



AGENDA

SPORTSGROUND PRECINCT REDEVELOPMENT STEERING COMMITTEE

08 MARCH 2022

SHIRE OF WAGIN
NOTICE OF MEETING

Dear Councillors and Committee Members,

The next Sportsground Precinct Redevelopment Steering Committee meeting will be held

ON: Tuesday 08 March 2022

WHERE: Council Chambers

AT: 12:00pm



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.

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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 Council Chambers, Wagin on Tuesday 08 March 2022 commencing at 12:00pm

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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
Brenden Hall	Wagin Cricket Club
Representative	Wagin Bowling Club
Fiona Dawson	Wagin Pony Club
Emily Edwards	Deputy Chief Executive Officer
John Case	Projects Officer

2.2 APOLOGIES

Dwight Kellow	Wagin Hockey Club
Kevin Spurr	Wagin Trotting Club
Stephen van Schalwyk	Community Member
Cam Clifton	Community Member

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 08 FEBRUARY 2022

COMMITTEE DECISION

Moved Cr

Seconded Cr

That the minutes of the Sportsground Precinct Redevelopment Steering Committee meeting held on 08 February 2022 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 PRECINCT – DEVELOPMENTS SINCE THE LAST COMMITTEE MEETING

PROPONENT/OWNER:	N/A
LOCATION/ADDRESS:	N/A
AUTHOR OF REPORT:	Projects Officer
SENIOR OFFICER:	Deputy Chief Executive Officer/
DATE OF REPORT:	02 March 2022
PREVIOUS REPORT(S):	19 January 2022
DISCLOSURE OF INTEREST:	Nil
FILE REFERENCE:	CS.SP.25
ATTACHMENTS:	<ul style="list-style-type: none">• Alternative proposal as distributed after the last committee meeting• Suggested Layout of a Hockey/Cricket Clubrooms• Wagin Argus article – February 1963

OFFICER RECOMMENDATION

Moved by

Seconded by

That if Council accedes to the below mentioned proposals and recognises the following changes being made to the alternative, that the Tennis Club proposal be considered;

1. Not proceed with a permanent education pavilion due to space constraints
2. Acknowledge that the proposed alternative clubrooms would be shared by the Hockey, Cricket and Tennis clubs, and
3. Acknowledge the revisit and relocation of services (ie, standpipe, sideshow alley)

Carried 0/0

OR

ALTERNATIVE OFFICER RECOMMENDATION

Moved by

Seconded by

That given the consideration to an alternative proposal and the planning that has taken place to accommodate the education pavilion, hockey and cricket clubrooms, the subsequent withdrawal of bowling club from the proposal, site and size limitations, that the Tennis Club proposal in its current form not be taken up.

Carried 0/0

BRIEF SUMMARY

The purpose of this item is to keep the committee informed of current status of the ongoing changes to the Sportsground Precinct project.

BACKGROUND/COMMENT

The following discussion points have been raised since the last committee/council meeting that this committee meeting is required to address;

1. Committee resolution 08 February 2022

COMMITTEE RESOLUTION

Moved by Fiona Dawson

Seconded by Dwight Kellow

The Committee recommend that Council explore an alternative option to the Precinct Masterplan agreed 'Option 5' due to funding and design revisions.

Carried 6/0

2. The latest correspondence from the Wagin Tennis Club, that impacts the most recent committee resolution that was accepted by council as a council resolution on 22 February 2022.

Hi Emily,

The outcomes from our committee meeting tonight were that;

- 1. We don't have a specific plan to consider but are broadly in favour of moving to the proposed cricket/hockey building at the eastern end of sports ground. We would need a small amount of storage space but otherwise envisage sharing the building in a cooperative manner.*
- 2. We need a minimum of 6 courts adjacent to the building with adequate fencing and lighting. The courts being stacked in 2 rows of 3 will allow the surface to also act as a hockey training pitch. We are willing to compromise on the type of surface so that it will be suitable for tennis and hockey.*
- 3. We would be willing to contribute the majority of our reserve funds to the project.*
- 4. Anthony Rowell will act as the Tennis Club delegate to the Sportground steering committee.*

We see this project as the best chance to get the new courts and clubhouse we require as our current facilities are rapidly nearing the end of their useful life.

Thanks,

Wade

Financial this will impact an alternative decision by the committee. Considerations would include funding, shared facilities with Hockey, Cricket and Tennis, relocation of other services (i.e. standpipe, side show alley), redesign of bowling rinks proposed area.

