

CITY OF ARMADALE

MINUTES

OF COMMUNITY SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 8
JUNE 2010 AT 7.00 PM

- PRESENT:** Cr C J MacDonald (Chair)
Cr G A Best
Cr R Butterfield
Cr P J Hart
Cr W Mauger
Cr M H Norman
Cr D M Shaw
- APOLOGIES:** Nil
- OBSERVERS:** Cr R J Tizard
Cr H A Zelones, JP [7.00 pm to 7.50 pm]
- IN ATTENDANCE:** Mr N Kegie - A/Executive Director Community Services
Mr A Barnett - Manager City Projects [7.00 pm to 7.50 pm]
Mrs Y Ward - Minute Secretary
- Public: 3

*“For details of Councillor Membership on this Committee, please refer to the City’s website
– www.armadale.wa.gov.au/your_council/councillors.”*

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was read by the Chairman.

DECLARATION OF MEMBERS' INTERESTS

Nil

QUESTION TIME

Mr R Jeggo, 33 Mustang Road, Champion Lakes – Equestrian Club Facilities Needs Assessment

Q-1 With the present options, the current facility does not accommodate for our members now. We have had to close our membership because we cannot accommodate more members, so for us to facilitate Kelmscott Adult Pony Club, we would look to increase our facilities and that would mean the opening up of the present land between our arena and Ranford Road. Is it possible for the Reserve to be opened up for the use of the Riverside Pony Club and would the upgraded facilities (at Palomino Park) allow for the future population growth which we know is going to happen in the next few years.

The A/Executive Director Community Services advised that the report is for an “in principle” agreement for an upgrade of Palomino Park equestrian facilities. Further consultation will occur with all the groups concerned and issues could be addressed.

Q-2 When the sale of the land at Pries Park will fetch in the millions, may up to \$14M?, only \$250,000 is being allocated for the upgrade of Palomino Reserve. I don't think that is good enough.

The A/Executive Director Community Services advised that the question would be taken on notice.

Question Time closed at 7.04 pm

DEPUTATION

Nil

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the Community Services Committee Meeting held on 4 May 2010 be confirmed.

**Moved Cr Hart
MOTION CARRIED (7/0)**

ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUE NO. 9/2010

The following matters were included for information in the Community Services section – Issue No. 9/2010:

▪ **Outstanding Matters & Information Items**

Report on Outstanding Matters – Community Services Committee.....C-1

▪ **Monthly / Quarterly Departmental Reports**

Library & Heritage Services General Monthly Report – April 2010C-2

Manager Ranger & Emergency Services Monthly Report – April 2010.....C-9

▪ **Minutes of Occasional/Advisory Committees**

Disability Advisory Team – 4 May 2010C-18/”CA-3”-24

▪ **Miscellaneous**

Contact Lunch – 3 June 2010.....C-19

Committee noted the information and no further items were raised for discussion and/or further report purposes.

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COMMUNITY SERVICES COMMITTEE

8 June 2010

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VOLUNTEER STRATEGY – 2010 - 2013

WARD ALL
FILE REF: CD/V/2
DATE 31 May 2010
REF WS/NK
RESPONSIBLE A/Executive
MANAGER Director
Community
Services

In Brief:

This report proposes a broad based Volunteer Strategy which provides direction for the City's Volunteer Service over the next three years.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Building Our Community

Legislation Implications

Nil

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

The Volunteer Strategy, as proposed in this report, is designed to direct current resources to priority areas rather than to generate new unfunded initiatives. Any projects that may be brought forward over and above those outlined in the proposed Strategy and that require additional resources, would be considered as part of the City's normal budgeting process.

Consultation

Information from the following consultative initiatives has informed this report:

- City of Armadale Volunteer Policy and Management Practice endorsed by Council September 2009, resolution C36/9/09.
- City of Armadale Council Minutes – 14 September 2009.
- City of Armadale's Strategic Plan, 2010-2014.
- Universal Declaration on Volunteering.
- Volunteering Australia's National Survey on Volunteering Issues.
- Continuing discussions with potential volunteers and agencies engaging the services of volunteers.
- The Economic Value of Volunteering in Western Australia, written by Dr Duncan Ironmonger.
- Discussions with the Volunteer Resource Centre's Alliance.
- The City's Informed Decisions Portal.

BACKGROUND

Local Governments in Western Australia are not required to have a Volunteer Plan, unlike the requirement to have a Disability Access and Inclusion Plan or a Community Safety and Crime Prevention Plan. However, Armadale Volunteer Services sees the benefits in considering how to best engage with volunteers and not-for-profit organisations and how AVS can assist in implementing initiatives that result in good outcomes for agencies and volunteers and to articulate this in a volunteer focused plan.

Volunteering Australia defines formal volunteering as an activity which takes place through not for profit organisations or projects and is undertaken:

- to be of benefit to the community and the volunteer;
- of the volunteer's own free will and without coercion;
- for no financial payment; and
- in designated volunteer positions only.

In September 2009, Council approved a Volunteer Policy and Management Practice for the City's volunteers.

The intention of developing the Volunteer Policy and related Management Practice was to ensure the City's volunteers were managed within a structured system by capable personnel, with appropriate authority and resources.

The City is also committed to continually work towards best practice in volunteer management, utilising the 'Volunteering Australia National Standards for Involving Volunteers in Not-for-Profit Organisations'.

The City's volunteer portfolio sits in the Community Services Directorate and is promoted as Armadale Volunteer Services (AVS). AVS provides a referral service for individuals and organisations and receives an annual State Government grant through the Department for Communities to complement City funds to assist in delivering the service. AVS is currently awaiting the results of an independent review of the Department for Communities and, in particular, the volunteer program area to ascertain if the current funding will be extended.

AVS has received enquiries from over 1,300 potential volunteers since its inception in 2003. The service aims to link volunteers to agencies and agencies to volunteers by best matching the needs of both parties. Volunteers enhance and extend many of the City's services. The volunteers in these programs are managed by the Coordinators running these programs. Several of the City's programs are registered as agencies with AVS.

These programs include:

- Birtwistle Local Studies Library
- History House Museum
- Armadale Gosnells Landcare Group
- Drop n Shop
- Events
- Armadale Visitor Centre
- Champion Centre
- Civic Pride Action Group

- ARK Roadwise Committee

AVS also assists over 100 registered external agencies with recruiting volunteers and volunteer management.

In 2008, the Department for Communities released the report *“The Economic Value of Volunteering in Our Community”*. Key indicators in the report included estimating the volunteering contribution made to WA in 2006 was \$6.6 billion and the equivalent of 146,000 full time jobs.

The Australian Government’s National Strategy for Volunteering is due for release late in 2010 and this has the potential to provide a substantial stimulus to volunteering through better harmonization of Commonwealth, State and Local Government initiatives.

The West Australian Government is also committed to developing a volunteering strategy that recognises the contribution volunteers make and has released a discussion paper on the Draft State and Community Strategy for Volunteering. The consultation period for this document began on 21 May 2010 and runs for a period of eight weeks.

2011 is the International Year of Volunteers Plus 10 (IYV+10) and the United Nations General Assembly has adopted a resolution inviting Governments to carry out activities focused on marking the tenth anniversary of the International Year of Volunteering in 2011 at the regional and national levels.

Volunteering Australia conducts an annual National Survey of Volunteering Issues and the 2009 results have been released. The key findings from WA include:

- Almost one quarter of volunteers have been with their organisation for between 2 and 5 years, whilst 40% of volunteers have been with their organisation for 5 years or more.
- 86% of respondents selected ‘knowing that my contribution would make a difference’ as one important factor in deciding to volunteer, with 67% selecting ‘personal belief for a particular cause.’
- 65% of respondents have received recognition for their good work within the previous month and the two most valued recognition methods are ‘being accepted as a valuable team member’ (66.4%) and ‘a personal thank you’ (58.8%).
- The volunteering-related areas of public policy that have most impacted on respondents in the past 12 months are ‘none’(56%), ‘out of pocket expenses associated with volunteering’(13.4%) and ‘background checking such as working with children checks and police checks’(10.5%).

According to Australian Bureau of Statistics Census data analysis of the voluntary work performed by the population in City of Armadale compared to the Perth Statistical Division shows that there was a similar proportion of persons who volunteered for an organisation or group.

Overall, 14.9% of the City's population reported performing voluntary work, compared with 15.2% for the Perth Statistical Division.

The City's Mission is to provide the leadership, facilities and infrastructure that will serve the needs of our local and wider communities.

While the City's values are:

- Honesty
- Professionalism
- Respect
- Accountability

The City's future directions have been built around the following four major goals:

1. Community Wellbeing
2. Enhanced Natural and Built Environments
3. Economic Growth
4. Good Governance and Management

Elements of the City's Strategic Plan 2010-2014 relevant to this Volunteer Strategy are:

Direct links:

1.1.2 Support and strengthen community groups, organisations and volunteer services.

Indirect links

1.2.2 Advocate and promote programs and services that enhance the wellbeing of seniors;

1.2.3 Increase engagement and participation of youth in the community;

1.2.4 Advocate and support equitable access to services and facilities for those with special needs;

1.6.3 Promote and support planning and activities that encourage a safe and responsible community;

3.3.1 Facilitate provision of a full range of education and training opportunities;

4.5.2 Provide professional administrative services to support Council operations and services.

This Volunteer Strategy has been developed with four key focus areas:

- **Volunteer promotion and recognition** by increasing the level of volunteering in the community and ensuring the efforts of volunteers are valued and recognised.
- **Volunteer management** by ensuring effective and respectful volunteer management throughout the city and ensuring good community outcomes are achieved.
- **Strengthening networks** that link volunteers to agencies and vice versa.

- **Identifying the City's role** to ensure the best community outcomes are achieved with minimal intervention by the City.

It has been developed to recognise both the economic and social value of volunteering and to review how resources are targeted towards supporting volunteering and the agencies that engage volunteers and to maximise outcomes.

Evaluation of volunteer programs may be either quantitative or qualitative. Some aspects of voluntary impact are not identified easily and this may be referred to as qualitative data. Therefore, the reporting mechanisms for this Plan will contain both quantitative and qualitative information. Information will be collected through both formal and informal means to ensure a more holistic picture is presented.

STRATEGY 2010-2013

Focus Area 1 VOLUNTEER PROMOTION and RECOGNITION

Aim

Increase the level of volunteering in the community and ensure the efforts of volunteers is valued and recognised.

Strategies

- Undertake guest speaker roles at community events and meetings.
- Distribute a newsletter three times a year to strategic positions across the City and to registered agencies and volunteers.
- Work closely with Public Relations to ensure appropriate media releases and editorials are sent to local community newspapers.
- Celebrate the role of volunteers in our community.

Key Success Factors

- Opportunities to conduct presentations on volunteering.
- Volunteering is promoted and recognised by local publications.

Focus Area 2 VOLUNTEER MANAGEMENT

Aim

To ensure effective and respectful volunteer management throughout the city and to ensure good community outcomes are achieved.

Strategies

- Facilitate volunteer management networks and training opportunities for local volunteer coordinators.
- Respond to individual requests for support and advice.
- Inform agencies of upcoming grant opportunities, trends, research and pertinent information to coordinating volunteers.

Key Success Factors

- High levels of participation in volunteer management networks.
- Positive feedback from organisations about improved volunteer management.

Focus Area 3

STRENGTHENING NETWORKS

Aim

Free flowing communications between volunteer-focused organisations and agencies to ensure a shared understanding of issues; identify opportunities for collaboration and advocate key messages to decision makers.

Strategies

- Maintain close relationships with all stake holders.
- Retain an active membership in the Volunteer Resource Centre Alliance.
- Facilitate volunteer management networks and training opportunities for local volunteer coordinators.

Key Success Factors

- Development of Armadale Volunteer Services as a one-stop shop for the delivery of services to agencies seeking volunteers and potential volunteers seeking volunteering opportunities.
- Ideas and resources shared through community groups.

Focus Area 4

THE CITY'S ROLE

Aim

The best community outcomes are achieved with minimal intervention by the City.

Strategies

- Provide a reliable, confidential referral service.
- Assist agencies with volunteer management issues.
- Recognise and promote volunteering in the community.
- Continue the development of Armadale Volunteer Services as a 'one stop shop' for the effective delivery of services to agencies seeking volunteers and potential volunteers seeking volunteering opportunities.
- Provide opportunities for people to volunteer within The City's programs.

Key Success Factors

- Develop and implement appropriate policies and management practices.
- Positive feedback received from volunteers at the City of Armadale.
- Increased participation in local volunteering activities.

COMMENT

Analysis

The proposed strategy provides a broad framework to guide AVS in assisting potential volunteers and agencies in volunteer management over the period 2010-2013. While there are some specific projects stated in this strategy there are many strategies that are ongoing and are in line with current funding opportunities. In essence, the strategy sets out a mechanism where by:

- Issues are clearly identified;
- Community-wide responses are developed;
- The City's role in those responses is clearly defined.

Consistent with the City's approach as the service provider of last resort, officers will always look to capacity in the community for responses before considering taking on direct service delivery. There are many benefits in this 'Maximum Outcome with Minimum Intervention' approach including:

- Building capacity in local organisations;
- Creating an environment of collaboration between stakeholders;
- Engendering ownership of issues and solutions;
- Far greater pool of expertise to consider issues and responses;
- Significant advocacy power to other levels of government.

Most significantly, this approach works towards creating a stronger, more resilient and sustainable community.

Options

The following options are presented for consideration:

1. Endorse the proposed Volunteer Strategy 2010 – 2013, as proposed.
2. Amend the Strategy and endorse an alternative version.
3. Reject the proposed Strategy.

Option 1 is recommended.

C21/6/10 RECOMMEND

That Council endorse the City of Armadale Volunteer Strategy 2010 – 2013, as attached to this report at Attachment "A-1".

**Moved Cr Best
MOTION CARRIED (7/0)**

ARMADALE AQUATIC CENTRE

WARD Palomino
FILE REF: P32122
DATE 31 May 2010
REF AB/YC
RESPONSIBLE MANAGER Manager City Projects

In Brief:

This item presents the concept plan for the Armadale Aquatic Centre Redevelopment.

Committee amended the officer recommendation by the addition of a part (2):

That Council:

(2) Officers organise a tour by Councillors of comparable facilities to gain a greater understanding of current trends in aquatic centre developments.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

- *Deliver a range of services to meet community needs.*
- *Maintain and improve the physical infrastructure to meet the needs of the local community.*

Legislation Implications

Nil

Council Policy/Local Law Implications

ENG 13 Asset Management Vision

Budget/Financial Implications

A figure of \$18million, based on a current cost estimate of the concept plan is allocated in the 15 Year Financial Plan in 2019/20 for a full redevelopment of the facility.

Consultation

Extensive public consultation took place as part of the Armadale Aquatic Centre Needs Assessment Study in 2003/2004. Since that time further consultation has taken place between City Officers and consultants on technical aspects of the proposed works and more recently, on 31 March 2010, a meeting was held at the offices of the State Member for Armadale involving user groups of the Aquatic Centre, City of Armadale councillors and the City's Administration.

A report was presented to the April 2010 City Strategy Committee which outlined the works currently underway as well as the status of the full redevelopment following which a briefing session was provided for all Councillors in May 2010 at which the concept plan for the full redevelopment was discussed

BACKGROUND

Armadale Aquatic Centre was constructed in 1981 and is one of the City's main recreation facilities with attendances averaging 130,000 per year.

The need to upgrade Armadale Aquatic Centre and provide an indoor year-round facility has been the subject of much discussion over the years and several previous Council reports.

Council had previously discussed timing and financial affordability of a proposed new indoor facility and had determined to undertake some upgrade works to the Aquatic Centre in 2010-2012, with the redevelopment of the Centre being listed for 2019/2020 in the City's 15 Year Financial Plan.

Consultants were appointed in August 2009 to prepare concept plans for the proposed short term works at the Centre. A key aspect of the consultant's brief was that any works must complement plans for the new indoor facility.

Council was presented with a report in April 2010 which outlined the upgrade works that are to be undertaken during the 2010 and 2011 "off" seasons as well as the status of planning for the new indoor facility (CS33/4/10).

A revised concept plan (Conceptual Plan - Alt. B SK01 Rev B) for a new indoor facility was presented at a councillor briefing in May 2010 which provided elected members with the opportunity to more fully consider the various aspects of the project.

DETAILS OF PROPOSAL

This item seeks endorsement of the revised concept plan (attached) for the redevelopment of the Armadale Aquatic Centre. The key features of the concept plan are:

- The existing 50m pool remains an outdoor pool.
- The existing 6 lane 25m pool is removed and replaced with a new 8 lane 25m pool and beach entry leisure pool, which is under roof.
- The existing children's pool is removed and replaced with an outdoor 'zero-depth' outdoor adventure area.
- The existing change rooms, entry, control room, offices and meeting room are replaced.
- Inclusion of an integrated gymnasium.

The works currently underway, as per Council Resolution CS33/4/10, will complement this concept design, reducing the likelihood of redundancy in future years.

COMMENT

Analysis

The scope of works for the new indoor facility was based on a review of the required due diligence works, minimisation of redundant works, understanding that a private partnership

with a gymnasium was no longer viable, and consideration of Council's estimate limit at that time (\$18.0M).

The City will continue working with consultants in planning the indoor aquatic facility, taking into consideration new trends within the aquatic industry. The design will achieve the outcome of a staged plan with all works scheduled to commence construction in 2019/2020.

Endorsement of the concept plan will provide strong direction for the detailed design work required to be undertaken as part of the project.

Conclusion

The Armadale Aquatic Centre is the City's major recreational facility. With remedial works already underway, an endorsed concept plan to provide the City of Armadale community with a modern, year-round facility that meets the needs of the City's rapidly growing population is required. The recommendation of this report will progress the considerable work that has been undertaken to date on the development of a new indoor facility.

Committee Discussion

Cr Zelones provided Committee members with a power point presentation on variations to the proposed concept plan for Armadale Aquatic Centre and a history of the actions taken in regard to the proposal to upgrade the Aquatic Centre thus far. Committee was of the view that although the proposal before it was merely a concept plan, it felt it would be of value for Councillors to undertake a tour of comparable facilities to gain a greater understanding of current trends in aquatic centre developments. The officer recommendation was amended by the addition of a part (2) to reflect Committee's discussions.

C22/6/10 RECOMMEND

That Council:

- 1. Endorse the Armadale Aquatic Centre Conceptual Plan – Alt B (SK01 Rev. B) in Attachment "A-2".**
- 2. Officers organise a tour by Councillors of comparable facilities to gain a greater understanding of current trends in aquatic centre developments.**

**Moved Cr Butterfield
MOTION CARRIED (7/0)**

Cr Zelones and Mr Andrew Barnett left the meeting at 7.50 pm.

EQUESTRIAN CLUB FACILITIES NEEDS ASSESSMENT AND FEASIBILITY STUDY

WARD All
FILE REF: REC/S/2
DATE 28 May 2010
REF PGQ/NK
RESPONSIBLE A/Executive
MANAGER Director
Community
Services

In Brief:

This report presents the final Equestrian Club Facilities Needs Assessment and the subsequent Feasibility Study report and makes a series of recommendations that would facilitate the relocation of the Equestrian Clubs based at Pries park to Palomino Reserve and the redevelopment of Palomino Park to cater for the additional usage.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

- Deliver a range of services to meet community needs.
- Maintain and improve the physical infrastructure to meet the needs of the local community.
- Ensure that all activities have a strong focus on sustainability.

Legislation Implications

Nil

Council Policy/Local Law Implications

ENG 13 – Asset Management Vision

Budget/Financial Implications

There is an allocation of \$250,000 in the 15 Year Financial Plan for an upgrade of Palomino Reserve. This is scheduled for 2014 and is funded through the City's Freehold Land Sales strategy. The option recommended in this report is for a \$450,000 upgrade of Palomino Reserve and it is envisaged that the difference will be funded through a *Community Sport Recreation Facilities Fund* grant (CSRFF) and club contributions.

If the recommendation of this report is endorsed funds would be required in 2012 then Council would need to consider how the project would be accommodated within the City's 15 Year Financial Plan.

Consultation

- Asset Steering Group
- Community, Development and Technical Services staff
- Dept of Sport and Recreation
- State Equestrian Centre
- Equestrian clubs operating at existing facilities within the City of Armadale
- Public consultation as part of the Needs Assessment study

BACKGROUND

The draft Equestrian Club Facilities Needs Assessment Study was presented for Council's initial consideration via the March 2010 Community Services Committee Meeting and Council resolved (C5/3/10) to:

- 1. Receive the draft Equestrian Centres Needs Assessment Study report.*
- 2. Invite comment from key stakeholders and interested parties on the draft Needs Assessment Study.*
- 3. Receive a further report via the Community Services Committee meeting upon completion of the Feasibility Study and to consider any comments from the public on the draft Needs Assessment Study, taking into account the related issues referred to in this report.*

The draft Needs Assessment report was circulated to local equestrian clubs and put out for public comment for a six week period. As of the close of the public comment period eight (8) written submissions had been received, and one submission was received after the closing date.

In addition, all equestrian clubs in the City were invited to a meeting to discuss the Needs Study with City Officers. All but one of the Clubs (Transitions) attended this meeting.

The Feasibility Study report has also been completed and is presented as part of this item.

This report presents a summary of the submissions received during the public comment period, along with the final Needs Assessment Study (**Refer Attachment "A-3" - Summary of Attachments – buff page**) and the Feasibility Study report (**Refer Attachment "A-4" - Summary of Attachments – buff page**).

DETAILS OF PROPOSAL

This item outlines the results of a Needs Study, a Feasibility Study and associated community feedback undertaken over a six month period from September 2009. It proposes that the City continue to support equestrian facilities at Fletcher Park and Palomino Reserve and that the clubs currently located at Pries Park be relocated to Palomino Park. Upgrade works required for Palomino Reserve in order to accommodate the additional clubs, could be undertaken December 2011/January 2012 to facilitate the relocation of the clubs currently located at Pries Park to Palomino Reserve.

For ease of referral, the recommendations of the Needs Assessment and Feasibility Study are provided below:

Needs Assessment

“That the City of Armadale:

- 1. Receive the draft Equestrian Club Facilities Needs Assessment report.*

2. *Support the need to retain existing equestrian facilities at Palomino Park and Fletcher Park to accommodate current demand and with identified improvements, acknowledge that these facilities should be adequate to cater for future demand from local equestrian clubs.*
3. *Further investigate as part of the Feasibility Study stage:*
 - a) *The viability and any associated costs of relocating the Kelmscott Pony Club and Kelmscott Adult Riding Club to either Palomino Park or Fletcher Park.*
 - b) *Options for upgrading Palomino Park and Fletcher Park to cater for current and future equestrian club needs, along with cost estimates and funding and staging options for any proposed improvements.*
4. *Write to the Department of Sport and Recreation (DSR), the Equestrian Federation of Australia WA Branch and the Department of Training and Workforce Development to:*
 - a) *Express its support for the development of a State Facilities Plan for Equestrian Sports that includes consideration of the need for a regional level equestrian facility in the southern Perth Metropolitan and Peel Region.*
 - b) *Advise DSR that should the proposal to develop a State Facilities Plan for Equestrian Sports be supported, the City would be keen to provide input and comment where appropriate.*
 - c) *Invite the Department of Training and Workforce Development to consider its future involvement in a regional level equestrian facility within the region.*

The submissions on the draft Needs Assessment study have been included as an Appendix to the study report and are summarised in the following table:

Name	Summary of Submission
Mr Tim Bray 489 Ranford Road, Champion Lakes	<ul style="list-style-type: none"> ▪ Supports the proposal to consolidate the City's equestrian facilities and upgrade Palomino Park. ▪ Supports the need to retain and upgrade Fletcher Park and preserve environmentally sensitive bush land.
Riverside Park Pony Club	<ul style="list-style-type: none"> ▪ Did not support the assumption that the majority of new residents to the City would be unlikely participate in equestrian activities due to not having sufficient land space and/or discretionary income to keep horses. ▪ Supports the need to upgrade Palomino Park and provided information as to the nature of improvements required.
Kelmscott Pony Club	<ul style="list-style-type: none"> ▪ The club's 1st preference is to remain at Pries Park, 2nd preference is to move to a new site and 3rd preference is to share usage of other facilities. ▪ The submission advises that meetings have been held with the Riverside Park Pony Club

Name	Summary of Submission
	<p>about shared use of Palomino Park and provides details on improvements that would be required for this to be viable.</p>
<p>Jackie Bouter, Hanover Park, 17 Wilson Road, Pinjarra</p>	<ul style="list-style-type: none"> ▪ General support for improved facilities at Palomino Park and Fletcher Park.
<p>Transitions Inc.(Dressage Club)</p>	<ul style="list-style-type: none"> ▪ Does not support the relocation of the Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park due to insufficient capacity. ▪ The two additional clubs could only be accommodated safely with significant upgrades to existing facilities and provision of new facilities. ▪ Recommends that the main arena be upgraded and retained as a grass arena. ▪ Requested further consultation with the club before any upgrades are approved and requested further details on any proposed upgrades and ongoing maintenance. ▪ Requested further information on the timing of any club relocations. ▪ Suggested that the analysis of future demand is too narrow. ▪ Suggested that all options for accommodating the Kelmscott Pony Club and Adult Riding Club have not been fully explored including the option of remaining at Pries Park.
<p>Penny Stewart 53 Bernborough Way, Darling Downs</p>	<ul style="list-style-type: none"> ▪ Supports the proposal to upgrade existing equestrian facilities at Palomino Park and Fletcher Park. ▪ Supports the need for a new Regional Equestrian Facility and provides basic details on the type of facilities needed.
<p>Dressage Association of WA</p>	<ul style="list-style-type: none"> ▪ Supports the need for adequate equestrian facilities in the southern Perth Metropolitan Area that can be used all year round
<p>Wallangarra Riding and Pony Club Inc.</p>	<ul style="list-style-type: none"> ▪ Suggested that family economic profiles have improved and the number of children wishing to participate in equestrian pursuits will increase at a far greater rate than that predicted in the Needs Assessment report. ▪ Provides details of the nature of improvements needed at Fletcher Park and administrative support that would assist the club. ▪ Does not believe that sufficient emphasis has been placed in the Needs Assessment study to the increasing involvement and recognition of student participation in equestrian pursuits. ▪ Supports recommendation 4 of the Needs Assessment Study report.
<p>*Riverside Park Riding Club</p>	<ul style="list-style-type: none"> ▪ Considers the report to have taken a narrow

Name	Summary of Submission
C/- 31 Landers Road Lesmurdie 6076 * Received after closing date	short term view. <ul style="list-style-type: none"> ▪ Supports the need to upgrade facilities at Palomino Park and states that the current facilities could not accommodate any additional use from the relocation of the Kelmscott Pony & Adult Riding Clubs. ▪ Does not support an amalgamation of the Riverside Adult Riding Club and the Kelmscott Adult Riding Club.

Feasibility Study

The Feasibility Study recommendations are as follows:

That the City of Armadale:

1. *Receive the Draft Equestrian Club Facilities Feasibility Study report.*
2. *Support the relocation of the Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park as the preferred option to accommodate the clubs when Pries Park becomes unavailable.*
3. *Support the need to upgrade Palomino Park equestrian facilities in order to increase the Park's capacity and cater for increased usage from the relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club.*
4. *Initiate formal discussions with the Palomino Park user groups, the Kelmscott Pony Club and Kelmscott Adult Riding Club to:*
 - a) *Consider and resolve matters associated with the proposed relocation of the Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park.*
 - b) *Facilitate the formation of the Palomino Park Management Committee to include representatives from each of the key user groups.*
 - c) *Prepare a Management Agreement for the Palomino Park equestrian facilities to formalise the roles and responsibilities of the City and the Palomino Park Management Committee.*
5. *Support the need to also upgrade Fletcher Park to cater for current and predicted future demand, and ensure that environmentally sensitive bushland is protected for future generations.*
6. *Make application for one third funding for the proposed facility developments through the annual Community Sport and Recreation Facilities Fund (CSRFF) program administered by the State Government of Sport and Recreation.*

COMMENT

Analysis

The Needs Assessment Study involved considerable consultation with equestrian clubs based at the City's existing equestrian facilities at Pries Park, Palomino Park and Fletcher Park. As well as interviews and a survey of the clubs' activities and needs, a number of the clubs made written submissions which have been included as appendices to the main study report.

The main findings and conclusions of the Study include:

- The survey results indicated that there were 307 riding members of equestrian clubs based in the City with 28% living in the City and 72% living outside the City.
- Equestrian activities make a significant contribution to the local economy and a survey of 120 horse owners conducted by the Wallangarra Riding and Pony Club found that the average amount spent on each horse and horse related activities was \$17,750 per annum.
- Demand for the City's equestrian facilities in the future is unlikely to increase in proportion with the City's projected population growth. This prediction is based on the assumption that as urban development encroaches there is likely to be some reduction in the number of people with horses living in the City, which in turn may result in reduced demand for equestrian facilities.
- The existing equestrian facilities at Pries Park, Palomino Park and Fletcher Park are of a basic standard and in their current condition are unable to accommodate additional use. Some of the clubs have in fact capped their membership and have waiting lists.
- Usage of the equestrian facilities at Palomino Park and Fletcher Park is at or close to capacity given the current condition of the facilities.
- The Study supports the need to retain and upgrade facilities at Palomino Park and Fletcher Park to cater for current and future equestrian needs.
- The Study reports that there appears to be significant demand for a regional level equestrian centre and recommends that the City write to the Dept of Sport and Recreation, the Equestrian Federation of Australia WA Branch, and the Dept of Training and Workforce Development to express support for the development of a State Facilities Plan for equestrian sports that includes consideration of the need for a regional equestrian facility in the southern Perth Metropolitan and Peel Region.
- The Study identified four options to accommodate the relocation of the Kelmscott Pony Club and Kelmscott Adult Riding Club, and subject to further analysis as part of the Feasibility Study stage, recommended relocation to Palomino Park as the preferred option.

With regard to the submissions received on the draft Needs Assessment report the majority were generally supportive of the need to upgrade equestrian facilities at Palomino Park and Fletcher Park. There appears to be strong consensus that for Palomino Park to be a viable

option to accommodate the Kelmscott Pony and Adult Riding Clubs, upgrading of the current facilities will be required. This view is supported by both the Needs Assessment and Feasibility Study, and is also supported at an officer level.

The only submission that did not support the preferred option of relocating the Kelmscott Pony and Adult Riding Clubs to Palomino Park was from the Transitions Dressage Club. Transitions is one of the three clubs based at Palomino Park and currently has a membership of 37 riders. The club is concerned that the condition of Palomino Park is such that it could not accommodate any additional use without significant improvement to the facilities, and the proposal may compromise its access to the Park. As part of the next phase of consultation with the local equestrian clubs further discussions will occur with Transitions to try and address its concerns and achieve the best possible outcome for all parties.

Feasibility Study

The main recommendations and findings of the Feasibility Study report are summarised below:

- The report provides further analysis of the four options identified in the Needs Assessment to accommodate the Kelmscott Pony and Adult Riding Clubs and recommends Palomino Park as the preferred option.
- Supports the need to upgrade Palomino Park equestrian facilities in order to increase its capacity and cater for increased usage from the relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club.
- Recommends further discussions and consultation with the Palomino and Kelmscott equestrian clubs to consider and resolve matters associated with the proposed relocation of the Kelmscott Pony Club and Adult Riding Clubs, and setting up an appropriate structure for ongoing management of the facilities.
- Presents two development plans for the proposed upgrade of Palomino Park along with indicative cost estimates and staging options.
- Supports the need to also upgrade Fletcher Park to cater for current and future demand, and ensure that environmentally sensitive bushland is protected for future generations.
- Recommends that Council apply for one third funding from the Dept of Sport and Recreation for the proposed upgrade of Palomino Park.

Development Option One

A draft concept plan for the proposed upgrade of Palomino Park has been prepared which seeks to achieve a high standard year round equestrian facility that has the capacity to accommodate the additional use that would occur from the relocation of the Kelmscott Pony Club and Kelmscott Adult Riding Club as well as allowing for larger scale equestrian events. Development Plan one is a significant undertaking which would cost in the order of \$1.5Million. The key elements of the draft concept plan include:

All weather multi-purpose main arena

The existing grass arena is in poor condition and is difficult to maintain in reasonable condition. It becomes waterlogged in winter and is only usable for 6-8 months of the year. In its current condition it is inadequate for existing usage let alone any additional use. The Feasibility Study proposes that the grassed arena be converted to an all weather sand arena that would significantly increase capacity and allow year round use of the facility.

New toilet & change room facility

The existing facility is of a low standard and only provides one male and one female cubicle. On event days this is nowhere near adequate and is an embarrassment to the clubs. A larger facility is required that includes a disabled toilet and a small change area.

Looped drive way

A looped drive way (unsealed) around the main arena would allow orderly traffic flow and drop off of horses on event days when there may be over 100 horse floats on the site.

Extension to storage shed

An extension to the existing storage shed would be needed to allow the Kelmscott Pony Club and Adult Riding Club to store their equipment.

Additional meeting/multi purpose room

The Feasibility Study proposes an extension to the existing meeting room to provide additional space for social and club activities. Although desirable, this may not be a priority for the clubs initially.

All weather dressage arena

A new all weather dressage arena is proposed near the car park on the western side to increase capacity for dressage activities.

Horse pens and wash down bays

New horse pens and wash down bays are also proposed as part of the overall upgrade.

Other potential improvements such as floodlighting to one of the arenas, riding trails and a playground are included on the draft concept plan although these are unlikely to be considered a priority in the short term.

Development Option Two

An alternative development option for Palomino Park has been identified as part of the Feasibility Study which incorporates some of the key elements of the concept plan to create a

functional year round facility that will accommodate the needs of the clubs for the foreseeable future. These key elements are:

- Upgrading approximately half rather than all of the existing reserve to an all weather arena.
- Fencing and reticulation to remaining turf area.
- Driveway and parking upgrade.
- Storage Shed extension.

This is the proposed option which is estimated to cost \$450,000. If endorsed, it is envisaged that further discussion with the clubs will refine the balance of the upgrade elements within this overall cost to best meet the needs of the clubs.

The clubs have indicated that any upgrade works could be undertaken in December 2011/January 2012 which is when the clubs traditionally break over the Christmas period. This timeframe would allow for a CSRFF submission in October 2010 (for projects in the 2011/12 financial year) and would also allow the clubs currently located at Pries Park time to prepare for the relocation with as little disruption to their activities as possible. This timeframe would have no negative impact on the development of Pries Park.

Fletcher Park

This proposal, supported by the Needs and Feasibilities Studies, recommends retaining the equestrian facilities at Fletcher Park. A lease with the Wallangarra Riding and Pony Club covering equestrian facilities at Fletcher Park expires in September and discussion is underway with club representatives for a new lease beyond that time.

The Wallangarra Riding and Pony Club has expressed its desire for an upgrade to the facilities at Fletcher Park, however officers have indicated that other than for ongoing maintenance it is unlikely that the City would commit substantial funds towards this facility at this time. This would not preclude the City from supporting fundraising efforts by the club, including through the CSRFF program.

Cost Recovery

A number of options exist to raise the additional funds required over and above the City's current allocation for an upgrade of Palomino Reserve. These would be the subject of further discussion with the clubs and include;

Community Sport Recreational Facilities Fund

Given the significant research that has been undertaken through the Needs and Feasibility studies, there should be a high degree of confidence that the Department of Sport and Recreation would support an application for an upgrade of Palomino Park. Key elements of a submission which would address DSR priority areas are the rationalisation of the number of facilities and creation of year round activity.

Club Contributions

Currently equestrian clubs do not pay fees to the City. This is not unreasonable given the basic standard of the facilities from which they operate. However, given the significant investment that would be made by the City to upgrade Palomino Reserve it is not

unreasonable for the clubs located at that venue to be expected to assist in meeting these costs.

Options could include;

- Yearly member fees – in much the same way that other sporting clubs pay player fees, equestrian club members could pay a yearly fee
- Event Levy – given that part of the reason for redevelopment is the need to cater for larger events, it may be that an event levy is charged for all entries.
- One-off capital contribution by the clubs
- Self supporting loan

It is anticipated that the focus of discussion with the clubs on this issue would be towards member and event fees. This approach would be most consistent with a ‘user pays’ principle and also provides scope to levy funds from riders not members of local clubs and not living in the area.

It may be that a differential scale could be introduced which would see riders who are residents of the City paying less than those from outside the area. This would reflect the fact that approximately 70% of members of local clubs do not live in the area. While there are undoubted benefits from attracting visitors to the City, a differential fee structure would be a transparent way of justifying the expense of upgrading and maintaining these facilities.

Options

1. Support the proposal as outlined in this report. This is the recommended option.
2. Not adopt the proposal as outlined in this report
3. Identify changes that could be made to the proposal and adopt an alternative proposal

Conclusion

Council has indicated that it wishes to assist the Kelmscott Pony Club and Kelmscott Adult Riders Club to relocate as Pries Park becomes unavailable. Through a thorough research and consultative process, collocating with other clubs at Palomino Reserve has been identified as a feasible and practical option.

The needs and feasibility studies also support the retention of equestrian facilities at Fletcher Park. Ongoing discussion with the Club located currently located at Fletcher Park should ensure that equestrian activity can continue there with due consideration given to the sensitive nature of the adjacent bushland.

C23/6/10 RECOMMEND

That Council:

- 1. Note the submissions received on the draft Equestrian Club Facilities Needs Assessment Study and thank all parties for their valued input.**
- 2. Support the need to retain existing equestrian facilities at Palomino Park and Fletcher Park to accommodate current demand and with identified improvements, acknowledge that these facilities should be adequate to cater for future demand from local equestrian clubs.**
- 3. Write to the Department of Sport and Recreation (DSR), the Equestrian Federation of Australia WA Branch and the Department of Training and Workforce Development to:**
 - a. Express its support for the development of a State Facilities Plan for Equestrian Sports that includes consideration of the need for a regional level equestrian facility in the southern Perth Metropolitan and Peel Region.**
 - b. Advise DSR that should the proposal to develop a State Facilities Plan for Equestrian Sports be supported, the City would be keen to provide input and comment where appropriate.**
 - c. Invite the Department of Training and Workforce Development to consider its future involvement in a regional level equestrian facility within the region.**
- 4. Receive the draft Equestrian Club Facilities Feasibility Study.**
- 5. Support the relocation of the Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park in December 2011 as the preferred option to accommodate the clubs currently located at Pries Park.**
- 6. Support “*in principle*” the need to upgrade Palomino Park equestrian facilities in order to increase the Park’s capacity and cater for increased usage from the relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club.**
- 7. Support “*in principle*” development option two for Palomino Park as outlined in the Feasibility Study for a \$450,000 upgrade of that facility.**

8. **Consider how development option for Palomino Park two can be accommodated in the City's 15 Year Financial Plan through the current review of that Plan.**
9. **Conduct further investigation into management and funding matters associated with development option two and prepare a further report for the Community Services Committee that outlines how these would be addressed.**

Moved Cr Shaw

MOTION CARRIED (7/0)

BUSH FIRE CONTROL - AUTHORISED OFFICERS

WARD ALL
FILE REF: FIR/3
DATE June 2010
REF BW
RESPONSIBLE MANAGER Manager Ranger & Emergency Services

In Brief:

- Appoint Bush Fire Control Officers for the City of Armadale

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Nil

Legislation Implications

Bush Fires Act 1954 – Section 38 (1)

A local government may from time to time appoint such persons as it thinks necessary to be its bush fire control officers under and for the purposes of this Act, and of those officers shall appoint (2) as the Chief Bush Fire Control Officer and the Deputy Chief Bush Fire Control Officer who shall be first and second in seniority of those officers, and subject thereto may determine the respective seniority of the other bush fire control officers appointed by it.

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Nil

COMMENT

From time to time Council has appointed Fire & Rescue Service Officers as Bush Fire Control Officers.

The appointments are considered to be appropriate, particularly as there are several advantages, namely:

- The Fire & Rescue station in Armadale is manned 24 hours a day, seven (7) days a week, thereby allowing for the issue of burning permits outside ordinary business hours.
- It would enhance Fire & Rescue Services general awareness and knowledge of bush fire activities in the district.

- Due to the transfer of staff, and the reorganisation of shift rosters at the Armadale Fire & Rescue Station, approval is sought to appoint the following Fire & Rescue Service Officers as Bush Fire Control Officers for the City of Armadale.
 - Mr Richard Gilbert
 - Mr Evan Collis
 - Mr Ross Kitson
 - Mr John Landwehr

Additionally, Mr Gavin Fancote has recently been elected as Fire Control Officer (FCO) for the Bedfordale Volunteer Bush Fire Brigade (BVBFB). Accordingly, it is necessary for Council to appoint Mr Fancote as FCO for the City of Armadale in order for him to carry out the duties of his elected position.

C24/6/10 RECOMMEND

That pursuant to Section 38 (1) of the Bush Fires Act 1954, Council appoint the following persons as Bush Fire Control Officers for the City of Armadale.

**Mr Richard Gilbert
Mr Evan Collis
Mr Ross Kitson
Mr John Landwehr
Mr Gavin Fancote**

**Moved Cr Hart
MOTION CARRIED (7/0)**

A/EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT

Tourism Destination Marketing Strategy Plan

Expressions of Interest were sought from a wide range of consulting companies to undertake the Tourism Destination Marketing Strategy Plan for the City. Three responses were received and the Consultancy has since been awarded to Kirkgate Consulting.

The Principal of the company is David Duncanson who is the former City of Fremantle Manager Economic Development and Marketing. His knowledge, not only of tourism, but also of local government was a major influence in awarding the consultancy to David and his team. Collectively, they have a broad range of knowledge and experience that will ensure the outcome required by the City is achieved.

The scope of this project includes a workshop with Councillors and key staff. It is hoped that time can be found in this busy budgeting period to schedule a workshop sometime in July.

Library Board of Western Australia Meeting at Armadale

The Library Board of WA met at the City on 3 June 2010. As well as providing an opportunity to provide lunch for the members at the Armadale Library, together with a tour of facility, it also provided the opportunity for the Manager Libraries & Heritage to address the Board briefly about the major issues facing the City's Library service.

These were identified as:

1. the City's projected population growth with associated decisions regarding the number, location and size of libraries;
2. staffing challenges including the diverse skill set now required in a public library; and
3. service levels provided and the impact of the State's budget and structural reform – including the questions of digital content versus hard copy, literacy levels and the ageing population.

Proposed Guided History Walks

Conducting guided history walks is something that the Heritage and Visitor Centre staff would like to introduce. It is proposed to trial this in a small way during Local Government Week this year, commencing on 2nd August. The proposal is to commence the tour and walk at the Visitor Centre/Bert Tyler Vintage Machinery Museum then walk to History House Museum and end at the Birtwistle Local Studies Library. Booked groups of a maximum of 15 will be trialled and depending on the success, these walks may become a permanent feature of the Department.

