



MINUTES

SPORTSGROUND PRECINCT REDEVELOPMENT STEERING COMMITTEE

08 FEBRUARY 2022



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Bill Atkinson
CHIEF EXECUTIVE OFFICER

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The Gifts Register contains the disclosures of gifts that have been made by Elected Members, the Chief Executive Officer and Employees in their official capacity.

To adhere with the changes to gift disclosure regulations in the *Local Government Legislation Amendment Act 2019*, passed by Parliament on 27 June 2019, the Shire of Wagin provides gift disclosure information in the interests of accountability and transparency.

Elected Members and the Chief Executive Officer are required to disclose gifts which are valued over \$300 or are two or more gifts with a cumulative value over \$300 (where the gifts are received from the same donor in a 12 month period) within 10 days of receipt [Sections 5.87A & 5.87B *Local Government Act 1995*].

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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 08 February 2022 commencing at 5:36pm

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1. OFFICIAL OPENING

Opened the meeting 5:36pm.

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
Fiona Dawson	Wagin Pony Club
Kevin Spurr	Wagin Trotting Club
Dwight Kellow	Wagin Hockey Club
Bronwyn Hegarty	Wagin Bowling Club
Emily Edwards	A/Deputy Chief Executive Officer
John Case	Projects Officer

2.2 APOLOGIES

Paul Powell	Wagin Agricultural Society
Brenden Hall	Wagin Cricket Club
Stephen van Schalwyk	Community Member
Cam Clifton	Community Member

3. PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

4. DISCLOSURE OF FINANCIAL AND OTHER INTERESTS

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

Nil

4.2 DISCLOSURE OF PROXIMITY INTEREST – Local Government Act Section 5.6

Nil

4.3 DISCLOSURE OF IMPARTIALITY INTEREST – Administration Regulation Section 34c

Nil



5. CONFIRMATION OF PREVIOUS MEETING MINUTES

5.1 MINUTES FROM THE SPORTSGROUND PRECINCT REDEVELOPMENT STEERING COMMITTEE MEETING HELD 30 AUGUST 2021

COMMITTEE DECISION

Moved Bronwyn Hegarty Seconded Cr W J Longmuir

That the minutes of the Sportsground Precinct Redevelopment Steering Committee meeting held on 30 August 2021 and circulated to all Councillors and Committee Members, be confirmed as a true and accurate record.

Carried 7/0

6. CORRESPONDENCE AND REPORTS

- *Cr W J Longmuir left the meeting at 6:01pm*

6.1 WAGIN SPORTSGROUND AND RECREATION PRECINCT HISTORY

PROPONENT/OWNER:	N/A
LOCATION/ADDRESS:	N/A
AUTHOR OF REPORT:	Acting Deputy Chief Executive Officer/Projects Officer
SENIOR OFFICER:	Chief Executive Officer
DATE OF REPORT:	19 January 2022
PREVIOUS REPORT(S):	30 August 2021
DISCLOSURE OF INTEREST:	Nil
FILE REFERENCE:	CS.SP.25
ATTACHMENTS:	Nil

OFFICER RECOMMENDATION/COMMITTEE RESOLUTION

Moved by Fiona Dawson Seconded by Howard Ward

The Committee recommend to Council that Council accept the expenditure on the Sportsground Precinct Project to date and receives the estimated potential additional costs that will contribute to the total project figure.

Carried 6/0

BRIEF SUMMARY

This report identifies a chronological order of events from the beginning of the Wagin Sportsground Precinct project. Understanding the order of events will give the committee a better recollection of how the project came out and assist in the future decision-making process of the project in its entirety.

BACKGROUND/COMMENT

Wagin Sportsground Precinct Committee History

1. *The Expressions of Interest document in Street Trees and Other Vegetation for the Shire of Wagin in 2011 is the first reference to the Sportsground Precinct redevelopment.*
2. *\$1,500,000 was highlighted as future expenditure for 2018/19 in the Shire Strategic Community plan 2015-2025.*
3. *On 24th May 2017 the Shire CEO wrote to all Wagin Clubs of a proposed Community Meeting on 13th June to discuss the current and future setups of Sporting and other clubs at the Wagin Sports ground Precinct. The meeting was open to all Wagin community and interested members of sporting and recreation clubs.*
4. *On Tuesday 13th June the Sports Ground Precinct Community meeting was held with 43 attendees. After a welcome by the Shire President a presentation was given by DCEO and referred to reviewing the Community Facility Masterplan of 2011 and future opportunities. There was examples on what other Wheatbelt Shires had done.*
5. *On the 22nd August the CEO proposed a Community meeting be held on 5th September to form a Community Fundraising Group for significant Wagin Projects.*
6. *The Draft Corporate Business Plan 2018-2022 from August 2018 included significant funding for the Sports Precinct to the value of \$8,000,000.*
7. *On 26/9/18 ADC Projects submitted a proposal and quotation for the Sports ground Precinct re-development plan for \$62,790 plus GST.*
8. *In October 2018 the Shire wrote to the Sporting Clubs requesting feedback on whether the club was committed to the Precinct re-development. All but the Basketball club confirmed their commitment.*
9. *In November 2018 at the Council meeting, approval was given for CCS Strategic and ADC Projects to undertake the needs assessment in stage 1 for \$24,200 plus on costs and subject to council approval undertake stage 2 in 2019/2020 for \$31,180.*
10. *On 14 February 2019 a public meeting and workshop was held with 42 attendees. The meeting was opened by Shire President Phil Blight who provided an overview of the project being undertaken by CCS Strategic and ADC Projects. He emphasised the allocation of \$4m within the Shire's long-term financial plan and the for the masterplan design solution to be cognisant of the financial capacity of the Shire, with both capex and opex considerations. He then introduced Mark Casserly, Principal of CCS Strategic who facilitated the workshop.*
11. *Monday 15th April 2019 saw a Visioning and Site Master Planning Workshop conducted by CCS Strategic for the Wagin Woolorama.*
12. *In June 2019 the Needs Assessment report was issued by CCS Strategic.*
13. *On Thursday 31 October 2019 the Feasibility Study presentation was completed.*
14. *Council Meeting 26th November 2019 preferred Option 5 detail in the August 2020 Feasibility Study Report.*
15. *August 2020 the Shire issued the 2020-2030 Community Strategic Plan and identified \$16,140,000 in capital costs for the Sportsground precinct.*
16. *At the 27 April 2021 Council Meeting the Wagin Sportsground Precinct Redevelopment Steering Committee was established and terms of reference promulgated.*
17. *Wagin Sportsground Precinct Redevelopment Steering Committee met 12 May 2021, 29 June 2021, 17 August 2021, and an information only item was issued to Council on 6th October 2021.*

