

SHIRE OF KONDININ SPORTS COUNCIL COMMITTEE

NOTICE OF MEETING

Councillors: Please be advised that a meeting of the
Sports Council Committee
will be held at 9:30am on Friday 12th August, 2022 at
Hyden Recreation Building

David Burton
CHIEF EXECUTIVE OFFICER
11 August 2022

11 Gordon Street, KONDININ WA 6367 Tel (08) 98891006 Fax (08) 98891197
All communications to be addressed to the CHIEF EXECUTIVE OFFICER
Email: ceo@kondinin.wa.gov.au

Order of Business

1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISITORS

The Chairperson welcomed those present and declared the meeting open at 0:00am.

2. RECORD OF ATTENDANCE/APOLOGIES

Councillors:	Cr D Pool Cr B Browning Cr M James Cr B Gangell
Staff:	David Burton (CEO) Tory Young (MPA)
Apologies:	

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:	10 th 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

OFFICER'S RECOMMENDATION:

1. The Sports Council Committee list the key priorities to incorporate into the proposed extension to the Hyden Recreation Building in order of priority as follows:
 - A)
 - B)
 - C)
 - D)

E)
F)
G)

2. The Sports Council Committee authorizes the Shire's Administration to forward the key priorities to the architects to prepare draft plans that incorporate the priorities in the order identified up to a total project cost of up to \$2,500,000.
3. The Sports Council Committee ask the Hyden Sports Council to provide a final cash contribution towards the project to the Shire's Chief Executive Officer by the 5th September 2022; and
4. The Sports Council Committee note the STED connection pipes are located in the vicinity of the proposed development which will need to be factored into the cost of the development.

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

5. CLOSURE OF MEETING

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



Wilde and Woollard

Hyden Recreation Centre

AT

38 Marshall Street
Hyden WA 6359

Opinion of Probable Cost (DRAFT)

Slavin Architects
Architect
1c Pearse Street
North Fremantle WA 6159

Wilde and Woollard (WA)
Cost Consultants & Quantity Surveyors
Unit 1, 1008 Wellington Street
West Perth, WA 6005

26 August 2020

SUMMARY

PROJECT: Wilde and Woollard

DETAILS: Opinion of Probable Cost (DRAFT)

BUILDING: Hyden Recreation Centre

Code	Scope Of Work	Total Cost
	Recreation Centre	2,457,677
	NOTE: ALL COSTS EXCL. GST	
ANTICIPATED TOTAL PROJECT COST		2,457,677

REPORT DETAILS

PROJECT: Wilde and Woollard

DETAILS: Opinion of Probable Cost (DRAFT)

BUILDING: Hyden Recreation Centre

Item	Item Description	Quantity	Unit	Rate	Amount
Recreation Centre					
<u>SITE PREPARATIONS</u>					
1	Allow for site preparation		Item		15,000
2	Provision for excavation in rocks		Excl.		Excluded
<u>DEMOLITIONS AND ALTERATIONS</u>					
<u>General Items</u>					
3	Allow for the removal of asbestos related materials found on site		Excl.		Excluded
4	Allow for temporary partitions / barrier if necessary		Item		5,000
5	Allow for removal of sundry items prior to commencing the demolition works		Item		3,500
<u>Whole Structure</u>					
6	Demolish existing shed		Item		2,900
<u>Walls and Partitions</u>					
7	Demolish internal walls	162	m2	40.00	6,480
<u>Windows and Doors</u>					
8	Remove windows	5	m2	55.00	275
9	Remove single door and frame	2	No.	75.00	150
10	Remove double door and frame	2	No.	120.00	240
<u>Finishes</u>					
11	Strip off existing finishes to floor & ceiling	157	m2	45.00	7,065
<u>External Works</u>					
12	Remove existing retaining walls		Item		990
<u>Generally</u>					
13	Allow for general making good all works disturbed by the demolitions and alterations		Item		1,400
<u>NEW WORKS</u>					
14	Gym	123	m2	1,070.00	131,610
15	E.O Gym equipment & furniture		Excl.		Excluded
16	Changeroom	93	m2	1,720.00	159,960
17	Toilet	52	m2	2,020.00	105,040
18	Store	44	m2	450.00	19,800
19	Extension to time keep box	11	m2	2,079.00	22,869

REPORT DETAILS

PROJECT: Wilde and Woollard

DETAILS: Opinion of Probable Cost (DRAFT)

BUILDING: Hyden Recreation Centre

Item	Item Description	Quantity	Unit	Rate	Amount
Recreation Centre <i>(Continued)</i>					
20	Existing - Visitors	83	m2	970.00	80,510
21	Existing - Toilets	28	m2	1,270.00	35,560
22	Existing - Store	22	m2	150.00	3,300
23	Existing - Kid rooms	24	m2	970.00	23,280
	<u>Roof Level</u>				
24	Roof structure & Roof covering & Soffit lining	789	m2	490.00	386,610
	<u>Engineering Services</u>				
25	Hydraulics Services		Item		75,700
26	Distribution board		Item		10,000
27	Electrical services		Item		142,000
28	Air Conditioning		Item		65,000
29	Ventilation		Item		43,700
30	Fire protection		Item		8,000
31	Builder's Works in connection with services		Item		17,300
	<u>EXTERNAL WORKS</u>				
32	Provision for paving	369	m2	65.00	24,003
33	Provision for landscaping & reticulation	150	m2	60.00	9,000
34	Provision for ramp & balustrades		Item		15,500
35	Provision for retaining wall & external walls		Item		13,800
	<u>EXTERNAL SERVICES</u>				
36	Provision for sewerage		Item		4,000
37	Provision for cold water supply		Item		4,000
38	Provision for fire services		Item		7,000
39	Provision for gas supply		Excl.		0
40	Provision for storm water drainage		Item		22,000
	<u>External Electrical Services</u>				
41	Power conduits and pit systems		Item		6,000
42	Power upgrade		Excl.		Excluded
43	Builder's work		Item		600

REPORT DETAILS

PROJECT: Wilde and Woollard

DETAILS: Opinion of Probable Cost (DRAFT)

BUILDING: Hyden Recreation Centre

Item	Item Description	Quantity	Unit	Rate	Amount
Recreation Centre					<i>(Continued)</i>
	<u>ON COST</u>				
44	Preliminaries, 15%		Item		222,000
45	Design Contingency, 10%		Item		171,000
46	Contract Contingency, 5%		Item		94,000
	ESTIMATED TOTAL BUILDING COST IN PERTH		\$\$		1,966,142
47	Locality Allowance, 25%	1,966,142	Item	0.25	491,535
	ESTIMATED TOTAL BUILDING COST IN HYDEN		\$\$		2,457,677
48	Escalation		Excl.		Excluded
49	GST		Excl.		Excluded
50	Professional Fees		Excl.		Excluded
51	Furniture & Equipment		Excl.		Excluded
Recreation Centre TOTAL					2,457,677



Hyden Recreation Centre

Proposed Re-development Work

At

38 Marshall Street
Hyden, WA 6359

Opinion of Probable Cost - July 2022

Slavin Architects Pty Ltd
Architect
1C, Pearse Street
North Fremantle, WA 6159

Wilde and Woollard (WA)
Cost Consultants & Quantity Surveyors
Unit 1, 1008 Wellington Street
West Perth, WA 6005

04 July 2022

SUMMARY

PROJECT: Hyden Recreation Centre

DETAILS: Opinion of Probable Cost - July 2022

BUILDING: Proposed Re-development Work

Code	Scope Of Work	Total Cost
RC	Recreation Centre	3,313,801
NOTE: ALL COSTS EXCL. GST		
ANTICIPATED TOTAL PROJECT COST		3,313,801

REPORT DETAILS

PROJECT: Hyden Recreation Centre

DETAILS: Opinion of Probable Cost - July 2022

BUILDING: Proposed Re-development Work

Item	Item Description	Quantity	Unit	Rate	Amount
RC Recreation Centre					
<u>SITE PREPARATIONS</u>					
1	Allow for site preparation		Item		22,000
2	Provision for excavation in rocks		Excl.		Excluded
<u>DEMOLITIONS AND ALTERATIONS</u>					
<u>General Items</u>					
3	Allow for the removal of asbestos related materials found on site		Excl.		Excluded
4	Allow for temporary partitions / barrier if necessary		Item		5,000
5	Allow for removal of sundry items prior to commencing the demolition works		Item		3,500
<u>Whole Structure</u>					
6	Demolish existing shed		Item		2,900
<u>Walls and Partitions</u>					
7	Demolish internal walls	162	m2	45.00	7,290
<u>Windows and Doors</u>					
8	Remove windows	5	m2	65.00	325
9	Remove single door and frame	2	No.	100.00	200
10	Remove double door and frame	2	No.	120.00	240
<u>Finishes</u>					
11	Strip off existing finishes to floor & ceiling	157	m2	45.00	7,065
<u>External Works</u>					
12	Remove existing retaining walls		Item		990
<u>Generally</u>					
13	Allow for general making good all works disturbed by the demolitions and alterations		Item		1,400
<u>NEW WORKS</u>					
14	Gym	123	m2	1,580.00	194,340
15	E.O Gym equipment & furniture		Excl.		Excluded
16	Change room	93	m2	2,540.00	236,220
17	Toilet	52	m2	2,540.00	132,080
18	Store	44	m2	910.00	40,040

REPORT DETAILS

PROJECT: Hyden Recreation Centre

DETAILS: Opinion of Probable Cost - July 2022

BUILDING: Proposed Re-development Work

Item	Item Description	Quantity	Unit	Rate	Amount
RC	Recreation Centre				<i>(Continued)</i>
19	Extension to time keep box	11	m2	2,805.00	30,855
20	Existing - Visitors	83	m2	970.00	80,510
21	Existing - Toilets	28	m2	1,500.00	42,000
22	Existing - Store	22	m2	360.00	7,920
23	Existing - Kid rooms	24	m2	970.00	23,280
	<u>Roof Level</u>				
24	Roof structure & Roof covering & Soffit lining	789	m2	550.00	433,950
	<u>Engineering Services</u>				
25	Hydraulics Services		Item		78,250
26	Distribution board		Item		18,000
27	Electrical services		Item		178,000
28	Air Conditioning		Item		65,000
29	Ventilation		Item		45,700
30	Fire protection		Item		8,000
31	Builder's Works in connection with services		Item		19,700
	<u>EXTERNAL WORKS</u>				
32	Provision for paving	369	m2	65.00	24,003
33	Provision for landscaping & reticulation	150	m2	60.00	9,000
34	Provision for ramp & balustrades		Item		15,500
35	Provision for retaining wall & external walls		Item		16,200
	<u>EXTERNAL SERVICES</u>				
36	Provision for sewerage		Item		5,000
37	Provision for cold water supply		Item		4,450
38	Provision for fire services		Item		8,000
39	Provision for gas supply		Excl.		0
40	Provision for storm water drainage		Item		22,000
	<u>External Electrical Services</u>				
41	Power conduits and pit systems		Item		6,000
42	Power upgrade		Excl.		Excluded

