



EQUESTRIAN
WESTERN AUSTRALIA

STATE EQUESTRIAN CENTRE FACILITY FUNDING PROPOSAL

JULY 2018





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BACKGROUND



The State Equestrian Centre is the only Western Australian equestrian centre with an indoor arena with stadium seating for 1,400. It is only one of four in Australia with stadium seating. Complete with VIP area, bar and conference rooms, the SEC indoor arena is only one part of the impressive 33 hectare equestrian facility.

Comprising of a 28 hectare FEI 3* cross country course, 220m x 120m grass general purpose field, 5 polocrosse fields and clubrooms, Swan Fields arena home to the Swan Valley Horse and Pony Club, 400 horse yards, 60m x 35m outdoor 'International Arena', 80m x 80m outdoor 'C-Quest Arena', two outdoor warm up arenas, stabling for 147 horses, 4 wash bays, measuring bay, swab box, and caretaker's house, the SEC is Western Australia's premier equestrian facility. This unique facility is the only facility in the state suitable to host many of the sport's championship events and high level competitions. Many of these are essential for riders to compete at to gain qualifications for national and international events.

Equestrian Western Australia (EWA) has managed the State Equestrian Centre (SEC) since it was opened in 1985.

In 2017 the 'Home of Equestrian Sport in WA' hosted 346 events with a total of 14,000 horses, 11,500 competitors and 20,000 spectators using the SEC during the year. While EWA manages the SEC primarily to provide a state facility for the EWA Olympic equestrian sports, many non-EWA equestrian clubs use the facility together with non-equestrian activities.

The SEC was built with funding provided by Federal Government (50%), State Government (25%) and private funds (EWA Members) (25%) for the then Equestrian Federation of Western Australia (now EWA). Once completed the SEC ownership was vested with the City of Swan (COS). EWA has a 20 year lease of the SEC with the COS that expires in December 2020. Negotiations to renew the lease are scheduled to commence in October 2018.

DLGSC State Sporting Facilities Plan Framework (November 2013) lists the SEC for facility upgrade and the State Sporting Facilities Plan Project Update 2014 (January 2015) lists the SEC for capital investment through facility upgrade. The SEC Asset Management Plan (April 2017) and State Equestrian Centre Building Services 10 year Cap-Ex Report (December 2010) identifies the projects requiring investment. The SEC is now at stage where a commitment to future funding is required or the facility will no longer be able to host major events.

The SEC is valued at 43 million dollars.



PURPOSE & GOALS

The purpose of this submission is to:

1. Request funding for the implementation of the SEC Asset Management Plan (AMP) (April 2017 commissioned by DSR) and State Equestrian Centre Building Services 10 year Cap-Ex Report (December 2010) through the projects identified in this proposal - \$14,800,000
2. Seek investment from the Federal Government, Western Australian Government and City of Swan to fund the SEC ASM enabling the State Equestrian Centre (SEC) to remain equestrian's state sporting facility and to meet the current and future demands of equestrian sport in Western Australia.
3. Demonstrate the economic benefits that equestrian sport provides to WA and the estimated economic benefit that can be derived from the investment in the SEC facility over the next 6 years.
4. Request a commitment for funding of the SEC through a proposed Facility Operating and Maintenance Program (FOMP) funding model. This would address some of the operating and maintenance costs associated with the management of a state sporting facility by the state sporting association (Equestrian Western Australia) - \$253,000

EWA hopes to meet the following goals as a result of this submission:

1. To provide an international standard equestrian competition and training facility meeting the highest horse welfare standards and participant services.
2. Host international qualifying events.
3. Host all Western Australian equestrian championship events.
4. Refurbish the facility to meet current equestrian, participant and spectator expectations.
5. Establish a high performance centre of excellence.
6. Provide access to all with family friendly camping facilities.

Once rated 1st in Australia (now 7th), the SEC was built in 1985 and requires substantial refurbishment to remain the state's leading facility and meet National competition and training standards.

CURRENT SITUATION

The SEC, which was built and designed to be the best equestrian facility in Australia, is now a 33 year old facility. The facility has had some additional infrastructure added over the years to increase usability and capacity but much of the SEC's infrastructure is approaching end of life. In practical terms, the facility requires substantial investment over the next 6 years to ensure its viability and suitability as the states' premier equestrian sporting facility for the next 30 years.

EWA receives no external funding on a recurrent basis to support the SEC. EWA has a good relationship with the Department of Local Government, Sport and Cultural Industries (DLGSC) through our Facilities Consultant and have been successful over the years in receiving capital works funding for the SEC. This funding has provided both capital improvements and major repairs. While this has been essential for the SEC to remain fit for purpose, the funding has been well short of what is required to keep the SEC at the level required for a state sporting facility. The result is a facility that has over time become less suitable for international qualifying competitions, national championships, state championships and major local events.

14,000 horses, 11,500 competitors and 20,000 spectators used the SEC in 2017.

EWA acknowledges the importance of State Government funding through DLGSC facility funding and believes funding of the SEC Redevelopment Plan is essential to guarantee the future of the SEC. Over the past 33 years EWA has invested all of its reserves and many thousands' of hours of volunteer time in ensuring the SEC is run professionally and is suitable for equestrian activities. Increasing maintenance and capacity constraints are going to place pressure on expense and income. EWA will be looking for funding certainty before lease renewal.

Currently the City of Swan (COS) provides no direct funding to EWA for the SEC except for a sporting club rebate of 75% on rates. The COS has provided grants to SEC-based organisations including Brigadoon Riding for the Disabled and the National Polocrosse Championships

for arena improvements.

EWA has 428 members that live in the City of Swan. When combined with clubs that are based at the SEC, some 1,000 plus members of SEC home organisations live in the City of Swan. EWA intends to seek support from the City of Swan to provide funding for the SEC Redevelopment Plan.

EWA members contribute about \$110,000 per year directly from membership fees towards the running of the SEC. This has resulted in EWA having the highest membership fees of any Equestrian Australia state branch by approximately \$100 per full member. Our members see their membership fees subsidising other users and do not understand why other sports have comparable facilities that are heavily subsidised/supported by local and/or state government. EWA members are supportive of the SEC and value the facility, but as with any such state sporting facility the income from hire could not cover asset replacement. This results in all EWA members indirectly subsidising many of the non-EWA members who also use the facility.

