



MINUTES

SPORTSGROUND PRECINCT REDEVELOPMENT STEERING COMMITTEE

14 SEPTEMBER 2022

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Bill Atkinson
CHIEF EXECUTIVE OFFICER

GIFTS DISCLOSURE INFORMATION

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*].

The Act and Regulations require the Chief Executive Officer to publish an up to date version of the Gifts Register on the Shire's website after a disclosure is made. To protect the privacy of individuals, the register published on the website does not include the address disclosed by an individual donor and will instead include the town or suburb.

SHIRE OF WAGIN

Minutes for the Sportsground Precinct Redevelopment Steering Committee Meeting
held in the Council Chambers, Wagin on Wednesday 14 September 2022
commencing at 5.33pm

CONTENTS

1.	OFFICIAL OPENING.....	5
2.	RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)	5
2.1	ATTENDANCE	5
2.2	APOLOGIES	5
3.	PETITIONS/DEPUTATIONS/PRESENTATIONS	5
4.	DISCLOSURE OF FINANCIAL AND OTHER INTERESTS	5
4.1	DISCLOSURE OF FINANCIAL INTEREST – LOCAL GOVERNMENT ACT SECTION 5.60A	5
4.2	DISCLOSURE OF PROXIMITY INTEREST – LOCAL GOVERNMENT ACT SECTION 5.6 5	
4.3	DISCLOSURE OF IMPARTIALITY INTEREST – ADMINISTRATION REGULATION SECTION 34C	5
5.	CONFIRMATION OF PREVIOUS MEETING MINUTES.....	5
5.1	MINUTES FROM THE SPORTSGROUND PRECINCT REDEVELOPMENT STEERING COMMITTEE MEETING HELD 21 JUNE 2022.....	5
6.	CORRESPONDENCE AND REPORTS	6
6.1	WAGIN SPORTSGROUND PRECINCT – DEVELOPMENTS SINCE THE LAST COMMITTEE MEETING	6
6.2	AMENDMENT TO TERMS OF REFERENCE: WAGIN SPORTSGROUND PRECINCT RE– DEVELOPMENT STEERING COMMITTEE	20
6.3	PROJECT DEFINITION: WAGIN SPORTSGROUND PRECINCT RE– DEVELOPMENT, WAGIN BOWLS CLUB	26
7.	GENERAL BUSINESS	72
7.1	ANY OTHER GENERAL BUSINESS.....	72
7.2	NEXT MEETING OF THIS COMMITTEE	72
8.	CLOSURE.....	72

1. OFFICIAL OPENING

Opened the meeting 5.33 pm.

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

The quorum for this Committee is six members of the Committee.

2.1 ATTENDANCE

Cr Wade Longmuir	Councillor
Paul Powell	Wagin Agricultural Society
Brenden Hall	Wagin Cricket Club
Dave Hill	Wagin Bowling Club
Anthony Rowell	Wagin Tennis Club
Cam Clifton	Community Member
Ian McCabe	A/Deputy Chief Executive Officer

2.2 APOLOGIES

Cr Phillip Blight	Shire President
Howard Ward	Wagin Agricultural Society
Fiona Dawson	Wagin Pony Club
Dwight Kellow	Wagin Hockey Club
Kevin Spurr	Wagin Trotting Club

3. PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

4. DISCLOSURE OF FINANCIAL AND OTHER INTERESTS

Nil disclosures

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

COMMITTEE DECISION

Moved B. Hall

Seconded A. Rowell

That the minutes of the Sportsground Precinct Redevelopment Steering Committee meeting held on 21 June 2022 and circulated to all Councillors and Committee Members, be confirmed as a true and accurate record.

Carried 6/0

BACKGROUND/COMMENT

Council has received the Committee Minutes for 21 June 2022 at its meeting of 28 June as unconfirmed minutes. The Committee is an advisory body to Council and Council may make decisions based on the Committee Minutes alone or consider other material alongside it. Council may also amend recommendations in making any resolutions.

VOTING REQUIREMENTS

Simple majority

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:	A/Deputy Chief Executive Officer
SENIOR OFFICER:	Chief Executive Officer
DATE OF REPORT:	8 September 2022
PREVIOUS REPORT(S):	16 June 2022
DISCLOSURE OF INTEREST:	Nil
FILE REFERENCE:	CS.SP.25
ATTACHMENTS:	1. Executed MOU 7 July 2022.

OFFICER RECOMMENDATION

Moved by D. Hill

Seconded by P.Powell

That the Committee receives the updated Status Report.

Carried 6/0

BRIEF SUMMARY

The purpose of this item is to keep the committee informed and provide a status report of the Sportsground Precinct proposal.

BACKGROUND/COMMENT

At the ordinary meeting of Council 28 June 2022, this Committee's Minutes of 1 June were received; at the same meeting the Committee's unconfirmed minutes of 21 June were received.

At that meeting the Acting Deputy CEO was appointed by Council to act as CEO from 1 October 2022 until the position is filled by a recruitment process. The Terms of Reference specify administration support will be provided by the DCEO and Community Liaison Officer. It may assist this project if that reference is amended and this will be addressed in a subsequent item (see 6.2).

The Memorandum of Understanding for this Committee was executed 7 July when signed by the President and Chief Executive Officer of the Shire of Wagin. This was distributed by email 8 July 2022 and is attached to this item.

At the ordinary meeting of Council 2 August 2022, the budget submission from this Committee was approved as Stage 1 of the Sportsground Re-Development Project. Council's decision was as follows:

OFFICER RECOMMENDATION/4828 COUNCIL RESOLUTION

Moved Cr D C Lloyd

Seconded Cr B S Hegarty

That Council:

- 1. List the Sportsground Redevelopment as a Council project within strategic planning with appropriate planning and reporting to be developed for future decision making;**
- 2. Approve delegated authority to the CEO within delegation 30 and purchasing and other policy to initiate request for tender(s) for Stage 1 of the project: a) demolition of the primary site; and b) assessment of future need;**
- 3. Allocate the amount of \$150,000 within the draft 2022/23 financial budget for this purpose.**
- 4. Where external funding becomes available and appropriate, seek Council Approval to modify financial planning for this project.**

Carried 6/1

The primary site is the area previously identified for re-development – please refer to Council's Minutes and minutes of this Committee for full details. There are many elements now to be formally decided and incorporate into a project plan (to be referenced in other items or listed for later discussion).

Committee member Brenden Hall attended the council meeting and spoke in support of the Stage 1 item.

The local government's budget was formally adopted 23 August including the funds and proposal as listed above. Tender documents will now be prepared to implement the decision.

At the same meeting, Council approved a revised Strategic Community Plan and Disability Access and Inclusion Plan. Both documents were re-workings of existing documents and referenced consultation completed in 2022. The importance of the first of the two plans to this project is to assist in ascertaining the aspirations of the community and aligning these with Council's strategic vision for the community, given due consideration for the capacity and capability of the local government to deliver. Several large strategic matters will be considered by Council in the coming year, including:

- Local Health Plan as required by the Public Health Act 2016: there is an opportunity to heighten health and well-being and sport and recreation as key drivers of local government planning.
- Long term financial planning (including asset management): critical review of all assets and funding in the light of the local government's capacity and capability to deliver. This will include maintenance and replacement of assets of interest to this committee. For the community and member clubs, utilisation of facilities, future membership and integration with the local economy through events and visitors will be major components of these considerations.

The latter item, Disability Access and Inclusion Plan (DAIP), is a legislative requirement that the local government make all facilities, services and events more inclusive and accessible. The seven key elements of the plan will be central to any plans with which the local government participates.

Both plans can be viewed at the official shire website (point at Council / Strategic Documents).

The Acting DCEO has been in communication with the Regional Manager, Department of Local Government, Sports and Cultural Industries, Ms Samantha Cornthwaite. Several emails and phone calls have been exchanged to liaise about project settings, possible funding and relationship build. A site visit occurred 18 August to assist Ms Cornthwaite familiarise herself with the likely location of building and playing surfaces.

The Acting CEO met with members of the Wagin Bowling Club to discuss the current facility and provided a discussion paper for reference by the Committee and general membership. The Wagin Bowling Club has provided a positive response to that discussion paper which is addressed at a later item.

For the information of the Committee, the Shire of Wagin has met with committee members of the Wagin Swimming Club; recruited a Manager for the aquatic facility; hosted a visit of the 2022 Melbourne Cup; and expects to announce the recruitment of a Community Development Officer in the coming week.

CONSULTATION/COMMUNICATION

Steering Committee members; Mr Bill Atkinson CEO; full Council of the Shire of Wagin; Committee of the Wagin Bowling Club Inc.

STATUTORY/LEGAL IMPLICATIONS

Local Government Act 1995 Part 5 Division 2; Local Government (Administration) Regulations 1996.

POLICY IMPLICATIONS

No policy applicable to this item

FINANCIAL IMPLICATIONS

No financial implications to this item

STRATEGIC IMPLICATIONS

Contribute to the Shire of Wagin Strategic Community Plan key strategic outcomes: 1.3 Increase tourism and promotion of town and heritage; 2.8 Investigate planning and development of sporting facilities; 3.4 Progress the Wagin Community Recreational Hub.

VOTING REQUIREMENTS

Simple majority

Memorandum of Understanding (MoU)

For

Sportsground Precinct Redevelopment Steering
Committee

1 July 2022 - 30 June 2024

Agree to a memorandum of understanding to further co-operation between represented organisations to support the Council of the Shire of Wagin in the improvement and management of nominated recreational facilities.

Contents

1. Description of collaborating organisations	3
2. Objectives and scope	3
3. The nature of the collaboration	4
4. The terms of the agreement	4
5. Organisation and management of the agreement	5
6. Lead Agency	6
7. Partner organisations	6
8. Communication and exchange of information	7
9. Intellectual property	7
10. Appendix	7
11. Effective dates and signatures	8

Memorandum of Understanding

This document represents an agreement between

**Shire of Wagin; and
Wagin Agricultural Society; and
Wagin Riding and Pony Club Inc.; and
Wagin Hockey Club Inc; and
Wagin Cricket Club; and
Wagin Bowling Club; and
Wagin Trotting Club; and
Wagin Tennis Club.**

The local government and represented organisations and community representatives are working as an advisory committee to Council. The Memorandum of Understanding does not replace the Committee's Terms of Reference but provides a mechanism for organisational representatives to provide advice and make decisions about sporting facility creation and management.

1. Description of collaborating organisations

The eight (8) partner organisations are a Local Government Authority under the *Local Government Act 1995* (as amended) and seven (7) incorporated bodies. Two community representatives to the Sportsground Precinct Redevelopment Steering Committee may participate in any meeting and contribute to any document or decision but not bind any member organisation.

Other organisations may become members with the unanimous agreement of the Committee.

2. Objectives and scope

This MoU aims to promote collaborative work with council to develop the pursuit of sport in the District.

The objective is create sustainable facilities that will support existing and future needs for sporting, recreational, economic and community development within the district of Wagin.

The signatories of the MOU (**“the committee”**) comprises the local government authority and seven incorporated organisations that share a common location and interest (improving sporting, community and economic welfare within the Shire of Wagin).

3. The nature of the collaboration

The project objectives include:

- 3.1. Identify the current and future sporting infrastructure needs of clubs in the committee
- 3.2. Consider the current and future sporting infrastructure needs of the community.
- 3.3. Establish costs and resource needs to deliver current and future sporting infrastructure needs.
- 3.4. Identify opportunities for collaborative service, funding or resource provision, including opportunities to work with third party providers.
- 3.5. The financial or resource contribution of any member organisation is for the decision of that members’ committee and the timing, quantum or nature of any contribution is at the absolute discretion of the member organisation.
- 3.6. Contribute collaboratively for the benefit of all member organisations and the community in delivery of sporting infrastructure and the growth of sporting participation, community connection and economic development.
- 3.7. All decisions of the Committee are a recommendation to the Council of the Shire of Wagin which will exercise its powers in accordance with the Local Government Act and other legislation, any advice and its collective judgement in making decisions when considering any such recommendation, which may be modified or rejected.

In summary, the project will have the following broad outcomes:

- Development of the project to create infrastructure to enable sporting and recreational pursuits that will add to the development of sport, recreation, community connection and economic development of the district.
- Project planning and implementation of sporting grounds and facilities as identified by the Shire of Wagin, the community or this Committee.

All funding is to be centralised at the Shire of Wagin (**“Lead Agency”**) in identifiable accounts and the Lead Agency will be responsible for the financial reporting requirements as per the funding agreements.

4. The terms of the agreement

This MOU is valid from date of signing to 30 June 2024. This can be extended on mutual agreement of all signatories to the MOU.

5. Organisation and management of the agreement

The responsibilities of each of the partner organisations will be as follow:

5.1. Lead Agency – will be responsible for:

- 5.1.1. Overall project planning and coordination.
- 5.1.2. Management of any bank account or funding for the sole purposes of this project, and all income and expenditure related to it.
- 5.1.3. Reviewing and balancing collective funding budget(s) – income and expenditure statements will be provided to the committee on request.
- 5.1.4. Financial record keeping for the purposes of the reporting as required.
- 5.1.5. Overall financial acquittals and auditing as required for the external funding bodies.
- 5.1.6. Processing financial claims arising from the project(s) or this MoU.
- 5.1.7. Implementing the decisions of Council.

5.2. Deputy Chief Executive Officer – will be responsible for:

- 5.2.1. Record keeping for the purposes of the committee.
- 5.2.2. Sourcing and applying for external funding to support project implementation (as mutually agreed to by the committee).
- 5.2.3. Completion of all progress reports, annual reports and financial acquittals as required for the external funding bodies.
- 5.2.4. Project management (including, but not limited to, all planning, engaging suitably qualified consultants, implementing directly or indirectly any required action.
- 5.2.5. Preparation of external funding, progress reports and acquittals.
- 5.2.6. Applying skill and judgement to decision making to complete necessary tasks as delegated by Council.

5.3. All partner organisations will be responsible for:

- 5.3.1. Support the day-to-day project management of the project as requested by the Lead Agency.
- 5.3.2. Keep relevant local financial and other records to enable funding or financial recouping of costs incurred as relevant to the project and the provision of expenditure statements with supporting documentation to the Lead Agency.
- 5.3.3. Provide updates on progress at member club committee meetings and each partner organisation commits to assisting the Lead Agency with quotations, project inputs, funding body applications or reporting as required.

- 5.3.4. Ensuring that the infrastructure once built, features in respective plans, such as Asset Management Plans, or are provided for in Third Party Provider Asset Management Plan (i.e., owner occupier of facility.) or other such agreed plans to ensure the fair use, maximising utilisation, proper maintenance, and future replacement of the asset.
- 5.3.5. Supporting agreements between the Lead Agency and one or more individual member organisations, may make provision, plans or sinking funds or any other arrangement for the management, use or replacement of completed assets.
- 5.3.6. Updating relevant information with the Lead Agency for any project including relevant site and club information, photos, videos, maps etc as requested, in a timely manner.
- 5.3.7. Providing any information requested from your respective organisation as required to assess the effectiveness of the project.
- 5.3.8. Receive requests for financial or resource commitment and present it to your Committee for consideration and decision.
- 5.3.9. Maintain any relevant insurances.
- 5.3.10. This agreement does not modify any other current agreement held by partner organisations with the Shire of Wagin until that agreement is modified in accordance with its provisions.

6. Lead Agency

For the purposes of this committee, the Shire of Wagin will be the Lead Agency and provide the project coordination for the Sportsground Precinct Redevelopment. The primary contact will be the Deputy Chief Executive Officer of the Shire of Wagin.

Deputy Chief Executive Officer
Shire of Wagin
2 Arthur Road
WAGIN WA 6315

Ph: 9861 1177 M: 0448 783 692
E: dceo@wagin.wa.gov.au

7. Partner organisations

The partner organisations to this MOU and their relevant contact details are as follows:

To be confirmed

8. Communication and exchange of information

Information dissemination in relation to the project will largely be by email. It is the responsibility of member organisations to ensure the Shire of Wagin is made aware of relevant contact details. Records are to be retained as per the Record Keeping Plan of the local government. Member organisations should ensure committees and membership are engaged with decision making and outcomes. Agendas and minutes will be retained electronically by the Lead Agency.

9. Intellectual property

Rights to the intellectual property as produced by the Committee will be retained by the Shire of Wagin as part of the project.

10. Appendix

Reference is to be made to the following documents:

- Sportsground Precinct Redevelopment Steering Committee Terms of Reference
- Any financial budget or report produced by the Shire of Wagin which Council has resolved to approve.
- Any lease, agreement or other instrument between the Shire of Wagin and member organisations.

