



08 June 2022

# WEST COAST COUNCIL STRAHAN FITNESS CENTRE DEVELOPMENT

## FEEDBACK SUMMARY

### ENQUIRES TO:

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Following the release of the development designs, an opportunity for the community to provide feedback was provided and is presented below in a summarized form.

The proposal was released for public comment for a period of 3 weeks, from 9 June to 30 June 2022. The comment period was advertised via social media, Council website, local radio and LinkedIn. Feedback was received via email and post to Council office.

There were nine feedback submissions received in relation to the proposal.

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**Name:** Luke Gaspersic

To whom it may concern,

After looking at the plans and the design of the proposed Strahan sporting complex, I have come up with a couple of points that first came to mind as a person who has consistently played sport and have had to travel to train and play for those sports.

1. The size of the multipurpose area.

After doing some research and looking at the sizes of different sport courts e.g. basketball and netball. The court size is inadequate.

I think that it would be beneficial to the community and to the council to build an adequately sized court from development as it would give the community the extra area for a wider range of sports/ activities and would be cheaper and easier to implement then trying to make the area bigger in the future.

2. The flooring in the multipurpose area.

I think that it would be quite ideal to implement a PVC multipurpose sports flooring as it can be used for many sports and other things such as playgroup (as they have currently have playgroup at the current facilities)

Also, the flooring mentioned above would be ideal as it would be low to no maintenance and not deteriorate like current hardwood floors at other council facilities in the West Coast area.

Example the Harcombe Centre at Marist Regional College or photo attached.

3. The roof over the tennis court.

I think it is great idea that you have tried to design a facility that incorporates all kinds of sports. In saying that the roof over the tennis court is irrelevant if you do not enclose the sides. As when it is raining it is most likely windy and will get the occupants wet regardless. I think the money would be better spent on extending the multipurpose area to a bigger size that could have the option to double as a second indoor tennis court and have the remaining tennis court as an outdoor court.

4. Outdoor seating.

It would be a great thing to see if there was some seating in the undercover area for spectators of junior football (not sure where in relation to the oval the complex is).

Do not need a big grandstand just a functional covered seating area.

Thank you for taking the time to read my email and hope you take these suggestions into consideration before construction of this complex.

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**Name:** Anthony Brown

To give you a heads up on the proposal which does not affect me personally, it will provide a very positive impact for Strahan residents along with the tourism industry as this is potentially a great venue for events as we have no venue of its size.

While I totally understand the issue around funds and not wanting to have multiple stadiums around the west coast. I am looking at it as an investment in the future for not only the town, but for business as a true multipurpose venue has a lot more advantage than just being a multipurpose sports venue, however this is a big benefit.

My thought is to plan for the future, build what we can for today with the ability to be able to expand and truly be multipurpose in the future and have a facility that everyone is proud of, where the issue you have is too many people / groups wanting to use it.

My children have all played competitive basketball with my 16 y.o. currently playing in the Victorian Youth League competition (with players up to 22 years old). In my past working life, I use to work with schools, clubs, hotels, resorts, and venues all the way up to major stadiums around Australia and New Zealand supplying staging and furniture to convert their venues and making them multipurpose. The last venue I did an installation with was Margaret Court Arena with a \$500K mobile stage system. I have been to more venues, stadiums, arenas and gyms than I can remember, and they all vary. The take away has always been the successful venues are multipurpose where they have planned for the future and they can be used for just about everything.

The multipurpose sports area you have measures 23m x 11.2m, in looking at the plans it appears it could be made larger. To place a full-size court with a min 7m roof height would allow for basketball, netball, along with volleyball and badminton, none of which can be played in current proposed venue, along with many other sports that could be played in the current proposed venue. A floor area of 32m x 19m would be required, allowing 2m clear around the outside of the court. While it would be great to have more space for official bench, team benches and spectators, I have been to many courts where they use the 2m and have spectator seating around the outside with no additional space, while not ideal it works.

The other challenge is the roof height needs to be 7m, while it is 7.7m at the peak, not sure what the sides measure.

I am not aware of the cost, but it would be interesting to see as it is basically a shed and my sons home stadium is a basic shed and it works really well.

While the majority of the projects design can be constructed, I would propose that the multipurpose venue foundations and slab be designed and constructed to house a larger shed. The frame be constructed with roof and depending on funds exterior cladding. The concrete can initially be painted if there are not the funds for a flexipave surface. It could initially be just like the tennis court with a roof over the top and the rest is completed when the funds are raised.

While the plans are not that detailed. There is no sign of ventilation for all the buildings, especially the multipurpose venue. Also natural lighting, which can be achieved with high windows or even Perspex (cheaper). I have seen fixed metal louvers at each end of a stadium and roller doors over the top that allow cross flow ventilation.

If you want something to be of benefit to the community then it needs to last and be fully multipurpose. This is only good for primary years, not for clubs, teenagers or adults. I don't believe it will get anywhere as good an ROI / Community benefit.

If there is not the money for the larger size then there could be a call for donations / sponsorship by local / NW companies towards the completion of the stadium to include finishing the stadium and even spectator seating, team benches, scorers bench, scoreboard, shot clock. This may be something that Active Strahan or DWC (although not sure many are interested, but I believe I can

get Shaun and Annie onboard with me) to approach big businesses to sponsor in return for signage inside the stadium and if there was interest in naming rights for the stadium. This could get the facility built that would be a great benefit for the entire community.

