



SHIRE OF BODDINGTON

'The Council and Staff of the Shire of Boddington, in partnership with the community, are committed to operating effectively and efficiently to provide quality lifestyle opportunities that encourage population growth and development'

MINUTES

For The
Special Meeting of Council
To Consider Boddington Indoor Multi-purpose Recreation
& Community Centre – Design and Location

Held At

6:00PM, TUESDAY 7 APRIL 2015

At The
Council Chambers
39 Bannister Road Boddington

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1. DECLARATION OF OPENING:

The Shire President, Cr Allert declared the meeting open at 6:00pm.

2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:

2.1.1 Attendance

Cr JR Allert
Cr J Hewton
Cr EK Hoek
Cr N Crilly
Cr T Collins

President
Deputy President

Mr C Littlemore
Mr G Bartle
Mrs A Patten
Mr P Haas

Chief Executive Officer
Director of Corporate Services
Manager Community Services
Principal Environmental Health Officer/Building
Surveyor
Manager Works & Services

Mr P Langan

15 Members of the public attended.

2.1.2 Apologies

Cr Goodgame sent apologies as her plane was delayed in Adelaide due to inclement weather.

2.1.3 Leave of Absence

Nil

3. DISCLOSURE OF FINANCIAL INTEREST:

Nil

4. PUBLIC QUESTION TIME:

4.1 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE:

Nil at this time.

4.2 WRITTEN QUESTIONS PROVIDED IN ADVANCE:

4.2.1	Written Questions Regarding the Boddington Indoor Multi-purpose Recreation & Community Centre
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Sonia Hay provided some questions in writing regarding the Boddington Recreation Centre - these are answered by the CEO

1. *Could an option be to use the shed/barn for the western side project?*

Yes

2. *Can we please have the costings that were proposed for stage 1 as they were presented for grant applications?*

Yes

3. *Can we please have an accurate and honest representation of the comparison figures for each site?*

Floor area comparison provided. Detailed costing not available.

4. *This site and the design was designed after several feasibility studies and paid representatives, this site was utilised in the grant application process with the figures and facts presented, why should a last minute change of plan be considered? T*

The savings achieved by building on the east side allow much more to be achieved with the funding allocated.

5. *Wasn't the realignment and restructure of the oval dam a site prep cost for this project.*

Yes \$82,000 was spent.

6. *The Recreation Centre project has been run on and off for approximately 18 years by hard working and dedicated volunteers from our community. These volunteers brought the project to feasibility study, architectural drawing and most importantly to successful grant attainment. This last minute redesign (which is the same as an original thought back 18yrs ago (which to note was turned down by the community) has been done behind the backs of those tireless and hardworking community members, without consultation.*

Committee avoided consultation.

What do you say to those volunteers? Why was this ever pursued when we are so far successful with grants and up to several weeks ago had full support of the Council?

For the reasons given, in addition it was not known until recently that the alternative option was economically viable.

4.2.2 Written Questions Relating to the Shed Proposal

1. *What is the proposed cost for safe demolition and disposal of the current pavilion?*

About \$20,000

2. *Why wouldn't you align the new courts with current courts to save costs?*

Final orientation will be a combination of cost, optimal pavilion orientation and maintaining functionality of tennis courts.

3. *You keep saying \$800,000 for the shed but what about the flooring for the courts? – what quality of flooring would we be getting compared to the original project?*

The same

What about redesign and structure of kitchen, building of storage, is the cost for windows and doors included (as we would need many more than a barn).

Using the same architects who are already informed by the committee on design elements.

4. *The allocation of the toilets to the current function room would be a massive undertaking – there would be great costs in plumbing into an already established floor, blocking in of all the many windows, sewerage connection to the area and upgrade. What realistic costs would you put on this? (actually spoken to plumbing).*

Less than starting from scratch to build 180m² of change rooms.