11. Effective dates and signatures

This MOU is effective from 07 JULY 22 (date of signing)

Signature

Chief Executive Officer
Shire of Wagin

Print Full Name of Authorised Person

Signature

President
Shire of Wagin

Print Full Name of Authorised Person

Signature

(Rep)
Cr

Print Full Name of Authorised Person

Signature

(Rep)

xx

Print Full Name of Authorised Person

Signature

(Rep)
cc


Print Full Name of Authorised Person

Signature

(Rep)

xx

DWIGHT KELLOW
Print Full Name of Authorised Person


Signature WAGIN HOCKEY CLUB
(Rep)


xx

PAUL N. POWELL
Print Full Name of Authorised Person WAGIN AG. Soc


Signature (Rep)

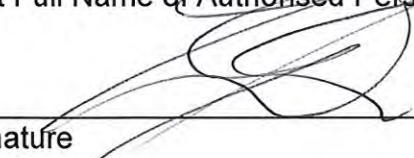
xx

MATTHEW SPURR
Print Full Name of Authorised Person


Signature WAGIN TROTTING CLUB
(Rep)


xx

FIONA DAWSON
Print Full Name of Authorised Person


Signature (Rep)

xx

Print Full Name of Authorised Person

 N.A.
Signature (Rep)

Xx

Print Full Name of Authorised Person

Signature _____ (Rep)

Print Full Name of Authorised Person _____

Signature _____ (Rep)

Print Full Name of Authorised Person _____

Signature _____ (Rep)

Xx

Print Full Name of Authorised Person _____

for N.A.

6.2 AMENDMENT TO TERMS OF REFERENCE: WAGIN SPORTSGROUND PRECINCT RE- DEVELOPMENT STEERING COMMITTEE

PROPONENT/OWNER:	N/A
LOCATION/ADDRESS:	N/A
AUTHOR OF REPORT:	A/Deputy Chief Executive Officer
SENIOR OFFICER:	Chief Executive Officer
DATE OF REPORT:	
PREVIOUS REPORT(S):	Not Applicable
DISCLOSURE OF INTEREST:	Nil
FILE REFERENCE:	CS.SP.25
ATTACHMENTS:	1. Terms of Reference April 2021; 2. Draft Terms of Reference September 2022.

OFFICER RECOMMENDATION

Moved by P.Powell

Seconded by W. Longmuir

- 1. That the Committee Approves the Terms of Reference as amended.**

Carried 6/0

BRIEF SUMMARY

The Terms of Reference guiding this Committee were adopted by Council 27 April 2021. This item makes an amendment to enable project management and add certainty to administration support of the Committee's work.

BACKGROUND/COMMENT

The Shire of Wagin Council endorsed the Terms of Reference at its meeting 27 April 2021 (resolution 4533). That document (Attachment 1) sets out membership, references for decision-making and administrative support.

The acting DCEO has been appointed by Council to act as CEO of the Shire of Wagin from 1 October. The Community Liaison Officer Ms Donna George will act as Deputy CEO during that period with another officer recruited on a temporary basis to support community development. The acting CEO will maintain project management for this committee; with support from others as required. Consequently, it is recommended to change the Terms of Reference to indicate 'officers of the shire' will provide administration support and not specify whom will provide that support.

Secondly, the Terms of Reference states meetings will be held monthly at the Wagin Recreation Centre Members Lounge at a day and time to be agreed upon. I propose altering this to 'regular meetings will be held at a venue, day and time to be agreed upon.'

Finally, there have been two published versions of the Terms of Reference with community membership being either one or two members. I seek confirmation by amendment to 'up to two community members' and with Committee permission will advertise for expressions of interest. Note: committee confirmed in the meeting one community member.

The draft Terms of Reference as amended are attached.

CONSULTATION/COMMUNICATION

Steering Committee members; Mr Bill Atkinson CEO.

STATUTORY/LEGAL IMPLICATIONS

Local Government Act 1995 Part 5 Division 2; Local Government (Administration) Regulations 1996.

POLICY IMPLICATIONS

No policy applicable to this item

FINANCIAL IMPLICATIONS

No financial implications to this item

STRATEGIC IMPLICATIONS

Contribute to the Shire of Wagin Strategic Community Plan key strategic outcomes: 1.3 Increase tourism and promotion of town and heritage; 2.8 Investigate planning and development of sporting facilities; 3.4 Progress the Wagin Community Recreational Hub.

VOTING REQUIREMENTS

Simple majority

Wagin Sportsground Precinct Re-Development Steering Committee



Terms of Reference

1. Role/Purpose

The role of the Steering Committee is to provide Council with recommendations to Council on the implementation of the *Wagin Sportsground Precinct Re-development Masterplan*.

2. Term

This Terms of Reference will take effect from adoption by Council continue until the completion of the Sportsground Precinct Re-development or until Council deems the Committee is no longer required.

3. Membership

The Steering Committee will comprise:

- The Shire of Wagin President and one other Shire Councillor
- Two representatives of the Wagin Agricultural Society
- One representative of the Wagin Bowling Club
- One representative of the Wagin Tennis Club
- One representative of the Wagin Hockey Club
- One representative of the Wagin Cricket Club
- One representative of the Wagin Pony Club
- One representative of the Wagin Trotting Club
- Two representatives of the Wagin community

4. Roles and Responsibilities

The Steering Committee will:

- Determine which elements of the Sportsground Masterplan Option 5 will be implemented.
- Prioritise the elements of Option 5 in order of importance and logical sequence, the deliverable from this item showing priority and likely stages.
- Recommend design elements of the proposed new Clubhouse and other required building structures.
- Identify what Memorandum of Understandings or Agreements will be required between the affected organisations.
- Assist and have input in the operating model of the new Sports Club Hub, including operational income, expenditure and future replacement of sporting infrastructure and equipment.

The membership of the Steering Committee will commit to:

- Attending all scheduled Steering Committee meetings.
- Working cohesively in a conciliatory fashion with other members.
- Council Administration will provide secretarial support to the providing agendas, minutes and briefing materials.
-

5. Meetings

- The chairperson will be the Shire of Wagin President.
- The quorum required is six members.
- Normal meeting procedure will be followed, with the Chairperson having the casting vote.
- Meetings will be held as required by the chair or requested by 3 or more members. Monthly meetings may be desirable.
- Meetings will be held Wagin Recreation Centre Members Lounge

6. Amendment, Modification or Variation

Council may alter the Terms of Reference as it sees fit after consultation with the Committee

Wagin Sportsground Precinct Re-Development Steering Committee



Terms of Reference

1. Role/Purpose

The role of the Steering Committee is to provide strategic direction and recommendations to Council in the implementation of the *Wagin Sportsground Precinct Re-development Masterplan* in accordance with the Option 5 and the document's recommendations and implementation plan.

2. Term

The Terms of Reference took effect from April 2021 and will continue (as amended) until the completion of the Sportsground Precinct Re-development or as decided by Council.

3. Membership

The Network Group/Advisory Group will comprise:

- The Shire of Wagin President and one other Shire Councillor
- Two representatives of the Wagin Agricultural Society
- One representative of the Wagin Bowling Club
- One representative of the Wagin Tennis Club
- One representative of the Wagin Hockey Club
- One representative of the Wagin Cricket Club
- One representative of the Wagin Pony Club
- One representative of the Wagin Trotting Club
- One representative of the Wagin community

4. Roles and Responsibilities

The Steering Committee will:

- Determine which elements of the Sportsground Masterplan Option 5 will be implemented.
- Prioritise the elements of Option 5 in order of importance.
- Determine how the development is to be staged and which elements of Option 5 will be staged together.
- In relation to Option 5, decide on the footprint of the development, this will determine the site surveying required, including the surveying of the underground services.
- Recommend design elements of the proposed new Clubhouse and other required building structures.
- Assist with grant opportunities and applications for grant funding.
- Monitor the progress of the building and infrastructure process and report back to Council.
- Assist with any required Memorandum of Understandings or Agreements between the Sporting Clubs and the Wagin Agricultural Society.
- Assist and have input in the operating model of the new Sports Club Hub, including operational income, expenditure and future replacement of sporting infrastructure and equipment.

The membership of the Steering Committee will commit to:

- Attending all scheduled Steering Committee meetings and if necessary, nominate a proxy.
- Working cohesively, be objective and make recommendations in the best interests of the whole Sportsground Precinct Development
- Sharing all communications and information across the Committee.
- Making timely recommendations so as to not hold up the project.

Members of the Steering Committee will expect:

- that each member will be provided with complete, accurate and meaningful information in a timely manner.
- to be given reasonable time to make key recommendations.
- to be alerted to potential risks and issues that could impact the development, as they arise.
- open and honest discussions, without resorting to any misleading assertions.

5. Meetings

All meetings will be chaired by the Shire of Wagin President.

A meeting quorum will be six members of the Steering Committee.

Recommendations are made by way of a majority vote, if a majority is not possible, the Steering Committee advisory group chair has the casting vote.

Meeting agendas and minutes will be provided by the Shire of Wagin Administration staff, this includes:

- preparing agendas and supporting papers
- preparing meeting notes and information.
- Preparing meeting minutes.

Administration support to the Steering Committee and at meetings will be provided by shire officers.

Meetings will be held at a venue, day and time to be agreed upon.

6. Amendment, Modification or Variation

This Terms of Reference may be amended, varied or modified in writing after consultation and agreement by the Steering Committee members.

6.3 PROJECT DEFINITION: WAGIN SPORTSGROUND PRECINCT RE-DEVELOPMENT, WAGIN BOWLS CLUB

PROPONENT/OWNER:	N/A
LOCATION/ADDRESS:	N/A
AUTHOR OF REPORT:	A/Deputy Chief Executive Officer
SENIOR OFFICER:	Chief Executive Officer
DATE OF REPORT:	8 September 2022
PREVIOUS REPORT(S):	Not Applicable
DISCLOSURE OF INTEREST:	Nil
FILE REFERENCE:	CS.SP.25
ATTACHMENTS:	<ol style="list-style-type: none">1. Sportsground and Recreation Precinct Masterplan August 2022;2. Letter from Wagin Bowling Club dated 6 September 2022

OFFICER RECOMMENDATION

Moved by W. Longmuir **Seconded by** B. Hall

- 1. That the decision of the Wagin Bowling Club is acknowledged and the club's proposal to re-develop the current bowling club site is supported;**
- 2. That the co-location of the cricket, hockey and tennis clubs is proposed by this committee with support for new clubrooms and playing fields at the Sportsground and Recreation Precinct;**
- 3. That this Committee supports the preparation of a discussion paper and other mechanisms to prioritise other elements of the August 2020 Masterplan.**

Carried 5/1

BRIEF SUMMARY

The Sportsground and Recreation Precinct Master Plan has many options and elements. Council identified Option 5 as the preferred option and later recognised a staged approach would be required.

Meetings and discussion in the previous five months have been working toward greater project definition. This item recommends elements that will comprise this project.

BACKGROUND/COMMENT

There are references to the background history to this project in the item 12.2.2 'Stage 1 SPORTSGROUND REDEVELOPMENT PROJECT' in the Shire of Wagin Council minutes for 2 August 2022. This is useful reference material when read together with the August 2022 Masterplan.

Option 5 of the Masterplan as presented in August 2020 includes 20 key elements, only a few of them about the sportsground precinct. The projected cost at that time was north of \$18.2 million with the sportsground hub estimated at \$5.7 million.

Council's Terms of Reference delegated this committee with making recommendations about which elements should be incorporated and assist with other aspects of planned re-development. This is not an easy task and committee members (and others) have struggled with the task of making plans with so many questions unanswered (or unanswerable).

To the credit of this Committee, the Council of the Shire and club committees and club members, there is some definition now being reached. The Wagin Bowling Club has conducted significant assessment of their current facilities, obtained quotes and conducted internal and external consultation and has made a firm decision to re-develop current facilities. The Shire of Wagin will work with the club to make fully costed assessments, prepare project planning and source necessary funding to implement over time an improvement to playing surfaces and club facilities. Consequently, the club will not be re-locating to the re-developed site within the Sportsground Precinct. The club will remain engaged with the re-development project and Committee. A letter to confirm this is attached to this item dated 6 September 2022.

What does this mean for Option 5?

The project will be redefined with the Sportsground elements at the Sportsground and Recreation Precinct principally including:

- New sports hub clubhouse (size, fit-out, orientation to be confirmed by project plan);
- Tennis courts (number, orientation and surface to be confirmed by project plan),
- Hockey facility (shared surface with tennis and other details to be confirmed by project plan);
- Accommodation of cricket;
- Other features to be confirmed (for example, enabling of basketball, inclusion of public recreation);
- All other necessary services, works and access as required to enable the above development to function effectively and accommodate principles of access and inclusion.

Broadly, the above is identified as Stage 2 with confirmation of staging subject to project planning and negotiations with affected users. It is intended to prepare project planning for the above items in seeking funding assistance from the Department of Local Government, Sports and Cultural Industries by submission in the second quarter of 2023.

Transition plans for all clubs to be developed including re-purposing or de-commissioning of existing facilities.

Other elements of the Masterplan may shortly be considered for priority and alignment with Council's plans.

A discussion paper will be prepared separating the sportsground elements as much as practicable from the Masterplan. This paper would be for open discussion and a suitable forum then conducted once that paper has been considered widely. The intention would be to seek agreement as to what is deliverable and when, and where, appropriate include elements into the local government's community and long-term planning. It is highly likely that political engagement and high-level external funding will be required.

Some items may be considered as small projects for alternate streams of completion such as community grants or budget items in 2023/24 and thereafter.

In due course, items will be prepared for Council decision, such as meaningful support for the Wagin Bowling Club.

CONSULTATION/COMMUNICATION

Steering Committee members; Mr Bill Atkinson CEO.

STATUTORY/LEGAL IMPLICATIONS

Local Government Act 1995 Part 5 Division 2; Local Government (Administration) Regulations 1996.

POLICY IMPLICATIONS

No policy applicable to this item

FINANCIAL IMPLICATIONS

There is increased likelihood that the overall cost to the community will be lower due these changes as well as a reduced overall timeline for delivery.

STRATEGIC IMPLICATIONS

Contribute to the Shire of Wagin Strategic Community Plan key strategic outcomes: 1.3 Increase tourism and promotion of town and heritage; 2.8 Investigate planning and development of sporting facilities; 3.4 Progress the Wagin Community Recreational Hub.

VOTING REQUIREMENTS

Simple majority

FEASIBILITY STUDY REPORT

SPORTSGROUND and RECREATION PRECINCT MASTERPLAN

for



August 2020

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
1.0 INTRODUCTION	5
2.0 NEEDS ASSESSMENT SUMMARY	5
2.1 Key findings	5
2.2 Failed Facilities	6
2.3 Future needs	6
3.0 DESIGN BRIEF	9
4.0 SOLUTIONS MATRIX	11
5.0 PRECINCT MASTER PLAN OPTIONS 1 to 4	12
6.0 ORDER OF PROBABLE COST OPTIONS 1 to 4	24
7.0 PRECINCT MASTERPLANS 1 TO 4 - REJECTION	29
8.0 PRECINCT MASTERPLAN OPTION 5	31
8.1 Option 5 Masterplan detail	33
8.2 Option 5 Sports Hub detail	33
8.3 Option 5 Notes of caution	35
9.0 ORDER OF PROBABLE COST – OPTION 5	36
10.0 MANAGEMENT STRUCTURE AND GOVERNANCE	38
11.0 FUNDING OPTIONS	39
12.0 IMPLEMENTATION PLAN	39
12.1 Sports Hub Development	39
12.2 Woolorama Facility Improvements	40
13.0 RECOMMENDATIONS	41
14.0 ATTACHMENTS	42

EXECUTIVE SUMMARY

The Shire of Wagin engaged CCS Strategic in association with ADC Projects to prepare a masterplan for the redevelopment the Wagin Sportsground and Recreation Precinct. This precinct is home to many of the Wagin's sporting clubs and is the site for the Agricultural Society's annual Woolorama event, arguably the most significant event on Wagin's annual calendar.

The changing nature of the community, the local economy, community expectations and the ageing of multiple facilities within the precinct has caused the Shire to investigate opportunities improvements across the precinct. Despite numerous attempts to prepare a definitive redevelopment plan, including a community facilities study in 2011, the lack of consensus surrounding development direction has hampered the process.

The needs analysis report (part 1 of this study) reviewed a variety of previous development options (A, B C and D) for the precinct. A program of research, engagement and analysis was then undertaken to inform the range of development options that should be considered, and a series of new master plans, options 1, 2, 3 and 4, were devised addressing the expressed needs.