The building of the SEC created an amazing legacy to all equestrian enthusiasts, providing WA with a world-class equestrian centre. EWA has produced a number of Olympic, Para-Olympic and World Equestrian Games medal winners during the time the SEC has been available for riders to use to train and compete. EWA is fully committed to the long term management and success of the SEC. The model on how the long term funding of the SEC will be maintained has never been fully addressed.

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“The only indoor equestrian Stadium in WA suitable for competitions at the highest level.”
**Equestrian Australia,
Chair Judy Fasher**

USEAGE & COMMUNITY PARTNERSHIPS

The EWA office is based at the SEC and services our 2,300 individual members and 93 affiliated clubs from across WA. The SEC is also home to the offices of Pony Club WA (PCWA) and Riding for the Disabled WA (RDAWA), resulting in over 20 people working at the SEC on any one day. Clubs that are based at the SEC include Brigadoon Riding for the Disabled, Perth Polocrosse Club, Swan Valley Horse and Pony Club, Horsemans Adult Riding Club, WA Young Event Riders Association, Eventing Promotions WA, Perth Dressage Club and WA Show Jumping Association. The SEC has recently been approached by West Coast Team Roping to be home based at the SEC, however this would require a suitable arena for their needs which could also host rodeos.

Combine EWA's 2,300 members with clubs and association members that are based at the SEC totals 3,800 members. This has helped establish the SEC and the Swan Valley as one of the state's major regions of equestrian activity. While the SEC is used primarily by EWA sports and members, many external equestrian clubs including western riding clubs, breed societies, rodeos, harness groups, equine education courses and endurance riding groups to name some, also use the SEC on a regular basis. The SEC is also used daily by members of the public for exercising their horses either on the SEC Grounds or as a base to ride out on the Brigadoon Bridle trails.

Non-equestrian use is varied and includes drone flight training, Avon Descent parking, art groups, walking groups including the St Joseph's Camino Salvado Pilgrimage Walk, trail running clubs, fun runs, First Aid courses, photoshoots, school camps, 4 Wheel Drive Club, WA Mounted Police training (Figure 1.), Police Canine Unit training, pilates lessons, bus tours, awards nights and bingos. The DFES State Emergency Service uses the SEC as a base of operations during emergencies in the local area. In 2017 the SEC was closed for 7 days while we hosted emergency services at no cost to the DFES. Additionally, the facility is used as an evacuation point for horses that require relocating during fire emergencies.

The SEC is fully booked on weekends with 155 event bookings resulting in multiple users on many occasions. There were 191 weekday event bookings in 2017. Competitions are mostly held on weekends and while the SEC is fully booked, the revenue able to be generated

from events is limited by the age of the facilities, resulting in reduced services.

The facility is open 355 days a year. The SEC attracts many people to the Swan Valley to attend competitions and has led to a large number of small businesses to locate to the area to service the equestrian community. This includes horse agistment properties, veterinary hospitals, feed merchants, saddlery shops, farriers, horse float manufactures, farm maintenance businesses and many more. The many horse owners that agist horses in the Swan Valley can be seen regularly at cafés and wineries, enjoying other benefits that are unique to the Swan Valley.

The SEC has the only indoor equestrian arena in the state with stadium seating for 1,400, VIP area and catering/bar area overlooking the arena. This makes the SEC the only facility in the state suitable to host many of the sport's championship events and high level competitions. Many of these are qualifying events for national championships and are essential for WA riders to represent WA. Competing at the SEC ensures qualifying performances which can be compared to national qualifications, which in turn leads to national representation at international competitions.



Figure 1. WA Mounted Police training



CURRENT RESTRICTIONS OF USE

<ul style="list-style-type: none"> • Age of facility resulting in being below community expectations • Age of facility resulting in breakdowns • Increased use resulting in capacity constraints • Arena surfaces no longer meeting national competition standards • Warm up arena surfaces not the same surface as events arenas • Insufficient stabling 	<ul style="list-style-type: none"> • Insufficient day yards and parking at indoor arena • Internal traffic flow • Lack of camping facilities • I.T and communications infrastructure limitations • Ablution facilities toilets, change rooms and showers below community expectations • Lack of arena lighting • Facilities for other equestrian uses restricted • Outdoor arena lighting
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The main constraints on use and income at the SEC are the suitability of area surfaces and the ability to run multiple events at the same time by enabling arenas to be independent with better support infrastructure. The development of new arenas with warm-up areas is essential for the SEC to remain at a national and international standard. The inability to hold jumping competitions in the indoor arena is a major loss on income to the SEC. The popularity of jumping competitions as spectator events enables organisers to hold day and evening competitions, which greatly increases usage rates and boosts revenue.

In practical terms, the SEC arenas don't provide the right give, rebound and grip for our equine athletes to perform at their best. Currently the surfaces are not suitable for jumping competitions above 105cm as there is a high likelihood of horses injuring themselves, which is a major welfare concern. Over the last few years there has been significant global innovations in arena surfaces. The benefits of these new technologies include improved

horse welfare, optimal surface dynamics which contribute towards improved performance, added flexibility to cater for multi-discipline equestrian sports and reduced maintenance costs.

The lack of camping facilities, with no powered sites, end of life showers and toilet blocks with poor lighting, are a major impediment on income and usability of the SEC. The lack of camping facilities reduces competitors at events, increases overheads for event organisers (there is a need to hire temporary toilets) and limits access to country competitors and their families. This leads to a loss of potential income on stables, ground fees (a fee paid per horse that comes onto the facility) and catering when competitors do not stay on the grounds or reduce the number of days attending events. A major equestrian facility such as the SEC requires that camping facilities meet the required standard and needs of users when horses stay at the facility owners are obliged to remain to monitor the welfare of their horses.

FUNDING PROPOSAL



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“In my journey to representing Australia at many major Championships - Beijing Olympic Silver and World Championships Bronze being just two - I was informed by the powers in our sport that unless I moved to the East that I would never make it. Well, as history tells us, they were wrong. The question is - why I wasn't able to do the supposedly impossible from WA?”

