

**SPORT AND RECREATION ADVISORY COMMITTEE – (INCLUDING WHEELED SPORTS)**

Meeting Wednesday 16<sup>th</sup> August at 6.00pm  
General Managers Meeting Room Level 1A,  
1 Pope Street, Top Ryde

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## Agenda

1. Apologies
2. Review of minutes and actions arising from the last meeting (Live Action List)
3. Sport & Recreation Strategy Adoption and Implementation
4. Sportsgrounds Amenities Forward Planning
5. Review of Seasonal Dates
6. Club Spot Program
7. General Business
  - a. Upcoming Events

## 3 FIELD USAGE AND SUSTAINABILITY

An analysis of the existing usage of sportsfields was undertaken. This analysis incorporated the following key elements:

- Main focus was placed on the winter sports season. This is due to higher participation levels, field demand, the subsequent impact on the fields and the lack of natural recovery (natural turf is largely dormant during this period).
- To ensure a consistent measure was used to assess current utilisation, a standard field was assumed to be equivalent to one full sized football field (football/ league/ union). Therefore, an oval large enough to accommodate two football fields (e.g. ELS Hall) was considered to be two fields rather than one.
- Council's booking system was interrogated to establish the number of hours booked per field. One 'field hour' is equivalent to the use of one full sized football field used for 1 hour.
- Areas of high utilisation and subsequent impacts were identified
- Poor surface quality at specific grounds studied was observed
- Surface quality is impacted at some grounds by localised high wear areas, generally penalty boxes and "significant improvement could be achieved by focussing on remedying these localised areas" (May report, p57)
- Overall usage of Council fields is very high and "realistically above the maximum usage capacity of several fields" (August report, p4)
- It appears that the City of Ryde "invests less in sports field maintenance on the whole than what we believe is optimum...better (more cost effective) strategy to limit damage done to a playing surface through intensive maintenance than it is to call upon a capital investment every few years to remedy the problem" (May report, p58)
- Several maintenance and/or drainage improvement recommendations were made

Council has commissioned a number of recent studies into the condition and management of its sports fields. The most recent of these was completed by Labosport in May and August 2015. Key findings of the Labosport studies include:

- Fields with over 30 hours per utilisation per week "would be expected to produce a surface of very poor, and most likely unacceptable, quality by the latter part of the football season" (May report, p23)
- 22.5hrs per week is regarded as the maximum effective usage (May report, p4)

The conclusions of the Labosport reports in relation to the carrying capacity of playing fields reinforce an earlier audit of five Council sports grounds undertaken by LivingTurf<sup>3</sup> which noted that once use of a sportsground exceeds 20 hours per week in winter, the laying surface will deteriorate; and if a field receives more than 30 hours per week usage then severe surface damage is expected.

### 3.1 USAGE VS SUGGESTED GUIDELINES

After interrogating Council's current booking system and applying the guidelines developed by Labosport, it was found that of Council's 51 winter sportsfields, 45% were utilised for more than the recommended 22.5hrs per week. One third (33%) were used for more than 30hrs per week beyond which severe damage is expected. This is illustrated at Figure 1.

Figure 2 summarises all facilities equal to or above the 22.5 hour per week usage threshold as well as those

above the 30 hour per week threshold. Columns with red edging indicate facilities that have been rated as having a poor surface either by Labosport or sporting groups. This does not mean that other facilities are necessarily considered to have a good surface as were not assessed. However, it is a useful to note that six out of the eight fields rated as poor had usage hours at, or above, 30 hours per week.

<sup>1</sup> Reported in @leisure. "Best Value Review: Allocation and Management of Sportsgrounds, Volume 1, p9".