A draft feasibility report and the new master plans together with an order of probable cost for each option were presented to Council and community for consideration and comment. Feedback from the workshop presentations was then considered. The tennis and bowls clubs advised they had no desire to relocate to the Golf Course to create a Country Club and the Shire issued an instruction to create a new tennis, bowls, cricket and hockey social hub and associated playing facilities. This is a new option, not previously presented.

The final master plan, now presented as Option 5, provides this new social hub at the eastern end of the precinct for cricket and hockey - with playing surfaces remaining on the main oval - and for tennis and bowls, focused on new synthetic surface playing facilities to be established around the clubhouse. This option provides for the use of the tennis courts as a synthetic turf training facility for hockey, noting that inherent in this design is a decision not to pursue the development of a full-size synthetic hockey pitch.

Option 5 shows that the site can accommodate the footprint of the proposed facilities. Caution is issued, however, noting that the exact location of the new pavilion and playing facilities is subject to site survey and the location of existing services. The area could potentially be impacted by service runs requiring easements. Additionally, the proposed sporting hub development will sit across multiple land parcels. It is recommended that these parcels be amalgamated into one parcel suitable for lease and that further boundary rationalisation be undertaken to simplify land holdings for the Shire, the Agricultural Society and those parcels in joint or trust ownership.

The new social hub requires the demolition of the old scout hall building, currently used as a clubroom by hockey and cricket and as the security HQ during Woolorama. There is unanimous support for the removal of this building. The new social hub also requires demolition of the adjacent education pavilion and grandstand. There had been some support for this building to be demolished or at least repurposed and refurbished.

We remain firmly of the view that the economic viability of Woolorama is essential to the town and the future accommodations within the precinct need to protect their future growth and operational requirements. Development options for the staging of Woolorama are shown in Option 5. Masterplans 1 to 4 proposed the extension of Rifle North Road to Arthur Road as a means of rationalising traffic flows during Woolorama. This road construction option has been replaced with the extension of Kitchener Street (the main east-west link through the precinct) further west to connect to Great Southern Highway as part of the Shire instruction. Our records show the affected land is owned freehold by the Agricultural Society. Should this road be approved and constructed it would be appropriate to acquire the site, effect a land swap or secure perpetual right of access to the community.

The replacement of the existing Merino and British Breeds pavilions with a new combined pavilion adjacent to a new site entry gate, remains part of the masterplan; and the area currently occupied by the sheep pavilions is released to create an entertainment and food and beverage service hub. The Ray Johnson pavilion, previously considered for replacement, is to be retained. The existing horse stalls for trotting are proposed for demolition, to be replaced with new multipurpose stalls that serve both trotting and cattle displays during Woolorama.

The new social hub renders the existing tennis and bowls facilities redundant. The Pony Club is identified as a potential user of the existing tennis clubhouse, however, there is no immediate tenant or alternative purpose identified for the bowls clubhouse. Both the tennis courts and the bowling greens will become unserviceable and redundant in the short term and are best removed. The Pony Club may consider relocating their dressage arena onto the existing tennis courts to give viewing from the clubhouse prior to covering the arena.

Further studies should be undertaken to repurpose or redevelop the areas currently occupied by the bowls and tennis facilities.

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1.0 INTRODUCTION

The Shire of Wagin engaged CCS Strategic in association with ADC Projects to prepare a masterplan for the redevelopment the Wagin Sportsground and Recreation Precinct. This precinct is home to many of the Wagin's sporting clubs and is the site for the Agricultural Society's annual Woolorama event, arguably the most significant event on Wagin's annual calendar.

The changing nature of the community, the local economy, community expectations and the ageing of multiple facilities within the precinct has caused the Shire to investigate opportunities improvements across the precinct. Despite numerous attempts to prepare a definitive redevelopment plan, including a community facilities study in 2011, the lack of consensus surrounding development direction has hampered the process.

The needs analysis report (part 1 of this study) reviewed a variety of development options (A, B C and D) that had previously been prepared for the precinct. A program of research, engagement and analysis was then undertaken to inform the range of development options that should be considered, and a series of new master plans were devised addressing the expressed needs.

A draft feasibility report and new master plan options, 1 to 4 together with an order of probable cost for each option were presented to Council and community for consideration and comment. Feedback from the workshop presentations was then considered including an instruction from the Shire regarding the creation of a new tennis, bowls, cricket and hockey social hub and associated playing facilities. This is a new option, not previously presented.

The final master plan, now presented as Option 5, provides a new social hub at the western end of the precinct for cricket and hockey (focused on the main oval) and tennis and bowls, requiring new synthetic surface playing facilities to be established around the clubhouse. This option proposes the use of the tennis courts as a synthetic turf training facility for hockey, noting that inherent in this design is a decision not to pursue the development of a full-size synthetic hockey pitch. Future development options for Woolorama are shown in Option 5, however, the extension of Rifle North Road as a means of rationalising traffic flows during Woolorama has been replaced with the proposed extension of Kitchener Road as the main east-west link through the precinct all the way to Great Southern Highway.

2.0 NEEDS ASSESSMENT SUMMARY

The full detail of the Needs Assessment can be read in the report for part 1 of the study. It is summarised here to provide easy reference for the feasibility assessment that follows.

2.1 Key findings

- Wagin has a population of just 1,865¹ residents which is forecast to diminish over time
- The Wagin community has an average age of 49, compared to the state average of 36
- Wagin has a surfeit of community facilities, many are underutilized, many are ageing
- The Shire and the community see a need to improve the sportsground precinct
- A key focus for the community is to establish a social hub for sporting groups
- Woolorama is a key economic, social and cultural undertaking for the town and its needs are integral to the future of the precinct

¹ ABS Census 2016

- Successful showgrounds around the nation are easy to navigate and characterised by large pavilions with diverse and flexible accommodations
- Key considerations for the precinct masterplan include function and amenity for all patrons and conditions, ease of access and movement throughout the precinct and recognition of the character of the precinct and its context within the town.
- Wagin offers suitable facilities for participation in all the top 16 activities as recorded by AusPlay2 (except surfing), albeit some facilities are ageing and in need of repair or replacement
- The local community significantly exceeds average participation rates in all measured activities, except for golf.
- AFL has the highest participation rate with 120 players representing 6.4% of the community.
- The traditionally Australian nature of the community is echoed by the fact that there is no soccer played in Wagin, despite it being the most popular team sport in the state.
- Despite a desire to establish a synthetic turf for hockey the community is unable to demonstrate a capacity to maintain the facility and acknowledges that it would harm the viability of the turf in Narrogin

2.2 Failed Facilities

There are several facilities within the precinct that are acknowledged by the community to be at or nearing the end of their useful design life. Decisions must be taken to remove, refurbish or replace them. The number preceding each item refers to the location plan included as attachment 1.

1a. Cricket pitch in main oval	41. Public toilet blocks a and b
2. Bowling green B	42. CWA dining room
3. Synthetic tennis courts	43. Stockman's bar
4. Tennis hit-up wall	44. Merino pavilion
31. Trotting association stables	45. British breeds pavilion
34. First aid room	Sports lighting to main oval
39. Education pavilion	Broadcast / Commentators box

2.3 Future needs

The following needs were identified in the part 1 report and have been acknowledged and affirmed by the community during presentation of the Needs Assessment Report.

Activity	Facility requirements
Holistic view	<p>To develop a social hub in the community, preferably within the sportsground precinct (includes a licensed premise)</p> <p>Sportsground precinct needs to respond to both the operational needs of the annual Woolorama event and the day to day needs of the resident clubs</p> <p>Precinct facilities need to be actively managed/coordinated to optimise use</p> <p>A larger more attractive children's playground</p>

² Sport Australia participation survey in sport and physical activity

	Enhanced facilities for caravan and camping – power, water, sullage Rationalisation of the Shire's numerous heritage buildings that are underutilised and expensive to maintain
Darts	Licensed venue with 4 boards – exclusive use or quiet space for competition days
Agricultural Society	New pavilions for Merinos and British Breeds with grassed display arenas Improved traffic management plan for bump-in days Replacement of old scout hall (security operations) Replacement of Exhibition building/grandstand (education) Creation of clear pedestrian flows to anchor displays Beautification of the precinct Site masterplan that links operation to vision (refer to workshop summary)
Bowls	Replacement of Green A now Replacement of Green B within 5-10 years Aim for 8-10 rinks under lights Refurbishment or replacement of the Clubhouse Interested in shared/combined use
RSL	No future requirements – potential amalgamation into social hub
Pony	Covered dressage arena Retention of stock yards and washdown bays Clubhouse improvements or alternative clubhouse accommodation Readily accessible float parking area Potential accommodation for RDA
Netball	Vinyl floor repair in recreation centre sports hall
Tennis	6 (ideally 8) lit synthetic turf courts – required within 5 years Improved or alternative clubhouse facilities Hit-up wall Children's playground area
Basketball	No facility improvements required for indoor play – remove external hardcourts
Youth Centre	Ongoing improvements as funds permit
Rodeo	No requirements specified to date
Cricket	New synthetic turf wicket Improved Clubhouse facilities Spectator proximity clubhouse to playing field
Hockey	Synthetic turf playing field – lit Improved Clubhouse facilities with changerooms and showers Spectator proximity clubhouse to playing field
Football	Improved drainage in south west corner of the grassed playing field New commentary box – shared with Trots
Trotting	Replacement of existing 80 stables/ stalls Additional 20 stalls to make 100 in total New commentary/judges' box – shared with football Upgraded track lighting – to be shared with football and supported by RWWA
CWA	Ongoing maintenance of main clubhouse and sportsground precinct buildings
Historical Village	Ongoing maintenance and improvements within the Village site. Opportunity to establish a permanent vintage caravan display as part of the Village
District Club	No future requirements – potential amalgamation into social hub

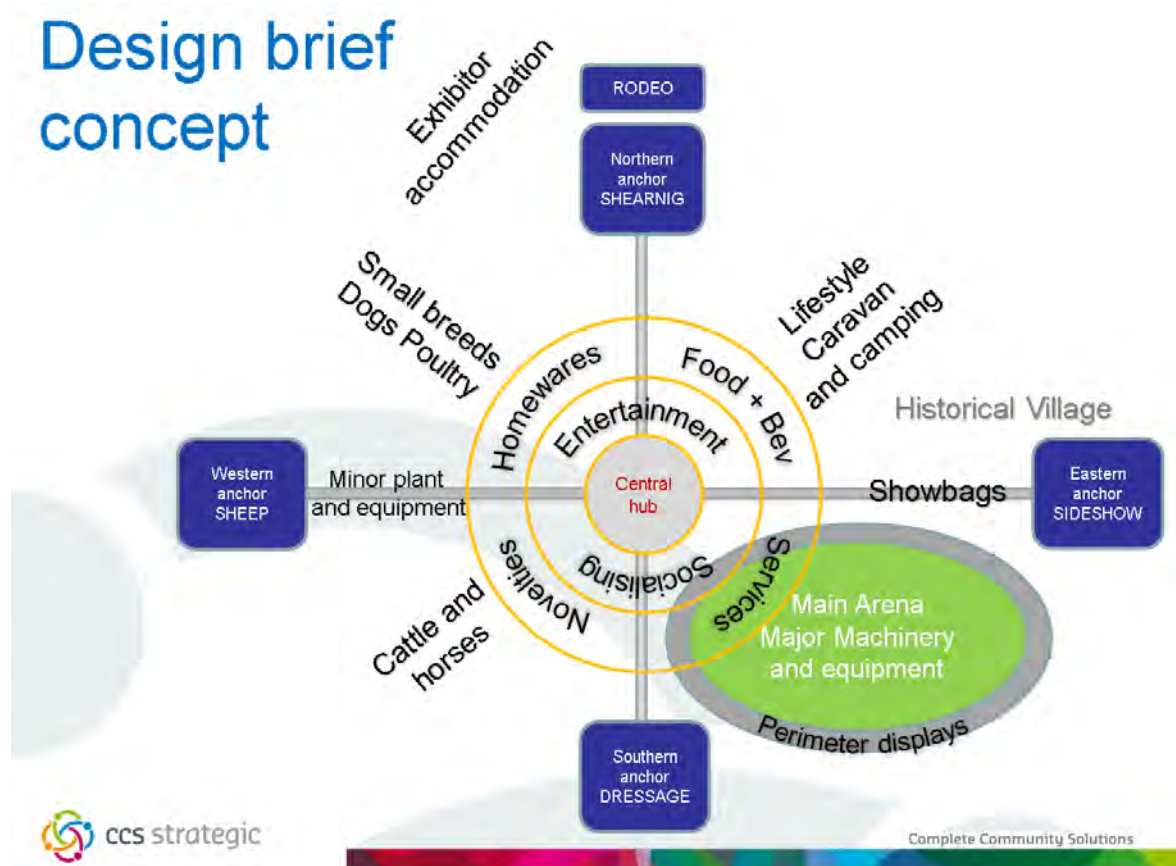
Golf Club	Lack of membership is hampering ambition – dam needs work to allow reticulating the course
Gun Club	Collection and removal of lead shot waste
Overflow caravan and camping facilities for events	Rationalisation of existing amenities and layout within the precinct to provide <ul style="list-style-type: none"> • Additional powered sites • Water connection points • Sullage dump point • Ablution block

3.0 DESIGN BRIEF

The following description was developed as part of the Needs Assessment report and provided to ADC Projects for design interpretation.

Overview

- Create a highly legible and easily accessible and trafficable sportsground precinct that allows for the future growth and development of Woolorama as a priority
- Identify a series of anchor activity nodes that highlight Woolorama attractions within the precinct
- Create a central hub for social activity including food and beverage services and entertainment
- Consolidate sporting activity where possible, particularly in regard to shared use social facilities.



Exclusions

- It was generally agreed that the precinct master plan would not seek to accommodate a full size synthetic hockey turf due to the size imposition, the initial capital cost, the annual operational and eventual surface replacement cost, as well as the likely adverse effect on the neighbouring Narrogin turf.
- Due to its poor condition, the old scout hall (currently used as a hockey / cricket pavilion and as the security service headquarters during Woolorama) is to be demolished immediately without consideration of replacement.

Inclusions

New elements proposed to be added to the precinct include:

- Formal welcoming entry statements at the gates, particularly for Woolorama
- A dedicated service access point for livestock, separate to the public traffic flow
- Seating, shade and shelter along pedestrian routes within the precinct
- New horse stalls – additional 20 to achieve 100 on site
- Clearly defined areas and services (power, water, drainage) for exhibitor camping

Improvements

The following items are proposed to be included in the master plan

- Shelter over the equestrian dressage arena
- Trotting track / sports field lighting upgrade
- Drainage to the south western corner of the main oval
- Replace vinyl floor in the recreation centre sports hall
- Refurbished tennis clubhouse
- Refurbished bowls clubhouse
- Refurbished equestrian Clubhouse

Replacements

- Bowling green – new 40m x 40m (8 rink) lit synthetic grass green proposed
- Tennis courts – 6-8 new lit synthetic grass courts proposed
- Horse stalls – replace existing 80 stalls
- Commentators / Judges box
- Synthetic cricket wicket
- Merino pavilion
- British breeds pavilion
- Education pavilion and grandstand
- First aid station – new facility in alternative location

4.0 SOLUTIONS MATRIX

Design consideration	Solution 1	Solution 2
Create a highly legible and easily accessible and trafficable sportsground precinct that allows for the future growth and development of Woolorama as a priority	Establish north-south and east-west axes for pedestrian access and separate service vehicle route	Formalise existing roads and pathways
Identify a series of anchor activity nodes that highlight Woolorama attractions within the precinct	N - shearing S - equestrian E - sideshow W - sheep	Alternative anchors to be identified
Create a central hub for social activity including food and beverage services and entertainment	Remove sheep pavilions to the west	Combine both pavilions as one
Consolidate sporting activity where possible, particularly with regard to shared use social facilities.	Football cricket and hockey to share recreation centre	Cricket and hockey to share Eric Farrow pavilion
	Combine tennis and bowls in existing tennis clubhouse	Relocate tennis and bowls to Golf club to create a country club
Inclusions	Solution 1	Solution 2
Formal welcoming entry statements at the gates, particularly for Woolorama	Common entry gate design for all active entrances	Designates 'main entry' design different to others
A dedicated service access point for livestock, separate to the public traffic flow	Use entry 1 for all livestock delivery	Create new livestock entry on Rifle North Rd
Seating, shade and shelter along pedestrian routes within the precinct	Create service nodes along axes	Add trees or shade shelters with seats
New horse stalls – additional 20 to achieve 100 on site	Remove from current location	Horse stalls serve as Woolorama cattle stalls
Clearly defined areas and services (power, water, drainage) for exhibitor camping	Set power and water supply points in amongst trees to create defined camping bays	Add common dump and drainage points

Improvements	Solution 1	Solution 2
Shelter over the equestrian dressage arena	Cover existing arena	Relocate arena as southern anchor
Trotting track / sports field lighting upgrade	As proposed	Focus lighting on active playing fields in winter season

Drainage to the south western corner of the main oval	Remediate by regular top dressing	Remediate by installing ag drains
Replace vinyl floor in the recreation centre sports hall	When funding is available	
Refurbished tennis clubhouse	Refurbish in-situ	Relocate to Golf Club
Refurbished bowls clubhouse	Refurbish in-situ	Relocate to Golf Club
Refurbished equestrian Clubhouse	Relocate adjacent to arena	Take-over tennis clubhouse
Replacements		
Bowling green – new 40m x 40m (8 rink) lit synthetic grass green proposed	Replace in-situ	Relocate to golf Club
Tennis courts – 6-8 new lit synthetic grass courts proposed	Replace in-situ	Relocate to golf Club
Horse stalls – replace existing 80 stalls	Extend existing cattle stalls	Build new stalls complex
Synthetic cricket wicket	Replace in-situ	Install in football oval
Merino pavilion	Relocate west	Relocate west as one large pavilion
British breeds pavilion	Relocate west	
Education pavilion and grandstand	Convert Merino pavilion for education	Use marquee for the Woolorama event
First aid station	New facility in alternative location	Area in a proposed new building
Security headquarters	Use existing tennis clubhouse	Use existing bowls clubhouse
Other considerations		
Landscaping and precinct seating	Make use of natural shade and plant more trees – add seats	Install shade shelters – add seats

5.0 PRECINCT MASTER PLAN OPTIONS 1 to 4

Four alternative precinct master plans (1, 2, 3 and 4) were prepared based on the design brief and solutions matrix described above and presented to the Council and the community. A series of additional design options were also presented including the addition of changerooms to the Eric Farrow pavilion to accommodate cricket and hockey, a precinct landscaping plan, a proposal to rationalise the multitude of land parcels through a process of amalgamation and boundary adjustments, and a concept for the relocation of bowls and tennis to the golf club.