**Sonja Johnson, Olympian
Albany, WA**

Redevelopment Plan

EWA is proposing that the SEC Redevelopment Plan be fully funded by the Federal and State Governments and the City of Swan. EWA submits that the SEC is in need of substantial structural work and upgrades to the arena surfaces and general facilities and estimates an investment of \$14,800,000 for the project.

The redevelopment of the SEC is required to retain its position as the one of the premier equestrian facilities in Australia. It will also consolidate SEC's position as the hub of equestrian sport in WA, including the training facility for the development of future EWA based Olympic, Para-Olympic and World Championship representatives.

Facility Operating & Maintenance Program (FOMP)

A commitment is required for the funding of the SEC through a proposed Facility Operating and Maintenance Program (FOMP) funding model. This would address a part of the operating and maintenance costs associated with the management of a state sporting facility as identified in the State Sporting Facilities Asset Management Plan funded by DSR and completed in 2017 by GHD.

The State Sporting Facilities Asset Management Plan plan identifies the 20 year funding requirements of the SEC with costings and identified that approximately \$253,000 per annum is required for Operational and Maintenance, with additional funds allocated to Renewal and New Works/Upgrades. Funding of the FOMP would allow for the long-term budgeting of SEC maintenance, ensuring that operational maintenance is planned and completed so that the future of the SEC is guaranteed.

WA has produced 4 equestrian Olympians who have represented Australia and won 2 silver medals since the SEC has been built. The SEC remains a training facility for the 86 EWA high performance squad members and 59 youth development squad members.

FINANCIAL, ECONOMIC & SOCIAL BENEFITS

An Economic Impact Survey commissioned by Equestrian Australia and presented in January 2017 outlined the economic and social impact of equestrian activities across Australia. The survey identified that equestrian activities contributed \$157.8 million to the WA economy with expenditure on horse maintenance in the Perth region at \$35.5 million and expenditure on Trainer/Instructor/Coaching in the South West region at \$8.2 million, as some examples. EWA members and SEC users contribute both economic and health benefits for the state.

Participation in EWA is best summarised by the national survey concluded in January 2017, with:

- Weekly participation: 5+ times 61%, 3-4 times 17%, 1-2 times 10%
- Life duration: 20+ years 54%, 10-19 years 28%, 5-9 years 11%
- Reason for involvement: Love of the horse 78%, Improve skill training 53%, Competition 41%
- 87% attend a state or national championship event each year
- Females comprise 75% of the equestrian community and 92% of EWA members
- Over 40% of EWA members are volunteers, officials, coaches, event organisers or administrators
- Australian Annual Health Contribution Physical Health Benefit is estimated at \$9.9 million
- Mental Health Benefit is estimated at \$2.7 million

This highlights that EWA members and SEC users are highly engaged in training and competition for life, with equestrian sport having a very high retention rate. The sport also has very high female participation rates of 92% and volunteer participation rates of 40%, in turn contributing towards very positive health outcomes for members and equestrian participants.

In 2017, EWA operating income, after membership, was \$878,000 including SEC direct event income of \$586,000. By staging more and bigger events, such as the State Interschool Championships and State Jumping Championships, we have reduced the net cost to EWA members posed by the SEC. The scheduling of multiple events on weekends has further identified the need to upgrade the SEC to be able to support a higher number of participants visiting the SEC. Our ability to attract more

high level competitions to the SEC is limited by arena surface and camping facilities. Jumping has the highest number of spectators of any type of competition at the SEC and upgrading the surfaces would allow jumping at the highest level, estimated to generate an additional \$75,000pa income alone.

For every dollar generated at the SEC at least two dollars of related business economic activity is generated, with 16% spent locally in the Swan Valley.

Competitions conducted at the SEC have direct economic benefit to WA and the Swan Valley economies. By way of example, the 2017 WA State Jumping Championships budget of \$90,000 is estimated to have contributed \$180,000 in economic benefits, with 16% (\$28,800) directly attributable to the local economy by way of accommodation, restaurants and local merchants. The related economic activity included items such as:

- \$25,000 spent on fuel by competitors
- \$7,500 spent at trade stands
- \$10,500 for on-site catering
- \$1,500 for international airfares
- \$12,000 for competition related training and coaching
- \$4,000 for local hotel accommodation
- \$5,000 at local restaurants and supermarkets
- \$1,000 from local feed merchants

Based on a realistic plan to secure 13 additional events per year, including 5 jumping events where the SEC will receive \$75,000 in revenue and 7 other equestrian events with \$50,000 in revenue totalling \$125,000, events could generate at least \$250,000 of additional related economic activity including \$40,000 locally. This is in addition to the existing economic activity that comes from the SEC annual income of \$586,000 generating \$1,173,000 economic activity with \$187,600 spent in the Swan Valley.

Equestrian activities in WA contributed \$157.8 million to the WA economy with expenditure on horse maintenance in the Perth region at \$35.5 million.



STADIUM PROJECTS

\$6,406,775

The indoor arena is 35 years old and while regular maintenance and repairs have kept the visual appearance to a standard that is acceptable, the underlying structure and finishes are requiring substantial repairs commensurate with its age. An estimated \$6,406,775 is required for the refurbishment of the stadium including repairs and upgrades to the steel structure, internal and external finishes, office relocation, electrical, hydraulic, roof, arena surfaces and adjacent warm-up arena.

Seating Support Structure

"Tiered Concrete Seating and Steel Support Structure Condition Report" by Pritchard Francis, 25th November 2015, identified the mainly corrosion-related maintenance items requiring action. The steel structure that supports the tiered concrete seating is showing signs of advanced corrosion. This has been identified on GHD report Table 3 (Building significant risks) as Major/Likely/High risk. Recommendations from the Pritchard Francis report include: treat support structure to repair corrosion damage and stop further corrosion and replacement of concrete jointing materials with water proof seals to prevent arena watering entering the sub structure. Note: The cost and ongoing maintenance would be reduced considerably if the proposed Ebb and Flow watering system is installed with the new arena surface at the same time.

Internal & External Finishes

The internal and external finishes are all requiring major refurbishment, from the external facia, roof and sky lights, toilets/change rooms, stadium seating, score board, bar

area and conference rooms.

Solar Panels

The installation of solar panels will help reduce long term energy costs.