A review of the Feasibility Study Report and the included probable costs of Option 5 was undertaken in January 2022

Estimated Additional Costs identified and not included

- Relocate P150 Sewer x 400m
- Relocate 50mm Fire & Water Mains x 600m
- Demolish Exhibition Building
- Relocate Rural standpipe facility incl access and services
- Relocate stormwater poly line to oval tanks
- Skate Park lighting
- Electrical Cabinet upgrades
- Main Power cubicle shelter

Total estimated additional costs \$260,000

to be allocated on top of the \$18,219,236 bringing the new estimate to \$18,479,236.

At the Ordinary Council Meeting (point 13) held 26 November 2019, Council received the Sportsground and Recreation Precinct Masterplan Feasibility Study and endorsed Masterplan option 5 and the 'Order of Probable Costs'. Consequently, Shire staff have taken another look at this masterplan in detail and ascertained that there are items that have been overlooked and estimate an additional \$260,000 (as above) to include them in the project.

This brings the new total of the project to approximately *\$18,480,000*

In the projected capital projects 2020-2024 Strategic Plan it is identified at \$16,140,000. Potentially the shortfall (\$2,340,000) not identified in this plan could be forecast to be spent in a later financial year.

The rates equivalent to \$15,000,000 increase would be 625% and the probability of the Shire being able to loan this amount of money is unknown.

This project is solely reliant on funding, to date, with the identified omissions in the following report, this project would require further community consultation, committee and council input prior to being project ready. An indicative timeframe on funding requires at least 18 months lead time for application compilation, approvals from funding bodies and agreements. The makeup of the capital expenditure values provided above is dependent on all of the progressive steps being taken prior.

TO DATE EXPENDITURE

Sportsground Precinct Redevelopment				
Resource	Invoice Description	Date	Cost	Year
1474 CCS Strategic	Wagin Sportsground Redevelopment Stage 1 Needs Assessment \$24,200 plus \$3,705 On-costs plus GST, GST	18/02/2019	18,417.30	18/19
1474 CCS Strategic	Wagin Sportsground Redevelopment Stage 1 Needs Assessment \$24,200 plus \$3,705 On-costs plus GST, GST	13/06/2019	12,278.20	18/19



1474 CCS Strategic	Stage two Wagin Sportsground Redevelopment, GST	08/07/2019	26,861.45	19/20
1474 CCS Strategic	Stage two Wagin Sportsground Redevelopment, GST	23/12/2019	1,512.05	19/20
1474 CCS Strategic	Amendments to the sports facility plans in the Wagin Sportsground Precinct Maserplan	08/09/2020	2,915.00	20/21
1822 Subsurface Mapping Pty Ltd	Subsurface mapping investigations and reporting - Wagin Sportsground Precinct	17/08/2021	2,250.00	21/22
1823 Caldwell Land Surveys Pty Ltd	Survey of Wagin Sportsground Precinct as per discussion and estimated price of \$2,800 plus GST	23/08/2021	2,600.00	21/22
497 Project Officer		28/10/2021	351.30	21/22
497 Project Officer		11/11/2021	28.59	21/22
497 Project Officer		11/11/2021	1,239.65	21/22
497 Project Officer		25/11/2021	1,279.64	21/22
497 Project Officer		09/12/2021	1,279.64	21/22
307 Wagin Gas Electrics	Inspection of power boxes and lines for sportsground redevelopment.	08/12/2021	180.00	21/22
497 Project Officer		23/12/2021	1,119.68	
497 Project Officer		06/01/2022	639.82	21/22
		20/01/2022	1,279.64	21/22
	** Total **		84,231.96	

COMMUNITY AMENITIES/RECREATION AND CULTURE INCOME AND EXPENDITURE

	Income	Expenditure
2017-2018	5%	30%
2018-2019	6%	27%

** these expenditure figures are not forecasted to include an increase that reflects the \$18.5 million dollar precinct project.