These design options are shown below.

Consistent across all precinct master plan options are the following design elements. The numbers shown against the design elements are those on the masterplan options shown below or the site map and precinct legend included as an attachment.

1. Alternations and improvements to the road network

- (2a) Creation of a new T junction and western entry to the precinct
- (2b) Southerly extension of Rifle North Road to Arthur Road
- (11) Creation of Woolorama Ave running east-west, a one-way service road connecting from the rear of the Ray Johnson Pavilion to Rifle North Road
- (12) Formalisation of a service road linking the main arena to the north-south leg of Woolorama Ave
- (13) Easterly extension of the internal service road running between the basketball courts and the Education Pavilion to service the proposed side show alley location
- (14) Upgrade of the internal road running north-south through the existing trotting stables area from Kitchener Street to the new (12) service road
- (15) Creation of a service road extending from the main arena south to Thornton Street for options 1 and 4 or south and east to Tasman Street for options 2 and 3
- (16) Minor upgrades (reseal) to the service road extending north from Kitchener Street to the Shearing Pavilion and turning west
- (17) Formalisation of the road extending north from Kitchen Street to the Rodeo Arena, Youth Centre and gates 4 and 8.

2. Demolition of existing infrastructure

- (6) Dressage arena – only if it is to be relocated
- (29) Equestrian clubhouse – function to relocate to existing tennis clubhouse
- (31) Horse stalls – trotting, to be replaced with multipurpose stalls
- (34) First Aid Room – to be replaced with a permanent facility
- (40) Old scout hall/ cricket-hockey pavilion – function to relocate to Rec Centre or Eric Farrow pavilion
- (41b) Public toilet block – to be replaced with new facilities in new buildings
- (41c) Public toilet block – to be replaced with new facilities in new buildings
- (42) CWA building – to be replaced with new hospitality hub facilities
- (43) Stockman's bar – to be replaced with new hospitality hub facilities
- (44) Merino Pavilion – to be replaced with new combined sheep pavilion 1
- (45) British Breeds pavilion – to join Merinos in new combined sheep pavilion 1
- (46) Ray Johnson Pavilion – to be replaced with new larger contemporary exhibition pavilion

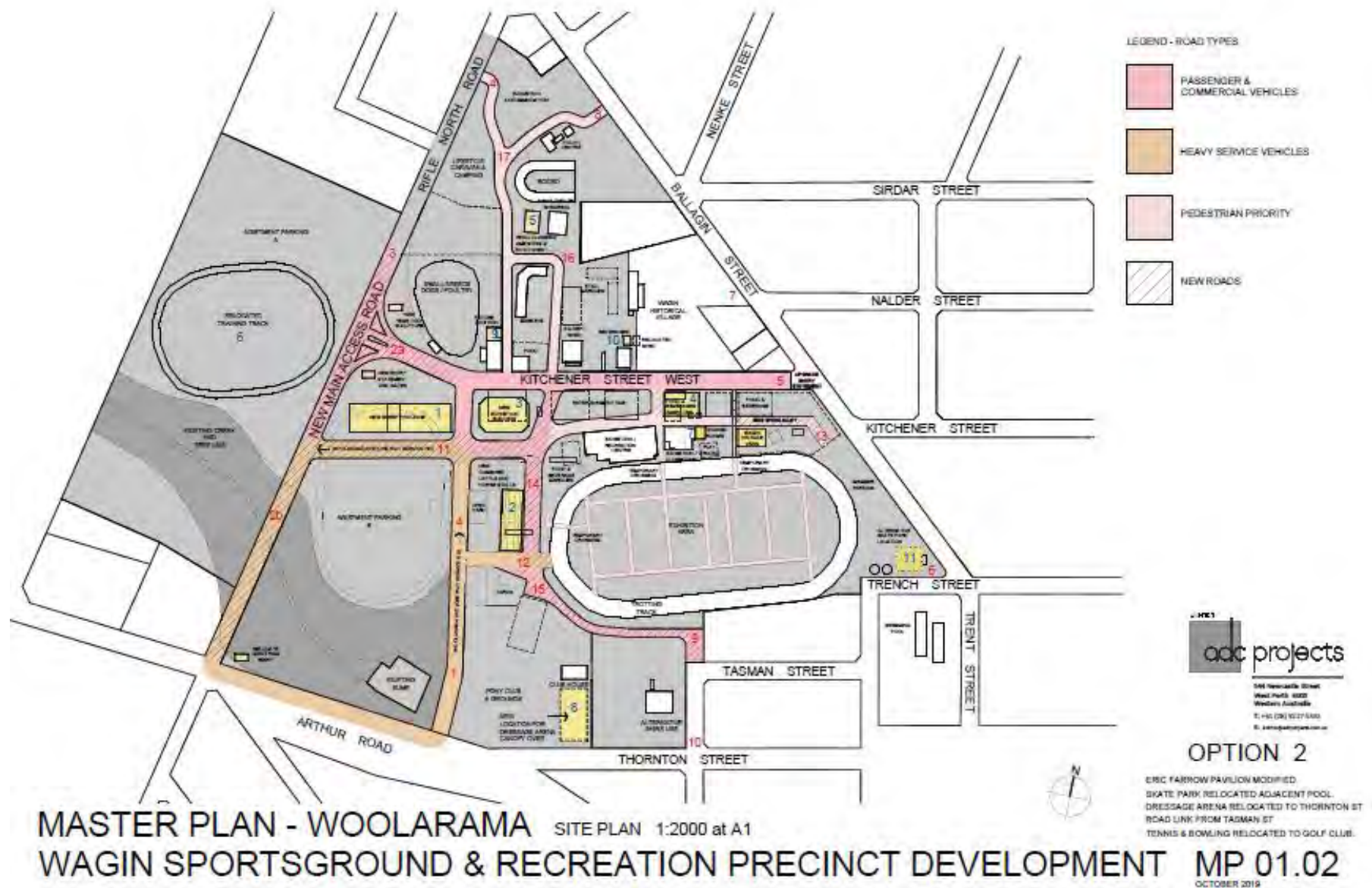
3. Proposed future developments

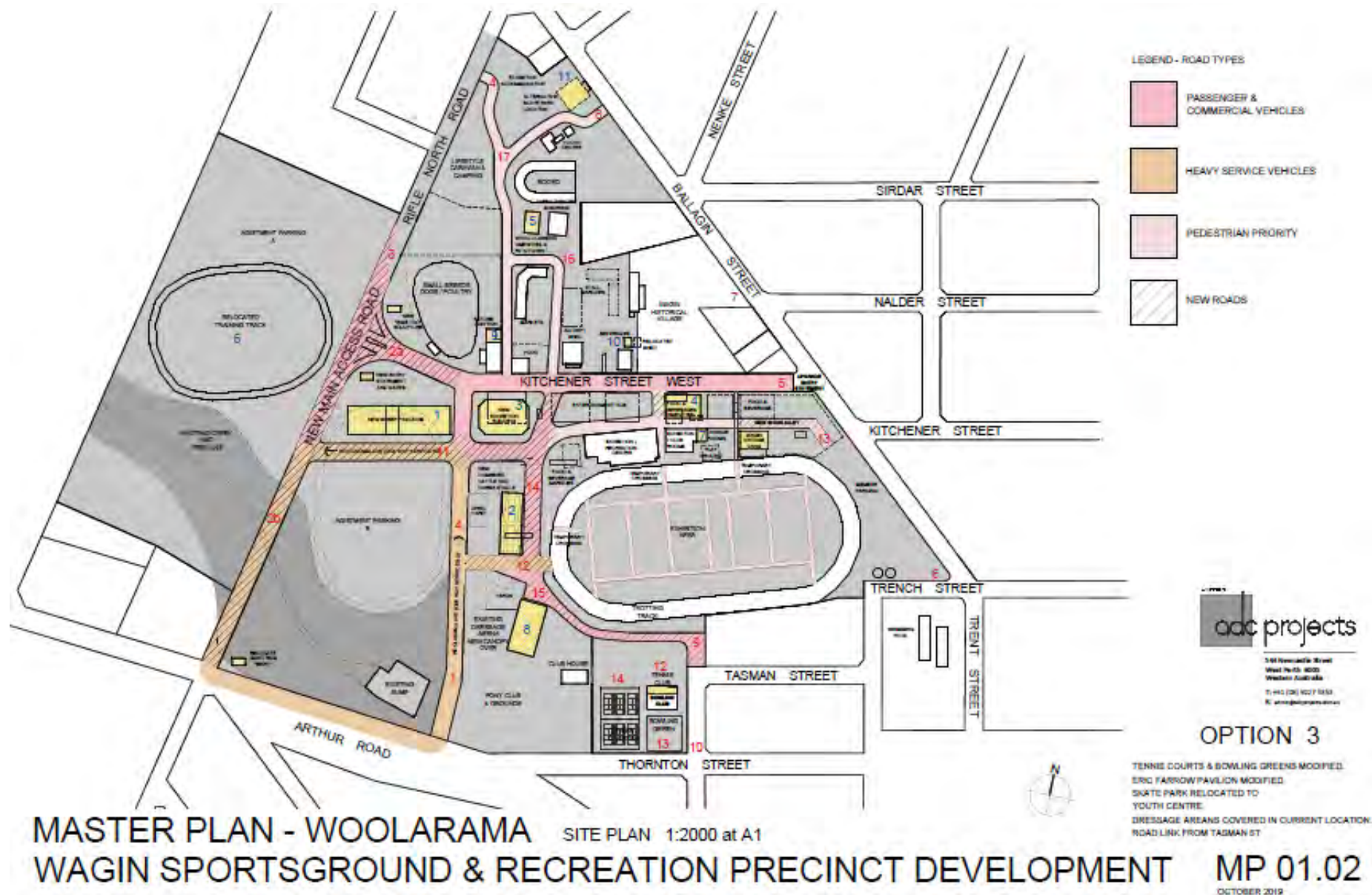
- (1) Construction of a new Sheep pavilion for both British Breeds and Merinos with a grassed exhibition space on the northern face of the building
- (3) Construction of a new larger contemporary exhibition building to replace the Ray Johnson pavilion – including new public toilets to replace 41(c)

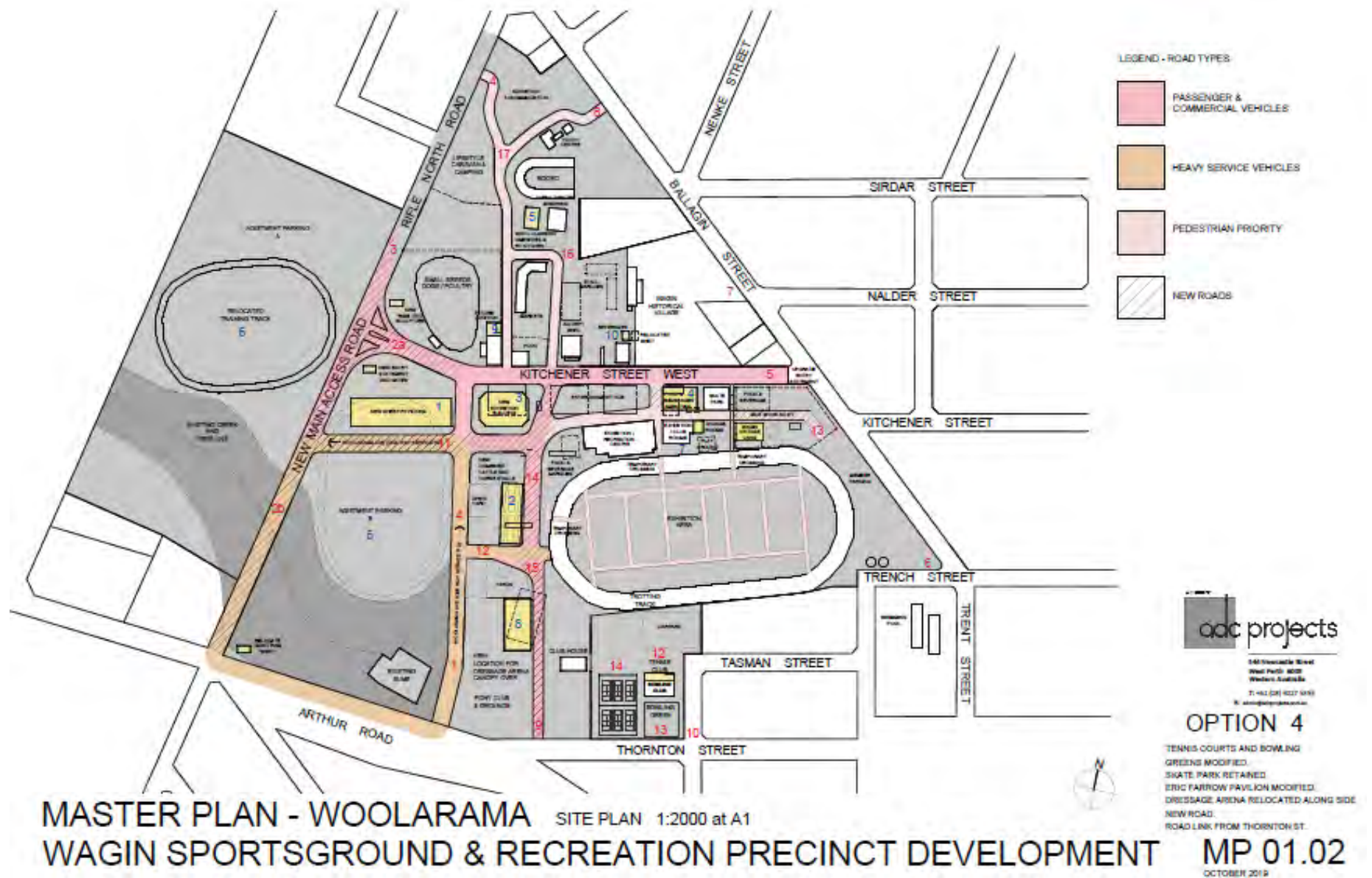
- (4) Construction of a new U-shaped hospitality hub for food and beverage services comprising kitchen and large cool rooms for food and beverage storage on the middle section and multiple service counters on the legs of the U, food to the right and drinks to the left opening onto some permanent and some temporary shaded alfresco areas
- (5) Construct a new wool classing pavilion located adjacent to the Shearing Pavilion to co-locate 'wool off the sheep' activities
- (6) Relocation of the equestrian training track to the west of Rifle North Road
- (7) Construct changeroom facilities at Eric Farrow to accommodate cricket and hockey using Eric Farrow as a clubhouse
- (8) Relocated equestrian arena from existing location and orientation to either align north-south for improved road access (Option 4), or relocate to existing tennis courts to allow viewing from the new pony clubhouse (Options 1 and 2)
- (8) Roof over equestrian arena in all options
- (9) Extended poultry pavilion to cater for additional exhibitors or exhibit types
- (10) Relocated shed to assist with boundary adjustments
- (11) Relocated Skate park to make improve alignment to youth activities on site:
Option 2 – near the youth centre at gate 8
Option 3 – near the swimming pool at gate 6

