10.1 NORTH PERTH CRICKET CLUB - TURF WICKET AGREEMENT - CHARLES VERYARD RESERVE

Attachments:
1. **North Perth Cricket Club: 2021/22 - 2025/26 Turf Subsidy Agreement**
2. **North Perth Cricket Club - Turf Wicket Subsidy - Renewal Letter**
3. **LGA Benchmarking - Turf Wicket Subsidy - Confidential**

RECOMMENDATION:

That Council:

1. **DELEGATES to the Chief Executive Officer the authority to negotiate and finalise the terms of the Turf Wicket Subsidy Agreement with Noth Perth Cricket Club Inc subject to:**

   1.1 The period of the agreement not exceeding five years;

   1.2 The amount of subsidy being capped at 50% of the total turf wicked expenditure per season capped to $50,000;

2. **AUTHORISES the execution of the Turf Wicket Subsidy Agreement in accordance with the City's Execution of Documents Policy; and**

3. **NOTES that the agreed subsidy amount will be included in the City's annual budget for the period of the agreement (five years).**

PURPOSE OF REPORT:

To seek Council approval to renew the Turf Wicket Agreement with North Perth Cricket Club (NPCC) at Charles Veryard Reserve, North Perth.

DELEGATION:

In accordance with delegation 2.2.30 the CEO is only delegated to sign agreements in accordance with the City's execution-of-documents-policy a Turf Wicket Subsidy agreement is not contemplated by this policy.

BACKGROUND:

In 2018, City Administration investigated and determined a suitable approach in relation to sportsground hire obligations; cricket turf wicket and practice net maintenance implications; cricket specific infrastructure requirements; common practices across local governments; and the importance of ongoing sporting club sustainability.

This was reviewed in 2021, and at the Ordinary Council Meeting on 7 December 2021, it was resolved that Council:

1. *AUTHORISES the Chief Executive Officer to negotiate a five (5) year Turf Wicket Subsidy Agreement with North Perth Cricket Club Inc. for the management and maintenance of the turf wickets (and surrounds) at Charles Veryard Reserve, North Perth;*

2. *APPROVES by ABSOLUTE MAJORITY the payment of an annual turf wicket maintenance subsidy to North Perth Cricket Club for a five (5) year period on the following basis:*

   2.1 The amount being capped at 50% of total turf wicket expenditure per season; and

   2.2 This capped 50% amount to be included in the City's annual budgets for the next 5 years.

The Turf Wicket Subsidy agreement established following the Ordinary Council Meeting resolution of 7 December 2021 expired on 31 March 2026.

DETAILS:

North Perth Cricket Club – Turf Wicket Arrangement

North Perth Cricket Club, for the past eight (8) years, has managed and maintained the two centre turf wicket blocks and supporting practice turf cricket nets at Charles Veryard Reserve, in accordance with Turf Wicket Subsidy agreements in 2018 and 2021 (**Attachment 1**).

Image 1: Charles Veryard Reserve – Turf Cricket Block and Practice Net Diagram

Table 1 is an overview of the costs incurred by the Club to effectively maintain the turf cricket facilities at Charles Veryard for the duration of the previous agreement.

Table 1: Turf Subsidy Costs and City of Vincent contribution

Season	Total Cost	City of Vincent Contribution (50%)
2021/22	$21,204.23	$10,602.12
2022/23	$24,672.39	$12,336.20
2023/24	$32,596.20	$16,364.32
2024/25	$36,728.64	$18,364.32
2025/26	$60,221.29	$30,110.65

NPCC has acknowledged the substantial increase between season 2024/25 and 2025/26 and has advised this reflects end of season turf renovations and supply of topdressing clay that was not incorporated in previous seasons which the club considers essential for long-term health and playability of the wicket blocks. In addition, there has been continued increases in fuel, fertiliser and curator renumeration costs (**Attachment 2**).

North Perth Cricket Club Membership

Table 2 demonstrates consistent participation growth across all operational segments of NPCC. While these figures highlight increased engagement, they do not fully reflect the diversity of the club's participation offerings, which are unique compared to many cricket clubs.

Since 2020, NPCC has undergone a transition from a predominantly senior male-focused club with limited alternative participation pathways, to a more inclusive and diversified organisation. This transformation has included the strategic expansion of the junior program to incorporate both male and female participants, enhancing opportunities for youth participation across the community.

The club has also successfully established and maintained its first senior women's team, further strengthening its commitment to gender inclusion and pathway development.