Minnawarra Art Award

This year's Minnawarra Art Award was a stand alone event following its separation from the Minnawarra Festival. This separation has allowed staff to introduce additional complementary initiatives to the award which included; a more detailed catalogue allowing space for each artist, a Friday rather than mid week opening function, open for three weekends instead of two, limiting the number of artworks displayed to improve viewing, and scheduling activities to coincide with the award including an Outer Metropolitan CEO Group meeting, Cultural

Development Forum, Community Arts Network WA Network Meeting, three Seniors' morning teas, and an Author and Illustrator talk. These additions to the program were well received and well attended.

This year's award attracted 862 visitors which is approximately 250 more than 2009 and fairly consistent with numbers in the couple of years before that.

Feedback from the artists and the general public has been very positive with comments including:

'Best Art Award in Perth'

'Great layout and very professional show'

'More cultural activities that run alongside the exhibition'

'Contemporary works of a very high standard'

'Higher quality than previous years'

'Great catalogue'

The quality of Artist and pieces were recognised with the judges awarding of 16 highly commended awards with the previous years attracting 6 and 8, respectively.

Midnight Basketball

With support from the City, and in partnership with a number of agencies and service providers, Armadale PCYC is currently hosting the first of three – eight week Midnight Basketball competitions. Between 40 – 60 young people aged 12 – 18 are participating each Saturday evening between 7.30 – 11.30pm. The format of the night involves basketball games, skills training and more general life skills workshops.

There is very strong community support for the program with around 20 volunteers involved, many having been referred through the City's Volunteer Resource Service. The value of volunteering, not only towards the running of programs but also to volunteers themselves can be summed up in this extract from an email received from a volunteer;

.....So, I've decided...instead of working one or two Saturday's I'm going to do the whole eight weeks! Originally I registered to help in the kitchen and assist the managers but somehow I'm now a Team Manager/Coach (was meant to be I think!). I have 4 youths under my wing and no doubt more this Saturday. I feel I've connected well with my team and that I need to be there for them every week to keep that bond and build trust. Hey, we were the winning team last Saturday too! Yippee! Not bad for someone who knows very little about basketball huh?

COUNCILLORS' ITEMS

Nil

MEETING CLOSED AT 8.15 PM

COMMUNITY SERVICES COMMITTEE

SUMMARY OF “A” ATTACHMENTS

8 June 2010

Attachment No.	Subject	Page
A-1	VOLUNTEER STRATEGY – 2010 – 2013	31 - 40
A-2	ARMADALE AQUATIC CENTRE CONCEPTUAL PLAN – ALT B (SK01 REV. B)	41
A-3	CITY OF ARMADALE EQUESTRIAN CLUB FACILITIES NEEDS ASSESSMENT	42 - 196
A-4	CITY OF ARMADALE EQUESTRIAN CLUB FACILITIES STUDY	197 - 240



VOLUNTEER STRATEGY

2010 – 2013

Volunteers don't get paid, not because they're worthless, but because they're priceless. ~Sherry Anderson

INTRODUCTION

The City of Armadale is committed to assisting potential volunteers to identify volunteering opportunities and supporting agencies with recruiting and managing volunteers.

Volunteering Australia defines formal volunteering as an activity which takes place through not-for-profit organisations or projects and is undertaken:

- to be of benefit to the community and the volunteer;
- of the volunteer's own free will and without coercion;
- for no financial payment; and
- in designated volunteer positions only.

This Volunteer Strategy provides a broad framework to guide AVS in assisting potential volunteers and agencies in volunteer management over the period 2010-2013. While there are some specific projects stated in this Strategy there are many strategies that are ongoing and are in line with current funding opportunities. In essence, the Strategy sets out a mechanism whereby:

- Issues are clearly identified;
- Community-wide responses are developed;
- The City's role in those responses is clearly defined.

Consistent with the City's approach as the service provider of last resort, officers will always look to capacity in the community for responses before considering taking on direct service delivery. There are many benefits in this 'Maximum Outcome with Minimum Intervention' approach including:

- Building capacity in local organisations;
- Creating an environment of collaboration between stakeholders;
- Engendering ownership of issues and solutions;
- Far greater pool of expertise to consider issues and responses;
- Significant advocacy power to other levels of government.

Most significantly, this approach works towards creating a stronger, more resilient and sustainable community.

2. CONSULTATION

Information from the following consultative initiatives has informed this Strategy:

- City of Armadale Council Minutes – 14 September 2009.
- City of Armadale's Draft Strategic Plan, 2010-2014.
- Universal Declaration on Volunteering.
- Volunteering Australia's National Survey on Volunteering Issues.
- Continuing discussions with potential volunteers and agencies engaging the services of volunteers.
- The Economic Value of Volunteering in Western Australia, written by Dr Duncan Ironmonger.
- Discussions with the Volunteer Resource Centre's Alliance.

3. GLOBAL CONTEXT

The Universal Declaration on Volunteering was adopted by the Board of Directors of the International Association for Volunteer Effort (IAVE) at its 16th World Volunteer Conference, Amsterdam, the Netherlands, January 2001, the International Year of Volunteers.

THE UNIVERSAL DECLARATION ON VOLUNTEERING

Volunteering is a fundamental building block of civil society. It brings to life the noblest aspirations of human kind – the pursuit of peace, freedom, opportunity, safety, and justice for all people.

In this era of globalisation and continuous change, the world is becoming smaller, more interdependent, and more complex. Volunteering – either through individual or group action – is a way in which:

- human values of community, caring, and serving can be sustained and strengthened;
- individuals can exercise their rights and responsibilities as members of communities, while learning and growing throughout their lives, realising their full human potential; and,
- connections can be made across differences that push us apart so that we can live together in healthy, sustainable communities, working together to provide innovative solutions to our shared challenges and to shape our collective destinies.

At the dawn of the new millennium, volunteering is an essential element of all societies. It turns into practical, effective action the declaration of the United Nations that "We, the Peoples" have the power to change the world.

This Declaration supports the right of every woman, man and child to associate freely and to volunteer regardless of their cultural and ethnic origin, religion, age, gender, and physical, social or economic condition. All people in the world should have the right to freely offer their time, talent, and energy to others and to their communities through individual and collective action, without expectation of financial reward.

We seek the development of volunteering that:

- elicits the involvement of the entire community in identifying and addressing its problems;
- encourages and enables youth to make leadership through service a continuing part of their lives;
- provides a voice for those who cannot speak for themselves;
- enables others to participate as volunteers;
- complements but does not substitute for responsible action by other sectors and the efforts of paid workers;
- enables people to acquire new knowledge and skills and to fully develop their personal potential, self-reliance and creativity;
- promotes family, community, national and global solidarity.

We believe that volunteers and the organisations and communities that they serve have a shared responsibility to:

- create environments in which volunteers have meaningful work that helps to achieve agreed upon results;
- define the criteria for volunteer participation, including the conditions under which the organisation and the volunteer may end their commitment and develop policies to guide volunteer activity;
- provide appropriate protections against risks for volunteers and those they serve;
- provide volunteers with appropriate training, regular evaluation, and recognition;
- ensure access for all by removing physical, economic, social, and cultural barriers to their participation.

Taking into account basic human rights, as expressed in the United Nations Declaration on Human Rights, the principles of volunteering and the responsibilities of volunteers and the organisations in which they are involved, we call on:

All volunteers to proclaim their belief in volunteer action as a creative and mediating force that:

- builds healthy, sustainable communities that respect the dignity of all people;
- empowers people to exercise their rights as human beings and, thus, to improve their lives;
- helps solve social, cultural, economic and environmental problems; and,
- builds a more humane and just society through worldwide cooperation.

The leaders of:

- all sectors to join together to create strong, visible, and effective local and national "volunteer centres" as the primary leadership organisations for volunteering;
- government to ensure the rights of all people to volunteer, to remove any legal barriers to participation, to engage volunteers in its work, and to provide resources to NGOs to promote and support the effective mobilisation and management of volunteers;
- business to encourage and facilitate the involvement of its workers in the community as volunteers and to commit human and financial resources to develop the infrastructure needed to support volunteering;
- the media to tell the stories of volunteers and to provide information that encourages and assists people to volunteer;
- education to encourage and assist people of all ages to volunteer, creating opportunities for them to reflect on and learn from their service;
- religion to affirm volunteering as an appropriate response to the spiritual call to all people to serve;
- NGOs to create organisational environments that are friendly to volunteers and to commit the human and financial resources that are required to effectively engage volunteers.

The United Nations to:

- declare this to be the "Decade of Volunteers and Civil Society" in recognition of the need to strengthen the institutions of free societies; and,
- recognise the "red V" as the universal symbol for volunteering.

IAVE challenges volunteers and leaders of all sectors throughout the world to unite as partners to promote and support effective volunteering, accessible to all, as a symbol of solidarity among all peoples and nations. IAVE invites the global volunteer community to study, discuss, endorse and bring into being this Universal Declaration on Volunteering.

4. LOCAL CONTEXT

Local Governments in Western Australia are not required to have a Volunteer Plan, unlike the requirement to have a Disability Access and Inclusion Plan or a Community Safety and Crime Prevention Plan. However, Armadale Volunteer Services sees the benefits in considering how to best engage with volunteers and not-for-profit organisations and how AVS can assist in implementing initiatives that result in good outcomes for agencies and volunteers and to articulate this in a volunteer focused plan.

In September 2009, Council approved a Volunteer Policy and Management Practice for the City's volunteers.

The intention of developing the Volunteer Policy and related Management Practice was to ensure the City's volunteers were managed within a structured system by capable personnel, with appropriate authority and resources.

The City is also committed to continually work towards best practice in volunteer management, utilising the 'Volunteering Australia National Standards for Involving Volunteers in Not-for-Profit Organisations'.

The City's volunteer portfolio sits in the Community Services Directorate and is promoted as Armadale Volunteer Services (AVS). AVS provides a referral service for individuals and organisations and receives an annual State Government grant through the Department for Communities to complement City funds to assist in delivering the service. AVS is currently waiting the results of an independent review of the Department for Communities and in particular, the volunteer program area to ascertain if the current funding will be extended.

AVS has received enquiries from over 1,300 potential volunteers since its inception in 2003. The service aims to link volunteers to agencies and agencies to volunteers by best matching the needs of both parties. Volunteers enhance and extend many of the City's services. The volunteers in these programs are managed by the Coordinators running these programs. Several of the City's programs are registered as agencies with AVS.

These programs include:

- Birtwistle Local Studies Library
- History House Museum
- Armadale Gosnells Landcare Group
- Drop n Shop
- Events
- Armadale Visitor Centre

- Champion Centre
- Civic Pride Action Group
- ARK Roadwise Committee

AVS also assists over 100 registered external agencies with recruiting volunteers and volunteer management.

According to Australian Bureau of Statistics Census data analysis of the voluntary work performed by the population in City of Armadale compared to the Perth Statistical Division shows that there was a similar proportion of persons who volunteered for an organisation or group.

Overall, 14.9% of the population reported performing voluntary work, compared with 15.2% for the Perth Statistical Division.

In 2008, the Department for Communities released the report "*The Economic Value of Volunteering in Our Community*". Key indicators in the report included estimating the volunteering contribution made to WA in 2006 was \$6.6 billion and the equivalent of 146,000 full time jobs.

The Australian Government's National Strategy for Volunteering is due for release late in 2010 and this has the potential to provide a substantial stimulus to volunteering through better harmonization of Commonwealth, State and Local Government initiatives.

The West Australian Government is also committed to developing a volunteering strategy that recognises the contribution volunteers make and has released a discussion paper on the Draft State and Community Strategy for Volunteering. The consultation period for this document began on the 21 May 2010 and runs for a period of eight weeks.

2011 is the International Year of Volunteers Plus 10 (IYV+10) and the United Nations General Assembly has adopted a resolution, inviting Governments to carry out activities focused on marking the tenth anniversary of the International Year of Volunteering in 2011 at the regional and national levels.

Volunteering Australia conducts an annual National Survey of Volunteering Issues and the 2009 results have been released. The key findings from WA include:

- Almost one quarter of volunteers have been with their organisation for between 2 and 5 years, whilst 40% of volunteers have been with their organisation for 5 years or more.
- 86% of respondents selected 'knowing that my contribution would make a difference' as one important factor in deciding to volunteer, with 67% selecting 'personal belief for a particular cause.'
- 65% of respondents have received recognition for their good work within the previous month and the two most valued recognition methods are 'being accepted as a valuable team member' (66.4%) and 'a personal thank you' (58.8%).

- The volunteering-related areas of public policy that have most impacted on respondents in the past 12 months are 'none'(56%), 'out of pocket expenses associated with volunteering'(13.4%) and 'background checking such as working with children checks and police checks'(10.5%).

5. KEY FOCUS AREAS

This Volunteer Strategy has been developed with four key focus areas:

- **Volunteer promotion and recognition** by increasing the level of volunteering in the community and ensuring the efforts of volunteers are valued and recognised.
- **Volunteer management** by ensuring effective and respectful volunteer management throughout the City and ensuring good community outcomes are achieved.
- **Strengthening networks** that link volunteers to agencies and vice versa.
- **Identifying the City's role** to ensure the best community outcomes are achieved with minimal intervention by the City.

The Plan has been developed to recognise both the economic and social value of volunteering and to review how resources are targeted towards supporting volunteering and the agencies that engage volunteers and to maximise outcomes.

Evaluation of volunteer programs may be either quantitative or qualitative. Some aspects of voluntary impact are not identified easily and this may be referred to as qualitative data. Therefore, the reporting mechanisms for this Plan will contain both quantitative and qualitative information. Information will be collected through both formal and informal means to ensure a more holistic picture is presented.

6. STRATEGIC PLAN LINKS

The City of Armadale's Strategic Plan 2010 - 2014 sets out Community values and a vision for the future development of the City. The Plan describes the strategies that will be put into place to turn that vision into a reality.

The City's Mission is to provide the leadership, facilities and infrastructure that will serve the needs of our local and wider communities.

While the City's values are:

- Honesty
- Professionalism
- Respect
- Accountability

The City's future directions have been built around the following four major goals:

1. Community Wellbeing
2. Enhanced Natural and Built Environments
3. Economic Growth
4. Good Governance and Management

Elements of the City's Strategic Plan 2010-2014 relevant to this Volunteer Strategy are:

Direct links:

- 1.1.3 Support and strengthen community groups, organisations and volunteer services.

Indirect links

- 1.2.2 Advocate and promote programs and services that enhance the wellbeing of seniors;
- 1.2.3 Increase engagement and participation of youth in the community.
- 1.2.4 Advocate and support equitable access to services and facilities for those with special needs.
- 1.6.4 Promote and support planning and activities that encourage a safe and responsible community.
- 3.3.1 Facilitate provision of a full range of education and training opportunities
- 4.5.2 Provide professional administrative services to support Council operations and services

ARMADALE VOLUNTEER SERVICES

MISSION STATEMENT

Working with and for the City of Armadale focusing on volunteering by providing access to a free volunteer referral service for agencies and potential volunteers supported by staff who are committed to the pursuit of excellence and equality of opportunity.

STRATEGY 2010-2013

Focus Area 1

VOLUNTEER PROMOTION and RECOGNITION

Aim

Increase the level of volunteering in the community and ensure the efforts of volunteers is valued and recognised.

Strategies

- Undertake guest speaker roles at community events and meetings.
- Distribute a newsletter three times a year to strategic positions across The City and to registered agencies and volunteers.
- Work closely with Public Relations to ensure appropriate media releases and editorials are sent to local community newspapers.
- Celebrate the role of volunteers in our community.

Key Success Factors

- Opportunities to conduct presentations on volunteering.
- Volunteering is promoted and recognised by local publications.

Focus Area 2

VOLUNTEER MANAGEMENT

Aim

To ensure effective and respectful volunteer management throughout the city and to ensure good community outcomes are achieved.

Strategies

- Facilitate volunteer management networks and training opportunities for local volunteer coordinators.
- Respond to individual requests for support and advice.
- Inform agencies of upcoming grant opportunities, trends, research and pertinent information to coordinating volunteers.

Key Success Factors

- High levels of participation in volunteer management networks.
- Positive feedback from organisations about improved volunteer management.

Focus Area 3
STRENGTHENING NETWORKS

Aim

Free flowing communications between volunteer-focused organisations and agencies to ensure a shared understanding of issues; identify opportunities for collaboration and advocate key messages to decision makers.

Strategies

- Maintain close relationships with all stake holders.
- Retain an active membership in the Volunteer Resource Centre Alliance.
- Facilitate volunteer management networks and training opportunities for local volunteer coordinators.

Key Success Factors

- Development of Armadale Volunteer Services as a one-stop shop for the delivery of services to agencies seeking volunteers and potential volunteers seeking volunteering opportunities.
- Ideas and resources shared through community groups.

Focus Area 4
THE CITY'S ROLE

Aim

The best community outcomes are achieved with minimal intervention by the City.

Strategies

- Provide a reliable, confidential referral service.
- Assist agencies with volunteer management issues.
- Recognise and promote volunteering in the community.
- Continue the development of Armadale Volunteer Services as a 'one stop shop' for the effective delivery of services to agencies seeking volunteers and potential volunteers seeking volunteering opportunities.
- Provide opportunities for people to volunteer within The City's programs.

Key Success Factors

- Develop and implement appropriate policies and management practices.
- Positive feedback received from volunteers at the City of Armadale.
- Increased participation in local volunteering activities.

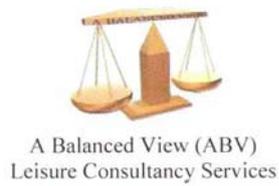
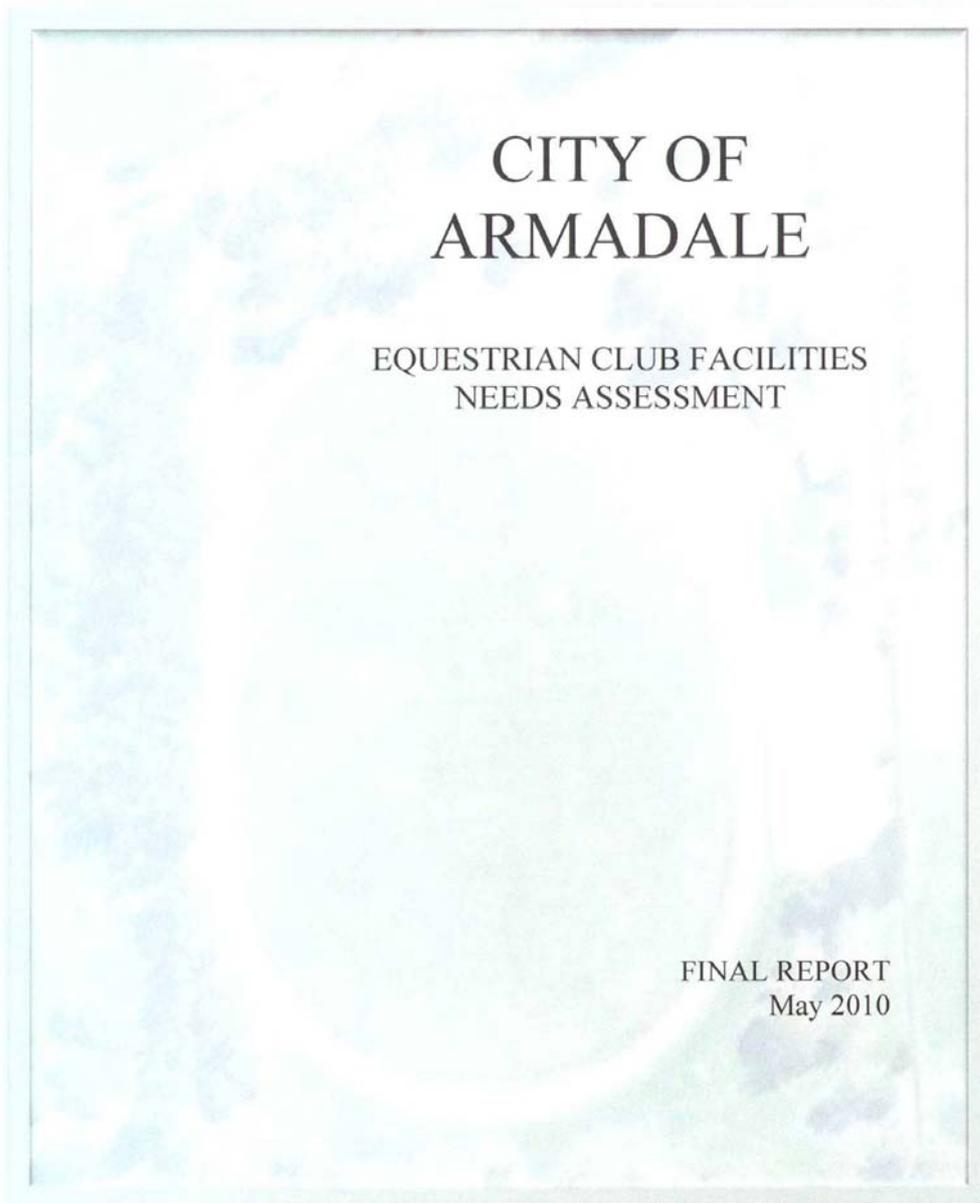


Project: **ARMADALE AQUATIC CENTRE**
Title: **Conceptual Plan - Alt. B**

Scale: 1:5000
Drawing No: 050-100-100-210
Drawing Date: 05/10/10
Drawing By: [Redacted]
Drawing Check: [Redacted]
Drawing Date: 05/10/10
Drawing By: [Redacted]
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Client: City of Armadale
Project: Armadale Aquatic Centre
Project No: E00009 SK01
Revision: B
Original: A1

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Engineering & Design



EXECUTIVE SUMMARY

The City of Armadale engaged A Balanced View (ABV) Leisure Consultancy Services to conduct the "Equestrian Club Facilities Needs Assessment and Feasibility Study."

The first stage of the report is the Needs Assessment. Dependant on the need being established and opportunities being identified, a Feasibility Study will progress to determine the feasibility of any recommended development strategies.

The study has been underpinned by a broad consultative approach, researching and establishing the current and future needs of key stakeholders and matching them with current provision and industry trends to ensure appropriate equestrian facility needs are identified.

The City of Armadale is set for rapid population growth over the next 20 to 30 years. This presents significant challenges in the provision of community facilities and services. The City must plan strategically for the future of equestrian club facilities to ensure the optimum and most efficient use of land is being made for the entire Armadale community.

There are presently three equestrian club venues that house seven primary user groups. One of these venues, the Kelmscott Pony Club grounds, is located at Pries Park. This land has been earmarked for subdivision and sale and will provide funds to develop new and upgrade existing recreation facilities throughout the City. Therefore one primary objective of this study seeks to find if the needs of the current equestrian user groups based at that facility can be met by other means.

This report's aim is to identify the facility needs of the equestrian clubs within the City of Armadale and the likely development options to satisfy these needs. The potential development options will be investigated in the Feasibility Study component of this study.

Participation

There are a total of 307 riding members from the seven equestrian clubs based at the City's three equestrian club facilities. 28% of riding members are City of Armadale residents, 72% are not residents of the City.

The high proportion of non Armadale resident members is primarily because of a lack of capacity in current equestrian facilities around the Perth Metropolitan area and surrounds. Many riding members also reside in the Shire of Serpentine-Jarrahdale.

The City of Armadale has an ultimate population growth estimate of an additional 63,000 persons. To gain a simplified understanding of potential future demand for facilities based on the current State participation rate average of 0.14% of the population a further 88 riding members would be expected from the City of Armadale population. This number may be considered a high estimate when considering that the majority of new residents are unlikely to be horse owners. There is likely to be pressure on the City's equestrian centres from residents of other municipalities as urban growth continues rapidly into what are currently semi-rural areas.

Town Planning Perspective

The City of Armadale is undergoing a transformation as the population is set to more than double due to the continuing expansion of the Perth Metropolitan area. *Directions 2031, Draft Spatial Framework for Perth and Peel*, prepared by the WAPC reveals that Armadale is planned to become a strategic city centre for the South East Region. These changes will impact on the demand and suitability for equestrian club facilities within the City's boundaries.

As the City develops and becomes more urbanised there will gradually become less room for horses which require large areas to be kept and exercised. An increased number of equestrian facilities may be inappropriate for the future shape of the City of Armadale.

Needs Analysis

Based on the research undertaken as part of this Needs Assessment study and current high usage levels at both Palomino Park and Fletcher Park, the study supports the need to retain both facilities into the foreseeable future. The following rationale provides justification for the City to consider the provision of two equestrian facilities as opposed to the current three:

- Clubs hold regular monthly club rallies plus a number of one day events and training days. Four clubs could effectively share one venue with each having two weekend days per month plus weekday use throughout the year.
- Grounds can sustain high usage from horses if built with the right materials. Conversion from turf to a sand surface will enable high frequency usage.
- There are currently seven main clubs with a total riding membership of 307 based within the City of Armadale. One venue designed for pony clubs of up to 80 riders could hold up to a total of 320 riders, therefore two venues could potentially have capacity of up to 640 riders. As such, two optimum appointed facilities should possess spare capacity based on current levels of use.
- Relatively few additional equestrian club members are expected to be generated from the increasing City of Armadale population. Two optimum appointed equestrian facilities are likely to be sufficient for any growth in participation from City of Armadale residents for the foreseeable future.

Based on the findings above, the Kelmscott Pony Club and Kelmscott Adult Riding Club have potential to be accommodated in one of the existing facilities in a shared use arrangement with the current tenants. This should be considered as a viable option for their relocation. Shared use facilities are subject to high frequency, high impact utilisation and should be constructed to withstand these demands.

The following list of riding facilities is suggested for the provision of a suitable shared use equestrian club venue.

Main Arena

- 100m x 80m.
- The arena should be fenced and ideally have the clubrooms overlooking.
- Portable fencing should be utilised for subdividing the large arena into smaller arenas such as for dressage.

Dressage Arenas x 2

- Two dressage arenas 60m x 20m
- Fenced

Training Arena

- 80m x 80m
- Fenced
- Portable fencing should be utilised for subdividing the large arena into smaller arenas such as for dressage.

PCAWA advise that the provision of the above arenas will be suitable for large clubs of up to 80 riding members. Each of the arenas should be built to best practice specifications to ensure high frequency usage can be sustained.

In addition to these arenas, a cross country track of approximately 2km+ is highly desirable for equestrian clubs if space on the reserve permits.

A shared equestrian venue also has need for appropriate supporting infrastructure including car and float parking, horse yards, wash down bay, clubrooms and storage.

Whilst this study has focussed on local equestrian club facilities within the City of Armadale, the research and consultation that has been conducted indicates there is a significant need for a regional equestrian facility in the wider southern Perth Metropolitan and Peel Region.

The postcode analysis shows that the majority of members come from outside of the City of Armadale, with a large proportion from the Shire of Serpentine – Jarrahdale. Several clubs and organisations have expressed a need for a regional facility that can accommodate future equestrian club participation growth and provide access to a higher standard of facilities for riders in the southern Perth Metropolitan and Peel Region.

Further research is required to assess the perceived need for a regional facility. The suggested approach to progress this matter is for the City to recommend to the Department of Sport and Recreation that a State Facilities Plan be developed for equestrian sports that includes consideration of the need for a regional equestrian facility in the southern Perth Metropolitan and Peel Region.

Options for Consideration

Analysis of the research within this study has led to the identification of four options for consideration:

Option 1.

Re-location of Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park.

Option 2.

Re-location of Kelmscott Pony Club and Kelmscott Adult Riding Club to Fletcher Park.

Option 3.

Re-location of Kelmscott Pony Club and Kelmscott Adult Riding Club to a Greenfield site.

Option 4.

Re-location of Kelmscott Pony Club and Kelmscott Adult Riding Club to the current Department of Training and Workforce Development Equestrian Training Centre (TAFE).

Of these, Option 1 is preferred. Palomino Park has sufficient area to be developed to accommodate additional users. Fletcher Park also has area, but contains environmentally sensitive bushland that is listed as critically endangered.

A Greenfield site would be a very high cost and not be the most efficient use of Council resources and would result in unnecessary duplication of facilities (if the existing facilities were also kept).

The TAFE Equestrian Training Centre is planned to be relocated in the short to medium term due to residential development of the land and therefore does not present a long term solution.

Recommendations

It is recommended that the City of Armadale:

- 1. Receive the draft Equestrian Club Facilities Needs Assessment report.*
- 2. Support the need to retain existing equestrian facilities at Palomino Park and Fletcher Park to accommodate current demand and with identified improvements, acknowledge that these facilities should be adequate to cater for future demand from local equestrian clubs.*
- 3. Further investigate as part of the Feasibility Study stage:
 - a) The viability and any associated costs of relocating the Kelmscott Pony Club and Kelmscott Adult Riding Club to either Palomino Park or Fletcher Park.*
 - b) Options for upgrading Palomino Park and Fletcher Park to cater for current and future equestrian club needs, along with cost estimates and funding and staging options for any proposed improvements.**
- 4. Write to the Department of Sport and Recreation (DSR), the Equestrian Federation of Australia WA Branch and the Department of Training and Workforce Development to:
 - a) Express its support for the development of a State Facilities Plan for Equestrian Sports that includes consideration of the need for a regional level equestrian facility in the southern Perth Metropolitan and Peel Region.*
 - b) Advise DSR that should the proposal to develop a State Facilities Plan for Equestrian Sports be supported, the City would be keen to provide input and comment where appropriate.*
 - c) Invite the Department of Training and Workforce Development to consider its future involvement in a regional level equestrian facility within the region.**

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1 INTRODUCTION

The City of Armadale engaged A Balanced View (ABV) Leisure Consultancy Services to conduct the “Equestrian Club Facilities Needs Assessment and Feasibility Study.”

The first stage of the report is the Needs Assessment. Dependant on the need being established and opportunities being identified, a Feasibility Study will progress to determine the feasibility of any recommended development strategies.

The study has been underpinned by a broad consultative approach, researching and establishing the current and future needs of key stakeholders and matching them with current provision and industry trends to ensure appropriate equestrian facility needs are identified.

2 BACKGROUND

The City of Armadale is set for rapid population growth over the next 20 to 30 years. This presents significant challenges in the provision of community facilities and services.

The City of Armadale must plan strategically for the future of equestrian club facilities within the City to ensure the optimum and most efficient use of land is being made for the entire Armadale community.

There are presently three equestrian club venues that house seven primary user groups. One of these venues, the Kelmscott Pony Club grounds, is located on Pries Park. This land has been earmarked for subdivision and sale and will provide funds to develop new and upgrade existing recreation facilities throughout the City. Therefore one primary objective of this study seeks to find if the needs of the current equestrian user groups based at that facility can be met by other means.

This report’s aim is to identify the facility needs of the equestrian clubs within the City of Armadale and the likely development options to satisfy these needs. These development options will be investigated in the Feasibility Study component of this study.

3 DOCUMENTATION REVIEW

The following documents and information sources were reviewed as background to this report:

City Strategy Committee Meeting, 13 October 2008. *Active Sporting Reserves Needs Assessment and Feasibility Study*. City of Armadale.

This document summarises the findings of the City of Armadale Active Sporting Reserves Needs Assessment and Feasibility Study and provides recommendations to Council.

Of particular relevance to the Armadale Equestrian Study is Recommendation 3 (f) of the Active Reserves Feasibility Study that states:

“Dispose of Lot 33 Connell Avenue (Pries Park) and use part of the proceeds to assist with the upgrading of active sporting reserves and proposed provision of new active reserves”

The western portion of Pries Park is home to the Kelmscott Pony Club. Sale of this land would necessitate the relocation of the Club. This document comments that the rationalisation of surplus facilities is consistent with the City’s existing Public Open Space (POS) Strategy and funds realised from this process can contribute towards the upgrade of remaining active and passive reserves.

This document recommends that Council:

- Receive the Active Sporting Reserves Needs Assessment and Feasibility Study reports.
- Request officers to further research and provide additional information on the implementation of the various recommendations of the Needs Assessment and Feasibility studies, and this be presented for consideration at future Council meetings.
- Request officers to research and provide additional information of the impact on the 15 Year Financial Plan of not selling Lot 33 Connell Avenue (Pries Park).

The motion was carried 7-0.

City Strategy Committee Meeting, 7 November 2008. *Land Use Planning Study – Potential for Urban Residential Development of Lot 33 Connell Avenue, Kelmscott (Pries Park and Kelmscott Pony Club)*. City of Armadale.

This document provides information on the financial implications of not proceeding with the option to rezone subdivide and sell Pries Park and provides recommendations to Council for consideration.

This document advises that the financial implications for not proceeding with the option of the sale of Lot 33 Connell Avenue (Pries Park), Kelmscott are:

- \$5.5 million refurbishment required for refurbishment of existing facilities at Pries Park. A further \$375,000 pa is required for operating, maintenance and replacement costs.

- The 2008 – 2023 Plan for the Future (15 year financial plan) is significantly supported by the sale of Pries Park. A number of community facility construction projects are earmarked to be funded by proceeds from the sale of Pries Park.
- Pries Park is estimated to have a gross value of 10.8 million at the projected time of sale in 2011-2012. This would leave approximately 3.0 million after 70% transfer of net proceeds into revenue generating investments.
- Non sale of Pries Park would require a major review of the Plan for the Future. A number of community and recreation reserve projects could be affected.
- Reserve funds from the sale of Pries Park could be expected to earn approximately \$491,000 pa. An additional \$100,000 could be expected to be raised in rate revenue. This would be foregone if sale of the land were not to proceed.

This document concludes that the close proximity of Pries Park to the Kelmscott residential area and Council endorsement of its future disposal as part of the rationalisation of Active Recreation Reserves and Facilities, it is now timely to engage consultants to review the feasibility of rezoning the site for urban residential purposes.

This document recommends that Council:

- Endorse the preparation of a planning study for the Connell Avenue Precinct (including Pries Park and Kelmscott Pony Club) to investigate potential for urban residential development on the land
- Call for Tenders for the engagement of a suitably qualified consultant team to undertake the environmental and servicing studies required by state agencies to facilitate land use change to urban residential development.
- Following appointment of a consultant, call a meeting of stakeholders and affected community members to advise on the options and plans for Pries Park and the reasons behind Council's decision.

The motion was carried 6-1.

SERRAG Regional Sport and Recreation Facility Strategy, June 2004, ABV Leisure Consultancy Services.

This report provides strategic direction for the provision of regional sport and recreation facilities in the short to medium term. Eight categories of regional sport and recreation facilities were the focus of the study: aquatic centres, golf courses, lawn bowls clubs, tennis clubs, active reserves, fitness centres and specialist centres.

Recommendations from the report that have relevance to the planning of equestrian facilities within the City of Armadale include:

- Active Reserves
 - (12) That SERRAG evaluate the provision of any additional regional active sporting reserves in light of co-location and rationalisation opportunities in the short to medium term.
 - (13) That SERRAG member organisations consider the following trends and issues when planning for provision and upgrading of active sporting reserves....Assisting clubs and associations to upgrade supporting infrastructure will provide greater flexibility in scheduling of fixtures and training, and provide opportunities to optimise usage of those facilities.

Active Sporting Reserves Needs Assessment, June 2007, ABV Leisure Consultancy Services, City of Armadale.

This report audits the active sporting reserves within the City of Armadale and identifies reserves that are at or close to full capacity, reserves that have room for growth and reserves that are underutilised and should be rationalised. The study focuses on outdoor field sports such as football, cricket, hockey, soccer etc.

Of relevance to this report, the ASRNA identifies Pries Park as a reserve that is underutilised and should be considered for rationalisation. Pries Park Reserve includes the Kelmscott Pony Club Grounds.

This report also includes an overview assessment of golf courses and equestrian venues. The report suggests the Kelmscott Pony Club Grounds (part of Lot 33 Connell Avenue) could be rationalised in order to optimise provision of active reserves.

Active Sporting Reserves Feasibility Study, 2008, ABV Leisure Consultancy Services, City of Armadale.

This study is a progression of the Needs Assessment. The aim of the study is to investigate and consider options including the provision of local to regional level open space for meeting the identified long term need for additional active sporting reserves in the City.

Recommendation 3f recommends that Council sell Lot 33 Connell Avenue and use part of the proceeds to assist with the upgrading of active sporting reserves and proposed provision of new active reserves.

Strategic Directions for the WA Sport and Recreation Industry (2006 – 2010), Department of Sport and Recreation 2006 (SD4).

This document builds on the strategic direction of its preceding versions.

Of particular interest to this study is the Findings and Challenges category of “Infrastructure” section. Challenge 5 states “Sport and recreation infrastructure planning and provision must fully embrace principles and best practice of; sustainability, evidence based decision making, collaborative provision modeling and asset management and lifecycle costing”. These issues are imperative for any proposed developments or redevelopments of infrastructure associated with equestrian club facilities within the City of Armadale.

Fair Play – Strategic framework for inclusive sport and recreation – Department of Sport & Recreation and Disability Services Commission 2006

This strategic framework document outlines the vision and values with desired outcomes of DSR and DSC with regards to inclusive experience for sport and recreation that should be considered within design of any new active sporting reserves.

The vision states “Our communities provide an inclusive environment where all Western Australians participate equitably, in a spirit of mutual respect, experiencing the benefit of sport and recreation.”

Facility Planning Guide – Sport and Recreation Facilities – DSR March 2007.

This document provides an overview of the facility planning process for a specific sport or recreation facility.

Specific to this project the document details the key principles of facility provision; Planning, Management, Design and Financial.

Directions 2031: Draft Spatial Framework for Perth and Peel, June 2009, WA Planning Commission, Government of Western Australia.

Directions 2031 provides a strategic framework for managing urban growth over the next 20 to 25 years. It is based on the presumption that the Perth-Peel region will grow by over half a million people to 2031 (more recent statistics released by the ABS show WA is experiencing significantly stronger growth).

4 DEMOGRAPHIC REVIEW

The following table compares some key characteristics of the City’s population to the of the Perth Metropolitan Area (Perth SD):

Key Characteristics Comparison, City of Armadale and Perth SD

Category	Armadale (LGA)	Perth SD
Population (2008)	55,539	1,602,559
Median Age	36	36
Median household income per week	\$989	\$1,086
Born overseas	28.2%	31.3%
Language other than English	5.8%	13.9%
Index of Socio-Economic Advantage and Disadvantage*	Decile Ranking 6 th	-

Source: .id. City of Armadale Residential Role and Function Analysis, November 2009.

* Australian Bureau of Statistics, 2033.0.55.001 - Socio-economic Indexes for Areas (SEIFA), Data Cube only, 2006. Compared to other West Australian LGAs, Armadale ranks in the 6th decile (1 being the lowest, 10 being the highest).

When comparing the demographic characteristics of Armadale (LGA) to the Perth Metropolitan Area the statistics in the table above reveal the following:

- Armadale has a similar median age to Perth
- Armadale has a lower median weekly household income than Perth
- Armadale has a similar mean household size to Perth
- Armadale has slightly less persons born overseas than Perth, but significantly less persons speaking a language other than English
- Armadale has an Index of Socio-Economic Advantage and Disadvantage ranking in the 6th decile. This means Armadale is ranked slightly above the State average in terms of socio-economic advantage and disadvantage.

These statistics reveal that Armadale demographic profile has some similarities to the Perth Metropolitan average, however, average income is almost 10% lower.

The age profile of the City of Armadale is explored in further detail below.

Age Distribution

Age	0-17	18-39	40-59	60+
Armadale LGA	27%	27%	28%	16%
Perth SD	24%	32%	28%	17%

Source: Australian Bureau of Statistics, Census 2006

These statistics show that the City of Armadale has a slightly higher proportion of children than the Perth average; a slightly lower number of 18-39 year olds and similar numbers of persons aged 40 and over. Overall, the age profile of the City of Armadale is somewhat similar to the Perth average.

5 POPULATION PROJECTION

The City of Armadale is preparing for rapid population growth. The Australian Bureau of Statistics has released figures showing Western Australia's population experienced the highest growth of any State in the year to the end of the June quarter 2009, increasing by 65,700 persons (3.0%) (ABS, Cat 3101.0 June Quarter 2009). The City of Armadale is situated on the outskirts of the Perth Metropolitan area and is now being targeted by the State Government and land developers for accommodating a significant portion of the increasing Western Australian population.

The main areas of development to occur in the City include:

- Seville Grove – this area has been zoned Urban for many years but has only recently been substantially developed.
- Champion Lakes – a new area associated with the recreational development at the Champion Lakes.
- North Forrestdale – a rapidly developing area with potential for over 8000 lots.
- Wungong Urban Waters – an area currently being planned with over 15,000 lots.

Source: City of Armadale

These areas alone will account for an estimated 63,000 additional residents upon full development which is shown in the table below:

City of Armadale Population Growth

Location	2006	2011	2016	2021	2026	Ultimate	Increase 2006 - Ultimate
Forrestdale	1,589	10,567	17,455	21,583	23,848	25,177	23,588
Seville Grove and Champion Lakes	9,597	11,368	11,712	11,650	11,609	12,180	2,583
Wungong Urban Waters	2,909	6,504	14,698	25,542	36,690	39,720	36,811
Total	14,095	28,439	43,865	58,775	72,147	77,077	62,982

Source: City of Armadale/Shrapnel 2006

Further population growth could be expected in existing residential areas by way of urban infill.

The WA Tomorrow Report 6¹ shows growth of 25,800 from 2006 and 2031 for the City of Armadale. It should be noted that this report was conducted prior to the 2006 Census. Long range population forecasts are known to change substantially as new data is made available. The population for WA as reported by the ABS has already reached the predictions for 2011 made in WA Tomorrow Report 6.

The population growth figures in the City of Armadale Population Growth table will be utilised for the purposes of this report as it is based on the detailed knowledge of the land developments occurring within the City.

Further evidence supporting high population growth comes from the 2049 population growth forecast for Australia released by the Federal Government (Third Intergenerational Report) that has been revised upwards by seven million². This is double the previous estimate made in the Second Intergenerational Report released by Treasury in 2007. The reasons given by the Government for the substantial increase in the population growth forecast for Australia is the increasing birth rate, high number of women of child bearing age and increasing levels of migration.

An increasing birth rate is significant in that the effect of the ageing population will not be as great as previously thought. Whilst there will still be a large cohort of Baby Boomers entering retirement age, this will be partially counterbalanced by an increasing number of children as well as an increasing number of migrants of working age.

The report *Directions 2031: Draft Spatial Framework for Perth and Peel*, June 2009 by the WA Planning Commission indicates that there will be an increased emphasis on urban infill as a means of providing additional housing for an increasing population. Additionally, Armadale has been identified as a Strategic City Centre within the South East Sub-Region, meaning that Armadale will have increased emphasis on becoming a regional focal point for the population. This information would suggest that the City of Armadale will become a focus for increased residential housing by way of higher density zoning in addition to development of rural land.

