

# PUBLIC SUBMISSIONS

## Shire of Mt Marshall Draft Sport & Recreation Master Plan

Submissions received between the 31<sup>st</sup> July – 21<sup>st</sup> August 2015 in relation to the Draft Sport & Recreation Master Plan, developed by Tredwell Management for the Shire of Mt Marshall.



**Received: 08 August 2015**

Hello Sally and Councillors,

Thank you for the opportunity to comment on your report. I believe that \$ 2.7 million has already been voted on for the redevelopment of the complex at Bencubbin so effectively that cannot be commented on as I have been informed in informal discussions with President Breakell that "that train has left the station".

Your 154 page is quite a read so I commend the authors. In the report the beacon hall is mentioned but not the Bencubbin hall. I think that this is an oversight.

I understand the need to think big but to use the concept of the MCG sporting precinct as an attention grabber is almost fallacious. I would also point out that Kadina has a population of 4500. A recurring theme amongst your report was declining population. It is a very relevant piece of information. Ageing population and limited work opportunities.

Section 12 involved a lot of "investigating". A lot of money will be spent on this so I would assume this has been factored into your proposals.

On page 111 six of the questions agree that MM facilities adequate or better. In the online survey Q10 87% think facilities are satisfactory or better.

Furthermore I would like to comment on the consultation process. Personally I think it has not been very active to seek out ratepayers of your shire that don't have a MM address. This is the first input I have actually been aware that I could have in this process. So I would like to thank what would be perceived as Beacon councillors for at least opening up the process to this group of your ratepayers. I assume it won't be a problem for this year's rate notice to find us.

I am opposed to any move to spend the amount of money to make what our shire is calling Regional facilities. "Build and they will come" just won't work. I appreciate that that everybody wants to have the best but everybody can't have that. If you actually read your report it is telling you that the shire has adequate or better facilities that need to be upgraded.

I wish our shire the best for the future.

Regards

John O'Neil

Sent from my iPhone

# **Bencubbin Community Recreation Council Inc.**

**PO Box 76**

**BENCUBBIN WA 6477**

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Attn: Councillors  
Shire of Mt Marshall  
P O Box 20  
Bencubbin WA 6477

10<sup>th</sup> August 2015

Dear Dirk & Councillors

Thank you for allowing us the opportunity to comment on the Draft Sport & Recreation Plan that has recently been developed by Tredwell. It is fantastic to see that the Shire values and recognises the importance of sport and recreation in our area and is actively trying to improve our facilities for the future of our clubs and families living throughout the Shire.

The Bencubbin Community Recreation Council (BCRC) is pleased to see that the report has recognised the need for further developments to be made to the Recreation Complex. This is something we have been planning towards for many years, creating focus groups and applying for a variety of grants to assist us with upgrading the facility. The plan has correctly picked up on the main issues we experience with the existing facility and provides appropriate actions to reach an appropriate solution. The recent grant that the Shire has received towards this project is applauded by all our members and we look forward to seeing the development occur after so much effort and work has been put in by local community members. The BCRC has committed to assist with part of the funding for the development, and will offer volunteer labour as and when required throughout the project.

We support the proposal for the Bencubbin Recreation Complex to become a Regional level facility, with a lot of the events and workshops that we have booked each year we believe we are heading in the right direction to achieve this goal, further developments will quickly assist us in reaching this level. With our central location to other surrounding towns we are lucky to hold many sporting meetings and workshops at our facility, making it easier for surrounding sports clubs to attend rather than having to travel excessive distances.

We support the potential relocation of the aquatic centre as we see collocated facilities as a much more functional and economical way forward for the future of sports in regional areas. It would be a fantastic addition to our facility and would increase the amount of use in the summer months, with families able to access sport facilities and the pool all in one location. We do respect that the first action however must be to fully investigate all options relating to the existing facility and establishing the best value option for the sustainable future for the aquatic facility.

Other actions included in the proposal under Strategy One (multi-use turf, youth precinct, car parking) are also supported by the BCRC, we look forward to potentially working towards these in the future.

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**President**

Mrs Leeanne Gobbart  
PO Box 186

**Secretary**

Mrs Tracy Tranter  
PO 76

**Treasurer**

Bencubbin Community Resource Centre  
P O Box 103

# **Bencubbin Community Recreation Council Inc.**

**PO Box 76**

**BENCUBBIN WA 6477**

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The BCRC also support all actions listed within Strategy two of the plan, to continue to maintain and enhance Beacon Recreation Complex as a district level sporting facility. As many of the users of the Bencubbin Recreation Complex also use these facilities throughout the year, we see it as essential that these are maintained so all sport & recreation users in the Shire are able to access facilities of a high standard.

Overall we see the Draft Sport & Recreation Master Plan as a fantastic strategic plan for our future, one in which we are willing to support and assist the Shire in making come to life over the next 8-10 years.

Please contact me if you require anything further

Kind regards

Leeanne Gobbart  
President

Tracy Tranter  
Secretary

Bencubbin Community Recreation Council

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**President**

Mrs Leeanne Gobbart  
PO Box 186

**Secretary**

Mrs Tracy Tranter  
PO 76

**Treasurer**

Bencubbin Community Resource Centre  
P O Box 103

**Received: 12 August 2015**

Dear Sally Morgan & Dirk Sellenger,

I think you both need to be congratulated for your tireless work in supporting our community and in recruiting Tredwell Management to produce such a well-researched and in depth report. It is extremely detailed, well written and objective in its reporting of the current state of our shire, its facilities and the communities opinions about the future needs. I believe that it is of most importance that decisions be made with the thought process of the future in mind, as in 10 years' time, and not on the present or the past. If we as a shire wish to be involved in regional sporting and other events in the future, we need to have the facilities that will enable us to do so. This will in-turn continue to bring people to our town and support our local businesses well into the future. With the future in mind and our central location, I believe it is of the utmost importance that both major development works (Bencubbin Recreation Centre and Mt Marshall Aquatic centre) are endorsed and put into action to create a sporting hub in Bencubbin that will draw sporting and other events on a regional scale to our town. I also consider that the cost that we, as rate payers, will incur in the short term will be more than compensated with the continued growth and support of our town in the future. You both must also be congratulated on your amazing efforts to have already received major funding towards this development, through the National Stronger Regions funding.

I understand that change can be difficult and confronting. I believe looking back in 10 years' time when our community is still growing and vibrant, that the challenges and decisions that are made now will be worthwhile.

Looking forward and not back is the key to moving forward as a shire. I want our shire to become bigger and stronger, a place that people talk about due to our forward thinking and planning. So I thank you for your forward planning and thought, for your persistence in this difficult time of decision making and change and please know that I 100% support the process of developing a regional level sporting hub in Bencubbin.

Please find below my comments regarding the Tredwell Report.

**Strategy 1:** Continue to develop Bencubbin Recreation Complex into a regional level community sports and recreation hub.

- I fully support this development and believe that the forward planning for a sporting hub on a regional scale is crucial for the future success of our shire and in retaining current and gaining future residence.
- Bencubbin's central location makes it the optimal location for building such a facility.
- I believe that all sporting facilities should be located in the same area, being the current complex location, this includes the aquatic centre. I believe this is necessary to optimise the use of all of the facilities and opens the possibility for job opportunities through employing a persons to be responsible for looking after all of the facilities (potential to attract another person/family into our community)

**Strategy 2:** Continue to maintain and enhance Beacon Recreation Complex as a district-level community sports and recreation facility.

- I believe it is important to maintain the current facilities in Beacon at a district level.

**Strategy 3:** Identify best value options for the future sustainable and equitable provision of aquatic facilities for the shire

- I strongly believe that it is of vital importance that we have an aquatic centre that meets current industry standards, which the current facility definitely is not.

- I consider swimming to be a life skill and therefore believe that this strategy is of upmost importance and needs to be seriously addressed in the near future.
- With the longevity of the facility in mind and value for money, I believe that the best option would be to build a new facility consisting of a 25m pool separate toddler and infant pool.
- With the future also in mind, I believe that the ONLY option is to locate the new facility at the current recreation ground so that it is apart of the regional sporting hub.
- I believe that by having the aquatic facility located with all of the sporting facilities this will increase usage of the facility and provide opportunities for people to use more than one facility during an outing.
- I have no issue with building a zero depth splash pad in Beacon as a source of individualism and interest but believe costing and operating of such a facility would require further enquiry.

**Strategy 4:** Establish the shire of Mt Marshall as a noisy and hard-to-locate sports/activities destination

- I have no personal interest in this area of sport and recreation but consider it to be important that we cater for and offer a range of facilities. Therefore any improvements that would benefit persons utilising the facilitating or that would bring extra people into our community I would support.
- I believe the repour that has been built between the off road rally crew and the community is one to be proud of and I would encourage this relationship. This type of exposure is vital in getting Bencubbin 'on the map'.

**Strategy 5:** Investigate and develop youth precincts in both Beacon and Bencubbin.

- I support the development of these spaces, I believe it is important to provide safe and welcoming spaces for our children of all ages to utilise. I also believe that these improvements will result in increased use of the facilities.

**Strategy 6:** Investigate and develop the concept of a Golf Precinct in Bencubbin

- I think reinventing the disused bowling green into a driving range would provide a individual and unique opportunity for our community. Although I believe that the funding of this could possibly be cover by the sports club, as they will directly gain the benefit of patronage through the installation of this service.

**Strategy 7 & 8:**

- Any future developments that will offer additional events and experiences for the I community I believe to be a positive development and would support it.

**Strategy 9 & 10:**

- I believe it to be vitally important that while other major developments occur, current facilities and groups should be supported and maintained with the assistance of the Mt Marshall Shire.

I would like to congratulate the Shire of the Mt Marshall and their councillors for their proactive forward thinking and positive decision making with the sole focus of securing the future of Shire and its community. This forward thinking was demonstrated through the hiring of the Independent company, Tredwell Management, to research and compose such a detailed report that reflects the needs of our shire .

Regards,  
Melissa Beagley  
Mt Marshall Resident

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**Received: 13 August 2015**

I Have attended No Meetings,  
I have Read what has been in the Bulletin and in The Draft,  
I have heard small things only once I have asked questions,  
I do not like rumours as they are worse than anything as things get mixed up, yet Actions do show.

I harbour No intentions to go against improvements within a decent budget, I am disappointed in the handling of such matters to hand and how it is that One Town is Missing out and one is gaining,

I think it is Wonderful that the Shire Gained nearly \$1 million for the Complex, wish it had been more , to help out and do the whole lot, I would have liked it to be fully funded.

However, I Do Not agree to a major transformation within the Bencubbin Complex, only due to costs exceeding the monies not available to such a small shire and still no really solid written information into if the Southern Side of the Shire will be paying for the upgrades or everyone, Yes they need toilets upgrade as Does beacon, and a few other things, but in General the Kitchen is really quite good and so are most other things. and No real thought for the same to happen in Beacon.

I would like to know if Beacon Side have to pay for the Funding of this project as well? If so then it isn't fair. I am about fairness Not Demise in another town, to gain a bigger town next town over. There are really only two towns, so why such a big feast to one and minimal to another.

I am disappointed to see that so many projects seem to be being given to Bencubbin.

Although you have done a feasibility study and draft, of information.

Bencubbin has already gone ahead with many projects and left Beacon out.

Beacon doesn't just want to fix everything up.

It would love new buildings and move things around to. new buildings are always nice and will help bring in people, No one said they didn't want them , just that the SHIRE cannot really afford them all.

Yet every time Beacon asks for things many things have been voted against it in the past.

No Bencubbin shouldn't move the swimming pool, It should be left where it is and fixed up, therefore freeing up the money for other areas of interest in the SHIRE,

Or it should move it to Beacon and let Beacon have it for the next 50 years, so what if there is a population decline,

No they shouldn't get a pretty much brand new complex ,

NOT at the over budgeted over exorbitant costing it will cost us and we wont be using it like the shire side Bencubbin.

Bencubbin people will use it more than Beacon, Just like Beacon uses their complex more then Bencubbin.

Yes BOTH complexes need attention and Beacons Change rooms need just as much work as Bencubbin's, yes it should be done up a little, paint, tidy, Solar on the roof.

No it shouldn't have a new kitchen, no it shouldn't move the kitchen.

Why do I think this, well the Kitchen is Much better than Beacons and Why Does it really need Moving??

I haven't heard why on this one yet, please do let us know why??

The Grant for Beacon in the bulletin of recent, Said \$60,000 for the Beacon new Kitchen and Toilet septic. Please further explain this to me , As a new Kitchen upgrade will surly cost this much alone out here>>>

Where in new notes have you put in a budget for the Tuff as it wasn't placed in the Shire Budget that I read in the Bulletin, but was in the Draft.

And why not put in for both beacon and Benny to get a new turf???

Both deserve to play on good ground Not just Benny.

Are you going to do the same for Beacon at the same cost ???

If not Why not we are just as important as Benny.

Why not just do both complexes up at the same time and look the same then it will be fair, don't you think??

Better Idea in my eyes right now as all this pathetic bullying tactic is going on underhanded from the shire.

It is disappointing to see that due to the lack of information getting to the Bencubbin people, I hear even they don't really know all that is going on in their own shire, as the rumour mills go.

That they really think we want to stop all this, we don't what we do want is fairness.

I would like to see Beacon with the Skate board park back,

Beacon with a swimming POOL

Beacon With a BRAND NEW COMPLEX

beacon with a BRAND NEW COUNTRY CLUB , next to the bowling club,

With New Basket Ball courts

New Units for the Caravan Park, And the Kitchen re done so it is better, the Barracks Updated and Cleaned up to look like new for Workers, And the Shire take on the FULL responsibility for the Both, (cant really have them at the caravan park as they are moving in and out all the time, Caravanners like the quite life)

Beacon with THE REST OF THE SHOP BITUMISED, why couldn't the shire finish it??????

Indoor courts for the Netballers and Basket ballers in Beacon.

Just A big HUB in Beacon for all to enjoy , including the visitors to BOTH towns

They managed to find money out of the blue for a netball /basketball court in Benny weeks after and cricket pitch area and skateboard park.

WHERE in the heck is the general politeness of the shire to both towns, when the shire representatives from Beacon are out voted on nearly everything here in Beacon and if they don't agree with The Benny Shire People they are voted against any way.

I am angry with the Stupidity of Bencubbin Shire Counsellors and the CEO.

I am angry that things have gone on to long and far to much isn't being sorted in a Shire with only really two towns to help out. Please Stop the petty arguments and lets do what is right for Both Towns,

Sharing to make sure both towns Survive

I don't like the fact that they increased the barrack prices to such and increase that the guys there left,

The fact they want to palm off the two places barrack and caravan park, for the next 5-7 years is pathetic, GROW up.

We need people in our towns your stupidity cost both towns now they are staying in Koorda is it???

WOW intelligence has gone out the window in the Shire.

Try doing what is right NOT power tripping.

I thought that I would keep quite but I am angry at the stupid nasty underhanded things going on.

BOTH towns need each other BOTH towns need to help each other and BOTH towns need State government support and funding, do you really think that by going and doing everything for Bencubbin and little for Bacon that you wouldn't be hurting the Shire????????????????????//

The Shire needs to be supportive and generous to both towns NOT just Benny.

Underhanded and behind the backs of the Beacon shire counsellors and only giving half the information, is very underhanded and leaving it till the last minute to inform people of what is really going on.

I have said in the past what happened in the past is silly and petty, yet here we are again , rivalry at its best, Shire please see it , in your best interest to include Beacon sooner than later,

Include funding to both towns for the same reasons,

Nothing can be exact but it can be fairer, and simular.

You can support the Caravan park and decrease the prices , not increase by 130 precent to kill it.

I guess your intentions on this was so someone would come in and take it off your hands and Benny to get all the clientele which I gather has back fired right now, as they went to the next shire over,

Well bully to you, you have succeeded in demise.

You will kill Beacon and people will leave , you will be holding your own heads low, when you all have to fork out the Shire bills and rates for all the over budgeted Projects.

Then maybe your unfortunate Bencubbin people will see how badly they will have to pay for every project , how poor you are making them, in a declining population.

You say it will bring people in to be the hub of your Town??

How about , the fail of your town right now as you put all the money into things that will be your undoing if your not careful.

You are your own worst enemy right now, and you don't even see it.

I harbour no resentment to Benny, just disappointed in the way you are going about spending money on projects not in the budget of our town towns and without real thought to those hard working farmers and businesses and home owners having to pay out every day every week every year to fund our towns whilst only one really benefits from all their hard work.

Arlene Faulkner



# Bencubbin Netball Club

13 August 2015

Dear Dirk, Robert, Sally and council members,

I am writing to give feedback on behalf of the Bencubbin Netball Club in regards to the Mt Marshall Sport and Rec plan. Firstly I would like to congratulate you all on the hard work you have put into creating a plan for the future of our Shires sporting facilities as they are such valuable assets to our community. We also congratulate you on being successful in getting the grant to go towards the upgrade of the Bencubbin Rec Complex facility. The netball club is so excited to know that there is going to be a much more functional facility for us to use in the near future.

We have read over the plan and thought we would highlight a few points that we feel relevant to us and how they will effect us as a sporting club.

- **Refine plan/design for 'community hall extension' development at existing recreation complex.** Currently the viewing area to our netball court is extremely dysfunctional, people pile up in the old bar area and can not view our games easily which we fell personally effects the amount of spectators we get at games. In an evening when we have our presentations and due to their not being sufficient room for seating, people filter out onto the netball court and over the years this has been extremely damaging to our court having tables and chairs dragged over it and beverages spilt on the surface. Volunteers of our club cut back our court annually which takes time and money, if we were able to have a more suitable bar/entertaining area this would prevent this from continually happening.
- **Consider relocation of aquatic centre, subject to the findings of forthcoming report.** A aquatic centre relocated to the Rec Grounds will allow us to incorporate swimming into our preseason training as well as rehabilitation for those needing it to aid in injuries. We support this idea and would like to see it progress.
- **Install multi-use synthetic turf with the intention of providing suitable facilities for hockey and tennis and other activities. This proposal would involve the re-location of Welbungin Tennis Club to the Shire of Mount Marshall Recreation Complex.** While we don't feel that turf is a priority in the near future, it is great to see that this has been included in the vision as it is important to keep progressing forward as a Shire an this would provide a range of benefits to local clubs and also potentially create more summer sports activities. The turf would obviously be used for tennis in summer but could also hold a summer league hockey tournament in evenings, similar to what locals travel to play in Merredin. This would be great preseason training prior to winter sports an could also help build our hockey club, it is important to not only keep the netball club going but our hockey and football clubs also, we all need to work together as one and support one another.

Above are the points most relevant to our club, however the whole plan looks fabulous and we love to see the support of both towns (Bencubbin and Beacon) in the Mt Marshall community. Being



# *Bencubbin Netball Club*

that Bencubbin is the central town to many communities it makes sense to continue to develop facilities to provide opportunity to community members and more importantly our youth, the points on developing a Youth Precinct are supported by our club because it provides more opportunities for our younger generation to be active and outdoors, given our regional location our young ones can miss out on opportunities so we need to do all we can to ensure we keep our sports clubs alive and make the most of the opportunities we have left.

Thank you for taking the time to read our feedback letter.

Kind Regards  
Charisse Walker

President of the Bencubbin Netball Club

# NINGHAN SPRAYING & AG. SERVICES

52 Lucas St, Beacon, WA 6472

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Draft Submission to the Mt Marshall Shire  
on the Draft Sport & Recreation Master Plan (SRMP)

**Received: 13 August 2015**

I am small business owner in Beacon, it is one off the larger retail businesses in the Mt Marshall Shire and a large contributor to the fabric of the community and provides financial support to many of our sporting and recreation clubs in Beacon. We receive great support from local farmers and other businesses in the Shire and our main focus is to provide great service and quality products in return.