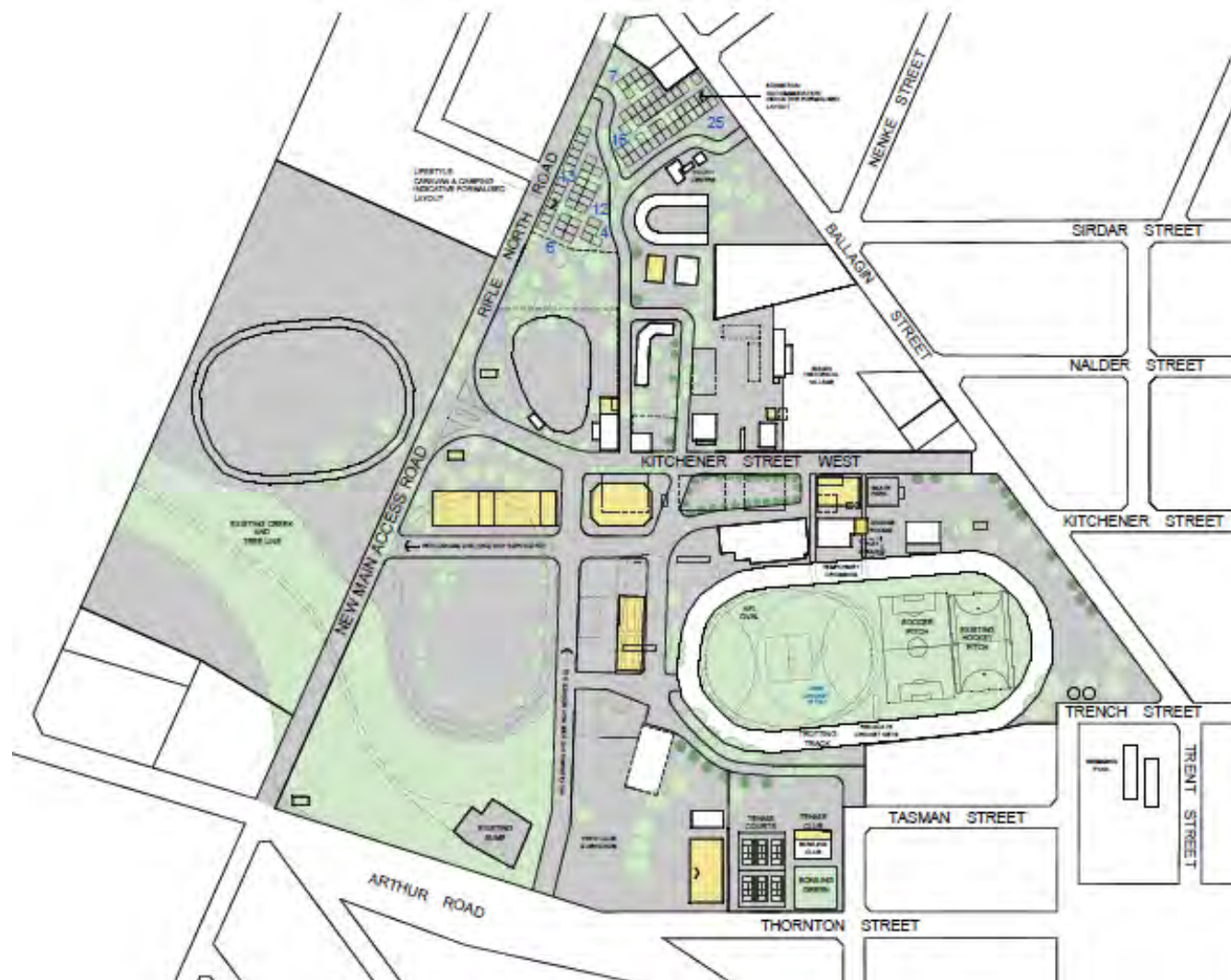
The key variations among the design options 1, 2, 3 and 4 relate to:

- (11) The position of the Skate Park
- (8) The position of the Equestrian Arena – and the associated alignment of road 15
- (7) The use of the Eric Farrow Pavilion for cricket and hockey (which requires the addition of changerooms) or the Recreation Centre (which requires some modifications to the existing changerooms)
- (12) The refurbishment and extension of the existing Bowls Clubhouse to accommodate Bowls and Tennis
- (13) The construction of a new 8 rink lit synthetic surface bowling green
- (14) The construction of 6 new lit synthetic surface tennis courts adjacent to the expanded bowls clubhouse
- (WCC) the proposal to relocate bowls (construct a new 8 rink lit synthetic green) and tennis (6 lit synthetic courts) to the golf course to create a Country Club with minor modifications to the existing clubhouse.





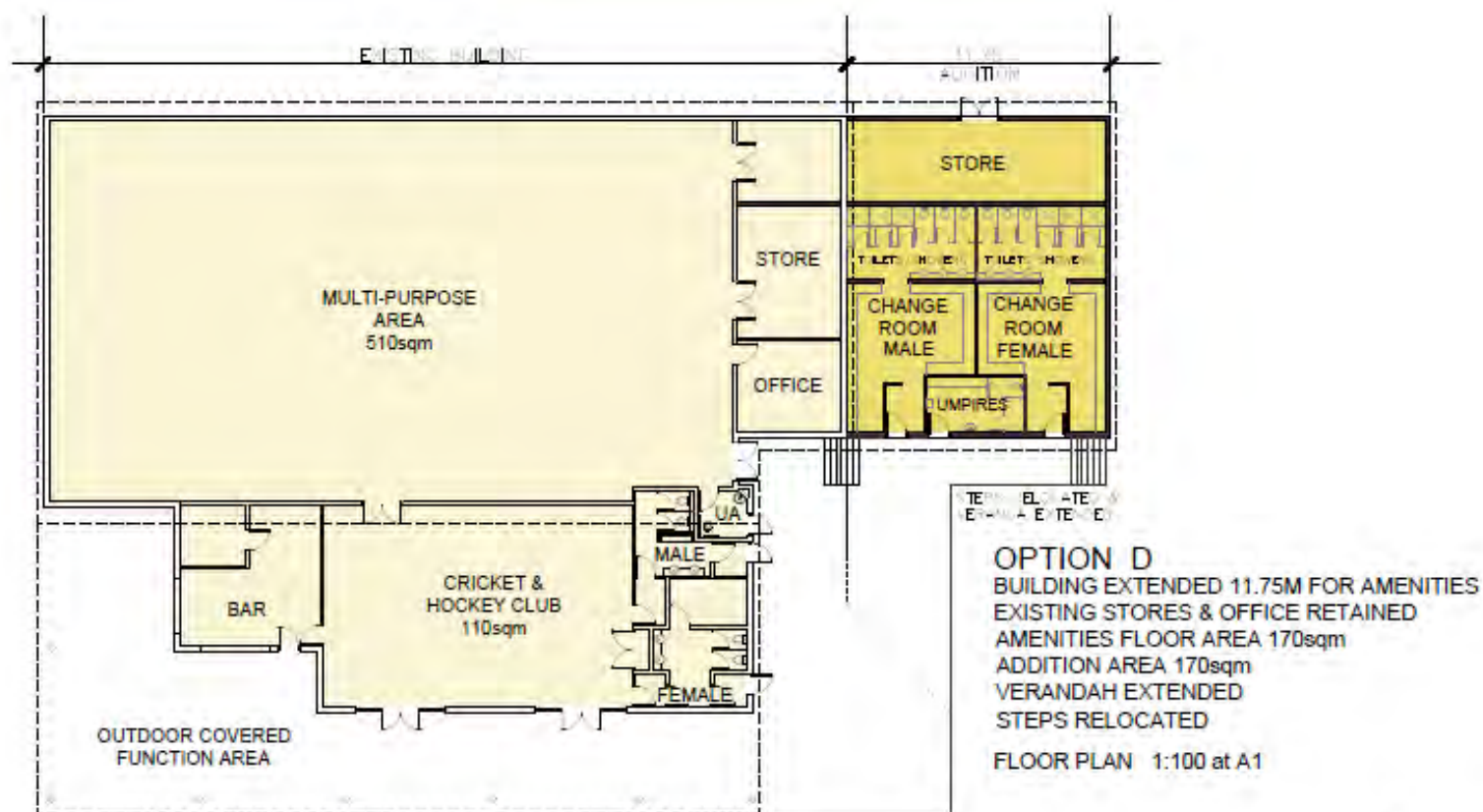




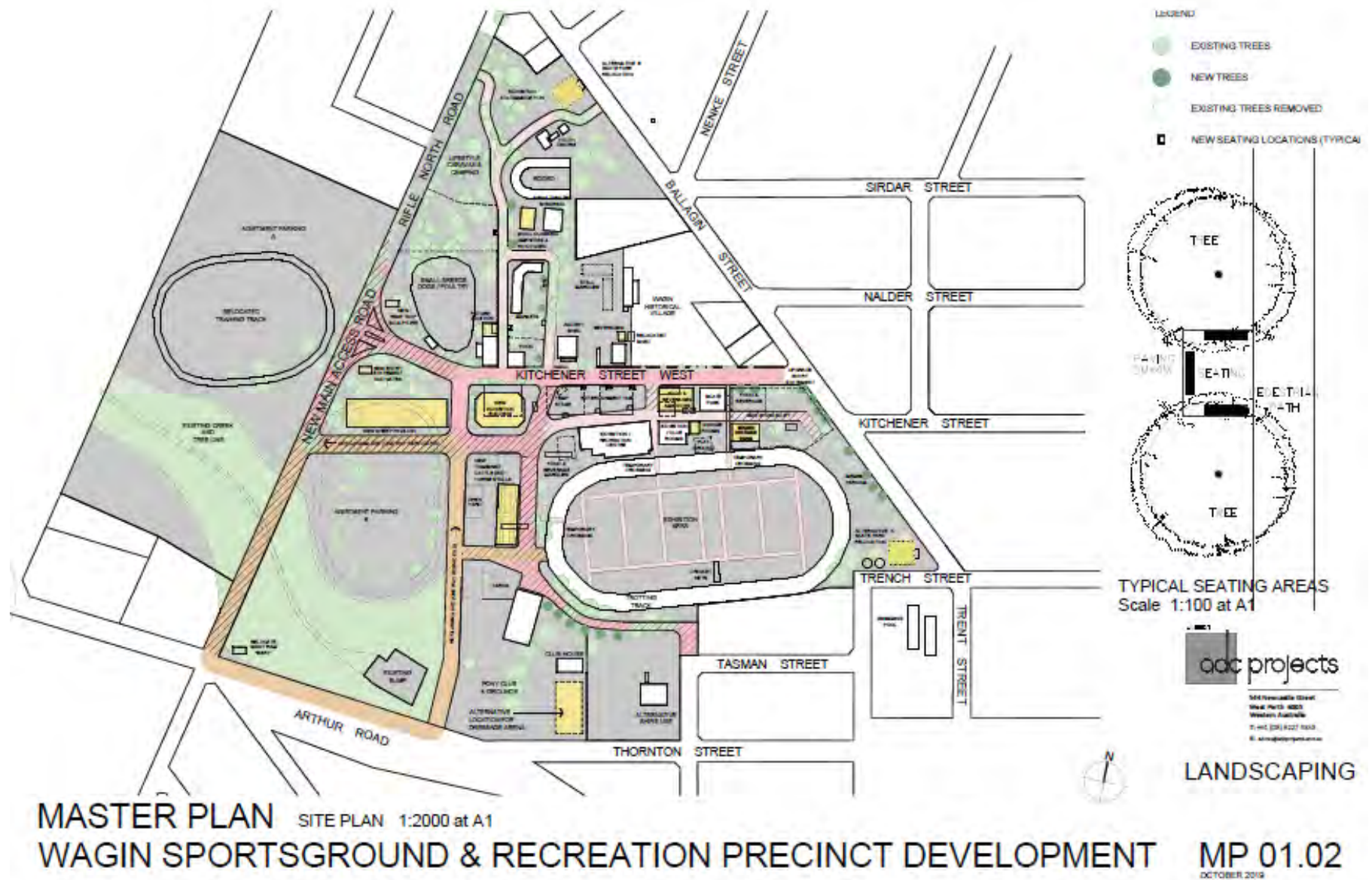
COMMUNITY & RECREATION USAGE SITE PLAN 1:2000 at A1 WAGIN SPORTSGROUND & RECREATION PRECINCT DEVELOPMENT

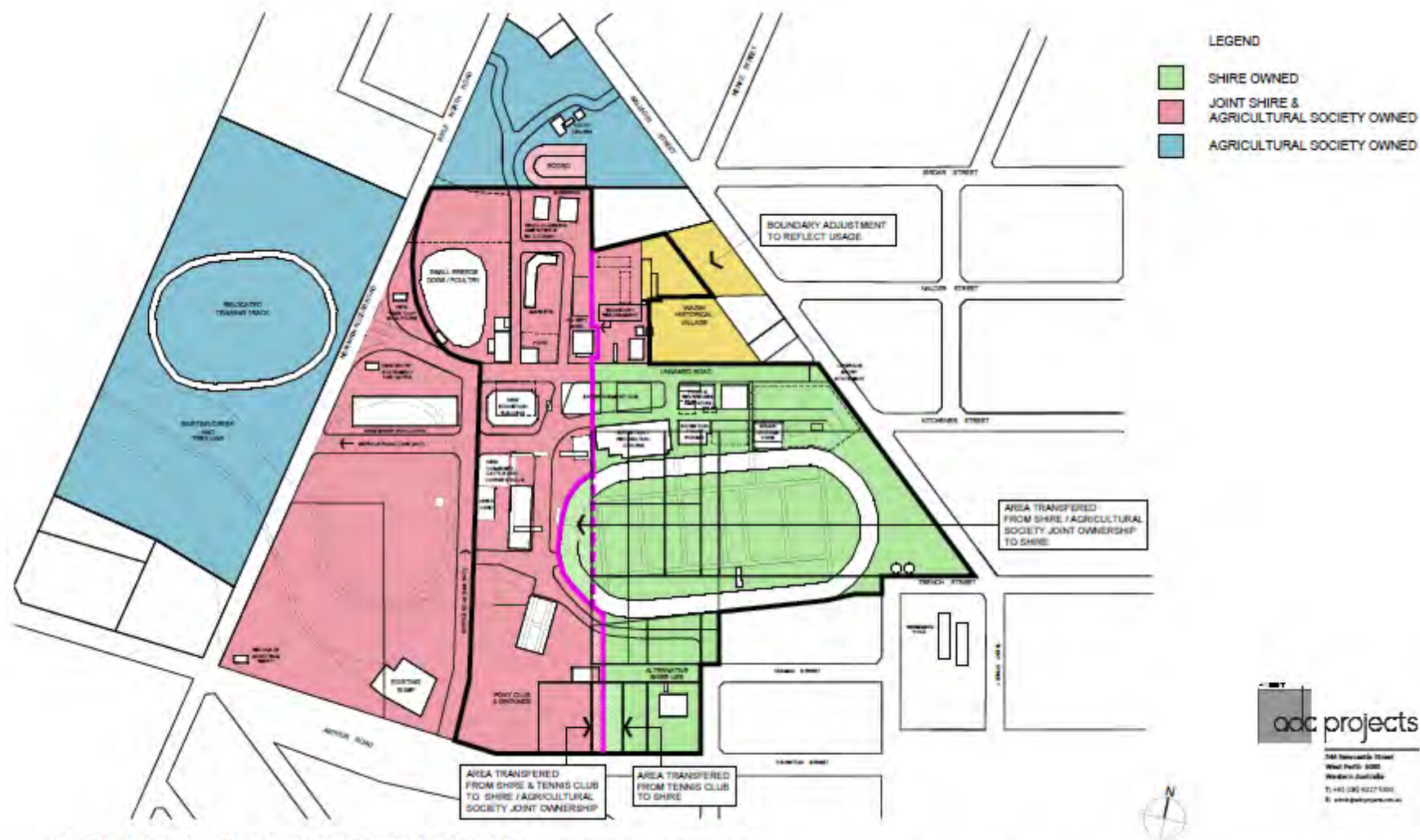


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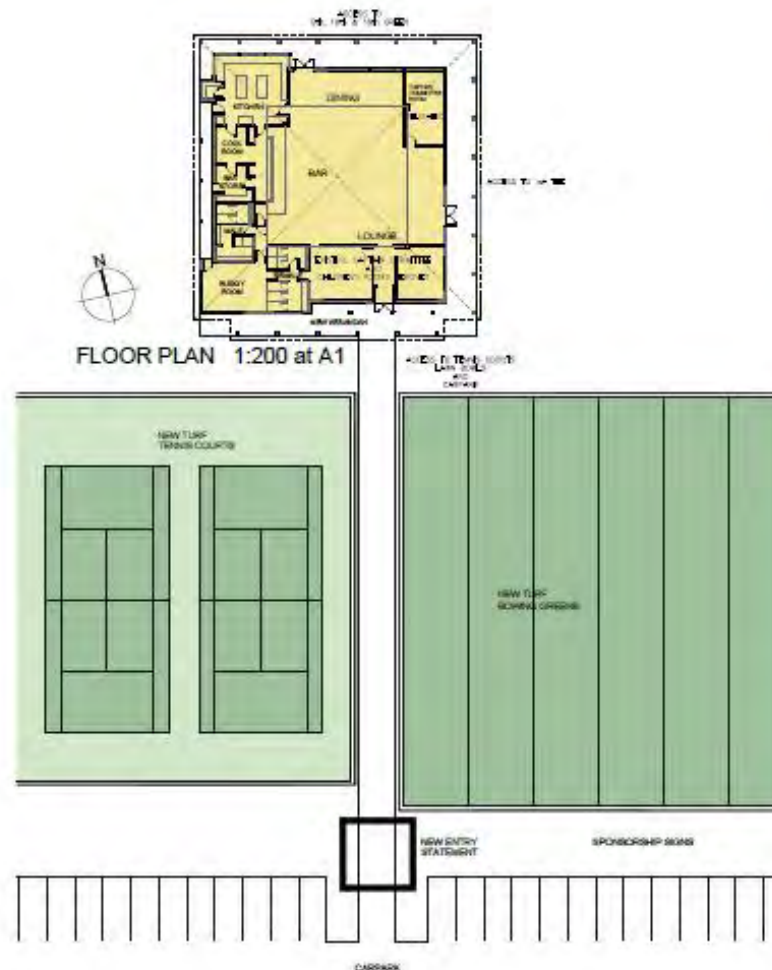