In addition, NPCC introduced an integrated cricket team competing in the Western Australian Integrated Cricket League (ICL). This initiative positions the club as one of only eight in the state offering an integrated cricket program.

Table 2: North Perth Cricket Club Membership

NPCC Membership	Junior Male	Junior Female	Senior Male	Senior Female	TOTAL
2021/22	30	8	93	16	**215**
2022/23	32	7	97	18	**236**
2023/24	46	5	112	18	**266**
2024/25	62	5	95	13	**268**
2025/26	76	3	89	17	**276**

In season 2025/26 North Perth Cricket Club advised 67 of the 276 (24.3%) playing members are City of Vincent residents.

Local Government Comparison to Turf Wicket Maintenance

Ticket wicket subsidies and associated agreements are a common practice among local governments across Australia. These arrangements are generally recognised as acknowledging the contribution cricket clubs make to their local communities, while enabling community access to a specialised sporting facility and ensuring playing surfaces are maintained to a standard reflective of high-level cricket competition.

Attachment 3 provides a comparison of local government authorities and their respective funding contributions and turf maintenance arrangements for turf cricket facilities. The comparison demonstrates that the City's current contribution towards the cricket facilities at Charles Veryard Reserve and the North Perth Cricket Club remains relatively low when compared with similar arrangements adopted by other local governments. Furthermore, the increased City of Vincent contribution for the 2025/26 season would align with the level of support provided under comparable agreements across other local government authorities.

Financial Assistance to Other Sporting Clubs

North Perth Cricket Club is the only club within the City of Vincent that plays and maintains turf cricket wickets. In contrast, Leederville Cricket Club (including the Leederville/Mount Hawthorn Junior Cricket Club) and University Cricket Club train and compete on synthetic cricket wickets located across several City reserves, with all maintenance undertaken by the City.

Similar arrangements do not exist across other sporting codes within the City. Clubs using facilities such as tennis courts, bowling greens and croquet lawns operate under lease agreements and are therefore responsible for the maintenance of their respective facilities. The City has specific funding arrangements whereby clubs contribute financially towards turf maintenance costs that exceed the City's available operational budget and service provision.

CONSULTATION/ADVERTISING:

Nil

LEGAL/POLICY:

- Section 9.49A of the Local Government Act 1995 Execution of documents
- Charles Veryard Reserve Turf Wicket Subsidy Agreement

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to renew the Turf Wicket Subsidy Agreement with North Perth Cricket Club

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and are accessible for all members of the community.

Connected and Healthy Community

We have enhanced opportunities for our community to build relationships and connections with each other and the City.
Our many cultures are celebrated.
Our community facilities and spaces are well known and well used.
We are an inclusive, accessible and equitable City for all.
We protect, improve and promote public health and wellbeing within Vincent.

Thriving Places

Efficiently managed and maintained City assets in the public realm.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the City's Enhanced Environment Strategy 2025-2030, however helps in ensuring our local sporting clubs are sustainable and can continue to offer their service to the local community.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased mental health and wellbeing

Increased physical activity

Reduced injuries and a safer community

Reduced exposure to environmental health risks

Mitigate the impact of public health emergencies

FINANCIAL/BUDGET IMPLICATIONS:

Approximately $35,000 to $50,000 will be budgeted annually for the next 5 years to pay North Perth Cricket Club a turf wicket subsidy. The amount being capped at 50% of total turf wicket expenditure per season.

COMMENTS:

North Perth Cricket Club has effectively maintained the turf wickets and practice facilities at Charles Veryard Reserve for the past eight years, supporting a growing and increasingly diverse membership base. The proposed agreement continues the existing cost-sharing arrangement, recognising the specialised nature of turf wicket maintenance and the Club's contribution to a valued community sporting asset. The arrangement is consistent with local government practice, represents low risk to the City, and supports the sustainability of cricket participation and quality recreational facilities within the City of Vincent.

Failing the renewal of this agreement risks these assets no longer meeting minimum standards for training and competition.

CITY OF VINCENT

NORTH PERTH CRICKET CLUB

2021/22 - 2025/26

Turf Wicket Subsidy Agreement

Between

City of Vincent

and

North Perth Cricket Club Inc.

1.0 AGREEMENT DESCRIPTION

In return for a subsidy from the City of Vincent, the North Perth Cricket Club Inc. undertakes the responsibility for the direct management of the turf cricket facilities (turf wicket and turf practice facilities) at Charles Veryard Reserve, North Perth.

