

Projects Update 2008

STATE SPORTING FACILITIES PLAN

JULY 2008



AK Reserve – artist impression of the athletics facility



Department of Sport and Recreation
Government of Western Australia

Enquiries or comments may be directed to:

Facilities Planning Coordinator
Department of Sport and Recreation
PO Box 329
LEEDERVILLE WA 6903
or
info@dsr.wa.gov.au
www.dsr.wa.gov.au

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This document is produced by:

Department of Sport and Recreation
246 Vincent Street
Leederville WA 6007
PO Box 329
LEEDERVILLE WA 6903
Telephone: (08) 9492 9825
Facsimile: (08) 9492 9711
www.dsr.wa.gov.au

CONTENTS

EXECUTIVE SUMMARY.....	4
SSFP ACHIEVEMENTS.....	4
Capital works programs.....	4
Debt retirement programs.....	4
AK Reserve.....	4
Members Equity Stadium – Stage 2.....	5
State Baseball Centre.....	5
State Gymnastics Centre.....	5
State Equestrian Centre.....	5
Whiteman Park.....	6
Champion Lakes.....	6
Whitewater Park.....	6
Planning studies for capital works projects.....	6
Major stadium study.....	6
State Netball Centre business case.....	7
Challenge Stadium/WAIS business case.....	7
State Tennis Centre.....	8
State Softball Centre.....	8
Midvale Speed Dome.....	8
Perth Hockey Stadium.....	8
ISAF World Sailing Championships 2011.....	8
Barbagallo Raceway.....	8
Ancillary Studies.....	8
Strategic facilities plans – Football West (soccer) and Hockey WA.....	8
STATEMENT ADDRESSING THE SSFP OBJECTIVES.....	9
Education.....	9
Planning.....	9
Funding.....	9
Priorities	9
Management.....	9
Sustainability.....	9
Communication.....	9
CONSULTATION OVERVIEW.....	9
MAJOR FACILITY NEEDS.....	10
State Sporting Infrastructure Fund (SSIF).....	10
Glossary of terms.....	10

EXECUTIVE SUMMARY

The State Sporting Facilities Plan (SSFP), endorsed by Cabinet in November 2001, was developed by the Department of Sport and Recreation (DSR) to serve as a blueprint for the provision of state/national/international level infrastructure for sport in Western Australia. The plan will guide the government's capital infrastructure commitments. However, ownership, management and ongoing routine maintenance responsibilities are not expected to remain with DSR. The continued evolution of the plan, along with the implementation of asset management and life cycle cost requirements, aid the capital investment process. The plan provides a framework for future major investments and re-investments.

DSR has completed an extensive review of the plan and has modified it to respond to its next phase (2008–2015).

As a result of ongoing planning and consultation with stakeholders, the state government has committed support to a range of projects under the banner of the State Sporting Infrastructure Fund (SSIF) totalling \$20 million. An allocation of \$2.5m has been made for 2007/08, with forward commitments of \$10m for 2008/09, \$3.5m for 2009/10 and \$4m for 2010/11. These funds are allocated to specific projects based upon priorities identified through the SSFP.

The SSFP has demonstrated, through its rigorous planning framework, its support for and acceptance of the Western Australian Government's State Infrastructure Strategy (based on a 20 year timeframe) that was developed to consider the multitude of infrastructure developments proposed for Western Australia that are seeking financial assistance in the future. This acceptance recognises the need to demonstrate to stakeholders (and reflected in the SSFP) the need to plan effectively for ongoing capital development and renewal of major sporting facilities over that same timeframe.

SSFP ACHIEVEMENTS

CAPITAL WORKS PROGRAMS

Debt retirement programs

The state government previously agreed to contribute to the reduction of the debt of cricket through its redevelopment of the Western Australian Cricket Association (WACA) ground by providing up to \$5m over five years. To date, the WACA has received \$3.8m.

The government has also previously contributed to the reduction of debt for infrastructure associated with the Western Australian Football Commission (\$14.5m) and Hockey WA (\$3.3m).

AK Reserve

This project represents a replacement of the athletics, basketball and rugby facilities at Perry Lakes, with a direct investment of \$16.5m (allocated to the athletics facility and equating to 48 per cent of the construction cost) from the state government. Funding to support construction of the remaining facilities is derived from land sales following demolition of the old facilities. This project is a partnership between DSR and Landcorp.

