



**ST MARYS
RECREATIONAL GROUND
FACILITATION COMMITTEE
- REPORT -
23RD OCTOBER 2006**



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1. BACKGROUND AND HISTORY

1.1 Community Involvement

Over the past eight years there have been a number of community meetings to look at the development and upgrading of the St Marys Recreation Ground.

At least three of these meetings indicated there was full agreement from the community on the need for a new toilet/shower block at the ground with a view to providing facilities for camping and campervans/caravans.

In November 2005 at the Break O'Day Council AGM the following motion was passed.

1. Given

- (a) the absence in the St Marys area of any formal site or facilities for caravans, camper vans, mobile homes, camping and the like.*
- (b) the potential benefit to the St Marys economy of such tourist infrastructure which would encourage and enable visitors to make St Marys a stop over point while visiting the attractions of the surrounding region, council will carry out the necessary planning to provide a site and facilities at the St Marys recreation ground for caravans, camper vans, mobile homes and camping on a short term stay basis, such facilities to include water, power, waste disposal, toilets and showers.*

2. Recognising

- (a) the St Marys recreation ground is a major asset of the community,*
- (b) this asset is capable of many different uses (including (a) above), providing social, recreational, cultural and economic benefits to the community of St Marys and the surrounding District,*
- (c) there exists, at present, no master plan or strategy providing direction for current and future use of the asset, council obtain a report from an Architect and Planner*
 - (i) to be the basis of a master plan for the St Marys recreation ground*
 - (ii) to identify existing and potential uses (including (a) above),*
 - (iii) to consider the relationship and potential impact of these varying uses on each other*

- (iv) *to provide a concept plan for how the varying space and infrastructure requirements of the different uses can be achieved on a complementary integrated and harmonious basis.*

That the report be completed by 30th September 2006 and be presented for discussion to a public meeting at St. Marys within 40 days of its receipt by council.”

This was carried unanimously and further agreed to by the council with \$5,000 being set aside to employ a consultant.

Subsequently a public meeting was called by the Mayor on 21st July at which twenty six interested individuals and representatives from community groups attended.

(see Appendix (i) - Minutes of the Public Meeting 21 July 2006).

It was clear from the meeting that there was considerable community support and interest for the entire area to be upgraded and maintained for the continuing and increased use which will benefit the whole community.

From the meeting on the 21st July a steering committee was elected. There was general agreement that the Mayor appoint, as soon as possible, a consultant to compile a master plan in consultation with the committee to reflect the needs of the community.

Subsequently the St Marys Recreation Ground Facilitation Committee (herein called the Committee) was formed comprising of Julia Weston (Chairperson), Peter Troode (Consultant), Deidre Panton, Dave Evelyn, Eric Bean, Rod McGiveron, Liz Dean, Reon Johns and later Matthew Bennell was co-opted from St Marys District High School to join the Committee.

1.2 Present Use and Condition of Recreation Ground

Apart from the major users, the Golf, Bowling and the Pacing Clubs, a number of other groups and individuals are using the area at present including aerobics, line dancing, auskick, cricket, weight lifting, and walking of dogs. Upgrading of the present facilities will undoubtedly attract other users to the area.

Grassy Bottom Regional Arts, for instance, holds the annual Winter Solstice on the recreation ground. A stage for performances cost the group \$1,700 to hire for the 2005 festival.

The Girl Guides are also looking for a base, as well as youth groups seeking a venue for meetings, entertainment and indoor recreational activities, including table tennis, weight programs etc. The existing infrastructure favourably lends itself for such activities as well potentially providing a high standard indoor/outdoor Market (*refer 2.3.7 – Projects on page 18*).

The Volunteer Fire Fighters also have the fire station situated within the complex. The future of this building is unknown at this stage although as it is understood that a new Facility will be built in the town to replace it. Should this be the case, the present Fire Station building and area could be utilised for further recreational activities such as a weights gym or a home for Girl Guides.

In November 2002 a report from Building Surveyor David Murfet of Murfet Harriss Building Consultants Pty. Ltd. was commissioned by Council to ascertain the standard of the buildings and what if any maintenance was required.

Although some improvements have been made according to the suggestions in the report, there are some buildings that are in various states of disrepair that need to be addressed and brought up to standard for community use.

The building known as the "Lions Pavilion" or the "Pigeon Loft" will be described, for the benefit of this report, as the **Exhibition Building**. Building Surveyor, David Murfet described it as a large open building that structurally needed repairs and used in the past for indoor sports. In his report, he went on to say that *"it may be difficult to justify spending large amounts of money on this building unless it does have a reasonable usage to justify expenditure"*.

The toilet block on the eastern end of the grandstand was found to be in such a state of disrepair that demolition was strongly **recommended**. In the interim a metal bar has been added across the back wall of the building to hold it together.

The men's urinal on the western side, near the food stands, was reported as not complying with any of today's standards either structurally or health wise. It was also strongly **recommended** in the report to be demolished and the urinals be incorporated in a new public facility.

The report also highlighted numerous faults in the Football Clubrooms. This building is indeed still in need of major maintenance.

The rest of the buildings on the complex, apart from the secretary's office and drivers' room, were given a reasonable bill of health. However some considerable improvements have been made since the Murfet Report.

1.3 Major Users of the Recreation Ground

These are, and have been for many years - the Pacing Club, Golf and Bowling Clubs.

1.3.1 Pacing Club

The following brief history of the club is from Eric Bean, Secretary of the St Marys Pacing Club:

“St Marys has held horse racing for about 120 years. The earliest results published in the Examiner Newspaper were January 1st 1886.

Early racing took place somewhere between Cornwall and Mt. Nicholas and also at Woodlawn. It moved to the present area around 1903 although not in the same position as it is now.

Early racing was mainly hack racing and the club was known as the St Marys Amateur Turf Club which was changed later to the St Marys Hack and Trotting Club. Another change was made in 1962 to the St Marys Trotting Club and then in 1989 it was renamed St Marys Pacing Club and remains so today.

The club used to race twice a year on January 1st and then again in March. Due to financial constraints the March meeting was last run in 1965.

The last gallop races were held in 1960 except when one gallop was held at our centenary meeting on 1st January 1986. At this meeting Melbourne Cup winner Piping Lane was paraded.

Since 1960, only pacing has been conducted at the club.

For many years the club has looked after the facilities at the ground and completed all renovations without outside help. However, the golf club has been very helpful with the mowing of the track as well as in many other ways.

All the work carried out every year has been by volunteers and luckily we still have quite a few of those available.”

1.3.2 Golf Club and Bowling Club

The following is a history of the Sports Centre from the secretary, Rodney McGiveron:

“Originally the golf course comprised of six holes, but after the relocation of the new football/cricket ground in the early 1950's the club requested and acquired the remaining unused land around its perimeter to construct a nine hole course as per the current layout.

According to some sparse minutes and anecdotal recollections of the time, over many years all the work was carried out by the members with additional assistance from local contractors and suppliers. Funds were raised in various ways to purchase the necessary soil, seed, sand and implements to complete the course.

Around 1961/62 a bowling green was constructed adjacent to the clubhouse using a composite material but was later converted to the conventional grass surface. This was achieved by dedicated volunteers and keen members of the club.

Both golfers and bowlers were using the same building but in many ways acted as two clubs. During the late 1970's and early 80's the clubs began to merge into one with a central committee to oversee the facility which now works well. The initial committee comprised of 15 members. Eventually the club incorporated and adopted model rules to form the current constitution.

The length of golf course is just less than 2,500 metres for the nine holes but features 18 different tee beds which is the only one of its type in the municipality.

The bowling green is a complete 8 x 7 rink structure 40m x 35m.

The club operates three hundred and sixty five days of the year providing an easily accessible facility to golfers and bowlers.

There are also employees of the club with the potential for further employment opportunities, particularly with future re-development of irrigation, landscaping, machinery and club house renovations which is a priority in our planning.”

2. PROJECTS

2.1 Identified Priorities

From the initial stages of this development and throughout the consultative process, the committee have identified three major projects as 'priority works'. This is not to say, however, that other identified projects cannot be developed concurrently as funding, volunteer contributions and community interest allow.

The following three priorities are not seen as discrete entities as each overlaps and/or contributes to the functioning of the other two.

2.1.1. Toilet / Shower Facility (in conjunction with the Camping Ground)

This has been recognised as a very important priority by the community for a number of years now. The current eastern Toilet facility is in a bad state of repair and the Murfet Report recommended it should be demolished and a new block constructed to Australian Standards.

The Committee **recommended** that the existing public use Eastern Toilet facility be demolished and replaced with a new quality designed Toilet/Shower facility and be shared between users of the proposed Camping Ground site, Caravan/Mobile Home site and the General Public.

The new Toilet/Shower facility needs to be designed to facilitate large events held on the Recreation Ground. These include the Pacing Club's annual race day, the Grassy Bottom Regional Arts Winter Solstice Festival and for future Market days.

It is envisaged that the new facility will compliment and encourage the growth of such events and in turn will contribute to the economy of St Marys and surrounds.

The Committee **recommended** that new Toilet/Shower facility be located in a new central location (as indicated on the Master Plan) which allows for convenient public access on large event days and contribute to acting as a wind break for the Caravan/Camping area, similar to the westerly wind protection for the Camping Ground offered by the Exhibition Hall.

The Committee emphasised that the design of the new Toilet/Shower facility be compatible with a similar architectural style of the Exhibition Hall. It was suggested that an aesthetic double gable type roof construction would be appropriate and **recommended** that material specifications such as paving, tiling, plumbing, fittings and lighting be of high quality.

