



# MINUTES

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# SPORTSGROUND PRECINCT REDEVELOPMENT STEERING COMMITTEE

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29 JUNE 2021



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**Bill Atkinson**  
CHIEF EXECUTIVE OFFICER



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## SHIRE OF WAGIN

Minutes for the Sportsground Precinct Redevelopment Steering Committee Meeting held in the Wagin Recreation Centre, Wagin on Tuesday 29 June 2021 commencing at 5:30pm

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## 1. OFFICIAL OPENING

Opened the meeting \_\_\_\_\_ pm.

## 2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

### 2.1 ATTENDANCE

Cr Phillip Blight	Shire President
Cr Wade Longmuir	Councillor
Howard Ward	Wagin Agricultural Society
Paul Powell	Wagin Agricultural Society
Bronwyn Hegarty	Wagin Bowling Club
Brendan Hall	Wagin Cricket Club
Fiona Dawson	Wagin Pony Club
Kevin Spurr	Wagin Trotting Club
Campbell Clifton	Community Member
Dwight Kellow	Wagin Hockey Club
Brian Roderick	Deputy Chief Executive Officer
Donna George	Community Liaison Officer

### 2.2 APOLOGIES

Stephen van Schalkwyk                      Community Member

## 3. PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

## 4. DISCLOSURE OF FINANCIAL AND OTHER INTERESTS

Nil

### 4.1 DISCLOSURE OF FINANCIAL INTEREST – Local Government Act Section 5.60a

### 4.2 DISCLOSURE OF PROXIMITY INTEREST – Local Government Act Section 5.6

### 4.3 DISCLOSURE OF IMPARTIALITY INTEREST – Administration Regulation Section 34c



## 5. CONFIRMATION OF PREVIOUS MEETING MINUTES

### 5.1 MINUTES FROM THE SPORTSGROUND PRECINCT REDEVELOPMENT STEERING COMMITTEE MEETING HELD 12 MAY 2021

#### COMMITTEE DECISION

Moved Mr Paul Powell

Seconded Mrs Fiona Dawson

That the minutes of the Sportsground Precinct Redevelopment Steering Committee meeting held on 12 May 2021 and circulated to all Councillors and Committee Members, be confirmed as a true and accurate record.

Carried 10/0

## 6. CORRESPONDENCE AND REPORTS

### 6.1 WAGIN SPORTSGROUND AND RECREATION PRECINCT MASTERPLAN - FEASIBILITY STUDY REPORT

<b>PROPONENT/OWNER:</b>	N/A
<b>LOCATION/ADDRESS:</b>	N/A
<b>AUTHOR OF REPORT:</b>	Deputy Chief Executive Officer
<b>SENIOR OFFICER:</b>	Chief Executive Officer
<b>DATE OF REPORT:</b>	24 <sup>th</sup> June 2021
<b>PREVIOUS REPORT(S):</b>	Nil
<b>DISCLOSURE OF INTEREST:</b>	Nil
<b>FILE REFERENCE:</b>	CS.SP.25
<b>ATTACHMENTS:</b>	•

#### COMMITTEE ACTION

*Committee members requested to review the list on page 33 of the Masterplan, put the items in the order which they see as most important to least important (1 being most important and 17 being the least important) and submit their preferred order to the Community Liaison Officer by 8<sup>th</sup> June 2021 and the compiled list be distributed to committee members at the next meeting.*

#### STAFF COMMENT

Staff have received back nine completed Precinct order of preference sheets from the Committee. Staff have collated the responses as per the attached result sheet.

It is not easy to have an overall precise ranking of development elements, however we have set up a weighting matrix based on the 1 to 17 responses. The result sheet is attached, I will provide the workings sheet with the matrix and explain it at the meeting.



Staff explained the Order of Preference ranking sheet and how the calculation were done to achieve the results from the respondents ranking. The Committee was satisfied that a formula had been used to achieve a result that had meaning and there was some science behind the results.

The updated Order of Preference ranking sheet is enclosed for the Committee's information.

### Committee Comment

*The Committee agreed that #8 Retention of the Ray Johnson Pavilion, #14 Upgrade of the floor of the Recreation Centre and #10 Demolition of the Pony Clubhouse and they be relocated to the existing Tennis clubhouse should be discarded from the project development list.*

*This was due to the following:*

*#8 - No work is required to retain the Ray Johnson Pavilion.*

*#14 – Upgrade of the Recreation sports floor refers to maintenance work on Court 2 that was being undertaken in the 21/22 year and expended from the Recreation Development Reserve.*

*#10 – The Pony Clubhouse is to be retained as storage and the Pony Club and Tennis Club have already entered into an agreement to share the Tennis Clubhouse facility.*

*Whilst the ranking of the project items gave the Committee an idea of what was the most important, it was agreed that all project elements should be undertaken as part of the development planning – a “Whole Package” Project Development. It is thought that the best way to maximise significant grant funding was to include all the project elements, particularly the Wagin Ag Society developments, as Woolorama is a very significant regional event and it is thought that this could attract federal funding through the Building Better Regions Fund.*