- 3.** Verbal indication from the Wagin Bowling Club – the bowls club representative, since the last committee meeting, advise their intent not to relocate to the Sportsground precinct, but remain in their current location and renew required rink.
- 4.** Scout Hall OHS Hazard – further deterioration (ceiling damage) since the last committee and council meeting, Environmental Health Officer inspection conducted. Shire liability of safety should something happen to a user.
- 5.** Consideration of the alternative clubrooms – proposed floor plan of a steel framed building of equivalent size to the Scout Hall, attached, could have a similar layout and the occupying sporting groups to determine the interior kitchen and bar layout. This consideration now, should the Tennis Club relocate, require the inclusion of their needs.

This decision would impact the Ag Society as per opinion 5, that no replacement for an education pavilion would fit into, what is now, an additional alternative, with reduced area.

- 6.** Council resolution – item laid on the table. What the committee wish to present to the March Ordinary Council Meeting. Recission of the Council Resolution from February 2020 poses difficulties as some parts of the resolution have been acted upon.

4200 COUNCIL DECISION

Moved: Cr. G R Ball

Seconded: Cr. B S Hegarty

That Council:

1. Receive the Sportsground and Recreation Precinct Masterplan Feasibility Study report.
2. Endorse Masterplan Option 5 as the Shire's preferred redevelopment plan.
3. Issue this report for further community comment with a view to conducting a final community meeting.

Carried 9/1

CONSULTATION/COMMUNICATION

- Deputy Chief Executive Officer
- Projects Officer

STATUTORY/LEGAL IMPLICATIONS

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

MEETING DISCUSSION

- Resolution from the meeting that;
“The Committee recommend to Council that it explore alternative options to the Precinct Masterplan agreed option 5 due to funding and design revisions”
- An alternative plan, previously discussed with the Shire President, to Option 5 is given below, but not finalised, on a more cost effective, desirable timeframe that would reflect the communities expectations and recognition of progress at the Precinct. It was identified at the meeting that significant amount time had lapsed since the project initiated in 2011 and the willingness by clubs to continue to be proactive in the redevelopment.
- The recognition of the safety concerns of the current asbestos clad clubrooms was priority in the plans moving forward.
- Location of the new proposed Clubrooms and Education shed would still fit in the meterage between the playground alongside the Eric Farrow and the boundary of a proposed Tennis Court should future relocation still happen.
- The Wagin Ag Society indicated that a more cost-effective Ram Shed design could also be consider in an alternative plan. The Ag Society, post Woolorama, will supply further information on what this may look like.
- A Steel framed clubroom building would be easier to find resources to build sooner than brick
- Brick however coincides with Eric Farrow and Recreation Centre
- Below is an indicative proposed project flow and estimated costs for the initial alternative with the priority of clubroom replacement/eastern end redevelopment of the Sportsground;

Item Name	Skill	\$k Estimated
AFTER WOOLORAMA 2022		
Lay new Plumbing services	Plumber	\$ 50,000.00
Connect new fire and water mains	Plumber	\$ 10,000.00
Disconnect Power Scout Hall	Elect	\$ 1,000.00
Disconnect Power Pavilion	Elect	\$ 1,000.00
Demolish Scout hut, Toilet block and exhibition buildings	Various	\$ 50,000.00
Remove Redundant Electrical items	Elect	\$ 1,000.00
Remove redundant Plumbing pipework	Plumber	\$ 1,000.00
Build new steel framed clubhouse (or brick but allow extra monetary value and time)	Various	\$ 120,000.00
Upgrade toilet/shower block	Various	\$ 10,000.00
Reconnect Power E Toilet Block	Elect	\$ 1,000.00
Lay Slab for Exhibition shed with services	Various	\$ 15,000.00
Build 35x20 Shed	Various	\$ 220,000.00
Demolish old basketball area & Landscape	Shire	\$ 30,000.00
	Approximately	\$ 510,000.00

- At present the Shire have \$128,000 in the Sportsground Redevelopment Reserve, a decision by Council would need to be made regarding the use of this money. Potentially, due to funding timelines, if the project was agreed to start after Woolorama 2022, a loan would need to be consider for the remainder of this stage of the project.
- If Council still consider the major values of option 5 stage development, this proposed alternative can still occur and does not jeopardise any other area of the precinct sporting surfaces.
- Any future develops west of the Skate Park are reliant on detailed input from the Wagin Ag Society.