The Committee looked at the requirements for the number of toilets, hand basins, urinals and showers for Caravan & Camping sites and accessed from the most

currently available documentation from the NSW Local Government Act 1993, updated as at the 1st May 2006. i.e. Local Government Regulation 2005 (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings).

The following table from Regulation 2005 – Reg 107 indicates the number of showers and toilets to be provided for a Camping Ground or Caravan Park.

| No. of Sites | Toilets | | Urinals | Showers | | Hand Basins | |
|--------------|---------------|-------------|-------------|---------------|-------------|---------------|-------------|
| | <i>Female</i> | <i>Male</i> | <i>Male</i> | <i>Female</i> | <i>Male</i> | <i>Female</i> | <i>Male</i> |
| 1 – 25 | 3 | 2 | 2 | 2 | 2 | 2 | 2 |
| 26 – 50 | 5 | 3 | 3 | 3 | 3 | 3 | 3 |

However as the new Shower/Toilet facility will also be required to accommodate the general public for at least two major annual events and possible future market events, then additional toilets in excess of the above will be required.

Based on the number of existing toilets that will be lost with the demolition of the eastern Toilet block:

The Committee **recommended** the following requirements set out in the table below, based on occupancy of up to 50 sites.

| No. of Sites | Toilets | | Urinals | Showers | | Hand Basins | |
|--------------|---------------|-------------|-------------|---------------|-------------|---------------|-------------|
| | <i>Female</i> | <i>Male</i> | <i>Male</i> | <i>Female</i> | <i>Male</i> | <i>Female</i> | <i>Male</i> |
| 1 – 50 | 8 | 3 | 6 | 3 | 3 | 3 | 3 |

Recommended Shower & Toilet facility requirements. Plus, a Unisex facility, for people with disabilities as per AS 1428.1-2001 is also required.

In addition to the table above, requirements for people with disabilities is to include separately at least one (1) shower, toilet and associated facilities, designed in accordance with AS 1428.1-2001, *design for access and mobility Part 1: general requirements for access – New building work*, as in force on 1 September 2005. Refer to Regulation 2005 – Reg 108

2.1.2 Camping Ground/ Caravan Park

Provision for a small Camping Ground/Caravan short stay facility has been incorporated in the overall planning. This facility will not only provide a camping area for tents but also include a small site for Caravans/Mobile Homes which will incorporate a quality Toilet/Shower facility and sheltered BBQ.

It is expected that this amenity will generate a small financial return in the way of fees collected but more importantly, touring campers are more likely to stay longer than one night because of the quality facilities, thus businesses in St Marys are likely to benefit, which in turn flows on the whole community.



Site for proposed Camping Ground and new Toilet/Shower Facility

The Committee **recommended** that a new Toilet/Shower facility, a sheltered BBQ, a defined levelled area for 4 x Caravan/Mobile Home sites (metered and watered) and a Black Water dump be constructed as shown on the Master Plan.

If required, future development of the area for Caravans/Mobile Homes may possibly be approved in the space nearer to the Volunteer Fire Brigade building. This location has a number of good screening Blackwood trees on the boundary with the golf course.

The Committee **recommended** that before any extension of the proposed Camping Ground area is implemented, that landscape screening and/or protective fencing be constructed along the golf course boundary of the 8th fairway to provide protection from wayward golf balls.

The old pine trees would require a professional assessment as to their safety and replaced with appropriate trees and shrubs if necessary.

Following a brief consultation between the Chairperson and Council employee Scott Park it was suggested that the large pine trees should be removed if assessed as dangerous. The young pine trees, especially those that have self sown under the

single eucalypt and the one in the middle of the proposed camping ground adjacent to the Exhibition Hall should be removed.

The Committee **recommended** that landscaping to define the area of the Camping Ground and Golf Course be programmed utilising fast growing natives.

It is anticipated that the landscaping could be designed and carried out by local Volunteers in consultation with the Golf Club.

The Committee **recommended** that a BBQ with a covered shelter be constructed as part of the landscaping of the Camping Ground project, with the BBQ facility to be shared by campers and the local community.

Although the Lions' BBQ is well utilised, it was felt that a new site at the recreation ground will not have an adverse affect on its use but simply provide another option at a different location.

2.1.3 Exhibition Hall (also known as Lions Pavilion or Pigeon Loft)

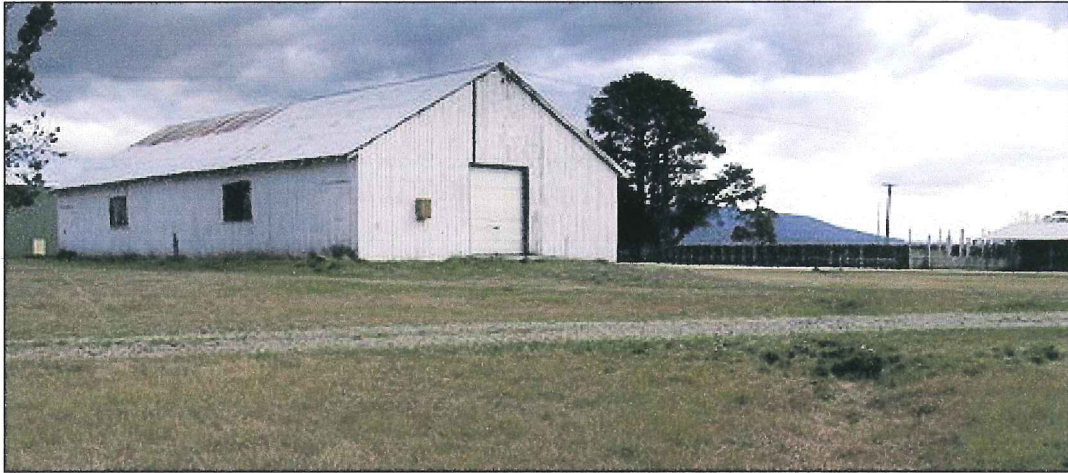
This hall arouses great passion amongst the community of St Marys.

In the late 1940's and 1950's, the Agricultural Annual Show was a huge event for the whole area. With the decline of small farms and the closing of the Cheese Factory, the shows gradually diminished. What had been an annual event became bi-annual and then finally ceasing around 1960.

Apart from the usual exhibiting of farm animals; cattle, sheep, pigs and poultry, events such as wood chopping, equestrian and side shows provided entertainment for the show spectators.

In the 1950's the Shows were huge events for the community. Marquees were used for housing the various displays but were often unsuitable when strong winds and inclement weather prevailed. The Country Women's Association marquees were very popular with their vast displays of jams, preserves, vegetables, fruit and cakes. Competition was fierce as it was between cheese makers, when St Marys boasted a cheese factory.

In 1954, they decided to build a hall for their displays and exhibits. Ken Lohrey, the then President of the Show Committee designed an 80 feet x 40 feet (24m x 12m) structure and with his group of volunteer supporters, built the Exhibition Hall.



The Exhibition Hall as it stands in October 2006

In the 2002 Mufet Report it was stated that it may be difficult to justify spending large amounts of money on the hall, but there are many reasons socially, culturally and historically why this building should be restored to its former glory and even expanded upon for current and future use.

Firstly, it is a significant historical importance to the township of St Marys. Even though it is only 52 years old and by no means in the same category as many heritage buildings, it does represent an important phase in the history of St Marys.

Secondly, it appears to be in relatively good repair and this was confirmed with a site visit conducted by Julia Weston, Peter Troode and Andrew Lohrey, son of Ken Lohrey, the original builder. The outside of the building is somewhat run down and even derelict in appearance with peeling paint, partly rusted roof sheeting, broken windows, doors and some vertical cladding rotted at the base.



Andrew Lohrey, son of original builder Ken Lohrey and Julia Weston, inspecting the roof structure and flooring of the Hall

On inspection of the inside of the building it was found to be very sound. The wood flooring is in excellent condition - very solid and stable. There appears to have been a little movement on the east wall but the roof structure is sound, probably a little over designed, but the size and proportions of the Hall make it an extremely practical and aesthetic building.

The metal ties spanning the interior of the Hall at various intervals appear to be structurally ineffective and removal of same would enhance the appearance of the ceiling.

The Committee **recommended** that a structural engineer be employed to assess the design of the Exhibition Hall and report on the effect of the possible removal of the metal ties and the effect of adding 2 x utility rooms, a foyer entry and an indoor/outdoor stage.

The Committee **recommended** that the following maintenance be implemented:-

- the roller door be removed and replaced with the construction a new foyer entry area,
- the electrical supply be upgraded to reflect current standards,
- the floor be repaired near the roller door entrance, sanded back its original condition and sealed
- the doors be replaced and a new fire door installed
- the rusted roof sheeting and some vertical cladding be replaced
- wood lining or plaster/gyprock board to the walls and ceiling be installed
- the interior and exterior be repainted

Note: Andrew Lohrey, son of the original builder Ken Lohrey and Benjamin Dean, grandson of Ken, are both residents at Falmouth and have expressed an interest in managing the renovations of the Hall with help from volunteers.

Thirdly, with the above repairs undertaken, there would be renewed interest in using this spacious facility. Two of the more immediate uses could be for an indoor market or a concert facility for the Winter Solstice Festival. The High School also has expressed an interest in sharing the hall for a variety of school activities.

It is envisaged the above maintenance to the Hall would be the first stage of works and that future improvements would follow subject to continued community involvement and funding.

Such future improvements for the Exhibition Hall include:

- An indoor/outdoor stage at the southern end being constructed to open with large doors onto the outdoor stage.
- A grassed area for spectator space in front of the outdoor stage

- The construction of 2 utility rooms (8m x 4m), one adjacent to either side of the Hall at the north end. The rooms to provide facilities for a kitchen, meeting room and storage space for various activities as well as providing additional stability to the existing walls.

