



# 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 10.00am on Wednesday 17<sup>th</sup> May 2023, at  
Hyden Community Resource Centre

**David Burton**  
**CHIEF EXECUTIVE OFFICER**  
16<sup>th</sup> May 2023

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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 0:00am.

### 2. RECORD OF ATTENDANCE/APOLOGIES

<b>Councillors:</b>	Cr D Pool Cr B Browning Cr M James Cr B Gangell
<b>Staff:</b>	David Burton (CEO) Tory Young (MPA)
<b>Visitors:</b>	Hyden Sports Council and Sporting Club Representatives Bill Coe (Slavin Architects)
<b>Apologies:</b>	

### 3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The last meeting of the Sports Council Committee was held on the 12<sup>th</sup> of August 2022 and resolved as follows:

**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 the 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**

## 4. REPORTS OF MEMBERS AND OFFICERS

### 4.1 Finalising Scope of Hyden Recreation Centre

**Applicant:** Shire of Kondinin  
**Author:** Tory Young (MPA)  
**Disclosure of Interest:** Nil  
**Date:** 16<sup>th</sup> May 2023  
**Attachment(s):** QS Report V.1 2020 (Extension)  
 QS Report V.2 2022 (Extension)  
 QS Report V.3 2023 (New Build)  
 Site Costing Plan (Extension)  
 Site Costing Plan (New Build)  
 Public Survey Results Presentation

#### OFFICER'S RECOMMENDATION:

1. CONFIRMS that the public survey was prepared and distributed in September 2022;
2. CONFIRMS that the public meeting was held on the 18<sup>th</sup> of October 2022 to discuss the outcome of the survey results;
3. ADVISES the public survey results as attached illustrated an equal distribution of preference towards:
  - a) new build of the Hyden Sports Pavilion including the demolition of the existing Sports Pavilion and Tennis Club;
  - b) an extension to the existing Hyden Sports Pavilion as shown in the attachment to this report;
4. RECEIVES the site plan/s and associated indicative costings for a new build of the Hyden Sports Pavilion and extensions to the existing building to be tabled for discussion;
5. The Sports Council Committee REQUESTS the Hyden Sports Council seek feedback on the preferred option (i.e. new build or extension to an existing building) from the local community and advise the Shire's Chief Executive Officer of the preferred option accordingly; and
6. The Sports Council Committee REQUESTS the Hyden Sports Council to provide a final cash contribution towards the project to the Shire's Chief Executive Officer to progress the project.

#### SUMMARY

The purpose of this report is to discuss the scope of the extensions to the Hyden Recreation Centre to progress the project. The latest version from the 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 18<sup>th</sup> of 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 18<sup>th</sup> of March 2020, Council awarded Slavin Architects to prepare the plans and associated documentation.

In August 2020 preliminary concept plans for the extensions of the existing pavilion were prepared and a QS report was submitted to the Shire with an estimated 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 20<sup>th</sup> July 2022. At this meeting, Council resolved that it could commit to a maximum of \$2.5 million to the project, which included 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 8<sup>th</sup> of December 2020 and the 9<sup>th</sup> of 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 has 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.

Recent changes to the CSRFF funding have also been announced via media release in May 2023 that will see a significant increase to this program in the next two financial years (pool increased from \$12.5M to \$20M) and the maximum amount for major projects from \$2M to \$2.5M scheduled to take effect when next round opens in July 2023.

With due regard to escalating construction costs, the Shire's Administration received an updated QS report indicating that the projected cost (for extensions to the existing build), 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 was recommended by the Shire's Administration that discussions were held with the Hyden Sports Council and the architects to devise a scope of works to a maximum construction cost of \$2,500,000.

The Shire have not received a formal response from the Hyden Sports Council via way of a meeting resolution, however, they have indicated 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.

Since the Council Meeting on the 20<sup>th</sup> of July 2022, the architects 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 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".*

Addressing the resolution of the Sports Council Committee held on the 12<sup>th</sup> of August 2022 a community survey was prepared with three main options for the redevelopment of the Hyden Sports Pavilion. The results of the survey were presented at a public meeting held on the 18<sup>th</sup> of October 2022 which was well attended and indicated an even split in the community between those that preferred the extension to the existing Hyden Sports Pavilion building and those that preferred the demolition of the existing building and the tennis club building and construction of an entirely new Sports Pavilion building.

In response to the survey results and discussion with Council and the Hyden Sports Council, under the current arrangement with the architects, a site plan and costing for the demolition of the existing Hyden Sports Pavilion and the Hyden Tennis Club Building and an entirely new build was undertaken and attached to this Agenda report for discussion.

### **REPORTING OFFICER'S COMMENT**

To be in a position to apply for grant funding and progress this project, the Shire's Administration seeks consensus on the scope and associated cash contribution of this proposed development through input from the Council, the Sports Council Committee, the Council and the Hyden Sports Council, representing the needs and priorities of the local community and sporting groups.

### **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 the 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 the priority of Hyden Recreation Pavilion Extension and Hyden Visitor Centre
- Public Survey distributed in September 2022
- Public Meeting on the 18<sup>th</sup> of October 2022

## **FINANCIAL IMPLICATIONS**

The Council at its Ordinary Meeting on the 20<sup>th</sup> July 2022 has endorsed a maximum of \$2.5 million 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

## **4.2 Update on Extensions to Kondinin Sports Pavilion**

**Applicant:** Shire of Kondinin  
**Author:** Tory Young (MPA)  
**Disclosure of Interest:** Nil  
**Date:** 15<sup>th</sup> May 2023  
**Attachment(s):** QS Report V.1  
 Plans from Architects  
 Sports and Recreation Facilities Plan 2021 – 2031

### **OFFICER'S RECOMMENDATION:**

1. RECEIVE the current plans and associated indicative costings for the extension to the Kondinin Sports Pavilion for discussion;
2. The Sports Council Committee REQUESTS the Kondinin Community Recreation Council provide a maximum cash contribution figure towards the project to the Shire's Chief Executive Officer accordingly; and
3. The Sports Council Committee REQUESTS the Kondinin Community Recreation Council provide a final scope for the proposed extensions to the Shire's Chief Executive Officer to progress the project.

