



SHIRE OF KONDININ SPORTS COUNCIL COMMITTEE

MINUTES OF MEETING

Sports Council Committee

held at 2.00pm on Wednesday 13th December 2023, at the
Karlgin Bowling Club

David Burton
CHIEF EXECUTIVE OFFICER
13th December 2023

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Order of Business

1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISITORS

The CEO, David Burton, welcomed those present and declared the meeting open at 3:04pm.

Cr Darren Pool was nominated for Chairperson of the Committee Meeting and Seconded by Cr Beverley Gangell. Cr Darren Pool duly accepted the nomination.

Being that there were no further nominations, Cr Darren Pool was accepted as the Chairperson and assumed the chair.

2. RECORD OF ATTENDANCE/APOLOGIES

Councillors:	Cr D Pool (Chairperson) Cr B Browning Cr M James Cr B Gangell Cr K Green Cr P Green Cr B Smith
Staff:	David Burton (CEO) Tory Young (MPA) Leandré Genis (ESO) Vince Bugna (MCS)
Visitors:	Robin Kenny
Apologies:	NIL

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

OFFICER RECOMMENDATION:

Moved: Cr Beverley Gangell

Seconded: Cr Bruce Browning

That the minutes of the Sports Council Committee Meeting held on the 19th July 2023 be confirmed.

Carried: 4/0

4. REPORTS OF MEMBERS AND OFFICERS

4.1 PROPOSED NEW BUILDING FOR KARLGARIN BOWLING CLUB

Applicant: Shire of Kondinin
Author: Manager of Planning and Assets – Tory Young
Responsible Officer: Chief Executive Officer – David Burton
Disclosure of Interest: -
Date: 5th December 2023
Attachment(s): Draft Plans
 Draft Costings
 Letter from Karlgarin Progress Association
 Letter from Karlgarin Bowling Club

OFFICER RECOMMENDATION:

Moved: Cr Murray James

Seconded: Cr Bruce Browning

RECEIVE the attached draft plans and associated indicative costings for proposed Karlgarin Bowling Club Building for discussion and determination on a way forward including the following:

1. Location;
2. Modular composition;
3. Services & Utilities;
4. Grant Application requirements; and
5. Compliance matters.

Carried: 4/0

SUMMARY

The purpose of this report is to provide an update on the scope and indicative costings relating to the proposed Karlgarin Bowling Club Building. The draft concept plans and associated costings are attached for information.

BACKGROUND

The Karlgarin Bowling Club was established in 1973 at which time it comprised a grass green rink and the associated club room on the northern end of the rink as there today. The club room is essentially a shed with a small enclosed office on the western end and an enclosed tea room on its eastern end. The building contains asbestos. A synthetic turf surface was installed in 2010 which was then replaced in 2015 following storm damage. The rink was constructed over three (3) lots being 19, 20 and 21, with the middle Lot 20 being a Crown Lot vested in the Shire for Bowling Green and the two lots either side freehold Lots owned by the Karlgarin Country Club. The Karlgarin Bowling Club and the Karlgarin Country Club (est. 1953) have been intrinsically linked since the construction of the bowling rink. The Karlgarin Country Club Liquor Licence extends across from the Karlgarin Country Club building to the Karlgarin Bowling Club. Generally speaking, when there is a bowling event held the Country Club is open, however in recent years with reduced operating hours of the Country Club this is not always the case. The Bowling Club Building has served its purpose to date, however less so in recent years with the reduced operating hours of the Country Club and greater expectations to meet with modern standards.

In 2021 the Shire of Kondinin undertook a review of its Sport and Recreation Facilities Plan. During the preparation of this document, the Karlgarin community identified the need to build a new bowling club to replace the existing building to provide a functional space that meets with modern standards. The Karlgarin Bowling Club Building is included in the updated Sports and Recreation Facilities Plan 2021 – 2031 endorsed by the Council on the 16th of June 2021 and the amended version endorsed on the 16th of March 2022. The Plan proposed works to be undertaken at the Kondinin Bowling Club in the (medium term) (i.e. 3 to 5 years from 2021).