While these suggested future improvements may appear excessive, community involvement and motivation can ensure their viability. The Winter Solstice project is an example of what can be achieved by a small number of volunteers. As the original Exhibition Hall was constructed with community involvement then the proposed future improvements can similarly be achieved.

A very strong consensus in the community is that this building must be retained at all costs. It is an excellent recreational amenity, and it symbolises the spirit of St Marys' volunteers.

The Committee **recommended** that the maintenance to the Exhibition Hall be carried out as described above, with the future improvements followed up subject to continued community involvement and funding.

Early commencement of the Shower Toilet facility, the Camping Ground Area and the Exhibition Hall are the nucleus for the rejuvenation of the Recreation Ground. These three projects have been identified as a priority and the model for which further projects can proceed.

2.2 Youth Involvement

The Committee felt that because the planning and development of the Recreation Ground impacted significantly on the Town's youth it was essential to engage our youth in the planning process.

Following consultation and support from St Marys District High School, Acting Assistant Principal Matthew Bennell selected a group of 6 representative students consisting of Brad McDonald, Ella Cooke, Nicole Evelyn, James Douglas, Elise Wright and Stuart Wright who met with Committee Members Julia Weston (Chair), Peter Troode (Consultant) and Liz Dean.

The Committee Members were encouraged with the enthusiasm of the students and the number of their ideas, concerns and suggestions were forthcoming:

- Concern regarding the condition of the practice cricket wicket pitch was expressed and indications were that it would be used more often if it was not so dangerous.
- Access to a good long jump pit, a 400m athletics track (because the School Oval can only support a 300m track)
- A skate park / bike track.
- Request to cover the swimming pool for all year use.
- Upgrading of the netball courts.
- A ground for soccer to erect permanent goals.
- Establishing a Drive-In Movie Theatre

The size of the Recreation Ground Oval is similarly too small to support a 400m track and because is not practical to extend its length due to the fencing, car and spectator access and the pacing track, the alternative was to extend the School Oval.

The situation emphasised the need for a community partnership with Break O'Day Council, whereby the Council could assist in extending the length of the School oval and create a multipurpose ground that could accommodate all sporting codes at various times of the year for either Football, Athletics, Cricket, Soccer or Hockey.

In return the School oval could be used on the weekend to support either a future Little Athletics Club, or Junior Football, Cricket, Hockey or Soccer activities.

Improving and maintaining the standard of the ground surface would then be shared between the Council and the School.

The Committee **recommended** that a Recreation, Education & Community Health (RECH) partnership consisting of Break O'Day Council, St Marys District High School and the Community Health Centre be charged with the common goal of sharing resources for the benefit of the community of St Marys and its surrounds.

A Skate Park was high on the wish list and the Committee **recommended** setting aside an area for this facility. With fund raising, volunteer labour, grant advice and assistance from say the “Recreation, Education & Community Health” partnership, could see a well designed project similar to that currently under construction in the Town of Burnie, due for completion by Christmas 2006.

Out of the discussion relating to the Drive-In Theatre and its practicality in St Marys, came a spontaneous rush of fond memories relating to Todd’s Hall and the importance it held for them. There were many stories recalled with excitement and considerable nostalgia of the events that had been staged in the hall and their involvement in them. There were suggestions that if the Exhibition Hall were to be improved it could serve, in many ways, as a part substitute for Todd’s Hall.

What the students had revealed in the course of discussion suggested that there is a good deal of unresolved community grief over the loss of Todd’s Hall. Involvement in the renovations to the Exhibition Building by young and old alike could go a long way to healing this loss and creating closer community ties.

The necessity to encourage involvement of our young people in this project is seen as a major priority. Not only will they feel a sense of ownership and pride in their community by participation, but they also will learn considerable skills along the way.

2.3 Other Major Projects

It must be emphasised that the following areas identified below are not to be regarded as secondary to the previous three priorities mentioned, as they represent a diversity of recreational activities that are of equal importance.

2.3.1 Standard Practice Cricket Wicket

This was identified as being utilised during the week but is in need of major maintenance and brought up to standard with new nets, new surfacing and possibly constructing a new adjacent pitch.

The Committee **recommended** that a standard double Practice Cricket Wicket be constructed and complimented with grassed approaches.

2.3.2 Football / Cricket Clubrooms and Oval

The Football Clubroom is a valuable facility, used regularly by line dancers, twice weekly for a number of years. The oval and clubrooms are well utilised in winter by Auskick and in summer for Cricket. There is also a possibility this could be used for Soccer or Hockey.

The building has been identified as requiring refurbishing and in need of maintenance and care. The Clubrooms have had some minor maintenance and upkeep by groups using the facility, but with a common vision, it has potential to be a very useful and valuable asset.

The Committee **recommended** that the Clubrooms undergo a major maintenance program to bring the facility up to standard.



Football and Cricket Oval with Clubrooms – October 2006

The Oval is in an unsafe condition with poor grass coverage and uneven surface. This is a sorry state of affairs as the oval lends itself to being an excellent recreation facility for the community and St Marys District High School.

The Committee **recommended** that appropriate action be taken to rejuvenate the Football/Cricket Oval and ensure the surface is maintained in a safe and acceptable condition.

2.3.3 Signage

This is of high importance for the whole Township and the need for standardisation within the Town as recommended in the September 1995 St Marys Townscape Project cannot be overemphasised. Rationalisation of all Town signage is a significant priority for establishing not only clear direction for the Community and its visitors it contributes to the character and pride of the Town.

The Committee **recommended** that standard directional signs identifying the location of the Recreation Ground and the associated facilities within the ground be erected. For example, one of the Camping Ground signs could include information relating to camping regulations.

2.3.4 Skate Park / Bike Track



Proposed Area for Skate Park

A Skate Park was high on the wish list of the youth group. At present, backyards, streets and an old quarry are used for cycling and skate boarding which at best is ad hoc and at worst unsuitable and potentially dangerous.

The Committee **recommended** setting aside an area for a Skate Park to be situated adjacent to the existing practice cricket wicket as shown on the master plan.

With fund raising, volunteer labour, grant advice and assistance from say the recommended "Recreation, Education & Community Health" partnership, could well see a quality designed project similar to that currently under construction in the Town of Bernie, which is due for completion by Christmas 2006.

2.3.5 Horse Riding / Equestrian Area

Interest was expressed by the community and students requesting a riding area. Suggestions included holding a once or twice yearly gymkhana, special events, riding for the disabled and a riding for adults program.

Further discussions to refine these ideas will be undertaken regarding the availability of the trotting track, the oval and with St Marys District High School.

2.3.6 Outdoor Stage

Events run by Grassy Bottom Regional Arts such as Winter Solstice require a stage for entertainment. In 2005 the cost of hiring a stage was \$1,700. The advantage of having a permanent stage opens opportunities for other productions and further entertainment to be staged at St Marys.



Existing Exhibition Hall – southern end, October 2006

The Committee **recommended** that, at the southern end of the Exhibition Hall, an Outdoor Stage be constructed in conjunction with the proposed Indoor Stage and that a grassed area in front of the Outdoor Stage is upgraded and formalised for spectators.

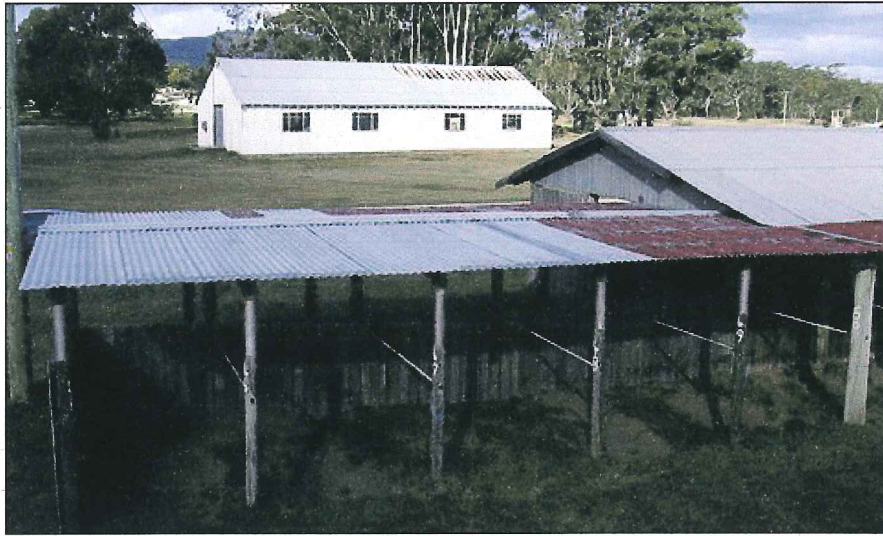
2.3.7 Establishment of a Quality Market Place

It was suggested that in conjunction with the proposed refurbishment of the Exhibition Hall and its surrounds, that the existing historic horse stables be converted to provide undercover Quality Market Stalls.



Existing Horse Pacing Stables / Future Market Stalls

The Committee **recommended** that the earth floor of each horse stable be upgraded to have a concrete foundation and that heritage signs be erected above each stable to depict the name & year of past winning horses of the St Marys Cup, or other names as recommended by the Pacing Club. The Committee also **recommended** that painting the stables with the use of heritage colours would add to the theme of the facilities.



*Existing Horse Pacing Stables / Future Market Stalls in conjunction
with the Exhibition Hall in the background*

Further reinforcement regarding the above additional projects are not to be seen as secondary to the three identified priorities as they form a part of the whole concept.

There is no reason why any of the above projects cannot be started and completed before or during the development of the three identified priorities.

As with all of the projects, the need, interest, commitment and funding underpin the action and progress.