What If the Sportsground Precinct option 5 did not go ahead as proposed?

Funding

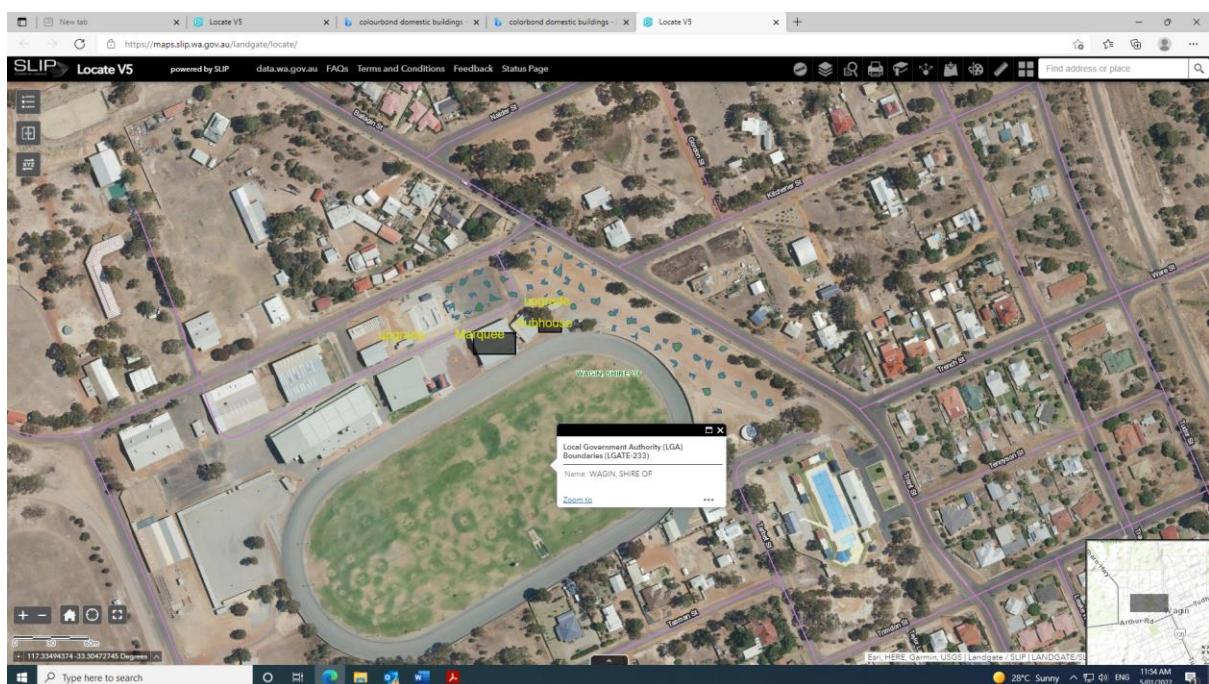
- Grants may be able to raise \$500,000 but could take multiple years
- Wagin Ag Society (WAS) may be able to raise \$100,000 to assist
- Shire self-supporting loans to Bowls/Tennis of \$200,000 to upgrade existing facilities in the current location, if relocation is not desirable going forward.

Sportsground issues for the Shire

- Water services re-route
- Demolish grandstand and Scouts buildings
- Upgrade two toilet blocks, render exteriors and paint interior
- Remove existing basketball courts bitumen but utilise two backboards
- Resurface area (16ksqm) with crusher dust and plant trees (landscaping as per mention in the masterplan)

Sportsground issues for the WAS

- Relocate carnival to grassed area north of Wesfarmers building in future years if sporting surfaces relocating.
- Create/utilise shaded picnic areas with marquee permanent site provided (food)