CONSULTATION/COMMUNICATION

- Deputy Chief Executive Officer
- Chief Executive Officer
- Projects Officer
- Shire President

STATUTORY/LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS



Nil

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority



6.2 WAGIN SPORTSGROUND AND RECREATION PRECINCT – OMISSIONS FROM MASTERPLAN AND WHERE TO FROM HERE

PROPONENT/OWNER:	N/A
LOCATION/ADDRESS:	N/A
AUTHOR OF REPORT:	Acting Deputy Chief Executive Officer/Projects Officer Chief Executive Officer
SENIOR OFFICER:	Chief Executive Officer
DATE OF REPORT:	19 January 2022
PREVIOUS REPORT(S):	30 August 2021
DISCLOSURE OF INTEREST:	Nil
FILE REFERENCE:	CS.SP.25
ATTACHMENTS:	<ul style="list-style-type: none">• Various Sportsground Precinct Maps

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

OFFICER RECOMMENDATION

The Committee recommend that Council;

1. Seek an alternative option to the Precinct Masterplan agreed 'Option 5' due to funding constraints and ability to undertake a project of this magnitude with limited resources in an undisclosed timeframe;
2. Engage a community consultant to gauge communities aspiration and commitment to the project in its entirety or a downsized alternative effecting the main priorities.

Carried 0/0

BRIEF SUMMARY

This report identifies a number of omissions from the Sportsground Precinct Masterplan that have been overlooked in option 5 and potential accommodations are required for the project to proceed.

BACKGROUND/COMMENT

At the Sportsgrounds Precinct Steering Committee meeting held on 30 August 2021, the Committee prioritised an Order of Preference that theoretically in practice is unobtainable in the order suggested. Construction methodology would not necessarily follow the same order now the new issues listed below have been identified.

The two biggest items that affect this project are

1. The Sewerage, Fire and Water mains should not be built over and need to be totally relocated prior to commencement of any work, and

2. Although earlier identified, the demolishing of the Education Building has not been included in option 5 but both will affect items in the preference list.

In no particular order, these were some of the discussion points that were highlighted in the review of the Masterplan by the Shire's Project Officer upon consultation with the Shire President, Deputy CEO and CEO.

In consideration of the Sportsground Precinct Redevelopment Steering Committee minutes of April, May, July, and August 2021, the Shire's Project Officer has noted the following points.

Wagin Sportsground Precinct Masterplan Observations

For the clarity in this document the local name of Ram Street (lot 1766) runs East West past the Education Pavilion, Eric Farrow, and Rec Buildings. The Roadway adjacent to the Historical Village from the Main entrance to the Sportsground (lot 1) is referred to as Kitchener Street West locally.

The CCS Strategic documentation for option 5, which Council endorsed as the preferred redevelopment plan, has a focus on the sporting club's relocation to and utilising the East end of Ram Street. Nothing could commence in this area until a Woolorama has been completed as the services and three buildings are used for the event particularly the sideshow area.

The consultants representative had advised Council in September that they were concerned that the proposed tennis/hockey and bowls facilities may not fit in the area nominated. Following a site inspection and confirming the playing area sizes from the WA Government Department for Sport and Recreation.

- The East West width required for the six tennis courts should be a minimum of 46.33meters not the 44.3meters noted.
- The dimension for the East West width of the 8 x 5m bowling rinks including the 3m banks should be 46.4meters.
- The North South dimension of the Tennis courts should be 65meters to accommodate the minimum acceptable for a Hockey pitch width.
- 2.5meter clearance from the Skate Park to the Bowls fence has been reduced to 1m for a service trench and this assists with the area allowance for the Fitness Station and the Unisex Toilet.

By using the Landgate software there is confidence that the dimensions required are able to be accommodated as shown by my marked up drawing titled "sportsground clearances".

The dimensions shown on this document are nominal only but demonstrate that the area is appropriate for the eight bowls rinks, tennis and hockey with the building fitting the area also. One lighting tower along the southern extremity of the tennis court at approximately its centreline will need to be moved further south.

There have been many issues over at least ten years with the water supply pipework bursting along Ram Street. The water supply pipe obviously pulses with use and the glued joints have failed; repairs have been made on the Fire main also. Although most, but not all, issues appear to have been on the western end, discussion with plumbers confirm it would not be prudent to cover the suspect pressurised utility with synthetic playing surfaces. To build the bowling rinks and tennis courts, the earthworks required for subsoil drainage and proper base materials will necessitate removal of probably a half meter of existing surface and the relevant pipes and cables.

A sensible approach would be to create a services easement and relocate the Fire and Water mains along the same route as the O/H power poles and Telstra services south of Kitchener Street West and all connections fed south from there. Western Power website data indicate that we would need a three-meter clearance from the power poles for fencing etc.

The haphazard methodology demonstrated on the siting of new works and services in the sportsground previously will be improved by having a central services easement and most importantly for the future, the redundant services removed. As an example, when the Eric Farrow building was built, an existing water service was left under the slab and to this day still leaks. A link to the stormwater system via sumps and pipework has since been provided to accommodate this.

The existing sewer main, potentially a Water Authority asset, could remain in its current location however we may need to relocate the two sewer manholes to clear the proposed synthetic surface areas.

There is no mention in documentation regarding the future of the Standpipe water supply. If the facility was to continue, an additional entrance will be required off Ballagin Street and the control box and pipework to the meter relocated further southwest. Power supply from the Ballagin Street pole to the East end of the Sportsground supplies the standpipe controller and the Main Entrance ticket box, this will require moving. As the main entrance way lights reportedly has a feed from the west along Kitchener Street West, this may be possible to extend to cover the lighting only for the ticket box, but not power points.

A Unisex toilet is shown on the consultant's plan. As the location nominated has no sewerage line nearby, is it really required? If so, a sewer connection will be needed to run on the west side of the skate park and then east along the services easement. The Electrical Control box west of the Skate Park would require upgrading to supply the connections for the new sporting area's including lighting and the clubhouse building.