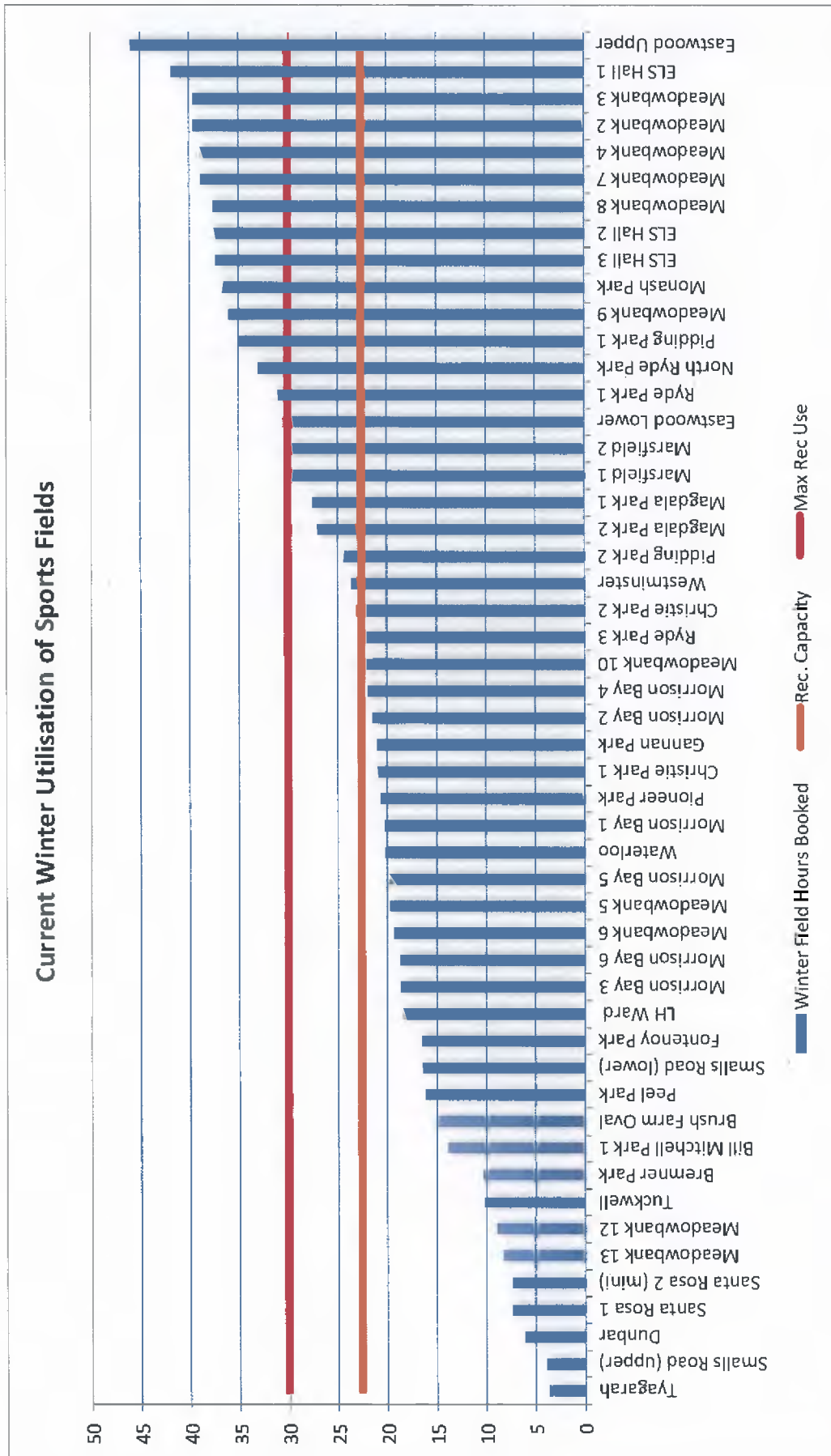