¹*Western Australia Tomorrow Population Report No. 6*. November 2005. Western Australian Planning Commission, Perth WA.

²*Australian Population Set to Soar*. Posted Friday September 18. Available WWW: <http://www.abc.net.au/news/stories/2009/09/18/2689441.htm> (viewed 23 Sept 2009). ABC News.

6 TOWN PLANNING PERSPECTIVE

In planning for the future of equestrian club facilities within the City of Armadale it is important to consider how the various changes occurring to the profile of the City will impact on the demand and suitability for these club facilities within the City's boundaries.

The key change that will have a profound impact on the profile of the City is the high population growth forecast. As a Local Government Authority that sits on the fringe of the Perth Metropolitan Area, the City of Armadale is now being targeted for large scale land development as the State Government seeks to boost housing supply for growing Perth/Peel population.

As the population projections show, the City's population is estimated to grow by 125% or over 63,000 persons in the main development areas alone.

Although the City's population is projected to increase significantly over the next 20-30 years, it is unlikely that there will be a proportionate increase in the demand for local equestrian club facilities. This prediction is based on the following assumptions:

- The new population is likely to consist of a high proportion of young families that are not traditional equestrian club members or horse owners and most will not have sufficient land space and/or discretionary income to keep horses. Therefore, local demand for equestrian club membership is not expected to grow significantly as a result of the rapid population growth projected for Armadale.
- There is likely to be a reduction in the number of horses agisted within the City as rural lots are increasingly subdivided.
- Reduction in horses kept in the area would likely mean a gradual relocation of equestrian related businesses further afield to the areas where horses are being kept – i.e. Serpentine Jarrahdale etc.
- Increasing housing density will occur across the City and will increase the safety issues related to the riding and transportation of horses.

In summary, it would appear that as the City of Armadale becomes more heavily urbanised there will be less room for equestrian activity. Horses require large areas of land to be kept, and therefore as the outer bounds of the Perth metropolitan area push out so too will the horses. Planning for future equestrian clubs and facilities should be done with consideration of the likely future movement of horses and provide for adequate facilities in these areas.

7 COMPARATIVE PROVISION

This section provides a comparison of equestrian centres across Perth as well as facilities of note in the Shire of Murray and Shire of Cuballing. It builds on previous research conducted by ABV in the City of Gosnells Equestrian Facility Review Needs Assessment (GEFRNA) 2006.

This comparison of facility provision is intended to give an indication of how provision of equestrian club facilities in the City of Armadale compares to other LGAs.

7.1 Local Government Authorities (LGAs)

Shire of Kalamunda (GEFRNA 2006)

The Shire advises it has two equestrian centres.

The Darling Range Pony Club is located at Hartfield Rd, Forrestfield.

- 3.2 ha of developed area (plus utilisation of bushland for cross country)
- Annual licence fee \$204.34
- Membership numbers reported by the Club are approximately 30-40.
- Pony Club utilises the facility and also shares with mounted police and clubs whose grounds are too wet during winter.
- No funding from the Shire in 2006/07
- Club is responsible for all maintenance of reserve

As part of the Hartfield Park Sport and Recreation Facilities Master Plan 2009, ABV is investigating the possible relocation of the Darling Range Horse and Pony Club, with Walliston Riding and Pony Club grounds identified as one of the options.

The Walliston Riding and Pony Club is located at Boronia Road, Walliston.

- 4.63 ha
- Annual licence fee \$182.19
- Individual membership numbers are unknown with a total of 150 members amongst all three user groups in 2006
- The three clubs that use the facility; Walliston Pony Club, Adult Riders and a smaller unstructured riding group
- Maintenance of arena 2006/07 – approx \$4,000 with all other maintenance costs responsibility of club
- Capital works on arena surface (one off in addition to annual maintenance) 2006/07 \$6,000. Planned upgrade in 2007 /08 for new arena. (Club received a CSRRF grant and the Shire was to contribute \$14,000).

City of Stirling (GEFRNA 2006)

The City advises it is currently in negotiation with the Perth Horse and Pony Club and is attempting to instigate a formal lease arrangement. The club has operated without a lease for approximately 40 years and under the current arrangement they pay only for outgoings (utilities water etc).

The City currently maintains the reserve at a cost of \$20,000 pa

City of Gosnells (GEFRNA 2006)

The City has two equestrian centres.

The Orange Grove Horse and Pony Club is located on Grant St, Orange Grove.

- 7.5 ha.
- The Club has 72 members including 54 juniors.
- A budget of \$12,978 was set for building maintenance costs by the City for 2005/06.
- A budget of \$18,791 was set for reserve maintenance costs by the City for 2005/06.
- Income received in 2006 was \$2,364 (based on a per member/per annum fee).

The Sutherlands Park Reserve equestrian facility is located on Gay St, Huntingdale.

- 7.2 ha.
- The Gosnells Horse and Pony Club has 67 members.
- A budget of \$6,863 was set for building maintenance costs by the City for 2005/06.
- A budget of \$32,314 was set for reserve maintenance costs by the City for 2005/06.
- Income received in 2006 was \$1,261 (based on a per member/per annum fee).

The City of Gosnells is conducting an Equestrian Facility Review and has now progressed to the feasibility stage of the Equestrian Facility Review and is considering the rationalisation of one of the venues in order to optimise use of existing active reserves.

Shire of Serpentine – Jarrahdale

The Serpentine Horse and Pony Club Grounds is located at 1432 Karnup Road, Serpentine.

- Approximately 13 hectares developed area.
- New clubrooms built in 2004 with CSRFF assistance.

The Peel Metropolitan Horse and Pony Club is located at King Rd, Oldbury.

- Approximately 5ha developed area.

City of Rockingham

The Baldvis Equestrian and Pony Club (BEPC) Grounds is located Cnr Baldvis Rd & Lugg Rd, Baldvis.

- Approximately 4.5 hectares developed area.
- Grounds are shared by the BEPC and Riding for Disabled Association (RDA).
- Membership numbers are unknown
- The grounds are on crown land leased by the City to BEPC on a peppercorn arrangement with the Club required to perform all building and grounds maintenance. RDA holds a sub lease.
- RDA has recently upgraded the facilities including the provision of a covered riding arena. They were able to obtain substantial funding through Lotterywest for this development.
- The City of Rockingham is unlikely to develop any additional equestrian centres in the future. The preference would be to upgrade the existing centre to handle higher usage.
- The location of the BEPC Grounds is in an area that is unlikely to be highly developed in the future and therefore should not have a problem with urban encroachment and the associated issues.

City of Wanneroo

The City of Wanneroo has two equestrian centres that are directly adjacent to one another.

Nanovich Park and Estrel Park are located at the junction of Nicholas Rd and Benmuni Rd, Wanneroo.

- Nanovich Park has approximately 6.5 ha of developed land area; Estrel Park has approximately 2.5 ha of developed area.
- Nanovich Park is leased by the Wanneroo Trotting Training Club, and Estrel Park is leased by the Wanneroo Horse and Pony Club.
- Membership numbers are unknown.
- Both facilities are on a care and maintenance peppercorn lease, so that the tenants are required to undertake all building and grounds maintenance. The City has very little to do with the Clubs. The leases are 5 year plus 5 year option term arrangements as is standard across the City.
- At some point in the future it is likely that urban development will encroach around these venues. However, no plans have been made for this area as yet and it could be many years before residential encroachment becomes an issue.

Shire of Murray

The Shire of Murray has two equestrian centres.

The Pinjarra Equestrian Centre is located at the Sir Ross McLarty Sports Complex in Pinjarra.

- 5.5 Ha of developed land area.
- Leased by the Pinjarra Equestrian Association on a peppercorn lease arrangement. The Club receives by way of occasional mowing, approximately \$5,000 value pa
- The PEA maintains the buildings.
- The PEA, Pinjarra Horse and Pony Club and the WA Harness Driving Association utilise the PEC Grounds. Total membership is approximately 160.
- The Council has resolved to relocate the Pinjarra Equestrian Centre by 2013 due to residential encroachment and the need for additional sports fields for a rapidly growing population. No alternative venue has yet been identified.

The Murray Equestrian Centre is located in Coolup on Murray St.

- Approximately 17 ha of developed land area.
- The four tenant clubs have formed the Murray Equestrian Association which holds the lease to the grounds. It is a peppercorn lease with the responsibility of building and grounds maintenance up to the Association. The Shire assists with occasional mowing up to the approximate value of \$5,000pa.
- Combined membership is approximately 200.
- The shared use arrangement is working very well between the four clubs. The combined skills and resources from members of all groups have instigated significant developments and improvements to the grounds including new arenas being developed.

Shire of Cuballing

Peter Naylor, CEO, provided details on the development of the new Cuballing Equestrian Centre that will be utilised by the Narrogin Riding and Pony Club, and the Narrogin Equestrian Association.

- The development of the Cuballing Equestrian Centre was brought about by the need for the two Narrogin Equestrian Clubs to find a new home due to residential developments occurring in the vicinity.
- The Shire has budgeted an approximate amount of \$1 million for development of the new centre that will include a covered arena 80m x 40m, a multipurpose arena of 120m x 80m, cross country tracks and a dressage arena. There will also be clubroom facilities built as part of the undercover arena.
- A neighbouring farmer has also agreed to allow his land to be used when large events are held. There will be four state events held with in excess of 200 riders expected to attend.

Summary of WA Comparative Provision

A comparison with other Perth metropolitan equestrian facilities has been researched with the results provided below. This comparison gives an indication for comparison with other WA Local Government Authorities with equestrian facilities.

Category	Kelm.	Palo.	Fletch.	Suth.	O.G.	Wallist.	Perth
Site size h.a.	4	4.5	10	7.2	7.5	4.6	4
Members – club(s)	53	103	130	67	72	150	40
Members p / h.a.	13.3	22.9	13	9.3	9.6	32	8
Exp Reserve (LGA)	\$5,000	\$28,900	\$5,000	\$32,314	\$18,791	\$10,000	\$20,000
Exp Buildings (LGA)	\$500	\$9,300	\$1,600	\$6,863	\$12,978	\$0	\$0
Income (LGA)	\$0	\$0	\$0	\$1,261	\$2,364	\$182	\$0
Subsidy per member	\$94	\$280	\$38	\$565	\$408	\$67	\$500

Category	Darl.	Bald.	Wann	Peel	Serp	Pinj	Murr
Site size h.a.	3.2	4.5	2.5	5	13	5.5	17
Members – club(s)	35		131			160	200
Members p / h.a.	10.9		52.4			29	11.8
Exp Reserve (LGA)	\$0	\$0	\$0			\$5,000	\$5,000
Exp Buildings (LGA)	\$0	\$0	\$0			\$0	\$0
Income (LGA)	\$204	\$0	\$0			\$0	\$0
Subsidy per member	\$6	\$0	\$0			\$31	\$25

Key:

Suth	= Sutherlands Park	Palo	= Palomino Park
O.G.	= Orange Grove	Fletch	= Fletcher Park
Kelm	= Kelmscott	Wallist.	= Walliston
Perth	= Perth	Darl	= Darling Range
Bald	= Baldivis	Wann	= Wanneroo
Pinj	= Pinjarra	Murr	= Murray
Peel	= Peel Metropolitan	Serp	= Serpentine

The averages for these equestrian centres are distorted easily by a number of anomalies within each category, therefore they should only be used as a rough indicator.

Key Findings:

The figures show that each LGA has differing expectations and arrangements for its equestrian clubs.

Generally the City of Armadale equestrian facilities:

- Have mid-sized facilities in terms of hectares
- Have mid to large sized membership numbers
- Have a mid to high level of membership per hectare
- Incur high level of expenditure on Palomino Park only.
- Do not incur building expenditure (apart from occasional building maintenance as required). Fairly typical across most equestrian facilities.
- Receive no income from the facility users, fairly typical across most equestrian facilities as most are on peppercorn lease arrangements.
- Low subsidy per member apart from Palomino Park which is about mid level. Most LGAs do not maintain grounds or buildings in a lease arrangement and therefore a low subsidy rate is typical.

7.2 Victorian LGAs (GEFRNA 2006)

ABV research for the City of Gosnells Equestrian Facility Review Needs Assessment, 2006 included contacting two Victorian LGAs in outer metropolitan areas similar to the City of Gosnells. This research is relevant to the City of Armadale.

Overall, the findings from the two Victorian LGAs contacted indicate similarities in eastern state equestrian club facility provision to Perth Metropolitan LGAs.

Hume City Council

The City advises that the City of Hume has one equestrian facility that accommodates 3 user groups (one of which is the Victorian Mounted Police on an informal basis). The City spends approximately \$30,000 pa on maintenance. Income paid by the clubs to the City is nominal.

A draft agreement of use of the equestrian facilities is being considered by the clubs. This agreement aims to formalise each club's usage of the grounds, i.e. who can use what area and when. As part of this process a site survey and assessment has been performed by the Department of Environment and Sustainability (Victorian State Government).

The clubs pay a nominal fee to the City. The new agreement attempts to link the fee to a return on maintenance whilst being mindful of the clubs own contributions to the facilities over time. Ideally the City would like to recoup all costs but this is felt to be unlikely.

Manningham City Council

Manningham City Council advises it has 3 equestrian facilities within its boundaries (Donvale Pony Club, Templestowe Pony Club and Wyena Horse and Pony Club all have adult and pony clubs at each site and all have good working relationships with each other). The facilities are leased to the clubs on a peppercorn basis with the clubs responsible for all building and reserve maintenance.

The Clubs are struggling maintaining the facilities on their own and the City is considering taking back responsibility for management of these Council assets. Leases are due for renewal soon and the City is taking the opportunity to investigate the co-location of two of the clubs.

The facilities are ageing. A recent horse riding strategy for Manningham recommended the building of an arena at one of the centres at a cost of \$45,000.

The City has assisted the formation of a horse riding working group which is effective and meets as required with the clubs working together on common issues.

8 RELEVANT INDUSTRY TRENDS

8.1 Participation

Organised Equestrian Participation

National statistics (Australian Bureau of Statistics; Exercise, Recreation and Sport Survey) are available for organised equestrian participation for both children and adults, however, these statistics encompass more than just regular club participants. They include anyone who has participated in the activity at least once in the 12 months prior to the survey and include many persons who are not members of equestrian clubs. For example, a group of children taking part in a school horse riding program would be included as organised equestrian participants.

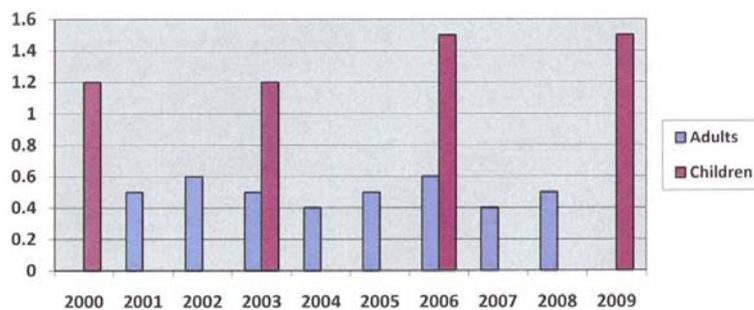
The latest data available for adult (15yrs+) organised participation in horse riding activities is found within the Exercise, Recreation and Sport Survey produced annually by the Standing Committee on Recreation and Sport since 2001. In 2008, 0.5% of persons aged 15yrs+ participated in organised horse riding/equestrian activities/polocrosse at least once in the 12 months prior to being surveyed.

The latest data available for children’s (5-14 years) participation in organised horse riding activities is found within the Children’s Participation in Cultural and Leisure Activities report produced every three years by the Australian Bureau of Statistics since 2000. In 2009, 1.5% of children aged 5-14 participated in organised horse riding and equestrian events.

A combined participation rate for children and adults can be calculated using the latest ERASS and ABS figures and applying it to the estimated population of Australia for 2009 being 21,779,100 (March quarter 2009, ABS). This equates to 0.6% of the whole population of Australia.

The graph below shows the organised participation trends from 2000 to 2009.

Organised Horse Riding Activities Participation Trends



Source: Children’s Participation in Cultural and Leisure Activities, 4901.0, 2000-2009. ABS. Exercise, Recreation and Sports Survey 2001-2008, SCORS.

This graph shows organised adult horse riding participation has maintained a level around 0.5% from 2001-2008, whilst children’s participation has increased from 1.2% to 1.5% in the latter half of the survey period.

Horse riding activities are mostly participated in by females. In the 2008 ERASS survey showed 1.4% of females participated in horse riding activities (organised and non organised) whilst only 0.5% of males participated. In the 2009 ABS Children's Participation survey 2.8% of females participated in organised horse riding activities, whilst only 0.3% of males participated.

Equestrian Club Participation

Determining club participation numbers is somewhat difficult to calculate. Not all equestrian clubs are affiliated with a state sporting association. All Pony Clubs are affiliated with the Pony Club Association of Western Australia (PCAWA) and therefore State participation statistics are relatively easy to calculate for Pony Club riders. However, there are a many other clubs such as adult riding clubs and dressage clubs to be considered also. Some of these clubs are affiliated with EFAWA, but this organisation includes some Pony Clubs also as EFAWA is the only representative body that provide sanctioned competitions that count towards state and national selection.

In addition to having cross membership with PCAWA, EFAWA does not keep detailed membership statistics and also other forms of organisations connected to the horse industry such as agricultural societies are included as affiliated organisations. It appears there are many clubs that are not affiliated either to PCAWA or EFAWA.

A broad estimate can be made of total equestrian club riding membership based on the detailed statistics available from the Club Surveys returned by the Armadale Clubs, as well as general information that is known about participation in other areas.

Within the City of Armadale equestrian clubs, 158 riding members are Horse and Pony Club members, with most of these assumed Pony Club participants (PCAWA provides a broad estimate that 90% of all Horse and Pony Club members are Pony Club participants). There are 149 riding members from non PCAWA affiliated clubs. This statistic lends itself to suggest that there is an approximate 50/50 split between PCAWA and non PCAWA riding members as a proportion of the total riding membership.

However, within the City of Gosnells there are two Horse and Pony Clubs and no other non PCAWA affiliated clubs. This would suggest that around 90% of riding members in Gosnells are Pony Club members. In Kalamunda there are two Horse and Pony Clubs and two non PCAWA affiliated clubs. In general, across the Perth Metropolitan region and surrounds it appears that Pony Clubs are the dominant user groups in regards to riding clubs, and therefore an estimate of Pony Clubs being approximately 2/3 of the total club participation rate may be a reasonable assumption. Further investigation is required in this area should planning on a regional scale be undertaken.

Further detailed research is required to determine more accurate levels of equestrian club membership, however, this basic analysis indicates that the PCAWA riding membership may constitute approximately two thirds of total WA equestrian club based participation.

The current estimated resident Western Australian Population as of March 2009 is 2,224,300. (ABS 3101.0.
http://abs.gov.au/ausstats/abs@.nsf/mf/3101.0?opendocument?utm_id=HL)

Membership for the PCAWA 2009 is 4,116 members of which 50% are riding members. This equates to 2,058 persons or 0.09% of the Western Australian population.
Source: PCAWA correspondence, October 2009

Assuming that PCAWA riding membership makes up 66.7% of the total club based equestrian participation for the State, (i.e. 33.3% of WA club based participation is non PCAWA affiliated) then there are approximately 3,087 equestrian club participants or **0.14%** of the total population.

It should be noted that it is most likely that participation in regional areas would be significantly higher than metropolitan areas due to persons having much greater access to land. Data is not readily available to ascertain what the difference in participation rates would be. This requires further investigation should regional equestrian facility planning be undertaken.

This proportion equates to 23% of the organised horse riding participation statistics from ERASS/ABS. This shows that equestrian club members make up approximately one quarter of all organised horse riding participants.

The postcode analysis of equestrian clubs within the City of Armadale reveal that most (72%) of the riding members are from outside of the City of Armadale as can be seen below:

Postcode Residence of Riding Members

Club	Riding Members from Post Codes 6111 & 6112	Riding Members from Other Post Codes	Total Riding Members
Wallangarra Riding & Pony Club	28	42	70
Wallangarra Adult Riders*	10	71	81
Kelmscott Pony Club	20	8	28
Kelmscott Adult Riding Club	5	20	25
Riverside Park Pony Club	16	44	60
Riverside Riding Club	1	5	6
Transitions	5	32	37
Total	85	222	307
Total as a Percentage	28%	72%	100%

Source: Equestrian Club Survey 2009, City of Armadale.

*Wallangarra Adult Riders Postcode information obtained from 'Addendum to Submission from Wallangarra Riding and Pony Club Inc' 27/10/2009.

Some observations from the postcode analysis are as follows:

- The adult clubs have a higher proportion of members from other post codes as opposed to Pony Clubs.
- 0.17% of the population within the City of Armadale are riding members of these clubs which is slightly above the estimated West Australian average. This seems to fit in with the current 'peri-urban' status of the City. This statistic does not take into account any City of Armadale residents that may be members at other clubs.

From a raw statistical view point, an additional 63,000 population within the City of Armadale would produce an additional 88 riding members based on the Western Australian average participation rate. This does not take into account a number of highly significant considerations including that some clubs currently have waiting lists, the demographic characteristics of the new population, and the effects of urbanisation which in their totality are likely to lessen the representation of equestrian club riders within the City of Armadale over time.

A map that depicts membership from postcodes outside of the City of Armadale can be seen as Appendix 1 to this report.

It can be clearly seen from the map that the majority of riding members come from the more rural Shire Serpentine Jarrahdale area to the south, followed by a smaller proportion that come from the north of Armadale being the City of Canning and City of Gosnells. This entire south east area is now preparing for rapid growth which in many respects has already begun.

This map provides further evidence that a strategic equestrian facilities plan for the southern metropolitan region would be beneficial in the short term, especially given that several clubs are already facing relocation due to the pressures of urbanisation.

Note that 51 of the 222 riding members that came from outside of the City of Armadale were listed as “Other” and are not located on the map. Several riders came from further north and south of the bounds of the map.

Future Predictions for Equestrian Club Membership within the City of Armadale

Based on current participation rates, an additional 88 riding members could be expected to be generated from the City of Armadale's population increase of 63,000 (this is a purely statistical analysis however). Other important considerations need to be taken into account including:

- A significant proportion of new residents to the area are likely to be young families who are unlikely to have sufficient land and/or discretionary income to keep horses. Whilst the children and adults may still participate in organised horse riding activities through school programs etc, the expense of horse ownership will likely prevent them from becoming club members. This may result in lower participation rates for the area.
- Increased urbanisation of the City of Armadale will reduce the available land to keep horses. As urban development encroaches there is likely to be some reduction in the number of people with horses living in the City, which in turn may result in lower participation rates for the area.
- Some of the City of Armadale clubs report having started waiting lists due to limitations to the number of horses the grounds can accommodate. Given that most members are from outside of the City of Armadale, the number of Armadale residents on the waitlist is likely to be quite low. Nevertheless, should facilities be upgraded thus enabling more members to join, the likely effect would be a slight increase in participation rates for the area.
- As 72% of riding members are from outside of the City of Armadale (see Post Code Analysis below), should additional facilities be developed in the areas that they predominantly come from (i.e. Serpentine Jarrahdale) this could have an effect in reducing membership numbers from the Armadale Clubs as a significant proportion of members could be expected to move to a Club that is based closer to their residence. There is anecdotal evidence of this having occurred with improvements/upgrades to the Murray Equestrian Centre having attracted local polocrosse participants who previously travelled further afield. Therefore, depending on future facility planning and developments particularly to the south, there could potentially be a reduction of the catchment area for the clubs based in Armadale.

In summary, when taking into account the above factors in conjunction with the City's future population growth it appears that club membership is unlikely to grow substantially from within City of Armadale residents. Should new equestrian facilities be developed further to the south, existing local clubs could potentially lose some members due to the new facilities being closer to where they live.

Increased demand will continue to come from populations outside of the City of Armadale due to WA's booming population if no new facilities are made available in more appropriate locations. The City of Armadale should be involved in initiating the process for strategic facility planning for the wider area so that the City is not unduly relied upon by the equestrian community for the future provision of facilities.

Demographic Characteristics of Equestrian Club Participants

There is limited specific demographic data available for members of equestrian organisations.

The Equestrian Federation of Australia (WA) report that their members typical demographics include:

- Between the ages of 3 - 80
- They have the option of owning a horse - approximately 90% of members do own horses and approximately 80% of those are registered with EFA.
- 80% membership are females
- Junior members constitute around 40% of total membership
- Approximately 90% of members join the EFA to partake in EFA events and competitions
- Approximately 95% are of Anglo Saxon ethnicity

The Pony Club WA report that their typical demographics include;

- 87% Junior
- Mostly between the ages of 10 – 16
- Mostly female
- Most own or lease a pony

(Nb. Pony Clubs Association WA membership is for people under 25 year old).

Membership

The PCAWA report that the average Pony club riding membership is 55.

Club success factors have been described as the following by the PCAWA;

- Able to maintain membership
- Well organised
- Promotion of certification and learning for riders

The EFAWA list the following as success factors for clubs;

- Provide members with insurance
- Good quality venues or grounds to hosts their club days and events
- Good quality competitions

8.2 Facilities

Location

The Pony Club Association WA report that there are currently 68 active Pony Clubs within WA. These clubs are split into 13 zones with the vast majority of clubs being located in rural areas. The Swan, Hills, Metropolitan and West Coastal Zones contain 50% of riding members.

The metropolitan based clubs tend to be located in outer lying areas. As areas experience increasing urban development the value of the land for development increases and pressure is placed on the clubs location from an economic land use point of view as well as increased risk associated with horses and built up urban areas. Darling Range Horse and Pony Club, Pinjarra Equestrian Association and Gosnells Horse and Pony Club are experiencing this as is the Kelmscott Pony Club within the City of Armadale. Even in country areas such as Narrogin, residential development has led to the relocation of the two equestrian clubs to a new facility in the Shire of Cuballing.

The outer south eastern area of Perth appears to have a high concentration of equestrian club facilities. There are 7 clubs located from Kalamunda to Armadale. This is no doubt due in part to these areas having had a long history as being semi-rural and being within close proximity to the City. The PCAWA report that there are no plans for more clubs in the south eastern area.

Catchments

There is no known documented detail on equestrian facility catchments. The Postcode Analysis that has been conducted from this report (Appendix 1) highlights that equestrian club members are prepared to travel considerable distances. This requirement to travel is no doubt due in part to a lack of facilities in their own areas of residence.

Due to the predominant location of such venues in the outer lying metropolitan areas and the Postcode Analysis of riding members gained from the club surveys it appears a catchment radius of approximately 25km exists. It is noted that the highest density of riding members (at facilities within the City of Armadale) comes from the south primarily from Serpentine Jarrahdale suburbs, therefore showing that catchment areas are largely based on places where rural/semi-rural land is available for keeping of horses which is to be expected.

Distribution

Appendix 2 depicts the Horse and Pony Club facilities for the Perth Metropolitan area and surrounds. It shows that there is a concentration of venues in the South East Region including the LGAs of Kalamunda, Gosnells and Armadale. There are seven venues within an 11km radius circle.

It would appear that there is potential for facility rationalisation in this area through the provision of quality riding facilities that can sustain high levels of usage by multiple clubs. Provision of high quality facilities would also enable the growth of smaller clubs that currently are capping membership due to the limitations of their current facilities.

The map shows that most facilities are on the fringe or outside of the Metropolitan Area. Given that many of these clubs have been around for 20+ years, at the time of construction the venues in the South East Region would still have been outside of the built up areas.

Facility Features

Generally equestrian clubs in WA have a pavilion building that can be built or in shed style. These facilities include toilets and storage for small equipment; some have social areas and kiosk facilities also. They generally also have a large shed for storage of large equipment such as jumps. The three Armadale venues have basic clubroom facilities.

Riding facilities generally consist of one large arena and several smaller dressage arenas. Some venues also have a cross country track. The small arenas can consist of a variety of surface types, with double washed river sand or Gingin quartz being the ideal. The large arenas are often turfed, which is good for horse riding in the right conditions, however can be unsafe to use during wet weather. Turf can only handle very limited usage before the quality of the surface becomes significantly degraded. Palomino Park and Fletcher Park both have a large turfed arena.

Ideal Facility Features

Consultation was undertaken with Simon Barrey, State Equestrian Centre Grounds Manager and Tania Richardson, Executive Officer Pony Club Association of Western Australia in regards to the facility requirements that would best accommodate up to 4 horse and pony clubs at a single venue. The following information was provided:

Simon Barrey was asked to comment on the riding facility requirements for a shared equestrian venue. Simon provided the following specifications for facilities to suit most horse and pony clubs' needs:

- Four dressage arena's (three used for competition, one for warm-up)
- One show jumping arena of at least 65m x 65m
- Arenas should be properly constructed including a limestone base of between 200mm-350mm and a surface of double washed river sand or Gingin quartz of at least 75mm depth.

Simon notes that the arenas should be constructed with retaining walls around all sides to hold in the material and that a typical dressage arena would cost approximately \$40,000 - \$50,000 each to build. A small tractor with a rake attachment could be used by the tenant clubs to maintain the grounds. Depending on use, the sand is likely to need replacing at around 5 years. All weather surfaces such as double washed river sand and Gingin quartz will allow high usage of the grounds and therefore multiple clubs can share the one venue.

Tania Richardson provided the following information in regards to the specific needs of a large pony club (80 members):

Suitable riding facilities for an equestrian venue shared by 3-4 clubs include the following:

- Main Arena 100m x 80m
- Two dressage arenas 60m x 20m
- Training arena 80m x 80m
- Cross country track

Tania informs that a Pony Club typically holds club rallies monthly with a break over Dec/Jan as well as 1-3 one day events (ODE's) and a number of training days which may number about 20 over the course of a year.

It is apparent from the recommended facilities from Simon Barrey and Tania Richardson that an ideal Pony Club facility encompasses adult riding clubs facility requirements with room to spare.

If one facility was to be provided with the Pony Club recommended facilities then a potential four clubs of 80 riding members each could be accommodated – totalling 320 riders.

Lighting

Currently in the Perth metropolitan area the State equestrian centre is the only facility that has lighting in its arena. The Department of Sport and Recreation website suggests that 500 lux is required for indoor arenas and 300 lux for outdoor arenas. This is suitable for both dressage and show jumping competition. Lighting is uncommon among most equestrian club facilities. Flood lighting to these standards would entail a significant cost including a likely need for a power upgrade to the site to achieve this level of lighting. Floodlighting would be more appropriate in a regional venue.

Economic Benefits

It is well established that equestrian activities generate a high level of economic activity.

The Peel Development Commission report "*Peel Equine Needs Analysis Study 1998*" which identified that it cost \$6,400 per year to keep each horse.

The City of Gosnells's report "*An Investigation Into Equestrian Activity within the City of Gosnells 2001 - City Facilities*" identifies that the Equestrian industry as a whole benefited the City of Gosnells through the injection of \$18.3 million into the economy annually.

The Rural Industries and Research Council, Australian Government report "*The Horse Industry: Contributing to the Australian Economy*" (2001) placed the value of the horse industry at \$6.2 billion dollars. The report notes that while racing and associated activities (breeding and wagering) contribute a little over half, horse businesses, equestrian events and breed events and the maintenance of horses are very large industries in themselves.

A recent survey of 120 horse owners conducted by the Wallangarra Riding and Pony Club as reported in the Submission to Council 30 September 2009 finds that the average amount spent on each horse and horse related activities was \$17,750.

Whilst this needs assessment does not attempt to determine the economic value of the equestrian clubs to the City of Armadale it is noted that the amount will be highly significant as Armadale is host to a large proportion of Perth's equestrian activity.

8.3 Social Benefits

Like all community based clubs and organisations, equestrian clubs contribute to the social capacity of the community and build social capital as a meeting venue and organisation for likeminded members of the community to meet.

The benefits of an active lifestyle are well documented and an equestrian centre by nature is making available a facility for people to become active. In particular the benefits of lifelong active lifestyles can be learnt at the early age that equestrian clubs provide (in particular Pony clubs which target youth).

Equestrian clubs provide instruction on care for animals and provide and reinforce ideals such as fellowship, citizenship and loyalty and the cultivation of strength of character and self-discipline.

Equestrian sporting pathway opportunities are also provided by the City of Armadale equestrian facilities. Participation as a beginner through to State and National riders is provided at the equestrian facilities with appropriate levels of coaching and events available for both rider and horse.

9 FACILITY REVIEW

Three equestrian club facilities have been reviewed as part of this Needs Assessment. They are: Kelmscott Pony Club Grounds, Fletcher Park and Palomino Park.

9.1 Kelmscott Pony Club Grounds (Part of Pries Park)



Facility Description

- Approximately 4ha of developed area.
- Owned freehold by the City.
- 3 built arenas, sand surface.
 - Arena 1 – approx 60m x 57m
 - Arena 2 – approx 67m x 23m
 - Arena 3 – approx 60m x 50m
- Open space to either side of the arenas including 1km cross country course with 30 jumps.
- Clubrooms including m/f toilets and spectator shelter.
- Grounds make up part of Pries Park reserve.
- Storage sheds, 10x5 and 3x3.
- 35 horse yards

Condition Assessment

- Grounds and arenas in good condition.
- Building and shed ageing, some obvious maintenance required.

Usage

- Two main user groups – Kelmscott Pony Club and Kelmscott Adult Riding Club.
- Both Clubs hold monthly club rallies as well as a number of special events and training days. Predominantly on weekends.
- Up to 120 horses and 300 persons can be present on large event days.

Strengths

- Grounds and buildings are suitable for the Clubs' current needs.

Weaknesses

- Buildings are ageing.
- Council intends to subdivide and sell Pries Park to generate substantial income that will be an integral part of future community facility development plans.

Opportunities

- Kelmscott Pony Club and Kelmscott Adult Riding Club could be relocated to another venue with suitable facilities. Additional user groups will improve the financial capacity for the clubs to enable future facility developments.

Threats

- Agreement between multiple user groups for collocation can be difficult to obtain.
- Grounds with sufficient capacity must be identified.

9.2 Palomino Park



Facility Description

- Approximately 4.5 ha of developed area plus additional grounds along the river bank.
- Crown Land vested in the City for recreation purposes.
- Large grassed oval of 120m x 187m. Fenced and with gravel track around the perimeter.
- A dressage arena, fenced with sand surface. 60m x 28m.
- Small grassed arena, fenced, non reticulated. 70m x 40m (longest sides) irregular shape.
- Clubrooms including kitchen. Separate toilet block, single male and single female toilet.
- Storage shed 9m x 6m.
- Formal parking for approximately 50 cars only. Informal parking for floats around the grounds.

Usage

- Three main user groups being: Riverside Park Pony Club, Riverside Riding Club, Transitions.
- Clubs hold monthly club rallies plus a number of special events and training days.
- Unable to be used during wet winter months due to grounds being too slippery and boggy. Requires large amount of watering during the summer.

Condition Assessment

- Buildings are in good condition.
- Grass arena is uneven and becomes boggy and very slippery in winter.
- Fencing in need of repair on dressage arena.
- Informal parking around the grounds for floats is very boggy in winter.

Strengths

- Grassed arena is very large.
- Located in an area with many horses.
- Buildings are in good condition.

Weaknesses

- Grassed arena becomes very slippery and boggy in winter, unsafe for use.
- Float parking becomes very boggy during wet weather. Insufficient total area for parking.
- Insufficient toilets for large events.

Opportunities

- Upgrade grassed arena to proper all weather sand surface to enable much higher levels of usage throughout the year.
- Provide additional gravel parking areas.
- Additional toilets could be provided.

Threats

- None identified.

9.3 Fletcher Park



Whole Site



Developed Area North of Moore St

Facility Description

- Fletcher Park is 14ha in total. The developed section to the north of Moore St plus the cleared land to the south of Moore St is approximately 10 ha.
- There is 5 ha of highly environmentally sensitive protected bushland to the north east of the equestrian grounds that have trails throughout.
- Grassed arena approx 110m x 65m, reticulated.
- Show jumping arena approximately 55m x 50m, sand surface.
- Minor grassed arena 60m x 30m.
- Warm up arena 30m x 20m
- White sand arena 60m x 30m.
- Small arena 40m x 15m
- Cleared open space for temporary arenas / cross country courses.
- Clubrooms including kitchen and toilets.
- Storage shed
- Horse yards
- Wash down area
- First aid caravan
- Gravel parking area to north of clubrooms.

Usage

- The two main clubs are the Wallangarra Riding and Pony Club, and the Wallangarra Adult Riders.
- The Wallangarra Riding and Pony Club hold monthly club rallies as well as numerous special events and training days. The Adult Riders have monthly club meetings.
- Grounds are also open for hire to other clubs whose own grounds are unusable for one reason or another.

Condition Assessment

- The riding arenas are generally in poor condition and in need of significant upgrading. The grass arena is used above capacity and the sand arenas have tree root intrusion and are littered with gum nuts. Fencing is also in need of repairing.
- Wash down area has poor drainage.
- The clubrooms are in good condition.

Strengths

- Large cleared area allows flexible use.
- Grassed arena is large.

Weaknesses

- Fletcher Park contains highly environmentally sensitive bushland restricting the movements of the Clubs.
- Grounds generally in poor condition.
- Grassed arena difficult to maintain to satisfactory condition, requires large amount of watering.

Opportunities

- Grassed arena could be upgraded to an all weather sand arena. All other arenas could be replaced with professionally built arenas to significantly improve riding experience, and will also be easier to maintain.
- Grounds have capacity for additional arenas.

Threats

- Increased restrictions may be placed on the use of the grounds in future due to the environmental sensitivity of the reserve.

10 CONSULTATION

10.1 Public Submissions

Seven (7) public submissions were received for consideration within this report. They can be seen as Appendix 3 to this report. A summary of the submissions is provided below.

Wallangarra Riding and Pony Club

Margaret Barnesby-Johnson, Rally Coordinator

The Wallangarra Riding and Pony Club prepared a 37 page report (plus additional addendum) for their submission for this study. The following issues/comments were raised:

- There is a significant lack of equestrian facilities in the City of Armadale and in the south east region as a whole. All three grounds are reported at capacity within Armadale. Greater communication with equestrian groups is required to ensure their needs are met.
- Statistical data from ABS and ERASS are flawed in projecting future equestrian participation for the area, as Armadale and surrounds are very horse oriented. More detailed analysis is recommended. The submission calculates a total of 1500 riders by 2015.
- The majority of the members of clubs within the City of Armadale come from surrounding local government authorities and further afield. This demonstrates a need for a regional approach to planning.
- There is a great need for a regional equestrian venue for south of the River as many riders are currently travelling 50km+ to compete at the SEC and Brookleigh.
- The equestrian clubs bring significant economic benefit to the City of Armadale. Their own surveys (125 completed) reveals an average spend of \$17,750 per horse.
- PCAWA Certificates that have been endorsed by the Curriculum Council should be encouraged in local schools for youth development.

Western Australian Horse Council

The Western Australian Horse Council (WAHC) provided a public submission in support of the submission by the Wallangarra Riding and Pony Club. Specifically the submission provides support for a regional level facility to cater for the needs of the residents of the City of Armadale and neighbouring LGAs. The WAHC encourages the City of Armadale to engage the key stakeholders to gain support and initiate planning for such a facility.

Rachel, (Surname not provided)

- Armadale is very equine oriented and should retain this character despite increasing urbanisation.
- Facilities and bridle trails should be retained for the benefit of all riders and will provide a significant tourism draw card.
- A public arena should be provided that is free of charge for people to take their horses.

Kelmscott Pony Club

Annette Grayden, President

- After having been informed the City cannot guarantee the tenure of the Pony Club past 2010, the Club has considered its options and has two preferences:
 - Relocate to new grounds provided by the Shire.
 - Relocated to Fletcher Park to share with the Wallangarra Riding and Pony Club and the Wallangarra Adult Riders.
- The Club believes that with facility improvements including toilets and parking to Fletcher Park there would be benefits to all clubs and the capacity of the Kelmscott Pony Club and Adult riders would be increased.
- The Club would also want secure tenure provided to ensure long term security for the Club.

Don Randall MHR, Member for Canning

Don Randall writes on behalf of Adriana Della Franca of the Kelmscott Pony Club, to request information on the parcel of land Lot 671 on Plan P252134. If the land is available, Don Randall states that the Club would be willing to undertake all maintenance works necessary for their facility requirements.

Riverside Park Pony Club

- This submission outlines their facilities at Palomino Park and their usage of them.
- Membership is capped at 65.
- With the population set to grow rapidly, improved facilities at Palomino Park are of utmost importance including improved drainage to the grass arena and an additional all weather surface arena of 100m x 100m.
- The grounds are unusable in the winter months and it will be disappointing to lose Kelmscott grounds as it is one of the venues they rely on during this period.
- Pony Clubs are an important part in providing pathways to national representation, with many Olympic riders having started with Pony Clubs.

Transitions

- Transitions was formed to provide top level coaching to dressage riders aged 25 and under. Classes are limited to four riders.
- Members have participated in State and National dressage championships.
- The Club holds three dressage events which are important for fundraising. The Club can find it difficult to attract riders because the grounds are often in poor condition for riding which could injure competing horses. Improvement of the grounds is their main concern.
- All the tenant clubs at Palomino Park are working well together in sharing the facilities.

10.2 City Staff

Paula Haro, Environmental Officer

Paula Haro provided the following information in regards to environmental issues existing equestrian club grounds:

- Fletcher Park contains a threatened vegetation community within the coastal plain.
- The City does not know what impact increased equestrian usage within the bushland areas would have on the vegetation and environmental value of the area. Increased pressure on the bushland by increased usage within these areas is not recommended.
- Around 5ha of the reserve is bushland that has been identified as extremely important to preserve. Under the Federal Government Legislation, the *Environmental Protection and Biodiversity Conservation Act*, this vegetation community is listed as "critically endangered". This floristic vegetation community type is called "3a *Corymbia calophylla - Kingia australis woodlands on heavy soils*".
- On the Swan Coastal Plain, the Forrestfield Complex vegetation which occurs in Fletcher Park has only 9% of the pre-European original extent of vegetation left.
- The vegetation condition varies from good to excellent.
- Under the State Government *Wildlife Conservation Act*, there are declared rare flora species types also occurring in the reserve. These are also a priority to protect.
- Part of the good condition bushland is part of the Bush Forever Site 264.
- The seasonal stream that flows through to Fletcher Park is also important. Whilst this area is degraded, the stream zone protects water quality, prevents erosion, provides fauna habitat and has landscape value.
- There is currently a Wungong Management Plan in draft form. Part of the recommendations includes upgrades of the trails used by the equestrian clubs based at Palomino Park.

Patrick Quinlivan, Manager Recreation Services; Meredith Kenny, Senior Planner.