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2 of 2

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RETREAT

FLOOR PLAN

AREAS (RETREAT):
LIVING: 124.78m ²
VERANDAH: 26.49m ²
TOTAL AREA: 151.26m ²

Things You'll Need

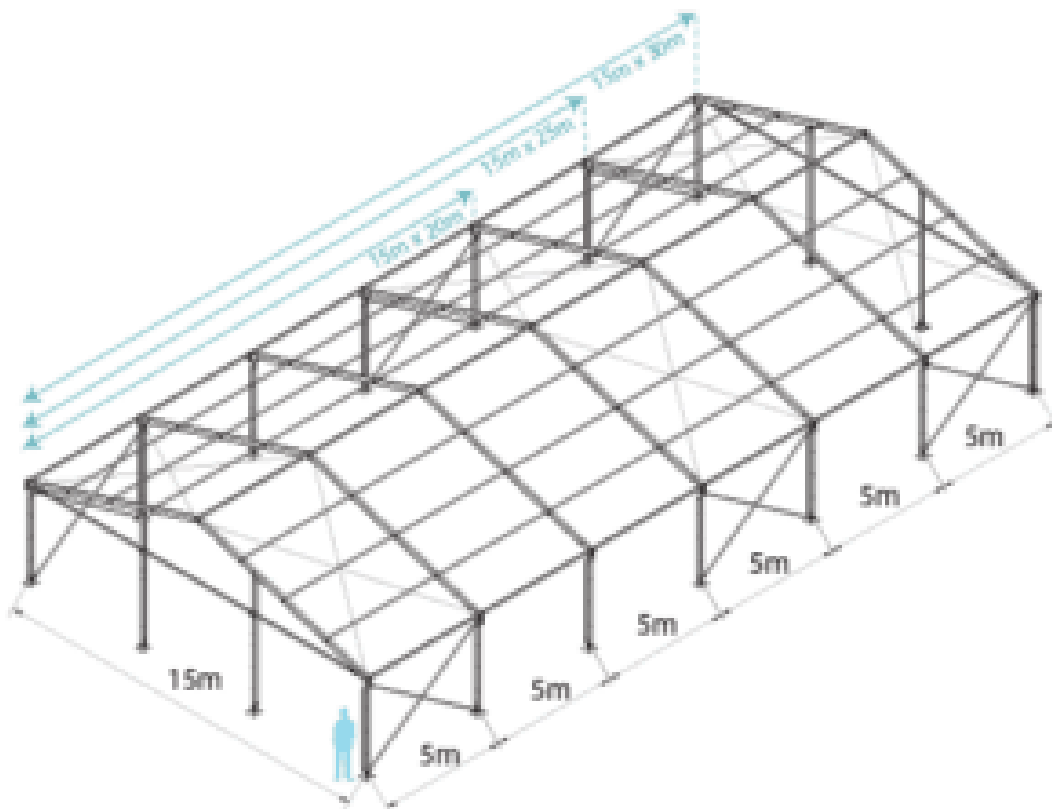
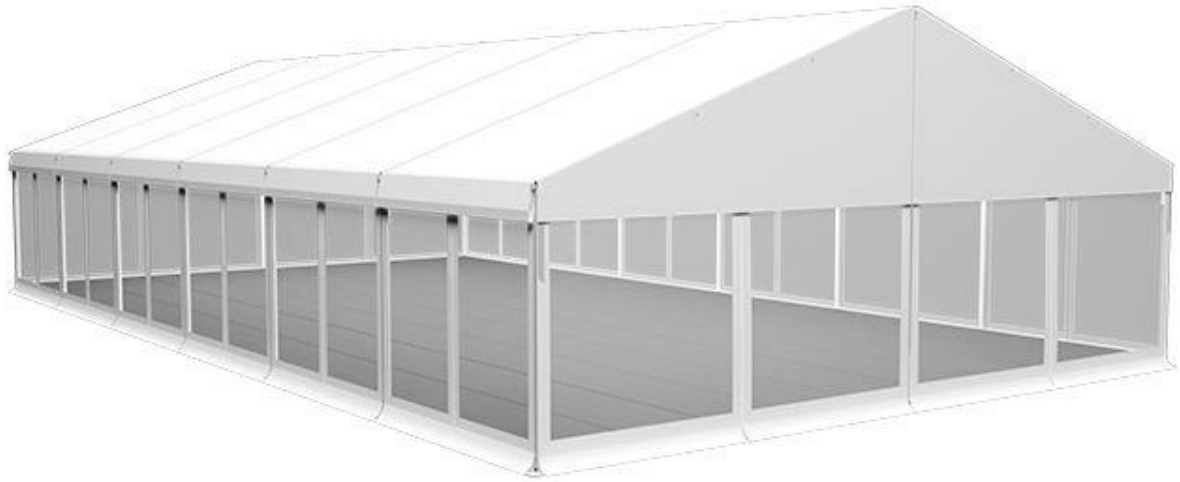
- **Site Plan** - A site plan is required for a building application submission to council.
- **Soil Test** - For soil classifications other than above, consult a local engineer to provide RC Slab/footing engineering to suit your site.
- **House Energy Rating Report** - The BCA (Building Code of Australia)