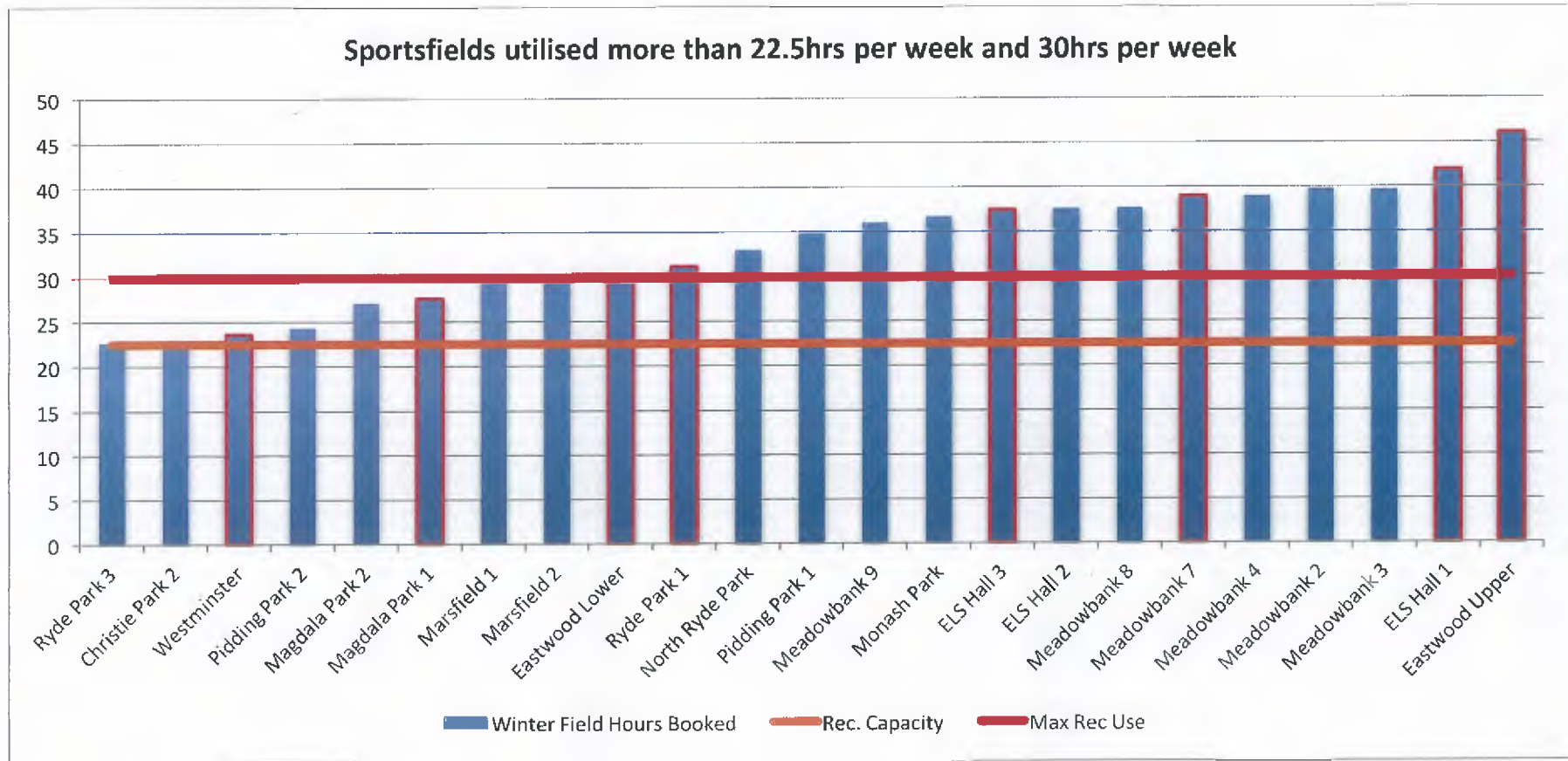