Following the inclusion of the new Bowling Club Building in the Sports and Recreation Plan 2021 – 2031, representatives of the Karlgarin Bowling Club engaged the services of a modular building company to prepare draft plans and associated costings for the project. The estimated cost of the development is \$500,000 for the proposed modular concept building as shown in the attachment. Consistent with the Shire's Policy FACS 003 which notes "All requests to improve existing facilities or construction of new facilities will be considered by Council on a 1/3 Council, 1/3 Organisations and 1/3 Government Grant Basis.

All projects to be discussed fully by the appropriate Council Committee with the Organisation Committee before the application is submitted to Council for consideration', the Karlgarin Bowling Club have followed due process and discussed the matter with their local community and committed up to \$150,000 via contribution from the Karlgarin Progress Association and \$80,000 from the Karlgarin Bowling Club towards the project.

In the initial concept planning for the project, some issues have been identified including the disability toilet at the Public Toilets behind the Karlgarin Hall not meeting with current disability requirements. Significant works to upgrade to modern requirements maybe difficult to achieve and would be challenging and cost prohibitive to build a ramp to the existing toilets if they were to be upgraded, meaning that the new build would require a disability toilet. Notwithstanding this, it is likely that the existing toilets can be factored in for general public access reducing the requirement for standard toilets in the new build.

Other matters of constraint that have been identified include a water main that runs along the length of the rear laneway that cannot be moved or built over. Significant site works have also been identified that would be required if the proposed new building is positioned at the existing location of the Bowling Club. For instance, to create the levels required the retaining wall would need to be extended to the north which would encroach onto the water main. These constraints will need to be factored into determining the best location to install the modular building.

The matter of land tenure has also been discussed over the years, in which Council at its Ordinary Meeting on the 20th of October 2021 approved the offer from the Karlgarin Country Club to purchase the Lots 19 & 21 Federal Street, Karlgarin. Settlement took effect on the 23rd July 2023. A Crown Inquiry Form was submitted to the Department of Planning, Lands and Heritage to amalgamate the newly acquired lots to the middle Lot 20 to create one reserve for bowling green. To date, a case file has been provided, referrals have been undertaken and the matter is progressing through the Department of Planning, Lands and Heritage.

A meeting has been scheduled with a representative from the Department of Local Government, Sport and Cultural Industries on the 19th December 2023 to discuss the suitability of the project for funding through the Community Sports and Recreation Facilities Fund (CSRFF). Projects for the small grant round for projects under \$500,000 are held twice yearly closing in March and September and the forward grant round for over \$500,000 once yearly closing in September.

REPORTING OFFICER'S COMMENT

The purpose of this Report is to provide an update on the project to the Sports Council Committee so that the matter can be discussed on site with representatives from the Karlgarin Bowling Club, the Karlgarin Progress Association and the Karlgarin Country Club before the matter is progressed any further by the Shire's Administration.

STATUTORY ENVIRONMENT

- Local Government Act 1995
- Local Government (Functions and General) Regulations 1996

POLICY IMPLICATIONS

Shire of Kondinin Policy # Fin 002 – Purchasing

Shire of Kondinin Policy # FACS 003 – Sporting Club and Amenity

PUBLIC CONSULTATION

- Discussions held between the Shire's Administration and Karlgarin Country Club (land tenure & liquor licence), Karlgarin Bowling Club (design and funding) and Karlgarin Progress Association (funding)
- Community Engagement in preparation of Recreation Facilities Plan 2021 – 2031
- Invites sent for representatives from Karlgarin Country Club, Karlgarin Bowling Club and Karlgarin Progress Association to meet on site to discuss proposal with Shire on 13th December 2023.

FINANCIAL IMPLICATIONS

Final cost contribution from Council will be dependent on final scope of the project and confirmed funds from the community and securing grant funding.