Warm-Up Arena Roof

The building of a roof over the indoor warm-up arena will greatly increase the usability of the SEC, enabling more flexible event scheduling and increased horse and participant welfare.

Relocation of the Ground Floor Office & Cafeteria

The cafeteria is requiring a total refit. The current position restricts usability as it is located on the wrong side of the building. If it were to be relocated it would have an aspect to the outdoor arenas and would enable patrons to eat while being part of the events. This would enable commercial leasing of the Café and would also help service the large numbers of visitors to nearby Bells Rapids.

Surfaces

The Soiltex arena riding surfaces are approaching end of life and require replacement. Recent innovations in equestrian arena surface design and watering systems has resulted in Soiltex and Geofibre arenas (Figure 2) being successfully installed with Ebb and Flow watering systems.

All arenas require watering for both surface preparation,

consistency of footing and dust control. The SEC arena has had two systems: the original ground based sprinkler system required manual attachment of sprinklers to the arena surrounds and watering the arena with eight large chucker-style sprinklers. The current overhead system delivers an even coverage and is more water efficient than the previous system. The problem with both systems is the over-spray, resulting in water running down the arena surround walls. This provides a moisture source that has contributed to the corrosion of the steel support structure. The replacement of the arena surface with an Ebb and Flow watering system removes the need for a sprinkler system, eliminating the source of corrosion.

EWA recommends the installation of an Ebb and Flow watering system, cushion mats and competition surfaces with superfine, sub-angular silica sand with geotextile fabric and fibres. This type of arena surface is the current world best practice with four competition venues in NSW installing the system in the past two years and one in Victoria. Sydney International Equestrian Centre (SIEC) upgraded their indoor/warm up and one outdoor arena to this system in January 2018 (Figure 3 & 4). One private arena has just been completed in WA.

This system enables the riding surface to be tailored to the user need - e.g. firmer footing for jumping, softer for dressage - by adjusting the water/moisture content. This will greatly increase the usage of the SEC indoor arena where the surface is currently not suitable for higher level jumping. The warm-up arena would need to be upgraded to the same system so competitors are warming-up and competing on the same surface in compliance with International and Australian rules.

Quality arena surfaces are important for several reasons:

- Welfare of the horse is central to EWA and the SEC. This includes providing competition and training arena surfaces that meet international standards. The proposed replacement arena surface will reduce wear, tear and fatigue and reduce the risk of injury to the horse.
- Competition performance would also be expected to improve by between 3 to 5%. These improvements have been noted in other venues.
- Riders selected to compete in national and international competitions would be familiar with the arena surfaces in Sydney, Melbourne and overseas if given the opportunity to competing on the same surfaces in WA.



Figure 2. Soiltex Geosurface, Yalambi WA



Figure 2. SIEC Ebb and Flow installation



Figure 3. SIEC Ebb and Flow installation



TRAFFIC, PARKING & SEPTIC SYSTEMS PROJECTS \$1,097,500

- One of the greatest risk management issues at the SEC is the interaction between horses, people and traffic. The major area of concern is the configuration of the stable car park and the access roads. Currently the stable car park is also the main access to the Swan Fields area that is home to Perth Polocrosse Club, Swan Valley Horse and Pony Club and the SEC cross country course. This leads to major through traffic on most weekends with the through traffic traversing the car park where horse floats are parked, horses unloaded, and people are crossing to get to their vehicles. Currently we have identified the main areas of risk and put in place mitigation strategies. These are short term fixes and a total redesign of the traffic flow is required. This would require the construction of a new access road to the Swan Fields along the back boundary fence of the SEC, at the same time extending the stable parking area leading alongside the new road.
- The Brigadoon RDA access road and parking area also requires upgrading to ensure ease of access for reduced mobility clients.
- The SEC septic systems require replacement to meet current standards.

ELECTRICAL, COMMUNICATIONS & I.T PROJECTS \$2,122,500

- The electrical switch boards are at end of life. The arena building main switchboards require upgrading and/or replacement. All sub-mains and final supply circuits require testing and repair and/or replacement when found defective. Rewire circuits if required (AMP GHD 2017).
- The replacement of the tower lighting throughout the facility is required as corrosion has been identified at the base of several towers. The electrical supply to the towers is 2-phase and today's standard is 3-phase. This has resulted in it becoming increasingly difficult to find spare parts and globes for repairs. Modern LED lighting is much more energy efficient and requires shorter warm up times.
- During the upgrade of the lighting towers and the power distribution boards it is also recommended that two power distribution points be installed on the edge of the General Purpose Field and one at the Presidents Lawn. This would negate the need to hire generators for larger events.
- Upgrades are also required to the power and services to Swan Fields, Brigadoon RDA and Polocrosse Fields.
- The installation of security/CCTV systems and automatic gates is required for security and safety purposes.
- Integrate communications systems for live streaming of events and education seminars.

STABLES, YARDS & CAMPING PROJECTS

\$1,350,000

Stables

The current stable complex comprises 147 stables - 57 stables were originally built in 1985 and 90 were built in 1994. The stables are regularly used and are often used at 100% capacity for events with 5006 users in 2017.

There is an immediate need for the reroofing of the stable complex and the replacement of the outward opening stable doors with sliding doors and drainage upgrades. The new stable roof would require a redesign as the current roof design provides limited ventilation leading to overheating issues for the horse.

The stables are mostly of good condition with a recent DSR grant addressing immediate safety concerns for the horses with the 2016 grant funding the replacement of the dividing walls between the older stables. This has led to an increase of 115 stables used in 2017 compared to 2016. The replacement of the stable doors to sliding would address safety issues for horses and the public in the stable area. An expected increase of stable use would be similar to the 2017 increase. 50 additional stables would be required to meet capacity constraints at events and to offer designated stabling for stallions, reducing risk and increasing usability.

Yards

Horse yards at the SEC are currently all situated on Swan Fields surrounding the Polocrosse Fields and Pony Club grounds. These yards are extensively used at all events by patrons camping at events. While some of the yards are shaded by trees, most are exposed. The installation of shade and a base to the yards is required.

The construction of yards and associated wash bays at the SEC is also required to add capacity when multiple events are held at the SEC. This would allow large events at Swan Fields and the indoor/outdoor arenas to be held at the same time. It would also allow for much greater camping capacity in a safer environment.