Figure 1

Figure 1





## 4 PARTICIPATION DEMAND FORECAST

In addition to current utilisation levels it is necessary to estimate the future demand for sports fields. Given that this study is focused on traditional outdoor winter sportsfields, this analysis has concentrated on football, rugby league, rugby union, AFL, touch/ oztag and baseball. This has been carried out for both children's and adult participation. To estimate participation rates among children aged 5 – 14 years, ABS data on children's participation in sport and leisure was accessed<sup>4</sup>. Forecasts of adult participation were derived by analysing ERASS survey data for persons aged 15 and over compiled under the auspices of the Australian

Sports Commission<sup>5</sup>. City of Ryde population forecast data<sup>6</sup> to 2026 was then analysed in order to calculate an estimate of future participation.

The forecast population increase in the City of Ryde from 2016 to 2026 indicates that the number of people aged between 5 and 14 will increase by approximately 1,534. Table 3 shows the expected number of new participants based on the participation rate for each sport. This is then converted into an estimated number of new teams based on assumptions of number of participants per team.

Table 3: City of Ryde - Forecast additional children's participation in selected sports (2016-2026)

SPORT	PARTICIPATION RATE	ESTIMATED PARTICIPANTS	PARTICIPANTS/ TEAM	ESTIMATED NO OF TEAMS
Baseball	0.7%	10.7	9	1.2
Australian rules football*	8.1%	124.3	14	8.9
Rugby league	3.9%	59.8	12	5.0
Rugby union	2.1%	32.2	12	2.7
Football (soccer)	14.3%	219.4	12	18.3
Touch/ Oztag	1.8%	27.6	10	2.8
<b>Total</b>		<b>474.0</b>		<b>38.8</b>

Between 2016 and 2026 it is expected that the number of people aged 15 years and over will increase by 12,070. Using the same methodology for 5 to 14 year olds, the estimated number of new participants and teams for each sport is calculated based on the projected population increase.

Table 4 City of Ryde - Forecast additional adult participation in selected sports (2016-2026)

SPORT	PARTICIPATION RATE	ESTIMATED PARTICIPANTS	PARTICIPANTS/ TEAM	ESTIMATED NO OF TEAMS
Baseball	0.2%	24.1	12	2.0
Australian rules football*	1.5%	181.1	22	8.2
Rugby league	1.6%	193.1	17	11.4
Rugby union	1.1%	132.8	19	7.0
Football (soccer)	4.8%	579.4	15	38.6
Touch/ Oztag	3.7%	446.6	12	37.2
<b>Total</b>		<b>1,557.0</b>		<b>104.4</b>

Based on this methodology, in the selected sports there would be, over the next 10 years:

- An additional 474 participants aged between 5 and 14 forming approximately 39 teams
- An additional 1,557 participants aged 15 years and over forming approximately 104 teams
- Total participants of 2,031 or 143 teams

<sup>4</sup> ABS. Children's Participation in Cultural and Leisure Activities, October 2012

<sup>5</sup> Australian Sports Commission Participation in Exercise, Recreation and Sport Survey (ERASS). Annual Report 2011.\* NSW tables.

<sup>6</sup> Id Forecast 2016 -2026 Population Change by 5 Year Age cohorts



**Sportsground Amenities  
Forward Planning**

**For: City of Ryde (CoR)**

**MBM1861-002 – August 2017 V02**



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# 1 Executive Summary

The aim of the project was to provide City of Ryde Council (CoR) an understanding of the functionality and condition of their amenity buildings with a 10 Year programme of works. MBM were to provide City of Ryde Council with recommendations for upgrades, refurbishment, and capital works forecasts with estimates for the next ten years.

This will allow city of Ryde Council to provide the desired level of service to the local sporting groups in the most cost-effective manner for the next ten years.

Most of the amenity buildings were constructed in the 1970's and 1980's. The audits across the portfolio of 27 amenity buildings reveal: -

- Some assets such as roofs, foot-paths are at their end of their serviceable life
- Some buildings have had recent refurbishments and upgrades
- Some assets do not meet their original functional requirement. Some of the amenity buildings have ceased to function for the same purpose as for which it was built (change-rooms are now used as store-rooms)
- Some are no longer functional to the current needs of the community user groups
- Some are in their original condition
- There are non-compliance and accessibility issues
- Major structural issues
- Further investigations recommended where trees are near the amenity building and possible damage to original drainage pipes

The condition ratings used during the site visits were to determine the overall condition rating of the external and internal of the building. Full classification is given in section 3.1.

See the table below: -

Description	Building Count	Percentage
Very Good Condition	-	-
Good Condition	3	11%
Fair Condition	19	70%
Poor Condition	3	11%
Very Poor	2	8%
Total	27	100%

**Condition Rating: -**

Item	Structure / Facility	Condition
1	Bill Mitchell Park Club Bldg.	Good
2	Bremner Park Amenity	Fair
3	Brush Farm Park Amenity	Fair
4	Christie Park Amenity Building	Fair
5	Darvall Park Amenity Building	Fair
6	Dunbar Park Amenity Building	Fair
7	Eastwood Park Amenities	Fair
8	Eastwood Park Grandstand	Fair
9	ELS Hall Park Amenity Building	Fair
10	Fontenoy Park Amenity	Fair
11	Gannan Park Amenity	Fair
12	Magdala Park Amenity	Fair
13	Marsfield Park Amenity	Good
14	Meadowbank Park Amenity (LH Waud)	Fair
15	Meadowbank Park Amenity (Tory Wick)	Poor
16	Meadowbank Park Amenity Block	Fair
17	Monash Park Grandstand	Very Poor
18	Morrison Bay Park Amenity	Good
19	North Ryde Park	Poor
20	Peel Park Amenity	Fair
21	Pidding Park Amenity	Very Poor
22	Pioneer Park Amenity	Fair
23	Ryde Park Amenity	Poor
24	Ryde Park Amenity Harry Anderson	Fair
25	Tuckwell Park Amenity	Fair
26	Waterloo Park Amenity	Fair
27	Westminster Park Amenity	Fair