## Order of Preference Ranking Result Sheet

Item Number	Respondent										Value	Rank
	Paul	Bron	Cam	Stephen	Fiona	Howie	Wade	Dwight	Brendan	Phil		
1 - Creation of a new sporting Hub - Cricket, Hockey, Tennis & Bowls with Clubhouse	8	1	1	3	5	6	1	1	1	4	437	1
2 - Tennis Courts to be constructed to cater for hockey training	8	2	14	4	6	7	2	2	2	5	374	2
4 - The Construction of a new contemporary Sheep Pavilion adjacent to new entry	1	8	4	1	7	1	3	15	15	1	357	3
3 - The extension of Kitchener Street to Great Southern Highway	1	3	3	5	3	15	6	8	8	7	349	4
6 - Construction of a new service road to the south of the new sheep pavilion	1	7	6	6	4	3	8	12	12	11	316	5
9 - Removal of trotting stalls and replacement with multipurpose horse and cattle stalls	5	10	7	9	12	4	5	5	5	9	315	6
5 - Demolition of the Merno and British Breeds pavilions - create a central entertainmanet hub	1	9	5	2	8	1	7	16	16	2	314	7
7 - Relocation of Sideshow Alley to the Northern Anchor	7	11	2	7	2	8	4	17	17	3	302	8
10 - Demolition of existing pony clubhouse and their relocated to the Tennis club clubhouse	15	12	15	10	1	9	10	6	6	8	254	9
8 - Retention of the Ray Johnson Pavilion	5	16	8	8	9	11	9	14	14	6	229	10
14 - Upgrade to the floor of the Recreation Centre	12	4	12	14	14	12	14	4	3	16	213	11
13 - Landscaping and shade and seating to be introduced as required	11	14	11	13	10	5	14	11	10	14	190	12
16 - The addition of a single basketball court on the west side of the new clubhouse	14	6	9	16	11	16	11	9	11	13	182	13
12 - Internal Roads to be upgraded as required	10	13	10	12	16	10	16	10	9	15	167	14
17 - Extension and upgrade of the existing playground	17	15	13	17	17	17	13	3	4	12	146	15
11 - Covering of the equestrian arena - or relocate to Tennis courts site	15	17	17	11	15	14	17	7	7	10	140	16
15 - Minor works to the CWA dining hall and the Stockman's bar	13	5	16	15	13	13	12	13	13	17	140	16

## 6.2 GROUND AND SITE PLANS / SURVEY / POWER & UTILITY SERVICES

<b>PROPONENT/OWNER:</b>	N/A
<b>LOCATION/ADDRESS:</b>	N/A
<b>AUTHOR OF REPORT:</b>	Deputy Chief Executive Officer
<b>SENIOR OFFICER:</b>	Chief Executive Officer
<b>DATE OF REPORT:</b>	24 <sup>th</sup> June 2021
<b>PREVIOUS REPORT(S):</b>	Nil
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<b>ATTACHMENTS:</b>	•

### COMMITTEE COMMENT

*Chairperson Cr Phillip Blight questioned the Committee regarding who knows what is currently on-site including services such as power, water, sewer, gas, phone or optical? Building plans retained at the Shire may show data regarding this. Potential discussed to contract previous contractors who have worked on the sites to gather information about what they installed and where.*

### COMMITTEE ACTION

- 1. Request that Shire Staff collate the utilities information prior to the next meeting after contacting the following:*
  - Local electrical contractors (current and retired, Murray Provost, Phil Sprigg, Allan Retallack, Allen Anthony)*
  - Local Telstra contacts (current and retired, Colin Cummings & Terry Muir)*
  - Local Western Power representative (current and retired)*
  - Local plumbing contractors (current and retired, Mark Stephens, Greg Doak, Dale Painter)*
  - Local building contractors (current and retired, Trevor Parsons)*
- 2. Locate and update the utilities plans as per information provide from the above contractors and personnel prior to next meeting.*