Skatepark lighting poles on the east and west side may still be required; this has not been itemised. The brick building between the skate park and old basketball courts will need to be demolished and this has not been included in the scope of work.

The masterplan version 5 indicates the area north of the Rec building to be a central entertainment area and the buildings demolished. There is no information about the future of the main electrical supply feeds from the transformer to the control cabinet and power meter in the area.

The proposed relocation of stables and sheep Pavilion do not appear to create problems if the roadway alignments and services easements are suitable. There are no details available.

A cadastral survey has been recommended and would be needed to rectify the multiple land titles with mixed ownership by amalgamation of the proposed additional changes to the west area that need to be rationalised as part of the project for new road and infrastructure alignments and may in fact be an issue with power connections spread over these titles.

Have the Wagin Agricultural Society and the Trotting Association considered the timing of their Regional Economic Development and Racing and Wagering WA grant applications?

Tennis Club has not nominated a representative for the committee.

What is the life remaining of the bowls and tennis current synthetic surfaces? Life estimates are around 10 -15 years. Based on the August 2020 report, estimated finalisation may now be 2025. The Second Rink at the bowls club was built in 2007 for \$160k by Court Track and Field. I cannot find any details on the tennis courts history.

The Agricultural Society is yet to provide details of the proposed new buildings. At the Community meeting on the 8th July 2020 “the Wagin Agricultural Society advised that there is an expectation that the main upgrades pertaining to Woolorama will be factored in the first stage of the development.”

The Order of Probable Costs for Option 5 (and previous options) did not cover the demolition of the Education Bldg./grandstand (item39) nor the brick building near the skatepark. I would approximate \$50,000 would be needed.

A Poly line that feeds the oval irrigation tanks would need relocation.

Will the Bowls facility be provided with lighting?

How will the Club lease affect maintenance if both Tennis and Hockey share a facility? To be covered in MOU?

Whole Sportsground area needs an update on the existing services routes and any future requirements highlighted.

Central entertainment area nominated in version 5 has limited information provided regarding the main power cubicle fed from the transformer.

Issues originally highlighted and supported by the community being broadcast/commentators' box, oval drainage issues on southwest corner, first aid station, and Vintage Caravan display have not progressed into version 5.

The Sportsground Committee ranked the following items preference for the project.

- 1 - Creation of a new sporting Hub - Cricket, Hockey, Tennis & Bowls with Clubhouse
- 2 - Tennis Courts to be constructed to cater for hockey training
- 4 - The Construction of a new contemporary Sheep Pavilion adjacent to new entry
- 3 - The extension of Kitchener Street to Great Southern Highway
- 6 - Construction of a new service road to the south of the new sheep pavilion
- 9 - Removal of trotting stalls and replacement with multipurpose horse and cattle stalls
- 5 - Demolition of the Merino and British Breeds pavilions - create a central entertainment hub
- 7 - Relocation of Sideshow Alley to the Northern Anchor
- 13 - Landscaping and shade and seating to be introduced as required
- 16 - The addition of a single basketball court on the west side of the new clubhouse
- 12 - Internal Roads to be upgraded as required
- 17 - Extension and upgrade of the existing playground
- 11 - Covering of the equestrian arena - or relocate to Tennis courts site
- 15 - Minor works to the CWA dining hall and the Stockman's bar

It is considered that the project needs the following precedence order 1,2,3,7,6,4,9,5,13,16,12,17,11,15.



Roles and Responsibilities from the Terms of Reference need to be re-visited. Need to agree on logical sequence of events and confirm design elements of the clubhouse

WHERE TO FROM HERE?

1. Confirm option 5 is the final plan as per Shire meeting minutes
2. Arrange funding with grant applications and shortfall loan applications. \$16,770,000 is identified in the Capital Plan 2020-2024, but approx. \$18.5m required.
3. Titles amalgamation work required with easements
4. Arrange detailed design for tennis and bowls facilities suitable for quotation
5. Confirm a detailed design of the clubrooms suitable for quotation
6. Arrange additional subsurface mapping for whole site
7. Go out to tender with project schedule and management in place

CONSULTATION/COMMUNICATION

- Deputy Chief Executive Officer
- Chief Executive Officer
- Projects Officer
- Shire President