The installation of powered camp sites is required to camping areas.

Ablution Blocks

The transportable stables/Swan Fields toilets and Colts and Fillies shower facilities are at end of life. All the

blocks listed also require lighting in the immediate area surrounding the blocks to provide safety and security for patrons at night.

The stable area toilet block (Figure 4) services the main stable complex that includes 147 stables that are 75% to 100% occupied during events, placing great demand of the toilets. It is recommended that the stable demountable toilets are replaced with a permanent toilet block consisting of female toilets (4 stalls) and male toilets (2 stalls and urinal). The block would remain in its present location.

The Swan Fields toilet block is the only toilet facility on Swan Fields with the next closest being at the stables. This toilet block needs to service the Swan Valley Horse and Pony Club and the Polocrosse Fields and all events that are held there. Current additional portable toilets are hired for larger events. It is recommended that the Swan Fields demountable toilets are replaced with a permanent toilet block consisting of female toilets (6 stalls and change room area) and male toilets (3 stalls, urinal and change room area). The block should remain in its present location.

The Colts and Fillies shower blocks need to service the SEC camping area and the Swan Valley Horse and Pony Club, Perth Polocrosse grounds and many patrons camping at the SEC for various events. It is recommended the building of permanent shower blocks for both male and females with each including 8 stalls with 4 wash basins in each and change room areas.



Figure 4. Stable area toilet block

OUTDOOR ARENA & CROSS COUNTRY COURSE PROJECTS

\$3,743,000

Upgrade International, C-Quest and construction of new arena all using Geo Tech with Ebb and Flow

The replacing and construction of Geofibre with Ebb and Flow arenas would greatly reduce maintenance, arena preparation and event turnaround times. This system also uses significantly less water than grass surfaces or other non-grass arenas.

The International arena requires the addition of an adjacent warm-up arena. This arena would also be a Para-Equestrian arena, allowing for both major events and training on Geofibre with Ebb and Flow. The resurfacing and enlargement of the Harry Boldt International Dressage arena will allow dressage competitions of the highest level to be held using the indoor and outdoor arenas, which is especially important at championship events. It will also allow for elite level jumping and dressage to be held at the same time, one indoors the other outdoors.

The resurfacing of the C-Quest arena to Geo Tech with Ebb and Flow would ensure all synthetic surfaces are the same and meet national competition standards. The installation of lighting would enable evening events, reducing exposure to summer heat.

The building of a new outdoor Geo Tech with Ebb and Flow arena would allow the SEC to run at full capacity at any time. It would also reduce the size of the General Purpose Field, reducing the need for grass maintenance.

Camp Drafting & Rodeo Arena

The construction of a camp drafting arena requires a sand surface suitable for roping and rodeos. Currently the SEC does not provide a suitable arena for this use. We have been approached by the Roping Association who have expressed interest in relocating to the SEC, however the current infrastructure would not accommodate their needs. A suitable area has been identified to construct the arena and associated supporting infrastructure.

Cross Country Course Upgrade

The continued development of the SEC cross country course has established it as one of the state's highest level courses (CNC 3 Star). The upgrade to CCI 3 star long course would enable WA competitors to qualify for National and International events and enable WA Officials

to be trained to the highest level.

International Standard Jumping Equipment

The purchase of a custom designed jumping course set would enable WA riders to compete with equipment that equals the standard of equipment used at national and international events. This is of benefit to both jumping and eventing riders competing at a national level. This would also allow promotion of the SEC, Swan Valley and Perth within the jump design.

Reticulation

Bore water supply and reticulation upgrades include three key areas:

1. Water tank replacements
2. Reticulation automation
3. Swan Fields and Polocrosse extension

1. Reticulation of the outdoor arenas is by bore water. The systems consists of a bore that pumps water into a concrete storage tank to be used for the SEC's watering requirements. The tank is 33 years old and needs replacing with two 135,000 litre tanks and an additional pump. This would allow for watering to take place simultaneously across the site.

2. Much of the reticulation system is not controlled automatically. This leads to higher labour costs and potentially greater water use. The integration of the entire site to an automatic system would have considerable benefits. The need for dust control of the arenas requires regular watering prior to and between events run over more than one day. This is needed for the health of horses, riders and spectators.

3. The extension of the reticulation system to include Swan Fields and Polocrosse Fields 1 and 2 is essential for the future development of Polocrosse in WA. This would enable the Polocrosse Fields to be reticulated, providing a high quality playing surface that increases the standard of play and greatly improves horse welfare. The extension to Swan Fields is required for the Eventing CIC/CCN events and Pony Club events.

The 2018 National Polocrosse Championships will be hosted at the SEC with a \$1,000,000 budget and an estimated \$4,000,000 in economic activity



ASSUMPTIONS

This proposal is submitted with several assumptions:

- The City of Swan Lease with EWA runs until 2020. This proposal assumes the lease will be renewed with EWA.
- EWA continues to operate the SEC.
- The ability to hold current and future events at the SEC is not unduly restricted by external factors.
- EWA continues to receive support as a State Sporting Organisation by the DLGSC.
- EWA membership fees do not continue to subsidise the facility for other users.
- EWA will continue to manage and operate the SEC for the benefit of the equestrian community as it has for more than thirty years.

RISKS OF NOT ACTING

The risks of not acting will lead to further deterioration of the SEC to a point where current maintenance will not be able to maintain the SEC at a level required for the safety of its patrons. This will lead to:

- The loss of economic benefit to the SEC, state and local economies.
- The inability of WA to host large scale championship events such as the National Interschools Championships, National Pony Club Championships and National Polocrosse Championships at a suitable facility.
- The inability to host State Championships.
- Reduced ability to hold events.
- Reduced income from facility hire which will lead to the SEC not being economically viable.
- Increased safety risks, with the safety of users no longer guaranteed.
- Equestrian sports would be severely impacted with the loss of the SEC.
- The eventual loss of a \$43 million state sporting facility.
- The loss of suitable International arena surfaces and facilities for WA competitors to train and compete on in their endeavors to achieve national and international rankings.