2.4 Further Suggestions/Ideas

- Venue for drama club
- Youth access space
- Areas for entertainment, music dance etc. either outside or inside
- Archery club
- Croquet club
- Model aircraft club
- Kite flying club

- Scoreboard – upgrade or replace



Existing Scoreboard – October 2006

- Re-establish St Marys Football Club
Important social implications for the Town



Existing Football/Cricket Clubrooms – October 2006

3. COMMUNITY PARTNERSHIPS

In any community, partnerships with major organisations such as Councils, Schools, Departments, Mining companies, Stores, etc result in positive outcomes to unite the community and maximise the use of resources.

St Marys has two major employers - St Marys District High School and St Marys Community Health Centre.

Over the years there have been inroads into Community and Educational Bodies in establishing partnerships to share infrastructure and resources.

Partnerships involving the Community Health Centre, the Education Department and Break O'Day Council would result in exciting outcomes for the community and although is not a new concept, it is a commonsense approach to providing an efficient use of capital investment without duplication and at the same time enhancing community links and a pride in their facilities.

The community currently shares the School facilities with the swimming pool, involvement with the Soccer Association, Community Garden, Arts Groups, Motor Cycle Training and Volleyball. Netball, Athletics and the Pony Club are also suggestions for further community involvement where contributions to upgrading or creating new facilities can benefit all concerned.

Similarly, the School is keen to share sporting and educational facilities on the Recreation Ground oval and in the Exhibition Hall for classes in drama, meetings, workshops or indoor recreation.

An initial talk with Karen O'Shea, Manager of St Marys Community Health Centre has indicated a willingness to be involved with the development.

In partnership with the Community Health Centre a development project could receive vital assistance from Health grants. Regular updates as to what health funding is available are received by the Community Health Centre.

The Committee **recommended** that a Recreation, Education & Community Health (RECH) partnership consisting of Break O'Day Council, St Marys District High School and the St Marys Community Health Centre be forged to benefit all stakeholders and interest groups of the Town of St Marys.

(See Appendix (ii) - supporting documentation from the St Marys Community Health Centre, St Marys District High School and St Marys District High School Association)

4. RESPONSIBILITIES AND EXPECTATIONS OF COUNCIL

Upon presentation of this Report and Master Plan to Council, ***it is expected*** that within 40 days of receipt, Council will present same for discussion to a public meeting at St Marys. (as adopted by Council at the AGM in November 2005)

Following any additional community input and possible amendments to the Master Plan ***it is expected*** that the plan will be endorsed and/or adopted by the Break O' Day Council, paving the way for community groups to register their intention to proceed and develop their particular area of interest within the Recreation Ground or at a Community Partnership facility

In order to enhance the health, social and educational aspects for the St Marys community and its surrounding districts, ***it is expected*** that the Break O'Day Council will provide an annual budget allocation for initial and future projects, including future maintenance of the St Marys Recreation Ground facilities.

As discussed previously under the heading of "3. Community Partnerships", ***The Committee recommends*** that the Break O'Day Council initiates a Recreation, Education & Community Health (RECH) partnership with St Marys District High School and the Community Health Centre for the benefit of all stakeholders and interest groups in the Town of St Marys and surrounds.

The Committee recommends that Council implement a management plan for ground and facility allocations. For example, with respect to the proposed camping facility, allocation and responsibility for maintaining and cleaning the grounds, toilets, BBQ, including the allocation of keys for the various facilities and the possible collection of camp fees.

The Committee recommends a continuation of the present St Marys Recreational Ground Facilitation Committee to assist stakeholders oversee/monitor the development of current and future projects in St Marys and assist in securing volunteer support. The committee to meet as required, but not less than four times a year to review ongoing projects.

5. FUNDING

It has been emphasised and highlighted throughout this report that there will be significant “in kind” contributions to the development of the recreation ground facilities.

This can be seen not only in offers and assurances of work and community support, but looking at past experience, the community of St Marys has been able to support and execute projects. The integrity of the St Marys community is evidenced by the volunteer support behind the development of the St Marys Pacing Club and St Marys Golf and Bowling Clubs. The original example of the Exhibition Hall being built by volunteers highlights the unique culture of the St Marys Community with its ability to work together to achieve a common goal.

(see Appendix (iii) – Declarations of Support from Local groups/ Individuals)

Direct offers have come from several groups including the son and grandson of Ken Lohrey, the original builder of the Exhibition Hall expressing their willingness to take part in the renovation of the building with the assistance of volunteer labour.

Many other individuals have expressed a desire to assist. There is an understanding that Council has insurance cover for volunteer workers so there is every expectation that help will be forthcoming from many sources.

Nevertheless, cash injection will also be required, as already outlined under the heading “Responsibilities and Expectations of Council”. It is envisaged that initial and ongoing funding/grants will come from many sources.

There is also the possibility of acquiring funding from the Federal and State Governments as well as non government organisations who annually advertise many opportunities.

Funding for this project could be derived from either of the following bodies:

- Health funding, (childhood obesity, mental health, adult health issues),
- Community Development funding (for instance to unite and bring together a community that was devastated over the loss of Todd’s Hall, as well as development of social cohesiveness and social outlets in a rural township),
- Gambling grants – (such funds to prevent addictions for which sport and physical exercise are great antidotes in both a physical and social sense)
- Sport and Recreation funding – (speaks for itself.)

The above bodies can be directly linked to the funding area of sports and recreation.

However, there are other types of grants that may be appropriate:

- Arts Tasmania – under this there is money for capital investment
- National Bank – various grant programs for community organisations
- Coca-Cola Australia Foundation Grants – Youth – supports the development of young people through physical, artistic, cultural and other pursuits
- Boeing Contributions Program – provides financial and in-kind contributions in four major areas: education, health and human services, arts and culture, civic and environment
- Stronger Families and Communities Strategy – to help strengthen Australian families and communities – individuals, community groups and organisations may apply.
- Rural and Regional Renewal Funding.

A very useful resource is the Tasmanian Government Office which assists Tasmanians in navigating the numerous Federal Government websites in the search for funding. To this end the Tasmanian Government Office in Canberra has built up a database of information on approximately 400 Federal funding programs.

With “in kind” contributions from volunteers, group fundraising and acquisition of State and Federal grants, this overall development plan has the hallmarks of fulfilling all the projects outlined by the Committee.

6. OBSERVATIONS AND CONCLUSIONS

This report brings together the ideas, dreams and plans of the community of St Marys for the enhancement and development of their recreation ground and surrounding facilities.

The Committee apologises if any group or individual has been overlooked in the preparation of this report. It is expected to incorporate any oversights when this report and the master plan is finalised following public scrutiny.

Throughout this report and within the context of each subject matter or project, the recommendations of the committee have been highlighted in ***bold italics*** representing the actions required by either the Break O'Day Council and/or each relevant interest group.

Particular emphasis has been made throughout the report on the ability of the St Marys community to achieve what would seem at times to be impossible outcomes. Ever since settlement in the St Marys area, a culture of community cooperation has evolved from people of different backgrounds, skills and abilities, who have joined together to support different activities and realise their common goals.

However, over more recent years we have seen various social and economic losses & other factors affecting the Town's community which unfortunately has flowed on into the recreation crisis that confronts St Marys today. Local sporting and interest groups find themselves banging their heads against brick walls and struggling to maintain, let alone expand upon the excellent work and achievements of their previous hard working volunteers.

"RECH", representing a Recreation, Education and Community Health partnership (yes! another acronym) is recommended to be created between the Break O'Day Council, St Marys District High School and the St Marys Community Health Centre and this important partnership stands to maximise the use of community facilities as well as human and financial resources.

The whole community of St Marys stands to benefit from the ongoing development of the recreation ground not only in the physical, mental and health aspects of recreation but also through social and economic outcomes.

APPENDIX (i)

MINUTES OF MEETING HELD FRIDAY 21 JULY 2006 ST MARYS RECREATION GROUND - USERS

PRESENT:

Mayor Robert (Bob) Legge (Chairman)
John McGiveron, Margaret Osborne, David Clement
Ruth McGiveron, Charlie Hersey
Deidre Panton
Dave Evelyn
Murray Bennett, Don Woods
Reon Johns
Hannah Runenach
Leigh Spilsbury
Kelly Farrel
John McColl
Sue Fisher
Liz Dean, Fran Andrews, Elaine Sullivan
Rodney McGiveron
Julia Weston, Frank Giles, Rod Corfe, Arthur Progleay
Jeff Woods
Tanya Green

REPRESENTING:

Break O'Day Council
Break O'Day Council Crs
Lions Club
Exercise Group, Aerobics
Pony Club
Pacing Club
SMACD
Bike/Skate Parks
Auskick
Guides
Grassy Bottom Regional Arts
Line Dancing
Rate Payers
Sports Centre
Tourism Operators
Cricket & Have a Go Group
Soccer Club

Meeting commenced 7pm, chaired by Bob Legge.

- BL** Thanked all for attending, talked about past and not having or getting a committee together to work out exactly what the people wanted. All organisations and groups need to come together in determining what the ground was going to be used for. Asked each person in turn to give their name and representations, along with their reasons for wanting to use the recreation grounds and, how it was going to benefit the community.
- RJ** Suggested a caravan park or camping stopovers
- DE** Horse events, special events, disabled children and adult's riding programmes, organising with other clubs to come here, as they feel St Marys is too remote to hold events without amenities for staying. Would like to have canteen facilities.
- BL** What sort of facilities is needed, like Football Club Rooms or Lions Shed (pigeon loft)?