State Athletics Centre:

The State Athletics Centre is the replacement facility for Perry Lakes stadium. It is located at AK Reserve (immediately adjacent to Perry Lakes) and serves as the premier athletics facility for the state.

The spectator facilities will result in a more intimate venue than Perry Lakes but has the capacity, with the use of temporary infrastructure, to be used for national and international events. The grandstand has a capacity of 2000 while the grass banks surrounding the track have a capacity of 8000. Construction has commenced and the project is due for completion in March 2009. In addition to this facility, the new major stadium has the capacity to install an athletics track if a larger competition venue for a major event is required.

State Basketball Centre:

The State Basketball Centre is also located on AK Reserve. Construction of this eight court facility is due for completion in August 2009. Like athletics, basketball has been positioned to maximise retention of the existing bush land. The facility contains a 2000 seat show court which complements the existing facilities at Challenge Stadium and is capable of hosting netball (dual use).

Rugby Park:

Planning has commenced on Rugby Park, the home of Rugby WA and the training facilities for the Western Force. This facility is proposed to be located south of Challenge Stadium and construction is expected to start in October 2008.

Members Equity Stadium – Stage 2

Members Equity Stadium (MES) was completed in 2004. This project converted Perth Oval to a rectangular stadium for 18,156 spectators and was considered appropriate for sports requiring a rectangular playing field in the short to medium term. This proved to be the case.

Stage 2 proposed to replace the semi-permanent eastern grandstand with a new grandstand incorporating corporate and function facilities and some minor upgrades to the western stand.

Although preliminary design work was commissioned through the Town of Vincent, this project was put on hold pending the investigation by the Major Stadia Taskforce as to the rectangular stadium requirements. The investigation provided the government with a detailed picture of stadium development and governance options. MES remains the preferred rectangular venue, however there is not yet a business case to increase seating capacity as the new major stadium will accommodate rugby union.

The State is working with the Town of Vincent to undertake functional improvements and maintenance to the stadium, with the State's contribution being \$400,000.

State Baseball Centre

The opening of the State Baseball Centre in January 2005 provided baseball with a purpose built facility that had been lacking since the closure of Parry Field in 1996 by the City of Belmont. The State's contribution was \$2m.

The State Baseball Centre, located at Tom Bateman Reserve, Thornlie is built to international standard and has the capacity to be used as a training and competition venue for international teams and the hosting of major competitions like the Claxton Shield.

Additional funding of \$165,000 was allocated to the centre to enable shade and seating to be installed in time for the Claxton Shield tournament held in January 2007.

Stage 2 of the facility (corporate facilities) is yet to be investigated from a viability perspective. DSR has met with Baseball WA to outline the steps required to consider the additional infrastructure and will engage a consultancy firm to complete a feasibility study.

State Gymnastics Centre

The State Gymnastics Centre is located at the Loftus Centre and incorporates the relocation of Gymnastics WA (GWA) from Len Fletcher Pavilion (North Perth) and Rhythmic Gymnastics (RG) from Montgomery Hall (Swanbourne). For the first time, co-location of GWA and RG now provides a more seamless solution for the operation of gymnastics and its participants.

These specialised facilities provide a competition venue for gymnastics and its associated disciplines, with the potential for use by other sports.

Supporting this project is the addition of three new multi-purpose courts with the capacity to meet the requirements of basketball, netball and volleyball.

This project was completed in April 2008.

The development represents an excellent partnership between the government and the Town of Vincent, with the State's contribution being \$3.7m.

State Equestrian Centre

This facility was constructed in 1986 and is managed by the Equestrian Federation of Australia (WA) since that time, with no investment by the State. The facility needs a substantial amount of remedial maintenance.

A needs assessment in 2004 identified a figure totalling \$3.9m for improvements to allow the centre to retain its national/international standing. The identified project to upgrade accessibility to the facility (which is without universal access to the spectator area in the indoor arena) was deemed a priority.

The State has committed \$1m (from the SSIF) to the infrastructure upgrade, recognising it will not address all of the requirements at this point in time but will enable the most urgent items to be addressed.

A consultancy firm has been engaged to review the project list, determine priorities, consider the opportunity for multiple projects to be constructed at the same time, provide detailed costings and prepare a project management schedule prior to construction.

It is envisaged that the majority of projects will be completed by the end of the 2008/09 financial year.