- *further to this the current drawing shows no internal access to the toilets from courts area – would this be resolved?*

This is a concept drawing only. The internal layout is a copy from the original plans to show comparison floor area only.

- *the football club have put in substantial time and effort to the current function room, would they be reallocated area for their bar (which everyone gets to use) and they utilise frequently?*

For Council to consider.

5. *Have any community groups that currently utilise these facilities been consulted (as in the western project) as the current design is unserviceable with no access of the kitchen to the football oval (the football club is the biggest user of the kitchen)?*

See previous answer.

- *the kitchen also shows spectators seating to the courts inside the hall, would that mean a solid wall, half wall? How would sports hall people access the kitchen?*

See previous answer.

- 6 *The toilets show 2 female toilets when the current 3 never suffice could this be altered?*

See previous answer.

- *also the tennis club would be reluctant to use the designed kitchen as they would not be able to access it easily from their side of the pavilion.*

See previous answer.

- *Also with the toilets in the hall it would take away from public accessible toilets during non-group sports times, the current public toilets get used frequently by people training, people playing tennis, people stopping by the park or skate park, people walking through the area – is there a viable option to maintain some public toilets?*

Possibly

- 7 *Is the design of the function area including windows – as this would be the public viewing area for football and cricket? Will any be undercover but not internal area be maintained for viewing of sports as is highly popular/necessary?*

Possible

- 8 *Can the function area double for fitness and other classes?*

Possible

9. *What about the Tennis club – how will they be affected by the siting of the shed?*

See previous answer.

10. *Where would be the entry and payment point be for this facility? This is a concept drawing only.*

11. *What about car parking, - there is already major issues at this site for school parking and as the centre advances with usage it will become a massive issue? What will be done? Will it be sealed? Cost?*

There may be sufficient funds saved by the east option to consider sealing. The west option has no provision for parking.

12. *Will the ceiling be high enough for Badminton?*

While the World Badminton Federation lists 39 feet, Sport England's ceiling height requirement are less specific being only 7 1/2 to 9 metres. We are proposing 8.3m at the outside of the court, higher in the centre.

- 13 *Will wall areas inside the building be clad for various sports to be played – eg. Indoor tennis, floorball, dodgeball, roller blading/hockey? (exposed internal parts of a shed would be highly dangerous to all sports people).*

Yes

1. *Will there be air-conditioning, ventilation, doors that can be opened for air etc (a shed versus a brick building will have much higher internal temperatures)? No air-con was proposed for the west side.*

Yes there will be ventilation and possibly evaporative air-conditioning.

2. *What's the white square at the top left hand corner of the drawing? A covered entry.*
3. *Is the storage area for external sports too? Would they be able to access from outside eg. football, rugby, tri-club? Yes*
- 17 *Ideas for the unallocated area – and feasibility with its shape etc, what could be done in there?*

Over to you, do you see one on the west side option?

- 18 *Is there any room for expansion on this project? Or is this it/end of story?*

See previous answer.

- 19 *A realistic figure of service upgrades needs to be presented to the community – the current kitchen cannot run two things of the same power points at the one time – and yes people have tried to fix it – there will definitely need to be an upgrade of power to the facility and realignment of light switches for footy, tennis and demolition of netball lights – can we please be presented with an accurate portrayal of what this may cost?*

An electricity service upgrade will cost less than an application for power supply to a brand new facility.

- 20 *Would this design be given the opportunity to be put to the sporting groups before going forward as clearly the current picture isn't accurate for functionality for each of the groups?*

Sure, this is after all a community facility.

- 21 *Will groups, individuals that have donated to the project have the ability to withdraw their funds should they object to this concept?*

If they withdraw, do we not build the netball courts for example?

- a. *for both options what about department of Education support. They will be a large part of the centres traffic all year round, what contribution will they be making to either project?*

The Department of Education were approached and have been forthcoming with any funds.