Patrick and Meredith provided the following information in an onsite meeting at each of the equestrian venues and through further discussions and correspondence:

- The City of Armadale is developing rapidly. Whilst Armadale has been recognised as a Strategic Centre in Directions 2031, both the City of Armadale and City of Swan are pushing for Armadale and Midland to become Primary Centres as are Rockingham and Joondalup as this is seen as a more appropriate classification for the way they are likely to develop.
- Most of the land west of the Hills will be built out, which is the best land for keeping horses. Soils in the Hills area are delicate, and much larger areas are required for keeping livestock.
- Kelmscott Pony Club Grounds are part of Pries Park, which if sold and subdivided would provide significant ongoing income for the City of which part of the funds could be used for development of recreational facilities.
- A regional equestrian facilities strategy is required due to neighbouring LGAs facing similar issues to the City of Armadale.
- Palomino Park has drainage issues and is not suitable for use over the winter months.
- Fletcher Park is environmentally sensitive and requires protecting. Further clearing is not an option around the good bushland areas.
- Power is limited at Palomino Park. The kitchen and toilets have recently been upgraded by the City.
- A regional type venue could potentially be planned for Serpentine Jarrahdale which is where many club members in Armadale Clubs come from.

- The lease for Kelmscott Pony Club Grounds, Pries Park has expired on 1/10/2006, and has not been renewed. The club's tenancy is on a month to month basis. The Club has been advised that the City will not guarantee tenancy beyond the end of 2010. The land is owned freehold by the City.
- The lease for Fletcher Park expires on 4/9/2010 with no option to renew. It is probable that the City will provide a new lease, but it is likely to be subject to some strict environmental conditions.
- Palomino Park - there is no lease agreement in place or even a formal hire agreement, which is something that needs to be addressed. There has been discussion with the clubs to set up a Management Agreement that defines the maintenance responsibilities of the parties. The land is a crown reserve that is vested in the City for Parks and Recreation. The City has no thought or intention to sell this land off in the foreseeable future.

Shane Wasley, Parks Supervisor

- The main arena at Palomino Park is in poor condition due to high usage. No amount of maintenance would be able to keep the grass in good condition with current or additional usage levels.
- It is not just high usage by the clubs, but also by the public who ride their horses to Palomino Park.
- Changing the surface to an all weather sand surface would be advantageous for all users of the reserve.

10.3 Clubs

Kelmscott Pony Club

Annette Grayden, President

The Club is based at Pries Park, Kelmscott.

Participation

The Club reports the following participation details:

- 28 junior riding members.
- Numbers are capped and there is a waiting list due to capacity of the grounds.
- 20 riding members are residents of the City of Armadale, 8 are from outside of the City.

Usage

The Club reports the following facility usage details:

- Monthly rallies throughout the year with approximately 30 horses and 60 persons in attendance.
- Training days, clinics, workshops, camps held weekly on Saturdays/Sundays with varied numbers of horses and persons in attendance, 9am-5pm.
- Eight horse shows per year, Sat/Sun 7am on. 60-120 horses in attendance, up to 300 persons.
- Other organisations that use the grounds include Equine Natural Hoofcare Podiatry Club, Riverside Pony Club, and Equine Horse Rescue.

Facility Issues

- The Club reports being very satisfied with their current facilities and have a strong attachment to their grounds.
- The Club has plans for new jumps, round training ring, purpose built arena with lighting and seating for 100 people, covered public viewing area at the side of the arenas.
- The Club has a strong preference to retain its existing facilities, however, if required to relocate it would like Council to supply appropriate grounds for equestrian activity with current facilities.

Comments

In the Club's public submission of 1 September, 2009, the Club notes a preference to be relocated to Fletcher Park. The Club states a need for use of the Grounds one weekend per month Saturday & Sunday (includes Adult Riders), and will work around the existing tenants dates. The Club would like to see upgraded facilities at Fletcher Park including toilet and parking facilities and be given secure tenure for long term security.

Kelmscott Adult Riding Club

Jill Kessell, President

The Club is based at Pries Park, Kelmscott.

Participation

The Club reports the following participation details:

- 25 Adult riding members
- 5 are from within the City of Armadale, 20 are from outside of the City of Armadale.
- The Club cannot take on any more members and has a waiting list.

Usage

The Club reports the following facility usage details:

- Monthly club meets February – November, Saturdays. 15-20 horses in attendance with 20-30 persons in attendance.
- 3-5 clinics over the year on a Sat or Sun 7:30am to 5:30pm. 8-10 horses in attendance with 15-20 persons.
- 2 Events in a year on a Sunday. 50-70 horses in attendance with 75-120 persons.

Facility Issues

- The Club is satisfied with the facilities and does not have future development plans.

Comments

- The Club supports the concept of sharing facilities where opportunity exists provided appropriate facilities are provided. The Club's main concern is for areas for flatwork and jumping, places for the horses to be safely enclosed when not being ridden, properly fenced yards preferably covered from the elements.
- The Club notes that while many members are from outside of Armadale (principally Serpentine-Jarrahdale) the Club brings significant revenue into the City.
- The Club reports that as the population grows it is becoming increasingly difficult to find places to ride and that the south eastern region is in need of a regional facility to for the large horse riding population in this area.

Transitions

Judy Hicks, President

The Club is based at Palomino Park, Champion Lakes.

Participation

The Club reports the following participation details:

- 23 junior riders, 14 senior riders
- Of these, 2 juniors and 3 seniors come from the City of Armadale.
- Members come from many different areas with 20 other postcodes listed outside of the City of Armadale.
- Numbers are limited to provide quality training.

Usage

The Club reports the following facility usage details:

- Monthly training and rallies, 9am-3pm on Saturdays. Sept to May. 35-40 horses in attendance, 60 persons.
- Three events per season, Sundays, 8am – 3pm. 80-100 horses in attendance, 160 persons.
- Two 3 day clinics per season. Saturday – Tuesday. 8am – 5:30pm. 30 horses in attendance, 50 persons.

Facility Issues

- The grassed arena is very uneven and poor draining. Ideally would like this upgraded for competition days and training.
- The enclosed arena and yards are adequate for the Club's needs.
- The clubrooms and storage are adequate for the Club's needs, however the toilets are inadequate with only one male and one female toilet available.

Comments

- The Club specialises in Dressage. The main area of concern is the state of the grassed arena as it impacts on the ability of the Club to attract competitors to their shows.

Wallangarra Riding and Pony Club

Margaret Barnesby-Johnson, Rally Coordinator

The Club is based at Fletcher Park, Wungong.

Participation

The Club reports the following participation details:

- 65 junior riders, 5 senior riders.
- 28 of the riders are from within the City of Armadale, 42 are from outside of the City, however all horses are kept on properties in the local area.
- The Club now has a waiting list as grounds are at capacity.

Usage

The Club reports the following facility usage details:

- Monthly club rallies 11-12 per year. 7am – 5pm, usually on Sundays. 40-70 horses in attendance, 100-150 persons.
- Three One Day Events held per year. Possibly future change to two day events due to very high demand leading to many riders missing out. 110-130 horses in attendance, 200-300 persons.
- The grounds are hired out to adult riders groups, local breed associations, riding school operators, other PCAWA Clubs, etc throughout the year. 10-50 horses depending on event, 20-100 persons.
- Casual use by members at any time.

Facility Issues

- Parking insufficient for One Day Event's (ODE). Part of reason for restriction of numbers for these events.
- Additional horse bays are required and upgrades to the existing.
- The position of the wash down area is potentially hazardous for spectators and drainage is inadequate.

- The show jumping warm up arena is in poor condition. Overgrowth needs to be removed and fencing repaired.
- Main grassed arena is adequate but in need of levelling due to high usage.
- Minor grassed arena is in poor condition due to undulations and uneven surface.
- White sand arena is in poor condition as rain washes sand away and surrounding trees drop gum nuts into it. Generally unsatisfactory for use.
- Other open space around the ground on both sides of Moore St is used for temporary arenas due to high rider numbers. Not ideal for riding on, additional proper built arenas are required, 5 dressage arenas in total are required.
- The Club is currently working to address the issues identified above. Current plans include:
 - Upgrading of cross country jumps/course. \$10,000 budget.
 - Upgrading of equipment trailers and purchase of equipment riders.
 - Fencing along Moore St as existing fencing was dangerous.
 - Levelling, sanding and refurbishing of the main grass arena at end of the year. \$10,000 estimate.
 - New shed for equipment and refurbishment of the garage into a theory room for riders. \$5,000 estimate.
 - PA system replacement. \$2,500.
- The Club would ideally like the following facilities:
 - Safe riding areas for beginner riders and lead line riders.
 - Additional and improved show jumping facilities (another fully fenced specialist area required)
 - Additional grassed areas or designated areas for flatwork and dressage. 5 arenas required in total.
 - Lighting of the main grassed arena so that summer rallies can be held into the evening when it is cooler and in winter when days are shorter.
 - Undercover area for riding.
 - Proper upgrade to cross country course to bring it in line with EFA standard for higher level events.

Comments

- The Club states that the grounds are already extensively utilised and that restrictions placed on the grounds due to the environmentally sensitive bushland make it difficult to further utilise the area without further impacting on the bushland.
- Provision of suitable facilities and the funds to provide them are key for the long term viability of the club. This will require external funding.
- More extensive research into the equine industry and riders is required. Use of national level statistics is inadequate.
- There is a shortage of facilities south of the River. There are many organisations and individuals that require specialist facilities in the region.

Riverside Riding Club

Sharon Leppard, Secretary

The Club is based at Palomino Park, Champion Lakes.

Participation

The Club reports the following participation details:

- 5 junior members, 1 senior member.
- 1 member is from within the City of Armadale, 5 are from outside of the City.

Usage

The Club reports the following facility usage details:

- Three hack shows per year. 45 horses in attendance, 100 persons.
- One championship show per year. 80 horses in attendance, 160 persons.
- One breed show per year. 100 horses in attendance, 200 persons.

Facility Issues

- The sand arena is rated as poor to adequate.
- The grass arena has poor drainage and cannot be used for several months due to bogginess and slippery conditions.
- Fenced non reticulated arena is adequate.
- Several jumps located around the facility are poor.
- The track that goes around the oval is good.
- The yards are too small.
- Parking area around the grounds is poor due to bogginess. More parking is required.
- Insufficient number of toilets for number of persons that are present at events. Additional toilets are required.
- Kitchen needs improvement.
- The Club does not have future facility development plans.

Riverside Park Pony Club

Adelle Fitzpatrick, Secretary; Jenny Marslen, Grant Writer

The Club is based at Palomino Park, Champion Lakes.

Participation

The Club reports the following participation details:

- 60 junior riders. This number is capped and a significant decrease from previous years (79) due to a decision by the Club to reduce numbers due to the size and condition of the grounds becoming unusable during winter. There is a long wait list.
- 16 members are from within the City of Armadale, 44 are from outside of the City.

Usage

The Club reports the following facility usage details:

- Monthly club rallies held on Sundays 7am – 4pm Feb – Nov (unusable July/August, use other pony club venues if possible). 60 horses in attendance, 140 persons.
- Three hack days per year, 7am – 4pm. 70 horses in attendance, 160 persons.
- Two dressage/showjumping days planned for 2010. 90 horses in attendance, 130 persons.
- Training for State competitions held throughout the year. Number of horses range between 5-15, persons 10-35.
- Pony Club Curriculum. 6 horses in attendance, 15 persons.
- PCAWA State Training Prince Phillip Mounted Games, 3 times per year, 7am – 3pm. 40 horses in attendance, 60 persons.

Facility Issues

- Facilities are good however the grass arena is too wet to use during July and August.
- Insufficient parking space for cars and for floats.
- Insufficient number of toilets, particularly for females.

- The Club has plans for an extension to the equipment shed to house new portable arenas that the clubs has purchased. The Club grant officer is looking at obtaining new rainwater tanks through funding opportunities.

Comments

- The Club already shares with two other regular user groups being the Riverside Riding Club and Transitions. Other clubs using the facility on occasion are:
 - The WA Endurance Club
 - Other clubs when their grounds are not available.
 - Zone events are also held at the club on a rotation basis.
 - PCAWA Metro Zone events.
- The Club would be concerned if there was rezoning of land or sale of land around Palomino Park. The land was donated including bridle paths to Council for public open space for equestrian use. The Club is connected to local properties by the bridle paths making it safe and accessible to all ages and levels of riders.
- The grounds are overused and need constant maintenance.
- The Club is looking at improving water sustainability through an irrigation retrofit that decreases water usage.

Wallangarra Adult Riders

Karen Nelson, Organiser

The Club is based at Fletcher Park, Wungong.

Participation

The Club reports the following participation details:

- Operational for two years. 45 riders in 2008, 80 riders in 2009.

Usage

The Club reports the following facility usage details:

- The Club meets monthly on Sundays from 8am – 2pm. 35-40 horses in attendance, 65-80 persons.

Facility Issues

The Club has no future facility development plans.

Comments

None.

10.4 External Agencies

Department of Training and Workforce Development

Helen Smart, Manager VET Planning and Infrastructure

Helen Smart provided the following information in regards to the future plans for the Equine Training Centre (ETC) in Armadale.

- There are no plans as yet for the future relocation of the ETC. There is a four year budget in place which ensures that the Centre will remain as is for at least this period.
- Longer term, the Department is aware that Armadale is developing and that relocation will likely be inevitable. Brief discussions have occurred that have raised the possibility of relocating within 5 – 10 years. The discussions have raised Lark Hill as a possible venue in order to be close to the Lark Hill Racing Complex.
- The Department would like to participate in a strategic facilities planning for the equestrian industry which will assist them in making future plans for the ETC.

Pony Club Association of WA

- In 2009 PCAWA had 4,116 members, of these approximately 50% are riding members. This number is slightly down on 2007 numbers of 4,216.
- In 2009 there were 1,109 riding members in the Metropolitan, Swan, West Coastal and Hills Zones. There were 273 riding members in the Metropolitan Zone of which the Armadale Clubs are a part of.
- Membership in these Zones that cover the Perth and Peel region and surrounds has been relatively stable over the past few years because of a lack of facilities. Many clubs have long waiting lists to join, thus population increase is not converting to additional members.
- PCAWA have not yet conducted any strategic facilities planning for Pony Clubs in WA but we are in the process of reviewing their strategic plan to include this.
- PCAWA agrees with the need and would be willing to participate in an Equestrian Strategic Facilities Plan to identify current and future facility needs for equestrian clubs including identification of the need/location of potential regional venues.
- Suitable riding facilities for an equestrian venue shared by up to 4 clubs include the following:
 - Main Arena 100m x 80m
 - Two dressage arenas 60m x 20m
 - Training arena 80m x 80m
 - Cross country track
- A Pony Club typically holds club rallies monthly with a break over Dec/Jan as well as 1-3 one day events and a number of training days which may number about 20 over the course of a year.

Equestrian Federation of Australia, WA Branch

Vanessa Fuchsichler, Executive Assistant; Meredith Tenger, Registrar

The EFAWA were asked to provide information regarding participation statistics for WA and also in regards to facility planning for the future. Information on equestrian participation was provided as shown below, however a response has not yet been received in regards to facilities planning.

- EFAWA does not keep detailed statistics of membership numbers of clubs.
- There are many Pony Clubs that are affiliated with EFAWA so that their competitions are recognised and count towards state/national selection in equestrian sports.
- There are also a number of adult riding clubs that are affiliated, but many are not.
- Other organisations such as agricultural societies are affiliated so that their competitions are recognised.

Given the above factors, EFAWA confirmed that their membership statistics would be of little assistance in determining WA equestrian club participation rates.

State Equestrian Centre

Simon Barrey, Grounds Manager

Simon Barrey was asked to comment on the riding facility requirements for a shared equestrian venue. Simon provided the following specifications to suit most riding club's needs for a shared facility of up to four clubs:

- Four dressage arena's (three used for competition, one for warm-up)
- One show jumping arena of at least 65m x 65m
- Arenas should be properly constructed including a limestone base of between 200mm-350mm and a surface of double washed river sand or Gingin quartz of at least 75mm depth.

Simon notes that the arenas should be constructed with retaining walls around all the sides to hold in the material and that a typical dressage arena would cost approximately \$40,000 - \$50,000 each to build.

A small tractor with a rake attachment could be used by the tenant clubs to maintain the grounds. Depending on use, the sand is likely to need replacing at around 5 years. All weather surfaces such as double washed river sand and Gingin quartz will allow high usage of the grounds and therefore multiple clubs can share the one venue.

Department of Sport and Recreation WA

Clayton White, Facilities Consultant - CSRFF

Clayton White was asked about future facilities planning for equestrian facilities. DSR support a regional/state facilities plan that details hierarchical needs and regional level facilities. It is noted that the Brigadoon centre is the State centre so a plan should centre around supporting regional / district facilities.

Bruce Campbell, Facility Planning Coordinator

Bruce Campbell comments that other sports including shooting and cycling are facing similar issues to equestrian clubs in regards to urban encroachment. DSR is supportive of strategic facilities planning for these facilities. It may be necessary for some consolidation of facilities to occur along with the creation of precincts and multi-user facilities.

11 NEEDS ANALYSIS

Appropriate equestrian club facility needs for the City of Armadale have been identified through a broad consultative approach, researching and establishing the current and future needs of key stakeholders and matching them with current provision and industry trends. During the course of this study it has become apparent that there is a need for optimisation of local equestrian club facilities. Additionally, there are regional equestrian facility needs that require addressing for the Southern Metropolitan Region.

11.1 Local Equestrian Club Facility Needs

This study has revealed that the majority of equestrian club riding members are not City of Armadale residents. Due to the nature of equestrian facilities requiring relatively large tracts of land with user groups that have limited capacity to contribute capital for land or major facility provision, the vast majority are located in outer metropolitan areas. As a result many of the outlying LGAs are burdened with providing facilities for a recreation activity for which the majority of participants are from outside its borders. Resultantly this points towards a need for a regional collaborative approach to the planning and provision of equestrian facilities.

Whilst most of the equestrian club members at the facilities within the City of Armadale are not City of Armadale residents, it is still the intention of the City to provide adequate access to equestrian facilities for the current user groups.

Looking to the long term, the City of Armadale is set to lose much of its rural and semi rural zoned land west of the hills as it is replaced by urban development. The implications are that Armadale will become less amenable for the keeping of horses, with the likely result being that horses and related facilities and services will gradually move further out from the expanding metropolitan boundary. Therefore, this needs analysis does not identify a greater need for equestrian facilities into the future; rather, it identifies a need for the optimisation of the current facilities provided to reduce duplication of resources and improve operational viability.

Equestrian club facility reviews such as this are a relatively new phenomenon. No previously conducted reports of a similar nature have been found that identify what are the suggested minimum requirements for an equestrian facility and what is an appropriate number of clubs to share such a facility. Through extensive research and consultation this report has made findings in these areas that will provide a solid basis for progressing to the feasibility stage.

Specifically, this study identifies that the primary equestrian clubs based in the City of Armadale could be accommodated on two equestrian club facilities if they are constructed to a sufficient standard. The rationale for this assessment is explained in further detail below.

Need for Two Equestrian Club Facilities

Based on the research undertaken as part of this Needs Assessment study, and current high usage levels at both Palomino Park and Fletcher Park, the study supports the need to retain both facilities into the foreseeable future. The following rationale provides justification for the City to consider the provision of two equestrian facilities as opposed to the current three:

- Clubs hold regular monthly club rallies plus a number of one day events and training days. Four clubs could effectively share one grounds with each having two weekend

days per month plus weekday use throughout the year. This is a fair and reasonable number of days for each club. Some clubs will want more days, and some will require fewer days and therefore negotiations between the clubs can ensure a desirable outcome for all parties.

- Grounds can sustain high usage from horses if built with the right materials. Turf can only sustain low usage levels and should be replaced with all weather sand surfaces such as double washed river sand or Gingen quartz to enable high frequency usage.
- There are seven main clubs based within the City of Armadale, thus two optimum appointed facilities should possess spare capacity based on current levels of use. Additionally, several clubs have fewer meetings than others and therefore do not have high usage requirements for equestrian facilities.
- As identified in section 7 *Relevant Industry Trends, Future Predictions for Equestrian Club Membership within the City of Armadale*, relatively few additional equestrian club members are expected to be generated from the increasing City of Armadale population. This is primary because the majority are unlikely to have sufficient land space and/or discretionary income to keep horses as Armadale becomes increasingly urbanised. Therefore, two equestrian venues are likely to be sufficient for the City of Armadale residents for the foreseeable future.

Facility Requirements

The following list of riding facilities is suggested for the provision of a suitable shared use equestrian club venue. They are based on advice provided by PCAWA and the State Equestrian Centre Grounds Manager. There are no documented standards for numbers of arenas required for a typical Pony or Riding Club, and therefore ABV has considered this advice which appears to be within reason when compared to the current facilities provided in the City of Armadale and other LGAs.

Main Arena

- 100m x 80m.
- The arena should be fenced and ideally have the clubrooms overlooking.
- Portable fencing should be utilised for subdividing the large arena into smaller arenas such as for dressage.

Dressage Arenas x 2

- Two dressage arenas 60m x 20m
- Fenced

Training Arena

- 80m x 80m
- Fenced
- Portable fencing should be utilised for subdividing the large arena into smaller arenas such as for dressage.

PCAWA advise that the provision of the above arenas will be suitable for large clubs of up to 80 riding members.

Each of the arenas should be built to best practice specifications as advised by Simon Barrey, Grounds Manager of the State Equestrian Centre. They should have a limestone base with a suitable all weather surface such as double washed river sand or Gingen quartz. The arenas should be retained on all sides to ensure the fill is not gradually pushed out or washed away.

These all weather surfaces will greatly increase the carrying capacity of the arenas as compared to turf which is easily damaged and is unsuitable for use during wet weather. The same principles apply across a number of sports including lawn bowls which is undergoing rapid conversion of turf greens over to synthetics due to very similar issues.

In addition to these arenas, a cross country track of approximately 2km+ is highly desirable for equestrian clubs if space on the reserve permits. A track should be made of a dense material such as limestone to prevent erosion and spread of disease.

A shared equestrian venue also has need for appropriate supporting infrastructure including car and float parking, horse yards, wash down bay, clubrooms and storage. The needs will vary on the size of the clubs and the type/size of events that are held.

11.2 Regional Equestrian Facility Needs

Whilst this study has focussed on local equestrian club facilities within the City of Armadale, the research and consultation that has been conducted indicates there is a significant need for a regional equestrian facility in the southern Perth Metropolitan and Peel Region.

The postcode analysis shows that the majority of members come from outside of the City of Armadale, with a large proportion from the Shire of Serpentine – Jarrahdale. Many clubs indicate they have their membership capped and have waiting lists due to a lack of facilities in the region. Several clubs and organisations have pointed towards a need for a regional facility that can accommodate future equestrian club participation growth and provide access to a higher standard of facilities for riders in the southern Perth Metropolitan and Peel Region.

Further research is required to assess the perceived need for a regional facility. The suggested approach to progress this matter is for the City to recommend to the Department of Sport and Recreation that a State Facilities Plan be developed for equestrian sports that includes consideration of the need for a regional equestrian facility in the southern Perth Metropolitan and Peel Region.

A further consideration for the potential development of a regional facility is the Department of Training and Workforce Development TAFE, Equine Training Centre (ETC) located within the City of Armadale. This 10 hectare facility has tenure of approximately 5 years remaining before it is likely to be relocated due to the continued urban development planned for the area.

The TAFE facility appears a very good fit with equestrian club and event facilities and provides a mid week user group of what is largely week end and after school / work type activity. The regional equestrian centre could also become an equestrian learning centre and costs for capital development and recurrent operational expenditure could be spread across multiple stakeholders.

It is recommended that the City of Armadale write to the Department of Sport and Recreation (DSR), the Equestrian Federation of Australia WA Branch and the Department of Training and Workforce Development to:

- a) Express its support for the development of a State Facilities Plan for Equestrian Sports that includes consideration of the need for a regional level equestrian facility in the southern Perth Metropolitan and Peel Region.*
- b) Advise DSR that should the proposal to develop a State Facilities Plan for Equestrian Sports be supported, the City would be keen to provide input and comment where appropriate.*
- c) Invite the Department of Training and Workforce Development to consider its future involvement in a regional level equestrian facility within the region.*

12 OPTIONS FOR CONSIDERATION

Analysis of the research within this study has led to the identification of four options for consideration:

Option 1.

Re-location of Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park.

Option 2.

Re-location of Kelmscott Pony Club and Kelmscott Adult Riding Club to Fletcher Park.

Option 3.

Re-location of Kelmscott Pony Club and Kelmscott Adult Riding Club to a Greenfield site.

Option 4.

Re-location of Kelmscott Pony Club and Kelmscott Adult Riding Club to the current Department of Training and Workforce Development Equestrian Training Centre (TAFE).

Option 1. Re-location of Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park.

Re-locating the Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park would reduce the number of equestrian club facilities from three to two, thus reducing duplication of facilities and allowing the City of Armadale to progress with the subdivision and sale of Pries Park.

Palomino Park already has the riding arena area required, however additional fencing (including portable fencing) and upgrading of the grounds from turf to an all weather surface would be necessary. Further improvements to supporting features including the parking, storage and horse yards would also be necessary.

Upgrading of the grounds to an all weather surface would have a similar effect to the provision of synthetic bowling greens. The surfaces are much more manageable for volunteers to maintain, however replacement costs must be factored in. All weather/synthetic surfaces greatly increase the capacity of the grounds and the ability of the clubs to generate income to go towards running costs and upgrades. This would reduce operational expenditure required from the City as turf would no longer need to be mowed or watered and the clubs would be able to maintain the surfaces themselves.

Relocating the Kelmscott Clubs to Palomino Park would meet the best practice principles of shared use and minimising duplication of facilities and have a greater chance of success of obtaining State and Federal Government funding. The combined resources of the clubs would enhance their ability to maintain and upgrade their facilities in the future. The clubs would also benefit from cross promotion as well as sharing of expertise in different areas.

With the addition of two new clubs to Palomino Park, there would be a total of five main user groups. Analysis of the club usage details would suggest it is feasible for the five clubs to share. One of the clubs is small (6 riders) and only holds five events per year. The possibility would also exist for some training clinics with lower numbers of horses attending to be run concurrently.

Option 2. Re-location of Kelmscott Pony Club and Kelmscott Adult Riding Club to Fletcher Park.

The Kelmscott Pony Club has stated a preference for being relocated to Fletcher Park in its submission for consideration in this report.

The relocation of the Kelmscott Clubs to Fletcher Park would achieve the same benefits as listed in Option 1, however, Fletcher Park contains highly sensitive bushland with part of it listed as “critically endangered.” Consultation with Paula Haro, Environmental Officer indicates the City would prefer not to significantly increase equestrian usage at Fletcher Park, particularly within the bushland areas.

Riding arenas could be developed to the cleared land south of Moore St to draw away some of the equestrian activity from the good bushland area, however, these would be located a considerable distance from the clubrooms and sheds and would not be ideal for usage by the groups.

Due to the environmental sensitivity and high ecological value of Fletcher Park, Option 1 is preferred to this option.

Option 3. Re-location of Kelmscott Pony Club and Kelmscott Adult Riding Club to a Greenfield site.

During the course of this study a suitable site for an equestrian centre that meets broad criteria of adequate land size and zoning, ecological suitability, and available for development has not been identified.

This option has the increased cost implications for potential land purchase, supporting infrastructure development such as: pavilion, toilets, storage, car parking roadways etc. The relative high costs for these developments for relatively small clubs is therefore not supported.

Option 4. Re-location of Kelmscott Pony Club and Kelmscott Adult Riding Club to the current Department of Training and Workforce Development Equestrian Training Centre (TAFE).

This option would require further consultation with the Department of Training and Workforce Development to establish its suitability and availability for relocation.

It is likely that at best this would result in a short term solution for the clubs due to the impending relocation of this site indicated to be within a 5 year period. Therefore this option is not supported other than as a short term stop gap solution.

13 RECOMMENDATIONS

It is recommended that the City of Armadale:

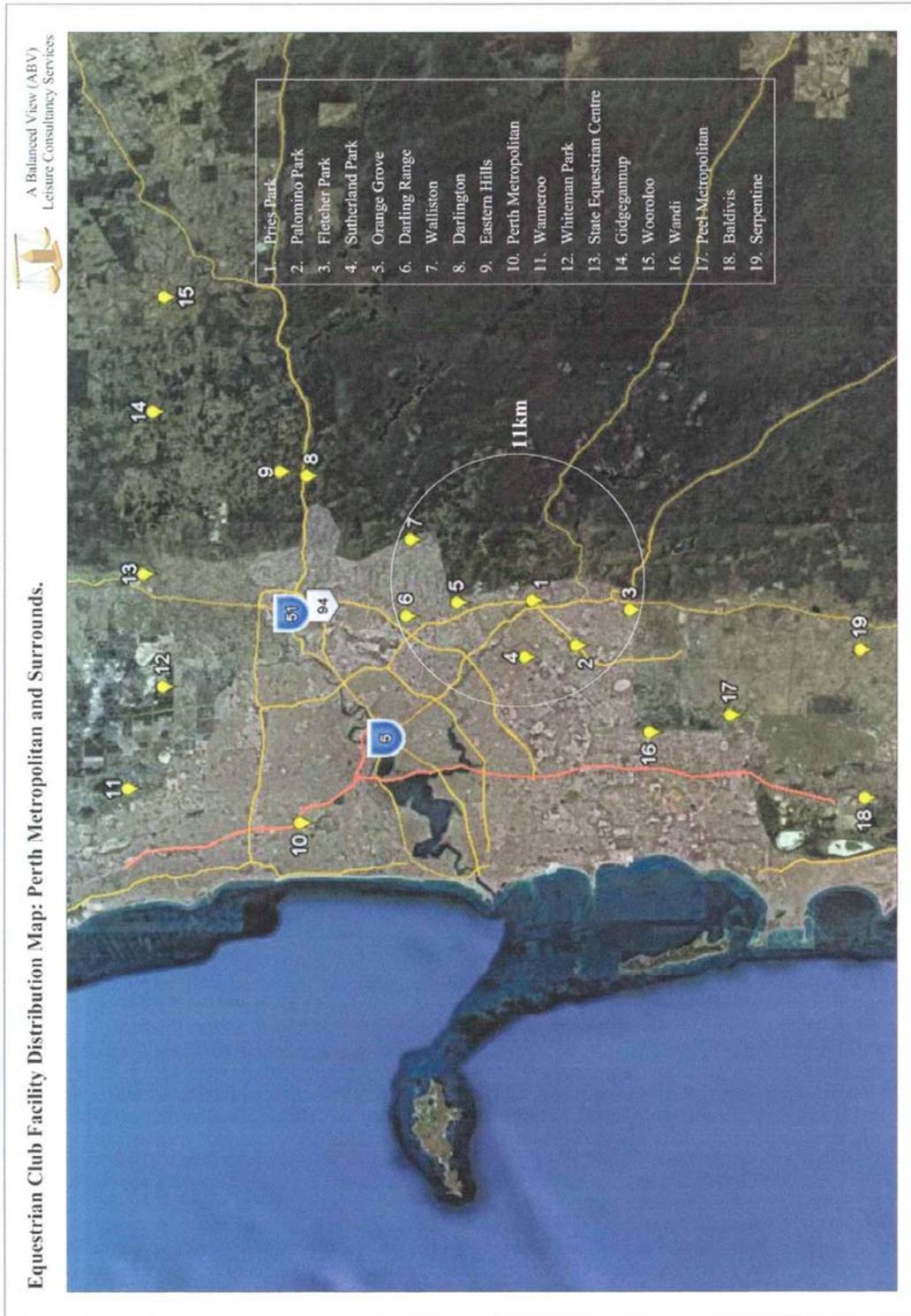
1. *Receive the draft Equestrian Club Facilities Needs Assessment report.*
2. *Support the need to retain existing equestrian facilities at Palomino Park and Fletcher Park to accommodate current demand and with identified improvements, acknowledge that these facilities should be adequate to cater for future demand from local equestrian clubs.*
3. *Further investigate as part of the Feasibility Study stage:*
 - a) *The viability and any associated costs of relocating the Kelmscott Pony Club and Kelmscott Adult Riding Club to either Palomino Park or Fletcher Park.*
 - b) *Options for upgrading Palomino Park and Fletcher Park to cater for current and future equestrian club needs, along with cost estimates and funding and staging options for any proposed improvements.*
4. *Write to the Department of Sport and Recreation (DSR), the Equestrian Federation of Australia WA Branch and the Department of Training and Workforce Development to:*
 - a) *Express its support for the development of a State Facilities Plan for Equestrian Sports that includes consideration of the need for a regional level equestrian facility in the southern Perth Metropolitan and Peel Region.*
 - b) *Advise DSR that should the proposal to develop a State Facilities Plan for Equestrian Sports be supported, the City would be keen to provide input and comment where appropriate.*
 - c) *Invite the Department of Training and Workforce Development to consider its future involvement in a regional level equestrian facility within the region.*

14 APPENDICES

- Appendix 1. Postcode Map, Riding Members Outside of the City of Armadale
- Appendix 2. Equestrian Club Facility Distribution Map: Perth Metropolitan and Surrounds
- Appendix 3. Public Submissions
- Appendix 4. Public Comment on Needs Assessment Draft Report

Appendix I. Postcode Map, Riding Members Outside of the City of Armadale

Appendix 2. Equestrian Club Facility Distribution Map: Perth Metropolitan and Surrounds



Appendix 3. Public Submissions

From: irox [mailto:tomjayjay9922@hotmail.com]
Sent: Friday, 2 October 2009 12:24 PM
To: Patrick Quinlivan
Subject: Equestrian Facilities Study

Hello,
I am sorry this is late but I just thought i'd send some comments in.

I agree that Armadale as a city is very equine focused with lots of horses and large equestrian properties all over the place. With this note there is also the evergrowing spread of residential development and the clearing of natural bushland and bridlepaths to make way for the increasing population growth in Armadale. Armadale should be with its potential developing for ecotourism which could generate income, as people travel with their horses there could be more horse events or bush rides. Generally Armaldae is a very friendly place for shopping and horse riding and Armadale should reflect on this and keep the tradition. So please allow for some bushlad areas and bridle paths to be saved and avalible to the public. People also I think would maybe like a area for horsey people where there is a public areana, round yard and jumping and cross country course built avalible to all public horsey people to go there for free, this would be for people without access to expensive areana facilities, simliar to the one in Darling downs.

Thank you for your time and reading my comments and suggestions it is most appericiated.
Regards,
Rachel

Kelmscott pony club submission 2009-11-01

Kelmscott pony club has been informed by the Armadale Council that we will no longer have definite use of our grounds and facilities from 2011.

Therefore we after careful consideration have the following suggestions to give us continuity as a club;
The council find and build us alternative grounds.

Or the council find us another club within the City of Armadale who
Would share usage of their existing grounds i.e.; Wallangarra,

The Kelmscott Pony Club would require a large shed with concrete veranda, to house our equipment,
A shed that had a large separate office/meeting room would enable us to hold our rallies. We have a
fridge and pie warmer and require only limited canteen facilities.
We would require access to toilets, riding rings and cross country areas.

We would require one weekend per month, Saturday for Adult riders and one Sunday for rallies. We
would work around existing club year dates. We could be allocated 1st weekend of the month.

We would attend Wallangarra shows, thereby benefiting their club.

We also could home all the potential club members on existing waiting lists.

The Council could upgrade toilet facilities, parking facilities and give tenure to clubs so they feel secure
in the long term,

All up we see this as a mutually benefiting resolution to the issues facing the equestrian community.

Please give this submission due consideration

Yours sincerely,

Annette Grayden
President Kelmscott Pony Club 2009



Riverside Park Pony
Club



Riverside Park Pony Club



Introduction as to why RPPC found it necessary to present Armadale shire with a submission on the recreational use of the pony club grounds known as Palomino Reserve

The location of Champion lakes was recently the subject of survey instigated by the shire of Armadale, the object of the survey was to determine the apparent usage of certain grounds that are dedicated for the use of equine pursuits, Riverside Park Pony club being caretakers of Palomino Reserve were not aware of this survey and asked the question, how can this information be a true representation of horse and rider usage in the area?. Consequently along with other equine associations we found it necessary to collate our own information and submit it to the local authority which we felt a far more realistic and true representation of the facts. The information we gathered has been covered and analyzed on a very professional level by Margaret Barnesby Johnson and has been included in the submission prepared by Wallangara Pony Club, the document submitted by Riverside Park Pony Club is a brief outline of the past, present and future.



Riverside Park Pony Club
2009

28 SEPTEMBER

Palomino Reserve

Champion Lakes 6111

Submission to City of Armadale

Riverside Park Pony Club was formed in 1990 by the local community, it was identified that there were young children in the area that would benefit by joining a pony club that would provide them with knowledge of learning to ride and also to learn how to care for their horse in the correct way. Besides the riders we have a large number of members in the club which include parents, coaches and volunteers. Our club is part of a worldwide movement which boasts a large membership throughout the world.

The infrastructure and facilities were funded and constructed in the main by the committee and members with some assistance of the Riverside Riding Club and local shire, they have largely been maintained by the pony club since, the ground consist of the large oval in the centre which is the mainstay of most of our activities with 2 smaller arenas that the members enclosed for the safety of our younger riders. Our facilities include our club rooms that incorporate canteen and main clubroom which are used for theory instruction, committee meetings and end of year trophy presentation. We have one additional storage shed which houses two trailers with jumping equipment, novelty equipment for games and dressage equipment. We are currently fund raising for the purchase of a further building to house newly purchased dressage arenas.

We share the facility with the Riverside Riding Club and Transitions Dressage Club. We work together to maintain the facilities and share expenses. Each year we liaise with each other to plan our calendars to avoid clashes with dates and also meet from time to time to discuss any issues that need to be resolved. We work amicably together.

The membership has steadily increased in numbers from ten children when the club was formed to 65 riding members this year which is the maximum number we accept. We have not held a membership joining day for several years as we have had a full membership and have a waiting list of people wishing to join the club. We limit the membership numbers to protect our grounds from overuse which would compromise the riding surface and many safety issues. To increase our membership would need some serious planning. The area to the south of the main

oval has huge potential for increasing our facilities. There is ample room to develop an area of 100sq meters which could support 3 dressage areas using materials that would allow for all weather conditions. The existing oval needs to have a system of drainage again allowing it to be used year round. There is always a problem with parking and in the winter the parking of vehicles and horse floats is very difficult, this is a problem that needs to be addressed. To increase the membership with the existing parking restrictions would not be feasible. However we do believe that the reserve with the correct environmental considerations could be a venue to be proud of. With the level of equine participation growing and the reported growth explosion happening in the coming years the upgrade of this venue is in our opinion of paramount importance.

During the course of the riding year which is from February to November apart from our structured pony club rallies which are run once a month we hold other equine events. These are dressage days, show jumping rounds, breed shows and hacking classes and also pony club team training days. Our open show events are extremely well supported people come from local riders and also we get a significant number who come from country regions. These are a great source of fund raising for the club by running these events allow membership subscription to be kept at a minimum. Unfortunately during the months when we have a large rainfall usually July/August/September the grounds are in no condition for us to even hold our rallies and we have to source outside venues. This is not only inconvenient but leaves us with a very small window for us to achieve fund raising events. We have had to use venues such as Brookleigh, Baldivis Pony Club, Peel Pony Club, Wallangarra Pony Club and Kelmscott Pony Club all these clubs have made us welcome. Unfortunately we now are aware that Kelmscott ground will not be available in the future which is a shame as we have relied on the use of that facility when ours has been too wet to use.

The area Palomino reserve was donated by a local farmer Mr. S. Poad who, when was subdividing his farm wanted an area set-aside for the use of equine pursuits. It is our desire to continue the original wish and for the use the land to remain for equestrian sports as conditions stipulated.

Riverside Park Pony Club have had national and international representation in equine disciplines, to reach this level of competition for our pony club is to be recognized as an achievement to proud of. Many of the riders who represented Australia in Equestrian Olympic events had their beginnings in a pony club. The young riders are our future Olympians. We are very proud of our club and the way it is run by our dedicated committee. We are proud of our riding members who are a credit to us due to the involvement of people interested in the ideals of this world wide youth organization

We follow to the aims and objectives of the pony club movement which are

To encourage young people to ride and learn to enjoy all approved kinds of sport connected with the horse and riding.

To provide instruction in horsemanship and instill in all members the proper care of their animals.

To promote the highest ideals of fellowship, citizenship , loyalty cultivate strength of character and self discipline.

For and on behalf of the Riverside Park Pony Club



Transitions Inc
Palomino Reserve
Champion Lakes 6111

8 October 2009

SUBMISSION TO THE CITY OF ARMADALE

Transitions Inc was established on 31 August 1996 as an incorporated body to provide top level coaching to young riders aged 25 years and under at a reasonable cost. The club is a non-profit training entity for the preparation and participation in various levels of dressage. Membership is limited to allow for quality instruction with no more than four riders per group. There are currently 37 riding members and approximately 60 people on the club grounds including riders, instructors, parents and volunteers when the club meets on Saturdays each month from September to May. Riders are grouped according to horse/pony and rider ability and coached by National Coaching Accreditation Scheme (NCAS) instructors. Members have successfully competed at State Dressage Championships and previous members at the National Championships.

In addition we hold three Dressage Day events and two three-day clinics during the season at Palomino Reserve. These are fundraisers for the club and they are advertised to the public. All members are encouraged to participate, not only in riding, but also learning some of the many duties that go towards organising and running a successful competition day. At the three events we hold there are up to 160 people on the grounds including 9 to 12 judges. Transitions relies on volunteers to organise the set up and running of the open competitions which are available to people throughout WA to attend and qualify for the Indoor dressage competition at the State Equestrian Centre. Attracting people to compete in the Dressage Days is important as it is the club's main source of fundraising. The condition of the oval is the club's main area of concern as it impacts on the club's ability to attract competitors to our events. Uneven and boggy areas can risk injury to horses competing and this can discourage people from attending.

Transitions Inc has successfully applied to the WA branch of the Equestrian Federation of Australia for Dressage Development Fund Grants to assist in bringing an Eastern States coach to hold clinics and judge at their official dressage days. These clinics are organised by Transitions and are open to their members and non-members. They are booked out by members, Young Rider Talent Squad members, NCAS coaches and FEI (International Federation for Equestrian sport) riders who compete up to the top level of dressage.

The club provides lectures to members on the theory of riding and horse health and management, held in the club house during in the middle of the day for all groups at its rallies. The club's committee also holds its meetings each month on a weekday evening at the club house with up to 12 people in attendance.

Transitions Inc shares Palomino Reserve with Riverside Riding Club and Riverside Park Pony Club which hold their own rallies and competitions during the year. Our club shares the facilities including the oval, club house, canteen, yards, parking area and storage shed for the dressage equipment. Each club maintains the facilities and share the bills for example electricity. The clubs cooperate in setting dates to use the facilities and maintain the club house so it can be used by each club.

Transitions Inc provides young riders with a high caliber of instruction which focuses on the sport of dressage and offers dressage competitions at official and associate levels. The club encourages and supports young riders in WA by sponsoring events at the State Dressage Championship and the Dressage Summer Series.