STATUTORY/LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

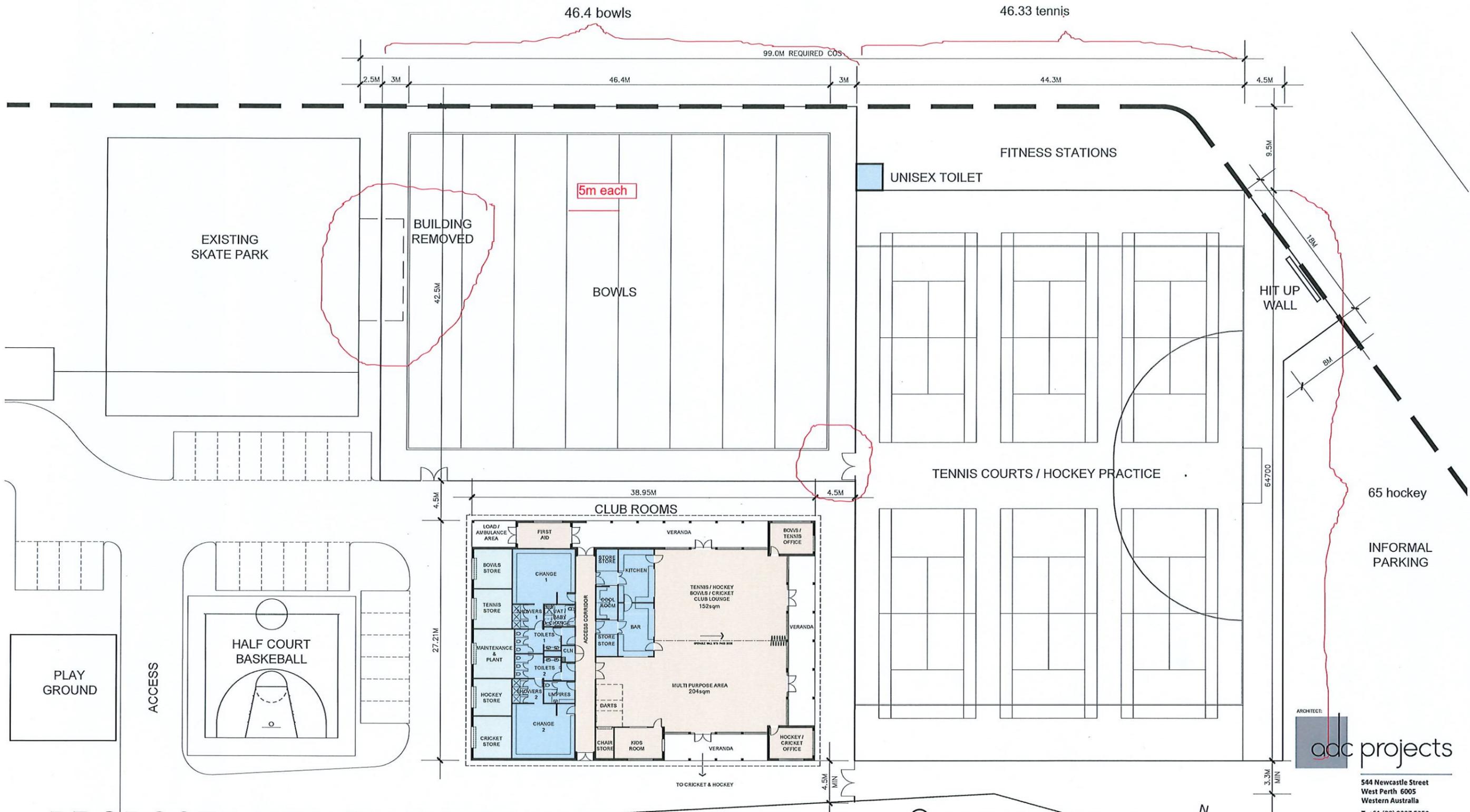
Nil

STRATEGIC IMPLICATIONS

Nil

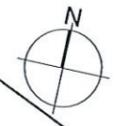
VOTING REQUIREMENTS

Simple Majority



**PROPOSED NEW CLUB ROOM
COMBINED SPORTS FACILITIES
WAGIN SPORTSGROUND & RECREATION PRECINCT DEVELOPMENT**

FLOOR PLAN
BUILDING AREA 885sqm PLUS VERANDA AREA 170sqm



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Sk01.02
AUGUST 2020

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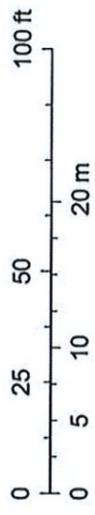
sportsground clearances



09/11/2021, 09:33:03

- Others
- Cadastre Address (LGATE-002) - Large Scale
- Laneway, Sealed
- Laneway, Unsealed
- Mall, Sealed
- Track, Unsealed

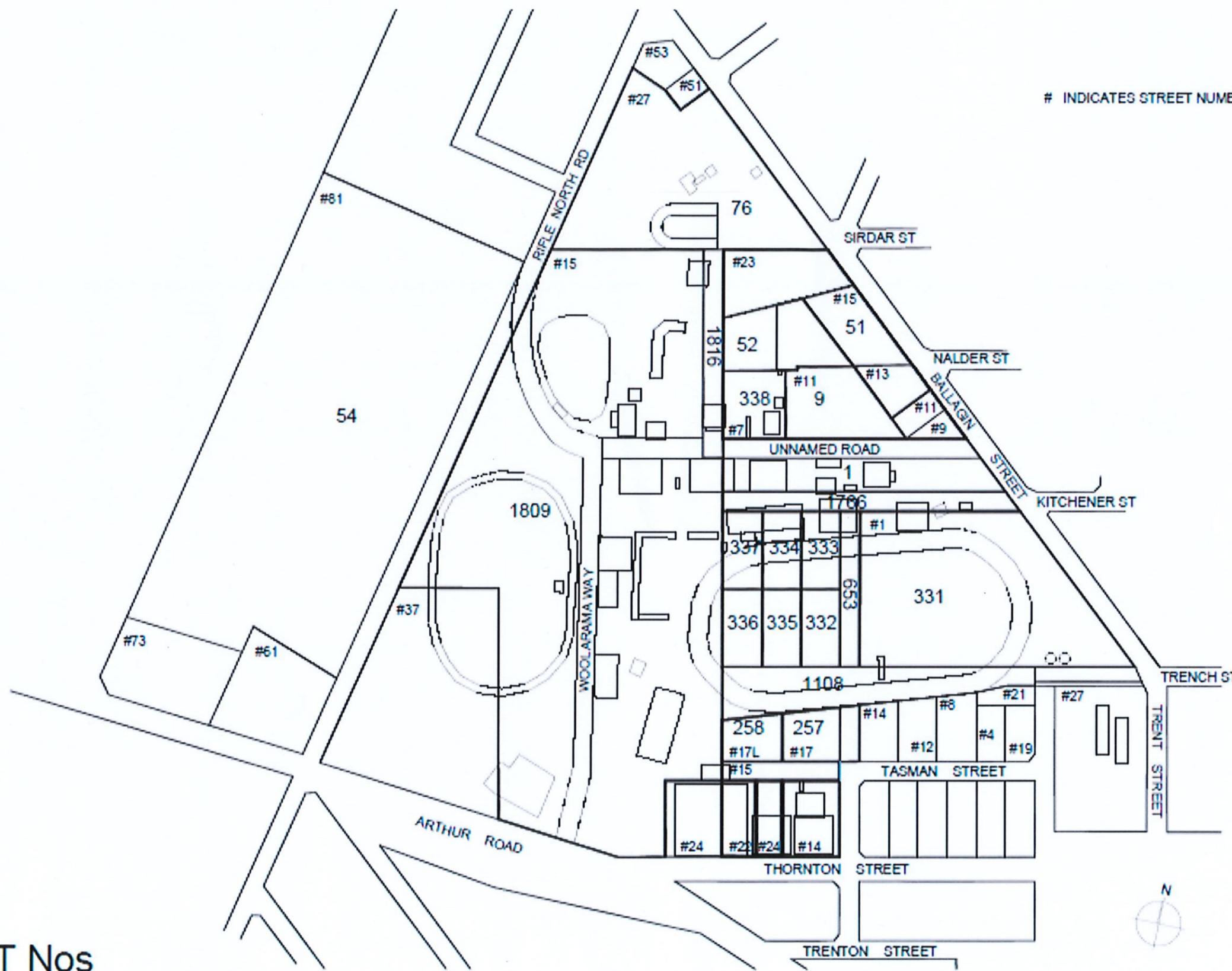
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, LANDGATE/SLIP, SLIP/LANDGATE, Landgate / SLIP