- b. *with funding levels achieved for stage 1, why is it not acceptable to go ahead with the original planned stage 1 as everything has been worked towards, then and only then we move forward to contemplating stage2? There is so much strong community support to see this project go ahead why are we jeopardising it now and why don't we have some faith and input from the two full functioning mines and may of the local business's around town that function for them – there are many locals – that are also business holders that would be willing to donate equipment, time and labour to see stage come to fruition..*

BHP have said an emphatic no, NBG have not committed any funds. The rest of the question is something to ask the committee.

4.3 PUBLIC QUESTIONS FROM THE GALLERY:

4.3.1	Questions Asked At the Meeting Relating To the Boddington Recreation Centre
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- 3 *Will you be doing a new feasibility study considering the maintenance on a prefabricated shed is higher than that of tilt up concrete panels, as are the heating/cooling costs and he less user friendly the design the less programs you can run therefore the less people you will attract to use the centre.*

CEO - *Can you guarantee the redesign won't in fact create a greater deficit?* No

4. *What is the difference in site/services costs for both proposals and are you sure that any cost savings made by changing the site won't be spent redesigning the project?*

CEO - Don't know exact costs for Eastern site, and cost savings won't be eaten up.

- 5 *Has Council considered that running the sewerage down Pollard St and Club Drive is actually a major infrastructure project in its own right allowing more houses in Boddington to have access to sewerage and encouraging development of those blocks already approved for subdivision between the river and the school site?*

CEO - Sewerage does run down the southern side of the school boundary across to the current old recreation centre carpark which would either service the old recreation centre if that's what Council opts for or diagonally across to the western location

- 6 *Why hasn't Council considered other cost saving measures using the current design rather than redesigning the project?*

CEO - Previous staff that worked extensively with the Community Recreation Steering Committee have worked with architects to pull back design to reduce costs and the effect of that is to produce a much reduced facility.

- 7 *Have you got written approval from Department of Sport & Recreation (DSR) and Royalties4Regions R4R to redesign this project? And how can you be so confident when I have an email direct from DSR stating "There is a risk that a redesign may not be approved and the funds either withdrawn or changes rejected and the project must continue as applied for". What are you going to do if they reject the redesign?*

CEO - Happy to read the written answer to this.

- 8 *Can you please explain to me why when it states in the business case used to secure our Royalties for Regions funding, fully endorsed by Council and in fact prepared by one of the Councillors, section 2.13 risk 2 "changes and alterations during the design/contract documentation and construction process lead to cost blow out that cannot be funded" Why is the Council considering doing this?*

CEO - No there is no guarantee that it won't end up like the Shire renovations, but the lesson to learn from most recent history is not likely to be ignored.

- 9 *Can you please explain why when in your business case section 2.4 Background it states "the previous studies have found that the existing facilities offer no opportunities for development and expansion and are also past their useful life span" further down it also states "The Department of Sport & Recreation is also of the view that the existing facilities are past their useful life and that there is a need for the proposed facility". Why is the Council now considering this?*

CEO - No I can't answer as to why it was put into the business case.

- 10 *Can you please confirm that the cost of the current design is based off an old architect average square meter costs estimates which are usually an over estimate an example which can be seen with the Youth Centre when it was put to tender and the Shire mad a saving of 11% in excess revenue and if the same % was applied to (\$4.6M) stage 1 of the Recreation Centre project there is a possible saving of over \$500,000 that could then be used as the Shire contribution towards stage2 of the project?*

CEO - Until tenders come in we won't know what numbers are. Fairly optimistic that the new design would create greater savings which could be applied to a carpark and some other facilities and possibly outfit a kitchen.

- 11 *Can you please confirm that the CEO contacted a building contractor direct for a quote on a prefabricated shed and received free drawings of the exterior design and that this is not an adequate comparison to the current project architect cost estimate?*

CEO - No can't confirm that it is not an adequate representation. Can confirm that we have worked with a building company from a neighbouring shire and they have provided drawing free of charge to the Council.