For and on behalf of Transitions Inc.



Submission to City of Armadale
Equestrian Facilities Study 2009

'Horse/Pony riding is not just that. There are other issues to consider as in any other pleasure or competitive sport. There are safety issues to be addressed both for rider and mount. Through Pony Club and experienced instructors this is taught.

The bond between human and horse has been around for thousands of years and hopefully with the support of councils such as the City of Armadale will continue on for future generations. In this day of rapid change, violence, substance abuse etc; being a member of a pony club is a very important factor in any child/teenager/adults life. We are taught to be considerate to all and everything. That includes the very grounds which we enjoy.

I believe the horning community is on the increase, people are looking more and more for a safer and friendlier environment in which they can live and raise their families and be part of a community. Pony clubs such as Wallangarra offer that kind of support and friendship that is attractive to people moving out to Armadale/Byford. They want more than a local park, they want a healthy passion for their children and something the whole family can be involved with. From this passion we learn compassion !!

We as a family do many things horsey but will remain Pony Club members for many years to come because we are part of its family.'

Comments included in a Equestrian Survey from a Wallangarra Riding & Pony Club member who lives in Cottesloe and agists the horse in the local area.

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Executive Summary

The three pony club grounds within the City of Armadale provide a resource that is used by various equestrian groups. The number of people involved exceeds the estimates upon which the Council is basing its planning, and its predicted needs for the next 15 years would seem to be seriously underestimated. This submission details the economic and social value of these areas within the City.

The demand for equestrian facilities in this area is great. All three pony clubs are working at capacity, as determined by the available areas of their grounds. This is also the case for the adult riding groups who use the same venues. All groups have waiting lists of people who would like to be involved formally with the various groups.

Horse riding is an expensive sport, with costs beyond the initial purchase of the horse and its associated equipment. There are numerous industries that support horse ownership, like feed stores, equipment stores, farriers, vets, other health providers, and hardware stores. Horse transport requires powerful vehicles for towing, which require fuel and maintenance. Riders of all ages who compete also inject money into the local economy when they travel to events. Currently there is no specialist horse venue in the south-eastern region that can host major events, so many riders typically travel to the Swan Valley for competitions.

The social benefits of providing these facilities include nurturing aspiring riders, providing family-based activities, and promoting health by increasing the exercise options for local youth, and the not-so young.

A large number of local equestrian participants have taken the time to complete an Equestrian Survey in support of this submission, including expansive personal comments in many of the resident submissions. In compiling this submission and providing the City of Armadale with these findings, and other documented research supporting the findings, it is hoped that further assessment and needs analysis will result in equestrian facilities being included in the City of Armadale Strategic Plan.

Key Findings:

Usage levels of grounds

- The ABS¹ statistics report that horse riding is the 7th most popular recreational activity for girls aged between 12-14 years and ranks in the top 10 in all age groups.
- RIRDC² research in 2000 estimated 80,000 horses were involved in pony club activities in Australia
- Western Australia has undeniably succeeded in achieving the lowest injury rate to riders competing in this sport (eventing); down to just 0.8% in 2006 from a total of 7,017 competitors.
- Riding clubs, both pony club and adult riding clubs, currently have waiting lists of riders suggesting an unmet need on the area for facilities that can house larger numbers.
- Pony clubs strive to provide a safe environment for riders, but this is compromised if the infrastructure and size of the grounds are not sufficient for the numbers of riders who wish to participate.

¹ (Australian Bureau of Statistics (ABS), 2007)

² (Rural Industries Research & Development Corporation, 2000)

% effect of population increase – current waiting lists and increased demand for facilities

- The ASRNA2007³ report indicates that the City of Armadale anticipates an 88% increase in population (an increase of 48,000 residents) in the 15 years from 2006, the major growth area being the areas of North Forrestdale, Wungong Urban Waters and Champion Lakes. This increase in growth is uniquely within the catchment area for the Pony Clubs.
- There are currently 509 riding members registered within PCAWA Metropolitan Zone. Applying the cited growth rate of 79% to the actual numbers would indicate approximately (509 * 79% = 911) around 1000 young people who will want to participate in organized equestrian activities.
- WA Equestrian (WA Equestrian, 2008) has a current membership of 2100, 72% of which is female and 16% of the membership reside in the local area (336). The Adult Rider groups who provided membership data have a current membership of 158 with waiting lists. If the EFAWA number was grown at the cited 79% it would result in approximately (336*79%=602) 600 active equestrian adult participants, bringing the total number of anticipated participants in organised equestrian pursuits to well above 1500 by the year 2015.

Economic blueprint and benefit to city

- Equestrian WA⁴ has over 12,000 registered horses.
- On average, each Equestrian WA member spends over \$12,000 annually to participate in their sport.
- The State Equestrian Centre has over 2000 bookings and up to 30,000 people attending events annually.
- Pony Club is the largest youth organization in Australia and has an annual purchasing power in Western Australia conservatively estimated at \$18 million.
- Horse riding is one of the fastest growing leisure industries in Australia and interest in equestrian activities is growing. Approximately \$32 million is spent in WA annually by the horse leisure industry.⁵
- The Horse Industry – Contributing to the Australian Economy (Rural Industries Research & Development Organisation, 2001) estimates the contribution of the industry to the Australian economy is over \$6.3 billion a year. Importantly, this is ONLY measured in final inputs to the industry as the outputs are mostly recreation and entertainment. If the value of volunteer labour is included as in social national accounts the contribution is over \$8 billion a year.
- PCAWA Metropolitan Zone numbers of 509 riders, in addition to the Adult Rider Group memberships of approximately 336 (Equestrian WA), total 845 riders spending an estimated \$12,000 per annum or in excess of \$10 million contribution to the local economy.
- The Equestrian Survey of over 120 local residents, indicates an average annual expenditure of \$17,750 on horse and horse related activity.

³ (A Balanced View (ABV) Leisure Consultancy Services, 2007)

⁴ (WA Equestrian, 2008)

⁵ (WA Equestrian, 2008)

Youth development within the City - PCAWA Certificates included in Curriculum Council

- The Curriculum Council of WA has endorsed programs provided through pony clubs. The PCAWA Efficiency Standards C, K, C*, B, H & A Certificates along with the Preliminary and Level 1 Coaching programs can be undertaken by students whilst in Years 10, 11 & 12. The Curriculum Council will count this learning towards their secondary certificate – the Western Australian Certificate of Education (WACE).
- Local schools include equestrian studies in their syllabus and acknowledge equestrian pursuits as part of their students' contribution to education.
- 33 students have recently been selected to participate in the 2009 National Interschools Equestrian Championships.

Lack of provision of equine facilities in Strategic Plan for City of Armadale

- There is currently no inclusion of equestrian facilities in the strategic plan for the City of Armadale.
- There are no quality equestrian facilities (of the type of Brookleigh or the State Equestrian Centre) in the southern metropolitan area.
- A significant number of Equestrian Survey respondents expressed a desperate need for quality facilities in the local area.
- The only indoor arena available for hire was located on Forrest Road, and has recently been demolished for urban development. No other facility is available to service this need.

Flawed data being used to make determinations on utilization levels

- The standard error on the ABS survey is high for sports that a relatively small proportion of the population participates in (25%-50% relative error), and the variation in the figures is within the first standard deviation. This makes assessment of the trend in participation difficult.
- In direct contrast to ABS and ERASS numbers used by ABV Leisure, there are currently 509 local riding pony club members. Applying the growth rate of 79% would indicate approximately around 491 additional young people who will want to participate in organized equestrian activities. This is significantly more than the estimate of 79 new participants cited in the review for this period.

Recommendations:

- City of Armadale acknowledge the level of equine activity/participation and review the Active Sporting Reserves Needs Study 2007 to include equine in more detail.
- Improvement plan for existing grounds/facilities to allow for increased capacity and multi-purpose usage of grounds
- Active involvement with schools to include PCAWA Certificate Program in syllabus.
- Greater liaison and communication with equestrian groups to ensure the future needs of this significant economic contributor to the City of Armadale is not neglected.

Introduction

The pony club movement is the largest association of riders in the world, with members in over 20 countries. Pony Club has been a favourite pastime for young Australians for decades, in Australia since 1940. The ABS⁶ statistics report that it is the 7th most popular recreational activity for girls aged between 12-14 years and ranks in the top 10 in all age groups. RIRDC⁷ research in 2000 estimated 80,000 horses were involved in pony club activities in Australia, and that they form a considerable part of the Australian pleasure horse population. 'Pony Clubs are widely recognised as the grass roots for most other equestrian endeavours in this country, including racing, eventing, showjumping, dressage, polocrosse, western pleasure and has nurtured budding equestrians towards Olympic Equestrian Gold Medallists.

Australia is recognised internationally as a producer of outstanding racehorses but in the pleasure discipline, Australia has excelled in the sport of Three Day Eventing winning its first Olympic Gold Medal in Rome in 1960 and winning three successive Olympic Gold Medals in the sport, culminating in the Sydney Olympics win in 2000 and silver at the Beijing Olympics 2008.

'In contrast to the multimillion-dollar thoroughbred industry, the pony club association is a non-profit organisation. Compared to their much-studied thoroughbred counterparts, pony club horses have unfortunately not benefited from research investment.

Pony club horses are kept for fun and leisure riding by young children at pony clubs, and also as sport horses for more advanced riders. There is little or no financial incentive involved. Furthermore pony club horses are a diverse population of varying breeds, age, ability, background and relevant experience of their owners!' (Rural Industries Research & Development Organisation, 2000)

The Pony Club Movement In Western Australia (PCAWA)

There are 81 Pony Clubs affiliated with the PCAWA, of which 68 are presently active. Each Club is also a member of a Zone, which is a regional group of Clubs. There are thirteen Zones in Western Australia. Wallangarra Riding and Pony Club (WRPC) is part of the Metropolitan Zone, currently comprising 509 riding members, operating in the local area.

The Pony Club, through its activities, is a world wide youth organisation for those interested in horses, ponies and riding. It is a voluntary youth organisation which exists to promote the physical, mental and spiritual development of young people, encouraging in them an awareness of responsibility, sportsmanship and citizenship.

The Pony Club differs from other youth movements because the horse is used as the main centre of interest around which to cultivate strength of character and self-discipline. The OBJECT of the Pony Club is to encourage young people to learn to enjoy all kinds of sport connected with horses and riding and to provide instruction in riding and to instil in members the proper care of their animals.

⁶ (Australian Bureau of Statistics (ABS), 2007)

⁷ (Rural Industries Research & Development Corporation, 2000)

Wallangarra Riding & Pony Club History

During 1976 the Wallangarra Pony Club was formed by Dawn Murray, who originally belonged to the Kelmscott Pony Club and felt that another club was needed in the area. The site that was earmarked for the proposed pony club, at the corner of Springfield Road and Wallangarra Drive, Bedfordale, was found to be unsuitable. Parents belonging to the Wallangarra PC suggested that the club move to the '10 acre' at the bottom of Moore Street, Wungong, as it was Crown Land, unused and best of all, fully fenced. The Pony Club started off with 6 families, (Murray, Silver, Carmody, Fletcher, Barclay and Versteeg), which included about 16 riding children.

Dawn Murray was Chief Instructor, Matron Silver was our nurse and Ross & Diane Barclay were the 'backbone' of the club. Ross had the tractor and Diane was "Chief Cook". The rest of us were willing workers. Sometimes more will than able. Dawn worked hard to keep us in check while slowly teaching us the true Pony Club way. We were a close group and it was at this time the fortnightly activity actually commenced. The little club slowly grew to a total of 45 riders.

We suffered the slippery winter conditions of the '10 acre' for 3 years, then enquiries were made, by one of the members, to the possibility of using our present site. The OK was given and Alan Murray (our first Honorary Member) promptly traversed the bush with a trundle wheel measure and announced our 16 acres to be the correct size for a Cross Country Course. An area was cleared with voluntary help and borrowed machinery. Stalls were erected so that the horses were not tied to the trees. A sleep-out was donated to the club which was moved onto the grounds and used as 'The Club House' and on rally days doubled as the canteen. As one helpful family moved away there was another one to take their place, complete with the necessary machinery to help the club improve.

In 1980, having proved that the Pony Club was up and running successfully, the Armadale City Council drew up the first lease of the 16 acre area, which we held for 10 years before renewing it in 1990 with the addition of the adjoining 7 acres, also for a period of another 10 years. About this time the Pony club grounds were officially known as "*Fletcher Park*", and at the same time a separate lease was arranged for the '10 acre', where the Pony Club originally started. In the early 90's the upgrade of club facilities took place under the Government CEP Grants system and in November 1995 the "Club House" was officially opened by the Armadale City Council Mayor, Mr Roger Stubbs.

A new document was drawn up in 2000 incorporating all three areas and offered for lease to the Wallangarra Riding & Pony Club (Inc) for a further period of 5 years with the option to renew for another 5 years, which was done in late December, 2005 and will take our current lease through to 3rd September 2010.

Labour, money and guardianship of grounds

Considerable amounts of voluntary labour are used in equestrian associations. Pony clubs are no exception. In the majority of cases the pony clubs have been provided with grounds by the City of Armadale via various arrangements. It has been the responsibility of the individual clubs to ensure the ongoing upkeep and maintenance of these grounds with very little investment by the city.

WRPC is typical of this. Primarily with the use of grant monies, member contributions and voluntary labour, the club has been able to develop the grounds and facilities of Fletcher Park to a level that provides regular utilization to both WRPC members, Adult Riding Club members, the equestrian public in hosting a number of equestrian events on site throughout the year and opening the grounds for the regular use of members and other equestrian participants.

WRPC takes its guardianship of Fletcher Park very seriously, including the delicate nature of the environmental aspects that increase the responsibility of member/riders to ensure the biological future of our flora and fauna reserve.

The PCAWA syllabus also includes a manual on landcare that supports this ongoing guardianship.

The safety of our riders/horses is paramount. The Committee is currently undertaking improvements in the following areas:

- Obtaining quotes to improve the safety of horses in the stabling bays.
- Improvement of drainage in the wash down area.
- Level, aerate and top-dress the large grass oval used for dressage and flatwork training.
- Upgrades to the cross country course.
- Theory Room – for the provision of a class room environment for education components of the pony club syllabus.
- Upgrades/replacements to the speaker system
- Dressage arena surrounds – used to provide safety boundaries and safe riding areas.

Strong Community/Youth Culture

Being one of the largest youth organizations in Australia, the pony club movement is uniquely positioned to provide a strong platform for organized sporting activities for the youth of Armadale. The recent inclusion of the PCAWA Certificate Program to the WACE Curriculum Council accreditation program, further emphasizes the high standing of pony club curriculum and the involvement of equestrian pursuits in the development of youth.

Teaching our young riders citizenship, sportsmanship and the pursuit of excellence through the enjoyment of equestrian sports benefits the broader community.

The continued involvement of local schools and students in equestrian pursuits and being successful in National Competition further emphasizes the importance of maintaining equestrian facilities within the city.

Increasing community demand for equestrian pursuits and inaccuracy of national statistics in relation to saturation levels of equine participants within City of Armadale.

The ASRNA2007⁸ report indicates that the City of Armadale anticipates an 88% increase in population in the 15 years from 2006, the major growth area being the areas of North Forrestdale, Wungong Urban Waters and Champion Lakes. This increase in growth is uniquely within the catchment area for the riding groups.

The estimated youth population (between the ages 5-15 years) is expected to increase 79% over this period from 10,081 to 18,045. Assuming the ABS⁹ % of 48% participation by girls in organized sport, and that 3.6% of girls in this age group participate in organized equestrian activities; this would indicate approximately 312 participants in 2021.

City of Armadale – Population Data (Forecast.id)

<u>Area name</u>	<u>Year</u>	<u>Data type</u>	<u>Data name</u>	<u>Number</u>	<u>Total name</u>	<u>Total</u>	<u>Data %</u>
City of Armadale	2006	ENUM	Persons aged 5 to 11 years	5,083	Total pop.	49,724	10.20
City of Armadale	2006	ENUM	Persons aged 12 to 17 years	4,998	Total pop.	49,724	10.10

In direct contrast to these national numbers, there are currently 509 riding members registered with PCAWA Metropolitan Zone. Applying the same growth rate of 79% to the actual numbers this would indicate approximately (509 * 79% = 911) around 1000 young people who will want to participate in organized equestrian activities. This is significantly more than the estimate of 79 new participants cited in the ASRNA2007 review for this period.

For this reason WRPC formally challenge the statistical data being relied upon by the City of Armadale as the saturation level and participation level of equestrian participants within its boundaries is significantly more dense than the national demographic tables.

Further, the utilization and participation in equestrian pursuits is not restricted to female children between the ages of 5 to 15. Pony Club membership caters for riders up to the age of 25 years (boys and girls) and many pony clubs have riders starting at the age of 3/4years in lead line classes. In addition to the pony club riders, there are a significant number of adult riders who participate in equestrian pursuits and utilize the facilities currently provided.

WA Equestrian (WA Equestrian, 2008) has a current membership of 2100, 72% of which is female and 16% of the membership reside in the local area (336). The Adult Rider groups who provided membership data have a current membership of 158 (with waiting lists). If this number was grown at the cited 79% it would result in approximately (336*79%=602) 600 active equestrian adult participants, bringing the total number of anticipated participants in organised equestrian pursuits to well above 1500 by the year 2015.

⁸ (A Balanced View (ABV) Leisure Consultancy Services, 2007)

⁹ (Australian Bureau of Statistics (ABS), 2007)

WRPC currently has 164 members (70 active riding members) with a waiting list of new members for 2010. Wallangarra Adult Riding Club currently has 81 active riding members with a waiting list of new members. Information collected from local industry, riding schools and equestrian clubs over the last couple of months would indicate that there are already well in excess of 1500 active equestrian participants in the local area now. (see table)

Name	Number of riders residing in specified postcodes within the local area																TOTAL
	6107	6108	6109	6110	6111	6112	6121	6122	6123	6124	6125	6164	6165	6166	6167	other	
Wallangarra Adult Riders	5	5	5	10		10	10	30								6	81
Magenup Adult Riding Group	1				1	4	14	4	1		3	3	1		6	14	52
Hoofbeats	31	10	20	30	36	81	48	86	21	7	46	32	3	5	39		495
Hoofbeats - Retail Industry	30		120		15		145	60	20		20				25		435
Milne Feeds	15	5	16	12	14	35	15	34	9	2	18	8			9		192
Riverside Park Pony Club	5	2		1	5	11	8	9			1	11				15	68
Wallangarra Pony Club		3			26	33	10	31	6	2	2	2		2		28	145
Kelmscott Pony Club				3	15	5										23	46
Kelmscott Adult Riding Club					5											20	25
Transitions Riding Club	4	1			3	4	3	3			1	1		2	2	15	39
Second Chance Horse Rescue	3	1	1	1	8	3	2	4	1	2	1	1			1	121	150
Rainbow Riding School	1			1	17	13	1	7		4	1	2				7	54
																	0
TOTALS	95	27	162	58	145	199	256	268	58	17	93	60	4	9	82	249	1782

Safety issues pertaining to limitations of number of riders/horses on grounds

Safety of horse and rider is a primary covenant for all equestrian activities. Safety is an integral component inherent in the philosophy of pony club activity. The health and performance of pony club horses (Rural Industries Research & Development Corporation, 2000) was the subject of a study considering sociological research, health problems affecting pony club horses and the commercial benefits. This study stated it was 'surprised to find so much emphasis on horse behavior (temperament), which was an important purchase criterion as well as an indicator of horse performance. This clearly demonstrates a need for well mannered, safe, sociable and willing horses for pony club activities.'

An RIRDC report Safety for Horses and Riders, in Eventing (Cripps, 2008), a five year research program, showed that while the risks of catastrophic and even fatal outcomes in eventing cannot be denied, the injury rate to riders and horses is substantially lower than previously claimed. Eventing is conducted from very young riders competing at their local Pony Club, to the highest level, equivalent to competition at the Olympic Games. The competitions themselves are known variously as horse trials, one-day events or three-day events. Every weekend around Australia hundreds of riders and horses compete in one-day events. It can be seen from the table below that Western Australia has undeniably succeeded in achieving the lowest injury rate to riders competing in this sport; down to just 0.8% in 2006 from a total of 7,017 competitors.

Table 4: Rate of rider falls per 100 starters by year by State, 2002 – 2006

Year of event	NSW Counts	Vic Counts	Qld Counts	WA Counts	SA Counts	Tas Counts	All States Counts
2002	3.0	2.6	6.0	3.9	2.4	2.4	3.0
2003	3.5	2.2	4.4	6.0	4.4	3.1	3.5
2004	3.4	2.6	4.5	4.9	2.8	2.6	3.2
2005	2.7	2.6	7.1	1.6	1.8	4.2	2.9
2006	2.5	3.6	3.4	0.8	1.9	2.8	2.5
All years	3.0	2.7	5.2	2.5	2.4	3.0	3.0

The Pony Club Association also conducts the sport of eventing across Australia at club level, and many thousands of young people are introduced to the sport through their local Pony Club. These competitions are regarded as the Olympic nursery, with many elite riders having come through the ranks of the Pony Club before major international competition.

While pony clubs strive to provide a safe environment for members; current limitations due to facilities provided and the ability of the grounds to safely accommodate riders/horses are the most significant restrictions. The grounds need to provide safe surfaces and riding areas sufficient to cater to an increasing number of riders/horses. The current infrastructure and facilities are not adequate to safely accommodate current numbers, hence the waiting lists for joining members.

For safety of rider and horse, pony club classes are restricted in number to no more than 5-8 riders. Riders generally receive instruction in three primary disciplines; dressage, show jumping and cross country. In addition to this classes at rallies will also include theory, games, handy pony and novelties. Generally, on a rally day each rider will participate in 5 class sessions of approximately 50 minutes duration. Each discipline has specific grounds requirements:

Dressage – generally conducted in an arena 20m x 60m. Surfaces currently used vary from grassed areas, sand, to light gravel and would more preferably be made from a more suitable surface, specifically built to include adequate drainage. Traditional dressage arenas consist of a limestone base with a light road-base cover over the limestone compacted, with a river-sand (or alternate) surface of approximately 500-700mm depth on top. (Equestrian Land Developments, 2009)

Show Jumping – Show Jumping/General use arenas vary in size 70 m x 40 m, 60 m x 40 m and 55 m x 30 m. They are usually wider than dressage arenas to cater to the additional space requirements for horses negotiating jumping obstacles. It is possible for dressage arenas to be built wider to provide multi-use of both disciplines.

Indoor/All-Weather Arenas – equestrian activities are generally conducted between the months of February to November in Western Australia to avoid the extreme heat weather conditions in summer. The provision of all-weather facilities such as covered arena areas would greatly enhance the usability and versatility of riding facilities.

Cross Country (XC) – the course would normally be up to 4km of track with up to 25 jumping obstacles and structures including a water complex. The obstacles need to cater to riders at minimum heights 45cm to A+ grade riders jumping 1.40m.

WRPC has the responsibility of ensuring conservation of the environment and biological wellbeing of the flora and fauna upon its reserve in accordance with the Management Plan developed in conjunction with the City of Armadale (City of Armadale, 2002). Approximately 5ha of Fletcher Park is a Reserve that has been identified as extremely important to preserve; good condition bushland and the stream zone vegetation. The 2002 report considered the reserve to be in 'Excellent' condition with the transition from track to weed free bushland being 'rapid'. WRPC are aware that a updated condition report has recently been submitted to council but is not available for public comment, therefore cannot be referenced in support of the WRPC continued guardianship and husbandry of this important environmental reserve.

Strategic partners to the PCAWA movement are;

- Department of Sport and Recreation – supporting youth in the community.
- Healthway – non-smoking environment for youth in the community
- Go for 2 & 5 (Fruit & Veg) – healthy mind and healthy body

PCAWA also require riders to wear long sleeved tops to protect against the sun and promotes the use of sun screen.

To safely accommodate the existing riders/horses utilizing the grounds WRPC provide the following information based on our current rider membership and grounds utilization. The estimated increases (a), (b) and (c) provide an indication of facilities required to cater to larger numbers of participants based on the current rally structure.

	2009 (now)	Increase(a)	Increase(b)	Increase(c)
Rider/horse attendance at rallies	70	100	150	200
# classes in operation each hour	10	15	25	30
Dressage arenas required	3/4	4/5	6/7	9/10
Show Jumping arenas required	2/3	3/4	4/5	6/7
Cross Country Classes	2	2	3/4	3/4
Theory Classes	2	2/3	4/5	4/5
Games/Novelties areas	1	2	3	4
Stabling & Float/Car Parking	100	150	200	250

On competition days (5-10 times a year) WRPC currently use 5 dressage arenas, 2 show jumping areas (one for warm before competition) and the cross country tracks. Competition entries have always closed early due to restricted numbers. WRPC limit competition numbers to 120 horse/riders. Generally this will mean approximately 450-600 people visiting the grounds on the day. The facilities at WRPC struggle to cater for these numbers in their current state, however every precaution is taken to ensure safety on these days.

Surveys conducted by WRPC to provide more statistically relevant numbers and challenge the data currently being used.

The RIRDC confirm that 'Environmental issues are of major concern to many horse owners, with the threat of loss of access to riding areas, and concerns over public health regulation on keeping animals.'¹⁰

In respect to trends in participation, RIRDC state 'The ABS numbers imply a decline in the number of participants of organised horse riding activities. This belies the increase in membership of clubs and associations discussed above. While there is some overlap of membership, the number of members in the organisations surveyed exceeded 118,000. Membership of pony club alone is estimated at 75,000, though the numbers do fluctuate. The standard error on the ABS survey is high for sports that a relatively small proportion of the population participates in, and the variation in the figures is within the first standard deviation. This makes assessment of the trend in participation difficult. A more extensive national survey would be required to more accurately assess participation in horse riding events.'

To date there have been over 120 surveys (Equestrian Survey, 2009) completed by equestrian participants within the local area. The major themes derived from these responses have been:

- The substantial economic value the local equestrian population contributes into the local community- average spend of approximately \$17,750 per annum
- The extensive amount of travel currently undertaken by local residents to participate in organized equestrian pursuits.
- The desperate need for quality facilities in the local area with a primary focus on safety of horse/rider, adequate parking/stabling, provision of all weather facilities such as indoor arenas, quality riding surfaces, accessibility for multi discipline activities.
- Provision of facilities to cater for the increased involvement of schools and education centers expanding their curriculum to include the PCAWA Efficiency Standards for the Senior Secondary Certificate (WACE) – Curriculum Council Endorsed Programs.

It has already been demonstrated above that the demographic data being used to make equestrian related facilities requirement decisions by the City of Armadale is statistically unreliable and bears little relevance to the saturation levels of equestrian pursuits within the city area.

¹⁰ (Rural Industries Research & Development Organisation, 2001)

Economic Contribution – estimated to be in excess of \$10 million in local area

In addition, the Equestrian Survey has been able to substantiate data collected by Equestrian WA and the Rural Industries Research & Development Corporation to support the significant economic contribution equine activities are making to the City of Armadale.

'Pony Club is the largest youth organization in Australia and has an annual purchasing power in Western Australia conservatively estimated at \$18 million. Horse riding is one of the fastest growing leisure industries in Australia and interest in equestrian activities is growing. Approximately \$32 million is spent in WA annually by the horse leisure industry.¹²

The Horse Industry – Contributing to the Australian Economy (Rural Industries Research & Development Organisation, 2001) estimates the contribution of the industry to the Australian economy is over \$6.3 billion a year. Importantly, this is ONLY measured in final inputs to the industry as the outputs are mostly recreation and entertainment. If the value of volunteer labour is included as in social national accounts the contribution is over \$8 billion a year. Racing and associated activities (breeding and wagering) contribute a little over half – leaving a little under half being contributed by horse businesses, equestrian events and maintenance of horses.

The key results from the model are:

- the contribution to GDP of the horse industry is estimated at over \$6.3 billion, and if the value of volunteer labour is also included this pushes the contribution of the industry to almost \$8 billion;
- animal related expenditures contribute a little under half of the overall contribution to GDP, at \$3.1 billion — this expenditure is divided fairly evenly between animal husbandry, feed, stabling and accommodation and training;
- business related expenditures contribute \$2.4 billion — well over half is labour expenditure;
- event related expenditure is almost \$0.8 billion — a substantial proportion (around a third) is spending on food and beverages by spectators. Transport for horses and spectators are also big items;
- racing (breeding, racing businesses and wagering) is estimated to contribute around \$3.9 billion to GDP, although this includes the cost of keeping young horses;
- equestrian events are not that far behind racing events in contributing to GDP; with expenditures of almost \$0.4 billion on the events;
- wagering on horse racing alone contributes almost \$1 billion to government revenue; and
- based on an average tax rate of 25 per cent income taxes on labour would contribute \$100 million in federal government revenue.

¹² (WA Equestrian, 2008)

- Key equine related inputs into the economy were identified as being (\$11,000 per horse per year):
- Animal Husbandry – veterinary services, farrier services, horse dentist, chiropractic services, massage, acupuncture, etc – est 12% of costs.
 - Stabling (includes paddocks) — capital (land and buildings), utilities, rates, maintenance, insurance, cleaning, etc. The cost per horse depends on the average number of horses kept in the establishment – est 60% of costs;
 - Feed — grains, fodder, pasture. Large horses in training require around 5 kilograms of grain a day, 5 litres of chaff and 2 sections of hay. Ponies require little grain and around 5 litres of chaff a day. More feed supplements are often required for ponies – est 20% of costs;
 - Supplies — pharmaceuticals (including herbal remedies, conditioners, etc.), rugs bandages, etc., harness and saddlery, diet supplements, clothing and footwear; and
 - Training — trainer time – the remaining 8% divided between suppliers and training costs.

Estimated secondary costs for equestrian activities are identified as averaging \$1,833 per participant, making it the most expensive sport to participate in (air sports were \$1,301 per participant and motor sports \$1,653)(ABS 4177.0):

- Transport — for the horses, participants, workers (often volunteers) and spectators — (the cost depending on the mode of transport and the distance travelled) average transport cost for pony clubs is 40%;
- Venues — similar to stabling cost there are capital costs, maintenance, rates, utilities, insurance, etc. The cost per event depends on the number of events conducted at the venue. Equipment that is reused such as barriers and jumps are included in this cost 15%;
- Event Operation — aside from the venue cost there are a number of operational costs. These vary depending on the type of event, but include, veterinary and other animal husbandry services including swabs, jockey, rider and driver costs, medical services, advertising, insurance and administrative costs, and taxes and other fees;
- Catering Cost — much of the spectator expenditure (apart from entry fees and wagering) is on food and drink. The catering cost includes the ingredient cost and the service – est cost 4% for pony clubs;
- Accommodation and related expenditure — event officials, participants and spectators incur additional expenditure when they stay overnight and eat at restaurants, that adds to the economic impact of an event; and
- Participant Expenditure — in addition to transport costs the participant faces additional costs involved in preparing a horse and themselves for a particular event. The costs that are event dependent such as additional training, special farrier services, massage, shampoo, preparatory veterinary checks, etc. are included in the horse costs above, given the classification is closely related to the number of events that would be attended 25%.

Animal Related Expenditure	RIRDC Estimate per annum	WRPC Survey per annum
Husbandry		
- Veterinary	500	1200
- Farrier	1200	1500
Stabling, etc		
- Agistment	6500	2700*
Feed & Supplements	2100	5000
Supplies		
- Horse Equipment	200	1700
- Rider Equipment	500	900
Training		2000
Transport		1200
Venues	\$1833 per participant (ABS 4177.0)	1000
Participant Expenditure		2000
Total	12833	19200

**The majority of respondents were not agisting their horses, but maintaining them on properties. Generally agisters lived outside the local area but kept their horses on properties within the local area.*

The WRPC survey data would appear consistent with the RIRDC and Equestrian WA data. The RIRDC did not itemize costs for secondary expenditure. Further, the values are for 2000/2001.

Extrapolating this data with the estimated rider numbers to provide an economic blueprint of equestrian contributions to the City of Armadale amounts to a sizeable injection of funds into the immediate economy of the city. PCAWA Metropolitan Zone numbers of 509 riders, in addition to the Adult Rider Group memberships of approximately 336 (Equestrian WA), total 845 riders spending an estimated \$12,000 per annum or in excess of \$10 million contribution to the local economy.

Travel

Due to the limited facilities available in the southern regions of the metropolitan area, many residents travel extensively to participate in equestrian pursuits. The WRPC survey results indicate that the primary facilities utilized by respondents are:

State Equestrian Centre	80km	Majority % of respondents
Brookleigh Equestrian Centre	80km	Majority % of respondents
Fletcher Park	10km	Significant % of respondents
Palomino Park	30km	Significant % of respondents
Darling Downs Equestrian Park	5km	Significant % of respondents
Pries Park	30km	Significant % of respondents
Magenup Riding Centre	20km	Significant % of respondents

A long list of other venues would appear to be discipline dependent. Eventing riders travelled extensive distances to attend events throughout the south west and up into the mid west areas. Some of the many destinations and facilities attended are:

Murray Pony Club	135km
Log Fence Pony Club	150km
Harvey	200km
Wooroloo	150km
Serpentine Pony Club	50km
Gidgegannup Pony Club	100km
Baldivis Pony Club	35km

Again, this is consistent with the RIRDC data citing transportation and participation costs amounting to 40% of the secondary associated costs of equestrian pursuits.

Quality Facilities

Only the State Equestrian Centre and Brookleigh Equestrian Centre were rated Very Good by respondents in the Equestrian Survey. The ratings for the facilities/grounds at Fletcher Park, Palomino Park and Pries Park ranged from Good to Poor.

Many respondents took the time to elaborate on facilities and what they determined as primary needs of the equestrian community within the City of Armadale. Almost 100% of respondents stated

- They would use purpose built riding facilities or upgraded riding facilities, and
- They support the concept of shared use of facilities where opportunities existed.

Examples of comments from respondents:

'We specifically purchased a property in an equestrian subdivision in order to live and compete in this area and are unhappy with the lack of shire support for equestrian rate payers. We would like a quality equestrian facility in the shire available for use at all times.'

'I would like to not have to travel so far to use such facilities for training and competing. Somewhere close to improve performance through training with excellent facilities would save money and time.'

'There is a real lack of equestrian facilities in the south of Perth. Magenup is run down and has become unsafe and we have to travel further and further to find facilities that are usable in the winter. Riverside grounds become waterlogged and horses can slip and fall...I would prefer something with an indoor arena and an outdoor facility as well so it can be used for multiple horse competitions and training and will provide the south of the river with a facility to hold larger courses, invite international and eastern states coaches to give seminars and provide training. A cross-country course would be fantastic for the eventers plus it doubles as a trail riding area for the recreational, trail or endurance riders.'

'A facility that is easy to use and available to the public out of hours – if you can hire undercover areas or ground for use by clubs and coaches then the facility will be heavily used. I travel to facilities in the north at least twice a week and it costs me money to hire the undercover arenas plus a huge amount of petrol to do so. There is a large enthusiastic equestrian community in the south of Perth who will support and use an equestrian facility as long as it is done properly – we have a number of small, rundown and out of the way facilities that are not used because there is no public access during the week and weekends and they are not cared for and become unsafe. There is a huge need for something state of the art to run clinics, competitions, club days, school competitions etc.'

'We love the area we live in but find we are slowly loosing the reasons why we are here; horses, lifestyle, country style community and space of our own. We enjoy our sports and are already finding we are travelling way too far to events.'

'I am 19 years of age and riding is what I do. It would be great to not have to travel to Brookleigh or SEC to fulfill my passion. I belong to Riverside Park Pony Club and we have a large number of members that are in the Armadale area and ride regularly. I do not think the council realize how many kids ride in the area.'

'This is a booming industry. We are now attracting interstate and international coaches on a weekly basis and 90% of this is shared between Brookleigh and the SEC as we do not have suitable facilities in the Southern regions of Perth. These clinics/seminars attract large numbers of riders and spectators so would be beneficial to the Armadale area.'

'An equestrian centre in Armadale would get a lot of use. While there are riding grounds in the area at present, the only indoor arena was recently demolished (on Forrest Road). It was well used, often being hired out.'

'We are desperate for an undercover arena south of the river!'

It is strongly recommended that the City of Armadale read the respondent submissions, available on request, as local resident riders have taken the time and effort to make these comments in the hope that their voices and needs will be heard and addressed.

Catering for the increasing involvement of local schools in equestrian pursuits

The Curriculum Council of WA has now endorsed programs provided through pony clubs. The PCAWA Efficiency Standards C, K, C*, B, H & A Certificates along with the Preliminary and Level 1 Coaching programs can be undertaken by students whilst in Years 10, 11 & 12. The Curriculum Council will count this learning towards their secondary certificate – the Western Australian Certificate of Education (WACE).

Kelmscott Senior High School includes equestrian in their syllabus. TAFE also have an equestrian campus within the city. Many local schools support the equestrian pursuits of their students and actively encourage equestrian activities within their school programs.

Recently 33 young Western Australian riders have travelled to Victoria to compete in the National Interschool Equestrian Championships September/October 2009. These riders competed in the State Interschool Championships in April 2009 (360 student competitors) and their subsequent success earned them the honor of representing Western Australia at a National level.

*'Since the inaugural year in 2005 Carey Baptist College has had a number of dedicated and enthusiastic students represent the College at the Western Australian Interschool Equestrian Championships. Our numbers have continued to increase over the years from 16 in the first year to up to 23 riders in the subsequent years.'*¹³

¹³ (College, 2009)

Documentation / Literature Review

Active Sporting Reserves Needs Assessment 2007(ASRNA2007)

This report, prepared by ABV Leisure Consulting., analysed future sporting/recreational needs within the City of Armadale. The key findings from this report were:

- Usage levels of some of the City's active sporting reserves are at or close to full capacity.
- An 88% increase of current population, primarily in the areas of North Forrestdale, Wungong Urban Waters and Champion Lakes and that the current provision of active sporting reserves in these areas is inadequate to meet the needs of those growing communities.
- There appears to be a significant variation in the condition of the City's active sporting reserves and supporting infrastructure.

With recommendations that:

- The City obtain actual usage data from sporting clubs for each individual playing area within each active reserve.
- Conduct an extensive condition report on all reserves defining an overall management and improvement plan for each reserve.
- Progressively upgrade facilities in order to increase capacity and usage of the existing reserves.

PCAWA Strategic Plan 2009 – 2012

This plan outlines the main objectives of the PCAWA, its vision, mission, philosophy and aims & objectives. Focal to the document is increasing participation and access to knowledge, developing members in equestrian pursuits and citizenship. The pony club movement is the largest association of riders in the world, with members in over 20 countries

Equestrian WA (EFAWA)

The Equestrian WA was established in 1951 with the support of the Royal Agricultural Society. The Equestrian WA has successfully operated as an organisation for over 50 years and is the custodian for many equestrian sports in Western Australia. The main function is to provide a structured framework for equestrian competitions with fair rules and regulations for competitors. Our aim is to improve facilities and access to competitions and training throughout Western Australia, encourage and promote equestrian sport, increase participation levels and administer coach and officials education.

- EFAWA Current Membership is 2100
- 72% of the EFAWA Membership is female
- The following is the demographic on suburb of the EFAWA membership:

Swan Valley - Brigadoon; Upper Swan; Millendon; The Vines; West Swan; Helena Valley; Baskerville - 17%
Ocean - City Beach; Hillary's; Ocean Reef; Mullaloo; Marmion; Scarborough - 14%
South West - Margaret River; Albany; Dunsborough; Esperance; Kojonup; Katanning - 15%
Peel - Byford; Serpentine; Mandurah; Pinjarra - 16%
Hills - Gidgegannup; Kalamunda; Lesmurdie; Chidlow; Mundaring - 18%
Mid West/Goldfields - Geraldton; Cadoux; Northam; York; Kalgoorlie - 10%
Dalkeith; Peppermint Grove; Claremont; Cottesloe; Nedlands; Applecross - 10%

- Equestrian sport targets a cross section of the general public, EFAWA (WA) as evidenced by membership ages ranging from 12 to 80 years with 85% being female. Spectators are most likely family groups as well as a cross section of the general public
- Over 27,000 people in WA directly receive services from the EFAWA annually, which include riding for the disabled, pony clubs and other equestrian disciplines.
- 150,000 people in the wider WA community receive an indirect benefit from the EFAWA annually.
- The EFAWA (WA) has approximately 2,000 members and 12,000 registered horses.
- There are over 4,000 volunteers involved in the sport (in the Perth Metropolitan Region), mostly family members and community volunteers. An estimated in-kind contribution from volunteers annually is approximately \$492,000.
- EFAWA members spend over \$12,000 annually to participate in their sport.
- The State equestrian centre has over 2000 bookings and up to 30,000 people attending events annually.
- Pony club is the largest youth organisation in Australia and has an annual purchasing power in WA estimated at conservatively \$18m.
- The horse industry is one of the fastest growing leisure industries in Australia and interest in equestrian activities is growing.
- The annual expenditure of the horse leisure industry is conservatively \$225,000,000 nationally. Approximately \$32,000,000 is spent in WA.
- The initial outlay for an EFAWA member is on average \$11,000, which includes the cost of a pony, a horse float, stabling and fencing requirements.
- Annual expenditure for the upkeep of one horse / rider combination is \$6,000 consisting of feed requirements, veterinary products, saddlery, equipment and riding clothes.

Participation in Exercise Recreation and Sport – Annual Report 2008

Statistical data prepared for the Australian Sports Commission detailing the participation in Exercise, Recreation and Sport. The State and Territory Tables for Western Australia – Annual Report 2008.

Important – the estimates provided have a relative standard error of between 25% and 50% (and greater) and should be used with caution. It is disturbing to find that the City of Armadale, ABV Leisure is using these tables as a basis for making infrastructure recommendations and deciding upon the future of equestrian related activities without embarking upon their own research and data collection to determine a more accurate identification of the level of equestrian participation.

Children's Participation in Organised Sport 2000, 2003, 2006

A report and statistical data collated by the Australian Bureau of Statistics, prepared for the Standing Committee on Recreation and Sport in October 2007. The report looked at children's participation in organized sport and found that:

- Children's participation in organized sport increased between 2000 (64%) and 2003 (67%), with little change occurring in 2006 (68%). Most of the increase is due to increased participation by girls aged 5-8 years.
- An increase in the average hours of participation from 2003 (5.2 hours) to 2006 (6.4 hours).
- Increase in the average frequency of children's participation.

The report identified 'Horse riding and equestrian events' being in the top 7 most popular organized sports for girls aged between 12-14 years; but ranking in the top 10 for all age groups.

SERRAG Report 2004

South East Regional Recreation Advisory Group – Regional Sport and Recreation Facility Strategy. This report looked to identify trends with regard to the demographic, social and economic characteristics of the region, and their implications for future provision of regional facilities.