17°C Sunny 8:11 AM 9/10/2022

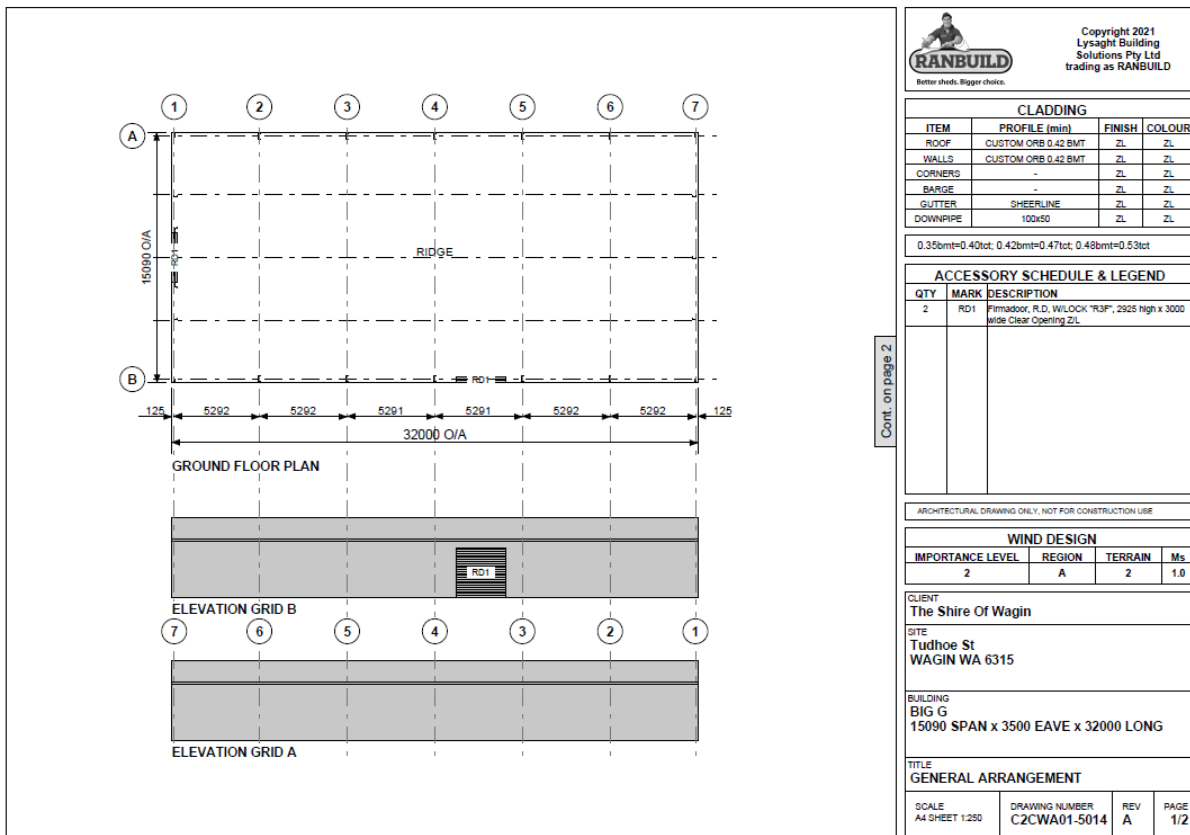


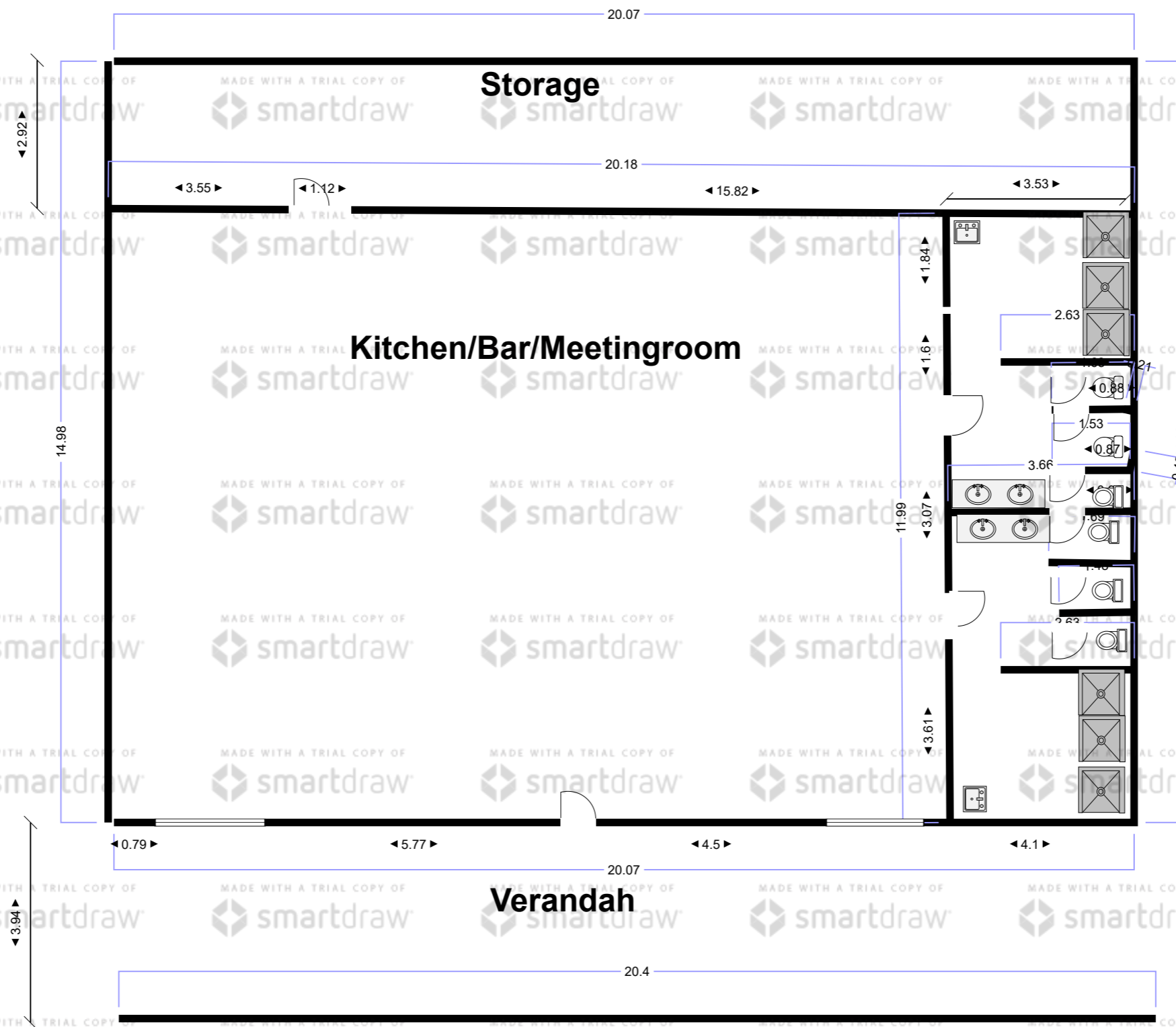


Scout Hall 20x15m and Education Pavilion 35x20m



Exhibition Shed – based off the Historical Village Shed built in 2021 – approximately \$125,000 (exc concrete floor) 32m x 15m





Suggested Layout for Wagin Sports Clubroom

Similar size to Scout Hall

The Wagin Argus

MEMBER
W.A.
PROVINCIAL
PRESS
ASSOC.

& ARTHUR DUMBLEYUNG LAKE GRACE EXPRESS.