2.0 AGREEMENT CONDITIONS

2.1 Under this Agreement the **North Perth Cricket Club Inc.** will be responsible for:

2.1.1 the mowing, maintenance, renovations, weed control, watering and re-turfing, of the turf wicket and turf practice facilities, as well as the immediate surrounds (within a 25 metre radius of the turf centre wickets) at Charles Veryard Reserve for all scheduled matches and training;

2.1.2 the maintenance of the turf wicket and turf practice facilities to an acceptable playing standard as prescribed by the City, and reinstatement should the facilities deteriorate below that acceptable standard;

2.1.3 all costs incurred in carrying out general maintenance to all equipment and plant relating to the turf wicket and turf practice facilities at Charles Veryard Reserve;

2.1.4 all costs incurred for the consumables required for maintenance of the turf wicket and turf practice facilities including (but not limited to) seed and turf grasses, whiting/paint, clay, pesticides/herbicides, fertiliser, fuel/oil, minor tools and machinery;

2.1.5 obtaining appropriate public liability insurance and workers compensation insurance coverage with copies of these policies made available to the City annually;

2.2 The North Perth Cricket Club Inc. is provided on-hiring rights for sanctioned special bookings such as Country Week. The North Perth Cricket Club Inc. is required to submit an application to the City of Vincent for reserve hire through the Facilities Bookings Team, inclusive of dates, times and area required. The booking approval is required to be received by the Club for use of the reserve. The City of Vincent is under no obligation to approve such requests and all relevant fees and charges will be payable by the North Perth Cricket Club Inc for the hire of the ground and any other relevant fees and charges.

2.3 The North Perth Cricket Club Inc. shall pay the prescribed sportsground hire fees for use of Charles Veryard Reserve in accordance with City's adopted schedule of fees & charges.

2.4 The City of Vincent reserves the right for Officers to inspect the turf cricket facilities at the reserve in the company of club representatives at any time deemed appropriate throughout the Agreement

period. Annual inspections may also be undertaken by relevant City officers to ascertain North Perth Cricket Club's compliance with the Agreement.

2.5 The City of Vincent reserves the right to withhold or deduct from payments such amounts required to carry out works and services not carried out in accordance with this agreement to standards as prescribed by the City. The City shall issue such directions in writing and allocate reasonable time for the club to fulfil the requirements. In the case of repeated or gross failure to observe the agreement, Council may cancel the agreement with two (2) months notice and decide on the continuity or otherwise of turf wicket provision at Charles Veryard Reserve. Should a wicket be deemed to be unsafe by the City of Vincent, Council reserves the right to close the wicket immediately.

2.6 A review of this Agreement and procedures will be conducted at the Agreement's expiry date to consider any recommendations that might be made for such Agreement prior to its renewal. The North Perth Cricket Club Inc. shall make its accounting records for turf management available as part of this review for Council audit.

2.7 The City of Vincent reserves the right to withhold or deduct from payments such amounts that are outstanding with the City of Vincent. These outstanding amounts can include (but are not limited to rates, ESL, seasonal ground hire); and

2.8 The North Perth Cricket Club Inc. will be responsible for implementing specific strategies to work towards participation increases amongst juniors, women and local residents.

2.9 Under this Agreement the City **of** Vincent would be responsible for:

2.9.1 Mowing, maintenance, renovations, weed control, watering and re-turfing of the broader Charles Veryard Reserve. For the avoidance of doubt, the broad acre' area commences approximately 25 metres outside the turf centre wickets;

2.9.2 Providing the Club (and its turf curator) with agreed access to the Reserve reticulation controller for specific watering cycles;

2.9.3 Payment of an annual turf wicket subsidy subject to specific terms and conditions being met; and

2.9.4 Supporting specific strategies undertaken by the Club and Association to achieve participation increases amongst juniors, women and local residents.

3.0 PAYMENT

On receipt of a tax invoice from the North Perth Cricket Club Inc., the City of Vincent will make payment to the North Perth Cricket Club Inc. for management of the turf cricket facilities at Charles Veryard Reserve on the following basis:

- the amount being capped at 50% of total turf wicket maintenance expenditure per season.

Such annual payment will be determined based on the endorsed methodology less any outstanding amounts owed to the City by the Club.

Prior to the payment being made, the Club must provide on an annual basis:

- An Audited Balance Sheet and Profit & Loss Statement for the year completed.
- A detailed acquittal for the payment, including items such as labour seed and turf grasses, whiting/paint, clay, pesticides/herbicides, fertiliser, fuel/oil, minor tools and machinery;
- Club membership data including a breakdown which details junior females, junior males, senior females, senior males, social members and City of Vincent residents for the year completed.