Whiteman Park

The Whiteman Park Shooting Complex was constructed in 1984, with all machinery and equipment meeting the standard required for national and international competition.

The current facility represents Stage 1 of a detailed master plan that was prepared prior to construction. The major variation to the original master plan was the reallocation of space set aside for long bore rifle. A neighbouring residential development rendered the long bore rifle option impractical. The second stage has not yet been commissioned.

The clay target equipment associated with the complex had reached the end of its functional life and was no longer compliant for national level events. A funding allocation of \$480,000 was subsequently made to the Western Australian Shooting Association to retrofit three existing and create two additional bunker layouts that would be fitted with new clay target throwing machines. The retrofit of the three existing bunkers was completed in time for the National Olympic Trap Championship in January 2008.

The two new bunkers are due to be completed by December 2008.

Any additional funding (recognising that a notional allocation of \$2m has been made for upgrades to the Whiteman Park ballistics sports infrastructure) to the complex is dependent on the review of the site master plan and a proposed strategic planning process for ballistic sports in the metropolitan area.

Champion Lakes

Significant work has been completed on the artificial lake by the Armadale Redevelopment Authority (ARA) including the installation of a permanent lane marking system.

To date, approximately \$35m has been expended by the Department of Planning and Infrastructure (DPI) and the ARA towards the creation of the lake and associated facilities. A community boating facility is currently under construction.

The current level of development has allowed a range of events to be conducted e.g. the 2008 Australian Dragon Boat Championships. However, the infrastructure (finishing tower, communications trenches, storage and launch areas, etc.) for national and international level events is yet to be completed and/or funded.

DSR has not contributed any financial support for infrastructure as previous budget submissions have not been supported. Future support is dependent on the completion of a master plan for the area.

The long term management of Champion Lakes is yet to be determined, however it is understood that the ARA has approached the Western Australian Sports Centre Trust (WASCT) to take on this role. If the WASCT is the manager of the venue it will need to be resourced to support the operating deficit.

Whitewater Park

This facility is to focus primarily on whitewater rafting with a minor focus on kayaking.

Extensive research regarding potential commercial interest in the park has been undertaken by Canoeing WA (CWA). There have been two separate calls for expressions of interest to construct and operate a whitewater facility. To date, a sustainable model has not been forthcoming. DSR has committed \$24,000 to assist CWA in working with the ARA and any potential developers with their investigation.

The ARA is responsible for the development of the Champion Lakes site and managed the most recent search for a suitable developer. While the process did not result in an undertaking to develop a white water park, the ARA has set aside a parcel of land that could be developed as a park in the future.

Should a feasible whitewater park be demonstrated, DSR will review the position of this project within the SSFP.

PLANNING STUDIES FOR CAPITAL WORKS PROJECTS

Major stadium study

The Major Stadia Taskforce was established in July 2005 by the Minister for Sport and Recreation to review Perth's existing stadia — the WACA (capacity 20,000), Subiaco Oval (capacity 43,500) and Members Equity Stadium (capacity 18,156) — and determine how the needs of the major sports codes and the Western Australian public would be best served in the future.

The Western Australian Government initiated the review because it recognised that Perth's facilities were not up to standard for the major sports codes to thrive in WA or for our city to compete equally with other Australian states and our Asian neighbours to attract international events. Apart from insufficient

capacity to meet the demands of WA's predicted population increase to 2.5 million people by 2031, the facilities at the grounds, particularly the WACA and Subiaco Oval, are ageing, have poor public amenities, uncomfortable seating and insufficient media facilities.

The first stage of the taskforce's review was to consider options for Perth's future stadia needs. This was completed in June 2006, with an interim report presented to the state government containing 16 recommendations, all of which were accepted.

The second stage included detailed examination of three proposed new sites for the major multi-purpose outdoor stadium — Kitchener/Mueller Park in Subiaco, North Claisebrook next to the East Perth Power Station and Burswood Peninsula — as well as further investigation of the redevelopment option for Subiaco Oval on its existing site.

The Premier announced in February 2008 that the project would proceed and the site for the new stadium was Kitchener Park. The budget has been set at \$1.1 billion.

The Town of Vincent and sports are developing a business case to government for funding to undertake further work/improvements at Members Equity Stadium.

