



AGENDA

SPORTSGROUND PRECINCT REDEVELOPMENT STEERING COMMITTEE

30 AUGUST 2021



SHIRE OF WAGIN
NOTICE OF MEETING

Dear Councillors and Committee Members,

The next Sportsground Precinct Redevelopment Steering Committee meeting will be held

ON: Monday 30 AUGUST 2021

WHERE: Wagin Recreation Centre

AT: 5:30pm

Bill Atkinson
CHIEF EXECUTIVE OFFICER

Note: That, under section 5.65 of the Local Government Act 1995, care should be exercised by all councillors to ensure that a 'financial interest' is declared and that they refrain from voting on any matters which are considered that may come within the ambit of the Act.



DISCLAIMER

No responsibility is implied or accepted by the Shire of Wagin for any act, omission or statement or intimation occurring during Council or committee meetings.

The Shire of Wagin disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or committee meetings.

Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council or committee meeting does so at that person's or legal entity's own risk.

In particular and without detracting in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or intimation of approval made by any member or officer of the Shire of Wagin during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Wagin

The Shire of Wagin advises that anyone who has any application lodged with the Shire of Wagin shall obtain and should only rely on **WRITTEN CONFIRMATION** of the outcome of the application, and any conditions attaching to the decision made by the Shire of Wagin in respect of the application.

Bill Atkinson
CHIEF EXECUTIVE OFFICER



SHIRE OF WAGIN

Agenda for the Sportsground Precinct Redevelopment Steering Committee Meeting to be held in the Wagin Recreation Centre, Wagin on **Monday 30th August 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
Howard Ward	Wagin Agricultural Society
Paul Powell	Wagin Agricultural Society
Fiona Dawson	Wagin Pony Club
Kevin Spurr	Wagin Trotting Club
Stephen van Schalwyk	Community Member
Campbell Clifton	Community Member
Dwight Kellow	Wagin Hockey Club
Brian Roderick	Deputy Chief Executive Officer
Donna George	Community Liaison Officer

2.2 APOLOGIES

Cr Wade Longmuir	Councillor
Bronwyn Hegarty	Wagin Bowling Club

3. PETITIONS/DEPUTATIONS/PRESENTATIONS

4. DISCLOSURE OF FINANCIAL AND OTHER INTERESTS

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 29 JUNE 2021

COMMITTEE DECISION

Moved Cr

Seconded Cr

That the minutes of the Sportsground Precinct Redevelopment Steering Committee meeting held on 29 June 2021 and circulated to all Councillors and Committee Members, be confirmed as a true and accurate record.

Carried 0/0

6. CORRESPONDENCE AND REPORTS

6.1 WAGIN SPORTSGROUND AND RECREATION PRECINCT MASTERPLAN - FEASIBILITY STUDY REPORT

PROPONENT/OWNER:	N/A
LOCATION/ADDRESS:	N/A
AUTHOR OF REPORT:	Deputy Chief Executive Officer
SENIOR OFFICER:	Chief Executive Officer
DATE OF REPORT:	26 August 2021
PREVIOUS REPORT(S):	24 th June 2021
DISCLOSURE OF INTEREST:	Nil
FILE REFERENCE:	CS.SP.25
ATTACHMENTS:	•

COMMITTEE ACTION

Committee members to take note of the final order of preference results for the elements of the Sportsground Precinct redevelopment.

STAFF COMMENT

As per completed Precinct order of preference sheets and discussion from the last steering committee meeting, the following is a final list of project elements that the Committee have advised that they would like all of the project elements undertaken as part of the development planning – a “Whole Package” Project.

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



Order of Preference Ranking Result Sheet

Sportsground Precinct - Option 5 Order of Preference Results												
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 Constrcution 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 Souhern 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
13 - Landscaping and shade and seating to be introduced as required	11	14	11	13	10	5	14	11	10	14	190	9
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	10
12 - Internal Roads to be upgraded as required	10	13	10	12	16	10	16	10	9	15	167	11
17 - Extension and upgrade of the existing playground	17	15	13	17	17	17	13	3	4	12	146	12
11 - Covering of the equestrian arena - or relocate to Tennis courts site	15	17	17	11	15	14	17	7	7	10	140	13
15 - Minor works to the CWA dining hall and the Stockman's bar	13	5	16	15	13	13	12	13	13	17	140	13



6.2 GROUND AND SITE PLANS / SURVEY / POWER & UTILITY SERVICES, FUNDING AND AG SOCIETY SHEEP SHED

PROPONENT/OWNER:	N/A
LOCATION/ADDRESS:	N/A
AUTHOR OF REPORT:	Deputy Chief Executive Officer
SENIOR OFFICER:	Chief Executive Officer
DATE OF REPORT:	26 th August 2021
PREVIOUS REPORT(S):	24 th June 2021
DISCLOSURE OF INTEREST:	Nil
FILE REFERENCE:	CS.SP.25
ATTACHMENTS:	Nil

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 dub 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.