This submission is written based on Tredwell report and the outcome from that which is the Draft Sport & Recreation Master Plan (SRMP). But I think it is other way around, the SRMP was written and to justify it the Shire had a Tredwell report. I take you to the methodology of the project on page 4 of the Tredwell report, the Final SRMP has always been part of the planning process. Tredwell Management was hired for one reason to deliver a SRMP, not to give recommendation based on this Shires circumstances or the view of its ratepayers.

This is highlighted by the continued and blatant disregard for the public's opinion all throughout the report. To quote "No single facility was rated by the majority of its users as below average or poor in terms of overall quality." and "Three quarters of the Mt. Marshall population believe there are enough existing sporting facilities in the Shire" these has been taken directly from the reports community survey summary.

This reports key findings and recommendations are based on overinflated population figures and ongoing income streams. Furthermore alienating the majority of the public at both ends of the Shire will defeat the purpose of what the Shire are trying to achieve. It will discourage participation amongst a disgruntled and stretched low volunteer base. A high cost, low income facility will become a drain on sporting clubs. This will cause a previously manageable facility to become a costly and time-consuming one, ending any potential income for local sporting clubs and costing ratepayers.

The "build it and they will come" mentality behind this project is greedy and self-serving. Consider the demographic of our tourists in this region as they are usually retired pensioners. The SRMP will not attract tourism dollars in this region and I would be surprised if \$5000 is spent there in a year let alone \$500,000. They do not come to a town to see the size of their recreation facilities, but rather the beauty that lies within the places beyond the town and the people within it. They are usually on a budget and respect great service and great sights. Putting all the eggs in one basket and relying on

a 7 million dollar “Multi-Purpose Regional Hub” to create jobs and attract people to a town of less than 200 people is a bold step.

Not only has the Shire ignored the initial survey results, but it has ignored advice from auditors that it is in a poor position to service any further debt. They have been arrogant enough to spend over 2 million dollars of ratepayer’s money without consulting with them or advising them properly. That is just the tip of the iceberg, if the SRMP is completed it will likely cost ratepayers upwards of 5 million dollars. It has been proven that even the current spend will cause a far greater increase in rates than has been reported.

“In consultation with Council staff, the Nungarin Recreation Ground was identified as local example of an appropriately sized multi-purpose function/bar/clubroom space. This facility serves as a benchmark facility to compare against the current extension proposal/scheme. The Nungarin Recreation Ground provides a modest, but entirely functional, multi-purpose space of around 350m<sup>2</sup>” as quoted under heading 13.Mt Marshall Recreation Complex. This illustrates the kind of expansion that ratepayers are willing to accept. This facility I believe cost no more than 1 million dollars and provides a comparable example of an appropriately sized and modest multi-purpose facility. Unlike this facility, the SRMP far exceeds the public requirements given the cost and the current state of facilities in the shire.

In summary, I believe this report has been written to justify the SRMP and the blatant disregard for public opinion is what the big issue here is. The Shire cannot deny that all through this process, at both ends of the Shire, there has been resistance to the SRMP. It has certainly gained momentum since this report has been released due to the overwhelming evidence that the public believes our facilities are well maintained, there are enough of them and they are in good condition. On top of that it could cost ratepayers up to 5 million dollars over the next 10-15 years, which is without any overruns, not including interest and ongoing maintenance. The SRMP will not serve to attract tourism and will only discourage disgruntled ratepayers. The Shire still has many options regarding this facility, but it is important that it listens to the opinions of its ratepayers and sporting clubs, before burying them under a debt that their children will be forced to repay.

Yours Sincerely,

**Brandon Lancaster**

Owner/Director

Ningham Spraying & Ag Services

Merchandise & Fertiliser Member of the Year 2014 (Landmark)

0487861063

[ninghanbrandon@esat.net.au](mailto:ninghanbrandon@esat.net.au)

**Received: 16 August 2015**

Dear Sirs,

Please accept my notes below as a VERY CONCERNED rate payer.

1. What is the point of doing this public submission part of the process? It appears that through comments made in Shire Council meetings, the Bencubbin windup function etc that the Bencubbin Multiplex upgrade is going to go ahead anyway, regardless of the lack of documented community support and the financial implications for the rate payers of the whole shire.
2. Why have you made recommendations for items which were not supported (eg tennis courts in Bencubbin when Welbungin tennis club made their opposition to shifting courts very strongly), the building of a Multiplex in Bencubbin off the back of only 31 % support? (P36)
3. In view of the fact that councillors meeting Sports Groups, and Community workshops highlighted that population decline was a major concern, it is irresponsible to make assumptions that a new facility or two MAY attract more people to the community? I feel that the recommendations lack depth and foresight for the needs of the whole of the Mt Marshall community. It is not simply through the building of facilities that attracts more people, it is through building cohesive links with the existing community, and making the volunteer base stronger that will ensure longevity and growth in the areas of sport and Rec.
4. The report quite correctly identifies areas of concern from all stake holders. It also lists the areas of most concern of the shire as being the kitchen and ongoing maintenance etc of the Beacon Rec Centre. So if these are the greatest areas of need, why then does the Bencubbin Rec Centre upgrades take the priority on the list for recommendations? This indicates a great level of interference by Shire Staff who were privy to this report before we were. It also shows how the report contradicts the findings on so many levels.
5. It is very clear, from the responses that the consultation that was held in Bencubbin held a far different message than that which was held in Beacon. The people who came from Beacon (without much notice or any consideration for local needs) left the meeting feeling very frustrated at the lack of opportunity to voice our concern about the Bencubbin proposal, which for most of us was a new concept. We were thrust pieces of butchers paper, and unlike the Bencubbin constituents, filled them out without any guidance from councillors or real understanding about how great the impact of these results would be. What attempt was made to verify the information provided as correct, as I question the numbers of volunteers declared by Bencubbin sport clubs? The Shire was at fault for not being open and transparent with this, as were the consultants from Tredwell who steered the conversation so that Beacon did not go in with a 'wishlist' attitude, but rather one of restraint, honesty and respect for the budgetary restraints we have been told we are facing.
6. Tredwell consultants were clearly taken aback when it was brought to their attention that the survey itself lacked all correct information about the Shire. It was at the meeting with the Beacon Progress Association that clubs such as the Gun Club, Beacon Theatre Arts and Mens Shed was brought to their attention as being missing from the survey. At this point I believe that Tredwell should have investigated further the information that was presented by the Shire to determine whether it was true and correct.
7. The leading questions on the individual survey (particularly the last two which only specifically mentions two Bencubbin based projects and a box for 'other') and the fact that there was unequal access to the surveys in each town (Beacon ran out of copies and were not replaced

for a week or so +online glitches) leads me to conclude that the survey was rigged and set out in such a way that it encouraged responses that would favour the previously set agenda of the Shire Council and Mt Marshall staff.

8. It was an inappropriate way that the first mention of the intention to build the Bencubbin Multiplex was made public. Tredwell should distance themselves from this by providing fair and reasonable commentary of the ideas they should have gained by talking to all stakeholders. It is disappointing to see the degree of influence that Shire staff have had in formulating this report, and that I did not notice as much attention being paid by the consultants to actually come and speak to the Beacon Rec Committee etc as you would think is pertinent.
9. The degree of financial burden that is being proposed through this report is fiscally irresponsible for a Shire with our assets. Though I notice some attempt to say that the Multiplex concept could be constructed with and achieve the same outcomes to a lesser degree, it is important to note that the Shire Council has no intention of scaling it down, or noting this recommendation. The ongoing plan for further development (of relocating the swimming pool....and Astroturf of the hockey oval?) is extremely concerning. Though the concept of a regional centre may be one which the Bencubbin residents think is a good idea, I do not see the other towns in the sporting leagues supporting the proposed demise of their local facilities in favour of travelling to Bencubbin.
10. This report and process has caused great division in the community of Mt Marshall, if it is going to be the catalyst for future change. I recommend that this community feedback is given far more consideration than the results which show only 31 % support the Bencubbin Rec centre project, and that this, 'Tredwell' consultation process be declared null and void.

Yours Sincerely,

Megan Beagley

**Received: 16 August 2015**

To whom it may concern,

After reading the Mt Marshall Sport and Rec Master Plan I would like to make clear my lack of support for your recommendations.

I have noticed that there is no definitive statement from Tredwell Consultancy group that outlines the reasons for recommending the Bencubbin Multiplex project, which includes the extension to the existing facility, relocation of the swimming pool and the future projects of hockey oval resurface and tennis courts. I was lead to believe that the Tredwell report would present an unbiased overview of the facilities that exist in Mt Marshall and comment in favour or against current proposals such as this, or whether we needed to upgrade these facilities at all!

I think that the project to build a Multiplex in Bencubbin is a waste of resources for the Shire. As winter sports is the biggest user of the facility, it needs to be noted that this competition is reducing at an alarming rate (eg Kalannie Hockey club has folded, Kalannie Football Club is folding, The Football league is reducing to 16 per team as of 2016 ) If trends continue the way they are, and both Mt Marshall teams have to amalgamate, the use of this facility will then halve, to only 4 games per year!

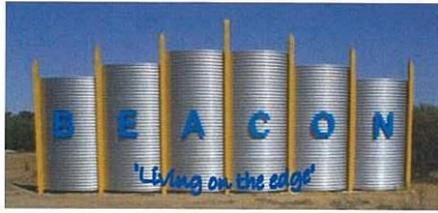
I believe that the Tredwell report needed to collect more facts about the degree of individual contribution, both socially and financially by individual clubs and rec groups from both towns. It would be interesting to see the difference of money that is being contributed, Vs the amount of money that each club gets from the Shire, or needs to run. This would then provide the Shire with a clearer picture of which clubs are value adding to the community, and which ones simply exist because of Shire support.

There seem to be some recommendations which have been made off the back of very small levels of support, or were only suggestions by one person (eg Hockey oval resurface, Beacon Hockey lights?) Even support for the Bencubbin Multiplex is too low (31%)to really say that it is a popular idea!

I am not in favour of any recommendations which involve large sums of money being spent in either town to create new facilities. I think there is a lot of work that can be done to update and maintain existing facilities (eg wheelchair access), which can achieved realistically within the current Shire budget without having to raise a loan or increase rates. I live too far away from Bencubbin to use these facilities, and will simply stop playing sport if it means I have to travel this far!

Thankyou

Nigel Beagley



Beacon Progress Association Inc  
11 Rowlands Street,  
BEACON WA 6472  
ABN: 55 272 118 292  
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### **TREDWELL MANAGAMENT'S "DRAFT SPORT & RECREATION MASTER PLAN" Shire of Mt Marshall.**

- **Tredwell report states that 75% of the Shire population believe there are enough sporting facilities in the Shire,** two thirds believe there are enough recreation facilities.
- **The "regional" concept will be to the detriment of surrounding Shires and towns.** It has the potential to further increase the amount of travel and costs required to participate in sport, leading to less participants, less volunteers.
- **Local sport is extremely important for a sense of community identity.** District co-operation for sporting endeavours has a poor history eg. joint cricket team. The traditional "home and away" format of majority of sports requires all participating clubs to maintain adequate local/district facilities. The CWFL is reducing football team numbers from 18 to 16 in 2016/17 to allow for declining numbers, club expenses and communities to keep clubs participating in CWFL. Hockey & Netball player numbers are also under threat.
- There is concern that attempting to establish a "regional facility" will lead to a decline in the maintenance of other sporting facilities throughout the Shire.
- Concern was raised that the creation of a facility of this magnitude, containing a bar, will duplicate the services already offered by the existing Sports Club at Bencubbin, negatively impacting on its viability and long term costs to the Golf Club to maintain the old facility.
- **The Central Wheatbelt area does not have the population to support a "regional" facility,** the distances are prohibitive to capturing sufficient population. Bencubbin does not have the population or ability to support this "regional facility". Both Koorda and Mukinbudin towns have a greater population than Bencubbin and also more services but would struggle to support such a facility.
- Reference to the "Melbourne Sports Hub" when using it as an example in describing a "regional" hub facility in Mt Marshall is totally irrelevant and farcical.
- **Merredin is a "regional centre"** and already has many facilities, including a regional hospital, allied health services, businesses, a large recreation facility and regional high school. They also have state, Interstate and regional transport systems as well as many other services. Even Merredin, with 3,400 people, find it difficult to maintain their facilities and fund their operation.
- **First dot point in item 9.1 Councillor's Meeting Summary of Tredwell survey:**  
**There is significant concern over recent population decline.** Use of 2011 census data in Tredwell reports is not of relevance four years on and would have been known at the time of the survey and writing of the report. Population statistics in 2015 will show a decline of numbers in both towns in Mt Marshall Shire and surrounding Shires.

- **Key projects recommended in the report are contrary to survey results and community opinion.** There are contradictions within the report. The report states there is insufficient population to support multiple facilities but then propose developing a third set of tennis courts. There is concern that the report did not include hard copies of the survey as it only mentions the online survey. How did Tredwell Management determine from which "town" these surveys originated from in their analysis?
- **Access to the survey was poor.** Many people attempted to complete the survey online but there was a glitch in the system, which was later fixed, after the momentum was lost. Limited numbers of hard copies were available in Beacon, some extras were sent out upon request but they also ran out quickly.
- **The Community consultation process was flawed.** The format of the Tredwell community consultation evening held at the Beacon Sporting Complex was not well received by participants. Many found this to be an absurd workshop, most did not understand the concept and very little advice or time was given to the attendees to complete the exercises. This was a case of an opportunity lost where Tredwell really should have asked us what we thought and brainstormed priorities. Few understood how these survey results would be collated.
- The report does not consider surrounding Shire's population numbers, facilities or their willingness to be part of the "regional "concept. The BPA feels that this is extremely important in determining the need or support for a regional facility.
- At no point during the survey period, online or hard copy, were northern residents, sports clubs or groups, told to put down their "lotto dream" of what we would like to see in the Shire in the next 7-10yr period, no matter how fanciful or the cost to ratepayers. Also northern residents and attendees were told that the original survey and the Tredwell community consultation evening was not about the Bencubbin Multi-purpose facility. BUT, that appears not to be true as all the information from both consultative processes has been used to support this purpose.
- **Ratepayers were not included as part of either survey.** As these are the people that will be paying for the Bencubbin Multi-purpose facility, and other dreams that either community may have, the ratepayers have the right to be highly indignant that they were not surveyed to have a say on how their rates will be spent, on the raising of the loan, the cost to them all and the % of rate increase that would be applied to them to pay for this facility plus the extra cost to them of the other "lotto dream" items of relocating the pool along with a synthetic hockey field, etc, at the same facility. = < \$6.25-7 Million.
- Ratepayers and community members are extremely concerned that the CEO and some members of Council are not listening, nor interested in their concerns.
- The BPA acknowledges that some very modest renovations or additions need to be carried out at Bencubbin Sporting Complex to re-house the visitors change room and gymnasium.
- **Disagree with renaming the complex to "Mt Marshall Sporting Recreation Centre".** Local sport is extremely important for a sense of community. Renaming the facility removes the community identity for both towns.



Stuart Faulkner  
President  
12/8/2015

Received: 17 August 2015

# Mt Marshall Sport And Recreation Plan.

The Beacon Junior Basketball Club is happy with our current facilities. Our lighting and court surface should be relatively maintenance free for the next ten years.

We are concerned and puzzled with the Beacon Sports Complex being given a distant second priority behind the Bencubbin Complex. If maintenance funding becomes short, the Bencubbin complex will receive priority. This will impact on our facilities maintenance.

Beacon Sports Complex is used by more sports(football, tennis, basketball, cricket, netball, hockey, gym), than any other facility in the shire, with 2 of the top five most used sports facilities being at the Beacon Complex according to the Mt Marshall sport and recreation master plan.

We have previously asked children from Bencubbin to join in our basketball competition. We have not had any one come over, because the travel is too far.

It's time the small group of people pushing the Bencubbin Sporting Complex Master Plan realised that Bencubbin is NOT a regional centre. The people of Beacon, Koorda, Mukinbudin, Trayning, Kununoppin and Kalannie do not and will not travel to Bencubbin for all social sport.

Travel is the reason. Just as it's too far for your kids to play basketball every week in Beacon, it's the same distance back for us!

It is clear the results of the survey have not been considered when the recommendations have been drawn up in this report.

1:Community Opinion (Ref# 9.4 page 35-36)

- Three quarters of the Mt Marshall population believe there are enough existing sporting facilities in the Shire.

2:The Welbungin tennis club does not want to move to Bencubbin(Pg 28).

3:The Bencubbin sports club does not want to move to the complex(Pg 28).

4:Although the Question about upgrading the Bencubbin complex or upgrading the pool were worded in such a way to suggest that one or the other had to be done in the next 10 years, only 31% of people voted for a Bencubbin complex upgrade and 19% for a swimming pool upgrade.

5:The Go-cart club is listed as the second least used facility, yet it is listed second on the hierarchy list as a regional prospect.

All of these 5 points above seem to have been ignored in the writing of the MT Marshall Sport and Recreation Master Plan.

One of the key answers throughout the survey is maintenance. We are struggling to keep existing facilities maintained without building new buildings.

There is no allowance in costing for maintenance of new facilities.

I have finished reading the Master Plan feeling like a second class citizen, being asked to pay for facilities in Bencubbin that I will rarely use, certainly no more than I do now.

I ask the councillors to consider the situation they would be in if it were proposed to pour \$7,000,000 into facilities in Beacon, 40 to 60 km from their homes.

While we agree that some improvements could be made at the Bencubbin Sporting Complex, we see that an expense in excess of \$7,000,000 is unrealistic for the communities size and current population.

Most sporting upgrades in the Shire of Mount Marshall have in the past been carried out with CSRFF funding. The CSRFF funding model is made up of one third funding from the sports group, one third from CSRFF and one third from Shire funds. This gives the recipients of the funding some ownership and pride as well as keeping expectations realistic.

Andrew and Gemma Dunne

Beacon Junior Basketball Co-ordinators

**Received: 17 August 2015**

Treadwell Draft Sport & Recreation Master Plan

Attention Sally Morgan

After reading & studying the Treadwell Report, I as a rate payer, DO NOT want council to go ahead with the \$6 – \$7 million redevelopment of the Bencubbin Recreation Complex as the main priority for the Mt Marshall Shire.

Throughout the report there is continuing reference to the decreasing population of the area, and lack of new volunteers in the Shire, so I dont see that there is enough people to use & pay for a large project as well as maintain existing facilities in good order.

The figures of 31% for redevelopment, 19% for pool up grade, leaves 50% of survey respondents not wanting either of these projects, these figures do not support the recommendations.

People in surrounding towns & Shires have their own communities to keep going, & I dont see any consultation with them in the Report to get their support & for them to be willing to drive the long distance required to consider making Bencubbin a Regional centre.

Also as a senior ratepayer of the Shire, I am traditional & DID NOT receive a paper copy of the survey to fill in, & as I have been a rate payer of the Mt Marshall Shire for the last 50 years I regard this as very poor.

Valda J Heal  
11 Lindsay Street,  
Beacon 6472

Ms Sally Morgan  
Community Development Officer  
Shire of Mt Marshall  
Monger Street  
BENCUBBIN WA 6477

Dear Sally and Councillors

I write to you regarding the Proposed Multi-Purpose Sports Facilities that Council has been successful in obtaining a stronger region grant for. After reading both the grant and the Report I would like to say that this is well written, and I appreciate that it would have involved a lot of work from your staff.

It has been suggested that I am being negative in my views on this project. However, I have often been advised by my peers and business owners that I am one of the most positive and progressive farmers in the area. I believe in farming, in the Shires that I farm in and am supportive of sound decisions to progress our communities. There is however a huge difference in being positive and taking calculated risks compared to being "positive" and making decisions of an unrealistic nature where the population and current need does not justify this decision.