The Western Australian Cricket Association (WACA) is continuing to work with the private sector on a proposed redevelopment of its facility. To date, the government has not received a business case requesting support.

State Netball Centre business case

Netball WA has continued to work with DSR to develop a business case for a new purpose built facility.

It is proposed that the State Netball Centre will consist of a four court training facility and administration centre. The facility will be used for elite training and the home for Western Australia's new national team, West Coast Fever. It will also be the venue for the state league competition.

In December 2005, the State's commitment to netball totalled \$5m (\$2m in 2004/05 and \$3m in 2005/06) for the development of the facility. It has been recognised for some time that this level of funding is insufficient. Additional investigations have confirmed the most appropriate site, assessed the capacity for netball to be co-located within the new AK Reserve basketball facility and tested Netball WA's capacity to sustain the operation of the facility.

Investigation of possible sites for this facility has confirmed Challenge Stadium as the preferred option. The cost to construct the centre has been calculated at \$36.5m.

An additional commitment of \$30m–\$32m is required before final planning, documentation and construction can proceed.

Challenge Stadium/WAIS business case

Challenge Stadium:

Built in 1986, this facility was in need of a review to consider its existing state, current and future needs.

In 2003, Stage 1 of the Challenge Stadium Needs Assessment was completed with a recommendation that the facility should re-establish itself as an elite competition and training venue.

Progress of subsequent stages of the assessment was postponed until the completion of the Mt Claremont sporting precinct structure plan. This plan was completed in January 2005 and was a precursor for planning for the replacement of the Perry Lakes facilities.

Stage 2 of the needs assessment was completed in 2006. The investigation highlighted the need for rectification of some of the facility's key structural elements e.g. retaining walls and tiling around the pools. The study also highlighted consideration of high performance versus community-based needs of clients.

The WASCT was funded to extend the outdoor 10-lane pool, install a boom and do remedial work so that the facility was suitable for the 2008 Masters Games.

A preliminary budget estimate for required works including a grandstand, capital upgrade and refurbishment of the centre has been set at \$15.7m.

WA Institute of Sport (WAIS):

WAIS' requirements were initially identified within the Challenge Stadium Needs Assessment. However, it was considered prudent to examine the facility needs of WAIS in parallel to Stage 2 of the Challenge study. WAIS has subsequently completed the concept plan.

The outcome of the WAIS study determined the need for a sport service hub. The proposed hub is a strategic initiative to reduce duplication of strength, training and recovery facilities by sports within the precinct (e.g.

cricket and rugby) and to create a research hub in partnership with the University of Western Australia. In order to deliver appropriate services to high performance athletes and to deliver against the 'Future Success' strategy, a new facility is required.

A preliminary budget estimate for required capital works has been set at \$23m, with a staged approach. Stage 1 entails strength and conditioning and administration facilities. It is anticipated that other funding partners will contribute to the project.

State Tennis Centre

DPI is leading the investigation of the future use of the Burswood Peninsula Precinct (BPP) and the potential impact on existing tenants. Various plans for the BPP show the provision of a tennis centre, however the location varies.

Given the timeframe involved with this process and the short-term need for refurbishment and possible capital upgrade (including the proposed addition of new tennis courts) of the centre, an investigation will be instigated to determine the changes required.

The SSIF has included a notional allocation of \$2m for this infrastructure development.

The long term future of the State Tennis Centre (at its current location) will be decided upon completion of the BPP plan and the final decision of the Planning Minister.

State Softball Centre

Constructed in 1991, the centre is in need of a range of infrastructure upgrades.

The WA Softball Association (WASA) underwent a review of its core operations and the commercial management of the centre in 2005. The report indicated the need for further analysis on the state of the infrastructure.

Preliminary discussions have been completed between DSR and WASA regarding priority needs.

Following confirmation of land tenure (with the City of Stirling), a consultant will be engaged to consider current infrastructure requirements including the need for upgrades and/or new developments for the centre.

Midvale Speed Dome

Constructed in 1989, a thorough examination of its current and projected uses will be undertaken to determine its future. The investigation will consider the possibility of a replacement facility (potentially in 2017)

at an alternate site. DSR has included a proposed replacement of the Speed Dome in its Strategic Asset Plan and its State Infrastructure Strategy submission. In order to support WA's future 'Event' Strategy, it is considered that a more inner city location near good public transport is required.