- DE Are there then going to be maintenance issues on the part of the users? Who maintains if sharing facilities like kitchens/grounds?
- LS Have 65 children attending Auskick each Sunday on average 12 times per year, May through to August. Use clubrooms and kiosk, do own upkeep. Bar area is only used for storage of equipment at this time.
- MB Representing Eric Bean for the Pacing Club in his absence. Want all of their facilities to
- DW be kept intact and continue the use of same. Pacing Club is established and, along with the Sports Centre has done more work to date than anyone.
- JMcC Holds Winter Solstice event every year, uses all facilities available. Would like to see ground used more as an “event site”, there is potential for a permanent stage to be erected, plus would like to see more facilities made available, like showers?
- JWe Needs proper planning of Recreation Ground, excellent place for camping with showers and toilets. Would like to see the area landscaped.
- FA Stated this was the 3rd or 4th time there had been a meeting about the site, to develop it further, failing to ever get anywhere and nothing being done. Believes an outdoor stage plus more lighting would be good and maybe putting in Arts and Sculptures? Really develop it into an area people will want to go to.
- RMc The Sports Centre would be one hundred percent behind development of the ground, enhancing what they already provide, golf and bowls. They have a tree planting programme planned, maybe that could be incorporated with any landscaping development?
- JWo Uses grounds twice a week in cricket season, wish to continue this access. Believes football sheds are very sound, they just need “tender loving maintenance”, no need to pull them down and rebuild. Shame the whole facility can’t be replanned, but realises this is impractical - all present in agreement with this statement.
- ES Wants to see camping in the area with caravan bays, also an area for bikes and a skate park for the children.
- MO Stated that it needs a committee set up first and foremost.
- RC Wants to see more people staying in the area. The Recreation Ground can provide everything. Maybe we can develop other uses for it too.
- FG Would like to see a toilet block erected with shower facilities. Power points and a “dumping point”. Overnight stays mean that people will visit things in this area.

- TG** Put goalposts in for Soccer allowing the kids to practice and “muck around”. Cygnet has an overnight camping site, whilst once a year having a big event in the town allowing people to camp. It has worked well and is very popular. The Soccer group wants to continue playing their games on the school ground though, so would not envisage game level use at this time. Would like to see additional use of the ground.
- LD** Visitors coming in to the shop and asking where they can stay in the area, lots of things to see in this area if people can stay. Would like to see the Lions Club Shed utilised more.
- HR** Three years ago tried to get a BMX bike track and skate park going, there are funds available for this, due to ill health this idea was put on hold but Hannah would like it reinvestigated. What about the Fire Brigade Station being used for something in the future, if the new development goes ahead it will be left vacant?
- SF** The Line Dancers have used the hall twice a week for the past 4-5 years, would like to continue doing so and see toilets done up and heating if possible.
- DP** Would like to continue using the “pigeon loft” (known as Lions shed). This is used by 8-10 people, twice weekly at nights, more amenities and updating for this is needed, but they are happy to continue as is. Commented there are men that also use the facility for weight training.
- CH** Would like to see the Lions Shed remain, too good to be pulled down, lots of possibilities.
- RMc** The Lions Club would like to still use this shed for special projects. Would like to see it upgraded, it needs work done on it now.
- KF** The Guides need their own space once a week, would like to have a place they can call their own, with the ability to camp outdoors (which is really what Guides is about), this can’t be done at their current location.
- BL** Asked Kelly what is needed for the club, example a lockable cupboard, kitchen facilities?
- KF** Yes exactly what we need.
- AP** Would like to see a caravan park and market place, believes this could be huge.
- BL** It is obvious that there is a need for the facilities that we have to be upgraded and this will be done, when we know what the people need and want. Piece in the paper is required asking for community input after the views of various groups are prepared.
There is grant money available, more work must be done and a committee is needed with NO RESTRICTIONS from Council. There will be no material work

required by the people, proposals of what is needed, then Council will look at all proposals. There was a meeting 18 months ago on the ground, but it collapsed because there was too much Council control. In Fingal Council days there was a committee that worked very well.

Need approximately 7-8 people on the committee, no more, that will be workable. Council is prepared to listen to any and every suggestion put forward. Guarantee a turnaround time of three weeks, will come back to committee with decisions. Must form a committee here and now at this meeting.

Asked for persons prepared to be a part of the committee to put their names forward:

COMMITTEE

Julia Weston, Dave Evelyn, Diedre Panton, Rodney McGiveron, Eric Bean (by proxy), Liz Dean.
(David Clement put his name forward, but this was rescinded as Bob Legge informed meeting that NO COUNCILLORS could be on this committee. That was the problem previously, council had to be devoid of any interference for this to work).

- LD This is not going to be a “special committee” is it?
- BL Council will honestly look at all recommendations, reiterated there will be no council control of the committee, it will be run by the people concerned outlining what the people require. We want to get on with it.
- DC It needs a Steering Committee. \$5,000 available for a Consultant, needs to be done by 30th September, then 40 days discussion with the people! Motions put forward at Council at present. You need to determine a master plan, input will be valuable to put in process only, should be an Advisory Committee to Consultant.
- BL It may not be necessary to spend \$5,000. Will find out how much is available.
- TG Asked if a Consultant had already been appointed?
- BL No. Go ahead with Consultant, it is very clear what is required and wanted by the people, a caravan park / camping ground.
- JWo Yes go ahead with the Consultant. All in agreement

- DC Facilities – we have to take into account what is recommended by a Consultant, he can determine potential users and uses of the ground. A Volunteer Workers Programme has been put forward, people want to work as volunteers on the ground (landscaping?) this will be encouraged.
David also spoke on behalf of Louise Williams who had asked if a sign could be put up, a directional sign – Recreation Ground – (this way). Has had a lot of people stop at her house and ask for directions. All in agreement this was needed.
- JWe Has someone been appointed like an Urban Planner?
- DC An Urban Planner will have knowledge of how to utilise the space better. A local committee would not have enough skills to form opinions!
- TG Don't we know what is available?
Addendum: Tanya would like to represent the Netball Committee as well as Soccer
- Jwe Needs to be a diverse group, which will provide different views.
- RC \$5,000 is not a lot of money, should go ahead with a Consultant.
- RJ Believes as the ground is improved more people will want to use it.
- DC Committee - should be advisory? Takeover after recommendations made, committee then carries on with more development ideas.
- BL The Committee that has been formed here tonight need to go and have a look at the ground, come back and tell Council what has been put forward as your ideas and suggestions.
- AP Suggested a Landscaper be spoken to, they will come up with ideas and drawings, locations, a committee will steer that prior to Consultant being appointed, then present to Council.
- BL Committee needs to give advice. Concerned with buildings on ground, are they to be utilised and upgraded, or pulled down? Example, there are only a few using the hall, but it is being used, there is not a bottomless pit of money. Need to get the priorities right, which hall – pigeon loft or footy sheds to put the most money into. These are the sort of things that need to be decided.
- JMcG The Lions Shed just needs improvement, it is a sound building. Windows fixed, seal around bottom of building etc.

- DC Now we are talking about general maintenance issues. There are about 28 people present, come up with some views, integrate on harmonious basis – no conflict. Urban Planner is needed. Put suggestions in and this will be better looked at as a 2-3 year plan, with Budget allocations.
- DE Preliminary maintenance is needed now
- MO Speaking from experience, has stood on Council Committee that put in a recreation ground. A plan was started then they came back to meeting of the group with ideas. You must combine two things – the person drawing the plan – and what the people want.
- BL What is required?
- DP Isn't that what we have done or are doing at this meeting?
- MO What the community wants is your starting point
- RC Has already been out to the ground and believes he has identified a potential site for camping. May involve area close to one of golf club's greens?
- DC This is where Consultant or a Facilitation Committee is needed
- CH Can't encroach on already existing use of ground, like Golf Club
- RMcG Could there be a liability issue if in close proximity to Golf course, with stray balls?
- JWe Everyone is looking at what is their own perspective, their own interests, needs to be combined.
- TG Agrees that people have their own activities in mind, but we should work together
- RC Suggests a meeting out at the ground of the committee next week – Agreed, time needs to be made.
- RMc Put forward that a candidate for the Consultant could be Peter Troode, has extensive background working for the City of Melville in Western Australia as an Engineering Design Draftsman, in the fields of Road Design, Parks and Recreation, Local Area Traffic Management and Planning.
- DC Move that meeting advise Council to request that Peter Troode be asked to look at concept.
- RC Elect committee spokesperson – was committee selected?
- BL Yes

CH If Peter approached by Council, reasonable for him to be paid, he is also a Tourism Operator?

RC Yes pay him, he has invested in the town, let's invest in him.

JMcG He will know what to do because of his background, find out first if he is interested

BL Organise the committee, needs to be formed as a committee so Council can get grant monies right away. Can't ask for grants without duly formed and named committee.

MO Move forward now – had interest before which went nowhere

DC With the committee formed, you can put forward motions and have the power to call meetings. Liaison Panel can then meet with Peter Troode or chosen Consultant.

MO Contact is then needed with the Mayor to see what he has done, to keep the momentum going.

BL No Councillors allowed on committee – must be apart from Council with no interference, what the people want, not the Council who will make ultimate decisions on recommendations. Must elect Chairperson now!

Committee Members: Julia Weston (volunteered and elected Chairperson)
(seconded by David Clement, who cannot be a committee member)

Plus new volunteers: All committee in agreement with Julia as spokesperson
Eric Bean, Dave Evelyn, Reon Johns, Rod Corfe, Deidre Panton, Rodney McGiveron, Jeff Woods, Frank Giles.
Nine elected members to form new committee.

Addendum: To be called **St Marys Recreational Ground Facilitation Committee**

DC They must liaise with Planner

DE Need input from rest of committee and the community?

BL Where will we start? It will be Monday or Tuesday before he is able to see what money is available to offer a Consultant then, he will personally contact Peter Troode to ascertain his interest.
The committee hopes that it will work.
Bob assures them that there will be NO Council control, Council can run "amok"

MO Agrees, got to be run by people (each group has own interest). Council will be there to guide, fund and discuss.