ESTIMATED COST SUMMARY

Stadium Projects

Resurfacing of indoor arena	\$294,000
Indoor warm up installation of roof	\$350,000
Indoor warm-up resurface	\$420,000
Repairs to tiered concrete seating steel structure	\$72,000
Stadium doors replacement	\$71,000
Internal finishes administration and indoor arena, flooring, wall, ceilings	\$798,000*
Stadium seating replacement	\$272,125*
Arena roof repairs, down pipes, guttering, eave lining, wall cladding, steel finishes	\$266,000*
Replace fascia	\$1,312,500*
Pony Club WA office relocation and new retail/kitchen outlet in current PCWA office area	\$400,000
Installation new scoreboard in indoor arena	\$86,400
Upgrade emergency exit lighting/RCD/safety review	\$175,000*
Air-conditioning, toilet ventilation system, cool room replacement	\$246,750*
Installation of fire detection system	\$262,500*
Mechanical services eg, AC, pumps, cool rooms, toilet ventilation	\$553,000*
Solar panels installation 30.0 kw PV	\$40,000
Refurbishment hydraulic and wet fire services, public toilets, cafeteria, admin, change rooms, first aid room, bar area	\$787,500*
Subtotal	\$6,406,775

Traffic, Parking & Septic System Projects

Riding for Disabled access road/parking area sealing	\$60,000
Installation and reconfiguration of access road through stable area	\$600,000
Replacement of septic system	\$437,500*
Subtotal	\$1,097,500

Electrical, Communications & I.T Projects

Security upgrades - CCTV and security gates	\$17,500
Electrical switch board upgrades, replacement all distribution boards	\$700,000*
Lighting towers replacement and general power, security lighting	\$350,000*
Replacement of remaining electrical and communication/IT infrastructure	\$700,000*
Upgrade underground power to stables and scheme water to Swan Fields/Polocrosse Fields	\$315,000*
Power services to Presidents Lawn and trade stand area	\$40,000
Subtotal	\$2,122,500



Stables, Yards & Camping Projects

Stable door replacements	\$70,000
Stable roof replacement	\$120,000
50 new stables	\$350,000
Powered camping sites	\$60,000
Ablution block replacements for stable area, Colts and Fillies and Swan Fields	\$225,000
Stables drainage upgrades	\$25,000
Swan Fields yard upgrades, base and shade, additional yards, indoor arena area and wash bays	\$500,000
Subtotal	\$1,350,000

Outdoor Arena & Cross Country Course Projects

International/RDA arena resurface and extension	\$546,000
Arena upgrades and resurface C-Quest, C-Quest warm-up, new arena	\$2,156,000
Camp drafting/rodeo arena	\$210,000
Cross country cross upgrade to 3 star	\$250,000
International standard jumping equipment	\$120,000
Event overlay portable tiered seating, table/chairs, etc	\$110,000
Reticulation upgrades International arena, C-Quest and warm-up, indoor warmup, Swan Fields and Polocrosse extension	\$195,000
Outdoor arena lighting C-Quest	\$156,000
Subtotal	\$3,743,000

Total Funding Required	\$14,719,775
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* 2010 SEC Building Services 10 year Cap-Ex Report figure adjusted to reflect estimated current value.

LETTERS OF SUPPORT



27 March 2018

Hon. Mick Murray MLA
Minister for Sport and Recreation and
Cr. David Lucas, City of Swan Mayor

Sent via email: Minister.Murray@dpc.wa.gov.au & david.lucas@swan.wa.gov.au

Dear Hon Murray & Cr Lucas

The Board of Equestrian Australia fully supports the application which has been made to upgrade the facilities at the State Equestrian Centre.

Western Australia has a thriving Equestrian community which has a proud history of contribution to Australia's international reputation as a leading Equestrian Nation.

In support of Australia's first Olympic team in 1956-1960 luminaries such as Charlie Readhead, Polo player, provided horses to our first Olympians. Most recently, Sonya Johnston, from Albany, was part of winning Eventing Teams at Aachen 2017 and the Silver Medal Winning Team at the Beijing Olympics held in Hong Kong.

The provision of the State Equestrian Centre (SEC) and its facilities make a very significant contribution to Western Australia's proud record. Situated in the Swan Valley at Brigadoon, it attracts riders from all parts of the State and in recent years has held the National Interscholar Championships, Australian Pony Club Championships, National Polocrosse Championships and major state events including the State Dressage and Jumping Championships many of which attract national participation.

Western Australia's geographical position requires a facility which gives state riders the opportunity to compete on equal terms with their countrymen and women. SEC, provides a showcase for the sport which supports very many other business enterprises, feed merchants, farmers, farriers, saddlers to name a few. The travelling that is required to attend major competitions also involves trucks and floats with local business always reporting a significant impact on their trade, fuel sales and accommodation, when events are held in a particular district.

Equestrian is not just a sport, it supports very many industries.

The SEC Asset Management Plan seeks to be fully funded by the State Government supported by the City of Swan. This investment will be welcomed by both local residents and the wider community.

NSW, through its Olympic Legacy 2000 has an International Standard Equestrian Centre (SIEC). Its maintenance is funded by the NSW government. This has enabled Equestrian in NSW to quadruple its membership since 2000. The Equestrian communities in all states of Australia provide through volunteers all the major competitions which take place in the various facilities.

.../2

EQUESTRIAN AUSTRALIA GRATEFULLY ACKNOWLEDGES
THE SUPPORT OF ITS PROGRAM PARTNERS



LETTERS OF SUPPORT



Victoria, is in the final stages of negotiation with their State Government to undertake a multi-million dollar upgrade of the National Equestrian Centre at Werribee.

In Western Australia the SEC, runs events and competitions as well as significant training and squad programs for all of the sports involved with horses.

Equestrian, gives men and women, girls and boys the opportunity to compete equally in all aspects of the sport. At most competitions, riders in the early stages of their training compete, alongside those who have Olympic and International experience.

Equestrian in Australia is governed by a complex hierarchy of over 50 state and national Committees and Boards. In addition, there is also a significant number of event related volunteers within the sport including organising committees, officials, administrators, coaches and general event volunteers which enable the sport to run.

