Cr Moore declared an impartiality interest in Item CP04-12/24 due to being a Liberal Party Candidate for the seat of Landsdale.

Cr Miles declared an impartiality interest in Item CP04-12/24 due to being a Liberal Party Candidate for the seat of Mindarie.

Cr Huntley declared an impartiality interest in Item CP04-12/24 due to being the President of the Wanneroo Historical Society.

Cr Seif declared an impartiality interest in Item CP04-12/24 due to being a member of the Wanneroo Historical Society.

CP04-12/24 State Government Funding Commitment: Wanneroo Recreation Centre Precinct Upgrades - New Sports Hub

File Ref:	40791V003 – 24/417019
Responsible Officer:	Director Community & Place
Attachments:	Nil
Previous Items:	CP04-06/24 - Wanneroo Recreation Centre Sports Hub - Consultation Outcomes - Ordinary Council - 18 Jun 2024 6:00pm

Issue

To consider the acceptance of a $5M State Government funding commitment to the City of Wanneroo (**City**) for the development of the Wanneroo Recreation Centre Precinct Upgrades – New Sports Hub.

Background

As part of the 2021 State Election, the State Government, through the Department of Local Government, Sport and Cultural Industries (**DLGSC**), committed $5M to the City for the redevelopment of the existing Wanneroo Recreation Centre in Scenic Park, Wanneroo.

The Wanneroo Recreation Centre Master Plan (**Master Plan**) was developed in 2020 to proactively identify opportunities for enhancing and improving the Wanneroo Recreation Centre and surrounding area. Based on the Master Plan's recommendations, as well as further consultation and investigation, Council Members supported the development of two separate facilities: a Sports Hub and Community Hub. This approach was preferred as the redevelopment of the existing Wanneroo Recreation Centre would not be able to accommodate all user groups due to footprint limitations at the site and the challenges associated with constructing multiple levels.

At its meeting in June 2024, Council considered the *Wanneroo Recreation Centre Sports Hub – Consultation Outcomes* (CP04-06/24) and resolved the following:

"That Council

1. *NOTES the outcome of the Wanneroo Recreation Centre Sports Hub community engagement process;*
2. *ENDORSES the Wanneroo Recreation Centre Sports Hub Concept Design included at Attachment 1;*
3. *AUTHORISES the Chief Executive Officer to progress the Wanneroo Recreation Centre Sports Hub project to the next phase of design and SUPPORTS the progression of the project on the basis of undertaking it in a single construction stage;*

4. *REQUESTS Administration progress planning for the redevelopment of the existing Wanneroo Recreation Centre as a Community Hub; and*

5. *NOTES the City's advocacy approach to seek State and Federal Government funding of approximately $35M funding for the development of both the Sports Hub and Community Hub."*

This report seeks Council's approval to accept the $5M funding commitment and to proceed with the necessary Financial Assistance Agreement (**FAA**) between DLGSC and the City.

Detail

Following the resolution passed at the June 2024 Ordinary Council Meeting, Administration provided a project update to the DLGSC. The update included the approved concept design and single-stage construction plan for the Sports Hub, as well as the ongoing advocacy and planning efforts for the Community Hub. The DLGSC expressed support for this approach, confirming that it aligned with the intent of the funding commitment and that the FAA could now be finalised.

To assist the City in meeting the required funding and activity milestones outlined in the Agreement, it was determined that the FAA would focus exclusively on the development of the Sports Hub. The additional upgrades to the existing Wanneroo Recreation Centre, which requires further investigations and planning to convert it into the Community Hub, will not be included in this FAA.

In accordance with items 4 and 5 of Council's resolution, Administration is progressing with the planning for the Community Hub and anticipates that the concept design will be available for Council's consideration by in 2025. Additionally, the Wanneroo Recreation Centre Precinct Upgrades have been identified as one of the City's top priority advocacy projects and will be included in the City's Connect Wanneroo 2025 Advocacy Campaign.

Consultation

Consultation outcomes for the Sports Hub were presented to Council at the June Ordinary Council Meeting (CP04-06/24) and any further consultation will be undertaken in accordance with the City's Community Engagement policy.

Comment

The construction of a new Sports Hub at the Wanneroo Recreation Centre is a welcome development, given that the existing Centre was built in 1971, and no longer meets the needs of the current user groups and the local community.

Since the decision of Council in June 2024, Administration has been working with DLGSC to finalise the FAA, noting that this agreement is just for the Sports Hub as the City requires further planning and investigations, including community consultation outcomes to refine the project scope and updated cost estimates for the Community Hub. The FFA has been prepared and is now ready for execution.

The FAA key milestone dates are noted in the table below:

Main Activities / Milestones	**Milestone Date**
Detailed design	July 2025
Completion of tender for works	August 2026
Construction commences	September 2026
50 per cent construction	April 2027
Construction completed	October 2027

A consultant was recently appointed to lead the detailed design process for the Sports Hub.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

1 ~ An inclusive and accessible City with places and spaces that embrace all

1.3 - Facilities and activities for all

Risk Appetite Statement

In pursuit of strategic objective goal 1, we will accept a Medium level of risk. The recent pandemic has challenged our previous event delivery, place activation and community connection processes, and the City accepts that meeting community expectations in a more restrictive environment needs flexibility and innovation if community connection is to develop and grow in contrast to social and individual isolation.

Risk Management Considerations

Risk Title	**Risk Rating**
ST-G09 Long Term Financial Plan	Low
Accountability	**Action Planning Option**
Director Corporate Strategy & Performance	Manage

Risk Title	**Risk Rating**
ST-S23 Stakeholder Relationships	Medium
Accountability	**Action Planning Option**
Chief Executive Officer	Manage

Policy Implications

Nil

Financial Implications

The table below shows how the Sports Hub project is listed in the City's Capital Works Program and Long Term Financial Plan.

Year	Detail	Municipal Funds	Grants	Reserve	Total
2024/25	Detailed design	-	-	$32,800	**$32,800**
2025/26	Construction – Sport Hub Stage 1	$200,000	$5,000,000	$3,050,000	**$8,250,000**
2026/27	Construction – Sports Hub Stage 2	-	$10,100,000	-	**$10,100,000**
2027/28	Project completion			$50,000	**$50,000**
Total		**$200,000**	**$15,100,000**	**$3,132,800**	**$18,432,800**

Following execution of the FAA, budget adjustments associated with the grant funding will be presented to Council for consideration.

The funding outlined above does not account for the redevelopment of the existing Wanneroo Recreation Centre into a Community Hub, which was previously estimated at $18.7M in 2021.

As part of the City's endorsed Connect Wanneroo 2025 Advocacy Campaign, the Wanneroo Recreation Centre Precinct Upgrades are included with a funding request of $35M. Given the community-focused nature of the facilities included in this project, additional grant funding opportunities will also be sought.

Voting Requirements

Simple Majority
Moved Cr Wright, Seconded Cr Huntley

That Council:-

1. **ACCEPTS funding of $5M from the State Government for the development of the Wanneroo Recreation Centre – New Sports Hub; and**

2. **AUTHORISES the Chief Executive Officer to execute an appropriate funding agreement with the Department of Local Government, Sport and Cultural Industries for this project.**

CARRIED UNANIMOUSLY
14/0

For the motion: **Mayor Aitken, Cr Bedworth, Cr Berry, Cr Coetzee, Cr Figg, Cr Herridge, Cr Huntley, Cr Moore, Cr Miles, Cr Parker, Cr Rowe, Cr Seif, Cr Smith and Cr Wright**

Against the motion: **Nil**

Attachments: Nil