

Sports Turf Maintenance Policy

Responsible Division	Infrastructure and Assets
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Responsible Business Unit	Infrastructure Projects
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Responsible Officer	Manager Recreation Projects
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Affected Business Units	Parks and Gardens
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ECM Document Set ID	4323591
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Purpose

This policy states the City of Bayswater (City) position on consistent and equitable ways of providing specialist turf surfaces and more appropriately apportioning the costs of this to the recipient clubs.

Scope

This policy applies to specialist turf surfaces, including grass tennis courts, cricket wickets, and bowling and croquet greens, which require a higher level of maintenance and specialist management than general sports playing fields.

It does not apply to sports fields such as football, soccer or rugby ovals, which are maintained under the City's standard parks and sportsground maintenance programs.

Definitions

For the purposes of this policy -

Specialist turf surfaces means a specifically manicured area for the precise play required for turf sports such as bowling, tennis, cricket and croquet. May include artificial turf, grass courts, turf greens and pitches

Club means any club that uses specialist turf surfaces, whether under lease arrangements or regular hire arrangements.

Subsidy means the financial contribution made by the City to Clubs affected by the policy to reduce the maintenance cost of specialist turf surfaces.

Policy Statement

In order to assist in the delivery of specialist turf surfaces to eligible clubs, the City adopts the following policy:

1. Capital Costs of Installing Specialist Turf Surfaces

The City will assist Clubs to identify sustainable specialist turf surfaces for use within their sport and club environment where the following conditions are met:

- a. the Club contributes to the capital cost of installation

Sports Turf Maintenance Policy

- b. the Club contributes to the ongoing maintenance costs
- c. the Club establishes a reserve account or sinking fund for the replacement of the turf at the end of its useful life
- d. the Club can demonstrate that it has the management capability and membership base to support the ongoing financial responsibilities associated with specialist turf surfaces over the life of the asset

The City will assist Clubs with identifying suitable grant funding opportunities and sponsorship arrangements.

The City's contribution towards capital works for specialist turf surfaces will not exceed 50% of the total project cost or \$50,000, whichever is the lesser.

2. Maintenance of Specialist Turf Surfaces

The City, in collaboration with Clubs, will develop detailed specifications for the maintenance of each turf area including weekly, monthly and seasonal work.

Independent contractors will be appointed by Clubs to conduct maintenance of specialist turf surfaces where they do not have the capacity to undertake work themselves based on the specification developed.

The City's contribution towards maintenance for specialist turf surfaces will not exceed 50% of the annual cost, except in the case of the WACA cricket club which will not exceed 80% of the annual cost, and will be determined by the following principles:

- a. development of a Strategic Plan and a sinking fund which includes provision for replacement of assets
- b. growth/stability of membership, including junior development programs
- c. fundraising capacity of the Club, including a bar, lettable spaces and ability to hire courts or greens to other users
- d. community involvement in the Club, including access by others to the premises, contribution to local events and activities
- e. provision of annual reports to the City within 6 weeks of the Club's annual general meeting (AGM)

The maximum funding any single club may receive from Council in any year (as of 2026/27) for maintenance of specialist turf surfaces is:

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| a. Bowling Clubs | \$13,631 per usable green (not fallow or used for another purpose) |
| b. Tennis Clubs | \$3,407 per court |
| c. Cricket Clubs (WACA) | \$5,451 per block |
| d. Cricket Clubs (Suburban) | \$2,727 per block |
| e. Croquet Clubs | \$3,407 per court |

Sports Turf Maintenance Policy

The Club's performance in managing the specialist turf surface will be considered at the time of entering into a lease, funding agreement or other formal agreement.

These costs will be indexed every year by CPI (Perth).

Related Legislation

Nil

Related Documentation

Implementation Schedule

Document details

Relevant delegations	Nil		
Risk evaluation	Low		
Strategic link	5.3 Optimised Performance		
Council adoption	17 May 2017	Resolution	9.1.7
Reviewed/modified	20 September 2022	Resolution	10.6.1.2
Reviewed/modified	22 September 2026	Resolution	10.5.2.2.3
Revision details	September 2030		