AMENITIES FACILITIES - ADDITION TO ERIC FARROW PAVILION COMBINED SPORTS FACILITIES (EXCEPT GOLF) WAGIN SPORTSGROUND & RECREATION PRECINCT DEVELOPMENT SK 02.5 OCTOBER 2019





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



LOCATION PLAN scale 1:1000 on A1



PROPOSED WAGIN COUNTRY CLUB DEVELOPMENT OPTION

SEPT 2019
SK 01.2

6.0 ORDER OF PROBABLE COST OPTIONS 1 to 4

These precinct masterplans and associated design options were presented to NBQSS quantity surveyors to prepare an order of probable cost. These costs were developed using current Perth construction and materials rates, a project cost multiplier associated with design and construction contingencies, preliminaries, professional fees and project management costs and a regional multiplier associated with transport and other loadings for Wagin.

The schedule below outlines how these project costs have been developed for the various types of work, be they building works or civil works and whether they are part of a tendered works package based on an existing design or associated with a design and construct package.

The project cost multiplier, variously 1.45, 1.38, 1.35 or 1.22, is applied to the Perth unit rates. Because this work would be undertaken in Wagin as opposed to Perth, a regional loading of 20% has been applied, as advised by the Australian Institute of Quantity Surveyors.

Item	Building Works		Civil Works	
	%	Base	%	Base
Full service works - tendered				
		\$ 100.00		\$ 100.00
Preliminaries	10.0%	\$ 10.00	8.0%	\$ 8.00
Design Contingency	10.0%	\$ 11.00	10.0%	\$ 10.80
Contract contingency	5.0%	\$ 6.05	5.0%	\$ 5.94
Professional Fees	8.0%	\$ 10.16	5.0%	\$ 6.24
PM fees	4.0%	\$ 5.08	4.0%	\$ 4.99
General Project Costs	1.5%	\$ 1.91	1.5%	\$ 1.87
Public Art	1.0%	\$ 1.21	-	\$ -
Total		\$ 145.41		\$ 137.84
Project Cost Factor		1.45		1.38
Project management only required – direct contract				
Preliminaries	10.0%	\$ 10.00	-	\$ -
Design Contingency	10.0%	\$ 11.00	10.0%	\$ 10.00
Contract contingency	5.0%	\$ 6.05	5.0%	\$ 5.50
Professional Fees	-	\$ -	-	\$ -
PM fees	4.0%	\$ 5.08	4.0%	\$ 4.62
General Project Costs	1.5%	\$ 1.91	1.5%	\$ 1.73
Public Art	1.0%	\$ 1.21	-	\$ -
Total		\$ 135.25		\$ 121.85
Project Cost Factor		1.35		1.22

Cost analysis

All four options proposed the extension of Rifle North Road in a southerly direction to connect with Arthur Road and the establishment of a new T-junction entry by extending Kitchener Road to Rifle North Road.

A one-way anti-clockwise livestock service road was proposed making use of the existing entry from Arthur Road with east west connectors to be constructed to service the main arena and proposed new sheep pavilion.

Various internal roads were proposed to be upgraded. The order of probable costs for these works are summarised below. The numbers in the left-hand column relate to the numbers in the masterplan drawings.

Total roadworks internal and external – applies to all 4 options		
1	Left turn only from Arthur Rd to service road entry	82,800
2a	T junction entry	205,758
2b	Make Rifle Road North (RRN)	500,940
11	Connect Service Rd to RRN	163,944
12	Connect Service Rd to Arena	81,972
13	Extend internal road to Sideshow alley	32,292
14	Kitchener Rd to Connector 12 - re sheet	66,240
15	Main arena to Tasman St	208,656
15	Main arena to Thornton St (option not included in total)	156,492
16	Kitchener Rd to Shearing (re-sheet)	59,616
17	Kitchener to Gates 4 and 8	357,696
Total roadworks		1,759,914

The masterplans proposed the establishment of entry statements and /or gates at each of the main entry points to the precinct, particularly the new T-junction entry point on Rifle North Road.

These entry statements were costed allowing for a generic supporting pillar structure with gates and in the instance of the new T-Junction, a sculpture to signify the nature of the precinct. The allowances for these works are in the form of provisional sum items and shown below. The numbers in the left-hand column relate to the gates as depicted in precinct legend in attachment 1.

Entry statements – gates and sculptures – applies to all 4 options		
Gate 1	Relocated Bart Ram	52,200
Gate 2	Main Woolorama entry	101,880
Gate 5	Sports entry	52,200
Gate 8	Exhibitor entry	41,400
Gate 9	Equestrian entry	41,400
Total entry gate improvements		289,080

To make way for new developments within the masterplan, it was anticipated that several existing facilities would require demolition. An order of probable costs was identified to remove the following existing buildings. The numbers in the left-hand column relate to the precinct legend in attachment 1.

Demolition costs – applies to all 4 options		
6	Dressage arena	36,540
29	Equestrian clubhouse	16,545
31	Horse stalls – trotting	13,224
34	First Aid Room	696
40	Old scout hall/ cricket-hockey pavilion	15,660
41b	Public toilet block 41b	8,700
41c	Public toilet block 41c	8,700
42	CWA building	20,827
43	Stockman's bar	6,090
44	Merino Pavilion	43,696
45	British Breeds pavilion	49,381
46	Ray Johnson Pavilion	74,071
Total demolition costs		294,130

Following demolition there would be the opportunity for rationalisation and replacement of old buildings with new. This list was costed. The numbers in the left-hand column relate to the precinct legend in attachment 1.

New buildings – applies to all 4 options		
1	Combined Merino and British breeds (3,500m2)	7,308,000
2	Combination horse and cattle stalls (1,750m2)	3,045,000
3	Exhibition building (2,500m2)	8,047,500
4	Hospitality suite (750m2)	2,414,250
5	Wool classing pavilion + RV kitchen (750m2)	835,200
6	Relocated equestrian events/training space	177,606
7	Additional changerooms – Eric Farrow (160m2)	673,160
8	Relocated equestrian arena – walls, rails and sand	208,656
8	Covered equestrian arena (2,100m2)	1,278,900
9	Extended poultry pavilion (250m2)	435,000
10	Relocated shed (85m2)	14,790
11	Relocated skatepark	1,044,000
Total new building costs		25,482,062

In addition to new buildings there was an array of ancillary improvements that responded to the design brief. These are shown below.

Ancillary improvements - applies to all 4 options	
Temporary track crossing materials (3)	68,310
Site furniture - seating (15)	330,372
Site furniture - shade (6)	49,680
Large tree plantings (22 x 200 litre)	18,216
Landscaping and grassed parade area Pavilion 1	155,001
Entertainment hub stage	91,080
Entertainment hub grass	135,626
Entertainment hub fencing	140,760
Entertainment hub trees (30 x 100 litre)	37,260
Camping area improvements (83 bays)	102,672
Total ancillary improvements	1,128,977

One option to create a sporting hub would be to combine tennis and bowls using the existing bowls clubhouse as a base. There would be a requirement to refurbish the existing building and extend it to appropriately service tennis, build 6 new lit synthetic turf courts adjacent the clubhouse extension and develop an 8-rink lit green in the location of the existing Green B.

If this option was progressed, the relocation of the cricket wicket into the football oval in front of the Eric Farrow pavilion, and the addition of changerooms to this building would accommodate cricket and hockey in a modern facility.

The cost for this exercise is shown below.

Combine bowls and tennis based at the bowling club site	
Combine cricket and hockey based at Eric Farrow pavilion	
6 lit synthetic tennis courts	847,872
8 rink synthetic bowling green	414,000
Lighting to 8 rink green	596,160
Bowls Clubhouse refurbishment (590m2)	273,789
Additional social area for tennis (150m2)	469,800
Carpark resurfacing (40 bays)	69,552
New synthetic cricket wicket + winter cover	35,769
Drainage improvements to SW corner	107,640
Changerooms to Eric Farrow pavilion	673,160
Total sporting modifications at the bowling club	3,487,742

Continuing with sporting facility rationalisation, the Pony Club is seeking improved clubhouse facilities and to cover their dressage arena. The Pony club could make use of the vacated tennis clubhouse and either leave the dressage arena where it is and cover it, align it in a more north-south axis for improved traffic flow or relocate the arena nearer the clubhouse (ideally onto the existing tennis courts).

Pony Club improvements	
Equestrian arena cover	1,278,900
Relocate arena (limestone blocks , rails and sand)	208,656
Refurbish tennis clubhouse for Pony Club use	85,950
Total Pony Club relocated to Tennis site	1,573,506

If the determination was to relocate tennis and bowls to the golf course and create a country club, there would be the requirement to build 6 new lit synthetic turf courts, develop an 8-rink lit green and modify the existing golf clubhouse to provide viewing over the new playing surfaces. This option is costed below.

Relocate Tennis and Bowls to the Wagin Country Club (WCC)	
6 lit synthetic tennis courts	847,872
8 rink lit synthetic bowling green	1,010,160
Clubhouse modifications	106,549
Road and carpark (98 bays) unsealed	292,163
Total Tennis and Bowls at WCC	2,256,744

Other items costed by the Quantity Surveyor include:

Additional cost items discussed during the study	
Site survey – building and site services pick-up	30,000
Boundary rationalisation and land title amalgamation	10,000
Expanded and improved playground	74,520
Total additional items recommended	114,520

7.0 PRECINCT MASTERPLANS 1 TO 4 - REJECTION

The various precinct masterplans (Options 1, 2, 3 and 4) and associated design drawings were presented to the Council and the Community at a series of workshops in October 2019. The workshops provided a series of worksheets where attendees and subsequently interested community members could provide feedback on the design options preferred.

This feedback was received, analysed and is summarised with the following comments.

- The Bowls and Tennis Clubs both made separate submissions declaring they did not wish to relocate to the Golf course to establish a Country Club.
- There was general dismay at the order of probable costs with many suggesting that the proposed works could be achieved at considerably less cost.
- There was a clear distinction between the needs of the Agricultural Society and the desires for Woolorama and the needs and desires of the sporting clubs.
- Most sporting club advocates believed Woolorama improvements should be funded by the Agricultural Society

Survey respondents in the main rejected the majority of the masterplan design options proposed. There was further variation and divided opinion on when works should occur when classified as short, medium or long term requirements, although it is noted that numerous elements that were rejected by the majority were recorded as short term need.

These items were supported.

- Replacement of the first aid building with a more appropriate permanent facility
- Demolition of the Old Scout hall
- Replacement of the horse stalls with new multipurpose stalls for trotting and Woolorama purposes
- Rationalisation and improvements to public toilets on the site
- Development of a new 8 rink synthetic grass bowling green – but not lighting
- Construction of 6 new lit synthetic grass tennis courts
- New cricket wicket with winter cover (if required)
- Drainage improvements to S-W corner playing fields

The feedback is summarised below.

Wagin Sportsground and Recreation Precinct Masterplan - Community Feedback					
A	Create one-way service road	No	Yes	When (S, M, L)	Comment
1	Make one way - left turn only - median and signage	19	7	2M	we can do this cheaper
B	Create new main entry	No	Yes	When	Comment
2	Establish T junction and roadworks	19	6	S, 2M	we can do this cheaper
2a	Install entry gates/statement and Ewe-Too sculpture	23	3	2M	local artist to do
2b	Construct Rifle Road North	19	8	S, M	
C	Establish service connector roads	No	Yes	When	Comment
11	Connect Service Rd to RRN	20	5	S	
12	12 Connect Service Rd to Main Arena	20	6	M, L	
13	Extend internal road to sideshow alley	22	4	M	
14	Connect Kitchener Rd to Main Arena	22	5	S, L	
15	Connect Main Arena to Thornton St	22	4	S	
15	Connect Main Arena to Tasman St	16	3		
16	Resurface Kitchener Rd to Shearing Pavilion	15	12	M, L	
17	Bituminise Kitchener to Youth Centre (Gates 4 and 8)	21	4	M	

D	Demolition works	No	Yes	When	Comment
6	Dressage arena - for relocation	21	2+?	M	only if all equestrian relocated
29	Equestrian clubhouse	13	9+?	S, M	maybe - up to pony club
31	Horse stalls - trotting	12	11	3S, M	
34	First Aid Room	12	13	4S	refurbish
40	Old scout hall/ cricket-hockey pavilion	7	19	3S, M	
41	Public toilet block 41a		1	M	
41	Public toilet block 41b	11	13	2S, M	refurbish - only demolish if replaced
41	Public toilet block 41c	13	11	2S, M	refurbish
42	CWA building	18	6	S, M, L	refurbish
43	Stockman's bar	19	6	S, M, L	refurbish
44	Merino Pavilion	17	6	S, 2M	Ag society - offer salvage for free demolition
45	British Breeds pavilion	16	7	M	Ag society - offer salvage for free demolition
46	Ray Johnson Pavilion	19	3	M	Ag society determination
E	New structures	No	Yes	When	Comment
1	Combined sheep pavilions	12	7	2, 4M	Ag society task - at considerably less cost
2	Combined horse and cattle stalls	17	7	S, 4M	Ag society task - at considerably less cost
3	Exhibition building	21	2	3M	Ag society to undertake - not necessary
4	Hospitality - F&B suite	19	5	S, 2M, L	Ag society to undertake
5	Wool classing pavilion	22	2	2M	Ag society to undertake
6	Relocated equestrian events space	20	3	2M	Ag society to undertake
7	Expanded changeroom facilities - Eric Farrow	20	6	S, 2M	Ag society to undertake
8	Relocated equestrian arena	20	3	2M	Ag society to undertake
8	Covered to equestrian arena	21	3	2M	Ag society to undertake
9	Extended poultry pavilion	22	2	M, L	Ag society to undertake
10	Relocated shed	19	1	M	not sure
11	Relocated Skate park	22	5	S, 2M	easy to access right spot where it is
F	Ancillary improvements - Refer Landscaping Plan	No	Yes	When	Comment
	Temporary track crossings	17	6	3S	2 can be done cheaper
	Site furniture along pedestrian routes	16	5	3S	maybe - by Ag society
	Shade shelters along pedestrian routes	14	9	3S	maybe - by Ag society - \$10K worth
	Tree lined avenue along 14, 15 and 17 (200 L trees)	18	5	2S	Ag society to undertake
	Grassed area at front of New 1	19	1	S, M	Ag society to undertake
	Landscaping in entertainment hub				Ag society to undertake
	Stage	15	4	2M	Ag society to undertake
	Grass	15	4	2M	Ag society to undertake
	Fencing	18	3	2M	Ag society to undertake
	Medium trees (100 L potted)	14	5	S	Ag society to undertake
	Enhanced playground	13	6	S	not necessary
	Site survey	17	4	S	No need
	Boundary rationalisation	18	1		No need
G a	Sporting improvements - Precinct	No	Yes	When	Comment
12	Bowls clubhouse refurbishment	13	10	S	asap
12	Bowls clubhouse new equipment	13	9	S	asap
12	Bowls clubhouse extension to include tennis	13	8	S	asap
13	New 8 rink bowling green - synthetic grass	9	14	S	asap
13	Lighting to new 8 rink bowling green	10	13	S	asap
14	New 6 lit synthetic grass tennis courts	8	14	S	asap
15	New cricket wicket with winter cover	7	14	S	asap - leave where it is
	Drainage improvements to S-W corner playing fields	9	12	S	asap
	Reseal carpark	13	8	S	asap
G b	Sporting improvements - Country Club	No	Yes	When	Comment
	New 6 lit synthetic grass tennis courts	23	2		
	New 8 rink lit bowling green - Grass	23	2		
	96 carbays + 2 disabled bays	23	1		
	Entry statement	23	1		
	Access road (east)	21	2		
	Access road (west)	21	2		
	Add new verandah	22	1		
	Add new entry doors and windows	22	1		
	Remove existing walls and doors	22	1		
	Floor coverings	22	1		
	Access path to Clubhouse	22	1		
	New golf captain and committee room	22	1		
	Allowance for sundry redecorations	22	1		

8.0 PRECINCT MASTERPLAN OPTION 5

It was apparent from the feedback that the master plan options 1 through 4 as presented did not adequately respond to community need, in particular, to the ambition to create a sporting hub within the precinct.