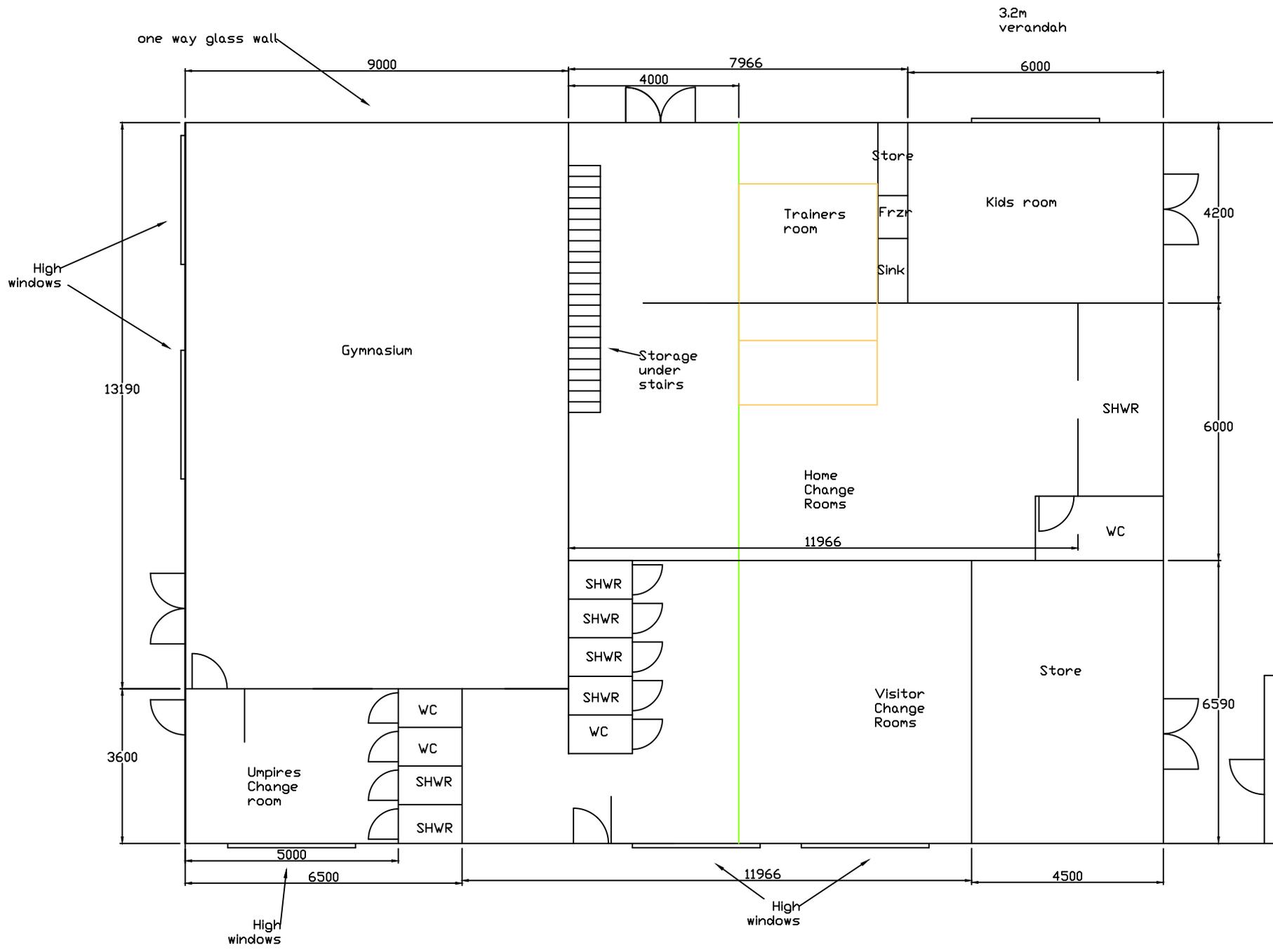
REPORT DETAILS

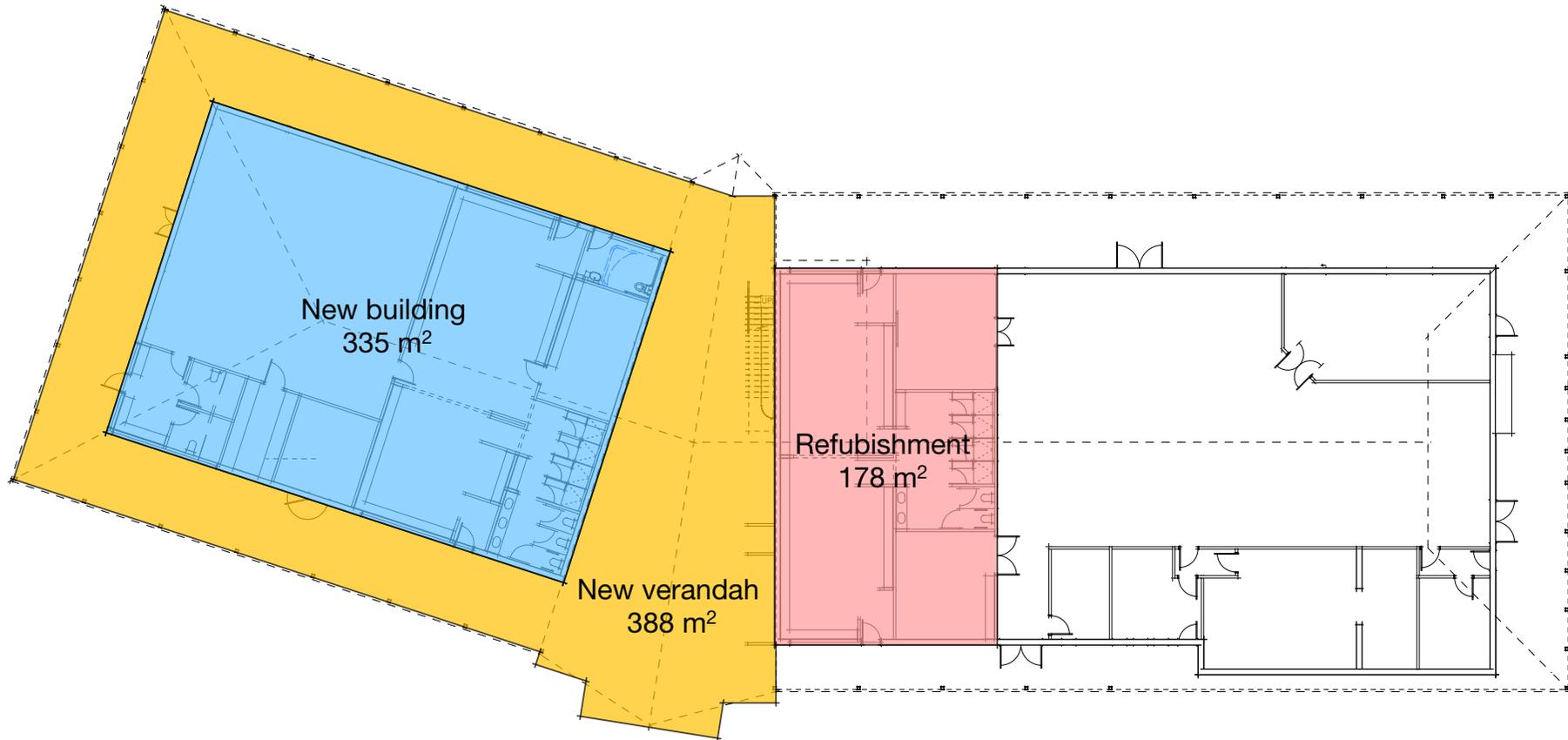
PROJECT: Hyden Recreation Centre

DETAILS: Opinion of Probable Cost - July 2022

BUILDING: Proposed Re-development Work

Item	Item Description	Quantity	Unit	Rate	Amount
RC	Recreation Centre				<i>(Continued)</i>
43	Builder's work		Item		600
	<u>ON COST</u>				
44	Preliminaries, 15%		Item		270,000
45	Design Contingency, 10%		Item		207,000
46	Contract Contingency, 5%		Item		114,000
	ESTIMATED TOTAL BUILDING COST IN PERTH		\$\$		2,386,508
47	Locality Allowance, 25%	2,386,508	Item	0.25	596,627
	ESTIMATED TOTAL BUILDING COST IN HYDEN		\$\$		2,983,134
48	Escalation (based on Construction start January 2024)		Item		330,666
49	GST		Excl.		Excluded
50	Professional Fees		Excl.		Excluded
51	Furniture & Equipment		Excl.		Excluded
	Recreation Centre TOTAL				3,313,801





REFURBISHMENT	1500 @	178	=	267,000
VERANDAH	1000 @	288	=	388,000
NEW BUILDING	2500 @	335	=	837,000
TOTAL			=	1.492M

(+15% prelims) = 1.715M
 (+10% design cont.) = 1.887M
 (+5% contract cont.) = 1.98M