I would like to make the following points:

### **Facilities**

- I agree that Bencubbin does need more change rooms and toilets in the recreation complex
- It is hard to justify making such a huge investment in the Sports facility due to the only sports that use the complex, are Football, Netball, Hockey and Bowls. Bencubbin does not have a tennis club, cricket club, basketball club and I understand that the Golf Club is keen to stay where it is.
- The number of sporting clubs does not demonstrate a need for this project and the Tredwell Report states that 87% of people think facilities are satisfactory or better. The project will not provide numbers to re-establish basketball and cricket. It is also concerning to hear that the CWFL has discussed reducing teams to 16 a side and has fears of the league disappearing due to lack of numbers.
- The Grant states that the present facility can only cater for 85 people, however the basketball court can cater for at least 200 people seated (weddings/medal counts etc have previously already been held here)
- Is this project to improve recreation facilities or is it to help make the town survive and increase its population?
- Has an ongoing maintenance budget been prepared for this project?
- Merredin's population is far greater than Bencubbin's, the usage of their facility is greater so I have real concerns regarding the ongoing costs which Bencubbin's facility will incur. They are having trouble making their facility pay. The increased costs passed on to clubs have resulted in some sporting groups thinking of withdrawing their use of the sports complex.
- I am aware that Council's debt service cover ratio has fallen below benchmarks which indicates a limited capacity to borrow. This has been flagged by the Local Government Department so why is Council proposing to borrow such a large amount of money to finance this project?

### **Tredwell Report**

- The Tredwell Report purports that Bencubbin is a more progressive town than Beacon – however by having to mainly self-help Beacon appears more progressive, and is a very strong community.

- It states that “it is important to engage widely with the key stakeholders and engender a sense of community ownership of the plan.” Why weren’t all ratepayers who are a major stakeholder (funders of the project) engaged prior to the application? Posting on website, advertising in the Gimlet is not engagement for a project of this size and I feel we should have received notification by mail as we have two families living in the Shire.
- Boundary ratepayers never received notification or consultation in regards to the report. The concern is that larger rate payers of the shire will be impacted far greater than those paying minimal rates in town
- It states that there was 486 people in the shire in 2011, yet only 182 people did the online survey perhaps because of lack of consultation state above.
- The report states that the population grew by 84% between 2006-2011. I would like to know whether this is correct and how that increase was ascertained as this defies state-wide trends.
- What is the increase/decrease in population since 2011. I understand that there are only 28 children attending the Bencubbin Primary School and that this is likely to be further reduced in 2016 as it will no longer include year 7 students. Beacon has 35 students at their school. Surely this demonstrates the need to help out and put more of an equal share into Beacon.
- The report fails to mention the Town Hall – this is a facility that could be utilised for Drama productions, functions and small sports such as badminton, table tennis etc

### **Communities:**

- It is apparent in the report that a large amount of infrastructure is planned for Bencubbin. This would leave very little funds to be spent on other areas in the shire eg Beacon, Gabbin, Welbungin or Wialki.
- Council should be supportive of all the residents, especially a community like Beacon who are so proactive and work hard to fund raise for the survival of their community with minimal help from Council.
- People in this area have 40 – 50km’s to travel into Beacon. If Mt Marshall was reduced to a one town shire these people would have this plus the distance from Beacon to Bencubbin to travel just to obtain services. Surely it would be better to have facilities in Beacon so that everyone is within 50kms from goods and services. After all Bencubbin is roughly only 40kms from Koorda, Trayning and Mukinbudin. This would assist farmers and attract workers for businesses. I am very supportive of trying to keep the whole community here. If we start to loose people on the perimeter then this would have a large impact on Bencubbin and the whole shire.
- The Treadwell Report has provision for a multi-use synthetic surface which will cater for Hockey & Tennis and mentioned other sports.
- The Welbungin Tennis club has good facilities and for years have fund-raised and worked hard to maintain a great tennis community. As a result it has grown in numbers whilst the Bencubbin Tennis club failed to survive. What is to stop this happening again? I was told that Welbungin will not get supported and the plan is to shift this into Bencubbin. Great facilities are not enough to entice new members. Community spirit, like that demonstrated by the Welbungin Tennis club and attractions like the freedom for children to play in the bush and join in the tennis is what attracts members.

In conclusion population would be encouraged by Council spending their money to improve services and facilities that promote economic growth. The survival of our communities relies on successful farmers and businesses so please do not burden them with a long period of debt just to provide amazing sporting facilities which are not justified

Yours faithfully

Paul Smith

13<sup>th</sup> August 2015

**Received: 18 August 2015**

From: Vicki Miguel

While I acknowledge that some upgrades to the Bencubbin Recreation Centre may be needed, I strongly oppose the Tredwell Reports finding that a \$6-\$7 million project is necessary.

Throughout the report a declining population and a declining volunteer base appear as a major concern to Council and the public. I do not see how such a facility will increase the population if there are limited other services in the town.

Figures from the report state that of those surveyed, 31% preferred the Bencubbin Complex upgrade, 19% wanted the pool upgrade, which leaves 50% of those surveyed not supporting either of these projects.

The report states that 75% of the Shire population believe there are enough sporting facilities in the Shire and two thirds believe there are enough recreation facilities.

It also states that ¾ of the Mt Marshall population believe sporting facilities are in good condition generally and the majority believe that existing recreational facilities are in good condition generally.

I see nowhere in the Tredwell report of consultation with surrounding local governments and communities to say that they support Mt Marshall as a Regional Sport & Recreation Centre and that they will actually use the facility.

I am disappointed that consultation has been mainly with residents and sporting bodies in Bencubbin, a bit with Beacon and not with ALL RATEPAYERS who will be funding the project for a lot of years to come. I am also concerned for the Shire's ability to maintain all the new and existing infrastructure in the future.

TREDWELL's report - Mt Marshall Sport & Recreation Plan Draft for Shire of Mt Marshall.

1. We are very concerned that the MM Shire has not considered that the Tredwell report states "75% of the Shire population believe there are enough sporting facilities in the Shire" and two thirds believe there are enough recreation facilities before they pushed forward with the Bencubbin "regional centre" concept.
2. We are concerned that trying to make Bencubbin a "regional" town will be to the detriment of surrounding Shires and towns. This fanciful notion has not considered the impact on surrounding towns or shires and the potential to further increase travel and costs to play or support sport in the Central Wheatbelt. It will particularly impact on junior participation and lead to less volunteers and supporters.
3. Our local sport and our sense of community and identity is very important to us. Participation in and support of our local teams in our own home environment provides us with a great sense of pride, belonging and ownership. Cooperation for district sporting teams to combine has not been very successful in the past. The "home and away" games format of all 3 sports playing together on one day in this area works exceptionally well and is the envy of many other towns throughout WA. This format also requires communities and Councils to maintain adequate local/district facilities. With several football teams in the CWFL being in jeopardy of folding in the immediate future, one hockey team has already folded, the "regional" concept will be totally unworkable. It will not be supported by other towns or clubs in the CWFL/CWNA/CWHA area.
4. We are very concern about the inclusion of a "new bar" in this proposed Megaplex. This is a duplication of the services already on offer at the existing Sports Club at Bencubbin. This is surely to be to the detriment of this Sports Club, also how many liquor licensed facilities do you need in 1 town. It also seems as though the Mt Marshall Shire ratepayers will be building Bencubbin their very own "Country Club", to be owned as a Shire owned building, another of the many already owned in Bencubbin, but certainly not like the very few Shire owned facilities or community owned buildings in Beacon.
5. Merredin is the "regional centre" for our area and has many facilities, including a regional hospital, health services, businesses, a recreation facilities and regional high school. It also transport systems as well as many other services. Merredin has a population of approx 3500 people and they find it difficult to service their businesses, another one closing very shortly, and difficulty also trying to maintain facilities and costs of their operation. The surrounding towns of Koorda and Mukinbudin have a greater population than Bencubbin & Beacon combined and also more services but would struggle to support a "regional" facility.
6. We feel that the access to the surveys and its purpose was poor in Beacon. A number of people tried do the survey online but there was an issue with the system, which did get fixed later on, but that caused some to get frustrated and give up. There were not enough of the hard copies available at Beacon even though some more were sent. Many people did not have the ability or access to do it online and could not get hold of a printed copy.
7. The format in which the Tredwell's Community Consultation evening, held at the Beacon Complex, was conducted was a waste of the time and absurd. Most people did not understand the purpose or concept of the this survey. We were given very few instructions on how it worked, what type of

information was required and were given no time to ask for clarification on the questions in the survey. We were rushed through it, many became frustrated in their confusion and some even left the session in disgust seeing it as a waste of their time. As part of the so called "consultation process" people thought this may have been an opportunity to comment on the Bencubbin Megaplex concept and its costing structure but found this was not the case.

8. *The Community consultation process appears to have been carried out in reverse order of what should have happened according to the Shire of Mt Marshall's own policy. "Community consultation precedes action. It must be seen as the beginning of the cycle which results in action. Consultation must serve and build trust within the community."*
9. *We do not agree with the proposed new building in Bencubbin being named the "Mt Marshall Sporting Recreation Centre". We do not agree with the excessive expenditure planned for this Megaplex by some Bencubbin people, a couple of Council staff (who will not be paying for the loan or the ongoing costs) along with some Councillors.*
10. *There is great concern that the ratepayers, who were not consulted and will be carrying the burden of this Megaplex concept, were not included as part of any survey. Even more concerning is that community members from both towns and surrounding farming areas are not being listened to by the CEO and some of the Councillors, they are not interested in anything that their people have to say. It is also of concern that many Bencubbin people are not game to give their opinion either as they are concerned of the reactions and/or repercussions from some Councillors and other community members.*
11. *We realise that very modest and affordable additions and/or some renovations may be required at Bencubbin Complex to upgrade the visitors change room and gymnasium. Consideration needs to be given to the declining numbers of people in our own Shire, and surrounding Shires, when making decisions whether to build new or to modify existing adequate buildings in our communities.*
12. *It is totally unfair to expect the many ratepayer, particularly the farmers who pay the biggest percentage of rates and are already under enormous financial pressures on an ongoing annual basis, with the burden of large loans over long periods.*

Jenni & Terry Bunce

**Received: 18 August 2015**

Hey mate,

Just some personal feedback on the survey.

I'm encouraged by their report and results of our survey. As a (will be) long term resident of Bencubbin, I'm proud to live here and this sort of work with the shire shows me that we are all here for the long haul. The proposed developments will support sport and social activities now and into the future. As a member of the hockey club, the proposal of a new surface is pleasing and exciting. We are an important part of the community, with more players than positions and a place in the last 3 grand finals (including this one!). Our support from the community is over whelming and I believe we bring a lot of joy to the community, both on and off the field!! Having a nationally recognised company, like Tredwell Management, look at our area shows a great deal of confidence in our town and a plan for the future when things will not doubt get tougher. I fully support the application for the loan and redevelopment, so my kids can one day play sport in Bencubbin with their friends.

Sian Pladdy

**Received: 18 August 2015**

Dear Sally ,

Please accept my response to the Tredwell Report.

With 61% of survey participants coming from Bencubbin it totally puts to rest that any opposition to this project is simply "from Beacon". Even with the overwhelming majority coming from Bencubbin it still only puts the vote in favour of redeveloping the Bencubbin Sporting Complex at 31% . An even lower vote in favour of the Bencubbin pool redevelopment at 19%. It is little wonder then that Mount Marshall Shire is in the biggest turmoil many can remember as the people feel they have lost their voice.

Making Bencubbin a **Regional** centre is selfishness to a high degree as it will take from surrounding towns opportunity to better their own facilities. Koorda and Mukinbudin both offer far more in the way of retail and services for people travelling for sport or other events. At least with travel to either of these towns one can also facilitate other needs making the distance travelled a more viable proposition. We can see from this survey the effect that long distances have on participation rates in the damning statistic: **50% of Beacon School children cannot swim**

Bencubbin has a selection of three pools in surrounding towns closer than Beacon is to it's "local" pool, and yet no consideration is given to situating the pool in Beacon. Should the pool really need resiting, this would be a fairer option to Shire residents. Beacon have a bigger school and there is no reason for this to remain in Bencubbin just because many years ago that was where it was. Sometimes we need to accept change!

Feedback we are getting from communities that have created hubs with large buildings, is concerning with regards to runnings costs. Merredin costs over \$600 000 to run each year. This is half our rate revenue. The only benefit of a hub is to the people who live close by. As Mount Marshall is such a large shire it would obviously not be in the interest of a large portion of the people to base everything in one place. Welbungin Tennis Club have stated they love where they are located and it works very well for them and could even be reason for their success. This is a club that is going against the trend and growing. Perhaps we could learn something from this. Beacon also has a strong tennis club and incorporates juniors to ensure its future survival. The Tredwell report completely contradicts itself given it then proposes to build a tennis club in Bencubbin. In one part of the report it states "our resources are finite" then proposes to build a third tennis club.

Although the report covers all sport and recreation within the Shire and their potential wants/needs in the future, it is obviously not going to be able to cater to these, should the Tredwell recommendations be carried through.

Beacon community are already paying so much to maintain community assets, and the CEO is well aware of this having been to a Beacon Progress Association Meeting and witnessed the level of financial commitment. With recent publications by the CEO about ceasing "donations" to Beacon community the burden of financial commitment will obviously grow. People on the Eastern and Western fringes of the Shire have the same commitments to their local communities being Koorda and Mukinbudin.

If Bencubbin had the same level of commitment from all their community they would not be asking for the whole of shire to pay for their wants. A larger commitment by the users would be much fairer. Perhaps a scaled back version catering for "need" rather than "want" would find greater support in the Bencubbin and broader community?

As someone who's family are hopefully here for the long term we strongly resent the lack of care and unrealistic modelling that is taking place. Many in the Shire are successful business people, who are horrified at the list of recommendations. We are among the people who will be left with the burden of an ill thought out project.

The resulting recommendations of this report completely disregard the community wishes. One can only draw the conclusion that the resulting recommendations are those desired by some on council?

Apply the Tredwell survey **results** not the recommendations!

Sincerely,

Sue E Munns

Synandra Farms

Beacon

**Received: 18 August 2015**

To Whom It May Concern,

I am registrar of Bencubbin Primary School and would like to give feedback that most of our Sport Development Days are held at the complex which involves 5 other schools participating. This year we have been actively involved with the Bowling Club and the students have taken part in the Junior Jack Attack which we hope to keep being involved with next year.

The school has used the complex for their end of year concerts and year 7 graduation dinner. With the improvement of the complex will make Bencubbin more attractive to be a central location for other sporting activities. The school is already trying to arrange for Softball WA to visit the school community to entice the game into the country areas.

From a school, the improvement to the complex is an exciting project that will be utilised more for future school activities.

Regards

*Lezanne Gobbart*

*Registrar*

*Bencubbin Primary School*

*Ph: 96851228*

*Fax: 96851378*

*Email: [Lezanne.Gobbart1@education.wa.edu.au](mailto:Lezanne.Gobbart1@education.wa.edu.au)*

**Received: 18 August 2015**

Mt Marshall Master Plan Report Public Submission

Firstly we would like to congratulate the Shire of Mt Marshall on obtaining a \$990,000.00 grant to help fund the Bencubbin Complex Redevelopment. This is a great achievement for our Shire and for the community of Mt Marshall.

The Tredwell Report is a very comprehensive and professional report and I commend the Shire on utilising this national company with a respected reputation.

Strategy 1

We fully endorse and support the proposal of relocating the Mt Marshall swimming pool to the Bencubbin Sporting Complex. We fully support the Shire to seek funding to implement synthetic turf for the hockey field that can have the dual purpose of tennis courts etc. We also believe a youth precinct in Bencubbin is a great idea and that the Shire should provide for this initiative. More parking will be needed if all sport and rec is to be centralised.

Strategy 2

We support that the Beacon Complex be maintained at a district level only but do **not** support the extension of the Beacon Men's Shed as this is a non shire asset.

Strategy 3

We fully support the relocation of the Mt Marshall Swimming Pool to the Sport and Rec Centre.

Strategy 4

We do not support Shire spending large amounts of money on non-Shire assets. The outlay to update the gun clubs should be minimal.

We believe that marketing Bencubbin as a noisy hub for motor sports etc would be a great initiative and compliment the Bencubbin 360 and Mt Marshall Go-Kart Club. Mountain Bike trails would create a great initiative to capitalise on the tourism dollar from this fast growing sport. As suggested, limiting environmental impact would need to be considered.

Strategy 5

We fully support youth precincts in Bencubbin and Beacon

Strategy 6

The development of the sporting club as a golf precinct would require further investigation. The synthetic bowling green is advantageous as it does not require any water. Water would be needed to keep the bowling green grass alive.

Strategy 7

Water based activities at Mt Marshall reservoir would be fantastic!

Strategy 8

We support the enhancement and provision of share use trails and trail based experiences throughout the Shire of Mt Marshall

Strategy 9

We fully support the continuing support to sport and recreation clubs and groups with upgrades and enhancements to existing sport and recreation facilities.

Strategy 10

We continue to support sport and recreation clubs and groups through the provision and development of Sport & Recreation based services and programs

Yours Faithfully

Deanne, Sharni and Campbell Breakell

Submission by Tim & Jean Cashmore dated 18/08/2015

Regarding: SPORTING & RECREATION MASTER PLAN (SRMP) - Shire of Mount Marshall DRAFT  
June 2015 - TREDWELL REPORT

Points 1 – 10 are our concerning issues regarding the SRMP, and the information provided in the Tredwell report. The Shire have ignored the need for proper procedural investigation, costing is excessive, management of the sporting memberships is unclear and, Shire rate increases to **Ratepayers** in regard to the SRMP is inconclusive.

1. It is important to inform all **Ratepayers** of Mount Marshall Shire (Shire) to ensure community ownership of the plan.
2. It is essential that the development of the SRMP is inclusive of all the **Ratepayers** of towns and locations within the Shire to ensure all the needs and wants of all **Ratepayers** are heard and considered during the development of the SRMP.
3. Appropriate management modelling will be an important consideration for all sporting/recreation clubs and organizations within the **Shire**.
4. The cost of facility use and financial barriers to participation will be an integral consideration for the **Shire** when planning facility developments, upgrades and/or considering levels of free public accessibility. (i.e. membership fees).
5. Ensuring that all members of the **Shire** have appropriate levels of access to sport and recreation facilities is of critical importance, as is the provision of community facilities deemed essential to meet the broader needs of the communities within the **Shire**.
6. A local facility generally only attracts users living in relatively close proximity to the facility itself (i.e. Local Township only).
7. If shared facilities are to be successful, all **Community members** need to think through their specific needs for access and use.
8. The SRMP should be explored at length with various government agencies, State Sporting Associations, commercial operators, **neighboring local governments** and sport and recreation clubs before any decisions are made to extend or build a new facility.
9. There are concerns raised by several club representatives relating to the impact of the Shire's declining population, loss of families, and younger people.
10. Loss of Yr7 primary school students to boarding school.

We are not entirely opposed to your SRMP. What we are opposed to is the overly ambitious SRMP, the excess cost and; we are definitely opposed to an increase of rates to pay for the Complex facility located in Bencubbin because the SRMP is of no practical use to our family. For this reason, we do not support the existing SRMP – Draft. **T&J Cashmore**

**Received: 19 August 2015**

Dear Dirk, Robert, Sally and council members,

I am writing to give feedback in regards to the Mt Marshall Sport and Rec plan. Congratulations on the hard work you have all put into creating a plan for the future of our shires sporting facilities, they are very valuable assets to our community, also congratulations for being successful in getting the grant to go towards the Bencubbin sporting complex facility.

As the local fitness instructor and personal trainer I am extremely passionate about the project, it really excites me to see the opportunities that will arise from this redevelopment as far as my business goes. Having already run numerous fitness classes not only in Bencubbin but Mukinbudin also, I have noticed how dysfunctional our sporting complex and gym are, this means I am limited to what I can offer the community in terms of health and fitness.