Although the focus of this report did not include equestrian activities, it did recognize the need for a regional sporting and recreational facility: "A regional sporting and recreational facility shall be understood to mean a facility that the relevant State Sporting Association considers is suitable for the hosting of a regional level competition, and/or a facility that meets any of the following criteria;

- A facility that attracts users from a catchment wider than the immediate community i.e. from more than 5 km away
- Is a facility that is specialised by nature (i.e. shooting range or equestrian centre)
- Can be used for a variety of purposes including multiple sports at the same time within the same facility"¹⁴

Horse Industry – Contributing to the Australian Economy 2001 RIRDC

This study provided the first attempt at estimating the contribution to the Australian economy of the whole of the horse industry. The report suggests that 'a lot would need to be done to develop a general equilibrium model of the industry. The ABS data collected is not sufficient to provide the necessary parameter estimates. New and extensive data collection would be required.'

'In a world where entertainment and recreational services are increasing as a share of economic activity – providing employment and increasing the range and quality of services – the horse industry needs to be recognized as a major contributor to economic activity. Such recognition and understanding is necessary to ensure that private decisions with respect to investment and use, industry and association decisions about management and industry regulation, and government decisions with respect to government policy are made on a fully informed basis.'

'The horse industry is estimated to contribute \$6329 million dollars to the Australian economy each year through the horse related business activities, events and expenditure on horse maintenance. This almost compares in size with the livestock industry, which contributes around \$7 billion to GDP, while the whole of agriculture, fisheries and forestry contribute \$18.1 billion to GDP.'

Health & Performance of Pony Club Horses 2000 RIRDC

This report details a study that aims to help pony clubs manage their horses for optimal health and performance.

'The study is being conducted in three phases. In the first phase, we have conducted detailed sociological research with Pony Club members to establish what owners consider are important attributes for horse health and performance. Using this information, in the second phase we will study a group of horses to more clearly understand these and other health problems affecting Pony Club horses. In the third phase, we will work with Pony Clubs to establish extension programs to remedy these problems.

The commercial benefits are considerable. Virtually all research conducted in Australia is on thoroughbred horses and has little applicability to the general horse population and their owners because their needs are not met or unknown. This project will give valuable insights into the problems of the general horse population and deliver solutions to them by communicating with their owners. The use of both social research techniques and traditional veterinary epidemiology, besides being a world first, gives information essential for communicating with horse owners.'

¹⁴ (ABV Leisure Consultancy Services, 2004)

Safety for Horses and Riders in Eventing 2008 RIRDC

The report is based on data collected from a full five year national surveillance program, based on 1732 rider falls at 444 events around Australia.

'While there have been many studies on the nature and incidence of horse-related injury, many of them focussing on injuries in children (Barone & Rodgers 1989; Bixby-Hammett 1992; Giebel et al 1993), few previous studies have concentrated on eventing alone (Paix 1999; Whitlock 1999; Murray et al 2006). While the risks of catastrophic and even fatal outcomes for riders and horses in eventing cannot be denied, we have been able to demonstrate that in general the injury rate to riders and horses is substantially lower than previously claimed (Paix 1999), and this is important for those who make policy decisions for the sport.'

Horse R & D Plan 2006-2011 RIRDC

The RIRDC Horse Research and Development Program has been one of RIRDC's longest running programs.

The Australian horse industry is both diverse and expanding with many benefits to be gained in all sectors of the industry from high calibre targeted research. Since the release of the last Research and Development Plan for the horse industry in 2001, the number of horses registered by the equestrian Federation of Australia has increased by 59%, and the number of Federation members has increased by 22%. As at 30 July 2006 there were 61,819 registered members of pony clubs across Australia.

This Five-Year Plan builds on the outcomes of a stakeholder meeting conducted in early 2006 and wide ranging consultation within the horse industry to determine the key issues and priorities for research support. The Plan identifies key objectives for investment and areas for future consideration, detailing the agreed strategic research and development needs that RIRDC will pursue in partnership with industry.

Curriculum Council endorsement of PCAWA Certificates in Senior Secondary Certificate WACE.

The WA Certificate of Education is awarded to all students who successfully complete Year 12. Students are required to fulfil a set of criteria for graduation. In addition to standard school subjects, up to 50% of the courses may be taken through other recognized youth training organizations. This includes PCAWA. The certificates (from C standard and above) awarded to members of a registered Pony Club can count towards the graduation of high school students. This is particularly important for students who may be interested in pursuing a career in the horse industry, as they achieve formal recognition of their skills and knowledge.

Equestrian Handbook 2009 – Carey Baptist College

Handbook for students at the college who are interested in participating in the Interschools Equestrian Championship program held each year in Western Australia.

Armadale Community Safety Plan 2005 – 2010 (City of Armadale, 2005)

This report looks at programs to assist in the prevention of crime within the City of Armadale. The relevance of this report to the study has been in relation to Juvenile Crime Prevention. The participation of youth in organised sport has been long recognised as an active preventive to criminal activity.

Fletcher Park Bushland Management Plan

The Management objective is:

- to maintain or improve the bushland linkage between the creek and the railway line.

Management principles to achieve this objective are:

- outside of the good condition vegetation, protect existing trees from damage;
- enhance understorey vegetation within the link where and when possible.

'The Wallangarra Riding & Pony Club (Inc) has been in operation for 23 years at this site and has always shown respect for the Fletcher Park area. The current management of the Park during riding events and rallies has always been for the Committee to ensure horses, visitors and cars are properly managed. Cars and horse floats are always restricted to designated areas.'

Survey Submissions & Industry Data

Equestrian Survey – a data collection sheet designed to gather information from local residents and riders who actively utilize equestrian facilities within the City of Armadale. Specific information sort:

- Rider demographics – number of riders and types of equestrian pursuits undertaken
- Membership Fees – estimate of monies invested in clubs, associations and riding instruction.
- Equestrian / Horse related expenditure – estimate of monies invested in the local community covering agistment costs, horse feed and supplements, horse/rider equipment, veterinary/farrier expenses, transportation costs, event participation and instruction costs.
- Facility Utilisation – what facilities are riders currently using and how far and how often are they travelling to use these facilities. Also asked respondents to rate the venue (poor/good/very good)
- Shared / Purpose Built Facilities – would residents be prepared to share facilities and what type of facilities would be required to achieve this result.
- Three Main Issues impacting on residents/riders affecting their use of equestrian facilities.

To the date of making this submission there have been in excess of 125 individual surveys returned to Wallangarra Riding & Pony Club with surveys being received on a daily basis. Importantly, many respondents have taken the time to make written comment about their needs, ambitions and desires for equestrian related facilities within the City of Armadale.

WRPC strongly recommend that Council takes the time to read these submissions. They represent valuable feedback and information not readily available or accessible to Council.

Demographic / Economic Review

Review of statistical data being used in City of Armadale evaluation

The ASRNA2007 Equestrian participation rates for WA have been determined using data collected from the ERASS2004 Annual Report; indicating that the number of people participating in organized equestrian activities is approximately 1.2% and that 13.8% do so in a formal organized way. The report determined an additional 79 participants in organized equestrian facilities with a population growth of 48,021 over 15 years. The average equestrian site was 8.12ha in size and averaged approximately 61 members. It is important to note that there is a 25-50% or greater relative standard error on these results and they should be used with caution.

The ABS Data relating to Children's Participation in Organised Sport indicated that the participation rate in females aged between 5-14 increases to 3.60% of the population and ranks as high as 7th most popular sport with this age demographic and in the top ten of female sporting activities in all sectors.

The saturation of equine related activities, children's and adults' involvement in organized equestrian activities in the City of Armadale appears to be considerably higher than these national statistics. In support of this statement we offer the following data:

City of Armadale	2006	2021	
Children 5-15 years	10156	18189	79% increase
ABS Participation 3.6%	366	655	ABV Leisure predict 79 new participants
Memberships – 3 grounds 2009	365	1000	All grounds currently have waiting lists to join
Local Equine Participants 2009	1700+	unknown	
PCAWA Membership	4076	Unknown	

Sustainability of Equine Pursuits

Environmental Aspects

With careful consideration, infrastructure and design of equestrian facilities can limit any detrimental effect on the environment. The type of considerations that can be incorporated in future design of facilities include

- Installation of dual-flush toilets and water-efficient taps and showerheads
- Installation of rainwater tanks
- Exchange of inefficient watering systems for more efficient ones
- Exchange of turf riding surfaces for non-grass/artificial surfaces
- Upgrade of horse washing areas to include more efficient use/re-use of water. Water harvested from wash bays, stabling and indoor school roofing can be set up to pump dirty water into a holding tank awaiting recycling spraying out on the grass area next day.
- Installation of horse waste recycling points (collected and stored in a bunded roofed composting bay to ripen with worm generation) Compost can then be donated or sold for garden use. Stable complex both covered and outdoor, but shaded by planted trees to help take up nutrients. Ensuring horse day yards are surfaced and drained to prevent erosion & “pugging”
- Utilisation of solar energies for lighting.
- Structured parking for vehicles/floats – with thru traffic to enable easier access and departure from facilities.
- Design and building of cross-country tracks and fences to maintain creek bed and creek bank integrity.

Capacity Standards

The current grounds at Palomino Park and Fletcher Park are operating at the full capacity of the facilities provided. There is sufficient land area at both of these reserves for infrastructure development and improvements that would enable the reserves to increase current capacity while maintaining rider/horse safety standards.

An estimate of the facility requirements to cater for increased utilization is represented in the table below:

	2009 (now)	Increase(a)	Increase(b)	Increase(c)
Rider/horse attendance at rallies	70	100	150	200
# classes in operation each hour	10	15	25	30
Dressage arenas required	3/4	4/5	6/7	9/10
Show Jumping arenas required	2/3	3/4	4/5	6/7
Cross Country Classes	2	2	3/4	3/4
Theory Classes	2	2/3	4/5	4/5
Games/Novelties areas	1	2	3	4
Stabling & Float/Car Parking	100	150	200	250

Maintenance and Upgrades - Infrastructure & Expansion

The pony clubs have traditionally maintained the grounds to the best of their ability and means with little support from the City of Armadale.

Wallangarra Riding & Pony Club have maintained a continual process of refurbishment and replacement to the extent of our financial resources and access to grant funding. A listing of the more recent improvements and safety precautions is listed below:

- \$2,500 - Fencing along Moore Street – cost \$2,500 plus voluntary labour – Council contribution \$500. The existing fencing was dangerous, falling down and required immediate attention. Materials were purchased with funds from the pony club and a small contribution from council. Members and friends provided the equipment and labour to install the new fencing.
- \$10,500 - Dressage Arena Surrounds – \$10,500 cost. All pony clubs are required by the end of this year to replace the traditional metal post / rope barriers used to demark dressage arenas with safety plastic breakable chain or pvc specific barriers. WRPC has purchased three of these Dressage Arena surrounds at a cost of approximately \$3,500 each. Two more of these arenas will need to be purchased over time to cater for the 5 arenas necessary when we host events during the year.
- \$4,000 - Show Jumping equipment – Approximately \$4,000 has been spent on purchasing show jumping equipment. This cost has been shared by WRPC and Wallangarra Adult Riders.
- \$3,000 - Speaker Systems – Cost \$3,000 plus volunteer labour. WRPC are currently in the process of replacing our existing speaker network as the aged speakers are no longer providing full coverage over the grounds. This is a significant safety issue as we have riders dispersed throughout the area of Fletcher Park.
- \$10,000 - Cross Country Track – Budget \$10,000. Upgrading of the existing track to ensure safety of riders/horses and provide obstacles that meet the PCAWA requirement standards.
- \$10,000 - Large Grass Oval – Budget \$10,000. The grass area used for dressage, flatwork etc is carefully maintained and usage limited to prevent destruction however it is badly in need of aeration, sanding and leveling. It is the intention of WRPC to refurbish the oval during the lay period November/February when funding is available.
- \$5,000 - Equipment Shed. Estimated \$5,000 The requirement for safer dressage arenas has meant considerable additional storage requirements. Volunteer members have built at their own time and cost two storage trailers; one to carry the show jumping equipment – we only have one show jumping arena and have to cart show jumping equipment to various locations on Fletcher Park to facilitate the class requirements on rally days. This equipment is heavy and was a health and safety issue to members required to lift and cart this equipment manually over significant distances. The second trailer has been built to carry the three new dressage arenas which also require member construction on rally days and have the same health and safety issues as the show jumping equipment. A grant has recently been applied for to obtain an additional shed to store equipment that is being housed in all areas of the existing facilities due to lack of storage space.
- \$1,500 - Theory Room – Currently there is no class room environment for riders to undertake the theory component of their rally day classes. Theory is a compulsory component of Pony Club Certificate Program and has become increasingly more important now that the WA Curriculum Council has endorsed the certificate program as part of the academic contribution to WACE.
- \$3,500 - Technology - \$3,500 cost. WRPC has recently purchased a laptop computer to enable us to utilize Ktrials as a computer eventing program to assist in the efficient running

and scoring of our One Day Events and other hosted competitions. A printer/copier is also required as well as Wireless Internet Access to enable us to access the Ktrails program.

\$5,000	- Safe Riding Area – Beginner Riders / Lead Line Riders. \$5,000+ currently there is no safety enclosed riding area for these riders (currently 10+ riders). Lead Line riders are accompanied by their parents (holding the lead line of the horse/pony) at all times. An enclosed (fenced) arena is required to provide a safe environment for these riders.
\$5,000	- Show Jumping Arena – root removal and additional surfacing \$5,000. This arena has suffered from wash away of surface during heavy rain periods. Some exposed tree roots are starting to appear in the arena that will need to be addressed and additional sand/surfacing needs to be put into the arena area to provide a suitable safe surface for show jumping.
\$60,000	Total Budgeted Expenditure + voluntary labour.

None of this expenditure relates to expansion or the provision of facilities for increased participation. All of this expenditure is required just to maintain the wellbeing and safety of our grounds and riders/horses at current capacity.

There is certainly ample ground area at Fletcher Park to improve and increase infrastructure to cater to increased capacity. The minimum requirements to cater for increased utilization of up to 100 riders would be:

- Additional and improved show jumping facilities (another fully fenced specialist area – this could double as a dressage arena if built specifically wide, say 70m x 50m)
- Safe riding areas for beginner riders. This can be purpose built dressage arenas with appropriate fencing so that should riders fall from their mounts, the horse is unable to exit the area and cause disturbance to other riders.
- Dressage arenas – the grass area caters for two (2) arenas. We need 5 dressage arenas minimum to operate our current one day events and to cater for any increased capacity. Purpose built, well drained arena would be a welcome addition to the facilities.
- Undercover area for riding. This is a much sought after infrastructure improvement, highly desired and wished for by all riders in the city. WRPC has utilized the undercover facilities at Forrest Road until it was demolished. An undercover area would provide protection from both inclement weather during winter and excessive heat in the summer.
- Oval lighting. As a winter sport, we frequently find ourselves having to limit our activities due to lack of light. Riders looking to train after school for events and competitions are unable to do so during winter as darkness occurs very early and many parents do not return home from work to take the riders to training until dark. Lighting would certainly improve the utilization of our facilities.
- Cross Country Track – our current track only caters for riders up to 'B' grade PCAWA competition level. The track needs to be improved to cater for all PCAWA levels (up to A+) and preferably to EFA standards to cater for the future development of our riders.

Grounds Utilisation

Fletcher Park Reserve

2008

	Date	Approx numbers
WA Connemara Action Group	4/11/07 & 5/4/08	80/100
Champion Lakes Park Ponies	13/1/08, 26 & 27/1/08	10/15
Margaret's Riding School	2 & 3/2/08, & 19/2/08	20
Welsh Hunter Club	2/3/08	30
S Parkes Riding Centre	3/8/08	6
Miniature Horse Assn	20/9/08	50
Wandi H & PC	2/10/08	10/15

WRPC Hosted Events:

Mini 3 Phase	11/11/07	100 riders + spectators
ODE 1	9/3/08	120 riders + spectators
Show Jumping & XC Training Day	16/3/08	100 riders + spectators
ODE II	15/6/08	130 riders + spectators
Show Jumping & XC Training Day	20/7/08	86 riders + spectators
ODE III	12/10/08	130 riders + spectators

The following dates are for Ground Hire for individual riders only ranging from 1 to 6+ riders on grounds at any particular date:

17 & 19 March,
 April 7, 12, 22, 26
 May 11, 19,
 June 16,
 July 8,
 AUG 16,
 SEP 13,
 OCT 5, 12, 20

2009

	Date	Approx numbers
WA Connemara Action Group	24/11/08	80/100
Miniature Horse Assn	18/5/09	50/60
Last Chance Horse Rescue	21/6/09	90+
Riding School Hire	13 & 16 & 17/7/09	20+
Last Chance Horse Rescue	17/10/09	90+
Adult Riders XC Training Day	18/10/09	60+

The following dates are for Ground Hire for individual riders only ranging from 1 to 6+ riders on grounds at any particular date:

11 Nov & Dec 7, 08,
 Jan 12,
 Feb 1, 9, 22,
 Mar 9,
 Apr 18,
 May 20,
 Jun 1,
 July 5

WRPC Hosted Events:		
Mini 3 Phase	9/11/08	100 riders + spectators
Dressage Training Day	15/2/09	90+ riders + spectators
ODE 1	8/3/09	130 riders + spectators
C Assessment Day	15/4/09	6 riders
Margaret Adult Riders	17/4/09	15 riders
Zone SJ Selection Day	25/4/09	20 riders
ODE II	15/5/08	120 riders + spectators
PPMG Training Day	19/7/09	40+ riders
Zone C* Assessment	15/8/09	10 riders
PCAWA Zone Novelties	23/8/09	40+ riders
ODE III	11/10/09	120 riders + spectators
Zone Quadrathon	2/11/09	100+ riders + spectators
Mini 3 Phase	22/11/09	100+ riders + spectators
Wallangarra Adult Riders:		
Rally	1/3/09	
Rally	5/4/09	
Rally	24/5/09	
Rally	28/6/09	
Rally	26/7/09	
Rally	9/8/09	
Rally	13/9/09	
Rally	4/10/09	
Rally	8/11/09	
Rally	6/12/09	
Wallangarra Riding & Pony Club Meets:		
Rally 1 – Enrolment Day	1/2/09	
Qualifying Rally Tetrathlon	8 & 14/2/09	
Rally 2 – Camp Rally	21-22/2/09	
Rally 3	15/3/09	
Rally 4	13/4/09	
Rally 5	3/5/09	
Games Qualifying Rally	7/6/09	
Rally 6	14/6/09	
Games Qualifying Rally	27/6/09	
Rally 7	5/7/09	
Rally 8	2/8/09	
Rally 9	30/8/09	
Rally 10	20/9/09	
Rally 11	25/10/09	
WRPC AGM	29/11/09	

Monthly Committee Meetings and other various community meetings also use the Club Room facilities regularly during the year, but this does not involve utilization of the grounds.

Consultation Process

ABV Leisure

Mr Darren Monument and Mr Gavin Fialkowski from A Balanced View for Leisure Consultancy have visited the grounds and discussed the issues and history of the usage of the grounds with each of the equestrian participants. It was immediately obvious once consultation began that the City of Armadale had underestimated the number of groups actively using the grounds at each reserve.

City of Armadale

Regular meetings and email correspondence have been maintained with Mr Patrick Quinlivan and Mr Neil Kegie from the City of Armadale to ensure continued understanding and co-operation in the advancement of the needs of the equestrian groups utilizing the reserves.

Local Community

Equestrian Surveys, Notices on Stockyard and Cavalletti, local media articles and in the Comment News and Examiner newspapers Email distribution to equestrian participants through PCAWA and Equestrian WA and community meetings have been conducted by Wallangarra Riding & Pony Club to gather information and data pertaining to equestrian activities in the local area.

Equestrian Sporting Groups & Pony Clubs

Meetings and discussions with individual Pony Clubs, representation at Zone and Council for PCAWA and group meetings of pony clubs to provide discussion forums, focus on the issues pertaining to the feasibility study and a collaborated approach in making submissions to the City of Armadale.

The inclusion of other equestrian groups in this discussion process:

- WA Horse Council
- Australian Horse Industry Council
- Second Chance Horse Rescue
- Show Horse Council of WA
- Dressage WA
- Transitions WA
- Equestrian WA
- Magenup Adult Riders
- Natural Equine Hoofcare
- WA Endurance Riders
- Local Riding Schools
- Local Equestrian Retailers
- Local Equestrian Industries (Veterinary, Stockfeed, Farrier, Dentistry, Chiro/Physio)
- Racing
- Pacing
- Carriage Driving
- Polocrosse
- Breeding Studs, and many others who have taken the time to make a contribution

Australian Horse Industry Council

The Australian Horse Industry Council (AHIC) is a national representative body, serving the Australian horse industry. The main role of the AHIC is to provide a voice for the interests of horses and horse owners in national forums. Particular issues that are a focus of AHIC activities include horse health and welfare, personal safety and any other issues that can have widespread effects across the horse industry.

WA Horse Council

The Western Australian Horse Council provides a state wide voice for all horse issues – representing racing, pacing, breeding, sport, show and pleasure riding as well as associated groups such as transport, stock fees and saddlery suppliers, veterinarians, farriers etc. Its aim is to contribute to the growth and development of the horse industry in WA.

Appendices

Appendix I – Equestrian Survey – Equestrian Facilities Needs Assessment

Appendix II – Industry Survey – Equestrian Facilities Needs Assessment

Appendix III – Economic Results – Equestrian Survey Respondents

Appendix IV – Three Top Priorities – Equestrian Survey Respondents

Appendix V – PCAWA – Curriculum Council Endorsed Program

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Appendix I – Equestrian Survey – Equestrian Facilities Needs Assessment

Appendix II – Industry Survey – Equestrian Facilities Needs Assessment

Appendix III – Economic Results – Equestrian Survey Respondents

Appendix IV – Three Top Priorities – Equestrian Survey Respondents

Appendix V – PCAWA – Curriculum Council Endorsed Program

Addendum to Submission from Wallangarra Riding and Pony Club Inc.

Date: 27 October 2009

A number of the assumptions and statistics used in the above submission have been called into question by ABV Leisure Consultants. The following information provides further clarification in respect to these concerns.

PCAWA Metropolitan Zone

The PCAWA Metropolitan Zone is made up of 6 groups;

- Wallangarra Riding & Pony Club Inc
- Riverside Park Riding & Pony Club Inc
- Kelmscott Riding & Pony Club Inc
- Gosnells Riding & Pony Club Inc
- Orange Grove Riding & Pony Club Inc
- Darling Range Riding & Pony Club Inc.

There are currently 509 registered riders for the PCAWA Metropolitan Zone.

City of Armadale accommodates 302 of those riders over the 3 grounds.

City of Gosnells accommodates Gosnells & Orange Grove Riding & Pony Clubs.

Shire of Kalamunda accommodates Darling Range Riding & Pony Club.

Population Growth Rates

City of Armadale expects a significant population growth rate of 89%.

City of Gosnells expects a growth rate in excess of 40%.

Shire of Kalamunda expects a growth rate in excess of 60%.

A significant area of population growth for the City of Gosnells is cited to be directly adjacent to the City of Armadale in the Southern River area. The growth rate for this specific area could easily be closer to the growth rates of the City of Armadale with very similar population demographics due to the concentration of urban development currently in progress and slated for the next 15 years.

Further, the urbanization in the Byford area by Serpentine-Jarrahdale is also likely to have a similar growth impact as it is also directly adjacent to the City of Armadale and is highly likely to influence rider numbers.

Therefore it is not appropriate for Perth Metropolitan Region growth rates of 23% to be applied to the equestrian participants for PCAWA Metropolitan Zone. The 6 clubs are not spread over the Perth Metropolitan Region, they operate in adjacent municipalities to the City of Armadale.

Distribution of Riding Membership

An analysis of the rider membership demonstrates that the distribution of members includes riders from outside the City of Armadale:

	City of Armadale 6111 & 6112	Adjacent Suburbs 6110, 6121, 6122, 6164	Outside of Immediately Adjacent Suburbs
Junior Riding Clubs	34%	28%	38%
Adult Riding Clubs	13%	45%	42%
EFA/General Riders	23%	38%	39%
Average	23%	37%	40%

As cited from the rider surveys, it is common for riders to agist their horses in the City of Armadale but actually reside outside the City boundaries. It is important to note that riders participating in equestrian activity within the City also bring the associated economic benefit into the City.

Since lodgment of the submission further data has become available:

	6107	6108	6109	6110	6111	6112	6121	6122	6123	6124	6125	6164	6165	6166	6167	Other	Total	
Wallangarra Adult Riders	5	5	5	10	10	10	30									6	81	
Kelmscott Adult Riding Club				5	5	10	10	10									20	25
Magenup Adult Riding Group	1			1	4	14	4	1			3	3	1		6	14	52	
	6	5	5	10	6	14	24	34	1	0	3	3	1	0	6	40	158	
	4%	3%	3%	6%	4%	9%	15%	22%	1%	0%	2%	2%	1%	0%	4%	25%		
	13%																	
	45%																	
Riverside Park Pony Club	5	2		1	5	11	8	9			1	11				15	68	
Wallangarra Pony Club		3		26	33	10	31	6	2	2	2			2		28	145	
Kelmscott Pony Club				3	15	5										23	46	
Transitions Riding Club	4	1		3	4	3	3				1	1		2	2	15	39	
	9	6	0	4	49	53	21	43	6	2	4	14	0	4	2	81	298	
	3%	2%	0%	1%	16%	18%	7%	14%	2%	1%	1%	5%	0%	1%	1%	27%		
	34%																	
	28%																	
Hoofbeats	31	10	20	30	36	81	48	86	21	7	46	32	3	5	39		495	
Hoofbeats - Retail Industry	30		120	15	15	145	60	20			20				25		435	
Milne Feeds	15	5	16	12	14	35	15	34	9	2	18	8			9		192	
Horseland Maddington	145	70	88	196	255	329	156	252	77	146	134	80	2	68	97		2095	
EFA	23	4	17	17	28	44	54	94	12	0	31	26	0	2	17		369	
	244	89	261	255	348	489	418	526	139	155	249	146	5	75	187	0	3586	
	7%	2%	7%	7%	10%	14%	12%	15%	4%	4%	7%	4%	0%	2%	5%	0%		
	23%																	
	38%																	

The distribution of riders supports the argument that the membership of the riding groups is not domicile dependent. This is important when considering the likely additional members that will be attracted to the clubs operating within the City of Armadale. The distribution is also indicative of the popularity of equestrian pursuits broadly across the population; but concentrated in areas that have a semi-rural outlook.

ABV Leisure Consultants state that other demographic information and characteristics will be taken into consideration. It is our belief that the proposed population increase in the adjacent localities to the City of Armadale (cited above) will also be significant and therefore, the overall impact on demand for the facilities and services offered by the equestrian groups will increase significantly due to those population demographics.

In terms of the comments in regard to the adult rider population; please refer to the more recent information provided by EFA and Horseland Maddington. When viewed in conjunction with the current membership of the adult riding groups we do not consider that the numbers have been overestimated at all. Registered members to Horseland Maddington living in the City of Armadale total 584 alone.

It would be our request that before the ABV Leisure Consultants seek to reference errors in the significantly inflated expected growth in membership, that they should also work solidly to ensure that they continue to fully explore and gain a more detailed understanding of the equestrian participants who would utilize the grounds under review and who are forced to travel considerable distances due to lack of facilities provided within the local areas.

The National Financial Sustainability Study of Local Government Commissioned by the Australian Local Government Association – Price Waterhouse Coopers (2006) suggests that 'many local governments have been actively engaged in improving the efficiency of their operations through regional cooperation and service delivery....pooling resources and identifying areas where they could work more with neighbouring local governments..'. Given the rider demographics above, this would suggest that the development of a collaborative approach to meeting the needs of the equestrian participants could be appropriate for regional cooperation.

Representing a united horse community in Western Australia.



The Western Australian
Horse Council (Inc)
29 Ashurst Drive
Lesmurdie, WA 6076
Phone: 9291 0202



Patron The Hon David K Malcolm AC QC

The City of Armadale
7 Orchard Avenue
Armadale WA 6112

The WA Horse Council wishes to endorse the submission from the Wallangarra Riding and Pony Club.

The concept of a Southern Participants Equestrian Complex to cater for the needs of residents of the City of Armadale and subsequently other neighbouring cities deserves close scrutiny, not only to release grounds currently occupied by Wallangarra R & PC and other equestrian clubs, but to be seen to further encourage a healthy, active, pleasurable hobby pursuit for all ages at a purposely developed suitable venue.

Whilst it is understood that initiative of this sort may have a significant timetable to come to full fruition, it takes just one forward thinking municipality to act as a catalyst to find some funding within forward budgeting, after rezoning, to influence adjacent local governments to act similarly and to endorse the concept to facilitate non government, State and Federal funding for a range of equestrian activities for which there currently exists a waiting list for club membership.

The survey indicates there is a significant demand for a top class equestrian facility in the southern suburbs.
We entreat you to help provide just that.

Faithfully

Diane Bennit Chair WA Horse Council
10th November 2009



Don Randall JP MP

Member for Canning

2851 Albany Hwy, Kelmscott WA 6111
PO Box 465, Kelmscott WA 6991
Tel (08) 9390 1211 Fax (08) 9390 1255
Email don.randall.mp@aph.gov.au

13th November 2009



Mayor Linton Reynolds
City of Armadale
Locked Bag 2
ARMADALE WA 6992

Dear Mayor Reynolds,

I recently met with Adriana Della Franca of the Kelmscott Pony Club and Adult Riders. As you would be well aware the relocation of the Club has become paramount pending the implementation of plans to change usage at their current facilities.

I understand the City of Armadale has been urging the affected riding clubs to identify potential locations for facilities. Miss Della Franca has identified a portion of land just off Turner Road in Kelmscott (potentially accessed via Canning Mills Road) which she believes would more than suit the needs of the Club. The parcel of land in question is Lot 671 on deposited Plan P252134.

Miss Della Franca has diligently made enquiries. The land is owned by the Metropolitan Planning Authority and she understands, while not used, is currently subject to a leasehold. Miss Della Franca has encountered difficulties in attempting to obtain the details of lessee and believes that with such information as the duration of the lease and interest of the lessee in assisting the matter could be progressed. The Pony Club is willing to undertake whatever maintenance work is necessary to cater for its facilities needs should the land be available.

Your assistance in providing the details and working through the matter with Miss Della Franca would be greatly appreciated.

Yours sincerely,

Don Randall MHR
Federal Member for Canning



Appendix 4. Public Comment on Needs Assessment Draft Report



HANOVER PARK

17 WILSON ROAD, PINJARRA WESTERN AUSTRALIA 6208
TEL/FAX: (61) (08) 9531 2878
ABN 17427655083

20th April, 2010

Office of Chief Executive Officer
City of Armadale
Locked Bag 2
ARMADALE WA 6992



Dear Sir/Madam

I am writing regarding the existing equestrian facilities at Palomino Park and Fletcher Park.

I am very involved in the equestrian community being a qualified equestrian NCAS General Coach, a current Equestrian WA Dressage rider and also have been running my own breeding and equestrian facility for the past 23 years.

As a coach I can see the need for more dedicated equestrian facilities for the future of riding in this State. No longer is it safe for children and adults to ride on the roads and properties are much smaller and closer to the general community that riders need to take their horses to safer environments for training and competition.

The equestrian community is getting larger and will continue to do so and even schools have embraced equestrian related subjects in their curriculum.

In order for us to continue to develop our young riders into gold medallists we need to provide them with state of the art facilities to help them develop their goals.

I hope your council will embrace this large project and develop such a facility that will also assist the community in adding value to many other businesses.

Yours faithfully

JACKIE BOUTER

KELMSCOTT PONY CLUB APRIL 2010
COMMENT AND SUBMISSION TO

CITY OF ARMADALE
EQUESTRIAN CLUB FACILITIES
NEEDS ASSESSMENT DRAFT REPORT 2010



Kelmscott Pony Club
2010-04-20
Ms Annette Grayden
President
Kelmscott Pony Club
PO Box 112
Kelmscott WA 6991

INTRODUCTION

Kelmscott Pony club in the following submission will comment on the Draft Equestrian Report 2010.

In commencing this submission Kelmscott Pony Club would like to state how dearly we love our existing grounds.

We have a long history as a club...this year will be our 37th Birthday year.

The City of Armadale has informed the Kelmscott Pony Club in writing that we will no longer have usage of our grounds and facilities from 2011.

This deeply distresses the whole Kelmscott Pony Club Community.

Therefore we suggested that the Armadale Council consider the following options:

- 1.Let us keep our grounds.
- 2.Find us us other grounds

Or

- 3.Let us share usage of another clubs grounds.

In the Draft Equestrian Needs Report the Study identified four options to accommodate the Kelmscott Pony Club and Adult Riders Club should Council decide to proceed with selling our grounds and Pries Park.This study recommended relocation to Palomino Park as the preferred option.

Kelmscott Pony Club and Riverside Pony club have held meetings since this report. Riverside Pony Club has generously welcomed Kelmscott pony Club to use their existing facilities at Palomino Park.

Kelmscott Pony Club would like to thank Riverside for this kind and welcoming act. We would like to accept their offer to use their grounds.

Riverside Pony Club has embraced Kelmscott Pony Club to relocate to their premises at Palomino Park as stated in the Option 1.Draft Report.

Riverside Pony club acknowledges Kelmscott Pony Clubs rich and long history and believes as we do, that we should retain our identity as a club.

Kelmscott Pony club continuity as a Pony club could be achieved in a mutually beneficial and cost effective way.

Kelmscott Adult Riders could possibly amalgamate with Riverside Adult Riders and make a strong club.

In consultation and agreement with Riverside Pony Club the following is a list of what Kelmscott Pony Club would need for relocation.

All Kelmscott Pony Club would require is a large shed ,15m x 10m. This would adjoin the existing Riverside Shed ,and Riverside has agreed this would be the best placement..

Riverside has kindly offered us use of their club house and canteen facilities.

Our shed would have a small office room for club paperwork housing. The rest of the shed would store our equipment.

The toilet facilities are adequate at this stage.

Kelmscott Pony Club ideally would like to see Armadale Council give a true and accurate compensation for existing facilities at the Kelmscott Pony Club Grounds. This money ... or work in kind ... in lieu of compensation would be used to install several key infrastructures:

1. Fence 150 metres of Ranford Road for safety.
2. Install existing arenas relocated from Kelmscott Pony Club ,into the middle of grassed arena at Riverside .This would take the form of an 80x 80m all weather riding area. This would alleviate the current problem Riverside has of overuse and no wet weather riding.
We have the all weather riding dressage arena base at Kelmscott and we with the help of Armadale Council want to relocate it to Riverside. This would be a cost effective solution to the existing problems. Riverside has agreed this would be the best course of action.
This would be a multi use area. Simply divided(into 3 dressage arenas) or used as a large arena as suiting the needs of the day planned.
- 3 .Relocate existing Kelmscott Pony club log jumps to Riverside thereby creating a fabulous x country course. This would be of great benefit to all riding clubs using the facility of Palomino Park .Kelmscott Pony Club would take on the design of this course in consultation with Riverside Pony Club and PCAWA. The club has stated this would be a fantastic addition for Palomino Park and the grounds suits a x country perfectly with little work as it has a trail already.
4. The club shed.

The following could easily be achieved over December, January and February 2011 with good will on the part of all parties involved. Therefore Pony Clubs and all Riding groups could continue late February or early March 2011 uninterrupted.

Summary

The above would ensure continuity for Kelmscott Pony Club .
Riverside Pony Club would get the benefit of a fabulous x country course and an all weather surface. Kelmscott Pony Club would attend Riverside Shows, thereby benefiting their club.
Both Adult rider clubs would get a strong and solid future.

All up we see this as a mutually benefiting resolution to the dire issues facing the equestrian community.

Let us continue to encourage young people to ride and learn to enjoy all approved kinds of sport associated with the horse and riding.
Ten of our riding members are currently under going study in Curriculum Council endorsed PCAWA Certificates .These certificates awarded to members of a registered Pony Club and count towards the graduation of high school students. This is particularly important for students who pursue a career in the horse industry,as they achieve formal recognition of their skills and knowledge .Please give them continuity in their education.

Please give the entire submission due and diligent consideration.
For and on behalf of Kelmscott Pony Club

Ms Annette Grayden
President Kelmscott Pony Club

Appendix 1.History of Kelmscott Pony Club
Appendix 2.Pony Club Facts Sheet
Appendix3.Proposed Pony Club Dates 2010,2011

NEEDS ASSESSMENT DRAFT REPORT 2010
EQUESTRIAN CLUB FACILITIES
CITY OF ARMADALE

COMMENT AND SUBMISSION TO
KELMSCOTT PONY CLUB APRIL 2010

8

Kelmscott Pony Club History

Kelmscott Pony Club's 39th birthday on November 7th, and we hope to celebrate this in a special way! This club has a long history. Back in 1972 a group of riders in the Kelmscott, Armadale and Roleystone area found that Gosnells pony club was too far to travel and so decided to form their own Pony Club the following year.

The Inaugural meeting of Kelmscott pony club took place on the 28th of February 1973.

The clubs first rally was held at Mrs Dorothy Fitzgerald's property in Armstrong road, Kelmscott, on the 11th march 1973. Twenty riders attended. Rallies were held fortnightly. Twenty six turned up for the second rally and by July the numbers had increased to forty! There was not enough space in the Fitzgerald's property, besides the paddock was too wet. The club had to find a new home.

Permission was given to use the public open space on the corner of Turner road and the Canning mills road. The clubs first ever busy bee was the clearing of lots of rocks for suitable work area. It was a temporary home until a more suitable facility could be found.

By the start of 1974 the club managed to negotiate an arrangement with the Commonwealth to use the CSIRO grounds at the river end of Cockram Road. It was an ideal facility with four large paddocks and a large shed with power and water. It was the clubs new home until the end of 1979.

The Club's first newsletter was published in 1975 and is still published and distributed to all members today.

At the 1977 AGM, Mr Stan Pries, suggested that the Kelmscott Pony club approach the shire to allocate the lower river end of the then sandpit, for Ponyclub activities.

Successful negotiations resulted in the Club being given the go ahead to develop the grounds. The Club was left to raise \$10000 to build the clubhouse. A lot of money in those days.

The development was completed just in time for the start of the 1980 season.

In the meantime the Club became incorporated in 1978. In the same year Kelmscott Pony Club founded the Bibbulmun Distance Ride.

As an incentive to further develop the grounds for Pony Club activities a five year plan was put in place. The Club was host to the 1984/1985 State Horse Trials, to the credit of all concerned. At this stage the Club had a membership of over 100.

The Club earned a reputation for a strong riding club early in its history. The friendliness and enthusiasm of the club continues to this day. We have a very special Club which we should treasure and we should do all in our power to nurture.

Yours sincerely, Annette Grayden, President of Kelmscott Pony Club

Kelmscott Pony Club Fax Sheet 2010

Pony club is the largest youth sporting club in the world.

60 FEMALE RIDERS USE THIS CLUB.

All other pony clubs locally are full.

They have written to us stating they could not accommodate us.

Our club will this year celebrate its 38th anniversary.

Our members raised the money to build our lovely clubrooms.

City of Armadale disproportionately spend money on male sporting venues to female sporting venues. Kelmscott Pony Club caters for 60 female riders.

We are a vibrant multi cultural club with people from all socio economic groups.

We have a membership of 30 female and male children ranging in ages from 5 years to 24 years. We have a strong Adult Club of 30 female riders.

We cater for a minority group namely girls and as every one might not know, it is increasingly difficult to get teenage girls to participate in sport. Kelmscott Pony Club fills this niche admirably. We encourage members to make commitment. We teach a sense of responsibility.

We teach knowledge of horsecare. We provide a high standard of instruction in riding skills so that each member can develop their full potential in a variety of riding disciplines. We provide incentives and opportunities for achievement.

We provide the opportunity to learn pride in presentation of horse and rider.

We are proud to promote social interaction between youth.

Lastly ...our members have fun!!!!

The council is to be congratulated for encouraging girls into Equine sport through Kelmscott Pony Club and helping keep our beautiful facilities in lovely order!

Council spends a lot on male sporting facilities proportional to female sporting facilities and we wish to thank you for allowing us this opportunity to provide excellent instructional and pastoral opportunities for females in the City of Armadale.

Several Western Australian riders at the recent Olympics took out Medals. These riders were all former Pony Club members. This is why Kelmscott Pony Club is so important! Kelmscott Pony Club has always had a reputation as a strong riders club.

In this modern era it is so hard to get children and parents interested in healthy character building sporting activities..and the alternative is only too well known...bored children who do not always have or show Civic Pride.

We require very little council assistance and ask only that our grounds are mowed once a month especially in the winter/ spring months.

We as a Club are working with Equine Horse Rescue. This body save horses dumped in bushland, rehabilitate and rehome them. This saves councils dealing with these unwanted and neglected animals and saves councils valuable resources.

We at Kelmscott Pony Club teach Land care as part of our curriculum. We install bird boxes for native fauna and instruct on weed control. As we are situated close to the river we provide a safe haven for numerous native flora and fauna. Our Club does not negatively impact on amenity or the fragile eco- environment of Cockram road. We improve the amenity of this area. This site is regularly used by walkers everyday and we encourage people to use the area responsibly. The Honorable Mayor, Mr Lynton Reynolds has promised to preserve the amenity of the Canning River. ---

The parents regularly hold busy bees and do work on the upkeep of facilities. This year they have installed a beautiful native garden which is a showpiece at the clubrooms, water facilities, new benches in our sheds and weed care upkeep of our arenas. We regularly remove rubbish at our own expense through chromlin bins and

keep the grounds safe. This is all work we gladly do ... for our kids, and only for our kids.

We look forward to a successful 2010 and beyond and hope the council support us in our valuable endeavours.

Yours Sincerely,

Annette May Grayden
President Kelmscott Pony Club
Phone 93848408
Email jelfsmob@gmail.com

KELMSCOTT PONY CLUB

COCKRAM ROAD KELMSCOTT WA 6111



INFORMATION BOOKLET

2010

Committee Contacts

Annette Grayden President KPC 93848408
(Jelfs) email jelfmob@gmail.com

Jenny Millard Treasurer KPC 9397 6265
email mil@sit.com.au

AIMS OF PONY CLUB

1. To teach a sense of responsibility and discipline.
2. To encourage members to make commitment.
3. To teach knowledge of horse care.
4. To provide a high standard of instruction in riding skills so that each member can develop their full potential in a variety of riding disciplines.
5. To provide incentives and opportunities for achievement.
6. To provide the opportunity to learn pride in presentation of horse and rider.
7. To promote social interaction between youth.
8. To provide a facility and atmosphere within the club to achieve the above.
9. To have fun.

GENERAL INFORMATION

Please note: Everyone is to sign in the attendance book as soon as you arrive on the grounds. Riders, parents, friends, visitors and instructors must all have their names recorded in the attendance book. This is a PCAWA requirement.