(+25% locality allow.) = 2.46M

GROUND FLOOR AREA
1:200

ISSUE	DATE	REVISION

Project
Hyden Recreation Centre
Redevelopment

Address
38 Marshall Street
Hyden WA 6359

This Sheet
Proposed Floor Plan
Areas

Plot Date 28/8/20

Scale @A3 1:200 **Rev**

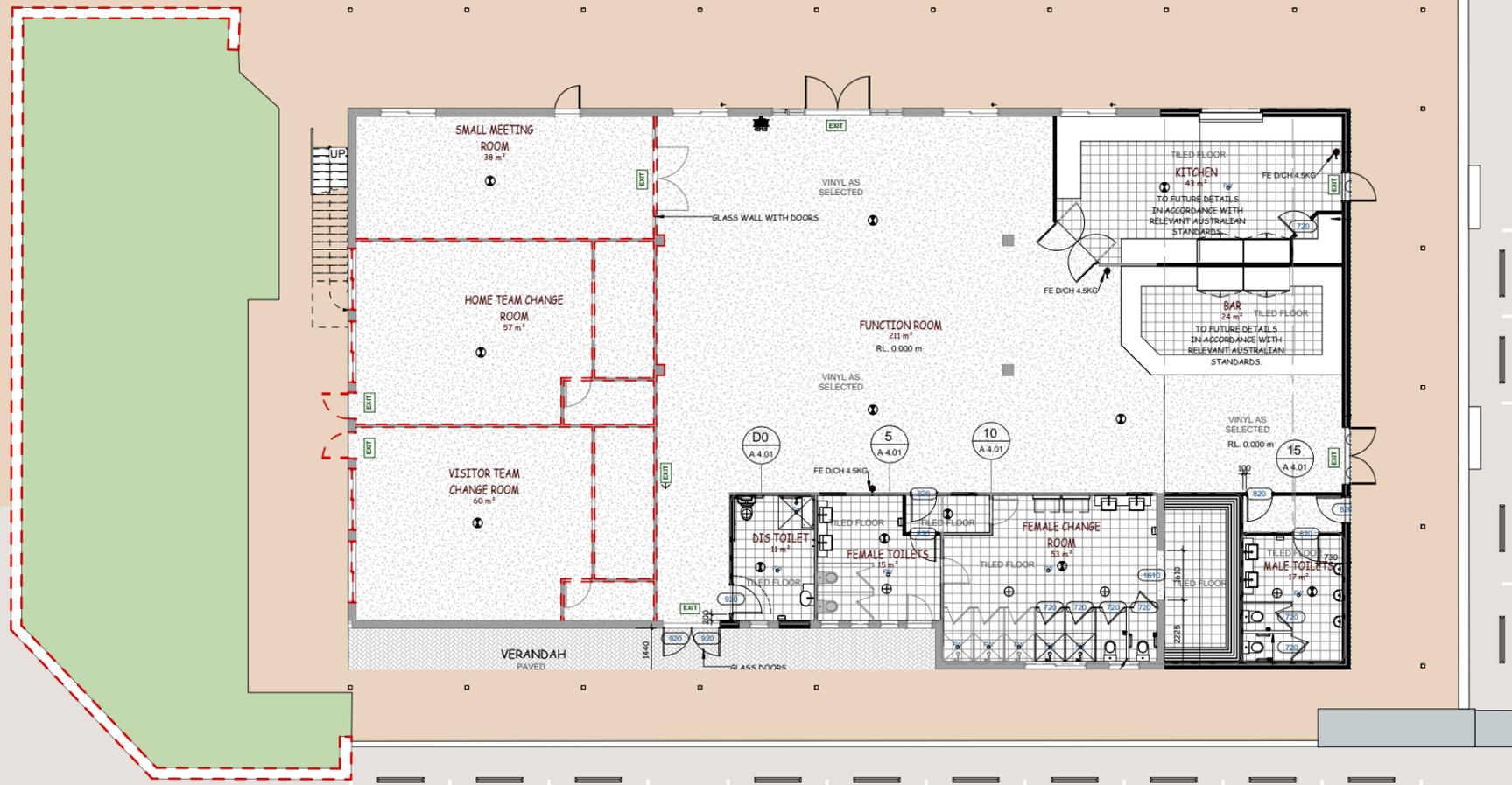
Project No 202004

Drawing No **A210**

DESIGN DRAWING ONLY
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 7 The Arcade, South Perth WA 6150
 hello@slavinarch.com.au
 www.slavinarch.com.au
 (08) 9398 3242



DEMOLITION FLOOR PLAN
1:200

ISSUE	DATE	REVISION

Project
Hyden Recreation Centre
Redevelopment

Address
38 Marshall Street
Hyden WA 6359

This Sheet
DEMO

Plot Date 25/8/20

Scale @A3 1:200 **Rev**

Project No 202004

Drawing No **A201**

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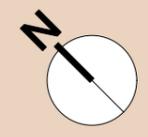
SLAVIN ARCHITECTS PTY LTD
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7 The Strand, Bunbury WA 6230
hello@slavinarch.com.au
www.slavinarch.com.au
(08) 6500 3242



ISSUE	DATE	REVISION
Project Hyden Recreation Centre Redevelopment		
Address 38 Marshall Street Hyden WA 6359		
This Sheet Proposed Floor Plan		
Plot Date	1/9/20	
Scale @A3	1:200	Rev
Project No	202004	
Drawing No	A202	
DESIGN DRAWING ONLY NOT FOR CONSTRUCTION © 2019 Copyright Slavin Architects		

TIME KEEPER'S BOX (OVER)
1:200

NEW GROUND FLOOR PLAN
1:200



Emails from Hyden Sports Council May and July 2022

On 19 Jul 2022, at 7:53 am, Brad & Coby Smith <bradncobysmith@bigpond.com> wrote:

Good Morning Tory,

Thank you for passing on the revised estimation from Salvin architects.

We understand the cost in the industry have risen and as per the public meetings held with the shire earlier in the year we expected the increase.

The sports council would still like to have Salvin architects draw up the revised plans as per our emails in early May to have costed. Please see attached a very rough plan drafted by the committee aswell as notes below .

Current drawing is 334m² of the building

New building to be 350 to 380m²

Needed to fit in the building

1. UAT - in central are, how do we stop this being used by everyone instead of going to the rear of the building??

2. Home change room 1 (needs to be bigger than home 2) on football oval end.

To include;

Trainers room

Toilets & showers

3. Home change room 2

To include;

Toilets & showers

4. Womens changeroom, to be added on hockey / netball side .

To include;

Toilets & showers

5. Umpires room- as central as possible

6. gym 120m

7. Store into gym

8. Store outside access only. Proposed Netball court side if courts were to move in the future.

Sports council would appreciated some clear direction from Council on how much the shire can afford to fund this project. It has been has been in the planning stage for many years and the longer the delay the more the cost will rise.

Sports council is not an overly financial as we rely on our affiliated clubs to contribute to our finances. We are currently able to contribute \$50000 to the project and have written to our clubs asking for financial pledges for the project.

We are also seeking support from other sources . We hope to update the shire with a more accurate amount by the end of August.

We thank you Tory for all your efforts in trying to get this project going forward and we look forward In continuing to work with you to get this project done!

Bradley Smith

PO Box 75

Hyden 6359

0429805047

From: Hyden Sports Council <hydensportscouncil@gmail.com>

Date: 9 May 2022 at 1:34:11 pm AWST

To: Tory Young <mpd@kondinin.wa.gov.au>

Subject: Hyden Rec Centre redevelopment

Good Afternoon Tory,

At our latest building committee meeting it was discussed to move the orientation of the new building back towards the hockey oval.

Attached are some rough ideas but obviously the architect would be better qualified in this department.

We were also wondering if he could separately cost up the structure for 2 indoor netball courts of the north/west end of the building.

Notes for the architect are;

Current drawing is 334m² of the building

New building to be 350 to 380m²

Needed to fit in the building

1. UAT - in central area, how do we stop this being used by everyone instead of going to the rear of the building??

2. Home change room 1 (needs to be bigger than home 2) on football oval end.

To include;

Trainers room

Toilets & showers

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To include;

Toilets & showers

4. Womens changeroom, to be added on hockey / netball side .

To include;

Toilets & showers

5. Umpires room- as central as possible

6. gym 120m

7. Store into gym

8. Store outside access only. Netball court side.

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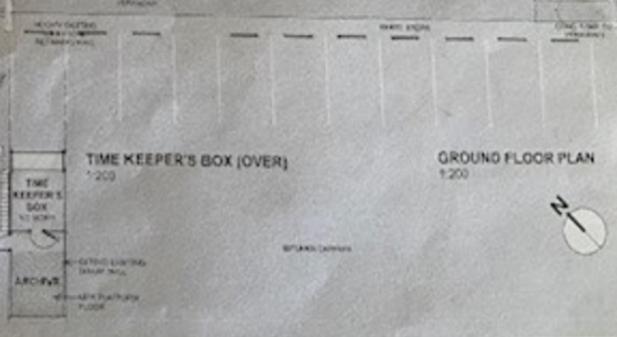
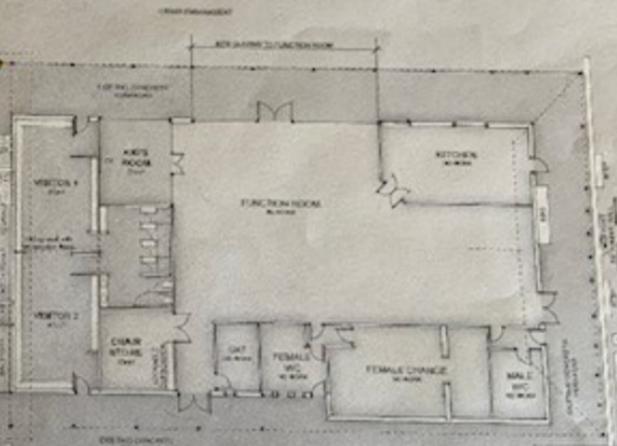
With thanks

Coby Smith

PO Box 75

Hyden 6359

0429805047



GROUND FLOOR PLAN
1:200



Emails Relating to Indoor Netball Courts in Hyden May 2022

Tue 24/05/2022 5:08 PM

FW: Kojonup Indoor Netball Courts

Hi David, Vince and Mark,

FYI – this is the kind of project that Hyden Sports Council are thinking for ‘indoor courts’.