- **Refine plan/design for 'community hall extension' development at existing recreation complex.** At present I am running the classes in on the netball court due to not having enough room in the amenities room. As you can imagine this surface is extremely hard to excise on putting added stress on joints and bones, currently I am planning my over 50's class and I am concerned about them exercising on this surface for these reasons and because of their age. The most ideal place for me to be running the sessions would be in our gym, how ever that space at present is also very small and taken up by equipment. Once the new gym and entertaining areas are built I will be able to decide which space is going to be more functional for my larger classes and the one on one training sessions will be held in the gym. I can not wait to run a number of different classes such as mini moves (for children), boot camps, seniors exercise classes and of course our more high impact exercise classes.
- **Consider relocation of aquatic centre, subject to the findings of forthcoming report.** As I have spent the last 6 years working at our local swimming pool I am well aware of the problems with the pumps and operation of the pool/facility. We have spent many years trying to prevent the bacteria from forming in the later months of the pool season, the last few years the bacteria has started to grow a lot earlier on in our season turning our pool green. Is this ideal ? Of course not but do we want a place for our children to swim? Absolutely! Myself along with the other part time staff at the pool have spent many extra hours vacuuming and scrubbing to ensure it safe for patrons to swim in, which is why a new aquatic centre would be fantastic. This also opens up more opportunities to me as a fitness instructor, to be able to offer water aerobics classes to the community would be great. I have had many requests from our older generation to run water aerobics classes in the summer months, however I am concerned with the lack of access to our pool and that we do not have a lift to help the patrons in and out. Having the aquatic centre re located to the sporting complex would be an added bonus, I could incorporate this with gym sessions, rehabilitation and water sports.
- **Install multi-use synthetic turf with the intention of providing suitable facilities for hockey and tennis and other activities. This proposal would involve the re-location of Welbungin Tennis**

**Club to the Shire of Mount Marshall Recreation Complex.** I feel that synthetic turf is another important part in the progression of our town being able to offer tennis to those that live around the area rather than having to travel out to Welbungin, having said this I do not see the need for re-rotation of the Welbungin Tennis Club, my family and I love to spend our Sundays in Welbungin playing tennis, there is definitely something special about the fact that those courts are in the middle of bush, it brings a sense of calmness and I think that adds great character to the club. I think there are benefits to having both courts, being able to hold larger pennants competitions on the town turf would be wonderful. In regards to turf for our local hockey competition, I think fantastic! Though I do not play hockey personally, I find it extremely sad to see the Kalannie hockey club fold and you can see a number of other towns going that way. We are to have great numbers in our club and if down the track the CWA folds, having synthetic turf allows them to join another competition such as Merredin, Kellerberin etc.

Thank you for taking the time to read our feedback letter. Above are the points I feel most relevant to myself and my family, the effort gone into this plan is wonderful and we really like to see the involvement of both towns within our shire (Bencubbin and Beacon). Having two young children the progression of our town is very important to us and this redevelopment will provide more opportunities for them to become active and be involved in a range of different sports. I really think our youth are limited to opportunities in the country, at present we travel a 200km round trip every Thursday to Kellerberrin to allow Harper our eldest daughter to be able to learn ballet, it would be fantastic to have a facility that could hold something like this.

Kind Regards  
Charisse and Craig Walker

Received: 19 August 2015

Dear Sally,

We do not agree with the proposed new building in Bencubbin and the excessive expenditure. Consideration needs to be given to the declining numbers of people in the Shire and surrounding Shires. We feel it is not a very financial time for a lot of farmers and a rate increase is not justifiable at the present time. Upgrading existing buildings may be an option.

Regards

Ian and Stephanie Longmuir



MOLLERIN ROCK  
D O H N E S

**Ian & Steph Longmuir**

PO Box 62 Koorda 6475

(08) 9684 6061

0427 770 728

## Tredwell "Draft Sport & Recreation Master Plan" Submission:

- Really disappointed Tredwell Report was biased by the proposed revamp of the Bencubbin Recreation Complex. I thought the idea was to get a view of needs in the Shire - a blank canvas approach. As it turns out regardless of the 75% of people being happy with the level of amenity and population for amenity being way over for population serviced, we still end up with talk of a regional facility - so a dubious spend of ratepayers funds.
- It does drag together some interesting data that recreational activities in the area (individualized) is where communities are heading, more especially with declining populations (volunteers etc) being identified as a major issue.
- All the ratio's thrown up show we have more than adequate levels of sporting facilities to service our population.
- The Regional Hub concept does not fit with the size of the town or wheatbelt demographic at all. There is no reasonable basis for surrounding towns to use it - the bizarre comparisons from the east show how off the mark the concept is and who has to pay? no one from other towns! - ratepayers - a lot of whom will use it no more than someone from Koorda, Mukinbudin or Trayning, whose views have not been included in the findings, as the views of all ratepayers have not.
- Population decline is a re-occurring theme, the complex provided for a significantly higher population when built. Surely a more modest revamp of the facility to aid functionality is what is required than major expansions.
- Feedback within the survey is very subjective and depends on how questions were interpreted. The five most used sport & recreation facilities are the two gyms, Beacon Bowling Green, Beacon Oval and Bencubbin Pool. How does a sporting hub in Bencubbin come out of that?
- Some of the themes re recreation like Mt Marshall Reserve project and Beacon splash pad and more off-road activities, trails - youth precincts are interesting.
- Interesting that there has been no consultation from "Better Bencubbin" group?
- Cannot endorse the capital items stated in this plan, at its current level because, as proven, it will give a financially irresponsible council the ammunition to spend money it doesn't have. Somehow it escapes them that many ratepayers are only just able to secure finance these last years and have to borrow every dollar of rates.
- Overall the "muddying of the waters" with the complex rebuild has stymied the value of the report.

Chris Kirby - Beacon  
E: [bingarra@bigpond.com](mailto:bingarra@bigpond.com)

## Tredwell "Draft Sport & Recreation Master Plan" Submission:

- Great idea to have a long term plan for our sport and recreation needs for the future, however, more thorough explanations and research was need, many inconsistencies.
- Having read through the Tredwell Report I find it incredible that large towns and cities would be used as a comparison to our small population eg Port Augusta & Melbourne! The report has not captured the feel of our situation adequately to recommend a regional hub type facility. (We are approximately only a shire of 490 people, approx 60% to the south serviced by Bencubbin Shire and 40% to the north serviced by Beacon and with a decreasing trend!)
- The timing of the report is flawed with view to the Shire's current plans of building The Bencubbin Multipurpose Complex, hardly "engendering a sense of community ownership of the plan" The Mt Marshall Shire had already decided on its submission with no regard to the findings of this report or in fact the feeling from the ratepayers - totally a "decision from the top" - not a "decision from the people" venture!
- The idea of having a "goal of multi-use, flexibility in design and fit for purpose" when the scale of the project is so far beyond what two-thirds of the shire's population feel is appropriate has not been achieved.
- Do not believe the statement "The Shire wishes to engage with the community to discuss and prioritize where sport and recreation funding should be invested" the whole experience of this process and ultimate submission for funding for the Bencubbin Multipurpose Complex has been one of secrecy - only when forced to be included has the community been allowed to be engaged.
- The mention of the "one event per year" type events is not a case to increase the facility - ie to cater for one period of increased population per year when the impost on the ratepayers is too extreme, is quite ridiculous.
- The final question in the survey was "leading", rather than the either / or it should have listed "what". Although there was " an other" this was not well worded or clear.
- The workshop at the Beacon Complex felt rushed and disconnected. There was not a clear purpose to the evening and when facilitators where asked about how the findings would be disseminated there was a dismissive response; sighting that the Mt Marshall Shire would probably review the results and get back to us. Glad to see there has been this submission opportunity.
- A name change does not make a regional hub. The proposed change of the name to "The Mt Marshall Sporting Recreation Centre" will not bring regionalism, but will work in the opposite direction - all our towns are fiercely independent and proud of their identity - we do not want to be regionalized and you can pass that onto the top of the pyramid at any opportunity you have please!

Michelle Kirby - Beacon  
E: bingarra@bigpond.com

**Received: 19 August 2015**

I am very concerned that the Mount Marshall shire is considering to burden it's Rate payers with increases to fund a grand plan megaplex.

Surely a whole of shire ratepayer meeting should have been the first logical step,not a report ( Tredwell ) that was confusing and difficult to access.More consultation with ratepayers would be advisable.

The majority of rate payers believe there is sufficient recreation facilities in our shire,especially with our declining and ageing population. I would have thought ongoing maintainence of existing shire infrastructure and extra aged care facilities would be more of a priority.

I take offence to our CEO's recent comments stating the Beacon projects funding were donations.I am of the understanding the new bowling green was funded through Royalties for Regions and the Men's Shed was built with existing infrastructure monies ( set aside for industrial shed ) The Men's Shed is on shire land and is therefore an asset to the shire.The only thing that was donated was our communities time and energy!!!

With existing funding and grants modest renovations to the Bencubbin complex could be achieved without sending our shire broke.

Irwin Andrews  
Misty Farms

**Received: 19 August 2015**

Hi Sal,

Just submitting my comments about the draft proposal for the Rec Centre.

I was very impressed with the thoroughness of the report and survey and quite surprised with some of the findings!

I would like to offer that I am, in general, in agreement that the Bencubbin Rec Centre could do with some upgrades especially in the area of visitors change rooms and the bar area.

However there are a couple of areas that I don't like about the proposal of having everything in one central place.

Firstly I think that the Welbungin Tennis Courts should be budgeted for an upgrade, and not moved to Bencubbin town. Part of the reason I enjoy tennis there is the setting in the bush, with the old classic facilities and a sense of being miles from anywhere. I enjoy the BBQs afterwards at the long tables under the stars, and definitely feel that all this magic would be lost relocating the tennis to Bencubbin. I used to belong to Bencubbin Tennis Club when it existed, and it was never the same, playing in town, as it is in Welbungin. I feel that there is something special about tennis out there that should remain for future generations.

Secondly, I don't agree that the pool should relocate either. I understand that the pool does need urgent work done on it and it is not financially viable as is, however I would like to see a smaller pool put inside the existing one (if that's as at all possible) rather than a whole new centre. I like the surroundings up at the pool with the large lawn area, baby pool, palm trees etc. I think it would be a waste to not continue to utilize what is already there and somehow work with it

So, that's my take on it, hope it isn't too garbled!

kind regards,

Phil Gillett.

**Received: 19 August 2015**

Re Tredwell Sporting and Recreation Master Plan and Recommendation.

This Report was poorly researched.

i.e.

- Beacon Theatre Arts Club and Beacon Gun Club were only recognised by being pro active.
- Beacon Playgroup was left out altogether whilst Sturt Pea House was well documented.

This Report claims to be “pragmatic”. This is questionable on the grounds of the unrealistic plan to become a Regional Hub – in a Shire of less population than 486 (2013 figures and concern expressed several times in the Report of declining population.)P27

Claims to be “financially responsible “ with a proposal to spend in excess of \$6m in the next 10 years. This will make affordability a problem, when the research shows lower than average annual incomes. Merredin has financial difficulties with a much larger population

Claims to be “equitable” in a Shire which has a very large geographic area and the tyranny of distance will also influence access – 50 to 70kms.

Community input to clarify future planning clearly states that care and maintenance of current facilities “in situ” was the preferred plan.

Access to the survey was poor.

- Limited hard copies.
- Difficulties with online access.
- Only online returns seem to be accounted for.P35

Community Workshops – methodology was based on vague and broad concepts and assumptions and time pressure was put on people still trying to understand what the questions meant.

Hierarchy – The only organisation which can claim to be Regional is the Beacon Gun Club, all other facilities are District or Local and suit the “home and away” format.

Strong objection is made to the proposal to rename the Bencubbin Recreation Centre to a regional facility. This is perceived as a threat to other facilities and surrounding Shires.

The inclusion of a major Bar redevelopment is excessive and will seal the fate of the Sporting Club/ Golf Club.

It is conceded that a minor upgrade or replacement is needed to the area which currently houses the “away “teams change room and the Bencubbin gym.

Tredwell Report states that 75% of the Shire population believe that there are enough Sporting Facilities in the Shire and 2/3 believe that there are enough Recreation Facilities.

Marian Kirby

18/08/2015

**Received: 19 August 2015**

Hi Sally

Please find my thoughts on the Draft Sport and Recreation master plan.

Strategy 1; Those involved in the development of the Bencubbin Recreation Complex as a sporting hub must be congratulated. Vision shown on such a project will maximise the shires chances of holding any sporting event oppurtunities that may arise in future. Bencubbin, in relation to other town's, makes it perfect location for such a project.

Strategy 2; This facility should be maintained as a district level facility.

Strategy 3; Money spent on maintaining current aquatic facilities would be better utilised in a new facility. The current 50m olympic size pool is far to big to maintain and a 25m pool would be more suited.

Strategy 4; Any event that give the shire exposure should be considered. Our location can sometime be to our disadvantage so if it can be used as an advantage then it should be considered.

Strategy 5; Providing activities for a kids around town is important. More fixed projects should be the focus. Portable facilities would be harder to manage.

Strategy 6; A low cost project that should be considered.

Strategy7; This reservior does provide a unique opportunity and a feasibility study on it's development would provide a great base for further discussions.

Strategy 8; Making these trails known to passing traffic and maintenance should be the focus.

Strategy 9; Keeping all sport & recreation facilities maintained to avoid costly replacement should be encouraged.

Strategy 10; Sporting clubs are essential in our shire so any help to these clubs would be welcome.

Regards-Lynton Beagley.



**SHIRE OF MT MARSHALL  
DRAFT SPORT & RECREATION MASTER PLAN by Tredwell Management**

***Our concerns with the above report as residents and ratepayers of the Shire of Mt Marshall.***

**\* Development of Bencubbin Recreation Complex as a 'Regional' hub**

Not in support of this concept or the renaming of it to the Mt Marshall Sporting Recreation Centre. Merredin is already a 'regional' town, this would be a duplication of facilities. There is too much emphasis on developing a regional hub - Beacon, Trayning, Koorda and Mukinbudin already have great facilities that service their communities needs. Extra travel distance creates extra costs which means less participation.

**\* More than half the Shire's population believe we have enough sporting and recreation facilities**

The survey results indicated we don't need to have a major development within the Shire. We feel that it is important to maintain and complete modest upgrades/renovations to current facilities to keep them at a suitable local/district level for participation.

**\* Concerned at increased cost to ratepayers**

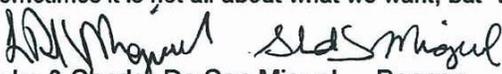
With the projected total cost of complex upgrade, pool relocation and synthetic turf construction, what is going to be the cost to the ratepayer?  
Has there been any communication with other Shires such as Merredin or Narrogin who have constructed a synthetic turf to see what their annual running costs are of such a facility?  
Would this be another potential large operating loss? Constituting the need for more rate increases.  
We acknowledge that a renovation to the Bencubbin Recreation Centre is required to incorporate the visitors changerooms and gymnasium. This surely could be achieved with less financial outlay.

**\* Examples of other 'Sporting Hubs'**

Sporting Hubs in South Australia and in Melbourne listed in the Report are not relevant references to our area as they have a huge population catchment to draw from, less distance to travel, that makes their sporting hubs a much more viable option. We don't have the population in our Shire or surrounding Shires to support such a large facility.  
We understand the Shire is trying to entice people to the area which brings in dollars from elsewhere, but the reality is these events would most likely be one large annual event which usually requires a lot of volunteers to make it happen, unfortunately the volunteer pool is getting smaller!

**\* Needs or Wants**

Our sporting and recreation facilities are far superior to what we had 30 -40 years ago yet our population has continued to decline. Why do you envisage this will change into the future? Sometimes it is not all about what we want, but what we need and can afford!

  
Luke & Sandra De San Miguel - Beacon  
18th August, 2015

# **BENCUBBIN NEWS & POST**

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18.8.2015

Sally Morgan  
Community Development Officer  
Shire of Mt Marshall  
PO Box 120  
BENCUBBIN WA 6477

Dear Sally

I wish to congratulate the staff and Councillors on the development of the Draft Sport and Recreation Master Plan for the Shire of Mt Marshall.

I have read the Tredwell report and find it to be a well researched, fair and balanced study of the existing and potential sport and recreation requirements within the Shire.

It is always difficult in a Shire of diminishing population (with two major towns to consider and service) to find the balance between needs and desires of each community. In my opinion there will always be compromises but decisions and outcomes should benefit the community or region as a whole.

I am particularly in favour of the development of the Bencubbin Sporting Complex with a view to it becoming a regional hub for sport and recreational events. Already it is used by the WA Off Road Racing Association and it may be possible to attract other major events (ie WAFL games) which can attract high attendances and potentially media coverage.

I also wish to congratulate the Councillors and staff involved in the successful submission to the National Stronger Regions Funding to enable the development of the Bencubbin Recreation Complex. To be identified as a project of significant regional importance is a validation of Council's planning decisions.

Anne Millar  
Resident and Ratepayer of the Shire of Mt Marshall

## **Without Prejudice.**

To whom it may concern,

We should not be further disadvantaged by our remoteness due to our distance from **Bencubbin 86.8km.**

Beacon 43.3km, Koorda 54.2km, Kalannie 57.5km. We live at Cleary, and use Beacon as our central sporting, shopping, and other amenities. Bencubbin is actually the furthest facility available.

Living in both Beacon and Cleary for the past 10 years, feels like we are apart of the wider family/community that have accepted our whole extended family.

- Why did we choose this community as our permanent home? it offers us the local co-op, silverchain, fuel, hardware, Club, Accommodation, Sporting facilities, mens shed, hall, school, Bus service, post office, church, cemetery.

- Beacon Community are family orientated, it has a very close knit people that care immensely about the broader district and we enjoy being apart of this community. Beacon Community are very proud of there facilities.

- Accessibility - What we dont have today will be here tomorrow ( supplied by local businesses).

- Beacon community prides itself on jumping in and give a hand without question, that is why we have a awesome community committment.

Everything we need in a community is right here, (except High School).

Our understanding that the facilities offered by Beacon and Bencubbin are adequate for our needs. The facilities should be maintained at a sustainable level for the future.

- We use Bencubbin pool 2 weeks a year,(Koorda swimming pool is closer). 3 days a year for licensing at Shire office(Koorda Shire and Post office is closer), 6 days for sports events at complex, so out of 365 days of the year we use Bencubbin facilities 19 days a year. We do shop local and use facilities while we are in town.

This is my submission:

### **Shire of Mt Marshall,Sporting & Recreation Master Plan Draft June 2015**

#### **-The Tredwell report states:**

- Throughout the Tredwell report there is inconsistencies too many to state in 1000 words.

- Shire input into the **Shire of Mt Marshall,Sporting & Recreation Master Plan Draft June 2015** does not portray the wider community views and has too many inconsistencies and is not transparent to the Ratepayers, Community members, and surrounding shires. Council endorsement of this document is not properly revised. Please take it back to the drawing board as this plan is not sustainable or financially viable in the future of best interest of the Mt Marshall Shire.

- 75% of the Shire population believe there is enough sporting facilities in the Shire.

- 2/3 believe there are enough recreation facilities.

- Our local sports are our identity with excellent community spirit to support this.

- The home and away games works, dont take this away from us with your plans.

- It will be detrimental to our district and other shires adjoining us.

- Through the report there is not enough support from your Bencubbin existing

clubs to amalgamate,  
showing the shire is not listening to the community.

- Ratepayers are the ones to foot the cost and are not properly informed in the initial surveying process,

do you think they would agree to such a extreme cost, when they are already struggling with rising costs and declining population.

- Volunteering in Beacon is initialized by the Beacon community easily without shire support, ie Big Busy Bee

carried out every year by the locals, is implimented by the locals not the shire, actually the shire turned up this

year 2015 at the request of one local, they didnt volunteer without this request in previous years.

- Survey accessability was very limited (only one person could fill in survey via computer),

in hard copy ( people in our family are not computer savvy) requiring hard copies, 4 days later we

received the hard copy. Transparency of the survey should have been priority. For better results.

- Renaming the complex to "Mt Marshall Sporting Recreation Centre" will disadvantage both towns(identity issues).