4.0 AGREEMENT PERIOD

This agreement shall be for the period 01 October 2021 to 31 March 2026, inclusive.

Signed _____ Dated 21/12/21

Virginia Miltrup

Executive Director Business & Community Services

City of Vincent

Signed _____ Dated 16/12/21

Andrew Brereton

President

North Perth Cricket Club Inc.

North Perth Cricket Club
Charles Veryard Reserve
PO Box 206, North Perth, WA 6906
admin@northperthcricketclub.com.au

23 June 2026

Community Clubs Coordinators/Managers
City of Vincent
244 Vincent Street
Leederville WA 6909

Dear Thomas,

RE: REQUEST FOR EXTENSION AND RENEWAL OF TURF WICKET SUBSIDY – CHARLES VERYARD RESERVE

On behalf of the North Perth Cricket Club (NPCC), I write to formally request that the City of Vincent extend the Turf Wicket Subsidy for Charles Veryard Reserve to cover the 2025/26 season, and to formalise a new subsidy agreement for the 2026/27 season and beyond.

The turf wickets at Charles Veryard Reserve are central to the Club's operations and its ability to compete in the West Australian Suburban Turf Cricket Association (WASTCA) competition. The Club currently fields teams in the 1st, 3rd, 6th and 7th grade one- and two-day fixtures, One Day grade matches, and two T20 teams. Without maintained turf wickets, the Club would be significantly disadvantaged in preparing and fielding these teams at the required standard.

The Club has experienced strong and sustained membership growth over recent seasons, growing from 215 members in 2021/22 to 276 members in 2025/26. This growth spans all categories, with junior male membership increasing from 30 to 76 players over the same period. The Club has also established a well-regarded all-women's team competing in the Perth Women's Scorchers league, and an Integrated Cricket Team – one of the first clubs in WASTCA to offer all-abilities cricket.

Turf Management and Maintenance Costs – 2021/22 to 2025/26

The following table summarises the Club's turf management and maintenance costs over the past five seasons:

Season	Year	Total Cost
2021/22	2022	$21,204.23
2022/23	2023	$24,672.39
2023/24	2024	$32,596.20
2024/25	2025	$36,728.64
2025/26	2026	$60,221.29

The significant increase in costs for the 2025/26 season reflects a number of factors that had not been fully accounted for in prior years:

- End-of-season turf renovations, including the supply and topdressing of clay, had not been incorporated into the Club's turf maintenance costs under previous

North Perth Cricket Club
Charles Veryard Reserve
PO Box 206, North Perth, WA 6906
admin@northperthcricketclub.com.au

administrations. These works are essential for the long-term health and playability of the wicket block and have now been accounted for correctly in our system.
- Increased costs for fuel and fertiliser, reflecting broader market price movements over the past two seasons.
- An increase in curator payments to meet industry standard remuneration. This investment has been made deliberately to attract and retain skilled curators, with the aim of improving wicket standards for the benefit of all players at Charles Veryard Reserve.

The Club acknowledges that the 2025/26 cost represents a material step up from prior years. We believe these expenditures reflect the true and necessary cost of maintaining a competition-standard turf wicket, and we are committed to transparent reporting of these costs going forward.

We respectfully request that:

- Payment for last season's (2025/26) turf costs be processed as a matter of priority to satisfy the City's audit requirements; and
- A formal turf wicket subsidy agreement be established for 2026/27 and future seasons, enabling the Club to commence wicket preparation for the upcoming season without delay.

We understand that without an active subsidy agreement in place, the Club is not formally permitted to commence wicket preparation or access City infrastructure beyond the licensed pavilion. Given that preparation typically commences in the coming months, we appreciate the time-sensitive nature of this matter and are committed to providing all requested documentation to support the August Ordinary Council Meeting report.

A letter of support from WASTCA Chair Bradley Pearce is enclosed with this correspondence.

We value the City of Vincent's continued partnership and support and look forward to formalising the new agreement at the earliest opportunity. Please do not hesitate to contact me should you require any further information.

Yours sincerely,

Michael Maartensz

Michael Maartensz
President
North Perth Cricket Club
0414 233 240
president@northperthcricketclub.com.au

Enc: WASTCA letter of support (Bradley Pearce, WASTCA Chair, 21 May 2026)