



SHIRE OF KONDININ

SPORTS COUNCIL COMMITTEE

MINUTES OF MEETING
Sports Council Committee
held at 9:30am on Friday 12th August, 2022 at
Hyden Recreation Building

David Burton
CHIEF EXECUTIVE OFFICER
11 August 2022

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Order of Business

1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISITORS

The Chairperson, Cr Bev Gangell, welcomed those present and declared the meeting open at 9.30am.

Moved: Cr Mouritz

Seconded: Cr James

Cr Bev Gangell was nominated for Chairperson of the Committee Meeting. Cr Bev Gangell duly accepted the nomination.

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

2. RECORD OF ATTENDANCE/APOLOGIES

Councillors:	Cr D Pool Cr K Mouritz Cr M James Cr B Gangell
Staff:	David Burton (CEO) Tory Young (MPA)
Visitors/ Members of the Public:	Brad Smith, Coby Smith, Danica Butler, Steph Whitwell, Anika Fotheringhame, Lincon Gangell, Steve Jones, Jeoff Biglin, Stephen James.
Apologies:	Cr B Browning Craig Mayfield (Community Member) Kingsley Brown (Community Member)

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

This Committee has not met before therefore there currently are no minutes to confirm.

4. REPORTS OF MEMBERS AND OFFICERS

4.1.1 Finalising Scope of Hyden Recreation Centre Extension

Applicant:	Shire of Kondinin
Author:	Tory Young (MPA)
Disclosure of Interest:	Nil
Date:	10th August 2022
Attachment(s):	QS Report V.1 and V.2 Original Stage 2 Plans 2014 CAD Drawing 2019 Plans from Architects 2021 Emails from Hyden Sports Council Proposed Changes from Sports Council Emails on Indoor Netball Courts

**Amended Plans from Architects 2022
Sports and Recreation Facilities Plan 2021 – 2031
Hyden Sports Precinct Plan**

RESOLUTION:

Moved: Brad Smith

Seconded: Steve Jones

1. That a public survey be prepared by the Shire Administration in liaison with the Sports Council Committee that is distributed to the whole Shire community for a two (2) week period seeking feedback on the following two (2) options to determine a way forward for the Hyden Sports Pavilion:
 - a) Extend existing Hyden Sports Pavilion; or
 - b) Demolish Hyden Sports Pavilion and construction of a new Pavilion incorporating all surrounding playing surfaces, noting this will require a significant cash contribution from the community;
2. Following the collation of the public survey and a further meeting of the Sports Council Committee, a public meeting is held to discuss and vote on the two options presented in the survey;
3. A further meeting of the Sports Council Committee is held following the public meeting to determine the progression of the project; and
4. Advise Council not to proceed with the application of any grant funding until a firm direction for the project is resolved.

Carried: Unanimous

SUMMARY

The purpose of this report is to discuss and finalise the scope for the extensions to the Hyden Recreation Centre. The latest version from architects and earlier plans are attached for consideration.

BACKGROUND

In 2016 Council completed Stage 1 of the extensions to the Hyden Recreation Centre which included enlarging the function area, upgrading the kitchen and bar area, providing a unisex accessible toilet and upgrades to the ladies change rooms. The second stage was to be completed at a later date and included a gymnasium, additional storage and upgraded change rooms.

At the Ordinary Meeting of Council held on the 18th September 2019 Council supported the Shire's Administration to arrange a project brief and seek quotations from suitably qualified practitioners to prepare detailed plans, engineering drawings and a quantity surveyor report to progress with Stage 2 of the extensions based on a floor plan from the Hyden Sports Council proposing a new gym, upgrades to the men's change rooms and additional storage space. At the Ordinary Meeting of Council held on the 18th March 2020, Council awarded Slavin Architects to prepare the plans and associated documentation.

In August 2020 preliminary concept plans were prepared and a QS report submitted to the Shire with an estimate project cost of \$2,457,677. Based on these costings the following funding model was proposed by the Shire's Administration and presented to Council at its Ordinary Meeting on the 20th July 2022.

At this meeting Council resolved that it could commit to a maximum of \$2.5 million to the project, which included any grant funding and contribution from the Hyden Sports Council.