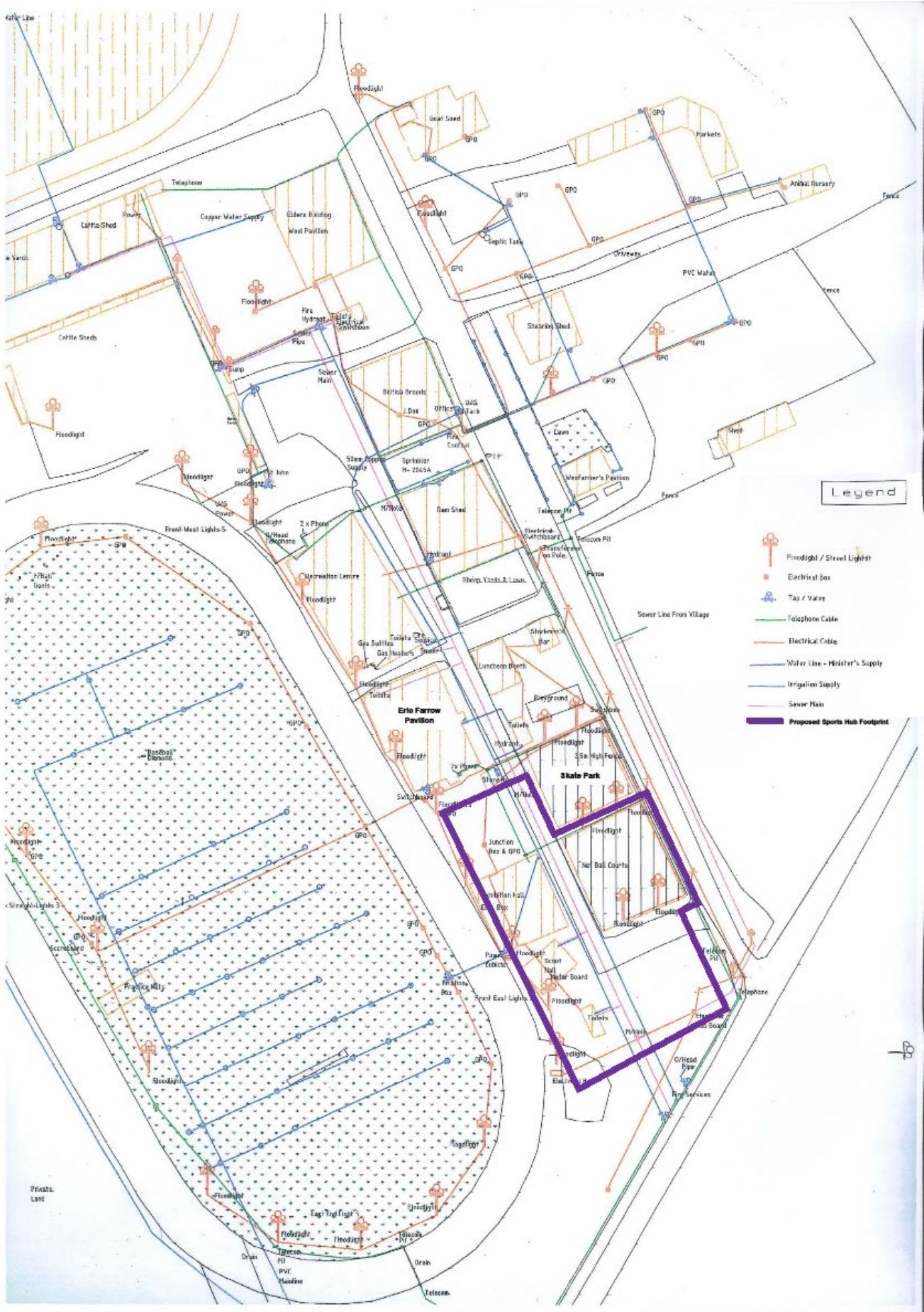
### STAFF COMMENT

Staff have located the attached map that highlights the main power and utility services throughout the Sportsground. The map is quite comprehensive, and staff have outlined the footprint of the proposed new Sports hub, including new playing surfaces.

The map dates back to 1999, so there would have been some changes to utility services and some new services established. However, this gives the Committee a very good picture of where the main services are located and the difficulties and challenges it will provide for any new development.

Staff have found it difficult to find contractors to complete further mapping detail as requested.







## Committee Comment

*The Committee agreed that the Sportsground utility map was a comprehensive utility blueprint that gave an insight into the significant utility infrastructure located at the Sportsground. The biggest concern was the sewer line that was located under Kitchener Street, which ran through the middle of the proposed sporting hub footprint.*

*As the marked sewer line was an internal sportsground line, it was thought it could be redirected to the sewer line that ran past the Historical Village and then re-joined back to the original line, missing the new development.*

*It was agreed further engineering/surveying advice was required with regards to the existing sewer line.*

## **COMMITTEE ACTION**

**The following actions were requested by the Steering Committee:**

- 1. Shire staff to engage a suitably qualified surveyor to survey the sportsground area in question to determine if the proposed sporting hub could be achieved in relation to the utility and sewer infrastructure. Determine if the building elements of the sporting hub could be built around the existing sewer line.**
- 2. That the Wagin Agricultural Society determine the size and specifications of their new proposed Sheep Shed, including the required fit out.**
- 3. Cr Blight, Deputy CEO and Community Liaison Officer to meet to determine the funding process and research grant funding opportunities, including looking at other Local Government's who have completed similar grant funded development projects.**

## **7. GENERAL BUSINESS**

### Wagin Trotting Club – New Sprint Lane

Kevin Spurr, Wagin Trotting Club President, advised of the merits in the Trotting Club establishing a new sprint lane to the current Trotting track as part of this development. This would entail creating a new passing lane on the home straight on the inside of the existing track.

To achieve this there would need to relocate or sink the existing power boxes located on the boundary of the oval along the home straight.

It was agreed that as part of the Sportsground Precinct development that this could be investigated to see if it is achievable.



## 8. CLOSURE

Next Meeting – Tentatively scheduled for the week commencing 23<sup>rd</sup> August, depending on timing of receiving surveying results.

There being no further business the Chairperson thanked those in attendance and closed the meeting at 6.49 pm.

I certify that this copy of the Minutes is a true and correct record of the meeting held on 29 June 2021

*Signed:*

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*Chairperson*

Date:

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