- DC** Committee to work together first and foremost, then come to Council. Use Council Asset Funds?
- MO** People will do something if it is needed and wanted enough. Council has money, can get grants and, in-kind support. Everyone needs to be involved, ask what is wanted?
- BL** More to discuss, must get moving on this now. Let Julia know what is happening, work as a team.
- RC** Should have a meeting at site to discuss.
- This was already decided by committee, early next week
- BL** It is up to the committee to organise its meetings
- CH** Cleaning? Who will be responsible, each group or will there be a person hired by Council to perform cleaning tasks. Have seen firsthand at St Helens how different users leave a mess for next group to clean up.
- DC** There could be a Multi Purpose Lease as at present with four different groups, they are each partly responsible for Energy, a nominal fee divided by four and cleaning up after use.
- FG** Suggestion – nothing to do with sporting buildings or ground. The St Marys precinct, all new buildings to be in keeping with character of town, just floating idea re building fronts, don't want to go way of St Helens and lose character of town!
- BL** Not appropriate question for this forum (agreed by most that wrong time and place)
If nothing more to discuss the committee can set up the next meeting.
- LS** Not on the committee, but will individual groups consult with the committee and do the committee consult with everyone?
- JWe** Yes. Small number to consult and will represent all people (everybody who is interested)
- BL** Thanked all present for input and presence.

Meeting closed 7.55pm – next meeting to be advised

APPENDIX (ii) SUPPORTING DOCUMENTATION

(ii).1 St Marys District High School



ABN. 50 734 956 179

13 Gray Road, St. Marys, Tasmania 7215
Telephone: (03) 6372 3900 Fax: (03) 6372 2543
Email: stmarydh@postoffice.tased.edu.au

ST MARYS DISTRICT HIGH SCHOOL RECREATION PRECINCT SUBMISSION

St Marys District High school is a Kinder to grade 12 school, with approximately 340 enrolments. Accordingly, the school community is made up of diverse interests and backgrounds. We believe that this is to be highly valued and we encourage and foster this diversity. Provision to foster diversity requires us to provide a wide range of opportunities for this to occur. This includes sporting, cultural and social events in both our local setting and beyond.

The school community understands the importance of contributing to the wider community, over and above the realms of traditional teaching and learning. We are committed to providing quality facilities for students in our care. We recognise the role of the school in providing these facilities in 'out of school' hours encouraging the school to be a place of community renewal, not limited to the 'traditional' role of the school.

We are supportive of providing a 'seamless' partnership with the community, as evidenced by the current arrangement we have with our on campus pool. This partnership provides of a community resource on Department of Education property.

Currently, a number of community groups access the school on a regular basis, including:

- St Marys Soccer Association
- Motorcycle training
- Arts groups
- St Marys Volleyball Association

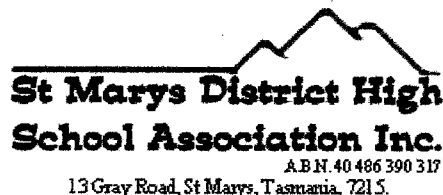
We are interested in pursuing additional ways of providing alternative forms of recreation in this area, some of which may not be appropriate on Department of Education owned property. We are excited by the possibility of students and staff being involved in the planning of this site. School involvement should help to ensure that resources are successfully allocated which would prevent duplication of facilities.

The St Marys District High School community supports the notion of a planning document which will underpin the development of the recreation precinct at St Marys. We are committed to renewal of the area and look forward to working with the organising committee into the future.

Matthew Bennell
Assistant Principal (Acting)

Charlotte Marshall
Principal

(ii).2 St Marys District High School Association Inc.



Mr. Peter Trood
19 Gray Road
St Marys
Tasmania 7215

23rd October, 2006

Dear Mr. Trood,

On behalf of the St Marys District High School Association, I would like to extend our support for the proposed improvements in the Recreation Ground located at St Marys. The Association is proactive in ensuring and complementing new and existing partnerships between the school and the wider community. As the parent body representative the association is extremely excited about the forthcoming venture and will not hesitate to offer its support as needed.

Currently the Association has implemented partnerships involving the Community Garden located within the grounds of the school, but run by volunteers. Its aim is to involve students in suggesting ideas for ongoing improvements and supporting the new curriculum by engaging students, support the canteen by providing fresh and organically grown produce, selling of the same produce to the broader community and ultimately attaining a self sufficient venture for everyone to use. The Association also oversees the running of the local op-shop by providing a building to be leased, supporting the volunteers from the community to run it and providing equipment to meet the needs of the people and the business. The Swimming Pool is a community owned pool, which I believe to be quite unique in Tasmania. The pool which is located in the grounds of the District High School, is owned by the community. The money required to construct it was raised by the community. The Association acts as the community representative to liaise with the school to best utilise the facility. As part of the responsibilities of the Association, the body organises Learn to Swim and Fitness Programmes as well as improving the infrastructure by constructing buildings and amenities as well as maintaining them.

These examples best illustrate how the Association sees partnerships as being vital to the community's identity. The Association is very excited about the proposals suggested to improve a vital part of the township and we look forward to meeting with you again to discuss ways in which we can be of further support.

Yours sincerely

A handwritten signature in cursive script that reads "Sandra Cook".

Sandra Cook
Secretary

(ii).3 St Marys Community Health Centre



ST.MARYS COMMUNITY HEALTH CENTRE

GARDINERS CREEK ROAD PO Box 125 St.Marys

ST.MARYS, TAS. 7215 Telephone : (03) 63722111

Fax : (03) 63722559

10/10/2006

Julia Weston
Chair
St. Marys Recreation Ground Committee
ST.MARYS, Tas. 7215

Dear Julia

On behalf of St. Marys Community Health Centre I would like to offer our support in refurbishing the St. Marys Recreation Ground and facilities. A upgraded ground and facilities would support our primary health aim of improved and sustained health and wellbeing of the community.

We look forward to hearing from you as this project unfolds.

Yours sincerely

A handwritten signature in black ink, appearing to read "K O'Shea".

Karen O'Shea DON

APPENDIX (iii) DECLARATIONS OF SUPPORT - LOCAL GROUPS

(iii).1 LIONS CLUB OF ST MARYS

Lions Club of St. Marys - 201 T1



P.O. BOX 101
ST. MARYS
TASMANIA 7215

4th October 2006

Break O Day Council.
PO Box 21
St.Helens 7216

Re: Industrial Pavilion St Marys Recreation Ground.

The St Marys Lions Club would like to register their support for the retention and and improvements to the large Industrial Pavilion (Lions Shed) at the St Marys Recreation Ground.

Over the past 30 years Lions have used the building for storage of goods, charity auctions, car boot sales etc.

Lions were the last users to paint the building and installed the roller door in the Northern end of the building for easier access.

This type of building is unique in the area and has the potential to provide a multitude of benefits to the Community and should be retained.

A handwritten signature in black ink, appearing to read 'John McGiveron', with a long horizontal line extending to the right.

John McGiveron
Secretary

(iii).2 GRASSEY BOTTOM REGIONAL ARTS



15th October 2006

Break O'Day Council
Georges Bay Esplanade
St Helens TAS 7216

To Whom It May Concern:

RE: St Marys Recreation Ground

Grassy Bottom Regional Arts would like to express our interest in the future development and upgrade of facilities within the St Marys Recreation Ground in Harefield Road St Marys.

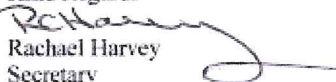
As a Regional Arts Branch our main focus within the community is to create the opportunity for people to experience a diverse range of artistic endeavours. This we have found to be well accepted and appreciated by the residents and visitors of our community. To accomplish many projects we find that the issue to give us most complications is the one of facilities. Even though our community is nestled in a cold climate region it by no means makes us want to restrict festivities and entertainment to the indoors, hence the St Marys Winter Solstice and Maypole celebrations being outdoor events. Of course with the cost of sound & lighting equipment being so expensive and prone to water damage (from even the finest mist) it is necessary to have cover over our staging.

Grassy Bottom Regional Arts have many times in the past expressed an interest in the building at the recreation grounds known as the Exhibition Hall or the Lions Club Hall. The interest stems from the fact that there is space around the building that would be ideal for outdoor entertainment and activities, and the hall being a perfect 'wet weather plan' or even a place for activities needing shelter from the sun. Our branch just recently spent \$1700 to hire a covered stage for the 2006 Winter Solstice and we have all agreed that if we could build a stage anywhere it would be at the St Marys Recreation Grounds. It would be a useful addition to the site that could be used by the whole community with great rewards to the town.

We propose to the Break O'Day councillors that if development and upgrades were to be allowed at this facility, Grassy Bottom Regional Arts would contribute to the building of a stage by seeking appropriate granting bodies to assist with finances and by contributing volunteer time and labour to the project. We understand that a number of other community groups may also be interested in the development of this site and we would be willing to work in unison with these groups.

We would appreciate your views on the above mentioned and hope for a reply in the near future.

Kind Regards


Rachael Harvey
Secretary

P.O. Box 207, St Marys 7215, Tasmania gbra@dodo.com.au

(iii).3 PACING CLUB OF ST MARYS – Gray Road St Marys 7215 Phone 6372 2136

A new toilet and shower block would be most welcomed by our own club, golf club, winter solstice, campers, walkers and a number of others.

We think that this building is very essential and very much overdue.

Eric Bean, Secretary

(iii).4 LINE DANCING

We are a group of ladies who use the recreation ground facilities for two and half hours twice weekly for Line Dancing.

It would be a shame to see these facilities go to waste.