Coby Smith from the Sports Council and I spoke to the Shire of Kojonup today and they have provided the following information below and photos,

Project was \$1.9 million. No wet areas (just sink and water foundation), storage only and a change room but no showers or toilets, 3 metres open from ground level big shed (3,300 sq m) that they built first, then netball courts to spec. 1/3 funding from CSRFF which was only for the construction of the courts, they wouldn't fund the shelter. Rest of money was from LCRI, their drought money and Shire own money. Standalone building. Open all the time as has the 3m around the edge of the shed.

Shared surface for tennis, Basketball and Netball, but Netball main focus.

Nice big shed for some big tanks with run off from the shed to maybe help water the oval!

Anyway this is just to keep you in the loop of discussions,

Thanks

Tory

Tory Young

Manager Planning and Assets

Shire of Kondinin

Ph:08 9889 1006 Fax:08 9889 1197

mpd@kondinin.wa.gov.au

www.kondinin.wa.gov.au



From: Tory Young

Sent: Tuesday, 24 May 2022 4:28 PM

To: 'Emily Sleight' <SRO@kojonup.wa.gov.au>

Cc: 'Coby Smith' <hydensportscouncil@gmail.com>; 'Brad & Coby Smith' <bradncobysmith@bigpond.com>

Subject: RE: Kojonup Indoor Netball Courts

Hi Emily,

Thank you so much for providing the information below and your time on the phone to us today,

We greatly appreciate all the information that you have given us,

Thanks again,

Kind Regards

Tory

Tory Young

Manager Planning and Assets

Shire of Kondinin

Ph:08 9889 1006 Fax:08 9889 1197

mpd@kondinin.wa.gov.au

www.kondinin.wa.gov.au



From: Emily Sleight [<mailto:SRO@kojonup.wa.gov.au>]

Sent: Tuesday, 24 May 2022 10:37 AM

To: Tory Young <mpd@kondinin.wa.gov.au>

Subject: RE: Kojonup Indoor Netball Courts

Hi Tory,

Thank you for your patience in finding time to discuss this project – things are still on the hectic side!

I've included photos, design details and the specifications for both the courts and the roof structure in the Dropbox Link below for you. The Kojonup Sports Alliance took some more great photos last weekend of the first event held in the new space and put on their Facebook page so that might be worth checking out.

<https://www.dropbox.com/scl/fo/rg21rwxmevq41hoqni1id/h?dl=0&rlkey=Op2zn12g789ie2sa1hpzqx d7c>

If there's anything else I can assist with please let me know. As I said on the phone it has been a very long process, trying to do our best to please the majority of people. We still have a ways to go to completion, and once that is done we will be holding official openings etc.

Kind regards

Emily Sleight

Sport and Recreation Development Officer

SHIRE OF KOJONUP

93 Albany Highway Kojonup WA 6395 | PO Box 163 Kojonup WA 6395

Tel: 9831 2400 | Direct: 9831 2484 | Fax: 9831 1566

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FOR RECIPIENTS EXTERNAL TO THE SHIRE OF KOJONUP

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From: Tory Young [<mailto:mpd@kondinin.wa.gov.au>]

Sent: Friday, 20 May 2022 9:42 AM

To: Emily Sleight <SRO@kojonup.wa.gov.au>

Subject: Kojonup Indoor Netball Courts

Hi Emily,

I have tried to call you a couple of times to have a chat about the Shire of Kojonup's indoor netball courts and was recommended to send you an email instead.

If you could please answer the following questions that would be great:

1. What was the scope of the works. New surface? Just a shelter over the courts? Does it also include toilets / change rooms? How many courts?
2. What was the cost and how was it funded? CSRFF fund? Shire? Local Sporting Groups?
3. What was the main driver to have indoor courts?
4. Is it connected to your recreation centre or a separate standalone building?
5. Do you have a site plan of where the indoor courts are in relation to other facilities / playing fields in your sporting precinct?

If you can send me back some feedback and a couple of photos, or even minutes from a Council Meeting about the project that would be greatly appreciated,

Thank you

Kind Regards

Tory

Tory Young

Manager Planning and Assets

Shire of Kondinin

Ph:08 9889 1006 Fax:08 9889 1197

mpd@kondinin.wa.gov.au

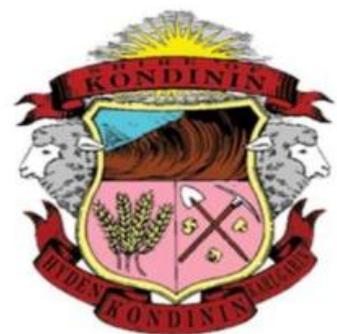
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SHIRE OF KONDININ

Sport and Recreation Facilities Plan

2021 - 2031



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Authors	Caroline Robinson (150Square) Tory Young (Shire of Kondinin, Manager of Assets)
Council Adopted	16 June 2021
Reviewed	Council Amended 16 March 2022

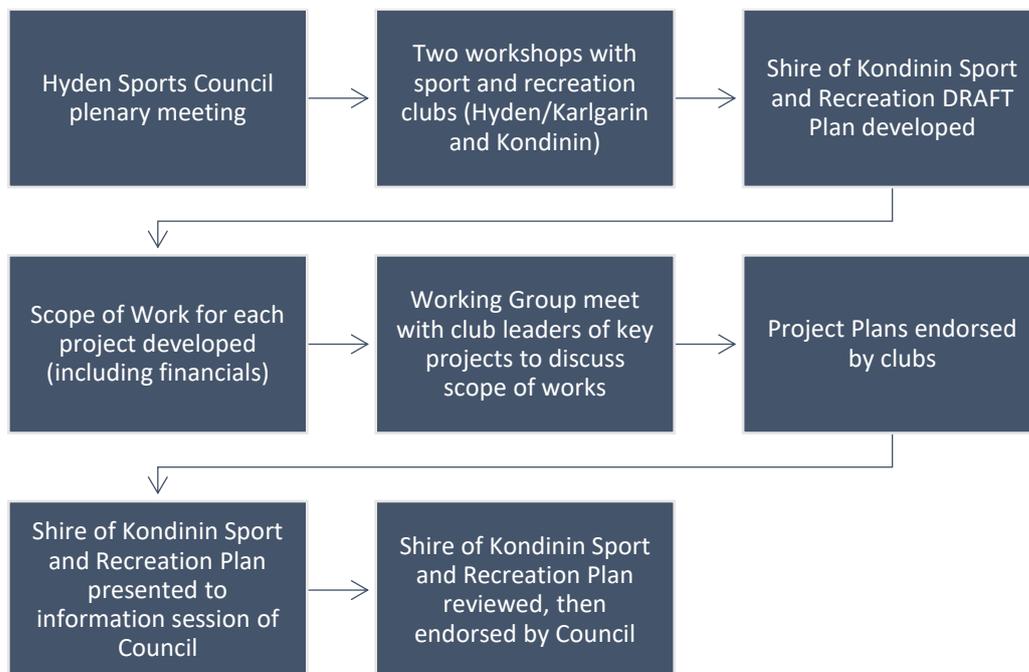
1. Purpose of the Plan

The Shire of Kondinin Sport and Recreation Facilities Plan has been developed to provide a clear vision of the direction in which Council, in partnership with local sport and recreation clubs would like to proceed with sport and recreation facilities over the next 10yrs and beyond. The purpose of the plan is to:

- **Identify the sport and recreation facilities** throughout the Shire of Kondinin
- **Highlight the needs of sporting groups** and what facility improvements are most-needed from their perspective with consideration of the future
- **Improve opportunities to participate** in active recreation and sporting activities within the Shire and
- To **establish a framework of investment** to address the key priorities for sustainable sport and recreation facilities across the Shire of Kondinin

2. Plan Development

The following stages were taken in developing this plan.



Members of the Working Group included Cr Mouritz, Cr Gangell, Cr Pool and Manager of Assets Tory Young.

3. Current Situation

The communities across the Shire of Kondinin have a strong sporting culture, history and connection with the wider community with successful clubs and teams across the district. Although the majority of sport and recreation infrastructure across the district is owned by the Shire of Kondinin there is a great sense of ownership and pride felt by the clubs that operate from these facilities towards their grounds and they actively contribute towards new or renovated facilities to improve their playing surfaces or clubrooms.

Current Sport and Recreation Facilities Across the Shire

Kondinin

- Kondinin Country Club – recently (2018-19) renovated to include new change rooms an enlarged kitchen and function area.
- Kondinin Bowling Rink
- Kondinin Hockey Field – not currently fit for use
- Kondinin Pavilion and Football / Cricket Oval
- Kondinin Netball Courts
- Kondinin Tennis Courts (4)
- Kondinin Aquatic Centre & Bill Smoker Room – built in 2014 with new amenities opened in 2015. Open from November to April. Includes a 25-metre lap pool, beach entry to toddlers and learn to swim area, spa area, kiosk and BBQ area. There is also a function centre available for hire all year round.
- Kondinin Golf Course – 18 holes and clubroom

Karlgarin

- Karlgarin Pavilion – Oval and clubroom catering for cricket.
- Karlgarin Bowling Club – Club room and bowling green

Hyden

- Hyden Recreation Centre
- Hyden Netball Courts (3)
- Hyden Cricket / Football Oval
- Hyden Hockey Grass Field
- Hyden Tennis Club – 8 courts and club room
- Hyden Golf Course – 18-hole course based around Wave Rock.
- Hyden Swimming Pool – a major upgrade was undertaken in 2008. Open from November to April. Features a main pool, toddlers and babies pool, diving pool with 1 and 3 metre high springboards. Also includes a volleyball court, cricket and basketball area, kiosk and large grassed area.

Sport and recreation clubs across the Shire have a unique set of circumstances which influence this plan:

- Multiple sport and recreation facilities across three townships e.g. two swimming pools, three ovals, two recreation centres, two bowling greens, etc.
- Across Shire sporting clubs e.g. KK Vipers Hockey Club
- Across township clubs e.g. Karlgarin Hyden Hockey Club
- Two active sports councils in the townships of Hyden and Kondinin which assist in sports leadership, planning and facility development

Payments and fees across the Shire vary and arrangements are in place with the two Sporting Councils regarding usage fees as well as any clubs not affiliated with these two organisations.

Sport and Recreation Clubs in the Shire of Kondinin

The districts sporting clubs can be broken into three tiers with small, medium and large membership bases.