STRATEGIC IMPLICATIONS

Shire's Strategic Community Plan 2022-2032

"COMMUNITY

1.4 Recreational and social spaces encourage active and healthy lifestyles

Achievement of the Sport and Recreation Facilities Plan

Parks, nature reserves and community spaces are green, tidy, accessible and activated"

Supports the following section of the Shire's Sport and Recreation Facilities Plan
Facility Planning

VOTING REQUIREMENT

Simple Majority

4.2 UPDATE ON SHIRE'S SPORTING FACILITIES

Applicant: Shire of Kondinin
Author: Manager of Planning and Assets – Tory Young
Responsible Officer: Chief Executive Officer – David Burton
Disclosure of Interest: Nil
Date: 5th December 2023
Attachment(s): Sport and Recreation Facilities Plan 2021 – 2031

OFFICER RECOMMENDATION:

Moved: Cr Bruce Browning

Seconded: Cr Murray James

That the update on the Shire's Sporting Facilities against the timelines and projects detailed in the Shire's Sports and Recreation Facilities Plan 2021 – 2031 be noted.

Carried: 4/0

SUMMARY

To provide an update on the current and projected requirements in the management of the Shire's Sporting Venues.

BACKGROUND

As outlined in the Integrated Planning and Reporting Framework Guidelines, the effective management of assets is crucial to the sustainable delivery of local government services. The Shire's assets need to serve the needs of the community, in alignment with the Strategic Community Plan and the Corporate Business Plan and integrated with the Long-Term Financial Plan. As local governments hold a large portfolio of long-lived assets, it is critical to plan and prioritise the maintenance, renewal and replacement of existing assets and the acquisition of new assets, requiring a long-term "whole of life" view of asset management.

The Shire's Asset Management Plan was adopted by Council at its April 2023 Ordinary Meeting providing overarching guidance to implement strategy including financial capacity (integrated with the Long-Term Financial Plan and the Corporate Business Plan) in respect of providing and maintaining adequate assets for the Shire of Kondinin. With a number of new builds and renewal projects that have been outlined in the Shire's Integrated Planning Framework documents, robust asset planning and costings are paramount to develop an understanding of the long-term costs of the existing asset base to inform budget decisions.

Sound management of assets is an important and integral part of senior management's responsibilities. Part of this responsibility is achieving high quality in the construction, renewal and maintenance of a local government's assets. This assists in achieving high value for money spent, extending the life of important assets and minimizes maintenance and replacement costs.

The Shire aims to work with the local community to ensure that the Shire's assets are commensurate with the needs of the community whilst also being within realistic budget parameters, meeting compliancy and minimizing maintenance and replacement costs.

As a way to engage with the community on the Shire's sports facility assets, community workshops were held in 2021 as a precursor to the preparation and adoption of the Shire's Sport and Recreation Facilities Plan 2021 – 2031. Below is an extract from the document with the list of projects that were identified in the plan to be completed in the short term (1 – 2 years), medium term (3 – 5 years) and long term (5 years plus).

A status report has been provided for each project in **blue font** under each item. To date the majority of items have been completed or are in progress consistent with the timelines prescribed in the plan. The main exception is the upgrades to the Hyden Recreation Building of which has been put on hold until such time as a confirmed scope and community financial contribution was determined to progress the matter.

Priority	New or Existing Facility	Facility Recommendation	Action	Who
Short term	E	Hyden Sports Facilities Precinct Plan	Masterplan of sports surfaces and facilities in the Hyden town site Cost benefit for netball court resurface v relocation Cost benefit for hockey surface / Cost benefit for multipurpose tennis and hockey surface Changeroom design Gym design Bar access Rationalisation Staged process	Shire of Kondinin Hyden Sports Council
PART COMPLETED. Precinct Plan completed. Master Plan to be completed in liaison with the Hyden Sports Council.				
Short term	E	Kondinin Water Storage	Plan for improved water capture, storage and use on Kondinin playing surfaces	Shire of Kondinin Water Corporation Kondinin Community Recreation Council Kondinin Kulin Football Club KK Vipers Hockey Club
COMPLETED. Licence Agreement issued between the Shire of Kondinin and the Water Corporation for access to water from Yeerakine Dam as an emergency supply to reticulate the Kondinin Sports Precinct playing fields.				
Short term	E	Kondinin Pavilion Plan	Design improvements for at the pavilion	Shire of Kondinin Kondinin Community Recreation Council
COMPLETED. Concept plans and costs prepared and endorsed by community and then Council at its Ordinary Meeting on the 21 st June 2023. Awaiting CSRFF grant outcome to progress to engineering plans.				