We dont need more infrastructure, we need to utilise what we have at present and concentrate more on increasing population via better advertisement of what we have and create more jobs.

We dont need to Build this grand "Hub" Beautify Bencubbin to make it inviting to all. Its the drive through that makes people want to stop and stay. Friendly people to address them when they do.

The whole plan needs to be revised.

Regards

Tanya Gibson

Received: 19 August 2015

To Whom it may concern,  
This is my veiw.

**Tredwell Managements " Draft Sport & Recreation Master Plan" Shire of Mt Marshall**

- Tredwell report states that 75% of the shire population believe there are enough sporting facilities in the shire.
- The regional concept will be to the detriment of surrounding shires and towns, have they been consulted about this plan?
- Local sport is extremely important for a sense of community identity, I agree, but it still has to be LOCAL and not involve further distances of travel.
- Attempting to establish a regional facility will lead to a decline in the maintenance of other sporting facilities throughout the shire.
- creation of a facility of this magnitude, containing a bar will duplicate the services already offered by the existing sports clubs at Bencubbin will negatively impact on its viability and long term costs to maintain old facilities.
- The Central Wheatbelt area does not have the population to support a regional facility.
- References used throughout the plan do not correctly portray all of Mt Marshall Shire facilities, particularly the ones located in Beacon.
- There is significant concern over recent population decline as the 2011 census does not reflect our population in this shire. It is incorrect to cite the population statistics between 2006 and 2011 as we all know these numbers have changed again.
- Main projects recommended in the report are contrary to survey results and community opinion.
- Access to the survey was limited and advise was not able to be sourced before the meeting/workshop. I tried to get another copy but there were none left in the shop and online was not working properly.
- Tredwell community consultation was inappropriate and hidden agendas not disclosed for the outcome to be fair.
- Shires in the outskirts of this plan have not been taken into consideration.
- Misinformed residents in the Mt Marshall shire were told the survey and tredwell report were not about the Complex plan.
- Ratepayers and Community members are very concerned about the proposed plan that see a 6-7% increase in rates that they will not be able to access due to distance, and sport involvement.
- We acknowledge the Bencubbin complex needs change room and gymnasium upgrade or renovation, that doesn't mean to build a bar or kitchen that already exists.
- Re-naming the complex to "Mt Marshall Sporting Recreation Centre" removes identity of both towns.

Thankyou for your time  
Regards  
Andrew Gibson

**Received: 19 August 2015**

Dear Sally and Dirk

I am really excited and fully support the master plan for our shire.

Some facilities are very run down and are in urgent need of updating- such as the change room facilities.

I think that although our town is not getting any bigger, we as ratepayers and residents should be able to enjoy facilities that of a high standard.

I would like you commend you both on your efforts in this massive project.

Looking forward to the upgrades,

Regards,

Margo Sachse

Sent from my iPad

**Received: 21 August 2015**

Hi Sally

I have just been discussing the Draft Report with Tony on my return from Perth.

He brought to my attention the view of the Welbungin Tennis Club that improvements to the complex and the pool upgrade should not be undertaken due to an increase in rates. This is not the view of all the members. I do not recall a meeting asking for members opinions on this matter.

As much as we, as a family, love playing tennis at Welbungin, I believe the view that has been presented is quite bias and is not a fair representation of all the members.

I would say that there are certain members that would hate to see the Tennis Club move to Bencubbin and would do anything to keep it going at its present location.

However, to vote against developments in Bencubbin because of this, seems wrong.

If you could add this to my email I sent yesterday, it would be much appreciated.

Thanks very much Sally.

Regards,

Margo Sachse

**Received: 19 August 2015**

Hi Sally and Dirk,

As one of the young adults of the community and being on the Electoral Roll, I fully support the Master Plan for our shire.

I am looking forward to using the new and upgraded facilities when I come home after finishing school this year.

Regards,  
Phoebe Sachse

J Harrap & Co  
2842 East Boundary Road  
Koorda WA 6475

19/08/2015

Dear Sirs/Madam/Ms

I am writing to you to express my opposition to the proposed upgrade of the Bencubbin Sporting complex and also to any proposition to make this sporting complex a regional hub for sport and recreation.

I am extremely disgruntled that I had to find out about these proposals via social media and NOT from the Mt Marshall shire to whom we pay land rates. We have several neighbours who also have not received any information on his proposal. This is not good enough. ALL ratepayers should have been contacted and given the opportunity of commenting on this matter.

I have been informed that there was a survey conducted to gauge rate payer's opinions on this matter however we received no such survey NOR any correspondence regarding this proposal. I cannot understand why, as ratepayer's we were not sent some information on this proposal as your council manages to send us our rates notices every year and an overdue account when rates are unpaid after a determined date?

If there is a rate increase to help pay for this proposal, it will be the third such increase in rates that we have endured to build new, or complete upgrades to sporting and recreation facilities in the Mt Marshall shire – recreation and sporting facilities that we do not use! As ratepayer's in two shires, we have also had to meet payments for sporting and recreation facilities in the Koorda shire (that we do use) but we have ALWAYS had information regarding these proposals long before any comment period has been announced and have had ample chance to lodge comments regarding proposals that effect rates increases.

Unfortunately, the way your council has neglected many of your ratepayers could be seen as an underhand way of "sneaking" not only this proposal in to fruition, but also increasing rates without ratepayers knowing why.

I suggest the comment period should be extended so ALL your ratepayers have a chance to read all the information THEY have paid for in the Tredwell Report, and have sufficient time to comment on the proposals.

I also suggest that your council re-runs the survey on the proposals and you ask YOUR ratepayers what they want you to spend their money on in THEIR shire.

Personally, we are disgusted with your council's attitude regarding this matter, and we are now left wondering how wisely our money is being used.

Yours sincerely, Barry Harrap for and on behalf of J Harrap & Co

**Received: 20 August 2015**

**Shire of Mt Marshall**

**Sporting and Recreation Master Plan Draft**

To whom it may concern

I would like to congratulate the Shire in receiving the \$990,000 grant and for also giving the public the opportunity to respond to the draft proposal on the Sport and Recreation Plan.

I am in total support of the redevelopment of the Bencubbin Recreation Centre and the relocation of the Mt Marshall Swimming Pool so that all sporting facilities are in the one hub.

I also support the plan for noisy and hard to locate sports such as upgrades to Go-Kart track, off road car and motorbike racing.

I agree with the developing of a golf precinct.

I also agree with the youth precinct and the water based activities would be a huge bonus for the Shire.

The need for the shire for continued support to sport and recreation clubs and groups with upgrades and enhancements to existing sports and recreation facilities is essential.

Regards

Craig Anderson

**Received: 20 August 2015**

SHIRE OF MT MARSHALL  
SPORTING AND RECREATION MASTER PLAN DRAFT

To whom it may concern

As a young member of this community I would like acknowledge and thank the shire council and shire staff on receiving a \$990,000 grant to enhance the bencubbin recreation complex.

I fully support the redevelopment of the bencubbin recreation complex and future developments to become a state of the art facility.

I also support the plan to develop the go kart club and feasibility study for further off road courses.

I also agree with the development of a youth precinct. As a young resident it is hard to find activities to participate in as their are few around.

The sporting and recreation master plan is a great start to developing our community into a bigger and better community.

Regards

Kris Gobbart

TREADWELL MANAGAMENT'S "DRAFT SPORT & RECREATION MASTER PLAN" Shire of Mt Marshall.

We think the "**regional**" concept will have a negative affect on neighbouring towns and shires by increasing the cost of travel and sport participation, resulting in less participants and volunteers. This has to be a serious consideration.

**"75% of the Shire population believe there are enough sporting facilities in the Shire, two thirds believe there are enough recreation facilities"**. This speaks for itself!

There is already a bar/liquor license at the Sports Club in Bencubbin. Is another bar really necessary in a town where the pub is closed due to lack of support? This will have a negative effect on the existing bar! Do you want to build your own "Country Club" to be run and paid for by the Shire unlike the one in Beacon which is owned and run by Beacon residents?

How could the "**Melbourne Sports hub**" be used as an example as a "**regional hub**"? That's a complete joke and totally irrelevant!

We feel that access to the survey's in Beacon was poor. There were not enough hard copies available and it was hard to get our hands on more. They did eventually arrive in Beacon but by all accounts they were plentiful in Bencubbin with accompanying advertisements. Coincidence?

The Community Consultation evening was an absolute waste of time. Hardly any explanation of what it was about and no time to answer questions. It was all very rushed and confusing! On purpose, we wonder? Most of us had assumed, because of a lack of information, that it was to discuss the new Bencubbin Complex and costings. Some people walked out in disgust. The rest of us didn't realise that we could add our pipe dreams to the proceedings! Was this part of the "Consultation Process". Very dismal if it was!

We were also told that the Tredwell community consultation evening was not about the Bencubbin Multi-purpose facility, but it seems that these results are being used to support this project.

Nowhere in the report did we see reference to surrounding Shire population numbers, their facilities or whether they were consulted on a "sports hub" being constructed next door to them. This could have a serious affect on them securing funding for future projects of their own. Was this even considered? if not, it should be!

Referring to the online survey 9.4

**"The majority of Mt Marshall population believe that existing recreational facilities are in good condition generally"** The majority of the online survey, according to the report, were from Bencubbin. Why, if the majority believe this, is there such a big push for such a massive expensive project? Maintain what we have.

**Ratepayers are not included as part of either survey.** Why the heck not? Rate payers are the ones who will be paying this loan back. This survey is being used as a big part in the support of the new Complex. You would think that ratepayers would be the first to be included! Consultation should have taken place with the ratepayers on how their rates will be spent, on their rate increase, plus the extra cost to them on the other 2, way over the top, projects. The new pool and synthetic hockey field! \$6.25-\$7 Million. Why not consider a pool for Beacon? Half of our kids cannot swim (according to this same report), and the travel to Bencubbin to access a pool is very unfair on them.

We do not think it should be called the “**Mt Marshall Sporting Recreation Centre**”. This is a project of huge expenditure and not supported by all of Mt Marshall Shire. All of the sporting clubs take pride in playing for their local towns and renaming the complex takes away from that sense of community.

We do agree that certain parts of the Bencubbin Complex needs a bit of an upgrade. Surely this can be achieved on a more realistic scale and most importantly on a lesser budget. A common thread in the survey was a concern over **declining population**. We need to realistic about the future and sending the shire broke and putting an extra, unnecessary, financial burden on shire residents is careless. Future running and maintainence costs need to be considered. Where is this money to come from? A blind man can see that this building will not support itself!

We are extremely alarmed that the CEO and some members of council are not taking the concerns of members of our community seriously. That we are being ignored and dismissed. And some have even been verbally abused. Disgusting behaviour! We are the people whose pockets you want to put your hands in, people who will be paying the loans off, for this unnecessary project, for the next 20 years if this goes ahead. **Everyones opinions and concerns are very valid and everyone should be listened to and spoken to with respect!**

**Danny Miguel and Celine Murray**

**Received: 20 August 2015**

SUBMISSION BY BEACON PLAYGROUP

TREADWELL MANAGAMENT'S "DRAFT SPORT & RECREATION MASTER PLAN" Shire of Mt Marshall.

**Tredwell report states that 75% of the Shire population believe there is enough sporting facilities in the Shire, two thirds believe there are enough recreation facilities.** Why have the Mt Marshall Shire not taken this in consideration before pushing ahead with this huge expenditure? Do these figures not speak for themselves?

We think the "**regional**" concept will have a negative effect on surrounding towns and shires. It could potentially increase costs to play or support sport locally and increase travel times, with less participation and less volunteers. It could and probably will hamper local towns and shires from accessing funding for their own projects due to a "regional sporting hub" in a neighbouring shire. Has consideration been given to this? If not, then is certainly should have been!

**Beacon Playgroup** are extremely disappointed to have not been consulted and have our input included in the survey and subsequently the Tredwell report. We have 11 children and 22 parents as members in our Playgroup. For the shire not to include the Beacon playgroup but to include the Bencubbin playgroup is completely unfair and we believe that the shire should equally support these groups as they serve exactly the same purpose in both towns. Why was this? Are our opinions not valid? Our children are the future sports people of this town and maintenance of and access to sporting facilities is very important to our Playgroup parents.

The extra financial burden this facility will put on our families, for the next 20 years, is causing us a lot of upset and stress especially as we now also have the added task of finding the extra money it will require to send our children to High School in Year 7!

We were also told that the Tredwell community consultation evening was not about the Bencubbin Multi-purpose facility, but it seems that these results are being used to support this project.

Celine Murray  
President Beacon Playgroup Association

**Received: 20 August 2015**

To: The Shire of Mt Marshall

I wish to express my support on the redevelopment of the Bencubbin Recreation Centre. I am currently 17 years old and have lived here for 13 years. I have been away to boarding school and am in my last year.

I have played football for Burracoppin and have watched the redevelopment of the Merredin Recreation Centre. I believe the Bencubbin Recreation Centre would be redeveloped into something similar to this.

I would like to say what a fantastic complex the Merredin Recreation Centre is and as I will be living in Bencubbin after school finishes and playing football in Bencubbin it would be great to see the redevelopment go ahead as soon as possible.

Having the swimming pool relocated to the Rec centre would also be a great way of having all the sporting bodies in the same place.

It would also be fantastic to have a motorbike track in place somewhere within the Shire.

Regards

Damon Manuel

# **BA MILLAR SHEARING**

**MUDLARK NOMINEES PTY LTD ATF THE MILLAR TRUST  
ACN 141 226 691  
ABN: 64 752 903 661**

**PO BOX 10  
BENCUBBIN WA 6477  
PH: 089685 1211  
FAX: 089685 1411  
MOB: 0429851311**

Sally Morgan  
Community Development Officer  
Shire of Mt Marshall  
PO Box 20  
BENCUBBIN WA 6477

Dear Sally

I wish to commend the Councilors of the Mt Marshall Shire for instigating an independent survey and report into the existing sport and recreational facilities and the communities' assessed needs in the future.

I have been involved in various sporting groups in the community of Bencubbin and also within the greater area of the Mt Marshall Shire for many years and therefore base my observations on this experience.

I fully support the findings of the report for both communities of Bencubbin and Beacon and understand that there will be some who want more than can be realistically provided.

In regard to the development of the Bencubbin Recreational Complex I have strong views. In my opinion it is essential to provide a superior sporting/recreational/meeting facility in a geographically central area to give close access to as many people as possible and also to provide a regional hub for major events. Bencubbin is logistically accessible to surrounding shires.

It is also my opinion that over time other sporting and recreational facilities may be centralized at this facility. The moving of the Bowling Greens has been a wonderful initiative, despite negativity from some members of the community. It should be noted that none of the complainants are involved with the Bencubbin Bowling Club and none had volunteered to undertake the massive amount of work involved in maintaining the greens at the Bencubbin Sports Club to a standard suitable for competition events.

It is also worth noting that the existing Recreation Centre complex in Bencubbin is a much pared-down version of the originally proposed building because of opposition from some parts of the community. In the time it took to get consensus to build, costs had risen and the original plans were no longer financially achievable. This was a great shame as this is the reason why we now have to spend a considerable amount of

money to bring the complex up to date and to allow for future needs. It can be argued that it was exactly the same dissent and lack of cohesion within the communities of the Mt Marshall Shire that prevented both a hospital and a high school being centred in Bencubbin instead of their present locations.

Congratulations on achieving Federal Government funding towards the upgrading of the Bencubbin Recreation Complex.

Yours faithfully

Brett Millar  
52 Brown Street  
Bencubbin WA 6477

19.08.2015

## Mt Marshall Sport & Recreation Plan

All themes/strategies are extremely opportunistic; I firmly believe that the Bencubbin Recreation Complex being transformed into a community-sporting hub will be a great asset to the community as well as a multi-use facility for all to enjoy. As the complex is already going ahead, the importance of all sports facilities to be collaborated into one, from 'district' to 'regional' is essential for all community groups run throughout the district for overall functioning infrastructure. As for surrounding towns such as Beacon, it is appropriate to maintain the existing facilities at the town's complex to standard.

*Strategic Intent – (11.1)*

### Positives of the Mater Plan

- **COMMUNITY SPORTING HUB (Strategy 1)**

As stated above the collaboration of all facilities is the best option for all sports in the district to move forward as a regional center. Family Function space, visitors change rooms, Kitchen, Viewing Area, Demolition of existing gym are all in need of a massive restructure, development or repair. **Priority – Major**

- BMX track – a great investment for younger generations. **Priority Low**

- Total Synthetic surface for the hockey and tennis court (Multi-use) **Priority - Medium**

- **MAINTAIN BEACON COMPLEX (Strategy 2)**

Maintaining this facility at a district level to a good standard. **Priority – Medium-Low**

- **AQUATIC FACILITIES (Strategy 3)**

A relocation to combine all sporting facilities is a must to have a sustainable future for this facility. Downsizing and creating a smaller pool (25m) will deliver a quality, safe and beneficial experience for the Shire of Mt Marshall. A more accessible pool for all age groups with shaded areas would encourage all ages and physical abilities. **Priority – Major**

- **ACTIVITY SPECIFIC FACILITIES/PRECINCTS & TRAIL DEVELOPMENT (Strategy 4-8)**

Investigations and development of all these strategies is great forward thinking and opportunities throughout the shire are great but not essential **Priority - Low**

- **OTHER SPORT & RECREATION FACILITIES, SERVICES & PROGRAMS (Strategy 9-10)**

Supporting other clubs and groups with upgrades and enhancements to existing facilities combined with in the development of all sporting and recreational services. **Priority - Low**

TREDWELL'S REPORT – SHIRE OF MT MARSHALL DRAFT SPORT & RECREATION MASTER PLAN

- Tredwell report states that 75% of the Shire population believe there are enough sporting facilities in the Shire and two thirds believe there are enough recreational facilities. Why then has the Mt Marshall Shire not taken notice of the outcome of this report?
- Trying to make Bencubbin a regional centre will be to the detriment of the surrounding Shires and towns.  
It will further increase travel and cost to play or support sport in the Central Wheatbelt. Our juniors will be the first to be impacted, therefore not having the opportunity to participate and learn new sporting skills. This will result in less volunteers and supporters.
- Local Sport is extremely important to our community's health and wellbeing. Playing sport at the home ground facilities brings the local community together in many positive ways, whether you are a participant, supporter or volunteer. The home and away format for the majority of sports, requires all participating clubs to maintain adequate local/district facilities.
- We are concerned that attempting to establish a Regional Facility in Bencubbin, will lead to the decline in the maintenance of other sporting facilities throughout the Shire.
- The inclusion of a New Bar in this proposed Multi Complex is duplication of services already on offer at the existing Sports Club at Bencubbin, negatively impacting the viability and long term costs to Golf Club to maintain this facility.
- Merredin is the REGIONAL CENTRE for our area and has many facilities, including a regional hospital, allied health services, a large recreational facility, regional high school, regional high school boarder's accommodation, dentist, public transport systems, businesses and many other services. Even a town of this size approx. 3500 people struggle support all their local businesses. Another one is closing soon. The surrounding towns of Koorda and Mukinbudin have a greater population than Bencubbin and Beacon combined and also provides more services but would struggle to support a regional centre.
- The community consultation process appears to been carried out in reverse order of what should have happened according to the Shire of Mt Marshall's own policy. Community consultation precedes action. It must be seen as the beginning of the cycle which results in action. Consultation must serve and build trust within the community.
- Consultation with the surrounding Shires/town – does Mt Marshall Shire have their full support! I think that would be very questionable!!!!
- Reference to the Melbourne Sports Hub when using it as an example in describing a regional hub facility in Mt Marshall is totally irrelevant and nonsense.
- The population is declining in our region so where is the future support/use for such a venture going to come from?
- The use of Face book and the Shire Website to keep Ratepayers and Residents of the Shire of Mt Marshall update and informed is not appropriate. Not everyone has the luxury of reliable internet connections. There should have been a mail out to all ratepayers.