STAFF COMMENT

Staff have engaged Subsurface Mapping and Aarron Caldwell Surveying to carry out the underground surveying of the sportsground hub area, I have attached the following map detailing the underground services.



Utility Sketch Legend

- **ELEC** Electrical (DBYD)
- **ELEC** Electrical (Other)
- **TEL** Telstra Network
- **NBN** NBN Co
- **COMMS** Communications
- **MRWA** Electrical - Comms MRWA
- **PTA** Public Transport Authority
- **COP** **NXG** City Of Perth - Nextgen
- **OF** **OPT** Optic Fibre - Optus
- **TPG** **VOC** TPG Telecom- Vocas
- **WPC** **WPD** Western Power Comms Western Power Data
- **WM** Water Main
- **WS** Water Service
- **FIRE** Fire Water System
- **RT** **RTM** Retic - Retic Main
- **RTC** Retic Control Cable
- **GM** **GS** Gas Main - Gas Service
- **GHP** **CHP** HP Gas - City HP Gas
- **AB GAS** Abandoned Gas
- **SW** Storm Water
- **SEW** Sewer
- **PSEW** **PVT** Pressure - Private Sewer
- **UNID EML / GPR** Unidentified Detection
- **UNID PIPE / CABLE** Unidentified Pipe/Cable
- - - Unverified (Colour By Type)
- - - **AR** Assumed Route (Unverified) QL-D
- - - **TFR** Taken From Record (Unverified) QL-D

Electric Bank

- Protection Slabbing
- Protection Sleeving
- Concrete Encasement

Utility Feature (Colour By Type)

- RT Valve / Sprinkler
- Power Pole / Dome
- Traffic / Street Light

Utility Markers (Colour By Type)

- ▲ Pothole QL-A
- ▲ NDD Extents
- ▲ Survey Area
- ▲ Cover, Chamber Feature ID

0	Electronic Locate Class B	SA	GW	13/08/20
REV.	DESCRIPTION	BY	CHECKED	DATE

ISSUED FOR INFORMATION

SUBSURFACE MAPPING

www.subsurfacemapping.com.au

CLIENT:
Shire of Wagin

PROJECT:
Sportsground Precinct

SITE:
Wagin Oval

TITLE:
Underground Services Sketch

SCALE	DATE	DRAWN	CHECKED
N.T.S	13/08/201	S. Anderson	G. Warren
DRAWING NO.	SM1152-01-SK-102		REV: 0



The map is very difficult to read in this size, we have blown up a copy, this will be provided at the meeting for the Committee to view.

Staff have plotted the proposed clubhouse, bowling green and tennis courts on the map, this will be analysed and discussed at the meeting.

The Committee could now look at proposing the following:

- 1. Engage a draughtsman/architect to confirm and draw the elements of the Sports Hub (club house, greens, courts, fencing, lighting) in relation to the services and property boundaries.***
- 2. Engage an architect to undertake the detail design of the club house, tennis courts, bowling green, fencing, lighting, sheep pavilion, horse stalls and other infrastructure requirements.***
- 3. Engage suitable qualified builders, contractors and suppliers, with the assistance of staff, to fully cost each element of the Sportsground Precinct plan.***

Project Funding

Cr Blight and staff have met regarding funding options, the main funding option would be the next round of the **Building Better Regions** funding, this is a federal grant aimed at regional infrastructure projects that creates jobs, drives growth and builds stronger regional communities into the future.

The Australian Government has announced \$250 million in the 2021/22 Budget towards this new round, however it is unclear if we will be ready to make an application with this project. However, the Australian government has not released the date when this funding round will be open.

The Community Sporting and Recreation Facilities Fund (CSRFF) is a state government grant, with the WA government investing \$12.5 million in the current budget. The maximum grant offered for standard grant applications is one third of the total estimated project cost (excluding GST) up to a maximum grant of \$2 million.