- 12 *Can you please confirm how much of the original building will be left after you demolish the current change rooms and dig up the slab of the function room to put new change rooms in?*

CEO - The newest part of the function room.

- 14 *Can you please confirm how much you spent in Shire contributions on the shire office project in comparison to how much you have budgeted in Shire funds to the Recreation Centre project?*

CEO - I can't give you figures, no relevant staff left to provide them. But I can come back with this if the president considers this relevant.

- 15 *Can you please tell us the community why we should accept a prefabricated shed design for a community health and fitness project when the Shire office is so opulent?*

CEO - Interesting question, because they will get so much more than on the western side and with the new building and a 8.3m minimum ceiling height it will still look like a shed regardless how you pretty it up.

- 17 *Can you please confirm at the community meeting you indicated there would be a kitchen in the redesign and if this is the case why in comments of this motion it states "If funding permits, kitchen facilities may also be included" does this mean there may not be any kitchen facilities at all and the community was actually misinformed?*

CEO - Yes it means that there may not be a kitchen if funding does not permit. If you look to the western side of the oval there is not even a roof to put a kitchen in.

- 18 *Why didn't the Council/Shire approach the Badminton, Basketball, Cricket, Football, Hockey, Netball, Soccer, Swimming, Tennis, Dance, Gym Jam, school and medical clubs, associations and organisation to consult them in the redesign proposal?*

President answered this question. The reason why is because you had a Sports and Recreation Committee which we tried to meet with several times and I was told by the chair that they have been going for 10-18 years and they had their head around everything and therefore I assumed that the committee would have consulted with everyone.

- 19 *Do these clubs, associations and organisations support the redesign proposal?*

CEO - Many of them do.

- 20 *Why didn't the Council/Shire consult with the Recreation Centre Steering Committee in the redesign proposal as per section 3.2 Project Governance in the business case used to secure the \$2.5M in R4R funding? And when Council did finally decide to present their redesign proposal why didn't Council reschedule to a more appropriate date and time before considering this motion?*

CEO - Council did attempt to meet up with the committee but those chose not to. Committee chose on Friday to meet with various senior staff and Councillors on Saturday. Meeting with the various bodies is not out of the question, after all it is a community facility and is my intention as with the Councillors to continue to work with the community and the sporting bodies to achieve a great outcome for our community.

- 22 *Do the Recreation Centre Steering Committee support this redesign proposal?*

President - Some do, I've had a meeting with several of those people who are on the committee and they agreed with what we were trying to do, I'll explain later when we go through the motion, the motion before us, but there were nearly 40

people at that meeting and only 8 people put their hand up to go ahead on the western side which leaves anywhere between 20-30 people who voted for us to go ahead with this model.

21 *Did you take a count of those who abstained from the vote?*

President - I didn't need to there was far more majority who voted for it, against the 8 that didn't. Can I just add something more? It's all very well for people to ask for 2 stages and put us in potential debt for millions of dollars at the end of the project or it remains half completed. But at the end of the day it will be the Councillors and Shire staff who will be accountable to the ratepayers and the State Government for any debts we run up.

23 *Why didn't the Council/Shire approach those organisations and individuals who have made a financial donation to this project to gauge their support for a redesign?*

CEO -One of the major private donors was specifically invited to the community meeting to make sure that he was aware of what was going on, and at this stage I haven't heard any negative response from that particular donor.

24 *Do the organisations and individuals who have made these donations support this redesign proposal?*

CEO – We have had correspondence with one organisation that is not overly happy and they will reconsider if we continue with the eastern option.

25 *Can Council please indicate how many emails/letters the Council and CEO received both for and against the redesign proposal?*

President – No correspondence or emails or private visitations.

CEO – Don't have exact count but have had more positive than negative support.