### **SUMMARY**

The purpose of this report is to provide an update on the scope and indicative costings relating to the extensions to the Kondinin Pavilion. The latest plans from the architects and associated costings are attached for information.

### **BACKGROUND**

The Kondinin Pavilion was first constructed in 1977 which largely comprised change rooms and a small kitchen area to support football and cricket played at the oval directly east of the building. The building underwent extensions in 1993 to create a small function area to broaden the use of the facility. The building has served its purpose well, however in recent times it has become apparent that the building requires alterations and additions to improve its functionality and to meet modern standards and expectations and better align with the developing one-day sport concept.

In 2021 the Shire of Kondinin undertook a review of its Sport and Recreation Facilities Plan. During the preparation of this document, the Kondinin community identified the need to undertake a basic upgrade to the Kondinin Pavilion to address issues with a leaking roof and to improve the functionality of the space that better meets modern standards. The upgrades to the Kondinin Pavilion were included in the updated Sports and Recreation Facilities Plan 2021 – 2031 endorsed by the Council on the 16<sup>th</sup> of June 2021 and the amended version endorsed on the 16<sup>th</sup> of March 2022. The Plan proposed works to be undertaken at the Kondinin Pavilion in the (medium term) with concept planning to commence in the (short term).

Following the engagement of a consultant, the Returned Brief for the Proposed Refurbishments of the Kondinin Pavilion was endorsed by Council at its Ordinary Meeting on the 16<sup>th</sup> of November 2022. A community meeting was held with the architects, the Kondinin Community Recreation Council and interested representatives from all local community and sporting groups on the 27<sup>th</sup> of February 2023 to discuss the concept design

for the proposed upgrades to the Kondinin Pavilion. The meeting was well attended and the feedback received was developed into the current plans attached to this Agenda Report.

### **REPORTING OFFICER'S COMMENT**

The Shire's Administration has been working in close collaboration with the architect and the Kondinin Community Recreation Council to develop the plans and costings for this project. The purpose of this Report is largely to provide an update to the Sports Council Committee and seek a formal request from the Kondinin Community Recreation Council to provide the final scope and maximum cash contribution of the project so that the matter can be presented to a formal Council meeting for budget deliberations and options for grant funding.

### **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**

- Regular consultation with Kondinin Community Recreation Council through the planning stage
- Community Engagement in preparation of Recreation Facilities Plan 2021 – 2031
- Community Workshop held in February 2023 seeking feedback from community and sporting group representatives

### **FINANCIAL IMPLICATIONS**

Final cost contribution from Council will be dependent on confirmed funds from the Kondinin Community Recreation Council and securing grant funding.

### **STRATEGIC IMPLICATIONS**

Shire's Strategic Community Plan 2022-2032

#### ***"COMMUNITY***

#### ***1.4 Recreational and social spaces encourage active and healthy lifestyles***

*Achievement of the Sport and Recreation Facilities Plan*

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

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

### **VOTING REQUIREMENT**

Simple Majority



### **4.3 Update on Sport and Recreation Facilities Plan 2021 – 2031**

**Applicant:** Shire of Kondinin  
**Author:** Tory Young (MPA)  
**Disclosure of Interest:** Nil  
**Date:** 16<sup>th</sup> May 2023  
**Attachment(s):** Sports and Recreation Facilities Plan 2021 – 2031  
Sports and Recreation Facilities Plan 2021 – 2031 (Action List)

#### **OFFICER'S RECOMMENDATION:**

1. The Sports Council Committee NOTES the actions to date against the Shire's Sport and Recreation Facilities Plan 2021 – 2031 as shown as an attachment to this report.

#### **SUMMARY**

The purpose of this report is to provide an update on how the Shire's Administration and Council are progressing in actioning the projects listed in the Shire's Sport and Recreation Facilities Plan 2021 – 2031.

#### **BACKGROUND**

The Shire's Sports and Recreation Facilities Plan 2021 – 2031 was adopted by Council at its Ordinary Meeting on the 16<sup>th</sup> June 2021. The Plan was amended by Council at its Ordinary Meeting on the 14<sup>th</sup> of February 2022 to reallocate the re-surface of the Hyden Tennis Courts to a 'medium project' so that it could be undertaken in 2023. The associated Excel document that was prepared with the Plan is an in-house working operational document to assist in budget planning and does not form part of the formal Sports and Recreation Facilities Plan 2021 – 2031 adopted by Council.

#### **REPORTING OFFICER'S COMMENT**

The Shire's Administration has been working closely with relevant sporting and community groups to progress the actions listed in the Shire's Sport and Recreation Plan 2021 – 2031. To date, the Shire's Administration is tracking well with the projects listed as short and medium-term priorities within the Plan.

#### **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 meetings were held in the preparation of the Sports and Recreation Facilities Plan 2021 – 2031.

#### **FINANCIAL IMPLICATIONS**

Dependent on Council budget allocations, sourcing of grant funding and contribution from sporting and community groups.

## **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

<b>5. CLOSURE OF MEETING</b>
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Being no further business the meeting was closed at \_\_\_\_am.