S. I. Fisher Line Dancing Instructor

(iii).5 BIKE PARK

In 1999, whilst running a youth group, a number of children/young people approached me about the need for recreational facilities for youth in St. Marys.

They suggested that a BMX Bike Park was needed and a skate park. The bike park idea was determined to be a priority, with the possibility of developing a skate park later.

Since then, over a number of years, the bike park progressed slowly. A site was chosen and the track marked out. Dirt was carted to the site and a barrier fence was semi- constructed, all by volunteers doing working bees. By 2003 this had come to a standstill. I had become unwell and could not find anyone to take over the coordination of the project.

Currently we have about \$1,000 in the bank for expenses. The site is still vacant, needing to be tidied up. And a lot of work needs to be done to get the track constructed and ready for use. The original intention was to build the bike park and a small shelter, then apply for funding to construct a skate park possibly in the centre of the bike track.

Hannah Rubenach

(iii).6 THE ST MARYS SPORTS CENTRE

With the potential re-development concept of the Recreation Ground precinct of St. Marys, the Sports Centre Inc. formerly St. Marys Golf Club and St. Marys Bowls Club wish to become directly involved and be a major component of such a unique facility.

We now have over a hundred members who enjoy that which we have today.

The St. Marys Sports Centre, like the St. Marys Pacing Club, has already invested over at least half a century large amounts of money and human resources and are keen to be a major contributor to this project.

This proposed development is a genuine, affordable chance to provide a growing vibrant community with important recreational and social opportunities combined with the facilities on site such as the St. Marys Sports Centre and St. Marys Pacing Club.

Obesity linked to diminishing physical exercise is a real concern everywhere and is detrimental to overall health and lifestyle of a community.

In St. Marys we have lost football which not only is an important sport it is also a social outlet for winter months.

We are now in a prime position to provide a marvellous venue to reinvent some of those values and by providing camping for short term visitor giving an economic boost for businesses in the area.

There are perhaps not too many places anywhere that would be able to provide such a close-knit, self contained and largely self funded facility all within extremely easy access and within the boundary of a regional town like St. Marys.

We are optimistic that with careful planning and with the resources available in the St. Marys Sports Centre that many other keen groups and users will be able to partake in the aims and objectives of this valuable facility in partnership with local council, education and health departments.

If all groups who wish to be involved can work together, this project has every chance of becoming a resounding success.

Rodney McGiveron
Secretary, St. Marys Sports Centre

(iii).7 SUN COAST PONY & RIDING CLUB

The Sun Coast Pony & Riding Club have riding members living in the St. Marys area who are actively involved in horse riding activities such as trail riding and practice sessions/lessons etc.

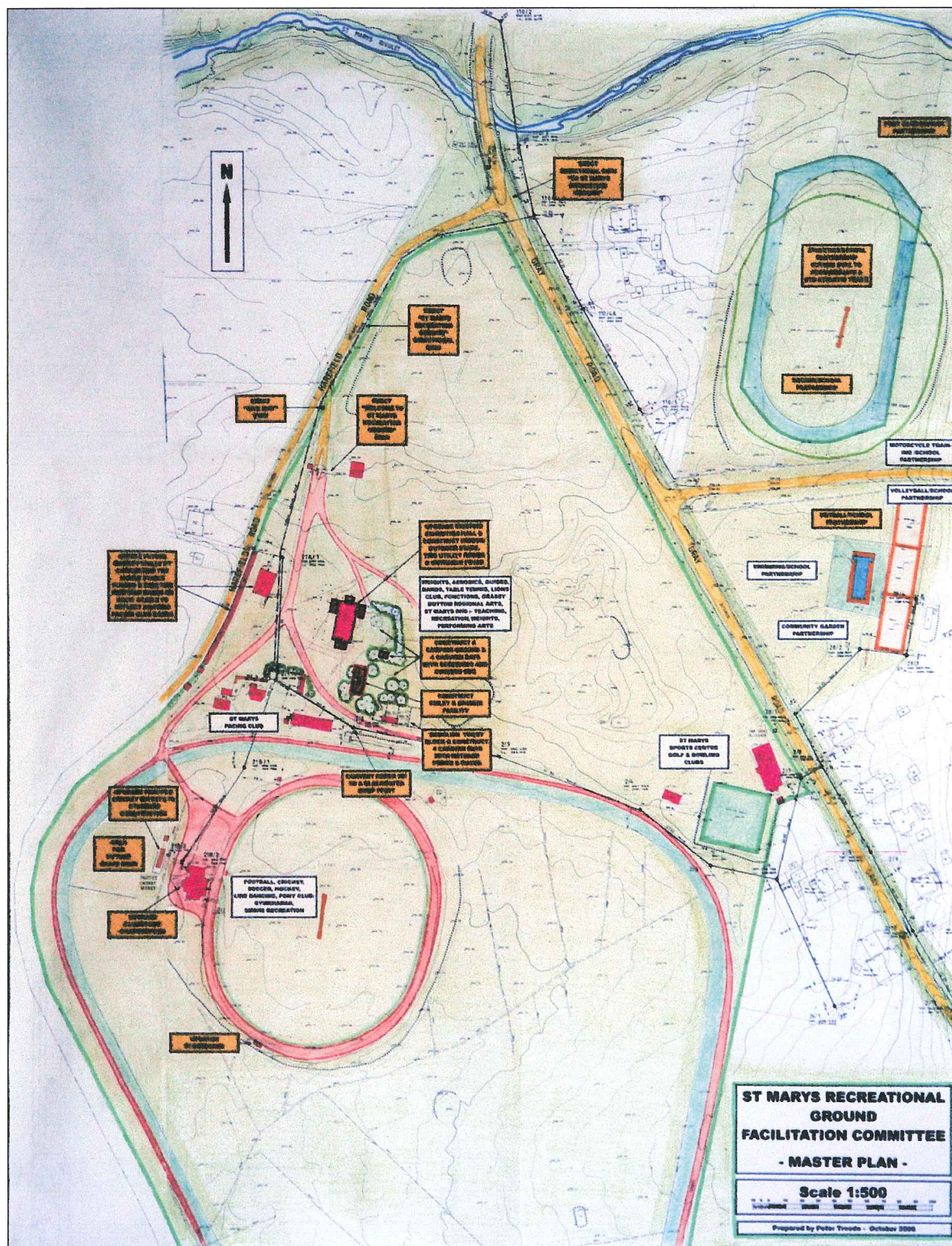
As there is currently research and planning being put forward to upgrade the St. Marys Sports Centre complex to accommodate a diverse range of different sporting and cultural activities including the possibility of extra equestrian events, the Sun Coast Pony & Riding Club would like to express its interest and support for the whole upgrade project.

Members from the club would also support volunteer labour from time to time as required for working bees, etc.

Yours sincerely, David Evelyn

President Sun Coast Pony and Riding Club

APPENDIX (iv) PHOTOGRAPHIC REDUCTION OF ORIGINAL 1:500 MASTER PLAN



- Summary -

St Marys Recreational Ground Facilitation Committee Report and Master Plan - Presented 26 October 2006

Following the formation of the St Marys Recreational Ground Facilitation Committee at a public meeting on 21st July 2006, the Committee formally presented the Master Plan and Report on St Marys Recreation Ground facilities to Mayor Robert Legge at a function conducted at the e.ScApe Café Gallery on Thursday 26th October 2006.

The Report and Master Plan bring together the ideas, dreams and plans of the community of St Marys in the development of their recreation ground and surrounding facilities.

A large coloured Master Plan has been set up for public display at the **e.ScApe Café Gallery** and is available for viewing until Friday 17th November 2006. Each Councillor has been given a bound copy of the Report and Master Plan.

During the consultation process the Committee was mindful not to overlook any group or individual. Following public assessment and scrutiny (which will close on 17th November 2006) it is anticipated to rectify these oversights.

Youth involvement/ St Marys District High School

The Committee was keen to involve the future users of the Recreation Ground and sought to engage our youth in the planning and development of the site.

With the support of Charlotte Marshall, Principal of St Marys District High School, the Acting Assistant Principal Matthew Bennell and a group of student representatives comprising of Brad McDonald, Ella Cooke, Nicole Evelyn, James Douglas, Elise Wright and Stuart Wright met with Committee Members Julia Weston (Chair), Peter Troode (Consultant) and Liz Dean.

The Committee was buoyed by the enthusiasm of the students and a number of ideas, concerns and the following suggestions were forthcoming:

- Concern regarding the condition of the practice cricket wicket, indicating it would be used more if it was not so dangerous.
- Access to a good long jump pit, a 400m athletics track (the School Oval will only support a 300m track)
- A skate park / bike track.
- Request to cover the swimming pool for all year use.
- Upgrading of the netball courts.
- A ground for soccer to enable the erection of permanent goals.
- Establishing a Drive-In Movie Theatre

The above requests emphasised the need for a community partnership with the Break O'Day Council. The Council could assist in extending the length of the School oval to create a multipurpose ground which could be used for all sporting codes (Football, Athletics, Cricket, Soccer or Hockey etc) throughout the year.

In return the School oval could be utilised at weekends to support either a future Little Athletics Club, Junior Football, Cricket, Hockey or Soccer activities.

Improving and maintaining the standard of the ground surface would then be shared between the Council and the School.

School partnerships already exist with Swimming, Soccer, Community Garden, Op Shop, Arts Groups, Motor Cycle Training and Volleyball. It is suggested that further partnerships involving Netball, Athletics and the Pony Club be developed.

Similarly, the School is keen to share sporting and educational facilities on the Recreation Ground oval and in the Exhibition Hall for meetings, drama, workshops and indoor recreation.

St Marys District High School Association Inc

Secretary, Sandra Cook, on behalf of the Association has expressed support for existing and future community partnerships.