The Shire Councillors and senior staff, understanding and responding to this sense of dissatisfaction subsequently provided instruction to the consultants regarding the creation of a new sporting hub. The instruction is detailed below.



Wagin Sportsground Precinct Redevelopment – Council Feedback/Position Council Meeting 26th November 2019

Option 1 is the preferred option of Council with the following significant changes

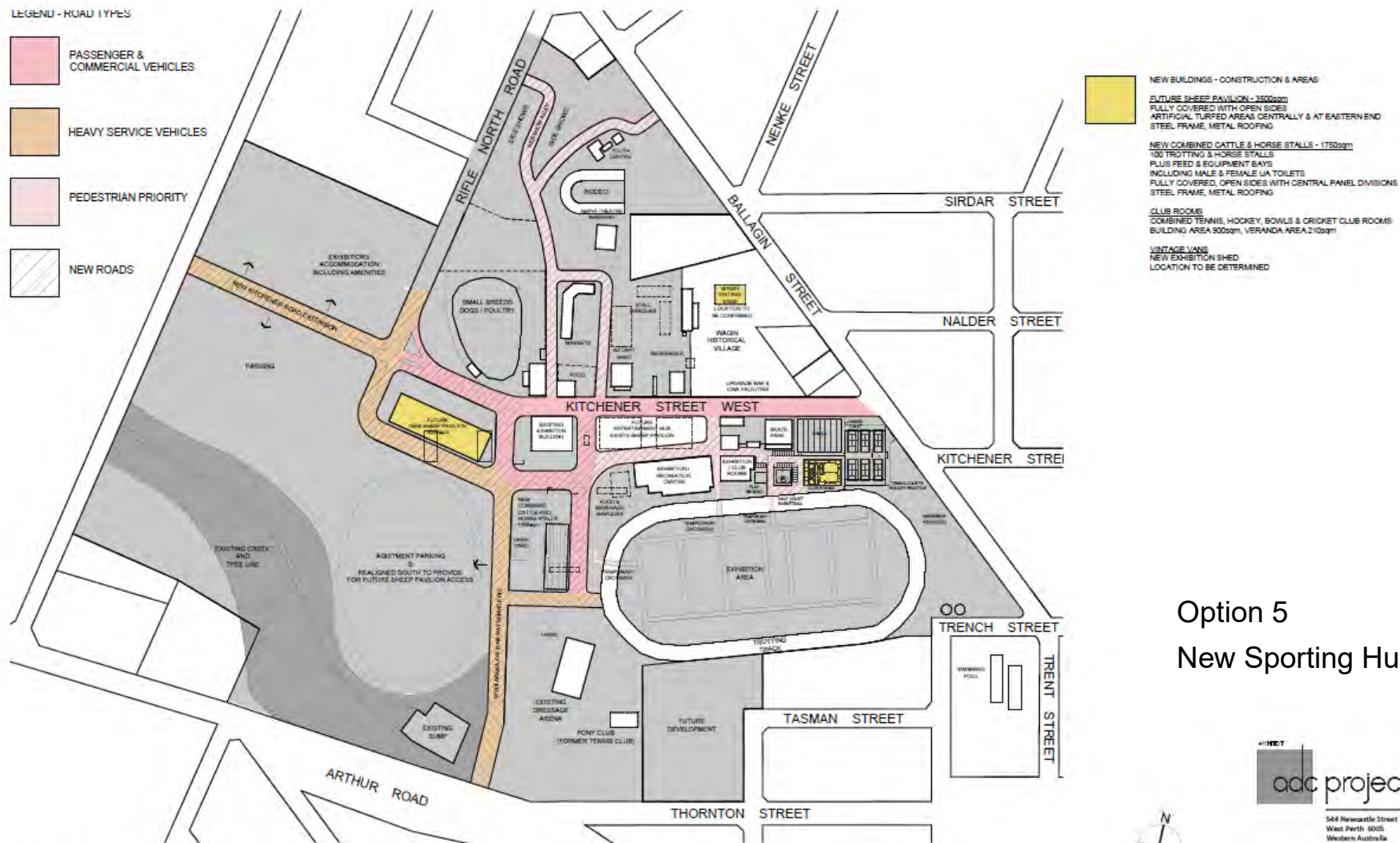
- Build a new pavilion, tennis courts and bowling green and the eastern end of the showground as per shown on plan, this will cater for cricket, hockey, tennis and bowls.
- New Changerooms at the Eric Farrow Pavilion is not required.
- Council supports the new sportsground/showground road network, including the formation of Rifle North Road as a long-term strategy for the precinct. However, an alternative option to building Rifle Street North would be to continue on with Kitchener Street to the West through the new entry to Reeves Rd/Great Southern Highway (road to Narrogin)
- New Entry statements is not considered a priority.
- The existing Bowling Club and Tennis Club Land (excluding tennis club house) could be flagged for future aged care (Cottage) homes or other community use as required by the community and deemed by Council.

This instruction, which rejects the notion of a sporting hub at the golf course (Options 1 and 2) or at the bowls club (Options 3 and 4) and proposes a new social hub at the eastern end of the precinct. It is proposed to occupy the site of the old scout hall, old basketball courts, education pavilion and public toilet block 41(a).

There was strong support recorded for the removal of the old scout hall and rationalisation of the public toilets. Removal of the rarely used basketball courts was considered acceptable and removal of the Education Pavilion will require an alternative accommodation to be sourced.

The second new element introduced by the instruction was the option of extending Kitchener Street to the west to intersect with Great Southern Highway / Reeves Road leading to Narrogin.

This instruction has subsequently been interpreted by the consultants and is now presented as Option 5. It shows the new sporting hub in the east of the precinct and a new road leading to Great Southern Highway, together with a rationalisation of the balance of the site in response to the workshop feedback.



Option 5 New Sporting Hub

adc projects
544 Newcastle Street
West Perth 6005
Western Australia
T: +61 (8) 9227 5533
E: adc@adcprojects.com.au



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

MP 01.02
AUGUST 2020

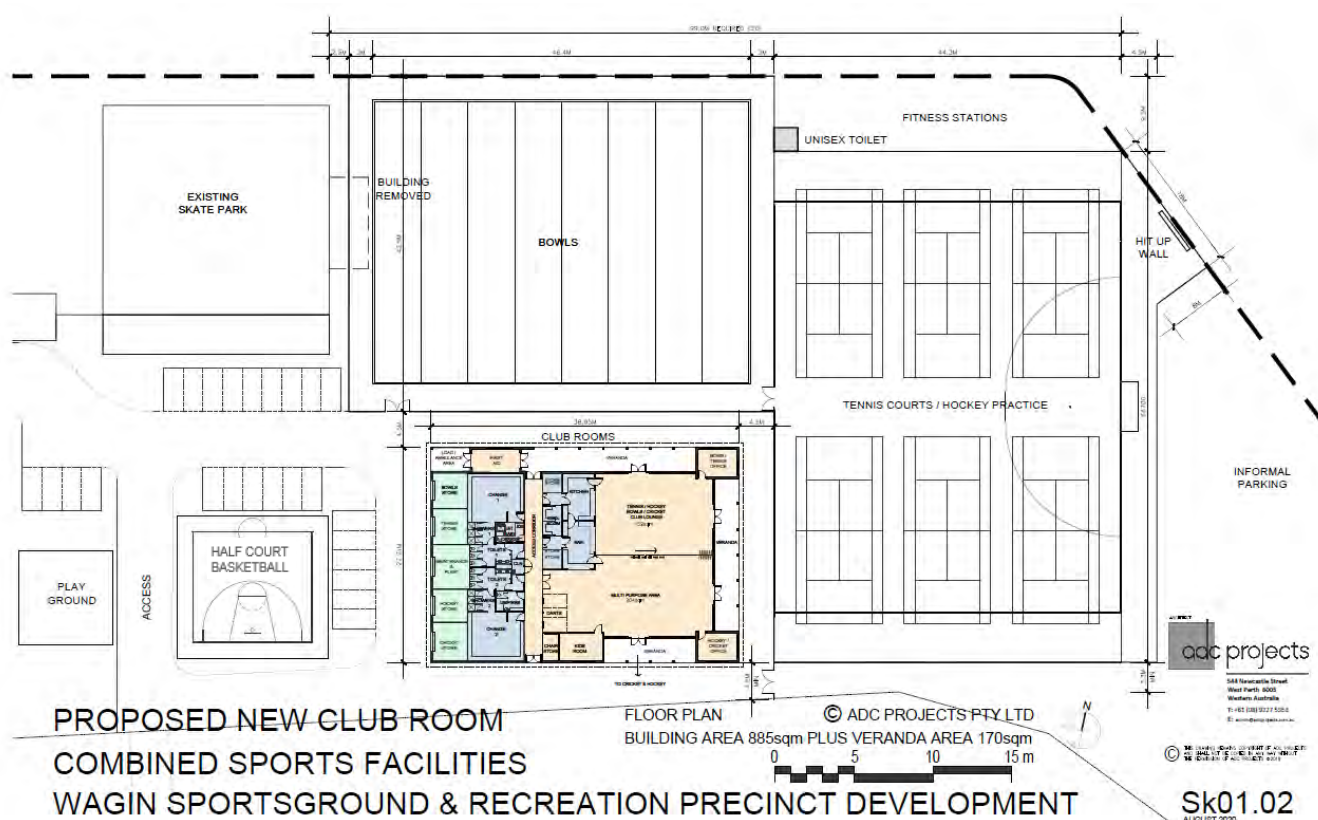
8.1 Option 5 Masterplan detail

- The creation of the new sporting hub to accommodate cricket, hockey, tennis and bowls. This includes a new clubhouse with views north to bowls, east to tennis and south to cricket and hockey on the oval. Six (6) tennis courts and an 8-rink bowling green are to be constructed and the cricket wicket is to be resurfaced in-situ.
- It is proposed that the tennis courts be constructed in a manner to allow hockey training and modified games to be played on the synthetic turf surface. This will require removable posts and flush capping of the post holes and the synthetic turf to be carefully selected to be suitable for both tennis and hockey. The surface will also require overmarking for hockey. One option is shown on master plan 5.
- The extension of Kitchener Street across Lot 54 to meet Great Southern Highway and the creation of a new intersection and entry point at Rifle North Road.
- The construction of a new contemporary Sheep Pavilion (Merino and British Breeds combined) adjacent the new entry.
- Demolition of the Merino and British Breeds pavilions to create a centrally located entertainment hub.
- The construction of a new service road to the south of the new sheep pavilion for exhibitor and livestock access.
- Relocation of Sideshow Alley to become the northern anchor during Woolorama with stall holder access via gates 4 or 8.
- Retention of the Ray Johnson pavilion.
- Removal of the existing trotting stalls and replacement with multipurpose horse and cattle stalls.
- Demolition of the existing pony club clubhouse and their relocation top the existing tennis club clubhouse.
- Covering of the equestrian arena – either in-situ or relocated to the tennis courts site in front of the clubhouse.
- Internal roads to be upgraded as required.
- Landscaping and shade and seating to be introduced as required.
- No action on the installation of entry statements or gates.
- No action of artworks, sculptures or features.
- No changes to Eric Farrow Pavilion.
- Upgrade to the floor of the Recreation Centre.
- Minor works as required to the CWA dining hall and the Stockman's Bar in-situ.
- The addition of a single basketball court on the west side of the new clubhouse.
- The extension and upgrade of the existing playground.

8.2 Option 5 Sports Hub detail

The design and layout of the proposed sports hub for cricket, hockey, tennis and bowls proposes a common clubhouse with viewing lines to the north to an 8-rink bowling green, to the east to 6 tennis courts (and hockey training surface) and to the south for cricket and hockey fields.

The main oval area will accommodate hockey on a natural grass surface for home matches and the existing cricket wicket located between two hockey fields will be upgraded with a new synthetic surface in-situ. The site layout is shown below which includes a new half-court basketball facility to replace the unserviceable courts currently on site.

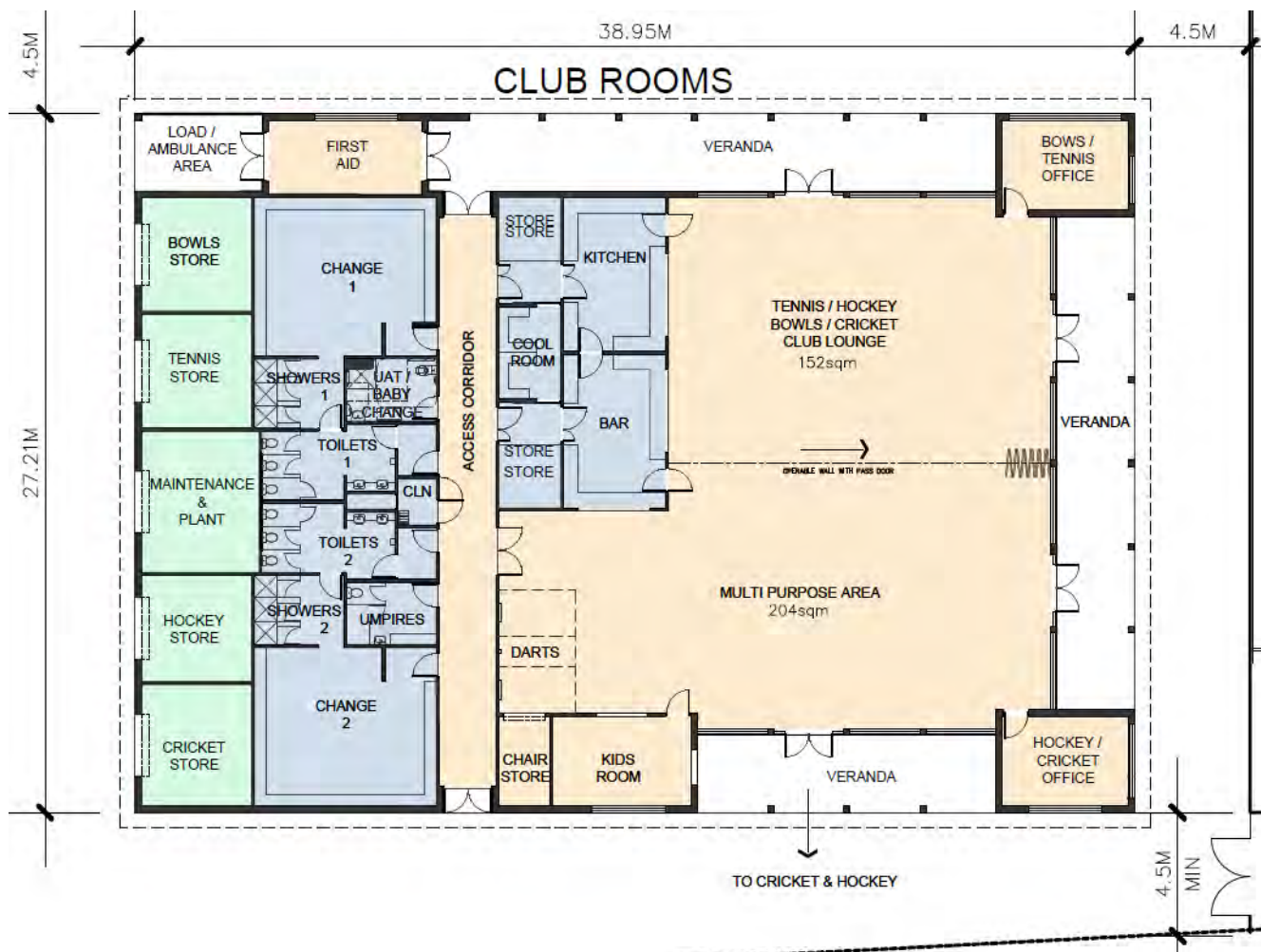


The building design, shown in more detail below, provides a social area of 356m² which is capable of being divided into two rooms of 152m² and 204m² respectively, separated by an operable acoustic wall. There is a common kitchen and bar area which can serve into both social areas and cool room and dry stores. Each playing surface is overlooked by a covered verandah.