CSRFF can fund new or upgraded facilities which will maintain or increase physical activity, or result in a more rational use of facilities. Priority will be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities reduce infrastructure required to meet similar needs and increase sustainability.

Examples of projects which will be considered for funding include:

- New playing surfaces e.g. ovals, courts, synthetic surfaces etc.
- Change rooms and ablutions
- Sports storage
- Clubrooms including social space, kitchen, administration areas and viewing areas. Please note that these areas have a minimal impact on physical activity and would be considered a lower priority.



CSRFF annual grants

Annual grants will be awarded to projects with a planning and construction process that will be complete within 12 months and have a total project cost (exclusive of GST) of \$300,001–\$500,000. Grants given in this category must be claimed by 15 June in the next financial year.

Examples of annual projects:

- Upgrades to clubrooms/pavilions
- Court or bowling green construction
- Reticulation system for a grassed playing field

Value of total project

\$300,001 to \$500,000, exclusive of GST.

Value of grant

- Minimum grant of \$100,001
- Maximum grant of \$166,666

Note the maximum grant may increase to 50% funding if a development bonus is approved.

CSRFF Annual and forward planning grants

Forward planning grants will be given to the more complex projects that require a planning period of between one and three years. Grants in this category will have a total project cost (exclusive of GST) of over \$500,001 and may be allocated in one or a combination of the years in the next triennium.

Examples of forward planning grant projects:

- Multipurpose leisure/recreation centre
- Swimming pool – new or major upgrade including heating to allow increased use
- Construction of large synthetic fields
- Playing field construction
- Clubroom – new or major upgrade
- Large ablution block/change rooms

Funding availability

Most applicants request funding in the first year but few achieve any physical progress. Major projects require time to prepare and for appropriate processes to be followed.

Applicants are given the opportunity to indicate their preferred year(s) of claim on the application form, however, as funds are limited, there is no guarantee that their preferred year(s) of claim will coincide with the year of offer. It may also be necessary to allocate funding to some larger projects over two or three financial years. Most projects will have funding allocated in Years 2 or 3 of the triennium.

Where applicants request funding in Year 1, all planning documentation must be in place to allow such progress to occur, e.g. architectural drawings, building approvals, other funding.



Value of total project

\$500,001 and over, exclusive of GST.

Value of grant

- Minimum grant of \$166,667
- Maximum grant of \$2,000,000

The CSRFF annual and forward planning grant round targets projects involving a detailed level of planning. The total project cost for the grant must be over \$300,000. Grants given in this category can be claimed up to three financial years following the date of approval, depending on the requirements and approved details of the project.

Examples of annual projects:

- construction of grass or synthetic playing fields
- reticulation system for a grassed playing field
- new or upgraded swimming pool or leisure centre
- new or upgraded changerooms and pavilions
- court or bowling green construction.

2023/24 annual and forward planning round

June 2022

- Advertising in The West Australian Newspaper and regional newspapers.
- Application forms available from local governments (metro area only) and department regional offices (regional WA only).

August 2022

- Applications to be lodged at local government by the end of August 2021. Applicants should check the closing date with their local government, as they do vary.

September 2022

- Applications are assessed by local government staff and recommendations prepared. Local governments are required to rate and rank all applications they receive in order of priority.
- Applications presented at local government council meeting.
- Applications must be lodged at DLGSC regional offices by 4pm on 30 September 2021.

October 2022

- Applications are assessed by DLGSC regional managers.
- Applications are assessed by State Sporting Associations.



December 2022/January 2023

- CSRFF Advisory Committee considers applications and makes recommendations to the Minister.
- Hon Minister for Sport and Recreation considers recommendations and grants approvals.
- Successful/unsuccessful applicants notified.

1 July 2023

- Funds available.

Other grants that could be sources include Lotterywest, Age Friendly Communities, Aboriginal Community Infrastructure, Connecting to Country, Safer Communities and CBH.

The Shire of Pingelly built their Recreation and Cultural Centre by attracting the following grant funds and contributions:

Lotterywest	\$1,000,000
National Stronger Regions Fund (Now call Building Better Regions Fund)	\$3,888,595
Bendigo Bank	\$150,000
Department of Sport and Recreation	\$350,000
CBH - Playground Funding	\$10,000
Total	\$5,398,595

Ag Society Sheep Shed

Wagin Ag Society representatives to give an update on the proposed sheep sheds with regards to size and specifications on the proposed sheep shed to be built.

7. GENERAL BUSINESS

8. CLOSURE