Perth Hockey Stadium

The SSIF has a notional allocation of \$500,000 to assist with the installation of a small athlete recovery facility as well as the refurbishment of office space at the stadium.

ISAF World Sailing Championships 2011

In conjunction with Yachting WA and Eventscorp, an investigation will be undertaken to determine any additional infrastructure requirements for the world championships. If additional infrastructure is required, a business case for government assistance will be prepared.

Barbagallo Raceway

Barbagallo Raceway is the subject of a planning study to determine its future requirements to meet the broad range of needs of the motor sports fraternity. There are some limitations with the current facility and track development.

DSR is conducting the planning study with assistance from the WA Sporting Car Club. The WA Sporting Car Club is the current lessee and operator of the facility.

ANCILLARY STUDIES

Strategic facilities plans – Football West (soccer) and Hockey WA

Football West and Hockey WA have agreed to strategic facility planning studies similar to those previously undertaken by lawn bowls, cricket, tennis and Australian rules football.

These plans will address the strategic requirements for the sport at community participation level. This includes identifying current facility use, testing ongoing needs and capacity, mapping facilities spatially, investigating demographic projections and identifying future facility requirements, particularly in outer growth areas. The initial focus will be on the metropolitan area.

These sports were identified in consultation with local government and are due for completion in 2008. Netball and swimming have committed to the strategic facility planning process for 2008/09.

DSR intends to re-survey local government and SSAs to identify the sports to be targeted for the next sequence of studies.

DSR is also in discussions with cycling and squash regarding the completion of their strategic facilities plans with an anticipated start date in 2008/09.

STATEMENT ADDRESSING THE SSFP OBJECTIVES

EDUCATION

There has been an acceptance by the SSAs and the Western Australian Sports Federation (WASF) that the SSFP is the mechanism for the development of funding submissions.

There is a continual need to work with SSAs to engage them in the processes required (as outlined in the SSFP) to bring a project to fruition (on the basis of sustainability principles in partnership with the state government).

PLANNING

DSR has adopted the government's Strategic Asset Management (SAM) approach as the process required before a funding submission can be made. This process is rigorous and founded on the basis of ensuring sustainable solutions for projects that involve significant government funding.

FUNDING

The funding priorities of the SSFP are determined after consultation with SSAs and, where necessary, local government and other state government agencies. Once the priorities are established individual projects are tested to establish the sustainability and strength of the project's need.

This is reinforced with the funding requests submitted in the out years, to provide the opportunity for detailed examination prior to any allocation of funds.

PRIORITIES

All projects are required to go through the Department of Treasury and Finance's Project Initiation Process (PIP). The department has also initiated policies to re-assess project priorities with the SSFP on an annual basis.

MANAGEMENT

All projects are now streamlined through the SSFP. There has been an expansion in the recent project documentation to include WASCT and WAIS facilities within the SSFP planning process.

DSR is in the process of developing a governance and facility management policy position for state level sport and recreation infrastructure, inclusive of researching operational status of existing state level infrastructure in order to determine a range of possible governance strategies.

SUSTAINABILITY

DSR has developed a series of publications to assist in the sustainability of facility management including the Asset Management Guide and the Life Cycle Costing Guidelines.

Projects are also required to demonstrate the operational sustainability of the facility prior to a capital bid being submitted.

DSR is currently working with Curtin University of Technology to establish a 'Sustainability Management System' that is applicable for large and complex infrastructure and results in improved economic, environmental and social outcomes.

COMMUNICATION

There has been a marked improvement in the communication of the SSFP across government agencies. There is also an understanding of the role of DSR in the development of sporting infrastructure across government agencies.

DSR's relationship with DPI and Department of Housing and Workings has particularly strengthened.

CONSULTATION OVERVIEW

Key stakeholders including WASF, SSAs, WASCT, WAIS, WALGA and local governments will be included in regular consultation involving projects projected for the out years.

Consultation with other state government departments will occur on an as needs basis to ensure their continued understanding and rationale of the SSFP and the need for their cooperation as required.

MAJOR FACILITY NEEDS

STATE SPORTING INFRASTRUCTURE FUND (SSIF)

There is currently an allocation of \$20m contained within the SSIF (\$2.5m in 2007/08, \$10m in 2008/09, \$3.5m in 2009/10 and \$4m in 2010/11). This funding is notionally allocated to specific projects. The list below identifies those projects.