Small Clubs <30 members	Kondinin Tennis Club Kondinin Kulin Cricket Club Karlgarin Bowling Club
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	Hyden Croquet Club Karlgin Hyden Pingaring Cricket Club Kondinin Swimming Club Kondinin Netball Club
Medium Clubs 30-50 members	Kondinin Bowling Club Kondinin Golf Club Karlgin Hyden Hockey Club Hyden Golf Club Hyden Netball Club
Large Clubs 50-100 Members	Kulin Kondinin Football Club KK Vipers Hockey Club Hyden Tennis Club Hyden Karlgin Football Club

Shire of Kondinin Sport and Recreation Main Events

Croquet	Infancy stage
Kondinin Kulin Cricket Club	Weekly training and weekend games in season, rotated in the association
Karlgin Hyden Pingaring Cricket Club	Weekly training and weekend games in season, rotated in the association
Hyden Golf Club	Open days, weekend competitions
Kondinin Golf Club	Open days, weekend competitions
Hyden Tennis Club	Weekend competitions, social tennis, pennants, open days, junior coaching, hosting finals for tennis
Kondinin Tennis Club	Weekend competitions, social tennis, pennants, open days, junior coaching, hosting finals
Kulin Kondinin Football Club	Weekday trainings and weekend competitions in the association, hosting finals, regional competitions, youth competitions
Hyden Karlgin Football Club	Weekday trainings and weekend competitions in the association, hosting finals, regional competitions, youth competitions
Kondinin Swimming Club	Weekday training session and weekend time trails
Hyden Swimming Club	Weekday training session
Karlgin Bowls	Weekday and weekend competitions in the association, Rose Bowls, open days, regional competitions, social bowls, hosting finals
Kondinin Bowls	Weekday and weekend competitions in the association, Rose Bowls, open days, regional competitions, social bowls, hosting finals
Kondinin Netball Club	Weekday trainings and weekend competitions in the association, hosting finals, regional competitions, youth competitions, social netball
Hyden Netball Club	Weekday trainings and weekend competitions in the association, hosting finals, regional competitions, youth competitions, social netball
Karlgin Hyden Hockey Club	Weekday trainings and weekend competitions in the association, social hockey, regional competitions, hosting finals, youth competitions
KK Vipers Hockey Club	Weekday trainings and weekend competitions in the association, social hockey, regional competitions, hosting finals, youth competitions

Statistical Profile of the Shire of Kondinin

- Population: 873 (ABS Census 2016)
- Total Shire population down by 86 people (-9%) from 950 (2001) to 864 (2016)
- Electors: 568 (Your Everyday Council Statistics 2019/20)
- Population growth rate of -10.3% over the period 2006 to 2016 (968 persons at the time of the 2006 Census down to 873 in 2016)
- Median age: 43 years (ABS, Census 2016)
- The median aged has increased by almost a decade, up from a median age of 34 in 2006
- Population of Aboriginal and/or Torres Strait Islander people: 57 (ABS, Census 2016)
- The Aboriginal proportion of the population has decreased in the Shire from 8.6% in 2006 to 6.6% in 2016 (ABS, Census 2016)
- Median weekly income has increased from \$452 in 2006 to \$763 in 2016 (ABS, Census 2016)
- Median weekly family income has increased from \$1,081 in 2006 to \$1,570 in 2016 (ABS Census 2016)

Community Profile of the Shire of Kondinin

(INSIGHT Regional Australia Institute – data compiled using a number of state and federal data sets between 2010 - 2016)

- High rate of volunteerism (42.6% of persons aged 15 and over participate in voluntary work) but with a declining population there is a high risk of volunteer fatigue with fewer people available to contribute.
- Access to allied health services and distance to medical facilities are ranked poorly, with an average distance of 49.5km for resident to travel to access a medical facility.
- Poor access to telecommunications infrastructure and services (only 73% of households with internet connections, limited broadband coverage)
- High business turnover per capita (\$267,743)
- High population turnover (34.7%) and population decline (growth rate of -4.14%)
- High rate of workforce participation (63.3%) and low unemployment (2.5%)

Participation Across the Shire of Kondinin

It is difficult to determine the Shire's participation rate in non-structured sport and recreation activities such as dancing, cycling, running, use of skate parks or other activities where clubs aren't involved.

On average sporting club participation remains stable but with the increasing pressure of volunteer burn out in delivering these sports. Hockey, netball and tennis have more female participants than male.

Although clubs are open to having members of varied abilities, sporting club participation across non-able bodied participants is low – this could be linked to a number of factors.

A massive voluntary effort to run the sport and recreation clubs across the Shire is evident. Additionally many of the same people are on multiple sport and community group executives.

4. Future Planning, Ideas and Issues

Over the last five years \$9m has been spent across the district on sport, recreation and cultural infrastructure. The annual maintenance and operating costs associated with sport and recreation infrastructure is approximately \$1.8m each year, with the three town ovals, recreation centres and swimming pools being the main cost areas. Annual income from sports clubs for the facilities is proportionately low – circa \$25K. Annual depreciation is circa \$750K.

Historically the Shire has relied on valuable contributions from the State and Federal Governments as well as the sporting clubs to maintain and enhance sport and recreation infrastructure. Usually on 1/3rd contribution basis from each party.

Whilst all clubs can point to areas of improvements in their facilities, most of the sport and recreation facilities seem to be of a moderate to good standard.

To assist in the forward planning of sport and recreation infrastructure and priorities across the district, the Shire of Kondinin held two workshops to receive feedback on sport and recreation facilities (16 and 18 February 2021). Over 55 attendees came. The level of engagement was extremely positive, and it was clear to see how much sport and recreation meant across the district.

When discussing the meaning of sport and recreation to the district many positive references were made with a resonating comment being made that sport and recreation is the ***plays a central role in community health, wellbeing and social cohesion.***

The main themes mentioned at the workshops included:

- Social fabric across the three communities
- Togetherness and a sense of community
- Mental and physical health and wellbeing
- Pride and achievement

Barriers to Participation

Attendees analysed the main barriers to participation across the district and any specific groups that were missing out. Attendees also identified a number of ideas to help alleviate barriers and improve participation. The main themes were:

- Financial factors – membership fees, other costs of participation e.g. equipment
- Limited population growth – lack of people and limited accommodation for new people across the communities
- Associations – fixturing conflicts across sports and during peak agricultural seasons
- Distance – regional competition means lots of traveling to games which may be hard for some with other commitments
- Advertising/Awareness – apprehensive about breaking into new groups, no knowledge or awareness of options

Attendees identified some ideas moving forward to break down barriers:

- More children
- Review membership regularly to make sure its affordable
- Lowering fees/subs to encourage access
- Childminding services so parents can play

- Association re-align to follow each other
- Engagement with schools
- More drive for juniors
- Promotion of participation within clubs
- Improve facilities
- Focus on junior development, coaching clinics
- Open days and invitations to surrounding clubs
- Share the load to help volunteers

Facility Planning

Since the initial workshops, the Shire of Kondinin and sports clubs have developed the following list of short term (1-2yrs), medium term (3-5yrs) and long term (5yrs plus) significant facility projects.

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
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
Short term	E	Kondinin Pavilion Plan	Design for improvements at the pavilion	Shire of Kondinin Kondinin Community Recreation Council
Short term	E	Kondinin Bowls resurface	Bowls resurface	Shire of Kondinin Kondinin Bowls Kondinin Community Recreation Council
Short term	E	Hyden Oval Reticulation	Oval reticulation	Shire of Kondinin
Short term	E	Hyden Golf Club ceiling	Replacement of ceiling	Shire of Kondinin Hyden Golf Club
Short term	E	Hyden Recreation Centre (building)	Designs	Shire of Kondinin Hyden Sports Council

Short term	E	Hyden Tennis Club roof	Replacement of roof	Shire of Kondinin Hyden Tennis Club
Short term	E	Hyden Pool Change rooms	Upgrades and improvements to the Hyden Pool Change rooms	Shire of Kondinin
Short term	E	Kondinin Hockey Field	Grass field	Shire of Kondinin Kondinin Community Recreation Council KK Vipers Hockey Club
Short Term	E	Hyden tennis resurface	8 x tennis court resurface and Hotshots Court	Shire of Kondinin Hyden Tennis Club
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 Shire of Kondinin
Medium term	N	Karlgarin Bowls Clubroom	Clubroom	Karlgarin Bowling Club
Medium term	E	Hyden netball courts	Resurface / Colocation	Shire of Kondinin Hyden Netball Club Hyden Sports Council
Medium term	E	Kondinin Pavilion improvements	Pavilion improvements	Shire of Kondinin Kondinin Community Recreation Council
Medium term	E	Hyden Golf Club	Toilet and carpet upgrades	Shire of Kondinin Hyden Golf Club
Long term	E	Hyden Pool lighting	Lighting installation	Shire of Kondinin
Long term	N	Kondinin Skatepark design	Design for an improved stakepark	Shire of Kondinin
Long term	N	Kondinin Skatepark improvements	Skatepark plan implemented	Shire of Kondinin
Long term	E	Kondinin Pool lighting	Install lighting	Shire of Kondinin
Long term	E	Kondinin tennis court resurface	Resurface	Shire of Kondinin Kondinin Tennis Club
Long term	E	Kondinin Golf Club	Minor to the building and storage	Shire of Kondinin Kondinin Golf Club
Long term	E	Hyden Pool	Maintenance on Hyden pool bowl	Shire of Kondinin

Projects that could occur alongside this facilities plan, without a timeframe due to their small asset nature and ability to fund easily.