These volunteer representatives have a shared passion for their sport and a willingness to 'give something back'. This culture of making a volunteer contribution within the sport has clearly enabled Equestrian to prosper throughout the years. In most cases each rider has significant family support. The cost of running events is met by the competitors and the clubs which they support.

A recent survey of volunteer hours involved in the running of equestrian is noted below:-

- There are over 650 events in Australia per year
- There are more than 9,000 EA members who are active volunteers
- EA volunteers contribute almost 50,000 hours to the sport during a typical week.
- Over 40% of EA members are volunteers, officials, coaches, event organisers or administrators in addition to being competitors.

The Australian Government through both the ASC and AOC provide funding to support the Australian Olympic Equestrian Team in its High Performance Program and travel to the Olympic Games. This funding depends on results gained at both the Olympic Games and the World Equestrian Championships.

Equestrian Australia fully supports the efforts of all our members, and our state governments who, by their financial assistance, in the provision of facilities, contribute significantly to the success of Equestrian sport throughout the country.

The co-operation and involvement of both the Government of Western Australia and the City of Swan is most appreciated in the effort to raise the standard of the facility offered by the State Equestrian Centre.

Sincerely

Judy Fasher
Chair
EQUESTRIAN AUSTRALIA

EQUESTRIAN AUSTRALIA GRATEFULLY ACKNOWLEDGES
THE SUPPORT OF ITS PROGRAM PARTNERS



LETTERS OF SUPPORT

Dwight Pedlow
Chief Executive Officer
Equestrian Western Australia
300 Cathedral Avenue
BRIGADOON WA 6069

27 March 2018

Dear Dwight

I note with interest Equestrian WA's (EWA) proposal to apply for external funding to support the upgrade and maintenance of facilities at the State Equestrian Centre (SEC).

On behalf of the Dressage WA (DWA) Committee, I would like to congratulate you and the team on your initiative and wish to offer our wholehearted support and assistance in the development of a suitable funding submission. As you are aware, the sport of dressage is a regular and significant user of the SEC, with competitions and protocol days held at the venue most months of the year. This is in addition to the clinics and rider development opportunities that utilise both the riding and meeting room facilities of the SEC.

Maintenance of the SEC riding surfaces and stabling is critical to the safety and well-being of the horses entering DWA funded competitions or training days. Without indoor and outdoor arenas that are constructed to the specifications required under National and International dressage rules, DWA would be unable to support the competitions that EWA members are seeking, nor could we support development of high performance pathways through clinics and masterclasses with visiting international and national dressage coaches.

Upgrade and maintenance of the walking areas, seating and bathroom facilities for the safety and comfort of spectators, riders and officials is also of paramount importance to DWA. The 2018 DWA Committee is keen to grow spectator interest in the sport, as well as grass roots participation at all levels, so a venue that is safe, clean and presents a well-maintained and professional appearance to all attending is an absolute must.

The SEC is a wonderful venue that offers all dressage riders invaluable experience in competing or training in different environments. It is an incredible asset for the entire WA equestrian community and for dressage to flourish and grow in this State, it is important that this venue continues to offer a high standard of safe, accessible and affordable facilities for equestrian use.

I wish EWA every success in securing this important funding and, if successful, the DWA Committee looks forward to working with you on the SEC's future development projects.

Yours sincerely



Suzanne Simons
Chair, Dressage WA Committee

LETTERS OF SUPPORT



4th April 2018

Dear Sir/Madam

Equestrian Western Australia Funding Request – Letter of Support

Eventing WA Promotions (EWAP) is a not-for-profit club which currently runs a number of equestrian events at the State Equestrian Centre (SEC). Each event attracts up to 350 competitors and a large numbers of supporters and spectators to the local area. EWAP events are generally run over two days, and a number of competitors and supporters travel from outside Perth and camp overnight at the SEC.

EWAP is aware that Equestrian Western Australia is currently preparing two funding requests relating to the SEC, namely:

- i. Facility Operating and Maintenance Program; and
- ii. SEC Asset Management Plan.

EWAP strongly supports both of these funding requests. A funded SEC Operating and Maintenance Program would ensure the SEC facilities used by EWAP would require less immediate maintenance by EWAP before our competitions. This would allow EWAP to minimise any maintenance costs being passed on to competitors, and direct our revenue from entry fees into safety improvements, ongoing development and improvement of the cross country course.

Proposed improvements to the SEC under the Asset Management Plan would also be welcomed as our competitors use the existing swan fields water supply, camp sites and toilet/shower blocks which are in need of replacement.

The SEC is the home ground for EWAP events, which are well-loved and supported by the broader equestrian community. Maintenance and improvements to the grounds and infrastructure of the SEC are vital to EWAP events and funding from the proposed Local and State Government funding will ensure ongoing success of our events, participation in equestrian sport and attraction of visitors to the Swan Valley.

If EWAP is able to assist further with any aspect of your consideration of the funding requests, please do not hesitate to contact me using the details provided below.

Sincerely,

Paul Sharp

Chairman – Eventing WA Promotions Inc.

110 Bromley Road Herne Hill, WA, 6056

paul@leiconnotley.com.au

0418 996 972

LETTERS OF SUPPORT

1B Blamire Road
KALAMUNDA 6076

Dear Dwight,

I am writing to express the EWA Horse Committee's support of your proposal to seek external assistance for the ongoing upgrading and maintenance of the State Equestrian Centre.

The Show Horse Competitors enjoy and appreciate the three arenas that they regularly use for their competitions. To be able to prepare their horses under cover and to actually compete in the indoor arena for the EWA Horse of the Year Championships is an added bonus. In fact, WA is the only Equestrian Australia State Branch to hold their State Show Horse Championships in an indoor venue. We are very fortunate.

It is essential to maintain a very high standard of maintenance at the Centre. Not only to preserve the aesthetics of an outstanding facility but also to provide a safe environment for riders - competitors or recreational - to enjoy their chosen sport. Equestrians could not enjoy their passion if it wasn't for their horses. At many events held at the State Equestrian Centre over two hundred horses could be taking part. These are valuable animals and require safe surfaces on which to perform at their best and safe stabling, when they are not actually competing.

Visitors from the Eastern States and overseas are always impressed with the Centre and the variety of equestrian disciplines for which it caters. They are also impressed with the inclusion of a Riding for the Disabled Centre on the property.