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INDICATES STREET NUMBER



LOT Nos

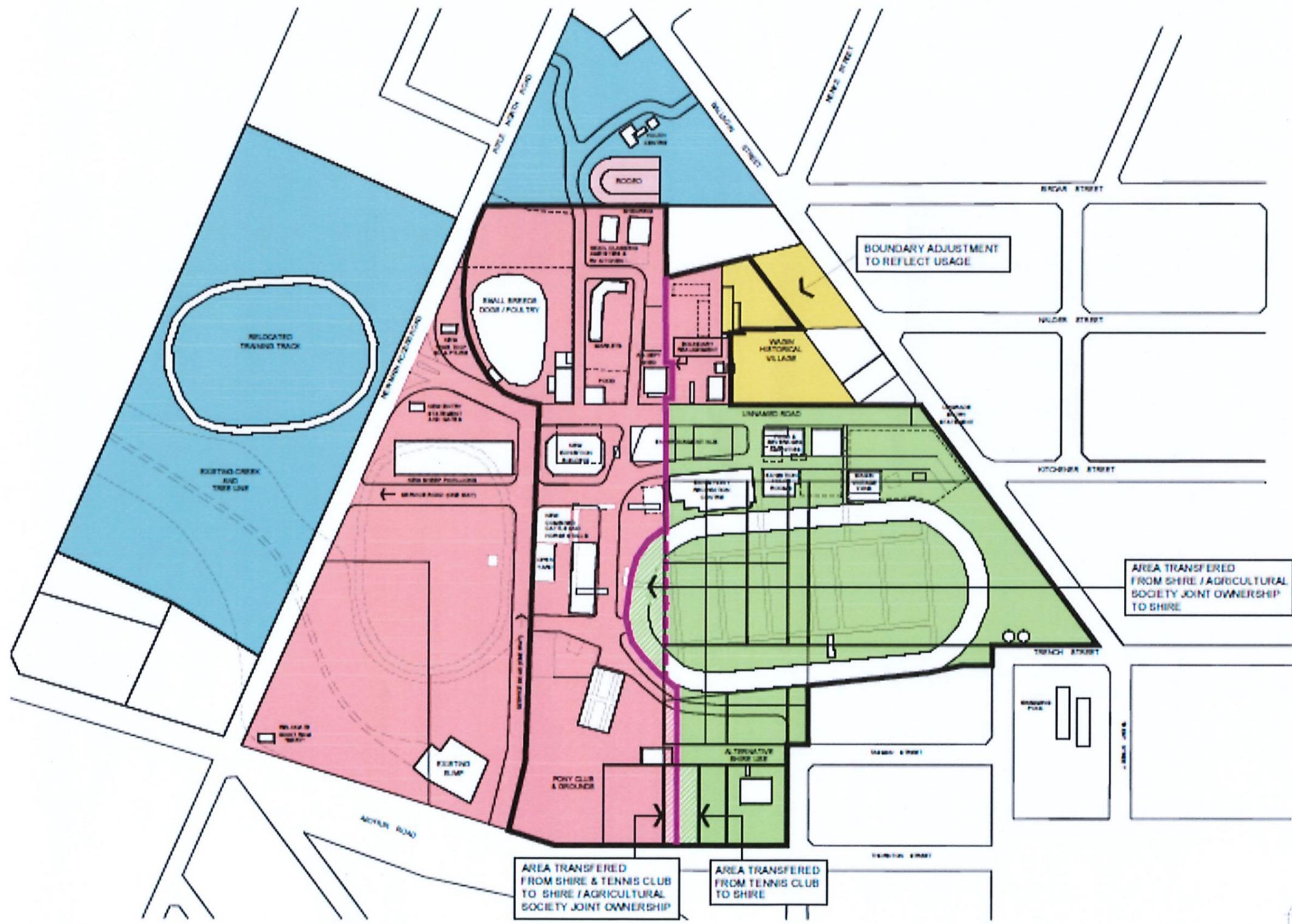
WAGIN SPORTSGROUND & RECREATION PRECINCT DEVELOPMENT

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MARCH 2019

SK 01.5





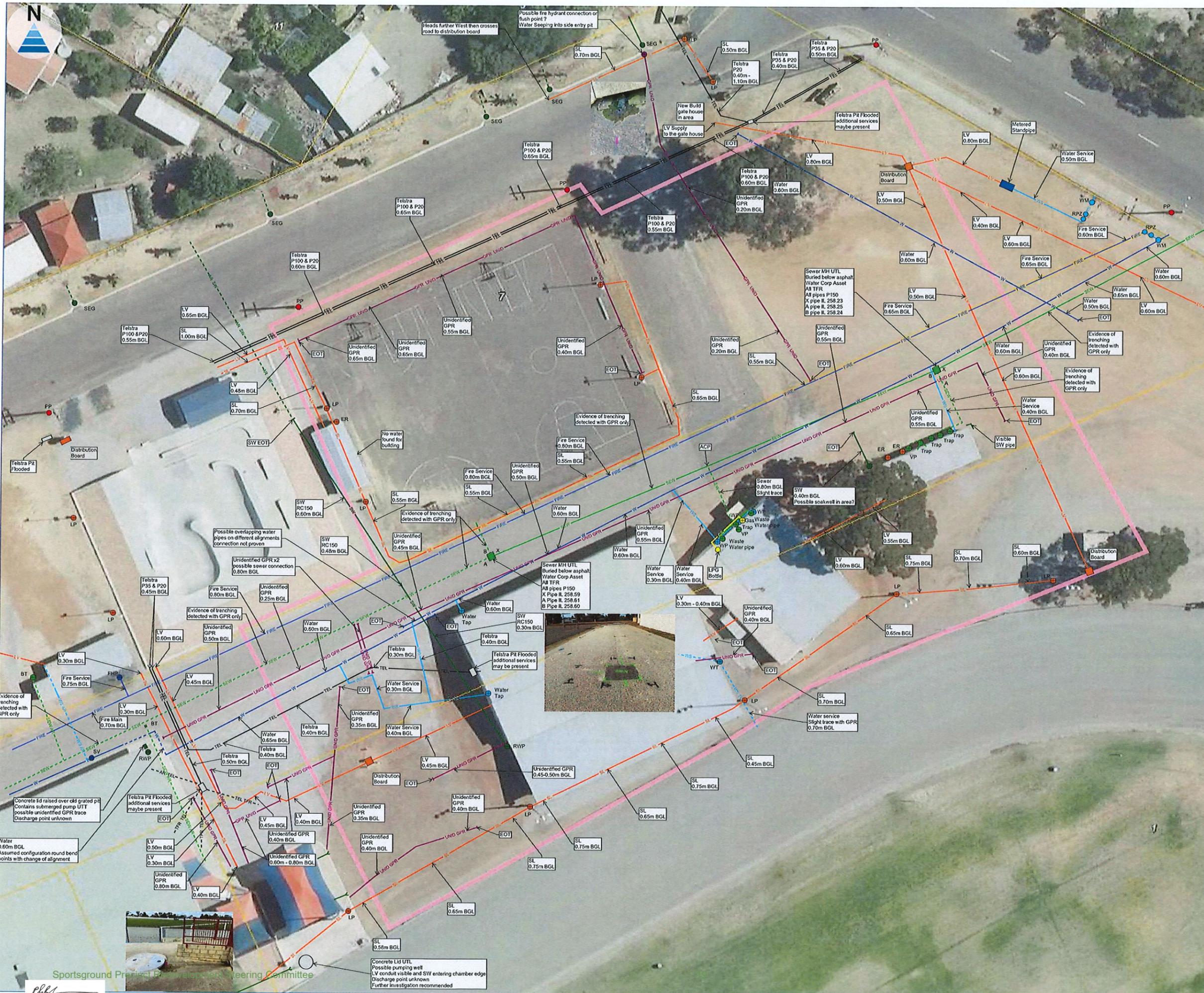
- LEGEND**
- SHIRE OWNED
 - JOINT SHIRE & AGRICULTURAL SOCIETY OWNED
 - AGRICULTURAL SOCIETY OWNED

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BOUNDARY ADJUSTMENTS SITE PLAN 1:2000 at A1
WAGIN SPORTSGROUND & RECREATION PRECINCT DEVELOPMENT

SK 01.5
 OCTOBER 2019



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- Vocus
	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 Sleeve
	Concrete Encasement
	Utility Feature (Colour By Type)
	Utility Markers (Colour By Type)
	RT Valve / Sprinkler
	Power Pole / Dome
	Pothole QL-A
	NDD Extents
	Traffic / Street Light
	Cover, Chamber Feature ID

0	Electronic Locate Class B	SA	GW	13/08/201
REV:	DESCRIPTION:	BY:	CHECK:	DATE:
STATUS: ISSUED FOR INFORMATION				

SUBSURFACE MAPPING
www.subsurfacemapping.com.au

CLIENT: Shire of Wagin
PROJECT: Sportsground Precinct
SITE: Wagin Oval
TITLE: Underground Services Sketch