Referring to partnerships listed above, Sandra said that "These examples best illustrate how the Association sees partnerships as being vital to the community' identity. The Association is very excited about the proposals suggested to improve a vital part of the township...."

St Marys Community Health Centre

Manager Karen O'Shea, representing the St Marys Community Health Centre has indicated the Centre's support for the upgrading of the Recreation Ground facilities.

"An upgraded ground and facilities would support our primary health aim of improved and sustained health and wellbeing of the community" she said.

Identified Priorities

From the initial stages of development and throughout the consultative process, the Committee identified three major projects as "priority works", however these projects do not preclude other identified projects being developed.

The three priority projects consist of constructing:

- a new Toilet/Shower Facility
- a Camping Ground/Caravan short stay facility and
- upgrading of the Exhibition Hall (also known as the Lions Pavilion)

These were not seen as stand alone projects because each one overlaps and/or contributes to the functioning of the other two.

Other projects recommended for action:

- converting the pacing stables into quality under cover Market Stalls
- providing an area for a Skate Park
- upgrading the Football/Cricket Clubrooms
- upgrading and maintaining the surface of the Football/Cricket Oval
- upgrading the Practice Cricket Wickets
- constructing an Outdoor/Indoor Stage at the southern end of the Exhibition Hall including a grassed viewing area in front of the Outdoor Stage
- constructing two Utility Rooms adjacent to either side of the Hall at the northern end for either a kitchen, storage and/or meeting room facilities
- constructing a new Entrance/Foyer at the northern end of the Hall

Other suggestions from interested groups:

- Drama Club
- Youth access space
- An area for Music, Entertainment, Dance etc
- Archery Club
- Croquet Club
- Model Aircraft Club
- Kite Flying Club

Particular emphasis is made throughout the report on the ability of the St Marys community to achieve what would seem at times to be impossible outcomes. Since settlement in the St Marys area, a culture of community cooperation has evolved from people of different backgrounds, skills and abilities, who have joined together to support different activities and realise common goals.

However, over more recent years we have seen various social and economic losses and other factors affecting the Town's community which unfortunately has resulted in a recreation crisis that confronts St Marys today. Local sporting and interest groups are struggling to maintain, let alone expand upon the excellent work and achievements of their previous hard working volunteers.

"RECH", representing a Recreation, Education and Community Health partnership (yes! another acronym) is recommended between the Break O'Day Council, St Marys District High School and the St Marys Community Health Centre and this important partnership stands to maximise the use of community facilities as well as human and financial resources.

The whole community of St Marys stands to benefit from the ongoing development of the Recreation Ground not only in the physical, mental and health aspects of recreation but also through social and economic outcomes.

The community is urged to view the Master Plan (at e.ScApe Café Gallery up until 17th November 2006). The detailed Report can be accessed via either a Councillor or consultant Peter Troode. Please forward your ideas or recommendations to Peter before the above date. His contact details are as follows:

Peter Troode

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Mobile: 0412 425 666

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In conjunction with Mr. Russell Montgomery I have undertaken an inspection of buildings to ascertain the standard and what if any maintenance is required.

In compiling this report I have considered that the facilities other than the football facilities are only used once a year and that being New Years Day races. Apparently on race day the buildings and the area does have a fairly high occupancy rate.

My main concern is for the health and safety of occupants in an emergency.

GRANDSTAND

Area under the stand is used mainly for occasional committee meeting and storage of equipment. There is also a small bar adjacent the committee room.

The lunch room is on the eastern end and in fair condition.
An additional exit door should be installed out of the lunch room plus upgrading the existing door and a window fitted to provide light and ventilation.

A splash back should be installed over the sink.

Fire extinguishers are required.

Bars should be removed from doors and lever type handles fitted.

Illuminated exit signs should be fitted over doors but due to the small usage and only day time use I would recommend that self luminous ones would suffice.

SEATING AREA of STAND

Condition is reasonable.

Many seats require refixing and or replacing, I recommend that they be sanded and given a coat of sealer and good quality varnish to extend the life.

Glazing at the front of the stand is of some concern, normally windows in this position should have Human Impact Safety Glass but we could not detect any indication of such.

It appears that the windows may only be of residential standard and to ensure that the safety aspects are covered I believe that council should have a glazier check all windows for compliance.

Access stairs at the front are in poor condition and should be replaced.

Generally the stand is in reasonable structural condition, the majority of the exterior work being aesthetic such as cleaning old paint off walls etc and repainting. Some weather boards do need replacing on the lunch room.

TOWER WEST END of GRANDSTAND

Structurally sound.

A gap in stair tread on lower landing should be rectified.

STEWARDS STANDS

These are located in three locations around the ground.
They are small steel structures approx. 3 metres high with an access ladder.

I have concerns with safety issues as there is nothing to stop children climbing these towers.

I believe that some effort should be made to child proof these structures, possibly by removing the access ladders and only being accessible on race day and wrapping the structures in a mesh with small openings that may stop youngsters from climbing.

TOILET BLOCK EASTERN END OF GRANDSTAND

This facility has been built of masonry blocks.

The structure has many large cracks in the walls and floor and is structurally unsound.

I strongly recommend that the structure be demolished.
If new ones are erected they should comply with the Australian Standards and provide Disabled Facilities.

Apparently these toilets are a public facility and open 24 hours a day.

I would suggest that discussions be held with user groups to ascertain proposed long term usage and the economic viability .

If maintenance is not to be undertaken it should be demolished.

FOOTBALL CLUB ROOMS & SURROUNDS

Many of the seat around the ground (fitches of timber) have badly rotted and should be replaced or removed.

Coaches boxes need new roofs.

CLUB ROOMS

There is a lack of subfloor ventilation and floors are indicating that dry rot has penetrated into the floor and possibly the structural timber. Ventilation should be installed but allowances will have to be made to replace large sections of flooring in the near future. Floors are quite close to ground and it may be more economical to replace with concrete.

A disabled toilet should also be installed in this area.

Light and ventilation is poor in the change rooms and needs to be upgraded by roof lights and rotary vents.

The wood heater in the middle of the floor is a barrel type heater does not comply with standards and I believe is dangerous.

It appears to only have a double flue, the hearth around the flue does not extend to the required distance around the heater as a consequence when the door is opened any coals fall on the floor.

This type of heater does not appear to have a compliance plate, the club should as a consequence seek a compliance certificate from the manufacturer and installer upgrade the flue and hearth or remove the heater.

It should be borne in mind that the building is council owned as I am led to believe and council does carry the risk and in this situation it is considerable.

Illuminated exit signs must be installed on exit doors and complying door furniture installed in lieu of chains and bolts currently installed.

Conclusion

To upgrade all buildings at the site in one year would obviously be economically difficult as the costs will be considerable.

To stage the works over a period may not be feasible as majority of work is reasonably urgent.

If councils Environmental Health Officer and Licensing are prepared to accept the building then we do so in the short term.

I believe the building should be upgraded or considered in with the rationalisation of buildings at the ground.

SOFT DRINK & CANTEEN BUILDING

This building is in good condition and only in need of minor bird proofing.

Is it possible to extend this building with adequate screening etc to accommodate the bar area.?

I would recommend that discussions be held with committee in relation to demolition of the bar and upgrading this building to include a bar.

ROOFED AREA BEHIND BAR

This area has seats and tables and is basically an out door eating area.

The tables are ex HEC reels and in poor condition should be replaced.

Roofing iron on roof needs replacing.

Many patrons these days have there own umbrellas etc.

Should the structure be repaired and retained?

LIONS PAVILLION

This is a large open building that has obviously been used in the past for indoor sports etc.

We did not have access to the inside of this building.

It appears that it may be being used for gym training.

Structurally the building needs repairs, the bottom plates have rotted and must be replaced, the vertical board cladding has not been maintained for many years and are rotting. The floors are also probably in poor condition due to lack of ventilation but this could not be accurately ascertained.

It may be difficult to justify spending large amounts of money on this building unless it does have a reasonable usage to justify expenditure.

LADIES TOILET BLOCK

This building is in reasonable condition with no major maintenance required.
It does not have a disabled toilet.

The problem with this facility is that the access is not screened from the adjacent urinal area, this could be rectified by installing a screen wall.

URINAL BUILDING

This is a lean to structure erected at rear of Drivers and Secretaries Room.

The building is many years old, has a concrete type urinal 7 metres long and does not comply with any of today's standards structurally or health wise.

I would recommend that it be demolished and additional urinals be incorporated in a new public facility.

SECRETARIES OFFICE & DRIVERS ROOM

As previously mentioned this adjoins the urinals.

The rooms are quite dilapidated with cracks in the walls and roof in poor condition and in need of replacing.

The committee has materials on site to do some improvements.

I would question why money is being spent on these buildings when structurally they are not good and only have a short term future.

It may be better to put the monies into a new structure or be considered further when considering the long term future of building on the ground.

Is it possible to hire two small site offices for one day a year? It may be more economical.

Should the area under the grand stand be upgraded to accommodate the secretary and drivers for one day a year?

MAIN BAR

Structurally sound.

The interior is unlined and would be extremely difficult to keep clean.

In view of the urgency of some of this work plus the costs involved I would recommend that council facilitate a meeting with all user groups to arrive at a detailed maintenance program and a priority list.

To rationalise the use of all buildings on the site.

In my view there is a great deal repetition in relation to building use(i.e. three lots of public toilets)perhaps user groups can identify the need?

Perhaps additional toilets and other offices can be hired for one day a year?

Whatever the outcome there must be a long term strategy for the future viability of the complex.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'D. Murfet', with a long horizontal flourish extending to the right.

David C. Murfet
Building Surveyor
18th. November 2002