- Renaming the Bencubbin Multi Complex to Mt Marshall Sport & Recreation Centre implies that all the Ratepayers and Residents of the Shire are in agreement with such a facility being developed. This is not the case. The original cost of \$2.797 Million for Multi Complex has increased to \$6.25 - \$7 million which is now including the relocation of the swimming pool and a synthetic hockey field. Who is going to pay for this a pipe dream?
- Ratepayers were not included as part of either survey. We are the people that are paying for the Bencubbin Multi Complex. The ratepayers should have been surveyed so that we could have a say on how our rates will be spent, on raising a loan, the cost to us and % of rate increase that would be applied to us to pay for this facility, and now there is the further excessive expense of relocating the pool and the synthetic hockey field (how many times a year is this going to be used).
- It is totally unfair to burden all the rate payers within our Shire with such a large debt which will take many years to repay! Most ratepayers being farmers whose businesses are under financial pressure already; do not need this extra cost!
- We are concerned about the ongoing increases in rates every year, which will be required for the repayment of the loan.
- We as ratepayers are not going to benefit from this new building. Our sporting & recreational facilities are in Beacon. What is going to happen to our local facilities if this MMS Sport & Rec Masterplan goes ahead? Where is the money going to come from to keep them well maintained and updated when required?
- If the Bencubbin Ratepayers and Residents wish to go ahead with MMS Sport & Rec Masterplan and develop their town into a regional hub. Then the Shire of Mt Marshall should raise a Specified Area Rate for the Bencubbin Ratepayer's (i.e. Ratepayers South of Andrews Tank Rd). The Bencubbin Ratepayers and Residents are totally responsible for repayment of any loans etc. which are raised? If the southern area of the shire is unable to meet these repayments, there should be no use of northern area rates, or bail outs by the shire.
- We do not agree with name change to the Mt Marshall Sport & Recreation Centre. There will be a loss of identity for both towns.
- 60% of the rates come from the northern area (i.e. north of Andrews Tank Rd) of the Shire, so why are our concerns regarding the MMS Sport & Rec Master Plan not being taken into consideration by the CEO and the majority of the Councillors, who supposedly are their represent the whole of Shire?

Graeme & Helen Shemeld

Received: 20 August 2015

**Shire of Mt Marshall, Sporting & Recreation Master Plan Draft.**

I would like to commend the tremendous efforts of the Shire at receiving the \$990,000 grant and the use of a professional research Company in Tredwell Management to help with the redevelopment of the future in Sport and Recreation within our Shire. It is also a great opportunity for the people of the Shire to voice their opinions on the proposal.

I am in total agreement that the recreation centre and the Mt Marshall Swimming Pool need upgrading. I believe the swimming pool has seen its last days and therefore the monies should be spent on a new 25m pool. It would be fantastic to see the pool relocated to the rec centre, where all of the other sports are located.

As a member of various sporting clubs and a frequent member to the gym it would be great to see all the sporting facilities in the one location and the necessary upgrades completed in the timeframes as written in the draft proposal. I am in total support of the strategic intent and the timeframes that have been given. The priorities being the upgrade of the Bencubbin Recreation Centre centre and the Mt Marshall Swimming Pool.

It is clear from the Tredwell report that the Bencubbin Recreation Complex should be redeveloped into a regional level sporting complex, not only for the people of the Shire to enjoy, but for the surrounding shires and towns to also enjoy. Having raised children in the town and school for the past 17 years it has become apparent with every sporting event involving surrounding schools or towns that we are the centre of the hub and all events are held in Bencubbin. It therefore makes sense to develop the Bencubbin Recreation Centre and continue to maintain the Beacon Recreation Centre.

I feel that a synthetic turf for hockey later down the track, would enable the larger towns such as Merredin or Narrogin to compete with Bencubbin which is something that perhaps needs to be looked at, as other town's numbers in this sport are depleting and therefore their clubs may fold in the future. With the

depleting numbers, the future of sports may be that the current central wheatbelt teams may have to join forces and Bencubbin is the central location.

I agree with the establishment of the Shire of Mt Marshall as a hub for noisy and hard-to-locate motor sports. The Mt Marshall Go-Kart is frequently used and the Bencubbin Rally is such a huge event that everyone looks forward to each year. Including a motorbike racing track and a mountain bike track would certainly promote tourism in the area.

I believe the youths in both Bencubbin and Beacon will benefit from the details outlined in Strategic 5.

The development of water based activities would be an incredible opportunity not only for the people of the shire and school aged children, but for tourism as well.

I agree with upgrading the existing shared trails and the development of wild flower trails as this is a huge part of tourism.

I definitely support the shire's ongoing costs to the upgrades and enhancement to existing sport and recreation facilities.

In summary I once again thank the Shire for this wonderful opportunity to promote Sport and Recreation facilities within our Shire and I believe with the upgrades and developments proposed to our sporting and recreation plan this will entice not just tourists but new residents to the area with all that the Shire of Mt Marshall will have to offer.

Yours faithfully

Amanda Sanders



## **BENCUBBIN PRIMARY SCHOOL**

**BENCUBBIN WA 6477**  
**PHONE: (08) 9685 1228 FAX: (08) 9685 1378**

Dear Shire of Mt Marshall,

In relation to the Sports Recreation Complex which is to be situated at the existing Bencubbin Sporting Complex, I applaud you.

I believe it to be a wonderful and innovative program that will bring communities together and provide a space where a plethora of activity can occur simultaneously. It will be a space where the community can get together to share a common interest and discuss improvements for the area itself.

Bencubbin is well situated in the grander scheme of geographical location as it is a central point for other towns to come and enjoy its facilities.

From a school's perspective, I feel that it would be a place where the students could continually use it for sporting activities throughout the year. Its diversity in nature will encourage different sports to be played in different parts of the year.

From a personal perspective, it reminds me of Next Generation Gym where it is more of a lifestyle where patrons can enjoy a swim or play tennis or go to the gym and enjoy a conversation after. I have observed that this lifestyle is unique and encouraging for personal improvement.

In closing, I believe that this complex will not only encourage members in the town to form stronger bonds but also be a catalyst for touring teams and events to have a place to stage themselves where the community can enjoy the entertainment provided.

Kindest Regards

Scott Sullivan

Principal-Bencubbin Primary School

20 August 2015

Shire of Mt Marshall  
80 Monger Street  
PO Box 20  
Bencubbin WA 6477

Dear Sir / Madam,

## **Shire of Mt Marshall, Sporting & Recreation Master Plan Draft June 2015**

Thank you for the opportunity to respond to the draft Sporting and Recreation master plan. There are a couple of items from within the draft we would like to highlight and we would also like to include our plan for the future and what we would like to achieve with the assistance from the shire.

Firstly, we would like to highlight that our club has been referred to as Beacon Rifle Range throughout appendix 5 within the draft plan. This should be Beacon Gun Club SSAA.

Regarding the Proposed Facility Hierarchy in section 11.4. We have noted that we have been identified as a Local facility with a proposal of maintaining it at a district level. Using the criteria from section 6, it would appear we are already a District facility in regards to user locations and facility standards. Below we have addressed the key factors in assessing the hierarchy. Reviewing this would indicate we have a District facility with potential to be a Regional facility.

- ***The current size and quality of the facility***, While the size of our facility has been suitable for previous years, due to our increase in members and visitors the current size of our "Club House" is an issue with limited space for the current number of shooters whom attend. The quality of the facilities as highlighted within the plan are average and could do with some improvements.
- ***Potential for facility development***, There is plenty of potential for our facility to be developed. Some examples are shower and kitchen facilities for when we have travelling shooters camping or award night and events are on. As a member of Sporting Shooters Association Australia (SSAA) we also have many different shooting disciplines we can add to our club. There are a few we are planning to add in the near future being Practical pistol and shotgun shooting, Simulated Flush and open class bench rest.
- ***Potential for the facility to address community needs***, With the aging population identified within this plan our club offers people of all ages the opportunity to compete in Local, State and National competitions. Shooting allows 70 year olds to compete against 18 year olds and still have a competitive edge. In saying that, shooting is not just limited to the older population. We cater for young shooters giving them an opportunity to compete in a safe nurturing environment.
- ***The facility's ability to cater for various levels of competition***, Currently the club meets the requirements for state level SSAA competitions, particularly pistol and Shotgun competitions. We are restricted in firing positions on the rifle range but there is potential to increase this allowing greater number of competitors.
- ***Proximity to population centres and its current/potential catchment area***. Beacon Gun Club is only 10 minutes North of Beacon town centre. We currently have people travelling from towns like Mukinbudin, Dalwallinu, Wubin, Kalannie and Chittering so we are definitely bringing people in for the sport.

Our club has grown considerably over the last few years with 25 paid members in 2014 in addition to any visitors we have come along. By adding new shooting disciplines to the club we have definitely started seeing an increase in memberships. We have also had people moving from other clubs and joining ours. Our facilities are quite unique within the North-Eastern Wheatbelt as not many other shooting clubs offer such an array of shooting events.

Over the next 12 months we plan on introducing a few disciplines including Practical Pistol and Open Class Benchrest. The addition of the skeet range has also picked up quite a bit of interest from people around the district. We would like to upgrade our range facilities to include timed turning targets that add time pressures to pistol target shooting by turning away after a few seconds. We would also require stage frames for practical pistol. These frames allow the setup of different stages and obstacles the shooter has to navigate.

Our club facilities also need some improvement. One thing we are aiming for are some shower and kitchen facilities and a larger Club Room, possibly a transportable. This would also require a water pressure pump and a larger water storage tank. We have a few people camp at the range for our night shoots or when we have people travel long distances to come and shoot. Having showers would make it more comfortable for the campers and also more appealing for family members to come along. Currently after each shoot we have a BBQ in the club house but this takes up storage for all of our range gear so if we had a specific kitchen area we could then maintain better presentation of the club facilities.

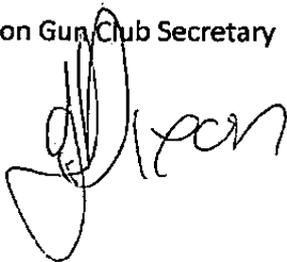
A new generator would also be on the cards as we currently use a noisy petrol generator of a relatively small size. A large silent diesel generator would give us the ability to increase KVA and run the kitchen, water pump, more lighting at night shoots during summer and would also be quieter running, adding to an improvement in atmosphere while enjoying the social aspects of the club after the shoots.

Again thank you for the opportunity to provide feedback. We look forward to working with the Mt Marshall Shire to upgrade and maintain our club bringing our community and shire benefits for years to come.

Regards

Greg Dixon

Beacon Gun Club Secretary

A handwritten signature in black ink, appearing to read 'Greg Dixon', written over the typed name.

## Submission on Draft Mt Marshall Sport and Recreation Plan

We read with interest, the comprehensive compilation of data collected through community consultation. The key themes that emerged are not surprising:

1. Concern over declining population
2. Ageing population, youth “gap”
3. Enough/good facilities, focus on preserving what we have

While we agree that the data collected represents community opinions, we’re extremely surprised and concerned at the vast contradictions between the community feedback versus recommendations and strategies arising from the report. The report was commissioned to give direction to the Council (Intro p1.) but there has been very little regard to the feedback from individuals and sporting clubs about what is actually needed or wanted.

### Declining and aging population

The decline and aging of rural populations is a long standing demographic trend in Australia. It is echoed repeatedly throughout community consultation in the report and is one of the key reasons that 76% of the community believe we have enough facilities and should focus on maintaining what we have.

### Regional concept

We’re strongly opposed to the “regional” concept and facilities hierarchy proposed in the report. Although we recognise that the cost of duplication is a large burden for our Shire, the communities of Beacon and Bencubbin are not dissimilar in the number and variety of sports that are supported by their populations. Beacon has a larger catchment for sport participation due to its isolation. We fail to understand how this hierarchy has been arrived at when 2 of the top 5 most used sports facilities are at the Beacon Recreation Complex p35.

Local sports are very important for a sense of community identity. Competitive sport within the region relies on having enough participating towns to warrant a competition. In the future, the challenges of a declining and aging population may well require an evaluation of what sport looks like in the region. However, putting all the eggs in one “regional” basket is unlikely to be the answer. The distances are too large to encourage a sustainable “combined” team. Older participants will take the opportunity to retire rather than commit to the increased travel eg. Beacon/Bencubbin cricket team competing in Wyalkatchem Cricket Association lasted less than two years (12/13 to 13/14 seasons).

The entire region does not have the population (eg. NEWROC = 2514; 2011 census) to support a regional facility of the magnitude outlined in the report. There is no evidence in the report of consultation with surrounding Shires in coming up with this concept. There needs to be regional consultation to determine whether there is support before Council forges ahead with extensive ratepayer funded recreation facility projects.

### Good facilities

Maintenance is a key issue repeated throughout the report. Our population wants to be able to continue to use what we already have. We agree it is key to “Develop, maintain and support appropriate recreation facilities throughout the Shire” p40. We agree that some of the key issues are “lack of funding from Shire, maintenance required on existing facilities, lack of support for community owned recreation facilities” p43.

The rationale behind the development of a larger social function area and replacement of the existing gym/change rooms is sound and does address some of the needs and issues for the

## Submission on Draft Mt Marshall Sport and Recreation Plan

Bencubbin community. The work that has gone into the plans is evident from the funding application and supporting documentation. However, we are extremely concerned about future plans for up to \$7 million development. This is not consistent with the principle of “financially responsible facility development” p46. We fail to see how our small population can justify or support the “dream” outlined in section 13 p68-71. The report identifies that some level of cost savings may be delivered by refining the plans p69. There needs to be some rationalisation of the cost of the project and further pursuit of funding as outlined in section 14. The Shire needs to be realistic and retain balance between the development of this facility and the maintenance and support of other recreation facilities.

The maintenance of existing recreation facilities places a significant burden on clubs’ and Shire’s limited resources. We believe that there should be a higher priority placed on developing a comprehensive plan for Strategy 9. Continued support p65. A plan would ensure that Shire resources are strategically directed rather than ad hoc response to requests of various sporting groups.

This plan should consider Shire taking ownership of existing club facilities to prolong viability of clubs. With population decreasing, it is becoming harder to maintain club facilities so it may be better to subsidise what the communities have already established rather than undertaking costly new developments.

### Minor comments on aspects of the report:

#### AGREE WITH:

- Traditional sports are what need to be catered for not soccer/baseball.
- Making existing facilities more sustainable through investing in solar/rain water.

#### DISAGREE WITH:

- Renaming facility. No Shire-wide consultation about the plans for facility. Limited use by Beacon residents other than as “away” ground. Loss of identity for sport in both communities.
- Splash pad in Beacon seems like a strange concept. Is this what is “trendy” at the moment?

#### OTHER:

- Report needs clear emphasis on cost/benefit analysis of the strategies. The strategic intent need to be influenced by what is realistic within limited financial resources.
- Some elements of the report eg. 5. National/state recreation trends, 7. Shared use facilities, 8. Facility benchmarks, have very limited relevance when considering the needs of a population <500 people, split between two main communities spread across >10,000km<sup>2</sup>.
- Only cater for or invest in promoting ‘extreme’ sports if it significantly stimulates the economy of the Shire.
- Surprised to see Youth Precincts as a key strategy. Not mentioned in community consultation. Fails to recognise declining population and absence of youth (which will be exacerbated when Yr7s leave). As a low cost strategy, probably OK but hardly a priority.
- Consultation workshops were a missed opportunity for community to brainstorm
  - to set priorities as a group
  - to consider what the future of sport looks like in the Wheatbelt/Shire and or future needs/wants



## Bencubbin P&C Association

C/- Post Office  
Bencubbin WA 6477

On behalf of the Bencubbin P&C I would like to express our appreciation for the proactive forward thinking of the Mt Marshall Shire Council in hiring an Independent company in Tredwell Management to research and compose such a detailed report that reflects the needs of our shire.

Please see our views on the below strategies:

**Strategy 1:** Continue to develop Bencubbin Recreation Complex into a regional level community sports and recreation hub.

- We fully support this development and believe that the forward planning for a sporting hub on a regional scale is crucial for the future success of our shire and in retaining current and gaining future residence.
- Bencubbin's central location makes it the optimal location for building such a facility.
- Our school students regularly use the sporting complex for various sporting and cultural events throughout the year including events such as the Junior Cricket blast cup and Winter Sports day (which all surrounding school attend).
- The future development of the recreation centre would assist us in being able attract more events to Bencubbin, that could be supported by surrounding areas and benefit the school students.

We believe all sport facilities should be located in the same area, being the current complex location.

**Strategy 2:** Continue to maintain and enhance Beacon Recreation Complex as a district-level community sports and recreation facility.

We believe that it is important to maintain the current facilities in Beacon at a district level, to ensure that facilities are accessible by the local residents and school students, so that are not disadvantage.

**Strategy 3:** Identify best value options for the future sustainable and equitable provision of aquatic facilities for the shire

- We consider that have a aquatic centre that meets current standards is essential for our community and school, as swimming is a life skill, students must have the option to attend and learn to swim in a safe aquatic environment.

With the future also in mind, we support building a new 25m pool as part of the regional sporting hub located at the current recreation site.



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Bencubbin P&C Association  
C/- Post Office  
Bencubbin WA 6477

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**Strategy 4:** Establish the shire of Mt Marshall as a noisy and hard-to-locate sports/activities destination

- We feel that this strategy doesn't directly impact the school but consider it to be a feasible way to increase tourism.

The off road rally, has made generous donations to the school and we would support changes that would encourage them to continue to return.

**Strategy 5:** Investigate and develop youth precincts in both Beacon and Bencubbin.

We support the development of the spaces where youth (children aged 4-11yrs) can engage in the skate park to increase use of the facilities and make it a safe and welcoming place for them to interact with their peers, outside school hours.

**Strategy 6:** Investigate and develop the concept of a Golf Precinct in Bencubbin

Reinventing the disused bowling green into a driving range, would provide another option for our students to engage in physical activity.

**Strategy 7 & 8:**

Any future developments that will offer additional events and experiences for the children of our school community we believe to be a positive development.

**Strategy 9 & 10:**

We believe it to be vitally important that while other major developments occur, current facilities and groups should be supported and maintained with the assistance of the Mt Marshall Shire.

We once again thank the Shire of the Mt Marshall and their councillors for their proactive and positive decision making in securing the future of Shire and community.

Kind Regards,

Melissa Beagley

Bencubbin P&C President.

**Received: 20 August 2015**

## Bencubbin Hockey Club Submission

The hockey club members and volunteers have collaborated together to form the below submission in regards to Draft Sport & Recreation Plan.

The strategies in Theme 1 we believe are both important.

The strategy in Theme 2 we are in support of the relocation of the aquatic facility to the regional sporting hub as well as in favour of a paddle area (or similar) for the Beacon town.

Theme 3 and 4 we found not very applicable to our situation.

Theme 5 we are in full support of any developments that will grow and make our clubs stronger and more viable for future generations.

Deanne Morgan

Secretary

Bencubbin Hockey Club

**Received: 20 August 2015**

Hello Sally,

Please forgive me for putting in a second comment.

My research is telling me that your survey was based around asking the people that use the existing proposals. The fundamental flaw in this plan is that everybody always wants more than they can afford. If you have to pay for something you will answer completely differently. An example would be if you asked me what I wanted on my farm I would say that I want 2 x 60 ft DBS bars, 2 x 600 hp Tractors, 2 x 120 ft SP boomsprayers etc etc etc. Oh and if you want to pay for it that would be excellent. So I believe the whole premise of your survey is flawed.

I have learnt that the funding [federal ?] is on a dollar for dollar basis. Is there any in-kind part to that ? It also means that WE only have to actually spend one million dollars to keep that money [correct ?] So maybe WE could scale the project down to a two million dollar project. Perhaps we could do a cost-sharing exercise with the Bencubbin CRC of 50%. \$500K of shire money and \$500K of Bencubbin CRC. I believe that is a far more representative way to finance this project than what has been proposed to date.