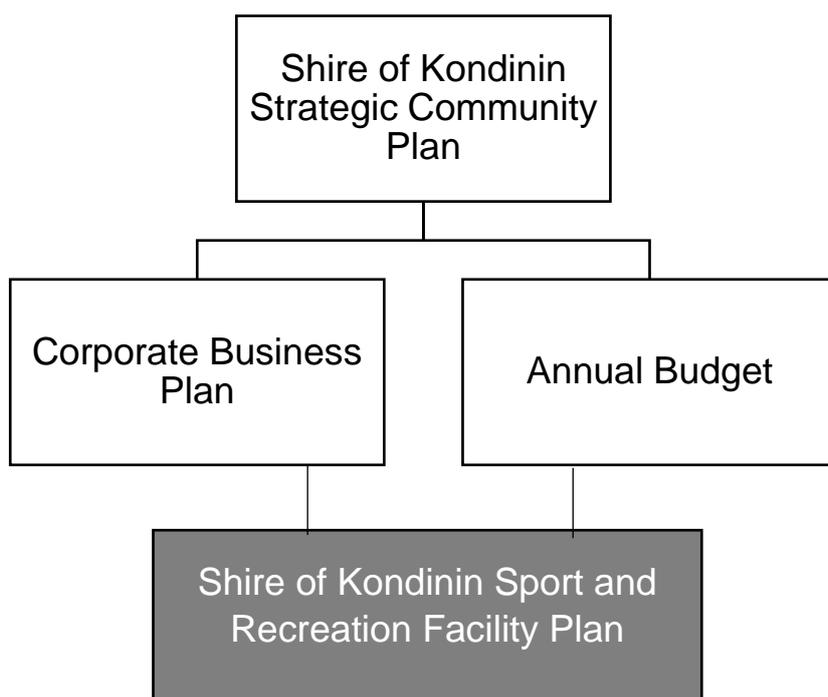
Project	Action	Who
Cricket nets	Landscaping around Hyden cricket nets	Shire of Kondinin
Hyden Oval	Extension of oval – between playing surface and spectator area	Shire of Kondinin
Cricket cover pitches	For both cricket clubs	Shire of Kondinin Hyden Karlgarin Pingaring Cricket Club Kulin Kondinin Cricket Club
Bumper boards	For both tennis clubs	Shire of Kondinin Kondinin Tennis Club Hyden Tennis Club
Karlgarin Oval Fence	Replacement and maintenance	Shire of Kondinin Hyden Karlgarin Pingaring Club Club

Relationship to Shire Plans

Asset Management Plan: There has been no allocation in the asset management plan for the receipt of sport and recreation grants to improve facilities.

Identification of sport and recreation facility maintenance and upgrades in the asset management plan:

Kondinin sports pavilion roof	\$35,000	2020/21 – 2025/26	Will now be included in whole of Pavilion upgrades
Swimming Pool Building renewal	\$400,000	2022/23	Scaled back and brought forward due to drought funding eligibility
Hyden Recreation Centre	\$65,000	2020/21	Planning stage
Kondinin Bowling Green resurface and Kondinin oval reticulation	\$271,358	2018/19 – 2020/21	Kondinin oval reticulation completed Kondinin bowling green resurface in progress
Sports Courts reseal	\$123,209	2018/19 – 2022/23	Allocation towards any reseal
Hyden Tennis Club	\$30000	2020/21	Planning stage
Karlgarin Oval Fence	\$25000	2019/20 – 2020/21	Completed 2020



5. Sport and Recreation Funding

The following are possible sources for the implementation of this plan.

Community Sporting and Recreation Facilities Fund (DLGSC)

The Western Australian Government commits to funding sport and recreation through the Community Sporting and Recreation Facilities Fund (CSRFF). The purpose of the program is to provide financial assistance to community sport and local governments to develop basic infrastructure for sport and recreation. The program aims to maintain or increase participation in sport and recreation with an emphasis on physical activity, through rational development of good quality, well designed and well-utilised facilities. The maximum grant offered for standard grant applications is one third of the total estimated project cost (excluding GST) up to a maximum grant of \$2 million. Some applications will be eligible for up to one half of the project cost if they are eligible through the development bonus scheme and target specific criteria.

CSRFF can fund new or upgraded facilities which will maintain or increase physical activity or result in a more rational use of facilities. Priority will be given to projects that lead to facility sharing and rationalisation. The program is not designed to provide facilities to meet a club's ambitions to compete in a higher grade.

Clubrooms including social space, kitchen, administration areas and viewing areas will be considered low priority as they are not directly linked to physical activity. Resurfacing projects are unlikely to be funded through CSRFF and would only be funded at a 16.66% rate as it is expected that facility managers will budget for resurfacing of existing sport surfaces as part of the ongoing operation of infrastructure.

Building Better Regions Fund

The \$1.04 billion Building Better Regions Fund (BBRF) supports the Australian Government's commitment to create jobs, drive economic growth and build stronger regional communities into the future. The Infrastructure Projects Stream: Supports projects that involve construction of new infrastructure, or the upgrade or extension of existing infrastructure and the Community Investments Stream: Funds community development activities including, but not limited to, new or expanded local events, strategic regional plans, leadership and capability building activities.

6. Appendices

Key Definitions

Recreation (i.e. active recreation) activities are those involving physical exertion where the primary focus is individual or group participation and enjoyment over elements of competition where rules and patterns of behaviour govern the activity. Active recreation does not include 'active work' or 'active living'. For the purpose of this plan any reference to 'recreation' is defined as 'active recreation'.

Sport is a human physical activity involving physical exertion and skill as the primary focus of the activity, with elements of competition where rules and patterns of behaviour governing the activity exist formally through organisations and is generally recognised as a sport. Map of Shire of Kondinin Sport and Recreation Facilities

Facilities in the Shire of Kondinin

KONDININ

A. Kondinin Pavilion and Country Club (Community Recreation Centre) with Bowls, Oval, Hockey Field and Recreation Centre, Tennis and Netball Courts

B. Kondinin Aquatic Centre & Bill Smoker Room

C. Kondinin Golf Club – 18 holes and clubroom



KARLGARIN

H. Karlgarin Pavilion – Oval and clubroom catering for cricket.

I. Karlgarin Bowling Club – Club room and bowling green



HYDEN

D. Hyden Recreation Centre and playing fields – recreation centre, catering for football, cricket, hockey and netball

E. Hyden Tennis Club – 8 courts and club room

F. Hyden Golf Course – 18-hole course based around Wave Rock.

G. Hyden Swimming Pool



CSRFF

CSRFF aims to increase physical activity and participation in sport and active recreation in Western Australia. CSRFF has several priorities to achieve this goal.

Some of the priority considerations for CSRFF include:

- Projects that will directly lead to an increase in physical activity or participation.
- Projects that lead to facility sharing between clubs, or rationalization of existing facilities to increase sustainability.
- Projects to upgrade facilities to make them more accessible for female participants (e.g. changerooms with lockable showers and no urinals).
- Projects in a location with a significant Aboriginal population that will increase participation or physical activity.

The type of projects which will be considered for funding include:

- New playing surfaces — ovals, courts, synthetic surfaces etc.
- Floodlighting projects (must be to Australian Standards)
- Change rooms and ablutions
- Sports storage

The types of projects which are eligible for funding, but will be considered a lower priority for funding are:

- Clubrooms including social space, kitchens, training rooms and administration areas (due to their minimal impact on physical activity).
- Shade shelters, viewing areas and verandahs (due to their minimal impact on physical activity).
- Resurfacing of existing sports surfaces such as courts and bowling greens. It is expected that facility managers will budget for these items as part of the ongoing operation of the facility, frequently over 7 to 10 years. If supported the project will likely attract a reduced funding percentage

Any project that does not achieve the aim of the fund to increase physical activity or participation in sport and active recreation will not be considered. Other funding bodies such as Lotterywest may provide funding for these facilities (e.g. arts, music, craft and passive recreation such as cards or men sheds)

Some other projects that are ineligible for funding through CSRFF include:

- Projects that have commenced or will commence before approvals are announced.
- Development of privately-owned facilities or commercial spaces.
- Arts, music and craft facilities.
- Maintenance or operating costs of existing facilities.
- Purchase of land, landscaping, car parks, access roads and other infrastructure costs.

- Playgrounds.
- Bikeways or pathways.
- Non land-based facilities, e.g. boat launching ramps, ocean pools and marinas.
- Non-fixed equipment or fixed sports specific equipment (for instance electronic targets, scoreboards).
- Facilities or fixtures for the express purpose of serving alcohol.
- Projects that do not meet Australian Standards and National Construction Code

PROJECT PLANS

PROJECT: Hyden Sports Surface and Facilities Precinct Plan

1. Project Description: Forward plan all playing surfaces and facilities in the Hyden Recreation Centre Precinct

2. Reasoning:

The Hyden Sports Council has been working closely with affiliated clubs to forward plan the Hyden sporting precinct over the last few years. There is a strong desire to see co-located surfaces and facilities as well as one day sport.

The Hyden netball courts are coming up for resurfacing (5-10yrs) and will continue to be resurfaced going into the future. Consideration towards relocation v resurfacing in the master plan

The Hyden tennis courts will be coming up for resurfacing (1-5yrs)

The hockey field requires watering and supply may be an issue in future years (drying climate)

The Karlgarin Hyden Hockey club would like toilets closer to their playing field as well as greater connection to the pavilion.

There are no women's change rooms at the Recreation Centre

There is a lack of storage for sports clubs.

A multipurpose tennis / hockey surface may be explored OR a netball / tennis hardcourt may be explored (colocation)

3. Scope of Works:

- Develop a surface and facility precinct plan

4. Club: Hyden Sports Council, Karlgarin Hyden Hockey Club, Hyden Netball Club, Hyden Karlgarin Football Club, Hyden Karlgarin Pingaring Cricket Club, Hyden Tennis Club

5. Budget: \$10K

6. Replacement Cost:

7. Commitment: Hyden Sports Council working with clubs on a precinct plan

8. Timeframe:

20/21	21/22	22/23	23/24	24/25	25/26
Plan					

9. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	
		Social and community	Human capital uplift Social inclusion Disaster response / community meeting place
		Environmental	Green space benefit
		Economic	Increased economic activity
	Participant Assessment	Current	
		Future	
		Multiuse	Co-location Retention and increase in membership
	Assessment Measures	Strategic Alignment to State Government	
		Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities
		Significance	Local
Costing	Resource Requirements	\$10K – planning fees	
	Complexity	Medium	
	Risks	Collaboration amongst clubs	
	Funding sources	Internal	

PROJECT: Kondinin Water Access and Storage

1. Project Description: Reliable water supply to the Kondinin Oval and Hockey Field

2. Reasoning:

Lack of water affects the grass and quality of the playing surfaces.