26 *Does Council consider 4 business days' adequate notice and advertising of their community meeting to allow people to come?*

CEO - Yes

4.3.2 Remaining Questions Not Addressed At the Meeting

1. *Isn't it true that the CEO sent a flyer in the mail to all the residents of Boddington stating funding had been less than envisioned even though we have actually achieved the stage 1 funding target set in the latest funding model and in fact we have achieved \$2.5 million Royalty for Regions funding more than the \$1.5 million previously envisioned cutting council spending on the stage 1 project by \$1 million?*

No

2. *Why wasn't the meeting time conducive to family schedules and that of the largest group of employees mine workers in town because 5 pm is when people are feeding their kids and mine workers are still working?*

Interested parties found a way to be at the meeting.

3. *Did council do an official count of the 30-40 or so people who attended the meeting and was it an adequate sample size of the current 2500 population?*

No official count. Not uncommon for this number of people to attend.

4. *Was there an accurate representation of the demographics of the Boddington community at the community meeting considering the mine workers and mothers were unable to attend?*

Demographic study not undertaken.

5. *Why didn't the CEO allocate an even amount of time to adequately present both design proposals but instead 5mins to the current design and 45 mins to the redesigned project?*

Those present had seen the current design before.

6. *Why didn't council follow the protocol established at the beginning of the meeting and why did some councillors in fact break protocol by interrupting and speaking on behalf of the President for council to impress their personal position on the project on the community rather than listening to the communities questions and concerns to gain perspective of community support for the project as the meeting was intended?*

I'm not certain which protocol you refer to.

7. *Why did the CEO and council not give accurate information on the current design such as the running deficit when all this information was presented in the business case recorded in the October minutes?*

There is a lot of misinformation about the running costs of rec centres, some of which was perpetrated by supporters for the west option.

8. *Why did the CEO and council repeatedly refer estimates of \$14 million for the original concept design rather than the \$8.14 million total cost for the current design building during the community meeting? And why did they do this when it had no relevance to current cost of either design?*

The CEO made no such comment

9. *Can you please confirm that the redesign does not include landscaping, bitumen and curbing to the car parking and that is why the comparable price of the current project should not be \$9.32 but in fact \$8.14 million.*

Yes to part a and no to part b

10. *Why did the CEO and council repeatedly referred to deficit in running cost retained by recreation facilities like Narrogin with 3 swimming pools when in fact there is no swimming pool in either proposal?*

The CEO made no such comment

11. *Why did the council not follow the same strict and detail survey process that was used in June 2011 to indicate support for the current design? Wouldn't this have been more appropriate*

Not considered necessary

12. *Of the 4 recreation centres that the CEO and President visited when investigating councils redesign proposal how many where comparable in current and future population's projection of 2500 and 5300 respectively and within the same scope as the current design?*

None

13. *Does council believe that 2 business days is adequate notice to hold this special meeting to allow for public comment and question time during the school holidays?*

Yes, given the amount of free publicity the agenda had on Facebook and the 6 days in total.

14. *It states in the Strategic Implications that there is room at the proposed site for future expansion if required. Can you please provide some evidence of this because it's not clear in your drawing that there is anywhere to move except for the car park and where will you move the car park if this happens.*

Council has drawings on file. No parking was provided in the latest costing for the western option.

15. *Why have you not included the possibility of donations being revoked in you financial implications?*

The amounts are not significant.

16. *Why have you not included the fact you don't have written approval from DSR for the \$610,000 and could risk losing that funding or have to continue with the current design in your financial implications?*

The funding is not at risk.

17. *Why have you not included the cost of architectural redesign in you financial implications?*

Not considered significant as the western option has been changed so significantly it would need redesign as well.

18. *Could you please clarify in the Officer's Recommendation is point 2 to produce tender specifications is for the current design or redesign proposal?*

Redesign

19. *Why hasn't the current design been included as an option in the officer recommendations?*

Because of the cost and lack of inclusions.