I certainly don't believe that we as a shire should be getting into the business of being Hoteliers [see the Ettamoogah pub @ Cunderdin] if obtaining a full licence is not part of this proposal then I apologise. As for being a regional center be careful of that. My research tells me, anecdotally, that the facility in Merredin has run at a loss in each of its five years of existence. The figure being alleged is \$500K x 5 years which as you would be aware is \$2.5 mil. So to see the forward projections in your proposal leaves me a little bewildered and quite frankly nervous for the future of OUR shire.

So where have we got to ? The current \$2.7 mil expansion of the complex. COST. If you couldn't achieve a result with \$2 mil I would be very surprised. It might not have all the bells and whistles but it would be more than adequate. COST SHARING. 50% gov't money -25% Bencubbin CRC [perhaps some of this could be in-kind work eg clearing the old buildings, providing infill etc] -25% shire. Surely that could get the job done to the satisfaction of the community.

I have tried to be positive and offer up a possible solution to what is becoming an intractable position. Remembering that your own survey is telling you that your facilities are adequate or better. I would also like to add that I always thought that a budget was a "Living Document" that did have flexibility that can have variances and amendments as each individual proposal came to shire.

Thank you for your time.

Regards

John O'Neil

Received: 20 August 2015

### Sport and Rec Draft Master Plan submission

Firstly I would like to commend the shire on initiating this process and using an independent company to evaluate the shire's sport and rec assets and create this plan/guide for the future. I am writing this submission from a personal point of view and as the secretary of the Bencubbin Golf Club.

The draft master plan makes for interesting reading, the idea of a hierarchal grading of all current venues/assets into regional, district and local level potential/uses gives much needed structure to the way the shire council and community members view and subsequently allocate time, money and potential expansion ideas to all venues/assets in the shire of Mt Marshall.

The contentious issue of adapting and extending the Bencubbin Rec centre to create a regional quality sport and rec hub in Bencubbin is causing a surprising range of emotions. Whether this is driven by jealousy, fear of change or a perceived waste of money it shouldn't affect the decision making process. The money issue I see as being a tough one for people to get their head around, when you start talking millions of dollars it is an easy out to start complaining, it is an unfortunate reality of the state and times we live in that large six figure sums are the norm. Personally as a member of the Bencubbin Primary School P and C and a husband of a nurse I find it hard to understand state and federal policy when it comes to prioritising tax payer funds, but this is not the forum for that debate.

Compromise in the past has led us to the current predicament and should be avoided in the future at all costs, I see this plan set out by Treadwell as a great way for the shire to move forward and get things right the first time and ensure the future of the sport and rec infrastructure for my kids and generations to follow. The flow on effects for the shire will be hard to gauge now but I believe implementing this Master Plan will greatly benefit all who reside in the shire of Mt Marshall.

#### Developing the Bencubbin CRC into a regional level sport and rec hub

Personally I support this strategy, with the grant received and the indicative pricing for the plans that have been outlined it should be a building and centre that we as a shire can afford and be proud of. Anyone can look at a map and see that Bencubbin is the place for the regional hub and if it is going to happen

it needs to be in Bencubbin, and if it is going to be done then it needs to be done properly.

As a representative of the Bencubbin Golf Club I can say that the club is slightly divided on the issue but the fear of change and the fear of the unknown can be strong and at no stage in this plan can I see the golf club being adversely affected.

The short to medium term strategy of maintaining the Bencubbin Sports Club as our club house and looking at turning the unused bowling green as a golf practise centre is viewed positively. In the medium to long term if it was seen that the golf club and town would benefit from being moved and integrated into the Mt Marshall rec centre hub the Golf Club would be open to the idea of developing/changing the golf course with some conditions.

- The use of professional golf course planners to make the most of the land available and to maintain and enhance the features which currently make our golf course one of the more interesting courses in the district ie: Hole number 15 with its views from the tee on top of the rock out across the farmland and over town, which is the furthest part of the course from the rec centre.
- The investigation of implementing synthetic turf greens for the golf course which could be the future of golf, for a similar price tag as tennis courts with little or no maintenance, the leaders in the field can be found at [www.supremegreens.com.au](http://www.supremegreens.com.au) granted this is a long term pipe dream, but with a high standard golf course with state of the art technology Bencubbin could be seen as the place to be for golf and enhance the regional sporting hub.

#### Identifying the best options for the Mt Marshall aquatic centre

The issue of the pool in the shire to me seems to be a simple one with only two options. With the current pool well past its use by date in its appearance and 21<sup>st</sup> century safety standards and the proposal of building the regional hub at the rec centre the options in my view are

- One build a new pool at the Bencubbin Recreation Centre
- Two don't have a pool

While a pool is not a necessity, in our climate it is very much appreciated and I think we would all benefit from a new pool at the rec centre. As stated before

compromise got us where we are now, the best time to do something was twenty years ago the next best time is now.

I think this draft master plan is a massive step in the right direction for the shire of Mt Marshall and is an impressive and mature approach to an age old problem in our two town shire and one that will hold us in good stead for the 21<sup>st</sup> century.

Stuart Putt

Secretary Bencubbin Golf Club

0427862060

putty81@hotmail.com.au

**Received: 20 August 2015**

I wish to register that I agree with the majority of the Sports and Recreation Master Plan.

I believe that the Bencubbin Recreation and Sporting Hub is essential for the future development of the Region. We can be the central area for sporting and recreational activities for the region.

Swimming Pool:

I agree that there needs to research into the possibility of a new suitable and sustainable aquatic centre in Bencubbin. The upgrading and future running costs of the current facility is not cost effective. Water is a precious commodity and we need to look for a better solution in Bencubbin.

I also agree that the Beacon Recreation Centre be maintained to a district standard.

Regards

Sharon Kett

Stakeholder submission

I read with interest the Tredwell Report from Tredwell management Services and as a stakeholder find many issues of concern some of which I will mention in this submission.

Concern over costings and payments of the redevelopment. In brief- where is the money coming from? What is this "other income" which will become available- there are no details. In this economic and demographic climate is the Shire committing itself and the community to years of payments at the detriment of other shire necessities, payments & community good will? The 2015/16 Budget appears to be sailing very close to the edge of maintaining a healthy cash flow into the future..

Of concern is the current age of the shire residents & demographics (pg 2/3) which allows for approximately 320 rate payers. One would be naïve to imagine that a substantial increase in rates over the years of payment will not occur. Memberships & subscriptions of clubs using the complex will need to be increased and overall costings for facility use would also increase.

Of concern: who is going to use this "regional" complex. It would be an assumption that surrounding shires will utilise this complex anymore that they now use the current complex. Having spoken to persons within the Mukinbudin, Koorda, Nungarin and Beacon communities all are opposed to the concept of a Regional hub. The argument that the Bencubbin Complex will become regional is not proven.

Of concern is the possibility of a vested interest of some stakeholders. Were these stakeholders involved in any decision making relating to the new plan?

Of concern is the viability of some sporting clubs into the future. The Footy club like many clubs relies on paid players. The hockey club has no junior players to come up into the ranks of senior players. The bowling Club is one of the few clubs which may have increased growth. However their present membership of 30 is unlikely to be significantly increased. Allowing for possible change of demographics is the shire relying on an increase in shire population of young people? I feel the Trend analysis of alternative sports section, perfect fit, more than sports etc demonstrates clearly that overall Mt Marshall does not fit the criteria for possible funding for future trends and is unlikely to in the future.

Consultation

Councillors expressed the suggestion that a quality sporting complex may attract young people. I feel this is unlikely as research shows that a large percentage of young people also demand entertainment & food venues, shopping facilities, medical, transport and educational facilities.

Sport & recreational Groups

The general consensus here appears to be maintaining the status quo with emphasis being on the good maintenance of current facilities. The Sports Club has concerns about moving. The Tennis Club at Welbungin does not want to be moved into a sports complex in Bencubbin.

## Community survey

Summarised pg. 35/36 Clearly reports that 2/3-3/4 of community believe the existing facilities are adequate and ongoing & improved maintenance is required. Less than half respondents prioritised redevelopment of the Bencubbin Recreational centre

## Summary

Some years ago the Mt Marshall Shire ran a survey of community members regarding their administration of our community. Amongst the desired improvements were an improvement in accountability & transparency. It is my hope that submissions to the shire and decisions by the shire on the Tredwell Report will be accountable and transparent.

The proposed redevelopment of Bencubbin Recreation Complex has brought dissent and division within the Mt Marshall community. To survive we as a shire need to work together for the betterment of the shire & community. The proposed redevelopment does not do this. There is a case for improving some facilities especially toilet & parenting areas

As a stakeholder and a community member who has the interests & viability of my community at heart I am against the proposed redevelopment of the Bencubbin Recreational Complex as presented by the Tredwell Report.

Diane Morgan



.....

Community Stakeholder

Date 20<sup>th</sup> August 2015

**Received: 20 August 2015**

Hi Sally,

It has been great that there has been a review of our current sport and recreation facilities within the shire. I am also pleased that the Shire of Mount Marshall has secured funding for the redevelopment of the Bencubbin Recreation Centre. It was discussed in the report about the benefits of this upgrade. It will not only be a huge benefit to the residents of Bencubbin, but will also benefit residents in neighbouring towns and shires. It really needs to go ahead as the current visitors change rooms are appalling and the kitchen/bar/activities room are unable to cater for large crowds, such as home games vs Mukinbudin. The current toilet situation is unacceptable as the men's toilet cannot be used easily whilst there are players in the change rooms. Even on the evening of the community meeting, the activities room was not big enough. I am sure that there will be exciting times ahead.

Regards,  
Ben Sachse  
Phone: (08) 9685 1257  
Mobile: 0427 851 257  
Address: 319 Sachse North South Road  
Bencubbin WA 6477  
Email: [ben.sachse@bigpond.com](mailto:ben.sachse@bigpond.com)

**Received: 21 August 2015**

Hi Sally,

Further to my email last night, I'd like to add another comment...in section 9.2 (Sport and Recreation group meetings), I disagree with some of the points raised. One of the points raised by the Welbungin Tennis Club was that 'the club does not support major developments, as there would be an increase in rates and that the developments may not involve the entire community'. Whilst I myself are not the committee, I don't remember this point been discussed at any club meetings. From my point of view, I hope tennis can continue at Welbungin but the proposed improvements to the Bencubbin Recreation Centre should go ahead.

Regards,  
Ben Sachse  
Phone: (08) 9685 1257  
Mobile: 0427 851 257  
Address: 319 Sachse North South Road  
Bencubbin WA 6477  
Email: [ben.sachse@bigpond.com](mailto:ben.sachse@bigpond.com)

**Received: 20 August 2015**

D.W. & J.S.Walker  
319 Bencubbin/Kellerberrin Rd  
Bencubbin 6477

Mt Marshall Shire,

Bencubbin is a small knit community which would benefit greatly by having a recreation centre where all sporting facilities are in one location, in turn this would enable the people of Bencubbin to have just one central place for everyone young and old to enjoy and appreciate country living. It would be a great place to participate in sport or maybe to watch your children or grandchildren or just socialise. In this day and age everyone is more conscious of their health and fitness and upgrading the sports complex would be a great benefit for young and old. We also feel that it would be appealing to anyone that was thinking of moving to Bencubbin, it would be a great asset to our community, it would be well used and just because we live in a small country town doesn't mean we have to miss out on a great sporting complex that we can all be proud of and wanting to show it off to any visitors to our great town of Bencubbin.

We would also like to thank and congratulate the Mt Marshall Shire Staff and Councillors on their achievement of all the work that's being done and on receiving the funding to enable the sports complex improvements to go ahead.

Yours sincerely,

Dave and Jane walker

[j.s.walker@wn.com.au](mailto:j.s.walker@wn.com.au)

**Received: 20 August 2015**

To Whom it may Concern,

We believe the Shire of Mount Marshall should concentrate future investment, outside of maintaining roads, into tourism initiatives/accommodation and not into the Tredwell Sport and Recreation Master Plan.

Our already small and declining population struggles to keep our winter sports program running and only achieves this through importing paid players. Some teams in the Central Wheatbelt Winter Sports league (who would be using the new facilities proposed in the Tredwell report) import over half of their players and are finding it increasingly difficult to continue operating. Kalannie Hockey Club withdrew from competition in 2014 and their Football and Netball sides are considering folding after this current season concludes. It is not all doom and gloom for Central Wheatbelt Sport going forward but we find it financially irresponsible for the Shire of Mount Marshall to be investing so heavily in new sporting facilities when the existing facilities at Bencubbin are more than adequate for the level of sporting activity in the district.

We are greatly concerned that the facilities proposed in the Tredwell report will be an ongoing debt burden to the Shire of Mount Marshall. As rate payers we will be ultimately responsible for the facilities annual operating costs and maintenance. These extra costs inflicted by the "build it and they will come" philosophy will dry up funds for other projects in the future which may actually provide benefit for the shire. We believe the improvement of accommodation, camping sites and local attractions for tourism along with the promotion of the Mount Marshall Shire as tourist destination would be a better focus for the shire than the expensive gamble that is the Tredwell Sport and Recreation Master Plan.

Regards

Shane and Vanessa Munns

**Received: 20 August 2015**

Public submission from Beacon Country Club

First of all, by building this new facility, how much of an impact is there going to be on the out lying towns social life by encouraging this "Regional Centre" and drawing people away from there own community which will have an impact on survival of establishments that are the hub of our local community.

If you are going to have a liquor licence in this building, how are you going to manage it? Will you have a paid manager, and has this been budgeted for?, or are you going to run it along the Mukinbudin sports complex? And if you are going to make it the central area for sport etc, how are the other towns going to be compensated for loss of income at there home venue?

How are you going to run it? Is it going to be a shire owned asset or is it going to be a donation from the shire to the community of Bencubbin? Who will be responsible for the maintenance costs of it? If Bencubbin community managed/owned fair enough, Bencubbin community can provide maintenance on it, if it's shire owned/ managed, well there are a few other publicly owned buildings in this community of Beacon that are for the public that will be requiring maintenance costs as well.

We do not want all sports that have been highlighted in the tredwell report going to Benny as it is going to have a massive impact on the financial impost on other organisations.

As highlighted in the report, all the good facilities and the lowest ranked facilities, surely you can fix them up apart from visitors change rooms at Benny which should be condemned.

The Beacon Country Club is the major community hub of the community of Beacon, and yes we do acknowledge the contributions by the shire in the past but it must not be forgotten that that contribution was a big help, we have an aging building and are going to need financial help to maintain what we have. We must forget this current "It's not shire owned, so we can't help" attitude that seems to exist at the moment. If this is to persist then we question the viability of this project.

We endorse what is written on page 28 of the report under Beacon Country Club/Bowls Club summary in that a maintenance fund to keep necessary repairs for public safety as we all are in a population decrease and we are doing our very best to keep costs to a minimum.

There seems to be a perception that the Country Club is not part of the Bowling Club, this is a false statement, without the club, bowls will not have a home base. Without bowls the Club may need to reduce hours during summer months, so we both need each other in order to survive.

Brett Clark  
President  
Beacon Country Club

**Received: 20 August 2015**

Hi Sally

Please allow me to commend the Shire on a well put together, researched and meaningful document in the Sporting & Recreational Master Plan. I am supportive of the strategies and their ranking and provide the following comments:

- 1 Continue to Develop Bencubbin Recreation Complex into a regional level community sports and recreation hub**
  - a. Will provide a valuable asset to the greater region.
  - b. Bencubbin, being geographically central to regional sporting competitions, is a logical location for such a facility.
  - c. Potential for large scale events, providing economic benefit to the region.
  - d. I note there are recurring comments throughout the document describing low morale due to declining population and lack of employment opportunities. Significant investment in the region will go some way towards addressing these issues and giving the community a sense of optimism about the future and I congratulate the Shire on successfully securing \$990,000 towards this project.
  - e. I don't support the relocation of the Welbungin Tennis Club to Bencubbin on the basis that it is against the club's wishes, there is currently strong membership and although aging, the facilities have a character and atmosphere that once lost can never be regained.
  
- 2 Continue to maintain and enhance Beacon Recreation Complex as a district-level community sports and recreation facility**
  - a. Meets the wishes of the community.
  - b. Extension to the Men's Shed supports an aging population.
  
- 3 Establish best value options for the future sustainable and equitable provision of aquatic facilities across the Shire**
  - a. Constructing a new 25 m pool would compare favourably against repairing/upgrading the existing Bencubbin Pool.
  - b. Collocation of a new pool at the Recreation Ground negates the need to duplicate ablutions.
  - c. Economic benefit of running and maintaining a smaller pool over the long term.
  - d. Water playground in Beacon is a fantastic idea and would provide immense social benefit.
  
- 4 Establish the Shire of Mt Marshall as a noisy and hard-to-locate sports/activities destination**
  - a. Great idea to provide a point of difference from neighbouring Shires.
  - b. Potential economic benefit through tourism.

I support the remaining strategies for development over time.

All the best

Tanika McLennan

**Received: 20 August 2015**

Public submission from Beacon Bowling Club.

First of all this submission is from the Beacon Bowling Club and the Tredwell report references should be the Beacon Bowling Club

By building this new facility, how much of an impact is there going to be on the out lying towns social life by encouraging this "Regional Centre" and drawing people away from there own community which will have an impact on survival of establishments that are the hub of our local community.

If you are going to have a liquor licence in this building, how are you going to manage it? Will you have a paid manager, and has this been budgeted for?, or are you going to run it along the Mukinbudin sports complex? And if you are going to make it the central area for sport etc, how are the other towns going to be compensated for loss of income at there home venue?

How are you going to run it? Is it going to be a shire owned asset or is it going to be a donation from the shire to the community of Bencubbin? Who will be responsible for the maintenance costs of it? If Bencubbin community managed/owned fair enough, Bencubbin community can provide maintenance on it, if it's shire owned/ managed, well there are a few other publicly owned buildings in this community of Beacon that are for the public that will be requiring maintenance costs as well.

We do not want all sports that have been highlighted in the tredwell report going to Benny as it is going to have a massive impact on the financial impost on other organisations.

As highlighted in the report, all the good facilities and the lowest ranked facilities, surely you can fix them up apart from visitors change rooms at Benny which should be condemned.

The Beacon Country Club, which is also our home base, is the major community hub of the community of Beacon, and yes we do acknowledge the contributions by the shire in the past but it must not be forgotten that that contribution was a big help, we have an aging building and are going to need financial help to maintain what we have. We must forget this current "It's not shire owned, so we can't help" attitude that seems to exist at the moment. If this is to persist then we question the viability of this project.

We endorse what is written on page 28 of the report under Beacon Country Club/Bowls Club summary in that a maintenance fund to keep necessary repairs for public safety as we all are in a population decrease and we are doing our very best to keep costs to a minimum.

There seems to be a perception that the Bowling Club is not part of the Country Club, this is a false statement, without the club, bowls will not have a home base. Without bowls the Club may need to reduce hours during summer months, so we both need each other in order to survive.

We are trying to get some upgrades done to our club house from a Bowling Club point of view, which happens to be the Beacon Country Club, from unspent Grant money, from a under budget project that was allocated to the Bowling Green Project but, it has been re-allocated to the Over-budgeted Bencubbin Bowling Green Project, which we are very disappointed in. Small amount requested, large sum re-allocated to Bencubbin.

Relocating was never ever and will never be on the cards so we are sure that a little bit of financial assistance for maintenance and up keep will go a long way as we stayed were we have a home base.

Brett Clark  
Secretary Beacon Bowling Club

20.08.2015

Sally Morgan

Community Development Officer

Shire of Mt Marshall

PO Box 20

Bencubbin WA 6477

Dear Sally

On behalf of the members of the Bencubbin Bowling Club I wish to support the Draft Sport and Recreation Master Plan for the Shire of Mt Marshall.