Equestrian WA members already contribute significantly to the up keep of the Centre through their membership fees and their use of the venue. Funding assistance would allow the staff to continue the high standard of regular maintenance and would also assist in the larger ongoing repairs and updating which are necessary in venues of this nature.

Yours faithfully,



VALRIE MAYGER

CHAIR EWA SHOW HORSE

LETTERS OF SUPPORT

Parkiarup
P O Box 180
Albany WA
6331

Dear Dwight,

May I say how delighted I am to hear that EWA is in the process of investigating funding opportunities to continue the work that is constantly occurring at The State Equestrian Centre.

The SEC is a vital cog in the wheel of assisting WA riders achieve international success in equestrian sport.

In my journey to representing Australia at many major championships (Beijing Olympic silver and World Championships bronze being just two) i was informed by the powers in our sport that unless I moved to the East that I would never make it. Well as history tells us, they were wrong. The question is why was I able to do the supposedly impossible from WA.

It was possible because of many factors, however a major one was that it was feasible for top Australian and International coaches and judges to come to the SEC and coach. Not only myself but many other people who have gone on to represent Australia in a facility that at the time was leading edge.

Unfortunately as time has progressed the facilities do definitely need upgrading to make them once again leading edge. If we can once again hit the leading edge category there are definitely a new generation of riders coming through that could again insure that WA is at the forefront of Australian teams (never forget 3/5ths of the silver medal team at Beijing was Western Australian).

I am also pleased to hear, that it is the intention, to upgrade the ablution facilities. As a country rider (we farm East of Albany) being able to bring my horses and camp up at the SEC is not only a huge cost saving but also knowing there is somewhere safe gives me peace of mind. My horses are in no way a means of conveyance they are my friends!

Anyway best of luck with the endeavour. Those of us in the Equine industry are well aware of how much the industry puts into the economy. Better facilities will only enable EWA as one of the major peak bodies to ensure this continues for many years

Yours Sincerely

Sonja Johnson
Beijing Olympic silver medallist

LETTERS OF SUPPORT

Wasja is the longest running Show Jumping Club in WA and in 2017, celebrated our 60th Anniversary.

The W.A. Show Jumping Association Inc. has been “home” based at the SEC for a number of years, holding up to 8 Jumping Shows there each year culminating in the very prestigious Patrons Cup weekend in October. This Show is extremely popular, and attracts competitors from all over the State, as well as visitors, VIP’s, trade stalls, etc.

Wasja is extremely fortunate to be based at the SEC, enjoying all the benefits and the ambience that goes with it. The staff are very accommodating and helpful, keeping the competition areas in top condition, preparing the surfaces, setting up and during our Show days.

In the time we have been based at SEC, we seen and enjoyed the tremendous improvements in many areas throughout the entire Centre, particularly in the last couple of years under the guidance of Dwight Pedlow and the EWA Board, just to mention a few:

- Old wire fencing has been replaced with post and rails,
- the reticulation on the main grass arena had undergone an upgrade, hence the far better grass coverage of 90% of the area.
- The indoor arena has been painted and boards replaced. It looks much brighter, the overhead watering system and new large fans also make it more pleasant for riders and horses.
- The main building has been cleaned and painted
- The stables have also had a “make over” now becoming safer and more “horse” friendly, and well managed.

I understand that the next major improvements to be planned are:

- Toilet and Shower blocks be replaced
- Electrical upgrades and powered camping sites
- Improving water and power to the associated Swan Fields
- Improving the traffic flow around the Car Parks and venues

These upgrades will benefit a huge number of SEC users, from Show Jumpers, Eventers,

Dressage, Show Horse, Breed Society’s, Interschools, Pony Club of WA, Riding for the Disabled, Adult Rider’s and many more miscellaneous groups that use the State Equestrian Centre throughout the year.

Wasja most sincerely support EWA in their funding proposals to the State Government and the City of Swan for help in the enormous maintenance costs as well as their planned improvements.

The “Centre” is a Sporting Facility all WA equestrians are very proud of. Equestrians were extremely fortunate when it was built in the 1980’s by 2 very prominent horse and sporting personality’s, and it is wonderful to see it being so well cared for and managed today.

Yours sincerely,

Rosemary Inglis. Chair of The WA Show Jumping Assoc. Inc.

LETTERS OF SUPPORT



PERTH POLOCROSSE CLUB INC

State Equestrian Centre, Brigadoon
www.perthpolocrosse.com

PO Box 29 Wundowie WA 6560 T: 0411 597 038 E: perthpolocrosseclub@outlook.com

5th April 2018

Dear Dwight,

The Perth Polocrosse Club has been a Home Club tenant of the SEC facility since 1986 making us one of the longest running sporting clubs at the State Equestrian Centre outside Equestrian Western Australia. The fields utilised by PPC have been developed by the club through fundraising and private donations, and more recently by significant support from the City of Swan and assistance from EWA. The ongoing investment by the PPC into our facilities demonstrates our commitment to working with the SEC and EWA to ensure our tenure at the facility and the viability of the whole centre for the broader equestrian community.

The PPC fields will this year be host to the 'Swan Valley 2018 Australian Polocrosse Championships' which will be the second time the National titles will be held here in 10 years. The fields are known Australia wide to be amongst the elite top 5 grounds which is a huge honour to our club and the SEC.

The location of the venue is crucial to the sport of polocrosse in WA, being a large central facility to host State titles. Large numbers of players (on average around 300 competitors per event) are drawn from Geraldton to Margaret River and some players from as far away as Murchison and Jerramungup. Up until 2017 the PPC grounds has been the only facility in recent history capable of hosting such large events in WA.

Whilst the grounds often receive praise from competitors the lack of permanent central ablutions is often a major criticism arising after events. As a continuation of redevelopment works over the last 18 months or so the PPC feel that improved ablutions should be a high priority.

The PPC looks forward to working with all parties to ensure the viability and redevelopment of the whole of the SEC for all users from high level national competitions to local pleasure riders. We recognise the economic and social benefits of the broader equestrian community that we are a part of and the need for appropriate venues to support them.

Regards

Simon Gray
President
Perth Polocrosse Club





EQUESTRIAN
WESTERN AUSTRALIA

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