MBM have provided cost estimates for each site which will allow City of Ryde Council to budget for the proposed upgrades / renovations and / or re-build based upon the audit results. This will also allow City of Ryde Council in consultation with the local sporting groups to prioritise the upgrade of the various sportsfield amenity buildings.

Based on our findings and discussion with City of Ryde Council, Council have established that the following buildings can be reviewed after 10 years and will not be included in the 10 year budgets and programme of works for the years 2018 – 2027.

1. ELS Hall Park Amenity Building (Building Upgraded in 2015)
2. Bill Mitchell Park Club Building (No change of use of ground planned)
3. Christie Park Club Building (Masterplan for Park completed)
4. Darvall Park Amenity Building (No change of use of ground planned)
5. Eastwood Park Amenity Building (Considerations being made for future use of lower field)
6. Marsfield Park Amenity Building (Building upgraded in 2016)
7. Meadowbank Park Amenity Building (Tory Wicks) (Masterplan scheduled in 2017)
8. Morrison Bay Park Amenity Building (Building upgraded in 2015)

It has been brought to City of Ryde's attention that the Monash Park Grandstand is in very poor attention. This will be raised within Council and will be an individual item that needs to be addressed.

Below is a summary list of 18 amenity buildings and total cost estimates for each site. Please refer to Appendix A for a detailed break-down of the cost plans. The sites have been divided into compliance, condition and construction/extension works.

Site	Compliance	Condition	Construction/ Extension Works
Eastwood Park Grandstand	\$138,903.00	\$61,195.00	N/A
Bremner Park Amenity Building	\$220,399.00	\$152,962.00	\$66,491.00
Brush Farm Park Amenity Building	\$47,537.00	\$51,178.00	N/A
Dunbar Park Amenity Building	\$108,550.00	\$49,952.00	\$229,490.00
Fontenoy Park Amenity Building	\$58,181.00	\$16,711.00	N/A
Gannan Park Amenity Building	\$74,184.00	\$109,350.00	\$56,337.00
Magdala Park Amenity Building	\$110,821.00	\$111,213.00	N/A
Meadowbank Park Amenities Block (Field 2)	\$104,691.00	\$261,177.00	\$140,302.00
Meadowbank Park Amenity Building 1 (LH Waud)	\$83,611.00	\$70,115.00	\$173,107.00
North Ryde Park Amenity Building	\$38,381.00	\$95,001.00	\$87,780.00
Peel Park Amenity Building	\$405,858.00	\$37,027.00	\$90,695.00
Pidding Park Amenity Building	N/A	N/A	\$1,281,458.00
Pioneer Park Amenity Building	\$62,594.00	\$95,182.00	N/A
Ryde Park Amenity Building	\$119,578.00	\$102,721.00	\$143,045.00
Ryde Park Amenity Building – Harry Anderson	\$100,567.00	\$145,460.00	N/A
Tuckwell Park Amenity Building	\$46,465.00	\$184,697.00	\$91,876.00



Site	Compliance	Condition	Construction/ Extension Works
Waterloo Park Amenity Building	\$190,780.00	\$58,036.00	\$74,692.00
Westminster Park Amenity Building	\$204,151.00	\$85,373.00	N/A
<b>Total</b>	<b>\$2,115,251.00</b>	<b>\$1,687,350.00</b>	<b>\$2,435,273.00</b>

In consultation with Council staff, MBM could prioritise renewal works, develop a 10-year program of the works to be completed based on the overall condition and community value of the Council asset. The budget costs were broken into short, medium and long-term programme of works. Please refer to Section 4 – Programme of works for a full breakdown of each site. Below is a summary table and Programme of Works table with budget estimates of the works to be carried out in the next ten years.