Short term	E	Kondinin resurface Bowls	Bowls resurface	Shire of Kondinin Kondinin Bowls Kondinin Community Recreation Council	
COMPLETED – Bowling green re-surfaced in 2021 through funding from the Shire of Kondinin and the Kondinin Community Recreation Council.					
Short term	E	Hyden Reticulation	Oval	Oval reticulation	Shire of Kondinin
COMPLETED – Consultants were engaged to complete works in 2022 providing a much more effective reticulation system, with much better coverage across the oval.					
Short term	E	Hyden Golf Club ceiling	Golf Club	Replacement of ceiling	Shire of Kondinin Hyden Golf Club
COMPLETED - New ceiling was installed in 2021 as part of the LRCI funding program Phase # 3.					
Short term	E	Hyden Recreation Centre (building)	Recreation Centre (building)	Designs	Shire of Kondinin Hyden Sports Council
PART COMPLETED – Design Brief prepared and consultant engaged and prepared various design plans. The results of the community survey on the Hyden Sporting Precinct undertaken in October 2022 indicated an overwhelming majority of respondents dissatisfied with the men’s change rooms and the storage space not meeting with the expectations and needs of the users. Whilst the matter has been deferred until a decision can be reached on a community financial contribution and a scope of the project, given the Shire’s responsibility in the management of its existing assets this should still be given some consideration in the short term and not wait another 10 years.					
Short term	E	Hyden Tennis Club roof	Tennis Club	Replacement of roof	Shire of Kondinin Hyden Tennis Club
IN PROGRESS - The progression towards a replacement roof has been going on for some time and is anticipated to be installed by June 2024 to coincide with the requirements of the LRCI grant funding. Building contractor engaged and currently awaiting issuing of engineering drawings					
Short term	E	Hyden Pool Change rooms	Pool Change rooms	Upgrades and improvements to the Hyden Pool Change rooms	Shire of Kondinin
COMPLETED – new roof and upgrades to change rooms completed in time for the opening of the 2023/2024 season. Works to the upgrade of the Hyden Swimming Pool Change Rooms have been completed, together with associated additional toilet at the Hyden Youth Base. Working through minor maintenance and compliance matters highlighted at the recent audit. Of particular note the Hyden Diving Pool depth is now non-compliant for the 3m spring board.					
Short term	E	Kondinin Field	Hockey	Grass field	Shire of Kondinin Kondinin Community Recreation Council