This asset has had significant investment by the Shire in previous years

Engagement with Water Corp to access water to Yerrakine Dam and then into town

3. Scope of Works:

- Resolve water supply issues with Water Corporation
- Install water storage

4. Club: Kondinin Community Recreation Council, KK Football Club, KK Vipers Hockey Club

5. Budget: \$50K

6. Replacement Cost:

7. Commitment: The Shire of Kondinin will work with the Water Corp to resolve water access issues

8. Timeframe:

20/21	21/22	22/23	23/24	24/25	25/26
Plan / Agreement	Storage				

9. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Facility category:

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	Personal health benefits A reduced risk of accidents
		Social and community	Disaster response / community meeting place
		Environmental	Green space benefit
		Economic	Increased visitation
	Participant Assessment	Current	Retention of members Home games
		Future	
Multiuse			

	Assessment Measures	Strategic Alignment to State Government	
		Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities
		Significance	Local
Costing	Resource Requirements	\$50K	
	Complexity	Medium	
	Risks	Access to the dam Water Corp agreement	
	Funding sources	Internal	

PROJECT: Kondinin Hockey Field

1. Project Description: Grass Field

2. Reasoning:

Water access and storage should be determined and secured before the grass is replanted on the current field

Grass field will enable home games for the hockey club (currently share with football club)

3. Scope of Works:

- Resolve water supply issues with Water Corporation
- Levelling field and planting grass, reticulation

4. Club: Kondinin Community Recreation Council, KK Vipers Hockey Club

5. Budget: \$135K

6. Replacement Cost:

7. Commitment: The Shire of Kondinin will work with the Water Corp to resolve water access issues, KCRC and KK Vipers \$45K

8. Timeframe:

20/21	21/22	22/23	23/24	24/25	25/26
Grants	Construct				

9. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	Personal health benefits
		Social and community	Social inclusion Disaster response / community meeting place Community pride Positive role modelling
		Environmental	Green space benefit
		Economic	
	Participant Assessment	Current	Retention of members
		Future	
		Multiuse	
Assessment Measures	Strategic Alignment to State Government		

		Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities
		Significance	Local
Costing	Resource Requirements	\$135K	
	Complexity	Low	
	Risks	Access to the dam Water Corp agreement	
	Funding sources	Internal KCRC Club CSRFF	

PROJECT: Kondinin Pavilion

1. Project Description: Improve the Kondinin Pavilion change rooms and minor upgrades

2. Reasoning:

Pavilion used for Winter and Summer sports. Pavilion is ageing.

3. Scope of Works:

- Design additions and modifications – improved disabled access and access throughout the building, water capture and storage, women’s change rooms, larger gathering area, umpire room and shower, new roof and modernisation of kitchen

4. Club: Kondinin Community Recreation Council, Kulin Kondinin KK Vipers Hockey Club, Kondinin Kulin Cricket Club; Kondinin Kulin Football Club.

5. Budget: \$750,000

6. Replacement Cost:

7. Commitment: KCRC \$350,000

8. Timeframe:

20/21	21/22	22/23	23/24	24/25	25/26
	Plan	Design and grants		Construct	

9. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	
		Social and community	Human capital uplift Social inclusion Community pride Disaster response / community meeting place
		Environmental	
		Economic	Increased economic activity
	Participant Assessment	Current	Retention of members
		Future	
		Multiuse	
Assessment Measures	Strategic Alignment to State Government		

		Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities
		Significance	Local
		Alignment to SSA	
Costing	Resource Requirements	\$750K	
	Complexity	Low	
	Risks		
	Funding sources	Internal KCRC CSRFF	

PROJECT: Kondinin Bowling Greens

1. **Project Description:** Replace the Kondinin Bowls surface

2. **Reasoning:** End of life cycle

3. **Scope of Works:**

- New bowling rink surface

4. **Club:** Kondinin Bowling Club, Kondinin Community Recreation Council

5. **Budget:** \$140K

6. **Replacement Cost:**

7. **Commitment:** Kondinin Bowls Club \$60K

8. **Timeframe:**

20/21	21/22	22/23	23/24	24/25	25/26
Grants	Construct				

10. **Project Assessment:**

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	Personal health benefits
		Social and community	Human capital uplift Social inclusion Positive role modelling
		Environmental	
		Economic	
	Participant Assessment	Current	Membership retention
		Future	
		Multiuse	
	Assessment Measures	Strategic Alignment to State Government	
		Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities
		Significance	Local
Alignment to SSA			
Costing	Resource Requirements	\$140K	
	Complexity	Low	

	Risks	
	Funding sources	Internal Club CSRFF

PROJECT: Hyden Oval Reticulation

1. Project Description: Reticulation for the Hyden Oval

2. Reasoning: Preservation of the asset so that it can be used for Winter and Summer sports

3. Scope of Works:

- Installation of reticulation at the Hyden Oval

4. Club: Shire owned facility

5. Budget: \$100K

6. Replacement Cost:

7. Commitment: Shire owned facility and ongoing maintenance

8. Timeframe:

20/21	21/22	22/23	23/24	24/25	25/26
Construct					

9. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment	
Proposal Evaluation	Net Benefit	Public health and safety		
		Social and community	Human capital uplift Social inclusion Community pride Disaster response / community meeting place	
		Environmental	Green space benefit	
		Economic	Increased visitation	
	Participant Assessment	Current		Membership retention Community and visitor use
			Future	
		Multiuse		
	Assessment Measures	Strategic Alignment to State Government		
		Strategic Alignment to Shire of Kondinin		1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities
		Significance		Local

		Alignment to SSA	
Costing	Resource Requirements	\$100k	
	Complexity	Low	
	Risks		
	Funding sources	Internal	

PROJECT: Golf Clubs

1. Project Description: Minor improvements to the Hyden golf clubhouse and at the Kondinin golf club

2. Reasoning:

Hyden Golf clubroom ceiling needs replacement as it may be dangerous in years to come

Solar panels on the Kondinin Golf Shed for buggy charge station, extra storage space

3. Scope of Works:

- Hyden Golf Club ceiling replacement
- Kondinin shed construction and solar panels

4. Club: Kondinin Golf Club, Hyden Golf Club, Kondinin Community Recreation Committee, Hyden Sports Council

5. Alignment to Kondinin Sport and Recreation Plan:

6. Budget: \$60K

7. Replacement Cost:

8. Commitment: Golf Clubs \$5K each

9. Timeframe:

20/21	21/22	22/23	23/24	24/25	25/26
		Hyden			Kondinin

10. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Facility category:

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	
		Social and community	Human capital uplift Social inclusion
		Environmental	
		Economic	Increased visitation
	Participant Assessment	Current	Membership retention
		Future	
		Multiuse	
Assessment Measures	Strategic Alignment to State Government		

		Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities
		Significance	Local
		Alignment to SSA	
Costing	Resource Requirements	\$60K	
	Complexity	Low	
	Risks		
	Funding sources	Internal Clubs	

PROJECT: Hyden Recreation Centre

1. Project Description: Upgrade the Hyden Recreation Centre in line with the precinct plan

2. Reasoning:

Hyden Recreation Centre serves the Winter sports of football and hockey and the Summer sport of cricket. Going forward the netball club may use the Recreation Centre if they co-locate.

The Recreation Centre upgrades will include an expansion and upgrade of change rooms for home and away teams, so too women as these are currently inadequate.

Inclusion of an improved gym space with access outside of hours.

3. Scope of Works:

- Womens and away team change rooms
- Gym construction
- Storage space
- Improved spectator viewing and meeting space
- Co-location and use of kitchens, canteen access etc

4. Club: Karlgarin Hyden Hockey Club, Hyden Netball Club, Hyden Tennis Club, Hyden Karlgarin Football Club, Hyden Karlgarin Pingaring Cricket Club, Hyden Sports Council

5. Budget: \$100K design and \$2m construction

6. Replacement Cost:

7. Commitment: Hyden Sports Council \$350K

8. Timeframe:

20/21	21/22	22/23	23/24	24/25	25/26
Plan	Design and grants	Construct			

9. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	Personal health benefits A reduced risk of accidents
		Social and community	Human capital uplift Social inclusion

			Disaster response / community meeting place Community pride
		Environmental	
		Economic	
	Participant Assessment	Current	Membership retention
		Future	Gym membership (new)
		Multiuse	Co-location of clubs
	Assessment Measures	Strategic Alignment to State Government	
		Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities
		Significance	Local
		Alignment to SSA	
Costing	Resource Requirements	\$2m plus	
	Complexity	Medium	
	Risks	Management of club aspirations with affordability	
	Funding sources	Internal CSRFF Clubs Hyden Sports Council	

PROJECT: Karlgarin Bowls Club

1. Project Description: Upgrade the Karlgarin Bowls Clubroom

2. Reasoning: Currently the clubroom has asbestos and is split (storage / walkway / kitchen space). No requirement for toilets as there are public toilets within walking distance

3. Scope of Works:

- Storage space
- Social area
- Kitchenette

4. Club: Karlgarin Bowling Club

5. Budget: \$250K

6. Replacement Cost:

7. Commitment: Karlgarin Bowls Club \$60K

8. Timeframe:

20/21	21/22	22/23	23/24	24/25	25/26
	Grants	Construct			

9. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	A reduced risk of accidents
		Social and community	Human capital uplift Social inclusion Disaster response and community meeting place
		Environmental	
		Economic	
	Participant Assessment	Current	Membership retention
		Future	
		Multiuse	
	Assessment Measures	Strategic Alignment to State Government	
		Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities

		Significance	Local
		Alignment to SSA	
Costing	Resource Requirements	\$250K	
	Complexity	Medium	
	Risks	Land titles split over the green and current club rooms	
	Funding sources	Internal CSRFF Club	

PROJECT: Pool Lighting

1. Project Description: Upgrade both swimming pools lighting infrastructure to LED lights

2. Reasoning: Enables extended swimming hours

3. Scope of Works:

- Hyden Swimming Pool lights
- Kondinin Aquatic Centre lights

4. Club: Kondinin Community Recreation Committee, Hyden Sports Council, Kondinin Swimming Club, Hyden Swimming Club

5. Budget: \$150,000

6. Replacement Cost:

7. Commitment: Shire owned facility and ongoing maintenance of facility

8. Timeframe:

20/21	21/22	22/23	23/24	24/25	25/26	26/27
				Grant	Hyden	Kondinin

9. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	Personal health benefits A reduced risk of accidents
		Social and community	Human capital uplift Social inclusion A reduction in crime and anti social behaviour
		Environmental	
		Economic	Increased visitation Employment Increased economic activity
	Participant Assessment	Current	
		Future	Increased patronage
		Multiuse	
	Assessment Measures	Strategic Alignment to State Government	
Strategic Alignment to Shire of Kondinin		1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life	

			stages across the three communities
		Significance	Local
		Alignment to SSA	
Costing	Resource Requirements	\$150K	
	Complexity	Low	
	Risks		
	Funding sources	Internal CSRFF	