Year	Compliance	Condition	Construction/Extension Works	Budget Costs Total
2018 - 2021	\$290,069.00	\$231,552.00	\$1,369,238.00	<b>\$1,890,859.00</b>
2022 - 2024	\$1,119,349.00	\$510,048.00	\$660,751.00	<b>\$2,290,148.00</b>
2025 - 2027	\$705,835.00	\$945,750.00	\$405,287.00	<b>\$2,056,872.00</b>
<b>10 Year Total</b>	<b>\$2,115,251.00</b>	<b>\$1,687,350.00</b>	<b>\$2,435,273.00</b>	<b>\$6,237,879.00</b>

**Programme of Works Table: -**

Site	Overall Condition Rating	CoR Priority	Compliance	Condition	Construction/ Extension Works
Brush Farm Park Amenity Building	Fair	P1	\$47,537.00	\$51,178.00	N/A
North Ryde Park Amenity Building	Poor	P1	\$38,381.00	\$95,001.00	\$87,780.00
Pidding Park Amenity Building	Very Poor	P1	N/A	N/A	\$1,281,458.00
Westminster Park Amenity Building	Fair	P1	\$204,151.00	\$85,373.00	N/A
<b>Budget Costs 2018 - 2021 Total</b>			<b>\$290,069.00</b>	<b>\$231,552.00</b>	<b>\$1,369,238.00</b>
Bremner Park Amenity Building	Fair	P2	\$220,399.00	\$152,962.00	\$66,491.00

Site	Overall Condition Rating	CoR Priority	Compliance	Condition	Construction/ Extension Works
Dunbar Park Amenity Building	Fair	P2	\$108,550.00	\$49,952.00	\$229,490.00
Gannan Park Amenity Building	Good	P2	\$74,184.00	\$109,350.00	\$56,337.00
Peel Park Amenity Building	Fair	P2	\$405,858.00	\$37,027.00	\$90,695.00
Waterloo Park Amenity Building	Fair	P2	\$190,780.00	\$58,036.00	\$74,692.00
Ryde Park Amenity Building	Poor	P2	\$119,578.00	\$102,721.00	\$143,045.00
<b>Budget Costs 2022 - 2024</b>		<b>Total</b>	<b>\$1,119,349.00</b>	<b>\$510,048.00</b>	<b>\$660,750.00</b>
Eastwood Park Grandstand	Fair	P3	\$138,903.00	\$61,195.00	N/A
Fontenoy Park Amenity Building	Fair	P3	\$58,181.00	\$16,711.00	N/A
Magdala Park Amenity Building	Fair	P3	\$110,821.00	\$111,213.00	N/A
Meadowbank Park Amenities Block (Field 2)	Fair	P3	\$104,691.00	\$261,177.00	\$140,302.00
Meadowbank Park Amenity Building 1 (LH Waud)	Fair	P3	\$83,611.00	\$70,115.00	\$173,107.00
Pioneer Park Amenity Building	Fair	P3	\$62,594.00	\$95,182.00	N/A
Ryde Park Amenity Building (Harry Anderson)	Fair	P3	\$100,567.00	\$145,460.00	N/A
Tuckwell Park Amenity Building	Fair	P3	\$46,465.00	\$184,697.00	\$91,876.00
<b>Budget Costs 2025 - 2027</b>		<b>Total</b>	<b>\$705,833.00</b>	<b>\$945,750.00</b>	<b>\$405,285.00</b>

**Cost Estimates:** - The Estimates are based on our professional opinion and the source material listed within our estimate. Owing to the conceptual nature of the current scope we have made various assumptions regarding the construction material and methodology. THE ESTIMATES SHOULD THEREFORE BE CONSIDERED AS INDICATIVE ONLY.

Estimates have been developed through collaboration with MBM's senior and executive quantity surveyors, provision of marked up existing drawings, Rawlinson's Construction Cost Guide 2017 and best industry practice. All figures have been rounded either up or down to the nearest dollar.

Please note that all estimates are based at current market rates i.e. May 2017 and exclude escalation. Please note that as a benchmark 4% escalation per annum should be added to the estimate for every year the program extends past the base May 2017 costs. All escalation uplift should be applied to the midpoint construction.

MBM provided cost estimates based on measured survey on-site and information provided from CoR. Where sufficient detail was not available we have estimated on a Cost / m<sup>2</sup> basis however we have included any relevant site-specific particulars to improve the accuracy of the costing's. Our Cost Plans for each site have been provided in Appendix A.