- **Shire Contribution** - \$1,534,234 (\$1 million cash plus the \$534,234 Local Roads and Community Infrastructure (LRCI) Federal funding phase 3 extension money which is available from July 2023).
- **CSRFF Contribution** - \$819,226 (If successful with 1/3 funding from CSRFF)
- **Hyden Sports Council** - \$104,217

(NB any shortfall of funding not received by the grant funding or Hyden Sports Council in the above model to be met by the Shire of Kondinin)*

Meetings with the Department of Local Government Sports and Cultural Industries (DLGSC) were held on the 8th December 2020 and the 9th March 2022 with representatives from the Shire's Administration, Council Members and the Hyden Sports Council to discuss the eligibility of the project for the CSRFF funding and what needs to be completed to submit in a grant application. Initial feedback from the DLGSC have indicated that the project is eligible, but aspects of the project have higher priority than others, as follows:

- Women's and away team change rooms – high priority
- Gym Construction – low priority
- Storage space – medium to high priority
- Improved spectator viewing and meeting space (childcare space) -low priority

As recommended by the DLGSC the Shire prepared a Sport and Recreation Facilities Plan 2021 – 2031 and an accompanying Precinct Plan, both of which have been endorsed by Council.

With due regard to escalating construction costs, the Shire's Administration have received an updated QS report indicating that the projected cost if work were to commence in January 2024 would be \$3,313,801. This assumes that costs will continue to escalate, although an opinion is that they may stabilise as rate increases begin to impact. Based on the fiscal capacity of the Shire it is not possible to go ahead and submit a grant application for a project of this magnitude.

As such, it is recommended by the Shire's Administration that discussions are held with the Hyden Sports Council and the architects to devise a scope of works to a maximum construction cost of \$2,500,000. Obviously when the project goes out for tender the actual cost may vary but we need a figure based on a QS report to submit with the grant application. The Shire are currently awaiting a formal response from the Hyden Sports Council, however they have provided an indication that they will be able to provide \$50,000 cash towards the project and are currently seeking pledges from local sporting groups and progress associations for additional contributions, which will assist in reducing the contribution from the Shire.

Since the Council Meeting on the 20th July 2022, the architects have submitted a draft sketch to factor in the additional considerations by the Hyden Sports Council and an attempt to reduce the project cost to \$2.5 million. The sketch was submitted with the following information.

I've prepared a very rough sketch of the new brief/design you sent through to establish approximate building areas – see attached. I've also now discussed costs with Graham Peden from Wilde and Woollard – the quantity surveyor for the project. His view, after considering the area and high level of servicing for the building, is that the construction cost in today's market will be of the order of \$2.5m. In addition, there are the other add-on costs including fees, which will take it to around \$2.9m. It must be remembered that these estimates are based on today's construction costs, which is an issue given the high level of escalation we're experiencing in the industry".

It is also important to note that the STED connection line has been identified as located in the general vicinity of the proposed extension area. Information has been obtained from Water Corporation about this indicating that essentially the connection line is the Shire's infrastructure and not part of the Water Corp's STED infrastructure providing the Shire with some flexibility in the potential relocation.

REPORTING OFFICER'S COMMENT

In order to be in a position to apply for grant funding and progress this project, the Shire's Administration seeks consensus on the scope of this proposed development through input from the Council Sports Council Committee, the Council and the Hyden Sports Council, representing the needs and priorities of the local community and sporting groups. As resolved by Council at its Ordinary Meeting on the 20th July 2022, the maximum commitment to fund this project over a two year period is \$2.5million, which includes any grant funding received or contributions from the Hyden Sports Council / Community Groups.

In collaboration with the Shire of Kondinin, the scope is to address the priority areas identified by the Hyden Sports Council, representing the needs of the local community and sporting groups, to improve this facility within a \$2.5million budget.

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

- Community Survey is required for Grant Application
- Regular consultation with Hyden Sports Council through planning stage
- Community Meetings with the Department of Local Government Sports and Cultural Industries
- Community Engagement in preparation of Recreation Facilities Plan 2021 – 2031
- Community Workshops held in February 2022 seeking feedback on priority of Hyden Recreation Pavilion Extension and Hyden Visitor Centre

FINANCIAL IMPLICATIONS

The Council at its Ordinary Meeting has endorsed a maximum of \$2.5 million to the total project cost over the 2023/2024 and 2024/2025 financial years.

