



MEETING MINUTES

Meeting Minutes of the Manjimup Rea Park and Collier Street Redevelopment (MRCR) Advisory Committee meeting held at the **JC Rose Room, Council Chambers**, 37-39 Rose Street, Manjimup on **Tuesday 31 August 2021**, commencing at **5.30pm**.

DECLARATION OF OPENING OF MEETING BY CHAIR

The meeting was opened with a quorum present at 5.32pm, by Cr. J Darin with an Acknowledgment of Country.

<p>1 ATTENDANCE/APOLOGIES</p> <p>Members present: Cr. Jayde Darin (Chair) Cr. Cliff Winfield (left at 7.10pm) Evy Apeldoorn – Shire of Manjimup Gail Ipsen Cutts – Shire of Manjimup (proxy) Angelo Femia – Football Mat Johnston – Football (proxy) Troy Reid – Soccer Jodi Johnston – Cricket Carol Samsa – Hockey Aimee Bendotti – Warren District Agricultural Society Ethel Sale - Warren District Agricultural Society (proxy) Melinda Booth – Community Pat Martin – Community Josh Rayson – Community (arrived at 6.21pm)</p>	<p>Apologies/absences: Cr. Paul Omodei Cr. Robert Taylor Dave Jeffery – Cricket proxy Joh Perry – Athletics</p> <p>Guests: Tracy Gibellini</p> <p>Minute taker: Shammara Markotis – Shire of Manjimup</p>
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2 DECLARATION OF FINANCIAL INTEREST

Nil.

3 CONFIRMATION OF PREVIOUS MEETING MINUTES

Nil; inaugural meeting of this committee.

4 TERMS OF REFERENCE & FREQUENCY OF COMMITTEE MEETINGS

- Discussion about the purpose and frequency of the committee meetings which referred to the adopted terms of reference.
- Committee meetings are to be held quarterly but will be called more frequently if required due to the nature of the project.

Motion that Tracy Gibellini be endorsed as proxy representative for Hockey on the Manjimup Rea Park and Collier Street Redevelopment Advisory Committee.

Moved: Cr. J Darin

Seconded: M. Booth

CARRIED 11/0

5 BRIEF UPDATES

Collier Street Partial Closure (EA)

- Attendees were shown an aerial image of the entire Reserve including the existing road reserves.
- An in-house Shire team has investigated the options to close the portion of Collier Street, north of Johnson Street. Two options were considered;
 - Extension of Richmond Street (existing road reserve). This was considered the most logical option although it requires the illegal dam located on the road reserve to be removed by the adjacent property owner.
 - Northern boundary of Reserve to connect to South West Highway. There is no existing road reserve and this option would require significant approvals from Main Roads and Public Transport Authority (obstacles including needs for an intersection on the highway and crossing the existing railway line). This option was not considered to be quick, easy or cost effective.
- Agenda item is being presented to Council at the next meeting for approval to close the road. If approved by Council, the request will then be made to the Minister for Lands.
- Once the road closure is achieved the two lots will then be amalgamated with the road reserve so the road area is available for built infrastructure.
- Internal roads will be constructed within the Reserve.
- CW questioned access for Scouts. The Scout Hall will be made accessible via internal roads, possibly from Richmond Street south to the hall.

Electrical Upgrade (EA)

- Electrical consultant hired to assist with power demand analysis and Western Power application.
- The entire Reserve currently has three separate connections feeding the site which may need to be amalgamated into one power supply when the Reserve is amalgamated, although it may be possible for there to remain to be separate supplies.
- Estimated cost is anywhere from \$100k to \$300k.
- Overhead power will need to be undergrounded.
- There will be a significant power dome on site.
- Next steps are the application to Western Power and the design development for the new supply.

Playing Fields Analysis (EA)

- A 'Request for Quote' has been prepared and sent to prospective consultants. Submissions close this week. Contract is expected to be approximately \$150k.
- The RFQ document was circulated through the attendees.
- The contract will be completed in 4 stages;
 - Stage 1: Site Analysis
 - Stage 2: Site Assessment
 - Stage 3: Design Development
 - Stage 4: Concept Planning for new fields
- Water catchment options will be investigated as part of the contract, including the possibility of using grey water and bores.

- Initial estimates indicate the cost to improve Collier Street fields alone will cost close to \$1M, so the entire field improvement component is likely to cost approximately \$2M.