- State Equestrian Centre – upgrade
- Whiteman Park – upgrade
- Gymnastics WA – relocation and access to new facility
- Tennis – upgrade
- Softball – upgrade
- State Netball Centre – new
- Hockey – State Centre upgrade

Other projects being considered for financial support (but not currently allocated funding from the SSIF) include:

- WAIS – upgrade
- Challenge Stadium – upgrade
- Members Equity – Stage 2 – upgrade
- Baseball – upgrade
- Midvale Speed Dome – potential replacement
- Yachting – infrastructure to support the ISAF World Sailing Championships 2011

Glossary of terms

The following acronyms are used throughout this document:

- SSFP: State Sporting Facilities Plan
- SSIF: State Sporting Infrastructure Fund
- MES: Members Equity Stadium
- GWA: Gymnastics WA
- RG: Rhythmic Gymnastics
- ARA: Armadale Redevelopment Authority
- DPI: Department for Planning and Infrastructure
- WASCT: WA Sports Centre Trust
- CWA: Canoeing WA
- WACA: Western Australian Cricket Association
- WAIS: WA Institute of Sport
- BPP: Burswood Peninsula Precinct
- WASA : WA Softball Association
- SSAs: State Sporting Associations
- WASF: Western Australian Sports Federation
- SAM: Strategic Asset Management
- PIP: Project Initiation Process
- WALGA: WA Local Government Association





Department of Sport and Recreation
Government of Western Australia

METROPOLITAN

246 Vincent Street,
Leederville WA 6007
PO Box 329, Leederville WA 6903
Telephone (08) 9492 9700
Facsimile (08) 9492 9711
Email info@dsr.wa.gov.au

GASCOYNE

4 Francis Street, Carnarvon
PO Box 140,
Carnarvon WA 6701
Telephone (08) 9941 0900
Facsimile (08) 9941 0999
Email gascoyne@dsr.wa.gov.au

GOLDFIELDS

106 Hannan Street, Kalgoorlie
PO Box 1036,
Kalgoorlie WA 6430
Telephone (08) 9022 5800
Facsimile (08) 9022 5899
Email goldfields@dsr.wa.gov.au

GREAT SOUTHERN

22 Collie Street
Albany WA 6330
Telephone (08) 9892 0100
Facsimile (08) 9892 0199
Email greatsouthern@dsr.wa.gov.au

KIMBERLEY

Broome
Unit 2, 23 Coghlan Street
PO Box 1476, Broome WA 6725
Telephone (08) 9195 5750
Facsimile (08) 9192 2436
Email kimberley@dsr.wa.gov.au

Kununurra

Government Offices
Cnr Konkerberry Drive
and Messmate Way, Kununurra
PO Box 1127, Kununurra WA 6743
Telephone (08) 9166 4900
Facsimile (08) 9166 4999
Email kimberley@dsr.wa.gov.au

MID WEST

Mid West Sports House
77 Marine Terrace, Geraldton
PO Box 135, Geraldton WA 6531
Telephone (08) 9956 2100
Facsimile (08) 9956 2199
Email midwest@dsr.wa.gov.au

PEEL

Suite 3, The Endeavour Centre
94 Mandurah Terrace, Mandurah
PO Box 1445,
Mandurah WA 6210
Telephone (08) 9550 3100
Facsimile (08) 9550 3199
Email peel@dsr.wa.gov.au

PILBARA

Unit 2, 3813 Balmoral Road, Karratha
PO Box 941, Karratha WA 6714
Telephone (08) 9182 2100
Facsimile (08) 9182 2199
Email pilbara@dsr.wa.gov.au

SOUTH WEST

80A Blair Street, Bunbury
PO Box 2662, Bunbury WA 6231
Telephone (08) 9792 6900
Facsimile (08) 9792 6999
Email southwest@dsr.wa.gov.au

WHEATBELT

Northam
McIver House
297 Fitzgerald Street, Northam
PO Box 55, Northam WA 6401
Telephone (08) 9690 2400
Facsimile (08) 9690 2499
Email wheatbelt@dsr.wa.gov.au

Narrogin

John Higgins Centre
Clayton Road, Narrogin
PO Box 54, Narrogin WA 6312
Telephone (08) 9890 0464
Facsimile (08) 9890 0499
Email wheatbelt@dsr.wa.gov.au