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”

VOTING REQUIREMENT

Simple Majority

FURTHER BUSINESS / POINTS RAISED AT THE MEETING

Manager Planning and Assets provided an overview of the project and presented the various plans that have been prepared since 2014.

Chief Executive Officer provided an overview of the financial situation and the impact of increased costs since the project was first costed in 2020.

Cr James – proposal needs to be considered alongside other projects across all three town sites in the Shire. Due consideration needs to be given to the affordability of the project by the Shire and the community at this point in time. Wary of replicating large recreation facilities in neighbouring Shires of Corrigin and Kulin and the on-going costs of these facilities in the long term.

Cr Mouritz – endorsed former Cr Lynch’s recommendation for the existing pavilion building to be demolished and a new purpose built building constructed that better accommodated all playing surfaces in the Hyden Sports Precinct. Noted importance to seek feedback on what the community want.

Cr Pool – questioned why the proposed extension is to the north of the building rather than the south. Noted importance of weighing up costs and the needs of the community.

Feedback was received from all the community members in attendance at the meeting, summarised as follows:

- Current building is in the wrong spot. Would be better as an ‘L’ shape that incorporates all existing playing fields in the Sports Precinct including tennis, football, hockey, netball and a provision for bowls.
- Need to obtain more input from all the community to obtain a broader insight into the priorities for the Hyden sports pavilion and the sports precinct in general in the medium to long term.
- Whole building and all its users need to be considered. I.e. the function centre area is not large enough to accommodate a number of events (e.g. wind ups, funerals etc.) and is at capacity during one day sports days.
- Need for a committed community ‘buy in’. If preference is to undertake a new build then the community need to organise a community cropping program to raise funds to contribute towards the project. Might take 4 – 6 years to raise the funds required.
- Nothing structurally wrong with the building now that the roof has been fixed, and therefore no need for it to be demolished. Concerns that a new build will not adequately accommodate all sporting playing fields in the precinct.

- Need to weigh up the pros and cons of a new build and the extension of the existing. I.e. will need to wait much longer to get a new build involving significant community fundraising verses the extension can largely be undertaken in the existing Shire budget, a small contribution from the Sports Council and potential grant funding.
- Extension to the existing building will be OK if it is done properly and accommodates all the needs of the community and users of the facility.
- Important to take a long term outlook towards the project. A new building doesn't have to be bigger, but just more functional and one that better incorporates all the playing surfaces in the Hyden Sports Precinct.
- A community the size of Hyden does not warrant a sporting facility the size of the Recreation Centres in Kulin or Corrigin. Need to be realistic about matching the facility with the population base and financial support to build and maintain in the long term.
- Whether a new extension or new build is undertaken, both will be good, however in the longer term the maintenance and management of one facility would be preferred. Important that we get it right and are proud of the outcome.
- Acknowledgement that the Hyden Tennis Club are scheduled to spend considerable funds on a court resurface and building in the short term. New roof is a short term need that is being largely funded through the Local Roads and Community Infrastructure Program.
- A new building doesn't have to be 'big', rather it needs to be functional and factor in all the sporting playing surfaces in the sporting precinct, plus other user groups. It could be argued that a better use of funds in the longer term would be one good project at say \$6 million than a 'tack on' at \$3 million. Acknowledge that to get a new build would require the lease of land to undertake a 4 – 6 year cropping program facilitated by the local community.

Cr Gangell acknowledged that there was a split of opinion within those in attendance and concurred that the best way forward was to undertake a community survey followed by a public meeting to determine the way forward for this project. A resolution was formulated addressing this to replace the recommendations within the Agenda.

Cr Gangell also noted that the matter would be presented back to Council to reconsider the resolution of the 20th July 2022 Ordinary Meeting of Council in turn postponing the application of a CSRFF grant funding and re-directing Phase 3 Extension Local Roads and Community Infrastructure funding to be spent on other projects in the 2023 – 2024 financial year.

5. CLOSURE OF MEETING

Being no further business the meeting was closed at 10.51am.