development sketches

4.0 Preferred Masterplan Design

Following on from the outcomes of the Design Workshop, the Project Team consulted further with the hockey and tennis clubs to clarify direction on outstanding workshop issues as follows;

- confirm the tennis club would relocate from their existing location and 12 grass courts,
- the No of courts tennis required if relocating and the surface type/mix,
- the potential for tennis to utilise the hockey field in part as additional courts during their annual open events, and the best suitable surface for this dual use,
- hockey's interest in a 1/2 sized multi-sport artificial field.

The hockey club advised that in the short to medium term their preference is for two full turf fields (as per existing) with the drainage and turf on both fields improved/upgraded, and lighting to at least one field. Artificial turf would be reconsidered at a later time.

The tennis club advised that they do not wish to move from their current location, acknowledging that they have 14 years remaining on their current lease. Converting 2 existing grass courts to hard courts under lights, or 4 new multi-sport hard courts incorporated into the central core of the S&R precinct is desirable. Basketball & netball confirmed that they only foresee the need for one outdoor court in addition to the indoor court.

The preferred Masterplan Design that has been developed is adaptable to incorporate either;

- 4 tennis hard courts marked to also include 2 basketball/netball courts (Figure 4.1),
- conversion of 2 grass tennis courts to hardcourts at the tennis club, and a single outdoor netball/basketball court collocated with the sports hall and skatepark (Figure 4.2),
- conversion of 2 grass tennis courts to hardcourts at the tennis club, and no outdoor netball, basketball or tennis courts collocated with the sports hall (Figure 4.3).

A detailed explanation of the overall Masterplan Design and the individual elements is included in the main Masterplan report.



preferred MASTERPLAN - draft (4 tennis hardcourts + 2 external netball/basketball option)

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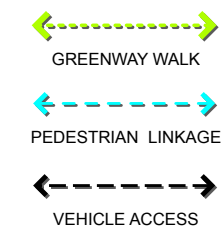


Figure 4.1: Preferred Masterplan_ 4 tennis courts option



preferred MASTERPLAN - draft (single external netball/basketball option)

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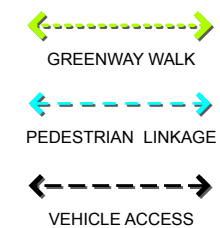


Figure 4.2: Preferred Masterplan_ outdoor netball/basketball option



preferred MASTERPLAN - draft (no external courts option)

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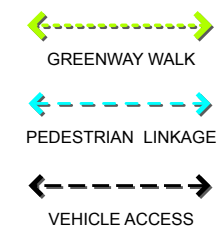


Figure 4.2: Preferred Masterplan_no outdoor courts option