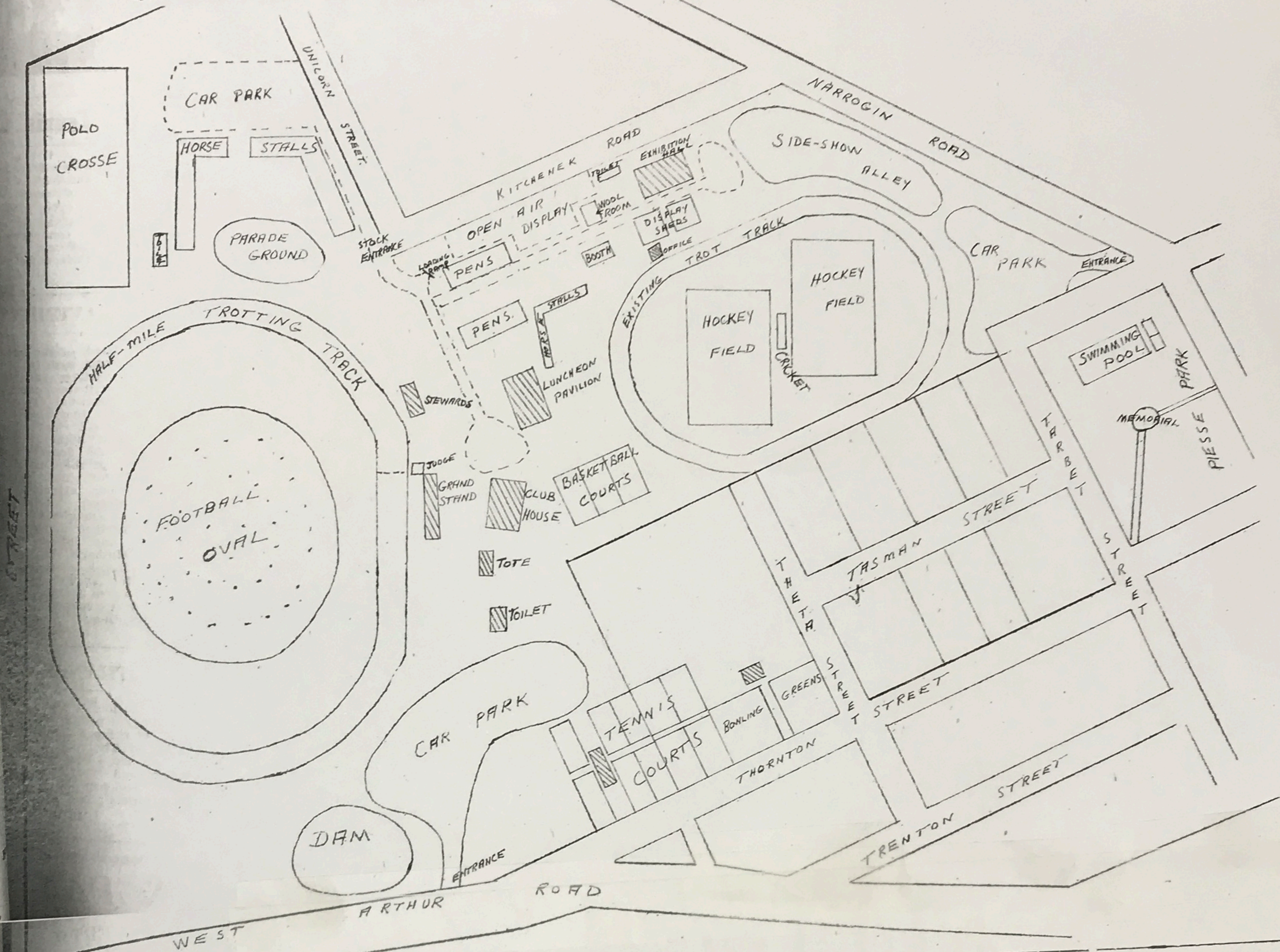
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THURSDAY, 14th FEBRUARY, 1963.

TEN PAGES FOURPENCE

Sketch Plan of Proposed New Greater Sports Ground for Wagin



BOWLS

WAGIN v. GREEN AT NARROGIN.

Following are the teams for Saturday:

Hatherly, Ryder, Gericke, Keley, Gannaway, L. Piesse, K. Thompson, Vincent, Fisher, A. Davies, West, G. Campbell, J. Garswood, E. Ry, A. Thompson. G. Serves: J. Moyses, G.

RAILWAYS PAIR WIN LEAGUE EVENT

Langdon and Red Corkhill of the Narrogin Railways won the League Pairs event which was played off Dumbleyung on Sunday. It was the second time in the history of the Railways that the Railways have provided the winners. Bill Craig and Joe Sussex were competitors on this occasion—having won the event last season.

Langdon and Corkhill did consistently well throughout their three games, semi-final against another Railways pair in Nicholls-K. Dudek being a very close match, and the final always interesting although they held a slight edge on their opponents.

Perhaps Dumbleyung could be considered a little unlucky to have lost out on success after good performances by the Railways. The co-operation of Dumbleyung Club in allowing use

of their green for the event and their hospitality of ladies in supplying morning and afternoon tea was not overlooked by the visitors, and during afternoon tea Mr. V. Langdon took the opportunity on their behalf to express appreciation of the kindness received. Mr. R. Keley responded on behalf of Dumbleyung.

Scores of Matches.