					KK Vipers Hockey Club
COMPLETED – Works undertaken in 2021 through grant funding through the CRSFF and financial contribution from the Kondinin Community Recreation Council and the Shire of Kondinin.					
Short Term	E	Hyden tennis resurface	8 x tennis court resurface and Hotshots Court		Shire of Kondinin Hyden Tennis Club
COMPLETED – Works undertaken in 2023 through grant funding through the CRSFF and financial contribution from the Hyden Tennis Club and the Shire of Kondinin.					
Medium term	E	Hyden Recreation Centre (pavilion, change rooms and gym)	Building Upgrades		Shire of Kondinin Hyden Karlgarin Football Club Hyden Karlgarin Hockey Club Hyden Sports Council Hyden Karlgarin Pingaring Cricket Club
NOT COMMENCED – Matter deferred.					
Medium term	N	Karlgarin Clubroom	Bowls Clubroom		Shire of Kondinin Karlgarin Bowling Club
IN PROGRESS - Settlement to transfer Lots 19 and 21 to the Shire is complete and administrative subdivision underway to amalgamate the three lots 19, 20 and 21 Federal Street, Karlgarin to one crown lot for the purpose of recreation and bowling green. Project to construct a new modular bowling club building is currently in concept phase.					
Medium term	E	Hyden netball courts	Resurface Colocation	/	Shire of Kondinin Hyden Netball Club Hyden Sports Council
NOT COMMENCED – initial discussions held with the Hyden Netball Club and Hyden Sports Council. To be considered in Master Plan for Hyden Sports Precinct.					
Medium term	E	Kondinin improvements	Pavilion improvements		Shire of Kondinin Kondinin Community Recreation Council
NOT COMMENCED – In Design Phase.					
Medium term	E	Hyden Golf Club	Toilet and carpet upgrades		Shire of Kondinin Hyden Golf Club
IN PROGRESS – Site meetings held and awaiting formal scope from Golf Club.					
Long term	E	Hyden Pool lighting	Lighting installation		Shire of Kondinin
NOT COMMENCED					
Long term	N	Kondinin design	Skatepark design	Design for an improved stake park	Shire of Kondinin
IN PROGRESS – Consultation and concept planning being discussed at a community level. Feedback received through Play Ground / Open Space survey.					

Long term	N	Kondinin Skatepark improvements	Skatepark plan implemented	Shire of Kondinin
NOT COMMENCED				
Long term	E	Kondinin lighting	Pool Install lighting	Shire of Kondinin
NOT COMMENCED				
Long term	E	Kondinin tennis court resurface	Resurface	Shire of Kondinin Kondinin Tennis Club
NOT COMMENCED – Kondinin Tennis Club saving through a re-surface fund to contribute towards the project.				
Long term	E	Kondinin Golf Club	Minor building storage to the and	Shire of Kondinin Kondinin Golf Club
NOT COMMENCED				
Long term	E	Hyden Pool	Maintenance on Hyden pool bowl	Shire of Kondinin
NOT COMMENCED				

Project	Action	Who
Cricket nets	Landscaping around Hyden cricket nets	Shire of Kondinin
IN PROGRESS – Area has been tidied up		
Hyden Oval	Extension of oval – between playing surface and spectator area	Shire of Kondinin
NOT COMMENCED – subject to Master Plan for Hyden Sporting Precinct and scope of Recreation Centre upgrades		
Cricket cover pitches	For both cricket clubs	Shire of Kondinin Hyden Karlgarin Pingaring Cricket Club Kulin Kondinin Cricket Club
COMPLETED – installed in 2021 for both clubs.		
Bumper boards	For both tennis clubs	Shire of Kondinin Kondinin Tennis Club Hyden Tennis Club
PART COMPLETED – Hyden completed in 2023. Ideas for Kondinin being considered by the tennis club and Kondinin Community Recreation Council.		
Karlgarin Oval Fence	Replacement and maintenance	Shire of Kondinin Hyden Karlgarin Pingaring Club Club
COMPLETED – Completed prior to Karlgarin Centenary.		

REPORTING OFFICER'S COMMENT

The purpose of this report is primarily for the Shire's Administration to provide an update to the Sports Committee how the Shire is tracking against the projects and timelines prescribed in the Shire's Sport and Recreation Facilities Plan 2021 – 2031.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Nil

PUBLIC CONSULTATION

Nil

FINANCIAL IMPLICATIONS

Final cost contribution from Council will be dependent on final scope of the projects and confirmed funds from the community and securing grant funding.

STRATEGIC IMPLICATIONS

Shire's Strategic Community Plan 2022-2032

1.2 Facilitate and advocate for quality health services, health facilities and programs in the Shire

Local health facilities, visiting allied health and volunteer health services are retained

2.4 Housing meets existing and future community needs for families and workers

Shire housing stock is well maintained and expanded upon

We advocate for improved State Government and Public Housing stock”

VOTING REQUIREMENT

Simple Majority

5. CLOSURE OF MEETING

Being no further business, the meeting was closed at 3:25pm.