There is a common first aid room for use by all tenants and there are two game day or captain's office spaces to be shared by tennis/bowls and cricket/hockey, nominally aligned to the proximity of their playing spaces. A children's room is also provided.

Each sporting code is allocated a discrete and secure storage area on the western end and allowance has been made for both venue equipment (chair store) and a maintenance and plantroom.

There are two non-gender specific changerooms to allow flexibility and accommodate women's fixtures. The wet area also provided public toilets, an umpire's room, cleaner's room, baby change facilities and a universal access toilet to meet BCA and disability service requirements.



8.3 Option 5 Notes of caution

Option 5 provides for the use of the tennis courts as a synthetic turf training facility for hockey, noting that inherent in this design is a decision not to pursue the development of a full-size synthetic hockey pitch. Careful turf selection and surface marking will be critical to ensure the two sports can operate without (or with only limited) inconvenience.

Option 5 shows that the site can accommodate the footprint of the proposed facilities, however, the exact location of the new pavilion and playing facilities cannot be determined at this stage and is subject to site survey and the location of existing services. The area could potentially be impacted by service runs requiring easements. The total available area is tight and the separation between the tennis courts and the trotting track is limited.

Additionally, the proposed sporting hub development will sit across multiple land parcels. It is recommended that these parcels be amalgamated into one parcel suitable for lease and that further boundary rationalisation be undertaken to simplify land holdings for the Shire, the Agricultural Society and those parcels in joint or trust ownership.

The new social hub requires the demolition of the old scout hall building, currently used as a clubroom by hockey and cricket and as the security HQ during Woolorama. There is unanimous support for the removal of this building. The new social hub also requires demolition of the adjacent education pavilion and grandstand. Council had previously determined to allow this building to be used to store and exhibit Vintage Caravans. With this building now to be demolished, a potential solution would be to relocate the caravans to another building such as the Ray Johnson Pavilion. This would require discussion with the Agricultural Society.

Finally, we understand that Lot 54 located between Rifle North Road and Great Southern highway is owned in freehold by the Agricultural Society. The proposal to extend Kitchener Street through this lot would require their approval. Should this road be approved and constructed it would be appropriate to acquire the site, effect a land swap or secure perpetual right of access to the community.

9.0 ORDER OF PROBABLE COST – OPTION 5

The following cost schedule has been extracted from the previous order of probable cost by the Quantity Surveyor.

Road Network Changes	
Extend Kitchener Street to Great Southern Highway	309,672
Create new T Junction on Great Southern Highway	36,432
Create new 4-way intersection in Rifle North Road	72,864
Create service road to Rifle North Road E-W connector	218,592
Create service road to main arena E-W connector	81,972
Create service road from Kitchener to main arena N-S	182,160
Kitchener to Youth Centre/Side Show connector	437,184
Total Cost Road Network Changes	1,338,876

Demolition	
Horse stalls - trotting	13,224
First Aid Room	696
Old scout hall/ cricket-hockey pavilion	15,660
Public toilet block 41a	8,700
Merino Pavilion	43,639
British Breeds pavilion	49,381
Total Cost for Demolition	131,300

New structures	
Combined sheep pavilions	7,308,000
Combined horse and cattle stalls complex	2,432,955
100 horse/cattle stalls 2.5m x 3.5m - power + water	2,088,000
Feed and equipment bays	39,585
Male and female + UA toilets	200,970
New first aid building added to northern end	104,400

Roof over equestrian arena	1,278,900
Total Cost New Structures	11,019,855

Sporting improvements	
New Sports Hub Clubhouse (1.121m2)	4,191,070
Social and admin areas (480m2)	2,088,000
Kitchen and bar (100m2)	696,000
Toilets and showers (90m2)	469,800
Change rooms (100m2)	382,800
Storage areas (120m2)	313,200
Verandah areas (230m2)	166,750
Fit-out furniture and equipment allowance	74,520
New 8 rink bowling green - synthetic grass - no lights	414,000
New 6 lit synthetic grass tennis courts	847,872
Drainage improvements to S-W corner of playing fields	107,640
New cricket wicket in-situ	11,178
New external basketball court - bitumen top	42,924
Enhanced playground	74,520
Total Cost Sporting Improvements	5,689,205

Ancillary costs	
Site Survey	30,000
Boundary rationalisation	10,000
Total Ancillary Costs	40,000

Summary of costs by type	
Total all costs	18,219,236
Total Sports Hub costs	5,689,205
Total New Sports Hub Clubhouse cost	4,191,070
Total Woolorama facilities cost	9,740,955
Total Equestrian / Pony Club costs	1,278,900
Total road network costs	1,338,876

10.0 MANAGEMENT STRUCTURE AND GOVERNANCE

As articulated in our proposal, the majority of funding agencies require the feasibility study to articulate the future management structure and governance processes for the precinct.

Given that this precinct already exists and has a functional management and governance system in place, there seems to be little need to materially change current arrangements.

The entire precinct is currently managed on a day to day basis by the Shire which coordinates ground allocations and facility use and undertakes both routine and reactive maintenance.

There is a Lease Agreement in place with the Wagin Agricultural Society (WAS) until 28 February 2023. This deed provides WAS access to the precinct for a 14-day period each year to stage Woolorama, for the annual sum of \$10.00 and some additional charges. These include WAS paying the full cost of electricity consumed across the precinct during that period and a requirement to make the following annual contributions:

\$500	For use of the WAS Boardroom
\$1,000	As a contribution for water and irrigation of the 500's and 600's
\$600	As a contribution to the Recreation Centre Equipment Fund

The WAS regularly undertakes repairs and makes improvements to the pavilions within the precinct at its own cost but must obtain written approval from the Shire before carrying out any structural works or other material improvements.

There is no lease with the Wagin Tennis Club for use of the tennis courts and clubhouse.

There is a lease with the Wagin Bowling Club which expires on 10 September 2020. Given that the Bowling Club is a key stakeholder of the proposed Sports Hub development described in Option 5, it is anticipated that the current lease, upon expiry will enter a holding over period as permitted under clause 11.2 of the lease, until a new tenancy agreement can be executed for the new Sports Hub. The nature of this agreement is yet to be determined noting that options include:

- Formation of an incorporated Sports and Recreation Club with representation from the bowls, tennis, cricket and hockey clubs. The Sports and Recreation Club Inc. would enter into a lease with the Shire for either the entire sports hub area comprising clubhouse, tennis courts and bowling greens, or a lease of just the clubhouse with the playing areas remaining under Shire control. The cost of operations, maintenance and facility renewal would be the responsibility of the Sports and Recreation Club with the annual lease fee equivalent to the projected cost of maintenance and refurbishment of the facilities amortised over the period of the lease. The lease fee should be held in an interest-bearing trust account for use on agreed items to maintain the facility in a fully functional condition (preferred option).
- Lease to the Bowling Club as head tenant with power to sub-lease to Tennis, Cricket and Hockey. Again, the lease area could involve the clubhouse and synthetic surfaces or just the clubhouse (primarily to address liquor licensing). In this instance the Bowling Club would assume responsibility for maintenance and facility renewal.
- Seasonal, non-exclusive hire or license agreements with each of the clubs for use of the clubhouse and the associated playing surface. The Shire would retain management and operational control over the sports hub and levy a seasonal fee to the Clubs equivalent to an appropriate share of the amortised maintenance and facility renewal cost (least preferred option).

11.0 FUNDING OPTIONS

It is understood that prior to implementation of this the Shire requires funds to be secured from external sources such as:

- The local sporting clubs and associations – tennis, bowls, cricket, hockey, pony, trotting, football (capital and in-kind contributions)
- Wagin Agricultural Society (capital and in-kind contributions)
- Racing and Wagering WA (capital for trotting horse stalls)
- Western Australian Government
 - CSRFF (sports hub),
 - Road Safety Committee Event Grants and Project Grants (roadworks),
 - Active Regional Communities Grants (events, equipment, coaching and training)
 - Country Sport Enrichment Scheme (Elite athlete fees and event hosting)
 - Regional Economic Development (Red) Grants (new pavilions)
 - Regional and Remote Festivals Fund (entertainment program at Woolorama)
 - Regional Organisation Grants (Improved sporting opportunities)
- Federal Government
 - Road to Recovery Grants (roadworks)
 - Financial Assistance Grants (roadworks)

This list of funding sources is not exhaustive and should be subsequently expanded.

Funding issues aside, and assuming the funds can be secured in the next 2-3 years, grant applications should be prepared now, and detailed planning should commence as soon as practical.

12.0 IMPLEMENTATION PLAN

12.1 Sports Hub Development

With regards to the implementation of Masterplan Option 5, the following preliminary steps will need to be taken.

- (1) Survey the site to determine precise property boundaries and infrastructure locations
- (2) Undertake a services capacity and location study – beyond dial before you dig, to determine service connection points and the capacity of services to the sports hub
- (3) Confirm the location and dimensions of the elements of the Sports Hub (building, courts, green, fencing) on site with regards to services and property boundaries
- (4) Commence property title amalgamation for the Sports Hub (and other boundary rationalisation components s appropriate)
- (5) Establish a Memorandum of Understanding with the Cricket, Hockey Tennis and Bowls Clubs regarding the suite of facilities to be established at the Sports hub, the contributions that each Club will make (cash and in-kind), the future use schedule and the most appropriate tenancy arrangements and cost responsibilities for operations, maintenance and facility renewal. The lease fee should be held in an

interest bearing trust account for use on agreed items to maintain the facility in a fully functional condition.

- (6) With these preliminaries in place, or at least in train, it will then be to undertake the detail design of the sports hub and to prepare tenders for the construction of the clubhouse, tennis courts and bowling green.
- (7) Service upgrades or easements can be established during the detailed design phase.
- (8) The upgrade of the cricket wicket can occur at any time in the winter season of 2020.
- (9) Demolition of the Old Scout Hall, Public Toilets 41(a) and the Education Pavilion should occur after Woolorama in 2021. Cricket would need to make use of the Eric Farrow pavilion for the 2021/2022 and 2022/2023 seasons and hockey would need to operate from the pavilion in 2021, 2022 and the commencement of the 2023 season.
- (10) With a successful CSRFF grant, lodged in September 2020 and announced in March 2021, tenders could be called in May 2021, awarded in September and construction could commence in November 2021. The build program would take approximately 18 months with the Sports Hub ready for use in May 2023.
- (11) The tenancy agreement with the clubs to use of the Sports Hub should be executed immediately prior to construction commencing, in October 2021.
- (12) The Tennis and Bowls Club would relocate from their existing premises in May/June 2023.
- (13) The Pony Club could relocate from their existing clubhouse to the tennis clubhouse in July 2023.
- (14) The Pony Clubhouse should be removed or repurposed in August 2023.
- (15) The Bowling Clubhouse should be removed or repurposed in August 2023.

The timeline outlined above is indicative only but is responsive to the anticipated life left in the existing synthetic turf tennis courts and bowling green B.

12.2 Woolorama Facility Improvements

The following works relate more specifically, but not exclusively to the operations of Woolorama and again will be subject to external funding as well as contributions from the WAS and the Shire.

- (16) With respect to the extension of Kitchener Street to the west across Lot 54 to Great Southern Highway, it will be necessary to secure support from the Wagin Agricultural Society.
- (17) If this extension is supported, it will be necessary to secure perpetual rights of access to the extension of Kitchener Street across Lot 54 for the community either by acquisition, easement or lease.
- (18) It is anticipated that the construction of Kitchener Street west to Great Southern Highway will only occur if road grants are secured. The design and a construction program is therefore yet to be determined, but not likely before 2023.
- (19) The construction of the new Sheep Pavilion for both British Breeds and Merinos is likely to be funded by WAS, RED grants and the Shire. Project initiation is expected to be subject to external funding being secured through an application being made by WAS, with Shire support. This will require a financial commitment from both the WAS and the Shire and is not anticipated to occur until 2025.

- (20) Demolition of the existing British Breeds and Merino pavilions to create the entertainment hub should not occur until after the new Sheep pavilion has been constructed and tested during a Woolorama, potentially the 2027 event, with demolition thereafter.
- (21) Once the Kitchener Street extension is underway the east-west service road to the south of the pavilion and from the main arena to Woolorama Ave will need to be constructed. Funding for these two east-west service roads will need to be from the Shire or road grants.
- (22) The construction of new stalls for use by the Trotting Association for trotting meetings, and during Woolorama for cattle displays is possible with financial assistance from Racing and Wagering WA, WAS and the Shire. In this instance the Trotting Association should make the funding application with support from the Shire.
- (23) The Pony Club's desire to cover the dressage arena can proceed at any time funding is secured. Other than funding, the other uncertainty is whether the Club will seek to relocate the arena to the tennis courts for improved viewing (recommended). In this case works cannot commence until after tennis have relocated, mid 2023 at the earliest.

13.0 RECOMMENDATIONS

That the Shire of Wagin:

- Receive this sportsground and recreation precinct masterplan feasibility study report
- Endorse Masterplan Option 5 as the Shire's preferred redevelopment plan
- Issue this report for further community comment
- Undertake site survey and service location and capacity investigations
- Undertake a lot boundary rationalisation exercise to ensure new buildings are contained on one land title and areas of property control and ownership are clearly delineated
- Initiate discussions with the Wagin Agricultural Society to secure support for the extension of Kitchener Street to the west, across Lot 54 to connect with Great Southern Highway
- Make funding applications for:
 - Road grants for the extension of Kitchener Street and internal east-west connector road
 - CSRFF grants for the construction of the new Sports Hub for tennis bowls, cricket and hockey
 - RED grants for new Woolorama pavilions
 - Racing and Wagering WA funding to replace the horse stalls with new multipurpose stalls, feed and equipment stores, public toilets and first aid room
- Initiate discussions with tennis bowls, cricket and hockey with a view to establishing an incorporated Sports and Recreation Club with representation from all four sports to lease the new sports hub facilities, clearly outlining access rights and operational, maintenance and facility renewal costs. The annual lease fee should be set equivalent to the projected cost of maintenance and refurbishment of the facilities amortised over the period of the lease.

- Seek confirmation from the Pony Club of their desire to retain the dressage arena in its current location and cover it or relocate the arena to the tennis courts before covering it. Subsequent to a determination on location make application for CSRFF support after the funding application for the Sports Hub has been successful.

14.0 ATTACHMENTS

Lot numbers and indicative boundaries within the precinct

Proposed boundary adjustments

Site map and facilities legend

Precinct Masterplan Option 1

Precinct Masterplan Option 2

Precinct Masterplan Option 3

Precinct Masterplan Option 4

Community and Recreation Use

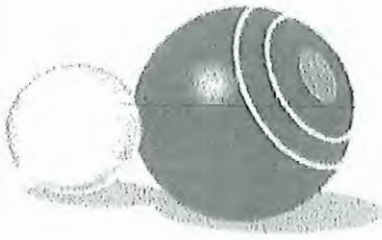
Amenities Facilities

Landscaping plan

Wagin Country Club Option

Precinct Masterplan Option 5

Sports Hub Clubhouse Concept Plan



WAGIN BOWLING CLUB INC.

PO Box 194 Wagin WA 6315 ABN: 63 986 149 453
PH: 9861 1475 Email: waginbowls@gmail.com

6th September 2022

Acting DCEO – Mr Ian McCabe
The Shire of Wagin
2 Arthur Road
Wagin WA 6315

Dear Ian,
Our committee met this evening and this is our position.

The Wagin Bowling Club Inc proposes that an arrangement be made between the club and the Shire of Wagin to re-develop the current bowling club site.

Kind regards

Janette Innes - Secretary
on behalf of the Wagin Bowling Club (inc)

7. GENERAL BUSINESS

7.1 ANY OTHER GENERAL BUSINESS

General discussion about other sites and timing of next meeting.

7.2 NEXT MEETING OF THIS COMMITTEE

Wednesday 12 October at 5.30pm.

8. CLOSURE

6.33pm.