PROJECT: Hyden Tennis Club Roof

1. Project Description: Improved protection of tennis clubroom

2. Reasoning: Leaking and ongoing asset preservation

3. Scope of Works:

- Shed over the Hyden Tennis Club

4. Club: Hyden Tennis Club

5. Budget: \$50K

6. Replacement Cost:

7. Commitment: Hyden Tennis Club \$10K

8. Timeframe:

20/21	21/22	22/23	23/24	24/25	25/26
Construct					

9. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	
		Social and community	Social inclusion
		Environmental	
		Economic	
	Participant Assessment	Current	Membership retention
		Future	
		Multiuse	
Assessment Measures	Strategic Alignment to State Government		
	Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities	
	Significance	Local	
Costing	Resource Requirements	\$50K	
	Complexity	Low	
	Risks		
	Funding sources	Internal Club	

PROJECT: Hyden Pool Change rooms

1. Project Description: Improvements to the Hyden Swimming Pool change rooms

2. Reasoning: Change rooms are currently open air and ageing

3. Scope of Works:

- Womens and mens change rooms covered
- Internal aesthetic improvements and modernisation

4. Club: Shire of Kondinin owned facility

5. Budget: \$100K

6. Replacement Cost:

7. Commitment: Shire of Kondinin owned facility and ongoing maintenance

8. Timeframe:

20/21	21/22	22/23	23/24	24/25	25/26
Construct					

10. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	Reduced risk of accidents
		Social and community	Personal health benefits Social inclusion
		Environmental	
		Economic	Employment Increased visitation
	Participant Assessment	Current	
		Future	Increased patronage
		Multiuse	
	Assessment Measures	Strategic Alignment to State Government	
		Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities
		Significance	Local
Alignment to SSA			
Costing	Resource Requirements	\$100K	

	Complexity	Low
	Risks	
	Funding sources	Internal Drought Funding

PROJECT: Hyden Tennis Court Resurface

1. Project Description: Resurface all eight tennis courts

2. Reasoning: Line markings are raising up, wearing in some areas, splitting at seams, all eight courts are ageing and unable to be patched up

3. Scope of Works:

- Replace front four tennis courts – synthetic surface

4. Club: Hyden Tennis Club

5. Budget: \$300K

6. Replacement Cost:

7. Commitment: Hyden Tennis Club \$120K

8. Timeframe:

20/21	21/22	22/23	23/24	24/25	25/26
	Grants	Construct			

9. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	Personal health benefits A reduced risk of accidents
		Social and community	Human capital uplift Social inclusion Positive role modelling Community pride Elite sporting outcomes
		Environmental	
		Economic	
	Participant Assessment	Current	Membership retention
		Future	
		Multiuse	
	Assessment Measures	Strategic Alignment to State Government	
		Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities
		Significance	Local
Alignment to SSA			

Costing	Resource Requirements	\$300K
	Complexity	Low
	Risks	
	Funding sources	Internal CSRFF Club

PROJECT: Hyden Swimming Pool Bowl

1. Project Description: Maintenance and improvements to the Hyden Swimming Pool

2. Reasoning: Asset renewal

3. Scope of Works:

- Maintenance of Hyden Swimming Pool

4. Club: Shire of Kondinin owned facility

5. Budget: \$150K

6. Replacement Cost:

7. Commitment: Shire of Kondinin owned facility and ongoing maintenance

8. Timeframe:

24/25	25/26	26/27	27/28	28/29	29/30
			Grants		Construct

9. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	Personal health benefits A reduced risk of accidents
		Social and community	Human capital uplift Social inclusion Positive role modelling A reduction in crime and anti social behaviour
		Environmental	
		Economic	Increased visitation Employment Increased economic activity
	Participant Assessment	Current	Retention of patronage
		Future	Increased patronage
		Multiuse	
	Assessment Measures	Strategic Alignment to State Government	
		Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities
		Significance	Local

		Alignment to SSA	
Costing	Resource Requirements	\$150K	
	Complexity	Low	
	Risks		
	Funding sources	Internal CSRFF	

PROJECT: Kondinin Skate Park

1. Project Description: Upgrade the Kondinin Skatepark

2. Reasoning: Recreation and leisure space for Kondinin youth and visitors

3. Scope of Works:

- Upgrade skatepark (equipment, landscaping etc)

4. Club: Shire of Kondinin owned facility

5. Budget: \$10K design, \$100K construction

6. Replacement Cost: Shire of Kondinin owned facility and ongoing maintenance

7. Commitment:

8. Timeframe:

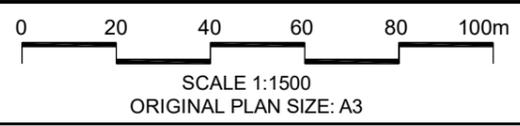
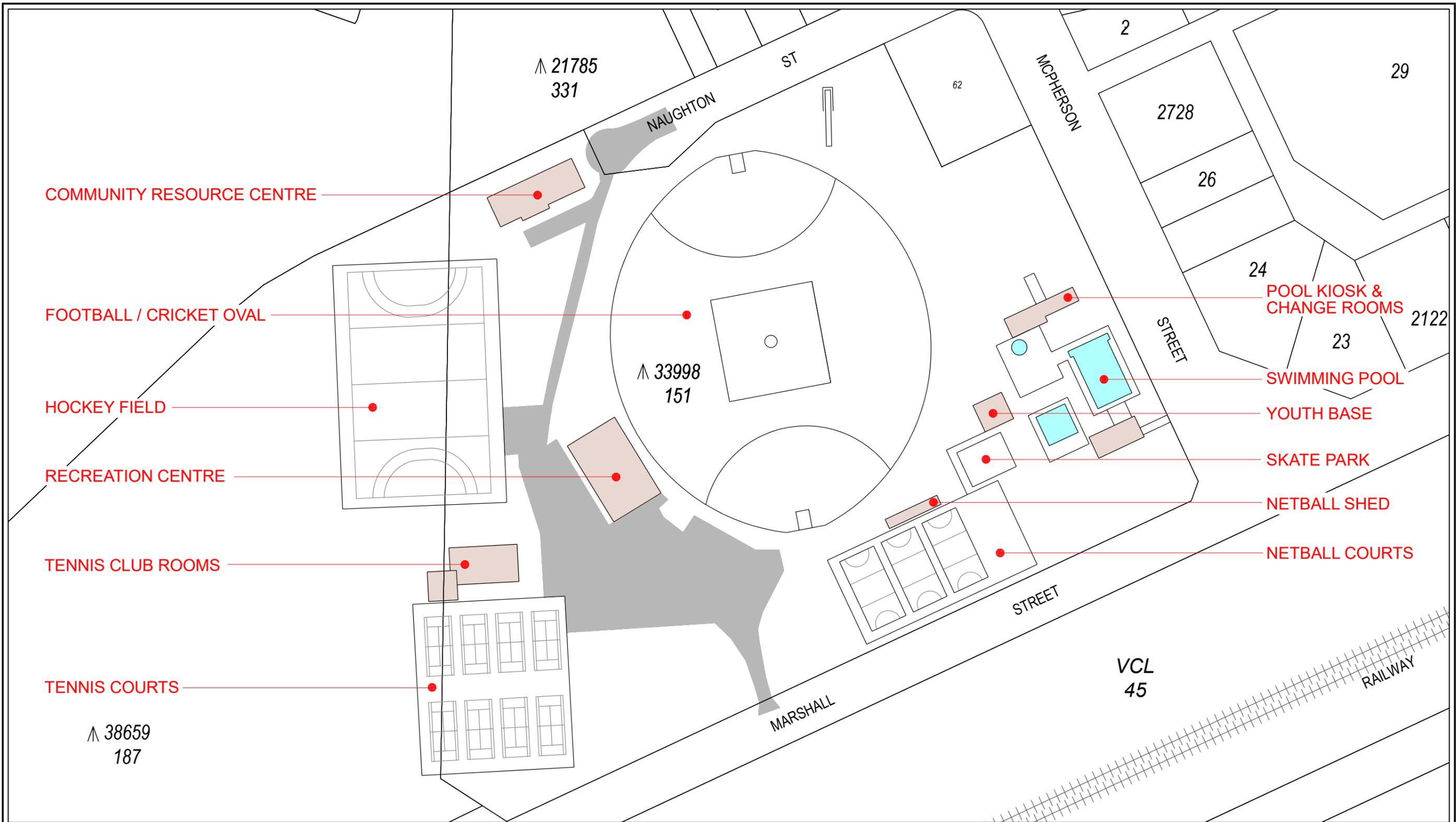
24/25	25/26	26/27	27/28	28/29	29/30
Plan			Grants		Construct

9. Project Assessment:

Using *Standards Australia Guide - Project Prioritisation Process and Criteria* as a guide.

Stage of the Process	Criteria	Detail	Comment
Proposal Evaluation	Net Benefit	Public health and safety	Personal health benefit
		Social and community	Social inclusion Reduction in crime and anti social behaviour
		Environmental	Green space benefit
		Economic	Increased visitation
	Participant Assessment	Current	
		Future	Increased local and visitor use
		Multiuse	
	Assessment Measures	Strategic Alignment to State Government	
		Strategic Alignment to Shire of Kondinin	1.3.3 Provide a variety of quality sport, recreation and leisure services and facilities for all life stages across the three communities
		Significance	Local
Costing	Resource Requirements	\$110K	
	Complexity	Low	
	Risks		

	Funding sources	Internal CSRFF BBRF Lotterywest
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PREPARED FOR:
 The Shire of Kondinin

NORTH

DATE: 11.01.2022

SPORTING PRECINCT PRECINCT PLAN

MARSHALL STREET
 HYDEN
 Shire of Kondinin