Alignment Round: V. Hall-H. Smith (Narrogin) beat H. Kernutt-J. Reid (Williams), 14-12; W. Craig-J. Sussex (Railways) beat R. Fardell-M. Schulz (Pingelly), 14-8; K. Nicholls-K. Dudek (Dumbleyung) beat J. Ford-M. Rintoul (Williams), 16-11; A. Ball-W. Ryder (Wagin) beat N. Adams-M. Carberry (Narrogin), 21-10.

First Round: L. Meredith-D. Ramm (Dumbleyung) beat K. Sprigg-A. Gell (Wagin), 18-9; Hall beat Craig, 22-4; Nicholls beat Ball 18-11; V. Langdon-R. Corkhill (Railways) beat R. Gardner-S. Smith (Pingelly) 16-10.

Semi-Finals: Meredith beat Hall, 20-9; Langdon beat Nicholls, 20-17. Final: Langdon beat Meredith, 16-11.

PENNANTS

FIRST DIVISION—SATURDAY, FEBRUARY 9th.

Dumbleyung v. Pingelly.	
A. Williams, Scullard, Roberts, E. Williams	26
Gardner, J. Greay, W. Clarke, L. Fairhead	39
McIntyre, Cregan, Ward, Gray	9
Hodges, Hoad, Sewell, Weatherhead	22
Meredith, Stewart, Reid, Avery	19
Fairhead, Schulz (Wilkie, Fardell)	29
Nicholls, Dudek, Kelly, Farmer	22
Williams, Page, Dowling, Reed	22
TOTALS: Dumbleyung 116, 4 matches (8 points). Pingelly 69.	

Wagin v. Blue.	
Ball, Ryder, Gericke, Curley	14
Millington, Kemp, W. Carberry, Millington	35
Fisher, Sprigg, West, Campbell	15
Higgins, H. Trefort, J. Trefort, M. Carberry	20
Gannaway, Luscombe, Hatherly, Vincent	21
Porter, Mullen, Kelly, H. Smith	27
Grant, Thompson, Ashworth, Loftus	14
Gell, Reeves, Thompson, Davies	26
TOTALS: Wagin, 64 points. Blue 108, 4 matches (8 points).	

HOW THE FIRSTS STAND AT PRESENT.

Blue, 54; Wagin, 44½; Green, 37½; Red, 29½; Dumbleyung, 26½.

SATURDAY'S PENNANTS.

First: Pingelly v. Red; Dumbleyung v. Blue; Green v. Wagin.

SUNDAY'S SINGLES.

Seconds: Final between Red and Green at Narrogin. G.S. League Champions at Narrogin.

Above we give a rough sketch-map of the proposed new Greater Sports Ground at Wagin, as designed by the Town Planning Board and submitted to the Wagin Shire Council.

The plan, incorporating the existing Showground and utilising all the vacant land to the west, provides for a new half-mile trotting track and football oval on the extreme western edge of the area, adjacent to Rifle Street and to the left of the old town dam.

Hockey grounds and cricket ground are provided for on the existing football oval, and basketball courts are also allowed for. Delegates from the Shire Council, Trotting Club, Agricultural Society, Football Clubs, and Stud Stock Breeders' Association met last week and had their first official look at the overall plan.

Question of finance, and the extent to which each organisation would be expected to contribute, was the main subject of discussion, but it was pointed out that as yet no estimate of the overall cost had been prepared.

Football and trotting delegates appeared to be of the opinion that the track and oval would be too far removed from town in their present suggested position.

It was finally resolved that delegates report back to their respective organisations, and that a further meeting be held at a date to be arranged.

The above sketch map is drawn on a scale of approximately 100ft. to the in.



When you're on a good thing—STICK TO IT!

MAC'S 4 SQUARE WEEKLY SPECIALS

THIS WEEK—

Dawn Toilet Rolls	1/4½
Oxford Pine 'o Cleen	2/6
Deb Instant Potato	1/11½
Giant Size Ipana Flouride	1/11½
2½oz. Jars Pecks Pastes	1/6
2oz. Anchor White Pepper	1/4½
16oz. Tine Pears or Peaches	1/7½
13oz. Tom Piper Tomato Sauce	2/1½
Big 14oz. Size Herrings in Sauce	2/7½
½lb. Packets Amgoorie Tea	2/11½
Mellah Dessert 3 for	2/8
Economy Size Surf (9d. off)	4/6

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7. GENERAL BUSINESS

8. CLOSURE