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

Sportsground Precinct Planning & Steering Committee



- Site access and entry points** →
- Gate 1 South West – Exhibitor entry
 - Gate 2 West – Exhibitor entry
 - Gate 3 Parking
 - Gate 4 North – Rodeo and exhibitor entry
 - Gate 5 East – Pedestrian only
 - Gate 6 Members only
 - Gate 7 Service access Historic Village
 - Gate 8 Service access rodeo
 - Gate 9 Tennis Club access
 - Gate 10 Bowling Club access
 - Sports lighting

- Open show and grassed spaces**
- 1 Oval – Main Arena
 - 1a Cricket pitch
 - 1b Cricket nets
 - 2 Bowling Greens - A and B
 - 3 Tennis Courts - Acrylic and Synthetic
 - 4 Tennis Hit Up Wall
 - 5 Showjump Arena
 - 6 Dressage Arena
 - 7 Parade Ring
 - 8 Equestrian Events Space
 - 9 Cattle Show Arena
 - 10 British Breeds Show Arena
 - 11 Merino Show Arena
 - 12 Skatepark
 - 13 Basketball Courts
 - 14 Trade Displays/Caravan Park overflow
 - 15 Garden Fair
 - 16 Sheep Dog Trials Arena
 - 17 Overflow parking Woolarama (Rifle North Rd East)
 - 18 Exhibitor Camping
 - 19 Rodeo Arena
 - 20 Horse Float Parking
 - 21 Trotting Track
 - 22 WAS Members Parking
 - 23 Swimming Pool

- Buildings and pavilions**
- 24 Swimming Pool Changerooms and Gym
 - 25 Bowling Clubhouse
 - 26 Tennis Clubhouse
 - 27 Pony Club Storage Sheds
 - 28 Pony Club Stalls
 - 29 Pony Clubhouse
 - 30 Swab Testing/Stewards Room
 - 31 Horse Stalls – Trotting
 - 32 Cattle Pens
 - 33 Cattle Pavilion
 - 34 First Aid Room
 - 35 WAS Office
 - 36 Recreation Centre
 - 37 Eric Farrow Pavilion
 - 38 Playground
 - 39 Education Pavilion and Grandstand
 - 40 Old Scout Hall- Cricket / Hockey Pavilion
 - 41 Public Toilets (a to e)
 - 42 CWA Building
 - 43 Stockman's Bar
 - 44 Merino Pavilion
 - 45 British Breeds Pavilion
 - 46 Ray Johnson Pavilion
 - 47 Woolorama Ticket Box and Sheep Dog Pavilion
 - 48 Poultry Pavilion/ Special Display
 - 49 Transportable Display
 - 50 Food Court/Hospitality
 - 51 Ag Department
 - 52 Landmark Building Wine Bar
 - 53 New Product Release Pavilion
 - 54 Markets Pavilion
 - 55 Shearing
 - 56 Youth Centre
 - 57 Youth Centre Shed
 - 58 Gate 8 – Old Drive-in Ticket Box
 - 59 Gate 4 Ticket Box



CONSULTATION/COMMUNICATION

Nil

STATUTORY/LEGAL IMPLICATIONS

- Project Officer
- A/Deputy Chief Executive Officer

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

Group	2006	2010	2016*	2019	Wagin participation rate	AusPlay ² participation rate
Tennis	30	53	62	80	4.3%	3.4%
Hockey	54	67	98	105	5.6%	1.1%
Golf	69	78	n/a	31	1.7%	3.9%
Cricket	50	56	n/a	No return	-	3.0%
Gun	21	14	18	No return	-	0.5%
Pony	27	14	60	80	4.3%	0.7%
Football	65	45	100	120	5.4%	3.8%
Bowls	n/a	n/a	n/a	53	2.8%	1.3%
Netball	n/a	n/a	n/a	80	4.3%	3.0%

*Based on predicted participation rates provided in the 2011 survey responses

Table 3: Trends in sporting club membership in Wagin

What can be readily seen in the tables above is that sports participation in Wagin is significantly higher than state average data except for golf. Acknowledging the comments in the 2011 report that cricket and hockey were growing, this trend has been confirmed for hockey noting that the growth realised since the 2016 projection is less than one team. However, despite membership growth in local clubs such as evidenced by the dramatic growth in Pony Club participant numbers, the overall magnitude of the participation numbers is low. Set against per capita facility provision benchmarks there is little to argue for additional facilities.

5.2 Seniors Participation

Noting that Wagin has a significantly older population than the state average, it is prudent to look at trends in senior's participation, and the ensure these activities are provided for. Participation tends to decrease with age, although it doesn't drop significantly until the 75 years and over age-group. 44% of Older Australians aged 55 and over are active 5 times or more per week, however, overall only a third of Australians aged over 55 are sufficiently active in accordance with the recommended physical activity guidelines.

From 55 years of age, participation in sport-related activities decreases. This is more pronounced among men, as women are already involved in more non-sport-related physical activity (such as walking, yoga or fitness/gym) at the younger ages of 40-54. Older men are significantly more likely than older women to participate via sports clubs or associations.

Among Older Australians, participation in organised cycling, sailing, cricket, running/jogging/athletics is unique to men while organised yoga, pilates, dancing and martial arts is unique to women.

² Australian Sports Commission AusPlay data 31 October 2018



7. GENERAL BUSINESS

Nil

8. CLOSURE

There being no further business the Chairperson thanked those in attendance and closed the meeting at 6:50pm

I certify that this copy of the Minutes is a true and correct record of the meeting held on 08 February 2022

Signed:

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Chairperson

Date:

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