20. *Will you be rescinding the Councils previous resolution on the location and to implement state 1 of the Indoor Recreation & Community Centre subject to royalty for regions funding or are you going to avoid the proper council process with this motion?*

No DLG has advised that rescission is not necessary.

5. PETITIONS/DEPUTATIONS/PRESENTATIONS/
SUBMISSIONS:

Nil

6. CONFIRMATION OF MINUTES:

Nil at this time

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT
DISCUSSION:

Nil

8. REPORTS OF OFFICERS AND COMMITTEES:

8.1 CHIEF EXECUTIVE OFFICER:

8.1.1	Boddington Indoor Multi-purpose Recreation & Community Centre – Design and Location
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File Ref No: ADM0342
Disclosure of Interest: Nil
Date: 31 March 2015
Author: Chris Littlemore - Chief Executive Officer
Attachments: 8.1.1A Architect Impression, Isometric view
8.1.1B Draft Floor Plan

Summary

For Council to:

1. Resolve the preferred location and design of the Indoor Multi-purpose Recreation & Community Centre.
2. Authorise the CEO to work with architects Donovan Payne to produce a tender specifications for the Indoor Multi-purpose Recreation & Community Centre.

Background

Council conducted a community meeting on 30 March 2015 to present an alternative proposal to that of the community Recreation Centre Committee. On a show of hands, there was considerably more support for the alternative proposal than for construction to proceed on the western side of the football oval.

To their credit, considerable work has been done by the community committee and this work will by no means be lost as there is no proposal to change architects.

Comment

The costing for the shell of the alternate building proposal discussed at the public meeting is about \$800,000.

It is envisaged that working in collaboration with the architects, a specification can be produced that delivers all that is required to satisfy the funding bodies, Department of Sport and Recreation and Department of Regional Development. In addition, the opportunity exists to include an enclosed pavilion of substantial proportions. If funding permits, kitchen facilities may also be included.

This extra scope of works is achievable by:

- Avoiding substantial site works i.e. fill and compaction;
- Lower headworks for water and electricity;
- Not providing an entry and administration area of about 190m²;
- Using the newer part of the old pavilion for the change rooms, saving about 180m²;
- Cheaper construction method.

Under the proposal for the west side, only the funding bodies requirements would have been met, that is the courts, change rooms, storage area and foyer area.

The east side proposal in addition delivers a raised pavilion area of about 380m², kitchen area of 120m² and an unallocated area of about 130m² which could be used for any number of purposes including storage, gym and/or crèche.

Strategic Implications

There is room at the proposed site for future expansion if required.

Statutory Environment - Nil

Policy Implications – Nil

Financial Implications Council is not reliant on future funding applications to the extent previously proposed and on-going maintenance is considerably reduced.

Economic Implications – Nil

Social Implications - Covered in prior reports.

Environmental Considerations – Nil

Consultation The community was consulted on 30 March 2015.

Options

Council can:

1. adopt the Officer's Recommendation
2. not adopt the Officer's Recommendation (giving reasons)

Voting Requirements – simple majority.

OFFICER'S RECOMMENDATION – ITEM 8.1.1

COUNCIL RESOLUTION	36/15	Moved Cr Collins
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That Council:

1. Resolve that the preferred location and design of the Indoor Multi-purpose Recreation & Community Centre be the eastern side of the oval, generally as depicted on the attachments hereto.
2. Authorise the CEO to work with architects Donovan Payne to produce tender specifications for the construction and fit-out of the Indoor Multi-purpose Recreation & Community Centre.

Seconded	Cr Crilly	Carried	5/0
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9. CLOSURE OF MEETING:

With no further business to discuss the Shire President, Cr Allert, closed the meeting at 6:26pm.

These minutes were confirmed by the Council as a true and accurate record at the Ordinary Council Meeting held on Tuesday 21 April 2015.

.....
J R ALLERT
(President)