1. Starting times for rally days
 - Set up: 8.15 (every body is required to help set up)
 - Gear check: 8.45 meet with horses unmounted in front of clubhouse
 - Start: 9.00
2. If any rider is not going to attend a rally they **MUST ADVISE CHIEF INSTRUCTOR IN ADVANCE** (preferably a fortnights notice so that instructors are not hired when they are not required). Failure to advise Chief Instructor in advance will result in a \$20 fine to the rider.
3. There is one newsletter per month. If you have anything to put in, feel free to show our newsletter editor (see details earlier in this booklet).
4. Second-hand gear can be bought and sold through the club. Use the notice board in the clubhouse or the newsletters "for sale" section.
5. There are stalls available for horses and ponies on rally days. The system is "first come first served". You are completely responsible for that stall (eg cleaning of hay and manure). If there are horsey items (water buckets etc) in the stall then that stall is reserved. Please be considerate of others.
6. **NO DOGS** are allowed at organised Pony Club rallies or ODE's.
7. Recommended minimum age for membership is 6 years of age, however this is also at the discretion of the Chief Instructor.
8. **STALLIONS' RIGS AND COLTS ARE NOT ALLOWED ON CLUB GROUNDS.**
9. Parental involvement is very important. The success of the club and the benefits obtained by our members will be assured by your willingness to help in any pony club activities.
10. Busy bees for a club such as ours are necessary to keep our grounds clean and tidy and in working order. It is now a requirement to attend two busy bees, or run the risk of not being eligible for trophies at the end of the year.
11. Please keep the grounds tidy. Place all rubbish in the bins provided.

RIDING RULES

1. Uniform:

The club uniform shall be worn when representing the Club at Zone events or on a rally day while being instructed by a visiting instructor.

- Helmet (current safety standard)
- Riding Boots
- Teal Jumper/Windcheater
- Gold Tie
- White long sleeved shirt
- Fawn/Beige Jodhpurs

Short or long sleeved polo shirts may be worn after the lunch break for the afternoon activities.

2. Uniform for afternoon activities:

- Helmet (current safety standard)
- Riding Boots
- Either formal uniform from morning instruction, or short or long sleeved gold or teal polo shirt with club logo.
- Fawn/Beige Jodhpurs

3. Horse Gear:

Bridle to be jointed snaffle type with a drop nose band if needed. All leatherwork to be kept clean and in good condition. It also must fit correctly. Any bridles or bits not conforming to this type will not be allowed unless by the express permission of the Chief Instructor. The reason for this is some bits can cause a great discomfort to a horse if incorrectly fitted and used by an inexperienced rider.

Saddles are to be in a safe and clean condition and correctly fit the horse. Under no circumstances may the saddle rest on the horse's wither as lasting damage to the animal may result. Saddles must be secure by a double buckle, that is a double buckled girth or a single buckled girth and a surcingle. If in doubt about the suitability of a saddle, ask your Chief Instructor or Rally Day Organiser. Leather's must be worn on the outside of the saddle flap.

Club Saddle blankets and helmet covers will be available for purchase. These are required for Zone events, exams and competitions. If you need to borrow one of the club's saddle blankets or helmet covers you will need to pay \$5 refundable deposit on each item. Borrowed items must be washed and returned by the following rally.

4. The "one horse one rider" rule applies for all pony club members.
5. Riders must not change mounts without the Instructor's consent.
6. When a group of riders are mounting, no one rides off until all riders are mounted.

RALLY DAYS

1. Wear your rally day uniform with pride.
2. On wet days the program may change in an effort to protect horses and people from bad weather.
3. At every rally (mounted and unmounted) you are required to make sure your name has been recorded. Please hand in your registration card at the desk to be signed.
4. Members must attend the rally for a full day to obtain 100% attendance.
5. All queries and comments regarding rally day activities shall be directed to the Rally Day Organiser.
6. Members must notify the Chief Instructor before leaving the grounds during Club rallies.
7. Bad language is not permitted at rallies, functions or any other pony club activities.
8. Misconduct by members will not be permitted and offenders will be liable for suspension or expulsion.
9. Riders work towards the certificates D, D*, C, C*, K and B.
10. Children under the age of 16 must be accompanied by a parent/guardian, failing to do so will see the child being unable to ride.
11. Please nominate the parent/guardian who will accompany the rider for insurance purposes.

CODES OF BEHAVIOUR

Player Code of Behaviour

RIDE BY THE RULES

1. Respect the rights, dignity and worth of fellow players, coaches, officials and spectators.
2. Do not tolerate acts of aggression.
3. Respect the talent, potential and development of fellow players and competitors.
4. Care for and respect the equipment provided to you as part of your program.
5. Be frank and honest with your coach concerning illness and injury and your ability to train fully within the program requirements.
7. Conduct yourself in a professional manner relating to language, temper and punctuality.
8. Maintain high personal behaviour standards at all times.
9. Abide by the rules and respect the decision of the official, making all appeals through the formal process and respecting the final decision.
10. Be honest in your attitude and preparation to training. Work equally hard for yourself and your team.
11. Cooperate with coaches and staff in development of programs to adequately prepare you for competition at the highest level.

Kelmscott Pony Club proposed dates 2010 and 2011

Kpc meets first Sunday of every month.

Kelmscott Adult Riders meet 3rd Saturday of every month.

Feb

3rd committee meets

Feb 7th Meeting

Feb 28th First rally

March 7th One Day Event

March 20th AD

APRIL 4TH Show

APRIL 17TH AD

MAY 2ND RALLY

MAY 15TH NAD

MAY 23RD SHOW

MAY 30TH WALLY ODE

JUNE ZONE 5TH

JUNE 6TH RALLY

JUNE 19TH AD

JUNE 27TH INHAND SHOW

JULY 4TH RALLY

JULY 17TH AD

AUGUST 1ST RALLY

AUGUST 21 AD

SEPT 5TH RALLY

SUNDAY 12TH ADULT RIDERS SHOW

OCTOBER 3RD RALLY

AD 16TH OCTOBER

WALLY ODE OCTOBER 25TH

NOVEMBER 7TH RALLY

NOVEMBER 20TH

DECEMBER 4TH AGM SLEEPOVER AND DECEMBER 5TH RALLY

DECEMBER AD 18TH

IE/007018/10

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Message: IE/007018/10

From: [Jenny Marslen](#)
To: [info](#)
Cc: [Richard Jeggo](#)
Sent: 20/04/2010 at 11:59 AM
Received: 20/04/2010 at 12:00 PM
Subject: FW: ceo armadale

Attachments: [RIVERSIDE PARK PONY CLUB to ceo.doc \(24 KB\)](#)

Attention:

Pat Quinlivan

Recreation Facilities Planning Co-ordinator

Hi Pat,

Attached is the reply to the Draft Equestrian Facilities Needs Assessment from Riverside Park Pony Club. A letter has been sent to the CEO.

Kind regards

Jenny

Jenny Marslen

RPPC Secretary

0428 936 250

Riverside Park Pony Club

Palomino Reserve

Champion Lakes

Email; rppc@live.com.au

www.riversideparkponyclub.com.au

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RIVERSIDE PARK PONY CLUB

19 APRIL 2010

Mr Ray Tame

Chief Executive Officer

City of Armadale

Locked bag 2

Armadale W.A.6992

On behalf of RPPC we would like to take this opportunity in replying to the Draft Equestrian Facilities Needs Assessment. While it was received in the main to be constructive of value and interest to the parties concerned and a tool with which we can build and go forward, there were a couple of to say the least sensitive issues which should be mentioned, to suggest that future residents to the local authority would be of a lower social economic status as not to be in a position to afford the financial cost of equestrian involvement was found to be offensive, the document refers on many occasions to the minor detail that many members and users of all the venues are from outside the local Armadale authority as most of them keep their horses within the borders we fail to see the relevance of the fact but will add it leads us to ask the question of how many resident within the shire were members of a rowing club when Champion Lake was in the feasibility stage?

Onto the positive, the study included by way of accommodating any additional users that upgrades and additions were of paramount importance to the success of the project and feel that RPPC input was taken on board in a constructive manner, but we now feel the time is right to elaborate on these ideas.

1) An area within the existing arena apprx 100mx 80m be constructed, to be suitable for all weather conditions the remaining grassed area to be dressed possibly gypsum treated and fertilized, in saying this further advice would be sought after with companies such as Landcare .

2)The area at the back of main arena going towards Ramford Rd to have a similar area prepared for year round usage,

3)The perimeter of Ramford Rd to be fenced and gated to provide access to the grounds this would also give us the cross country facility that will be lost if and when Kelmscott vacate their grounds.

4) Parking area to be developed at the northern end of oval.

5) Toilet block at present houses only a single booth to male and female, the building is of size to facilitate 3 booths and hand basin for each so some conversion work would be required to bring that in line with basic needs.

6) Club rooms at present are used to the maximum and would be difficult to accommodate additional users. In an ideal world we would be looking for new rooms in the way of double storey brick building.

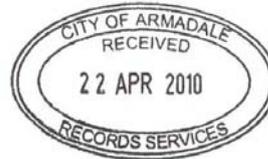
This response has been prepared with limited notice but we believe we are a group that has the community particularly the youth in mind and any additions and improvement to this facility would be a huge step in the right direction and make this venue one of the best in the state.

To close we would like to point out that any materials for the work to the dressage arena involving drainage and dressing would be salvageable from Kelmscott.

For and on behalf of Riverside Park Pony Club.

Richard Jeggo President

Mr Ray Tame
Chief Executive Officer
City of Armadale
Locked bag No. 2
ARMADALE WA 6992



Dear Mr Tame,

Thank you for the opportunity to comment on the draft Equestrian Clubs Facilities Needs Assessment. We appreciate the work already undertaken to progress work towards an appropriate outcome for all stakeholders.

Please find attached the Transitions Young Rider Dressage Club submission to this Needs Assessment which outlines a number of issues that require further analysis and explanation.

We look forward to your response to our submission and the provision of further clarification in the feasibility study and ongoing consultation.

For further information or clarification on any of the issues raised please contact Transitions Rider Representative, Amanda Hicks on 0439 311 787.

Yours Sincerely,

Judy Hicks

A handwritten signature in black ink, appearing to read "Judy Hicks".

President
Transitions Inc.

Transitions Young Rider Dressage Club

Submission to City of Armadale Equestrian Club Facilities Needs Assessment Draft Report – February 2010.

The following outlines the key issues and recommendations of Transitions Young Rider Dressage Club in response to the Equestrian Club Facilities Needs Assessment:

1. **Transitions does not support the relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park as Palomino Park has insufficient capacity to safely cater for the proposed five equestrian clubs. Palomino Park is struggling to cater for current demand due to lack of appropriate facilities and maintenance.**
 - Due to insufficient maintenance the two arenas at Palomino Park have deteriorated significantly over recent years. The surfaces are no longer safe for high level dressage and create a significant risk of injury under general use. As a result, Transitions has scaled back our upcoming dressage event to exclude the higher levels of dressage. This will affect participation at the event and over time may affect the ability of members to train at a high level and compete at state and national competitions. The unlevel and slippery/boggy surface is dangerous as it causes horses to trip and in some instances fall. This creates a significant risk to the health and safety of both riders and horses. The conditions of the grounds will deteriorate further if two additional club are using the arenas.
 - There is also inadequate space for parking cars and floats, especially in the winter months when the majority of parking areas becomes flooded and cannot be used. The Toilet facilities are insufficient. These capacity issues would worsen with additional clubs.
 - There are not enough weekend days over the main equestrian season from February to November to accommodate all the rallies, clinics, and events that are currently held by the five clubs. Further to this, if all weekend days are used for club events there will be no weekends available for local residents who rely on the facilities to exercise their horses. This was the original purpose of the public open space and likely influenced the decision of many residents to purchase property in the area.
 - Coordinating a calendar of events for the current three clubs to share Palomino Park is a difficult and time consuming process, requiring a large time commitment from club volunteers. Trying to incorporate the events of two additional clubs is not practical or feasible. Finding volunteers to run recreational clubs is increasingly difficult considering increasing demands on people's time. Making the running of clubs more difficult and time consuming is likely to result in a decline in committee members and an inability to properly run clubs. This will be detrimental to all members and the broader equestrian community that attend events held by the clubs.
 - Coordinating the calendar of events for the shared use of Palomino Park is a very complex process that is likely poorly understood by external parties. For example, Transitions' shows need to be coordinated with the broader Equestrian WA calendar as they tie in to state and national qualifying events. The Riding and Pony Club hack days are allotted by an external body (The Hack Council) and cannot be directly chosen by clubs. Such hack days also feed

into a large calendar of events and are required to qualify to compete at events such as the Perth Royal Show. Pony Club rallies also need to be coordinated with the broader PCAWA calendar (which is set externally) as rallies are required to qualify for state and national events. Pony Clubs are also required to hold large zone events on a regular basis which serve as qualifiers for inter-zone and national competitions.

- With all weekends taken up by events, there is no flexibility for clubs to hold additional events in the future (i.e. to expand their program of events to meet increases in demand over time) or take advantage of unique opportunities that may arise, such as clinics from visiting coaches. This will limit the development opportunities for local riders and is likely to hinder their ability to qualify for state and national competitions.
- 2. **The additional two clubs can only be accommodated safely with significant upgrades to the existing facilities and the provision of additional facilities including new dressage arenas in the vacant land to the rear of Palomino Reserve.**

To create sufficient capacity to safely cater for two additional clubs Palomino Park requires the following priority upgrades:

- Top coating, leveling and improving drainage of grass arena.
- Resurfacing the existing sand arena – including a proper base of scalps top coated with river sand.
- Developing additional river sand dressage arenas and training arenas to the rear of Palomino reserve to enable increased capacity.
- Improved water supply via a bore or scheme water and sufficient reticulation to ensure regular watering of arena and surrounding grass areas.
- Additional float and car parking space to accommodate additional members, especially during the winter months when most of the parking area floods.
- Fixing broken arena fencing.
- More yards that have gates and are large enough that horses can be enclosed in the yards without cross-tying.
- Wash bay facilities.
- Additional toilets and associated upgrade of septic system.
- Additional equipment sheds.
- Cross country course
- Regular, ongoing maintenance of all existing and upgraded facilities.

3. Transitions recommends that the main area is retained as a grass arena as a sand surface is not feasible due to health and safety concerns and increased maintenance burden on volunteers. However, this will require the grass surface to be upgraded and maintained to sufficient standard on an ongoing basis.
- The main issue associated with converting such a large area into a sand arena is dust creation. From an occupational health and safety perspective a sand arena cannot be used without regular daily watering due to significant dust creation. Dust would be created by the movement of large numbers of horse through the sand during rallies, events and public usage. Without adequate watering Transitions would not be able to provide a safe environment for club members and the general public that attend events. Dust would be an extreme risk for asthmatics and persons with breathing difficulties, it would also dramatically increase the risk of healthy individuals developing allergic asthma as a result of exposure to and inhalation of dust. This risk would be exacerbated for riders who whilst exercising would inhale dust particles at an increased rate.
 - The dust inhalation would also have a negative impact on the health of horses, affecting breathing in a similar way to that of humans. This would affect their performance and ongoing health and would likely result in reduced club membership and show entries.
 - Dust would affect neighboring properties covering them in layers of dirt. This will affect the health of neighboring residents and likely reduce the value of their property. Compensation may become a significant issue if the dust is not adequately controlled. Dust would be an issue during arena usage and will also be exacerbated by the very strong easterly winds that occur in the area. This would also increase the rate at which the arena sand would have to be replaced.
 - The cost of replacing the main arena with a sand surface is likely to be prohibitive. To create a surface of sufficient quality to sustain ongoing use would require: removal of the existing grass and clay surface, leveling the area, applying a scalps base of 200mm thick and compacting and leveling this surface and applying 70mm of river sand and leveling. Drainage and reticulation systems would also have to be installed and an edge would be required to prevent the sand shifting outside the arena. Maintaining a sand surface will also be more costly due to erosion and replacement costs, the need for a tractor and hoe to maintain a level surface, and the installation of reticulation or a water truck arrangement to keep the arena watered. Due to a current lack of water from the existing bore a new bore or scheme water would be required for sufficient watering.
 - It should also be noted that Transitions does not support the use of limestone as a base for arenas. This is because limestone does not allow adequate drainage, limestone rocks rise to the surface of the arena over time and the rock hard nature of limestone would mean that our specially designed portable dressage arenas would become redundant as they could not be pegged into the limestone.
 - Maintaining a sand surface will be a huge burden on volunteers, especially if they become responsible for grading and watering the arena surface. It will also be more difficult to set up

dressage arenas and jumps required for rallies and shows as volunteers will struggle to transport heavy equipment across a sand surface in wheelbarrows and trailers.

- We strongly disagree with Mr Wasley's comments (p. 41) that no amount of maintenance would be able to keep the grass arena in good condition with current or additional usage levels and that "changing the surface to an all weather sand surface would be advantageous for all users of the reserve." This statement is incorrect as proper upgrading and ongoing water and fertilization would maintain the grass surface to a sufficient standard.
 - Upgrading and properly maintaining the existing grass surface would achieve better value for money and is preferred by Transitions. A grass surface will avoid the issues outlined above if it is upgraded to a sufficient standard and then properly maintained by the City of Armadale.
 - Upgrading the grass arena would require leveling and top coating with sand, improving drainage systems and then watering, fertilizing, and resting the arena to allow the grass to re-establish. Once the surface is re-established, it will require regular watering to keep the grass established.
4. Transitions strongly recommends that it is consulted before proposed upgrades are approved and on an ongoing basis to ensure that upgrades are delivered appropriately. Transitions would like the opportunity to work directly with the City of Armadale to further discuss the required upgrades to ensure the most effective use of funds.
 5. There is a lack of clarity surrounding the proposed upgrades and ongoing maintenance of Palomino Park in the Needs Assessment. No detailed financial information was provided such as, projected appropriation of funds for the upgrade and ongoing maintenance of Palomino Park, considering future demand and projected cost increases. This should be clarified.
 - For example, page 7, paragraph 6 should include the proposed allocation of funds from the sale of Pries Park i.e. to identify the share of funds that will be allocated to upgrading Palomino Park and how much funding will be set aside to cover increased maintenance cost associated with higher frequency use of the grounds.
 6. The timing of the proposed upgrades and relocation of Kelmscott Pony Club and Adult riding club to Palomino Park is not clear. Transition would like clarification on these timeframes.
 7. The analysis of future demand for equestrian facilities in Armadale in the Needs Assessment is very narrow. The report ignores the significant equestrian demands of external localities. A detailed analysis of the future demand of surrounding localities should be included in the Needs Analysis to give a more accurate picture of future demand.
 - External demand for equestrian facilities in Armadale is likely to increase as more equestrian facilities in other localities are rationalised. For example, page 3, dot point 4 ignores the fact that 72% of demand is from outside the city of Armadale population and hence two facilities

are unlikely to be sufficient to meet demand. Page 15, paragraph 4 notes that the city's population growth will not result in an equivalent increase in demand for local equestrian club facilities. This is largely redundant as most demand will come from outside the City of Armadale as is already the case.

- The Demographic Review on page 12 states that "persons on lower income will be less able to afford to participate in high cost activities such as equestrian sports." This sentence should be removed as no evidence is provided to support this assumption. This is also an issue on page 15, 26 and 52.
 - Page 15 does not consider that residents may reside in the City of Armadale and keep their horses elsewhere.
- 8. All options for accommodating Kelmscott Pony Club and Kelmscott Adult Riding Club have not been fully explored in the Needs Analysis including an analysis of social and financial impacts.**
- For example, options for consideration on page 4, should be compared to the status quo, that is, the relative costs and benefits of leaving Kelmscott Pony Club at Pries Park. It is recommended that this option is assessed as a base case as part of the feasibility study.
 - Page 5, Paragraph 1, makes a number of statements about the cost and feasibility of Greenfields sites. However, no information on specific sites is included. The analysis of Greenfields sites should be included in this report for increased transparency.
- 9. Additional Comments**
- Page 19 – Summary of WA Comparative Provision - the figures provided require further explanation to identify over what time period the costs are referring and the reasons for different amounts i.e. provide an explanation of why expenditure is high at Palomino Park and what was the funding used for, otherwise it is difficult to derive useful meaning from these results.
 - Page 51 - notes that "this study identifies that the primary equestrian clubs based in the City of Armadale could be accommodated on two equestrian club facilities if they are constructed to a sufficient standard." The proceeding information then refers to four clubs sharing one ground. However, the preferred option proposed in the Needs Assessment is for five clubs to share Palomino Park and Fletcher Park to remain with two clubs. As such, the need for only two equestrian club facilities is not clearly demonstrated.



Wallangarra Riding and Pony Club Inc

P O BOX 518, ARMADALE WA 6992
Web Site: www.freewebs.com/wallangarrarpc

19 April 2010

Chief Executive Officer
c/- Mr Patrick Quinlivan
Locked Bag 2
ARMADALE WA 6992

Dear Patrick

Equestrian Club Facilities Needs Assessment

On behalf of Wallangarra Riding and Pony Club Inc (WRPC) I would like to thank Council for giving serious consideration to the needs outlined in submissions and through consultation that show a significant participation in equestrian activities in the Armadale area.

WRPC membership is already at 70 for this current year with a waiting list of riders wishing to join. I understand this situation is similar with the other riding clubs and that Kelmscott (both in junior and adult riders) has had significant increase in numbers this year.

There are a number of areas we would like to comment on from the report:

- **72% of participants reside outside of Shire boundary.** Council acknowledges the severe lack of facilities for equestrian participants. This is a major cause for the % of non-local participants being high and will continue to be an issue for this sport. Future numbers and demand for inclusion and provision of facilities by our PCAWA clubs is likely to significantly increase as population demographics condense into metropolitan regions. The majority of our riders are within the age demographic of children expected to make up the Armadale population. The ABV Leisure information suggests that the economic ability of these families to afford equestrian pursuits is limited. We would contest that the family economic profiles have improved and should continue to improve; therefore it is likely the number of children wishing to participate in equestrian pursuits will continue to increase at a far greater rate than that suggested in the review.
- **Individual ground needs for development and improvement.** WRPC understands the basis for the Council recommendation to concentrate improvements at Palomino Park; however the grounds at WRPC are also in desperate need of improvement to ensure the safety and wellbeing of our riders. We would ask that Council seriously consider providing WRPC as the principal Lessee of Fletcher Park with a commitment for ongoing support in the following ways:
 - o Access to services, personnel and equipment to assist in upgrading and maintaining the grounds. This could include qualified personnel to assist in aerating, levelling and

sanding the large grass arena, access to machinery and personnel to assist in preparing all purpose arenas in areas of our grounds that desperately need improvement, assistance in purchasing at reasonable/subsidised cost materials to upgrade facilities, fencing, storage etc.

- Support, liaison and administrative assistance in helping WRPC access grant funding from relevant institutions and funding bodies to assist in the cost of upgrading our facilities where Council assistance is not forthcoming.
 - A lease term of at least 10 years to enable WRPC to ensure that parent, patronage, and other funds obtained to improve the grounds will have a time line that will allow for maximum utilisation of facility improvements.
 - WRPC and Council Environment Officers working together in conjunction with the Management Plan for Fletcher Park aligning activities and presentations to the PCAWA Landcare curriculum for our riders.
- **Curriculum Council.** WRPC does not believe sufficient emphasis has been placed in the Needs Assessment Study to the increasing involvement and recognition of student participation in equestrian pursuits. The Curriculum Council has endorsed a number of PCAWA and EWA course programs. This means that students who participate in Curriculum Council approved equestrian activities can have these results count toward their high school accreditation. This is a recent addition, 2010 being the first year where results will be included. Council should also be aware that students at local schools are actively seeking these accreditations. At the recent Interschool Championships where around 450 local riders attending primary and secondary schools competed, Carey Baptist, John Wollaston, Kelmescott, Lumen Christie and Armadale all had squads of riders competing and representing their schools. With Curriculum Council endorsement this will further increase the participation rate of children seeking enrolment at our club in coming years.

WRPC would also like to support the Council writing to the Department of Sport and Recreation (DSR), the Equestrian Federation of Australia WA Branch and the Department of Training and Workplace Development to:

- a) Express its support for the development of a State Facilities Plan for Equestrian Sports that includes consideration of the need for a regional level equestrian facility in the southern Perth Metropolitan and Peel Region.
- b) Advise DSR that should the proposal to develop a State Facilities Plan for Equestrian Sports be supported, the City would be keen to provide input and comment where appropriate.
- c) Invite the Department of Training and Workplace Training to consider its future involvement in a regional level equestrian facility within the region.

WRPC believes it should be possible to tie the development of such a facility with the administration of PCAWA, TAFE and Curriculum Council to ensure the continued active involvement and further expansion of the equestrian education/participation initiatives that are currently being developed within this state.

Kind regards

Margaret Barnesby-Johnson
Wallangarra Riding & Pony Club Inc



Dressage Association of WA
c/- Secretary
61 Kentucky Drive West
Darling Downs WA 6122
21 April 2010

Office of Chief Executive Officer
City of Armadale
Locked Bag 2
Armadale WA 6992



Re: Equestrian Facilities Feasibility Study

Dear Sir,

The Dressage Association of WA (DAWA) would like to make comment on the urgent need for adequate equestrian facilities within the southern Perth metro area that can be used all year round.

DAWA was established in 1978 and has provided excellent instruction and quality competitions for dressage riders. We have had visiting coaches from the Eastern States and overseas. We will continue to bring coaches over if we can guarantee good facilities with a good riding surface. We cannot do this at this stage.

Equestrian grounds generally are adequate for most of the year with the exception of the winter months, as almost all equestrian grounds are too wet over winter to be used safely to host equestrian activities during this time. Riders are not willing to risk injury to their expensive and well-loved horses or themselves on grounds that may result in a permanent injury.

Running training sessions over summer instead of winter is not preferable because of the risk of heat-associated health problems for horses and riders, although this could be ameliorated by the availability of arena lighting similar to that used on other sporting grounds, which would enable clubs to use the grounds in the cooler evenings.

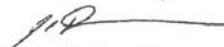
In addition, several local clubhouses are out dated and dingy and it is our opinion that some probably do not meet the standards for disabled access. As the number of certified disabled riders grows, this becomes more of an issue for clubs.

DAWA relocates its "home" ground for 3 months of the year because of the poor (wet and boggy) surface. However, it appears that even those grounds that we relocate to are likely to be "rationalised". If that occurs, the club would then be unable to operate at all over winter, which would make the club non-financial. If the rationalisation of those grounds occurs, DAWA will need to source a facility (to be fair to our members it should be within an hour's drive) that can be used as an alternative, and this unfortunately, would seem impossible.

The only grounds suitable for year round activity are available to the north and east of Perth (more than one hour's drive) and are already heavily booked. These are high quality facilities, some with indoor arenas and DAWA would welcome a similar option in the southern suburbs.

DAWA supports the development of a regional facility (either private or public) which could be one way of providing for the needs of the equestrian community while also reducing the ongoing costs for local governments; a partnership agreement detailing co-contributions would undoubtedly be more cost effective than providing several small grounds within each local government area which can only be used for part of each year.

Yours sincerely,



Jennifer Devine
President
Dressage Association of WA

Penny Stewart
53 Bernborough Way
Darling Downs WA 6122
M: 0407 992 572

21st April 2010

Office of Chief Executive Officer
City of Armadale
Locked Bag 2
Armadale WA 6992



Dear Sir / Madam

Re: Regional Level Equestrian Facilities

With regard to the needs assessment for equestrian facilities in the City of Armadale, I understand that there will be development undertaken at two sites to improve existing facilities for pony clubs and adult riding clubs, which is a great start.

I must strongly impress upon you the need for a high standard Regional Equestrian facility to cater for all, not just pony clubs. This would probably need to involve an amalgamation of several Shires and I understand land has been identified that would be suitable for this purpose. Facts and figures through a survey have been supplied to Council, however I, and many others feel this does not in anyway reflect the numbers that a regional facility would attract. Equestrian Western Australia members, breed societies, many local clubs, coaches, interstate, and overseas clinicians and a myriad of other disciplines would make full use of a high standard Regional Level Equestrian facility.

I would also envisage that a Regional Equestrian facility would cover its cost. To give you an idea, it would not need to be on the scale, or type of building at the State Equestrian Centre at Brigadoon, which is expensive to run and maintain, but could be partially modelled on the facilities provided at the National Equestrian Centre in Werribee, Victoria.

For example, a Regional Equestrian facility could be developed in stages according to funds available or sponsorship.

- Phase One - Colourbond indoor arena with state of the art surface, outdoor arena and warm-up arenas, also with state of the art surfacing, car/float parking, kitchen, ablution and office facilities.
- Phase Two - the addition of yards and/or stables and a covered warm up area.
- Phase Three - the addition of a cross country course, space permitting.

Werribee had the foresight to take that initial step and its facilities have been added to over the years to keep pace with demand and it is now the Australian Equestrian Centre where major national championships are held every year. Western Australian competitors from Bedfordale have recently returned from Dressage and Jumping with the Stars held at the National Equestrian Centre with outstanding results.

A Regional Equestrian facility would deliver untold community benefits as well as providing opportunities for all levels of riders to reach their respective goals, without having to travel for hours to Brigadoon. Please consider the overwhelming need that this project could fulfil.

Yours faithfully



Penny Stewart

CC Dept Recreation and Sport
Dept Training and Workplace Development

Marc Leppard
President
Riverside Park riding Club
C/o 31 Landers Rd
LESMURDIE WA 6076



28 Apr. / 2010

The City Of Armadale
7 Orchard Avenue
ARMADALE WA 6112

Dear Ray,

I am writing on behalf of the Riverside Riding Club in response to the City of Armadale draft report, "Equestrian Club Facilities Needs Assessment".

I note the aim of this report is to, "identify the facilities needs of the equestrian clubs within the City of Armadale and the likely development options to satisfy these needs". Whilst the report has taken, what I believe is a very narrow short term view and only considers the immediate optimisation for existing facilities; it has achieved its stated aim. Given the City of Armadale will most likely lose the majority of its rural and semi rural land to urban development the report should address, even if at a high level the potential requirements in the medium to long term.

The needs as reported are realistic given the wide level of consultation and the number of active equestrian clubs within the city. Given the report recommends concentrating all equestrian clubs into two (2) venues, it would be absolutely essential that the facilities as recommended be established at those grounds to ensure effective use of the grounds for all types of events.

The development options provided by the report are not linked to the equestrian needs rather they are linked to the relocation of both the Kelmscott Adult Riding Club and Kelmscott Pony Club. As read all four (4) options seem to be viable; however, I would make the following two (2) comments:

- **Palomino Park.** Palomino Park already has 4 tenant equestrian clubs: Riverside Riding Club, Transitions, Riverside Park Pony Club, and Endurance. If Option one (1) is seen as the most viable option it should be noted that there would be 6 tenant equestrian clubs located at Palomino Park. The current facilities could not support the level of activity.
- **Riverside Riding Club.** The report indicates the riding club only has a small membership but large event participation, I do not believe the report has taken into account the large participation rate and thus sees the riding club as a tenant that could amalgamate. This club caters for "hacking events" and is affiliated with both the Show horse Council of WA and Equestrian WA. Its events are RAS Perth qualifiers. I believe the report assumes Kelmscott Adult Riding Club performs a similar function, this is not so and the club executive and membership

Armadale City Council
April 28, 2010
Page 2

have stated to me they wish to remain a separate entity and not amalgamate with any other club.

Whilst the report is a broad overview of the equestrian sport needs within the City of Armadale, there needs to be more consideration of the implication of each option on the facilities at the location discussed.

Sincerely,

A handwritten signature in black ink, appearing to be "Mark H. [unclear]", written over a horizontal line.

Office of Chief Executive Officer
City of Armadale
Locked Bag 2
Armadale WA 6992



Dear Sir/Madam,

I am writing to you as a resident of seven years of the Palamino Park area, and a member of the Wallangarra Riding and Pony Club for four years, with regards to the recent assessment carried out concerning the Equestrian needs of the City of Armadale.

I understand that this assessment was tabled by the Armadale council on the 2nd of March 2010, and in brief the report has recommended a feasibility study be carried out with the Palomino Park and Fletcher Park areas being closely looked at.

Not being a member of the Kelmscott Pony Club, I do not wish to comment on any possible move to either Palamino or Fletcher parks, however, I do understand the need for development in the area surrounding Kelmscott

and feel it probably is more practical having just the two equine areas within the Cities boundary.

I am very interested in the proposed upgrading of both Palamino and Fletcher parks and would like to make the following suggestions.

The Palamino Park area be increased to cater for a larger cross country course and better drainage be constructed for the grassed oval area, as during winter this can be a concern.

Having these two issues rectified, would benefit the club greatly with a capacity to undertake larger events, attracting more users, and I am sure this would have flow on effect for the City of Armadale itself.

The Fletcher Park area is one of sensitivity given its native flora layout, however, I can see a prolonged use for the Wallangarra Pony Club if the current boundaries are maintained regarding the cross country course and the respect for the 'no go' areas.

The Wallangarra Pony Club has seen a good deal of growth in the past few years as far as members are concerned both in the Pony Club

and the Adult Riding Club, so much so, the facilities such as storage sheds and clubrooms are bursting at the seams.

An upgrade of these would be a great benefit with the foresight of larger numbers using this facility being taken into account.

Thankyou for your time and I look forward to the progress of the Equine Facilities Needs Study.

Yours Faithfully



Tim Bray
489 Ranford Rd, Champion Lakes

CITY OF ARMADALE

EQUESTRIAN CLUB FACILITIES FEASIBILITY STUDY

DRAFT REPORT
May 2010



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EXECUTIVE SUMMARY

After consideration of the completed Equestrian Club Facilities Needs Assessment by the City's Project Reference Group the study progressed to this Feasibility Study.

This Study analyses four options for future facility development presented within the Needs Assessment and identifies a preferred option that is explored for feasibility, including the following: concept plan with potential development plan priorities, construction cost estimate, financial analysis and management options.

Site Analysis

The four options considered for future facility development are as follows:

Option 1.

Relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park.

Option 2.

Relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to Fletcher Park.

Option 3.

Relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to a Greenfield site.

Option 4.

Relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to the current Department of Training and Workplace Development Equestrian Training Centre.

The four options have been analysed and compared against a range of relevant factors to determine the preferred option.

After consideration of the four options it becomes apparent that Option 1 is the most appropriate venue for the relocation of the Kelmscott Pony Club (KPC) and Kelmscott Adult Riding Club (KARC).

The other options are less preferred on the following basis:

Option 4 is discounted as it does not present a long term solution for the relocation of KPC and KARC. The land is earmarked as a future residential development site. Therefore relocation to this site would only be temporary.

Option 3 is discounted primarily because it does not take advantage of the opportunity to minimise duplication of facilities. This option also has increased cost implications for the potential land purchase and replication of facilities for relatively small clubs.

Option 1. Palomino Park and Option 2. Fletcher Park both present an opportunity for optimising equestrian club facility provision in Armadale through the reduction of the

number of facilities from three to two. By upgrading the grounds and amenities, the capacity of the venues can be increased to accommodate additional users and will provide the key benefit of a higher standard of facilities for the club members and the community to utilise.

Palomino Park has two distinct advantages in comparison to Fletcher Park as a venue suitable for appropriate upgrade in order to accommodate KPC and KARC: these are the environmental considerations and potential for future development.

Fletcher Park contains endangered native bushland and therefore a large increase in equestrian activity is not recommended at this location. Furthermore, the size and shape of Palomino Park and the current facility layout is more amenable for upgrading as compared to Fletcher Park which is intersected by a public road and constricted by protected bushland.

Concept Plan

In accordance with the requirements of the Study Brief and in response to the findings of the Needs Assessment and Feasibility Study a draft concept plan has been developed for Palomino Park (see Appendix 1) that identifies a range of improvements to the current facility.

The primary feature of the Concept Plan is the conversion of the main arena from a grass surface to an all weather sand surface. Properly designed and constructed sand surfaces can withstand much higher frequency of use than grass surfaces, thus increasing the existing facility capacity and enabling additional user groups to be based at Palomino Park.

The Concept Plan also includes improved supporting amenities including an additional meeting room, playground, new toilet block, storage shed extension, horse pens and wash down bays.

It should be noted that whilst these proposed facility developments represent a significant improvement in the capacity of the riding facilities and the supporting ancillary features at Palomino Park, comments received from equestrian clubs on the Draft Needs Assessment report reveal a strong desire for further facility development citing strong growth in equestrian club participation across the wider region. It is not the intention of this report to develop facilities to cater for participation growth occurring outside of the City of Armadale, rather, it is considered more appropriate for a regional planning approach led by the Department of Sport and Recreation to address this issue.

Construction Cost Estimate

The indicative capital cost estimates of the proposed Palomino Park Concept Plan have been prepared by Ralph Beattie Bosworth. The full cost estimate report is attached as Appendix 2 to this report.

Subsequent to the development of the Concept Plan and Construction Cost Estimate, a need was established to identify a second development option for consideration by the City of Armadale. As such, the proposed facility developments and construction costs

estimate as per the Palomino Park Concept Plan shall be known as Development Option 1 and the alternative known as Development Option 2.

The largest cost item in the proposed Concept Plan is the development of the sand surface arenas. A total cost of \$900,000 is estimated for the development of the 155m x 90m all weather multi-purpose main arena and the 60m x 20m dressage arena which equates to approximately \$60 per m². This can be considered a maximum cost for arena construction, and there are cheaper options that can be explored with the minimum cost being approximately \$20 per m².

Development Option 1

The total project Construction Cost Estimate of a high level of specification is \$1,550,000 (excl GST).

Development Option 2

An alternative development strategy has been devised including a reduction of the total proposed sand surface area by 50% and the retention of some turf area. Utilising a mid-range arena construction cost of \$35m², a new development cost is \$444,350, including a 90m x 85m all weather sand arena, new parking areas and driveways, shed extension and new fencing with reticulation to the reduced turf area.

Financial Analysis

The City of Armadale 2009/2010 budgeted expenditure for the City's three equestrian club facilities (inclusive of building maintenance) is \$31,800. The majority of this is for Palomino Park (\$28,700) which is maintained by the City.

Development Option 1: Change in Maintenance Expenditure

Savings in annual expenditure from the City will likely be achieved through the rationalisation of Pries Park (-\$1,500) and the reduction in grassed area to maintain at Palomino Park (-\$18,700).

Development Option 2: Change in Maintenance Expenditure

The reduction in maintenance expenditure at Palomino Park will be limited for this option as a significant area of turf will be retained and will be used frequently.

The addition of KPC and KARC to Palomino Park will provide benefits to the clubs through the sharing of costs and facility maintenance responsibilities.

Management Options

The City of Armadale equestrian clubs have a history of cooperating very well together over many years. Notably, the Palomino Park based clubs utilise the KPC grounds on occasion during the winter months when their own grass main arena is too wet and slippery to utilise.

The most appropriate form of managing the redeveloped Palomino Park facility will be through the formation of a management committee with representatives from each of the five user groups which will hold a licence or lease agreement with the City.

Recommendations

It is recommended that the City of Armadale:

- 7. Receive the Draft Equestrian Club Facilities Feasibility Study report.**
- 8. Support the relocation of the Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park as the preferred option to accommodate the clubs when Pries Park becomes unavailable.**
- 9. Support the need to upgrade Palomino Park equestrian facilities in order to increase the Park's capacity and cater for increased usage from the relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club.**
- 10. Initiate formal discussions with the Palomino Park user groups, the Kelmscott Pony Club and Kelmscott Adult Riding Club to:**
 - a) Consider and resolve matters associated with the proposed relocation of the Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park.**
 - b) Facilitate the formation of the Palomino Park Management Committee to include representatives from each of the key user groups.**
 - c) Prepare a Management Agreement for the Palomino Park equestrian facilities to formalise the roles and responsibilities of the City and the Palomino Park Management Committee.**
- 11. Support the need to also upgrade Fletcher Park to cater for current and predicted future demand, and ensure that environmentally sensitive bushland is protected for future generations.**
- 12. Make application for one third funding for the proposed facility developments through the annual Community Sport and Recreation Facilities Fund (CSRFF) program administered by the State Government Department of Sport and Recreation.**

Introduction

The City of Armadale engaged A Balanced View (ABV) Leisure Consultancy Services to conduct the “Equestrian Club Facilities Needs Assessment and Feasibility Study.”

The Needs Assessment was completed and after consideration by the City’s Project Reference Group the study progressed to this Feasibility Study. This Study analyses four options for future facility development presented within the Needs Assessment and identifies a preferred option that is explored for feasibility including the following: concept plan with potential development plan priorities, construction cost estimate, financial analysis and management options.

Site Analysis

Four (4) options for future facility development consideration were presented in the Equestrian Club Facilities Needs Assessment (ECFNA). They are as follows:

Option 1.

Relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park.

Option 2.

Relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to Fletcher Park.

Option 3.

Relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to a Greenfield site.

Option 4.

Relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to the current Department of Training and Workplace Development Equestrian Training Centre.

The four options have been analysed and compared against a range of relevant factors to determine the preferred option.

Option 1. Relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to

Palomino Park.

Minimising Duplication of Facilities

Relocation of the Kelmscott Clubs to Palomino Park would reduce the number of equestrian club facilities within the City from three to two, thus enabling a more efficient use of the City’s resources.

Grounds

Palomino Park has a developed area approximately 300m long and 170m wide in which each of the riding arenas are contained with an elongated section along the Wungong River that is approximately 500m long. The developed area already has sufficient riding arena space however the poor condition of the turf is a major issue. Planning is underway for the rehabilitation of Wungong River and therefore it is unlikely that development nearer to the river bank would be supported.

The main arena is grass and in relatively poor condition for equestrian usage. During wet weather the grass becomes very boggy and slippery and cannot be used. Increased usage of Palomino Park would require the surface to be upgraded to a well drained sand surface.

New buildings will not be able to be placed near to the river due to risk of flooding however this should not affect the location of riding arenas and horse pens which are currently located partially within the 1 in 10 and 1 in 100 year floodplains as indicated in the *Draft Wungong River Champion Drive to Armadale Road Management Plan 2009 – 2014*, City of Armadale.

Buildings

The built facilities provided at Palomino Park are basic but in good condition and adequately serve their purpose. The pavilion includes a small social room, a modest kitchen and a verandah.

The creation of an additional multi-purpose room attached to the building would facilitate additional users at Palomino Park by providing a separate meeting area. This would assist in allowing multiple clubs to utilise the pavilion facilities at the same time for minor activities such as training exercises.

The toilet block is small and contains one male and one female toilet only. It is insufficient for rally days and inter-club events.

There is one storage shed that is sufficient for current use, however, additional shed space would be required should additional users be located here.

Parking

A lack of float parking and the parking area is prone to becoming boggy which are issues at Palomino Park. Redesign of the grounds would allow for increased float parking.