Level Survey (EA)

- Level and feature survey has been completed by drone.
- Attendees were shown an example of the high level of details captured.
- The field design will need to be strategically planned to ensure that the fields, and associated drainage is effective for the longest time frame possible.

Flood Lights (EA)

- A Lighting Design Report has been developed by a consultant. Estimated project cost is around \$1.5M (which includes power upgrade costs).
- Lighting requirements for each sport, based on Australian standards and guidance notes, has been taken into consideration.
- Lights will be LED and controlled via SMS text commands with a manual override.
- Club Night Lights grant application is currently being prepared. If successful (announcement in February 2022) the Shire will make a one third contribution via the MRCR loan and a one third contribution via federal funding that has already been confirmed.

Agricultural Show Infrastructure (AB)

- Society has received an \$82.5k grant from the Labor government. Overall project will be about \$90k.
- The funding will be used to install new cattle stalls and a new shed with under cover area (to be used as a purpose built poultry pavilion and for storage) and a portable stallion yard. May also look at portable tiered seating.
- The area may potentially be used as a selling complex for hire.
- Hoping to be complete by March.
- Society is currently demolishing the stables at the south east of the Reserve.
- Want to purchase items that are multi-purpose and can be shared with other users of the Reserve.

6 CONCEPT MASTER PLAN (EA)

- Three versions of the Concept Master Plan have been prepared by Emerge (contracted consultant). EA gave a brief overview of each concept and explained some of the shortfalls that have already been identified.
- Meeting attendees were given the opportunity to provide initial feedback which is summarised below;

CW	Likes concept 3. Suggest an 'L' shaped pavilion in the proposed location would service a larger number of fields. This could be achieved by reducing the space reserved for a playground.
GIC	Likes elements of concept 3. There are a lot of toilets which provides management issues in terms of cleaning. Suggest that the south west block is not needed.
JD	Aesthetically better to have one larger pavilion rather than the separate pavilions suggested in concept 3.

CS	Likes elements of concepts 2 and 3. Would prefer to see the pavilion on the west side of the Collier Street fields.
JJ	Believes that relocating the cricket nets should be avoided if possible. Cricket nets are used during games for warm ups so this should be considered in the final plan. Netting can be added to the open end of the cricket nets if required. Pavilion location does need to consider protection from the sun in summer. Football change room should be close to the Rea Park oval. Likes that there are lots of spectator shelters around the fields.
AF	There should be an opportunity for each sport should be viewable from the new pavilion. One extra field for hockey/soccer is a potential bonus of concepts 2 and 3. In concept 3 the Rea Park change room could utilise some of the space reserved for the warm up zone to ensure that the facility is large enough and has spaces for storage, medical and umpire rooms. Access (ticketed entry) to Rea Park oval could be between the areas reserved for the trade area and side show alley.
JR	Tigers club rooms could be redeveloped into a larger facility with back to back viewing and the southern oval could be moved closer. Change rooms with access on either side would allow the Reserve to have one large central pavilion. Comment made that this would be too far away to service the future ovals.
TR	Likes concepts 2 and 3 with the pavilion backing onto at least two fields. The additional field in these two concepts is a benefit.
PM	Asked about the building inspections for the Tigers, Lions and Arts and Craft buildings. EA responded this is still being completed and will be forwarded to the clubs when available.
AB	Queried horse usage on the Rea Park oval. GIC commented that annual events will be accommodated as they have been in the past. Fixturing of football will need to take the Ag Show into account to ensure that the grounds have time to recover after the show. Other ovals around the south west are used in the same manner.
JJ	Suggest that the Ag Society office could be added to the Lions pavilion to overlook the sideshow alley area, especially given that the entry to the grounds is likely to be front Johnson rather than Collier Street.

- All attendees are to take these concepts to their members/sports with formal written feedback to be provided to Evy Apeldoorn by **Tuesday 21 September**. EA is happy to present the concepts to clubs if requested.
- Attendees who are representing a sport with more than one stakeholder group (eg. cricket and hockey) must ensure that all clubs and teams are given the opportunity to provide their feedback.

7 BUSINESS ARISING FROM MINUTES

- Nil; inaugural meeting of this committee.

8 GENERAL BUSINESS

- All Council Advisory Committees are required to be re-established following the Councillor elections in October 2021.
- Committee members will be asked to renominate. The process for this will be communicated by EA.

9 NEXT MEETING

- Tuesday 9 November. Meeting dates for the following year will be set at this meeting.

10 MEETING CLOSURE

- Meeting closed at 7.35pm