I would be interested in understanding the funding and what can be done, because I just see something smaller will not be anywhere near as beneficial as it could be.

I also noticed the layout of kitchen was designed by an architect, not user friendly, also increased risk factor, happy to go through. Once again no indication of ventilation.

A number of the doors need to be two way ideally glass or glass section to see people coming so if an event is held there are no accidents.

The question I would pose is: "Is there opportunity to make something more out of this project and look to the future, or is it too big an ask?" This is something that Councillors need to decide as representatives on behalf of businesses and individuals.

As I said I would have no personal benefit as I and my family will not be in the region for the long term. I just see it of benefit for the region, families, individuals and tourism businesses, both short term and long term. It would be interesting to know the cost to construct larger foundations / slab, frame, and initially just have a roof, so it could be used as a larger open undercover outside multipurpose venue, which there is none and then how it could be finished off in stages and what the cost of these stages would be.

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**Name:** Leigh Styles

Regarding the Strahan Fitness Centre plans, I wish to make the following comments for consideration:

- Existing tennis court should be removed and replaced with an outdoor basketball court
  - There is no evidence that people want to play tennis in Strahan, this is supported by the fact that the current tennis courts have sat in a state of disrepair for the last decade, and no one seemed to notice
  - Multi-purpose hall is one third of the size of a normal basketball court - this is prohibitively small for any kind of organised sport
  - Female and male change rooms do not have shower facilities, and ought to be considered, especially for people using gym and football teams using existing recreation oval
  - Plan for existing showers should be incorporated into female and male change rooms
  - Size of gym will make it difficult to expand this space in future, e.g., if Council decide to upgrade equipment down the track or if demand warrants the purchasing and placement of more equipment
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**Name:** Strahan CWA

We request storeroom one as our Storeroom as we have tables and chairs as well as a barbeque and lots of catering equipment. We use this for many community events, community fund raising events and many community services (funerals etc). A lot of our events are non-for-profit community services.

Is there going to -be a community meeting about the use of the new building? What is the fee structure going to be for meeting etc. What is the hire cost to be? What will the key situation be and where is the parking to be?

Is the building to have disable access and disable parking close by? What is the heating plan to be for the building? Could key stake holders have a face-to-face meeting to come to terms with the size of the structure and various other questions?

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**Name:** Anna Caville

Questions in regard to the sports stadium at Strahan:

Will residents of Gaffney Street west be informed of a start date for construction? How long is construction expected to take. Will the existing stadium be removed? Will there be a designated parking area, or will it remain an open gravel space as it currently is?

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**Name:** Annie McKay – Tourism Owner

I would like to provide feedback on the Strahan Fitness Centre:

Firstly, I do not believe that the community were briefed well on the project and the desired outcomes of the project - although this is a very worthy project and I welcome the addition of the facilities to the town of Strahan - I do think there is a missed opportunity to include a full-sized court or the ability to add to the facility later for the addition of a full-sized court.

This addition would also be an all-purpose site that could include major functions and events for the Town of Strahan & West Coast - thus creating economic benefit to the region & becoming a centre for hospitality - even a training centre to engage and upskill hospitality workers. This can enhance a workforce that is needed in the Tourism industry.

I would welcome the opportunity to engage in further discussion on the design.

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**Name:** Annie McKay – Chairperson SPSA

I would like to pass on some feedback / Questions from the Strahan Primary School Association on the Strahan Fitness Centre:

We had a meeting yesterday and the following issues were raised for the development:

- How will the space be accessed - will this be a simple process?
- What are the proposed costs for membership etc?
- How will the space be hired to groups etc - will this be a simple process - not a drawn-out submission process?
- Will the space be staffed?
- What will the floor surface be in the Sports Area?
- Will local clubs be able to play sport activities in the space for a nominal fee?
- Is there scope to expand the facility to include a sports stadium in the future?

As there was not a community meeting or contact we would have preferred to ask these questions to the relevant parties to have a better understanding of the project.

WE would really like to be included in any discussions on the future of the project and also how the SPSA can align any projects to enhance the Strahan Fitness Centre.

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**Name:** Natasha Norman

Have a couple of questions / comments in regards to the new Strahan Recreation Complex plans on behalf of myself and Strahan Parents Involved Playgroup:

What type of flooring is the hall?

Is there going to be basketball / netball rings?

Change Table on wall in toilets?

Will there be an area for at least one couch / lounge for parents ie. breastfeeding mothers

What type of Heating is proposed?

Is one lockable storage room allocated to store Playgroup's toys??

Loving the look and excited to finally see this hall in Strahan.

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**Name:** Fiona Gaspersic

I am writing to you as a parent who has had three children all play sport and have had to travel to play because the stadium was not suitable to play sport in. I am very happy that we will be getting a new stadium but have a few concerns listed below.

1. I am disappointed that the size of the multi- purpose sports area does not have a full-sized court. What is the point of building a new fitness centre and not have a full-sized court for basketball, netball etc.
2. Why does the tennis court need a roof, could have an indoor tennis court in the stadium?
3. Is there seating in the covered outdoor area for spectators watching junior football?

I hope you will consider these points before final decision is made. Strahan has been waiting for a new stadium for at least 20 years and would be disappointed if it's not done properly.

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