Location

Palomino Park is situated on Crown Land vested in the City and reserved under the Metropolitan Region Scheme for the purpose of Parks and Recreation. It is located amongst a relatively small area of rural living zoned lots as identified in the Town

Planning Scheme 4. The City advises that there are no current plans to change the zoning in this area.

Whilst there are no current plans for rezoning of the land surrounding Palomino Park, it would appear that in the long term this area could become attractive for residential development. Currently there is residential development up to the eastern side of Lake Road, approximately 300m from Palomino Park. Armadale City Centre is 4km in a direct line south-east from Palomino Park.

Environment

Palomino Park is located in an area of small rural blocks that have little or no native vegetation bushland. It has no listing of Bush Forever within its boundaries.

Wungong River flows along the eastern border of Palomino Park, and it is the intention of the City of Armadale to rehabilitate this section of the River. The *Draft Wungong River Champion Drive to Armadale Road Management Plan 2009 – 2014* identifies the following actions that would affect Palomino Park if implemented:

- Action 2.1 - Revegetate within a 15m buffer or up to firebreaks on either side of the river. The vegetation buffer will assist in nutrient stripping and also create diverse habitats for birds and fish.
- Action 3.6 - Assess the feasibility of redirecting open stormwater drains to a wetland system to remove nutrients prior to discharge into the river. A potential wetland is proposed on Palomino Park on the large section of undeveloped land adjacent to the river (see Appendix 1, Concept Plan attached).
- Action 5.1 – An upgrade of the existing trail between Arabian Court and Ranford Road is proposed as a short term multi-use trail that travels through Palomino Park until funds become available for a proposed multi-use trail for the long term.
- Action 5.2 - Seek funding sources to build a long term circular trail system and associated bridges. The 3m wide multi-use trail is proposed to be 3.8km long and could potentially include interpretive signage.

These proposed actions do not directly impact on the main developed area of Palomino Park. Horse riders will benefit from a multi-use trail, however it would not be suitable for use as a cross country course as the trail will have public access for pedestrians and cyclists also.

Future development of arenas in the areas near to the river would not be in keeping with this management plan and therefore unlikely to gain approval from the City.

Potential for Future Development

Palomino Park has sufficient land area to be developed into a venue capable of sustaining additional clubs, that being the Kelmscott Pony Club and Kelmscott Adult Riding Club. Palomino Park already has sufficient riding arena area for additional clubs use; however, the surface needs to be upgraded to enable higher frequency usage. Palomino Park also has sufficient space in the developed area for increased supporting amenities including parking, horse pens, storage shed space, toilets and meeting space.

The area along the river is planned to be rehabilitated and therefore development of a cross country trail in this area is unlikely. A long term multi-use trail is proposed however which will benefit horse riders with a sizeable trail on which to ride their horses.

Option 2. Relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to Fletcher Park.

Minimising Duplication of Facilities

Relocation of the Kelmscott Clubs to Fletcher Park would reduce the number of equestrian club facilities from three to two, thus enabling a more efficient use of Council resources.

Grounds

Fletcher Park is an elongated parcel of land approximately 14ha consisting of a grassed main arena, a minor grassed arena and three sand arenas that are surrounded by protected bushland (Bush Forever Site 264). There is also a significant amount of open space to the southern end of the reserve that is used for temporary arenas and cross country courses. The grassed and sand arenas are in poor condition and in need of significant maintenance and upgrading for current utilisation and any potential increase in utilisation.

The reserve is divided in two by Moore Street. To the south of Moore Street is a flat, cleared paddock area that is 300m long and 120m wide. This area is used for temporary arenas and could be upgraded if required.

There is a large parking area available at the northern end of the grounds for floats however this area is insufficient for one day events.

Buildings

The pavilion facility is an adequate size and in good condition for most equestrian activities. The creation of an additional room attached to the building would facilitate additional users at Fletcher Park by providing a separate meeting area. This would assist in allowing multiple clubs to utilise the pavilion facilities at the same time for minor activities such as training exercises.

The Wallangarra Riding and Pony Club has plans to build a new storage shed and convert the existing into a theory room. There is sufficient area for increased shed space to be developed if additional user groups were located here.

Parking

The parking is insufficient on large event days. There is no potential to expand this parking area as it is surrounded by protected bushland. Additional parking areas could be formalised in the cleared area to the south of Moore Street, however this is a considerable distance (400m direct line) from the clubrooms and horse pens, and is across a public road which presents significant safety issues.

Location

Fletcher Park is situated on Crown Land vested in the City and reserved for the purpose of Recreation (Local) under Town Planning Scheme No.4. It is located at the southern end of the City bordering the Shire of Serpentine Jarrahdale approximately 3km from the Armadale City Centre. To the west of Fletcher Park is the Wungong Urban Water Master Plan development area. This urban development is expected to be carried out over the next 10-20 years. To the east is Rural Living zoned land.

This City has no plans at this current time to change the zoning in the immediate vicinity of Fletcher Park.

Whilst there are currently no plans to change this zoning around Fletcher Park, it is likely that in future decades there will be increasing pressure for increased residential or industrial development around this area as the City of Armadale becomes increasingly urbanised.

Environment

Fletcher Park contains 5 ha of highly sensitive native vegetation that is included within Bush Forever Site 264. There are also occurrences of declared rare flora that are protected under the State Government's *Wildlife Protection Act*.

The vegetation community type in this area is also classified as 'critically endangered' under the Federal Government Legislation *Environmental Protection and Biodiversity Conservation Act*, and therefore is extremely important to preserve.

The bulk of the protected bushland is at the northern end of Fletcher Park around the existing arenas and pavilion. This means there is little or no possibility of expanding the riding arenas in this location.

The City advises that due to the environmental sensitivity of Fletcher Park additional equestrian usage is not recommended at this location.

Potential for Future Development

Fletcher Park has the land area required for the development of facilities to cater for the addition of the Kelmscott Pony Club and Kelmscott Adult Riding Club. The existing riding arenas could be upgraded to sand surfaces capable of sustaining high frequency usage, with additional arena space potentially being developed to the south of Moore Street.

The elongated shape of Fletcher Park and the protected bushland surrounding the current facilities means that an ideal layout would be difficult to achieve, particularly in regards to the provision of adequate parking area and horse pens close to one another.

A more suitable facility layout could possibly be achieved if all of the facilities were relocated to the cleared area south of Moore Street. Whilst it is predominantly cleared land, there are a number of trees located throughout that would need to be removed to allow arenas of appropriate dimensions to be located there. This area may not be of adequate size to fit all the riding arenas required for one day events and club rallies, with one or two arenas from the northern end possibly needing to be retained. This would not be ideal as it would require horses crossing a public road.

Option 3. Relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to a Greenfield site.

During the course of this study a suitable site for an equestrian centre that meets broad criteria of adequate land size and zoning, ecological suitability, and available for development has not been identified. Assuming a suitable site could be found, the primary issue is that this option would not assist the City in achieving the best practice principle of minimising duplication of facilities.

A suitable location for a new equestrian centre is likely to be difficult to identify as the City of Armadale is predicted to grow rapidly resulting in a loss of rural zoned land to residential development. Furthermore, the high cost of developing a new facility is difficult to justify given the relatively small membership of the existing clubs based at Pries Park.

Option 4. Relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club to the current Department of Training and Workplace Development Equine Training Centre.

Minimising Duplication of Facilities

Relocation of the Kelmscott Clubs to the TAFE Equine Training Centre (ETC) would reduce the number of equestrian club facilities based on City land and make use of an education facility that would otherwise be underutilised on weekends.

Grounds

The total site is approximately 10ha. An area of 230m x 260m has been developed with the remainder being mostly vegetated. There is a trotting/racing track that measures 230m long and 130m wide with an all weather sand surface arena 75m x 25m located within. There is also a small dam and some bushland within the track with the remainder being turf.

It is unlikely that the recommended riding arena area requirements by PCAWA could be met at the Centre without significant modification to the existing facilities.

Buildings

The ETC has a building with classrooms for students. This would potentially be well suited for Pony Club instruction however not so well suited for large events requiring suitable social facilities including a function room and kitchen.

Parking

There is a small area of sealed parking for cars and floats as these grounds are not used for holding rallies or large events. There is potential that additional parking area could be developed around the grounds.

Location

The ETC is located in Seville Grove, 3km from the Armadale City Centre. The suburb is almost fully built out with residential development. The land that the ETC is located on is included in the Armadale Redevelopment Authority's Seville Grove Precinct Structure Plan. Upon Landcorp's future acquisition of the ETC land, the ETC will be redeveloped for residential living and when this occurs the ETC will need to be relocated to accommodate this.

Environment

The ETC site is not listed as Bush Forever. There is some bushland however it does not appear to be high quality native vegetation. If the site were to be developed for additional equestrian use the City would need to investigate the environmental impact further, however it would appear that it is unlikely to be a major restriction.

Potential for Future Development

The ETC site has the physical area requirements for the necessary arena developments, parking and other facilities for equestrian club use, however, significant re-design of the existing riding facilities may be necessary to achieve a functional layout.

Given that the ETC is not likely to stay in this location for the long term, it is improbable that the Department of Training and Workplace Development will contribute to any facility development.

Although this option does not provide a long term solution for the relocation of the Kelmscott Pony Club (KPC) and the Kelmscott Adult Riding Club (KARC), it could be considered as an interim option if the proposed upgrade of facilities at Palomino Park does not go ahead in the short term. Further discussions and negotiations with the Department of Training and Workplace Development would be required if the City wished to pursue this option.

Conclusion

On consideration of the four options it becomes apparent that Option 1 is the most appropriate venue for the relocation of KPC and KARC.

Option 1. Palomino Park and Option 2. Fletcher Park both present the opportunity for optimising equestrian club facility provision in Armadale by reducing the number of facilities from three to two. By upgrading the grounds and amenities, the capacity of the venues can be increased to accommodate additional users and will provide the benefit of a higher standard of facilities for the club members and the community to utilise.

Palomino Park has two distinct advantages in comparison to Fletcher Park as a venue suitable to be upgraded to accommodate KPC and KARC, these being environmental considerations and potential for future development.

Fletcher Park contains 5 ha of a critically endangered vegetation community type which is situated around the arenas and pavilion. Significantly increasing equestrian activity at Fletcher Park is not recommended due to possible adverse affects it may have on the surrounding vegetation.

Palomino Park equestrian facility is mostly cleared and does not have any significant native vegetation. The Wungong River flows through the lower portion of the Park and the draft Management Plan identifies a number of strategies to rehabilitate and protect this area of Palomino Park. The strategies in this report do not affect the main area of Palomino Park as it is well outside of the 15m buffer zone proposed for the River and the recommendations for improved pathways will benefit horse riders. The proposed wetland area is also outside of the developed equestrian area of Palomino Park.

Environmental issues aside, Palomino Park also has greater potential for future development. The main area of Palomino Park is large enough to fit sufficient riding arenas, float parking, horse pens, buildings and amenities to accommodate large equestrian clubs and the hosting of one day events and shows. The area is large enough to devise a functional facility layout.

Fletcher Park is an elongated reserve that is intersected by a public road. The dimensions of the reserve and the constrictions of the critically endangered native vegetation that cannot be cleared are such that the development of appropriate

facilities all on one side of Moor Street is unlikely. An equestrian venue intersected by a public road is not ideal and presents significant risk management issues.

It is for these reasons that Palomino Park is the preferred option for enhancing the facilities to enable the relocation of the Kelmscott Pony Club and Kelmscott Adult Riding Club.

Option 3 is discounted primarily because it does not take advantage of the opportunity to minimise duplication of facilities. This option also has the increased cost implications for potential land purchase, supporting infrastructure development such as: pavilion, toilets, storage, car parking roadways etc. The relatively high costs for these developments for relatively small clubs is therefore not supported.

Option 4 is discounted as it does not present a long term solution for the relocation of KPC and KARC. The land is earmarked as a future residential development site. Therefore relocation to this site would only be a temporary measure and cause further stress to KPC and KARC at a later date once relocation became necessary again. Any resources spent in making the ETC facilities suitable for equestrian club use would be lost.

Fletcher Park Upgrade

Whilst Palomino Park is the preferred option for the relocation of KPC and KARC, this study also supports the need for a general upgrade of facilities at Fletcher Park, including improvements to the riding surfaces. With the reduction of equestrian club venues from three to two, Fletcher Park may receive additional requests from community groups for casual use of the grounds. Palomino Park will have a busy schedule with the addition of two more user groups at this venue thus having limited capacity for casual user groups.

Additionally, the native bushland at Fletcher Park is of high conservation value. Improvements to the supporting amenities such as horse pens and wash down bays will aid in the protection of the bushland.

It is recommended that the City of Armadale support the need to also upgrade Fletcher Park to cater for current and predicted future demand, and ensure that environmentally sensitive bushland is protected for future generations

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concept Plan

In accordance with the requirements of the study Brief and in response to the findings of the Needs Assessment and Feasibility Study a draft concept plan has been developed for Palomino Park (see Appendix 1) that identifies a range of improvements to the current facility.

This concept plan has been designed to meet the needs of the City of Armadale equestrian clubs and allow the relocation of the Kelmscott Pony Club and Kelmscott Adult Riding Club to a suitable venue. Expert advice has been sought from the Pony Club Association of Western Australia and the grounds manager of the State Equestrian Centre to ensure the facility design would have the capacity to accommodate multiple user groups with high frequency usage.

The proposed facility developments are explained below.

1. Truck and Overflow Parking Area.

This area near the entrance of the reserve has been set aside for trucks carrying multiple horses and can also be used as additional parking area for floats as required. This is in keeping with its existing usage.

2. Looped Driveway

A looped gravel driveway is proposed that allows the efficient movement of vehicles and minimises the need for vehicles between the arenas and pavilion where there will be many horses and persons. Vehicles towing horse floats will be able to drive along the western boundary to the drop off point at the horse pens and then continue forwards along the western side of the reserve and drive straight into the parking area. From this point the vehicles have access on to the driveway. Traffic flow is aided through minimising the need for reversing.

3. All Weather Fenced Dressage Arena

A dressage arena of 60m x 20m is proposed to be constructed near to the western side of the pavilion. This location keeps the arena within close proximity to where the majority of spectators will congregate. The sand surface will allow high frequency usage in both dry and wet conditions.

4. Additional Meeting/Multi-Purpose Room

A modest extension to the existing pavilion is proposed to provide additional functionality on club rally days and one day events and provide further sheltered spectator area. It will also facilitate multiple user groups utilising the facilities concurrently for training and meeting purposes.

5. New Toilet/Changeroom Block

A new toilet block is proposed to replace the existing. It is suggested the new toilet block include at least two pans for females, a single pan for the disabled unisex toilet

and a single pan and double space urinal for the male toilet. Area is included for a small change space with benches in each.

6. Fenced Playground

A small fenced playground is indicated adjacent to the pavilion and toilet block so that children will be in close proximity to their parents and a safe distance from riding arenas avoiding opportunity for distraction of the riders or horses.

7. Storage Shed Extension

An extension of the storage shed will be required to house additional equipment from the KPC and KARC.

8. Potential Lighting to 60m x 30m Arena

Lighting has been indicated on the Concept Plan for the 60m x 30m arena located to the south east of the pavilion. This is a potential future option for Palomino Park that would offer increased capacity for usage by allowing evening use. Evening use would be particularly beneficial for accommodating week day use during winter when the days are short and during summer when the days are too hot.

9. Horse Pens (120) and Wash Down Bays

Pens for 120 horses are indicated on the Concept Plan to the southern end of the 60m x 30m arena at the current pens location. 120 pens will be sufficient for almost all events. This number of pens allows all horses to be dropped off which in turn allows for efficient parking of the vehicles towing floats as the horses do not need to be tied to the float. The proposed location is at the opposite end of the park from the pavilion thus minimising interaction between vehicles and pedestrians.

A four bay horse wash down facility is proposed to be located to the northern end of the pens to minimise the opportunity for waste water to enter the river system.

10. Horse Drop Off Area

The driveway configuration proposed on the Concept Plan allows for horses to be dropped off at the entrance of the horse pens area. The drop off of horses and parking of vehicles will need to be managed on large event days to ensure smooth operation.

11. All Weather Multi-Purpose Main Arena

The grassed oval is proposed to be redeveloped into a 155m x 90m rectangle with sand surface including limestone base, fencing and retaining walls. This will allow high frequency usage in both dry and wet conditions. 155m x 90m is the minimum area required to fit 4 dressage arenas to official competition standards and can also be divided into other combinations as required. The proposed main arena in conjunction with the other facilities at Palomino Park will allow for the hosting of events of up to 120 horses and for Pony Club rallies to accommodate approximately 70 riding members.

12. Float Parking

A formalised float parking area along the western and southern borders of the main arena is proposed. It measures approximately 5,000m². This area should meet most or all of the float parking requirements for large events.

13. Short Term Trail

An outline of the short term trail proposed in the *Draft Wungong River Champion Drive to Armadale Road Management Plan 2009 – 2014* is indicated on the Concept Plan. This is a current trail that extends between Arabian Court and Ranford Road. The Draft Management Plans proposes a general upgrade of this trail to allow pedestrian use as well as horse use until funds become available for a true multi-use trail to be developed including cycle, equestrian and pedestrian users and emergency vehicle access.

14. Long Term Trail

An outline of the long term trail as proposed in the *Draft Wungong River Champion Drive to Armadale Road Management Plan 2009 – 2014* is indicated on the Concept Plan. A river crossing from the main equestrian area has been added to enable access to the trail. It is suggested that a river crossing be included for consideration in the Draft Wungong River Management Plan. This trail is intended to replace the short term trail and be a true multi-use trail including cycle, equestrian and pedestrian users and emergency vehicle access. The proposed trail is approximately 3.8km long and thus will be an attractive asset for both equestrian club members and the general community alike.

15. Potential Future Wetland Area

The southern section of Palomino Park along the Wungong River is identified on the concept plan as a potential future wetland as proposed in the *Draft Wungong River Champion Drive to Armadale Road Management Plan 2009 – 2014*. A wetland in this location will catch and filter water from drainage trenches from surrounding areas through natural processes.

Note: Treatment of waste water is an important issue at Palomino Park with the Wungong River running through it and currently undergoing rehabilitation. The redevelopment of the facility is an opportune time to implement strategies that will minimise nutrients reaching the River and should be a high priority in the detailed design stage. This may include an onsite water treatment system which could in turn assist in water conservation. Water treatment systems are capable of improving sewage water anywhere up to drinking water standard however the higher the water quality standard the higher the maintenance and operating costs of the treatment system.

The wetland system proposed in the *Draft Wungong River Champion Drive to Armadale Road Management Plan 2009 – 2014*, will significantly reduce nutrients entering the river from water runoff from the Palomino Park grounds and surrounding areas.

The detailed design stage may also consider use of solar hot water, photo voltaic panels and other environmentally beneficial products that have potential to be incorporated into the facilities.

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Future Capacity of Equestrian Venues

The proposed facility upgrades for Palomino Park will significantly increase the riding membership capacity of City of Armadale equestrian venues. Discussions with the Pony Club Association of Western Australia reveal that pony clubs based at Palomino Park could accommodate up to 70 members. Adult riding clubs are not as formalised at Pony Clubs, however for the purposes of this study a maximum of 70 is utilised due to broad similarities. Six dressage arenas allow clinics of 8 per arena, thus 48 riders can be out on the grounds at one time with two classes of eight practicing theory in the pavilion, thus providing a total of 64. Most rallies do not generally attract 100% of members, therefore there is a small capacity for some additional members.

The maximum membership capacity of Palomino Park is 280 based on the assumption of four maximum sized clubs of 70 members each holding a monthly rally and several one day events. The addition of the Kelmscott Pony Club (KPC) and Kelmscott Adult Riding Club (KARC) would result in five clubs based at Palomino Park, however, one of the clubs – the Riverside Riding Club - only has 6 members and holds four events per year. KARC and Transitions riding clubs also have less intense schedules than the Pony Clubs. Scheduling of both Saturdays and Sundays for rallies and events will accommodate each of the groups' needs.

Currently there are 103 club riding members based at Palomino Park, and the addition of KPC and KARC would raise this to 156. Therefore there is potential for a further 124 club riding members in addition to the current membership of the five clubs to be accommodated at Palomino Park before reaching capacity of 280. This is 40% greater than the number of additional members predicted to be generated from the City of Armadale population growth (88 additional members from future Armadale residents) based on straight line projection from current participation rates as identified in the Needs Assessment.

It should be noted that this projection does not take into account the considerations identified in the Needs Assessment that suggest that future Armadale residents moving into the City are less likely to own horses and become members of clubs.

Given that City of Armadale clubs have a high proportion (72%) of non Armadale residents as riding members, it is likely that additional future demand will come from outside of the City. One of the biggest influences on future demand for City of Armadale equestrian facilities will be if new equestrian club facilities are developed in the south east region. If a regional facility was to be developed in the south east region as suggested in the Needs Assessment, it would significantly ease the pressure on the City of Armadale clubs to accommodate more members in the future. If no new facilities are developed then any spare capacity developed within the City of Armadale facilities may be taken up quite quickly as many venues around Perth are reportedly at full capacity.

Fletcher Park is currently at full capacity with a total of 151 riding members from two clubs. The clubs are unable to accommodate more members as all riding arenas are

fully utilised on rally days. If the turf arenas were replaced with sand arenas then it would be possible for two additional clubs of up to 70 members to be based at Fletcher Park, however, due to the sensitivity of the endangered bushland present, it is not recommended.

As identified in the Needs Assessment, it is suggested that the most appropriate method for meeting the future needs of the wider area is through the development of a State Facilities Plan for equestrian sports that includes consideration of the need for a regional level equestrian facility in the south east region.

Potential development plan priorities

The following details a proposed order of priorities for full implementation of the facility developments listed within the Palomino Park Concept Plan. This Plan is an interpretation of the stakeholders' needs and is intended as a guide for the timing of developments. The Master Plan is prioritised as follows:

Short Term	1 – 3 years
Medium Term	3 – 5 years
Long Term	5 – 10 years

Short Term 1 – 3 years

- All weather arenas
- Driveways and parking areas
- Shed extension

These facility developments are required to enable the relocation of the Kelmscott Pony Club and the Kelmscott Adult Riding Club to Palomino Park. The current grounds cannot sustain additional usage.

Medium Term 3 – 5 years

- Horse pens and wash down bays
- Additional meeting/multi-purpose room
- New toilet block

These facility developments are important for the user groups' to be able to host large inter-club events and shows.

Long Term 5 – 10 years

- Potential floodlighting to the 60m x 30m arena
- Fenced playground

Floodlighting is a desirable facility that will further increase the capacity of Palomino Park through allowing night time use. A fenced playground will assist in enabling parents to attend and participate in equestrian activities.

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Construction Cost estimate

The indicative capital cost estimates of the proposed Palomino Park Concept Plan have been prepared by Ralph Beattie Bosworth. The full report is attached as Appendix 2 to this report.

Subsequent to the development of the Concept Plan and Construction Cost Estimate, a need was established to identify a second development option for consideration by the City of Armadale. As such, the proposed facility developments and construction costs estimate as per the Palomino Park Concept Plan shall be known as Development Option 1 and the alternative known as Development Option 2.

Development Option 1 Construction Cost Estimate

A summary of the costings for Development Option 1 are provided below.

Short Term 1 – 3 years

All Weather Multi-Purpose Main Arena 830,000	\$	
All Weather Dressage Arena		70,000
Driveways & Parking		119,100
Storage Shed Extension 17,700		
Total	\$	1,036,800

Medium Term 3 – 5 years

Horse Pens		71,300
Wash Down Bays		22,040
Additional Meeting/Multi-Purpose Room		49,400
New Toilet Block (inc. demolish old toilet block)		102,000
Total	\$	244,740

Long Term 5 – 10 years

Potential Flood Lighting to 60m x 30m arena 80,000		
Fenced Playground		20,000
Total	\$	100,000

Earthworks/Site Clearance, Services Connections
Security Lighting, Signage, Seating, Bins,

Miscellaneous Landscaping and Grassing, Site Lighting		
30,000		
Contingencies (10%)		140,000
TOTAL INDICATIVE COST ESTIMATE	(Excl GST)	\$
1,550,000		

Note: This cost estimate is based on current prices. Cost escalation should be considered when planning future construction works. The Australian Institute of Quantity Surveyors indicates that cost escalation for 2010 is expected to be 2.0% followed by 4.0% in 2011, rising to 5.0% in 2013.¹

¹Australian Institute of Quantity Surveyors WA. (August 2009). *Construction Cost Index Forecast*. Perth, Western Australia.

Cost of Arena Construction

The costings for the development of the sand surfaced arenas have been provided by a professional arena builder. The specifications for the arenas have been based on a ‘worst case scenario’ where a very large amount of fill (approx 700mm) is used prior to laying a crushed limestone base and a suitable sand surface. It is advised that a large portion of the costs comes from the supply and transportation of the fill. The total cost of \$900,000 for the two arena equates to approximately \$60m². This could be considered the ‘maximum cost’ for an arena built to high specifications and would ensure a very long life span. It is advised that a limestone base should never need replacing.

Alternatively, cheaper options for the construction of sand arenas do exist.

Firstly, less fill could be utilised. The arena builder has indicated that a full site inspection might find that less fill is required to provide a suitable well drained arena.

Secondly, cheaper materials could be utilised. The Shire of Cuballing has recently constructed an arena for their new equestrian centre. Peter Naylor, CEO advises that the base has been constructed of blue metal cracker dust, a cheaper alternative to crushed limestone. The arena was built with largely Shire labour and machinery, and the river sand surface was donated from a Councillor, however, it is estimated that construction via this method would cost approximately \$20m². It should be noted that drainage is not a major issue at this site and relatively little fill was used under the base layer of the arena.

Use of the sand material at the KPC grounds has not been considered as the cost savings would be little if any due to labour and transportation costs involved in this exercise and the end result may not be as good as an arena built with new materials.

Further advice sought from Martin Collins, Quantity Surveyor, Ralph Beattie Bosworth suggests that \$25 - \$35m² would be a reasonable price range for the construction of a sand surface arena dependant on the level of drainage required. Due to the low lying level of the Palomino Park grounds and the current drainage issues

present it is suggested that the higher end of this range - \$35m² be considered as the appropriate figure for a mid-range cost.

Therefore, the arena pricing in this Construction Cost Estimate (@ \$60m²) can be considered the maximum cost for a high quality sand arena, whilst the method employed at the Shire of Cuballing for approximately \$20m² could be considered a minimum cost. It is likely that with the drainage issues present at Palomino Park that a middle of the road option may be required, one that effectively deals with water runoff but at a more reasonable cost to the City.

These \$m² prices are inclusive of perimeter retaining walls and fencing.

Three potential arena construction cost scenarios are presented in the table below:

Sand Arena Construction Cost Estimate: Low, Medium, High.

Cost Scenario	Price per m²	Total Cost
Low	\$20	\$300,000
Medium	\$35	\$525,000
High	\$60	\$900,000

The total cost of the facility developments within the Concept Plan are quite high when considering the relatively few number of participants (compared to sports such as football and hockey) that will be accommodated at Palomino Park and the small percentage that are City of Armadale residents. The majority of the cost is within the construction of the sand surface arenas which are necessary to sustain high frequency usage that the grounds will be subject to with five clubs based there. Grass surfaces cannot sustain high frequency equestrian usage as they are degraded to a point where they are no longer safe to ride on. Even with high levels of maintenance, grass surfaces require lengthy rest periods to recover and cannot sustain equestrian rallies and events on a weekly basis. This is confirmed by several turf industry specialists including the State Equestrian Centre Grounds Manager, Simon Barrey.

Whilst upgrading the arenas to sand could be considered expensive, it is cheaper than the alternative of acquiring new land and building a new equestrian venue (thus leading to duplication of facilities) for the relocation of KPC and KARC if indeed a large enough area of land can be acquired.

Development Option 2 Construction Cost Estimate

The total construction cost estimate of \$1,550,000 is a considerable cost for the City to bear. An alternative Palomino Park short term development strategy has been devised to provide the Council with a more affordable option that will allow the relocation of the KPC and KARC and provide year round usage potential at Palomino Park.

Principally, it is suggested that the City begin the Palomino Park development with an 85m x 90m sand surfaced arena and leaving the odd shaped grass (non reticulated) arena adjacent to the clubrooms as is. This is a 45% reduction of the main arena, and a 50% reduction in sand arena construction overall.

If a medium range construction cost of \$35m² is utilised, then a new total of \$262,500 for sand arena construction cost is calculated.

An arena measuring 85m x 90m will allow two dressage arenas to be placed inside and have sufficient spacing on all sides according to EFA regulations. It is also of a sufficient size for most other arena based activities including show jumping.

Assuming the parking and driveways are developed in accordance with the concept plan, the reduced sand arena size would leave a remaining turf area of 70m x 90m. This area could be fenced and continue to be used for equestrian activities. Fencing costs would be approximately \$23,000 @ \$100m for three sides.

The reduced turf area would require a new reticulation system. Anton Lees, Coordinator Parks Operations advises that the existing reticulation system is due for replacement and is on hold pending the outcome of this report. Therefore the approximate cost of \$22,050 (@\$3.50m²) for the new reticulation system actually represents a savings of approximately \$44,450 for replacement of the full reticulation system (\$66,500).

A summary of the alternative short term development costing is provided below:

All Weather Multi-Purpose Main Arena	\$	
262,500		
Fencing and Reticulation to Remaining Turf Area		45,050
Driveways & Parking		119,100
Storage Shed Extension		
17,700		
Total	\$	444,350

This alternative short term development option will provide the user groups with both sand and turf options. Turf is a desirable riding surface however it is not hard wearing and becomes too slippery when wet. The user groups will need to manage the amount of use and the type of use the turfed areas receive to ensure that it does not become too degraded. High impact activities should be conducted on the sand surfaces leaving the turfed areas for light activities. The groups should be encouraged to shift the areas the horse work on the turf to ensure more even wear and tear.

Development of the additional sand surface dressage arena and the conversion of the remaining turf on the main arena to a sand surface could occur as a medium or long term development as the need arises and finances become available.

Financial Analysis

The 2009/2010 budgeted expenditure for each of the City’s three equestrian club facilities including building maintenance is as follows:

Palomino Park	\$	28,700
Fletcher Park		1,600
Pries Park		1,500
Total	\$	31,800

Note: Palomino Park expenditure includes the following:

▪ Turf Maintenance	\$20,000
▪ Reticulation Maintenance	\$ 3,900
▪ Pump and Bore Maintenance	\$ 2,700
▪ Fences and Bollards	\$ 1,700
▪ Other	\$ 400

No income is received by the City from the three venues.

Development Option 1: Change in Maintenance Expenditure

The following changes to the City’s annual expenditure are estimated from the developments proposed in Development Option 1 of this Feasibility Study:

Palomino Park	\$	10,000	(-18,700)
Fletcher Park		1,600	(no change)
Pries Park		0	(-1,500)
Total	\$	11,600	(-20,200)

The reduction in the City’s expenditure at Palomino Park is expected to come from reduced turf maintenance costs of the main arena. In this proposed model the clubs would be expected to take on responsibility for maintaining the sand surfaced arenas. Sand top up costs vary on the amount of use the grounds receive, however, with a good standard of arena construction including retaining walls and good drainage, sand top up requirements will be kept to a minimum. Consultation with the City, PCAWA and Magenup Equestrian Centre suggests that an allowance of \$12,000 every two years should be sufficient for topping up the sand levels of the main arena and the two small sand arenas.

Further savings to the City may be achieved if the proposed new management committee model is employed as the clubs may take on responsibility for general building maintenance as is common practice in similar lease or licence agreements.

The addition of KPC and KARC to Palomino Park will provide benefits to the clubs through the sharing of costs and facility maintenance responsibilities. The proposed management committee will also have significantly greater combined voluntary labour and fundraising capabilities.

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Development Option 2: Change in Maintenance Expenditure

Anton Lees, Coordinator Parks Operations advises that the reduction in the amount of turf area of the main arena will not necessarily result in a proportional level of maintenance cost reduction. For example, the works crew will still need to spend the same amount of time travelling to and from Palomino Park. Furthermore, the increased utilisation of Palomino Park grounds may warrant an increase in the level of maintenance of the turfed areas and surrounds. For the purposes of this study, it is assumed that the reduction in grounds maintenance under this scenario would be relatively insignificant.

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Management

Management Agreement

Currently there is no formal management arrangement at Palomino Park, therefore the user groups are not charged a fee for use of the grounds. The City maintains the grassed main arena and surrounding grounds and provides some building maintenance. There is no Palomino Park management committee, with the individual groups informally arranging their usage dates around each other.

With the introduction of the Kelmscott Pony Club and Kelmscott Adult Riding Club there will be five main user groups at Palomino Park comprising:

- Riverside Park Pony Club
- Riverside Riding Club
- Transitions
- Kelmscott Pony Club
- Kelmscott Adult Riding Club

It would appear that the most appropriate option for the future management for Palomino Park is that a Palomino Park Management Committee be formed with representatives from each of the five groups and enter into a management licence agreement or lease with the City of Armadale.

Whilst management committees made up of multiple sporting groups can be problematic and are not guaranteed to succeed, a management committee in this instance seems likely to have a good chance of successfully managing such a licence due to being very similar in nature and with a significant history of working well together. The three Palomino Park based clubs have coexisted with each other for many years without any formal agreement in place. Additionally, there has already been a significant history of cooperation amongst the Palomino Park based clubs and Kelmscott based clubs with the Palomino clubs using the Kelmscott grounds on occasion during the wet winter months.

A five year management licence with an option of a further five years will provide the user groups with the security of tenure they desire and enable them to confidently plan for future facility upgrades. It also provides the City with the degree of control necessary to ensure that the facilities remain well maintained and open for public use.

Maintenance

Currently the Palomino Park buildings are maintained by the City. Under a management licence or lease, it would be expected that the new management committee becomes responsible for all general building maintenance and the City be responsible for major maintenance requirements.

The grounds are currently maintained by the City with the exception of the sand arena. With a potential conversion of Palomino Park to all sand surfaces, it would be expected that the new management committee assume responsibility for maintenance of all the riding arenas. This would include raking and topping up of sand as required.

There will still be a need for the City to maintain the driveways and surrounding grassed/vegetated areas. The removal of the reticulated turf oval represents a significant reduction in the City's maintenance responsibilities at Palomino Park.

It is advised that an arena maintenance regime be prepared for the Palomino Park Management Committee with assistance from an industry professional to ensure the longevity of the surfaces.

Funding considerations

Potential sources of funding for the proposed upgrade of facilities at Palomino Park include:

City of Armadale

The City's contribution could occur via a number of methods including utilising financial reserves, general rates, loan borrowings or sale of assets.

The proceeds from the sale of Pries Park, which includes the Kelmscott Pony Club grounds, is a potential source of funding for the developments listed in this report as well as other community facilities throughout the City.

User Groups

Once a firm future development proposal is adopted, more specific consultation with the key equestrian club stakeholders should be undertaken in order to fully assess the potential for those groups to contribute. Likely funding contribution scenarios include fundraising towards the capital costs, provision of in kind services towards the projects development (including general labour, and some specialist services that members may possess skills for) and ongoing servicing of a self supporting loan.

Department of Sport and Recreation, Western Australia Community Sport and Recreation Facilities Fund (CSRFF)

The CSRFF program is the primary grant available to sporting clubs and Local Government Authorities for the development of sporting infrastructure. CSRFF provides up to one third of the cost of the total cost to a maximum of \$4.0 million for a project with a total fund of \$20 million per year for the State, increased from \$9 million in previous years.

The Department of Sport and Recreation WA (DSR) cannot comment on the likelihood or level of funding this project may attract, however, comment was provided:

The Concept is consistent with the intent of the CSRFF program and it would be considered an eligible project. The priorities for the CSRFF program would be the parts of the facility that are directly involved in the physical activity aspects of the sport.

CSRFF funding is prioritised towards projects that lead to facility sharing and rationalisation. The Equestrian Club Facilities Concept Plan is consistent with these ideals.

Furthermore, this project may be eligible for a development bonus. The criteria for the development bonus of up to 50% funding are:

- Location - Regional, Remote or Growth areas
- Co-location of sports and facilities
- Sustainability Initiatives - Water Saving, Energy reduction etc
- Increased Participation - New users, increased participation from existing users, special interest groups participation etc.

This project includes collocation of equestrian clubs, water savings through the removal of the turf arena and increased participation through the provision of riding arena surfaces that have significantly higher usage capacity.

Note: It is essential that grant applicants discuss their eligibility for a development bonus with their local DSR office before applying to determine eligibility.

recommendations

It is recommended that the City of Armadale:

- 1. Receive the Draft Equestrian Club Facilities Feasibility Study report.**
- 2. Support the relocation of the Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park as the preferred option to accommodate the clubs when Pries Park becomes unavailable.**
- 3. Support the need to upgrade Palomino Park equestrian facilities in order to increase the Park's capacity and cater for increased usage from the relocation of Kelmscott Pony Club and Kelmscott Adult Riding Club.**
- 4. Initiate formal discussions with the Palomino Park user groups, the Kelmscott Pony Club and Kelmscott Adult Riding Club to:**
 - a. Consider and resolve matters associated with the proposed relocation of the Kelmscott Pony Club and Kelmscott Adult Riding Club to Palomino Park.**
 - b. Facilitate the formation of the Palomino Park Management Committee to include representatives from each of the key user groups.**
 - c. Prepare a Management Agreement for the Palomino Park equestrian facilities to formalise the roles and responsibilities of the City and the Palomino Park Management Committee.**
- 5. Support the need to also upgrade Fletcher Park to cater for current and predicted future demand, and ensure that environmentally sensitive bushland is protected for future generations.**
- 6. Make application for one third funding for the proposed facility developments through the annual Community Sport and Recreation Facilities Fund (CSRFF) program administered by the State Government Department of Sport and Recreation.**

Appendices

Appendix 1 Palomino Park Concept Plan

Appendix 2 Construction Cost Estimate

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Appendix 1. Palomino Park Concept Plan



Appendix 2. Construction Cost Estimate



25 February 2010

ABV Consultancy Services
22 Hamilton Street
East Fremantle WA 6158

Attention: Mr. Gavin Fialkowski

Dear Sir

PALOMINO PARK EQUESTRIAN CENTRE

Please find attached our estimate of current construction cost for this project totalling \$1,705,000 inclusive of GST.

Please refer to the estimate for specific exclusions.

Additionally, the following are excluded:

- Consultants' fees
- Fitout to all areas
- Upgrade of electrical supply
- Site fencing and gates
- Abnormal subsoil conditions
- Specific council requirements
- Cost escalation

Yours faithfully
Ralph Beattie Bosworth

A handwritten signature in blue ink, appearing to read 'M Collins', is written over a faint, illegible printed name.

Martin Collins
Director

Ralph Beattie Bosworth Pty Ltd
ABN 58 207 502 991
Construction Cost Consultants

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PO Box 456 West Perth Western Australia 6872
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Email info@rbb.com.au www.rbb.com.au

PALOMINO PARK EQUESTRIAN CENTRE

25 FEBRUARY 2010

SUMMARY

Works as detailed estimate	\$ 1,410,000
Contingencies (10%)	<u>140,000</u>
	\$ 1,550,000
GST	155,000
	<u><u>\$ 1,705,000</u></u>
Total Estimated Current Construction Cost incl. of GST	

RBB		07:19:18 25 FEB 2010		Page 1	
14581-EST ARMADALE EQUESTRIAN					
EST	EST-1	ESTIMATE 24/02/10			
B	B	BUILDING WORKS			
TRADES	GE	GENERAL			
<u>Truck and Overflow Parking</u>					
1	Minor site clearance and levelling	m2	1900	7.00	13,300.00
Truck and Overflow Parking					13,300.00
<u>Looped Driveway</u>					
2	Gravel paving including site clearance - no drainage and lighting	m2	5580	10.00	55,800.00
Looped Driveway					55,800.00
<u>Dressage Arena</u>					
25	Allowance for all works - costing provided by others	Item			70,000.00
Dressage Arena					70,000.00
<u>Meeting/Multipurpose Room</u>					
4	Building works - no toilets or kitchen	m2	36	900.00	32,400.00
5	Verandah including paving	m2	20	350.00	7,000.00
6	Air conditioner	Item			5,000.00
23	External services	Item			5,000.00
Meeting/Multipurpose Room					49,400.00
<u>Toilets</u>					
7	Freestanding toilets and changerooms	m2	50	1,900.00	95,000.00
8	Demolish existing toilets	Item			2,000.00
24	Services connections	Item			5,000.00
Toilets					102,000.00
<u>Playground</u>					
9	Allowance for site clearance, fencing and play equipment	Item			20,000.00
Playground					20,000.00

RBB		07:19:18 25 FEB 2010		Page 2	
14581-EST ARMADALE EQUESTRIAN					
<u>Storage Shed</u>					
10	Additions to existing shed including concrete slab - no additional electrical supply included	m2	59	300.00	17,700.00
				Storage Shed	17,700.00
<u>Potential Future Arena</u>					
21	Lighting - No 4 18metre high poles to achieve a 300 Lux level	Item			70,000.00
22	Power supply	Item			10,000.00
				Potential Future Arena	80,000.00
<u>Horse Pens and Washdown Bays</u>					
11	Site clearance and gravel paving	m2	1370	10.00	13,700.00
12	1200 high tubular rail fencing	m	576	100.00	57,600.00
13	Concrete ground slab	m2	64	60.00	3,840.00
14	Face brick wall 2000 high and footing	m	8	400.00	3,200.00
15	Water supply and septic tank system	Item			15,000.00
				Horse Pens and Washdown Bays	93,340.00
<u>Horse Drop -Off Area</u>					
16	No works required	Note			
				Horse Drop -Off Area	0.00
<u>Main Arena</u>					
17	Allowance for all works - costing provided by others	Item			830,000.00
				Main Arena	830,000.00
<u>Float Parking</u>					
3	Gravel paving including site clearance - no drainage and lighting	m2	5000	10.00	50,000.00
				Float Parking	50,000.00

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14581-EST ARMADALE EQUESTRIAN		
<u>Short Term Trail</u>		
18	No works required	Note
		Short Term Trail
		0.00
<u>Long Term Trail</u>		
19	No works required	Note
		Long Term Trail
		0.00
<u>Future Wetlands</u>		
20	No works required	Note
		Future Wetlands
		0.00
<u>General Works</u>		
26	Miscellaneous works including site levelling, formation of stormwater swales, site clearance, new paths, signage, etc.	Item
		20,000.00
27	Site lighting	Item
		10,000.00
		General Works
		30,000.00
		Total for GENERAL
		1,411,540.00
		Total for BUILDING WORKS
		1,411,540.00
		Total for ESTIMATE 24/02/10
		1,411,540.00
		TOTAL \$
		1,411,540.00
*** END OF REPORT ***		