Our club particularly supports the proposed upgrading of facilities at the Bencubbin Recreation Centre as it will provide much needed amenities logistically situated near the new Bowling Green. This will improve spectator viewing and comfort, the bar facilities and coolroom storage. It will also allow more comfort for meals for participants of large events such as the Pennant and League events. At present, meals are served in the mail hall which is not air-conditioned and can become quite uncomfortably hot in the height of summer.

The relocation of the Bowling green has been an outstanding success. It has saved club volunteers many hundreds of hours of work and has been exceedingly well received by other clubs who play events in Bencubbin. We now do not lose League events to other venues as has happened in the past. We now have a venue that meets the standard of all other clubs. It has also attracted younger players who were formally unwilling to become members due to the expected amount of volunteer time.

Yours sincerely

Brett Millar

President, Bencubbin Bowling Club

**Received: 20 August 2015**

To whom it may concern

As a rate payer and member of the Mount Marshall community I would like to let it be known that I am not in favour of the proposed "multiplex" to be built in Bencubbin.

As the Treadwell report states that the population count is as of 2011, off the top of my head I can think of several families that have left the Beacon town site in that time including :the managers of the general store which are a family of 6, The managers of the country club a family of 5, the owner/partner of a local business which is a family of 8, A young lady and her 2 children and an ex farmer /contractor and his wife and 2 kids.

Now I'm no maths wiz but when the new shop manager is single , the new club manager is single, the new partner in said business lives in another town in a different shire that gets me thinking that Bencubbin must be the same as is every other small country town in WA.

The point being that there is no chance that in even 2 years time there will be the population in the Mount Marshall shire to warrant spending that amount of money. Rate payers will be footing the bill for a white elephant building for years to come.

Treadwell report uses Nungarins complex as an example of a great regional development ,are they going to leave what they have spent their hard earned dollars on to come to Bencubbin for all their sport?

Simple maths people.

James Grant.

**Received: 20 August 2015**

Hi Sally

In going through the sport and rec master plan it is really great that we have a plan to work with and not drifting along as previously were. This is not just from the Bencubbin footy clubs point of view but all angles have been looked at for sport and opportunities in our communities going forward.

The redevelopment of the Bencubbin complex I believe will be a great asset and ever a platform to be able to attract region events even state events to our part of the world.

I think yourself and the shire need to be commended for the work on this and for being able to attract the \$990 000 of federal funding so far. The fact that federally they thing it is a good project is testament to the hard work put in to this plan.

Some comment has been made re seven million dollar project but only one project is going ahead the rest is a plan so we have something to refer to but not set in stone.

So thankyou for your work in getting this plan out there because as a rate payer I can now see my rates being spent in a planned and professional manner.

Thankyou

Peter Waters  
Sent from my iPad

**Received: 20 August 2015**

Hi Sally,

We would like to pledge our support for the Mt Marshall Sport and Recreation Master Plan. We see sport and recreation as a vital ingredient in the ongoing functioning of rural communities. We live in a neighbouring shire which has hardly any sport happening at all, which is a bit sad as it has just been allowed to fall away to nothing, so this is a great opportunity for Mt Marshall to set itself up for a very bright future.

We have three young family members working on and looking to take over our family farming business in the coming years, they are heavily involved in participating in and running these sports in Bencubbin and wish to continue doing so. Even though we are not ratepayers of the shire we would be prepared to contribute in some way (eg. financially or in kind ) to help make this plan come to fruition.

As we already spend a lot of time travelling large distances to various activities and amenities out here this is a chance to have up to date sport and rec facilities in our own Central Wheatbelt area. Hoping a favourable decision can be made.

Regards Greg and Lyn Yates

**Received: 20 August 2015**

Hi Sally,

Feedback for the sport and recreation plan is below.

**Strategy 1**

The development of the sports ground at Bencubbin is an amazing opportunity and something that will benefit the whole Shire in years to come. Been central to surrounding wheatbelt towns in our sporting leagues, it geographically makes sense and is somewhat behind its times as it has been discussed for years. It's great to see it is coming to fruition, it will provide better sporting opportunities for the next generation and the people in my age bracket.

**Strategy 2**

It is very important to maintain all facilities within the Shire as sport is the fabric of the wheatbelt. As a club in our sporting league it is imperative that it is kept at a high standard as from a football perspective bringing more and more people from Perth into our league they need to see out facilities are looked after and kept to a high standard.

**Strategy 3**

I think out of all the projects the Pool is one of the most important things, if it comes to a time where other sporting leagues close, our kids will always want to swim. I would be fully supportive of whatever it takes to get to the bottom of the issues with the current pool, if this means relocating it then so be it.

**Strategy 4**

As someone who doesn't use these facilities I don't have a strong opinion as I do for the other projects but I can see how the upgrades would benefit the community if funding is available.

**Strategy 5**

Twenty years ago I would have loved the things proposed in this strategy, so I can only assume the youngsters of today would as well. It adds a great facility for young families moving to our towns.

**Strategy 6**

As my handicap is going nowhere with my persistence of golf, I would be all for any kind of golfing precinct and practice area. The bowling green is currently unused at the moment and this would be a easy an unique area for not just golfers, but juniors an family and friends to come an enjoy the frustrations of golf.

**Strategy 7**

Probably unreasonable but a game changer if it can get off the ground and is feasible.

**Strategy 8**

Not really an interest of mine but if it will attract out of town attention or could be used for events is worth investigating.

Thank you  
Michael Putt

Thursday, 20 August 2015

To Whom It May Concern,

We are writing to you to express our concern at the building of the proposed Mt Marshall Multiplex and the Tredwell Report that was recently undertaken.

We feel that the building of the Mt Marshall multiplex is a waste of shire funds and will cost the rate payers a lot of money over the years. We believe that this facility will eventually become a white elephant. We are all for the shire building new facilities in each town situated in the shire. We believe however that the proposed facility is an overkill. We feel the best way to spend shire funds is to maintain current facilities in each community, facilities which we believe and other survey respondents believe are adequate for the current and future amount of sports and recreation that will be undertaken in the shire. We also think that such a facility will not be utilised to its full potential in such isolated communities and communities which are aging and declining.

The Shire of Mt Marshall is not big enough to support a regional type hub Rec centre, especially as regional type rec centres already exist in neighbouring local governments in Merredin and Northam. Local government areas which have the population to support such facilities but yet struggle to make ends meet.

It is also our concern that the running of such a facility will cost the shire more money, we believe these costs will be passed onto the rate payers. We struggle to see how such a facility will make the shire money and in turn the shire will have to provide funds from other areas in order to maintain a very large facility that we believe will be rarely used. A smaller facility could fill the void needed in Bencubbin and not cost the rate payers large amounts of money over many years. It also our belief that the submission to the funding facility was over exaggerated in terms of providing 5 full time staff members. The number of sporting events in the wheatbelt and population of the Mt Marshall shire do not support this assumption.

Transparency throughout this process has been very poor. From our understanding the original figure of the building is not the only costs involved in the process. From what we understand it is going to cost at least double the original \$2.7 million dollars to finish the entire Mt Marshall multiplex which was

proposed at the time of the Tredwell report. Cost that the rate payers and public have not had an opportunity to comment on.

We feel that shire funds could be better spent on a number of other projects to improve the lives of rate payers. If I was to be selfish, one project is the Beacon mobile phone tower. It is our understanding that funding has been received to build a mobile tower in the town of Beacon. If this is the case then we believe this tower will not improve mobile coverage on our farming property. But alternative placements options (which we believe will improve our mobile coverage) have been put forward to the shire but have been knocked back due to costings. I can understand why this is so but I am frustrated because reliable mobile service is very advantageous when running a farming operation and unreliable mobile service (which we currently have and unless the tower is placed in the correct area will continue to have) can be stressful, frustrating and costly to business owners and managers. If the same rate increase to improve mobile service was proposed to rate payers that are not gaining any benefit then we feel that they would be as upset about this project as we are about the building of the MT Marshall Multiplex.

We hope the above concerns can be taken into consideration before any major decisions are made on the proposed Mt Marshall Multiplex.

Regards,

Joel and Aoife Lancaster

**Received: 21 August 2015**

Hi Sally,

I grew up in Bencubbin and have played football in the town for the past 7 years. I also visit when I can. Having a draft plan like this makes a lot of sense. For all concerned a professional plan like this draft is really important with planning for the future. I think the town and surrounding communities would have a huge benefit from the works proposed at the Bencubbin Recreation Centre. I was really happy to hear about the successful funding application for this and that it's going ahead. The current facilities in my opinion really needed an up-grade. The visitors change rooms are very run down, as well as the kitchen and bar areas. The winter sporting fixture is what keeps the community going, as it is a very social thing as well which is what makes it as good as what it is. If this was taken away from the community, it wouldn't be good for the town and community.

I also think that Bencubbin is a very important town/ location for the sporting leagues, as it is very central. I think the location would be ideal to have great facilities available for not just the Bencubbin community, but the surrounding ones also.

Kind Regards,

Adam Sachse

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## Submission on Draft Mt Marshall Sport & Recreation Plan

As a former long term employee at the Shire of Mt Marshall, I am concerned with particular parts of this draft report and feel that generally it should be made more transparent. In particular, my main concerns are:

1. In dot point 4, in section 9.1, a comment from the Councilor's states, that "Pool Facility in its current condition is losing the Shire a significant amount of money (due to leakage and maintenance requirements). A new aquatic facility is required but the appropriate location and specifications are still to be determined." As the Engineer at the Shire from 2001 to 2011, one of my tasks was to manage the Mt Marshall Aquatic Centre from a maintenance perspective. I have prepared and attached a statement showing mainly Actual Costs from the Budgets for the Aquatic Centre during those years (at the back of this submission) that shows a breakdown of wages and normal operating costs Vs maintenance costs Vs capital upgrade costs over this time. As can be seen from 2000/1 to 2009/10, the average maintenance costs for this facility was \$21,890 per year, with variation from \$6,136 to \$37,141 per year. Bigger ticket maintenance items like pool bowl painting that should be done every 4-5 years is the main reason for these spikes in annual maintenance costs. As can be seen from the water costs, leakage of this pool bowl does occur (all pools leak to some degree), and when the leaks get bad they are fixed. In the 2007/8 year, the pool was losing on average 45,000 L of water per day (as read daily from the water Meter at the front of the Pool), and should have cost the Shire nearly \$20,000 in water costs that pool season. Watercorporation and the Shire came to an agreement due to the excessive leakage (which was affecting the Bencubbin town water supply) with the proviso that we would fix the leaks following the pool season, and the actual water costs were \$3,831 in our accounts for that Pool season. In October / November that year I located the leak (in the return pressure pipeline under the pool bowl) and with the help of a couple of the outside crew members we fixed the leak at a cost of around \$6000. We also got a Contractor in to re-grout the three joints and a couple of other cracks in the pool bowl at that time, spending a total \$ 9,456 on Maintenance at the Pool. The next pool season the water cost went back down to \$2,378, the lowest water cost for at least 19 years, and virtually the pool was not leaking any water. This cost would be purely for filling the pool and water loss due to evaporation, backwashing and loss from patronage. Ongoing re-grouting of these joints needs to be monitored and done at a minimum every 3 years, and any cracking also needs to be checked and re-grouted. This is not a large cost. In 1997, following the 1995/96 pool season, Aggie Gracie and John Fitzpatrick (Shire Councilors at the time) fixed a similar sized leak in the same return pipe for a similar cost. The water costs went back down again the following pool season – as can be seen below.

At the end of the 2007/8 pool season when we lost this significant amount of water, I had very little knowledge of the leakage history of this pool. Subsequently I caught up with Aggie Gracie to discuss how they fixed the water leak, and what they found at the Aquatic Centre in 1996, and I also checked water cost records for this facility on the Shire's current financial system (Logis) back to the 1989 / 90 financial year and found the following annual water costs:

Fin. Yr	1989/90	1990/91	1991/92	1992/93	93/94	94/95	95/96	96/97	97/98
Water Costs (\$)	\$ 10,128	\$ 14,342	\$ 16,611	\$ 15,278	\$ 8,968	\$ 12,137	\$ 13,907	\$ 5,674	\$ 3,804

Fin. Yr	1998/99	1999/00	2000/01	01/02	02/03	03/04	04/05	05/06	06/07
Water Costs (\$)	\$ 5,156	\$ 5,915	\$ 2,800	\$ 5,804	\$ 7,752	\$ 9,222	\$ 8,392	\$ 6,804	\$ 5,304

Obviously unit water cost rates have increased over the years (and significantly of late with this current government) and this needs to be considered when comparing water usage over the years. The other major factors affecting yearly water usage are whether the pool has to be refilled after work on the bowl at the start of each season, and the harshness of the summer and the amount of evaporation.

Water usage over the last 25 years as highlighted in this submission, shows that the pool has leaked far worse than current for a fair majority of its 40 year life and it has been fixed and maintained at reasonable costs by the Pool Managers of the time. From my recent consulting work with other regional Councils it is apparent that all large Public pools leak to some degree, and require maintenance. Our current Pool water leakage issue is not unique to this Shire and not to this point in its life.

The last Condition Report the Shire had commissioned for the Mt Marshall Aquatic Centre in the 2003/4 financial year, showed the pool bowl was in good structural condition and "the concrete pool

shell has an expected life of 100 years, with a predicted life for the coping of 10 to 15 years". This report is extensive (33 pages long) and followed an intensive onsite investigation. It was completed by Rob Horn from Available Energy / Engineering Consultants at a considerable cost to Council. I request that this report be included in this Draft Mt Marshall Sport & Recreation Plan.

What is extremely concerning about my attached financial summary of Pool Operation Costs, is that the Shire's current year budget shows a 2014/15 actual maintenance cost at the pool of \$60,491, and a budgeted cost for this financial year of \$46,261, a total of \$ 106,752, and the apparent leak in the pool has not been fixed. I would hope the responsible officer at the Shire is currently organizing to have these leaks fixed and this projected cost is contributing to this higher than normal budgeted cost. If this potential cost is not included in this budgeted account, then this statement should be removed from this draft Report. I also seek clarification as to why the budgeted accounts for wages and training of the Pool Managers has significantly dropped from the actual costs for these accounts last financial year, given that it would be expected the pool will open this year the same hours as last year. I also seek clarification as to whether the pool gardening costs are being included in the Aquatic centre Maintenance Acct (1121111). If not, can you please advise what account these costs are being directed to? Taking CPI into account, the total annual pool operation costs from this financial year to the average cost over the 10 year period from 2000/01 to 2009/10, is not a significant amount of money. The existing pool facilities may currently require some additional maintenance, which should reduce near future maintenance costs as history has shown. Given that a new pool facility would cost in excess of \$ 2.25 Million to fully construct, these current additional maintenance costs are not significant and this generalized statement is incorrect and should be removed from this draft report.

History shows that this Aquatic Facility (like all similar Aquatic Facilities) requires ongoing maintenance and if managed carefully it can be done economically. I believe that this Aquatic Centre is important to this Shire and the main component, the pool bowl, is structurally sound and does not need to be relocated, and ongoing maintenance and Capital Upgrade work should continue at this facility in its present location.

2. That the entire section 7 – Shared Use Facilities – has even been considered to be included in this draft Report. We have less than 500 persons in our Shire, and I don't believe this is anywhere near the required population (nor is it looking likely that our population will ever increase over a significant amount of time) to warrant co-locating sporting facilities. Other larger nearby regional centres like Merredin and Kellerberrin have co-located their sporting facilities at large costs mainly via Royalties for Regions funding, and even with their populations being at least 4-5 times our Shire's population, these Shire Councils are now heavily subsidizing the operation of these co-located sporting facilities via rates. Apart from the initial up front cost to co-locate sporting and recreation facilities that we cannot afford, this subsidization of the ongoing operation of these facilities will only become a greater financial burden to our ratepayers. I believe this entire section should be removed from this report.

In conclusion, I believe that the Sport & Recreation facilities we currently have in our Shire meets or maybe even exceeds our requirements, and there is no warrant for further facility extensions or co-locating of facilities. This belief is mainly due to our ever declining population, and the resulting uncertainty of the future of our sporting clubs. For instance from 2007/8 to 2013/14, I personally as Secretary / Treasurer, have had to wind up the books for 3 senior Cricket Clubs and the Central Wheatbelt Cricket Association that have folded due to lack of numbers. This was for the Beacon Cricket Club in 2007/8 after we amalgamated with Wialki, for the Beacon / Wialki Cricket Club and the Central Wheatbelt Cricket Association in 2012/13, and more recently the 2 year old Beacon / Bencubbin Cricket Club mid year in 2013/14. So in six years, we have lost 3 senior cricket sides in our Shire due to lack of numbers from population reduction. Given this personal experience and the fact that there is now a focus on sustainability, I believe we should be treading forward carefully and preserving our current Sport & Recreation facilities, not adding to them and creating additional operating costs. This Draft Report should really be focusing on the preservation of our existing Sport & Recreation facilities. Unfortunately, I believe it does not focus sufficiently on this, but more on some existing facility extensions or co-locating of facilities that is unaffordable.

Yours Sincerely



Rod Munns

**MT MARSHALL AQUATIC CENTRE POOL COSTS - 2001/2 TO 2009/10 & 2014/15 TO 2015/16**

Year	Wages & Regular Operating Costs					Pool Maintenance			Capital Upgrades	Annual Total	Comments
	Salaries & Training	Water	Electricity	Chemicals	Other	Misc. Maint	Structural Feasibility	Pool Bowl Painting			
2001/1 (Actual)	\$38,526	\$2,800	\$6,371	\$4,703	\$4,703	\$6,136			\$6,136	\$60,576	
2001/2 (Actual)	\$41,327	\$5,804	\$5,751	\$4,049	\$2,040	\$11,351	\$0		\$11,351	\$70,322	
2002/3 (Actual)	\$41,005	\$7,752	\$5,205	\$4,246	\$2,040	\$18,717			\$18,717	\$78,965	
2003/4 (Actual)	\$44,062	\$9,222	\$5,247	\$6,060	\$2,100	\$22,704	\$12,600		\$35,304	\$112,995	Year Bec Watson took over Pool Manager's job - shared with CDO position and reason that wages dropped.
2004/5 (Actual)	\$32,135	\$8,392	\$5,514	\$3,055	\$2,100	\$3,716	\$5,400	\$20,000	\$29,116	\$80,312	
2005/6 (Actual)	\$24,410	\$6,804	\$4,856	\$4,142	\$2,461	\$19,085			\$19,085	\$79,147	
2006/7 (Actual)	\$24,946	\$5,304	\$5,500	\$2,629	\$1,081	\$37,141			\$37,141	\$76,601	
2007/8 (Actual)	\$24,567	\$20,000	\$5,797	\$5,838	\$2,420	\$21,400			\$21,400	\$89,491	Start of 3 x Part Time Pool Manager's. Year pool opened late in November as Major Leak in Return Pressure Pipe was fixed by Works Crew and Myself in Oct / Nov 2008 at a cost of \$6000.
2008/9 (Actual)	\$29,414	\$2,378	\$3,430	\$1,464	\$2,720	\$9,456			\$9,456	\$82,342	
2009/10** (budget)	\$58,963	\$8,000	\$5,000	\$5,000	\$3,000	\$82,463	\$25,000	\$25,000	\$25,000	\$122,863	We stabilised the pool bowl by pumping 7m3 of grout under pool floor from 25m to Diving Well at a cost of \$35,000 in Sept 2011. Pool Surround Fencing got completed early in 2011.
2010/11						\$577,708			\$212,706	\$847,714	
Average Yearly Wages & Normal Pool Op Costs from 2000/1 to 2009/10										\$21,271	Average Yearly Pool Maintenance Costs from 2000/1 to 2009/10

Year	Salaries & Training	Water	Electricity	Chemicals	Other	Bus Subsidy	Total Wages	Misc. Maint	Structural Feasibility	Pool Bowl Painting	Total Maint.	Capital Upgrades	Annual Total
2014/15 (Actual)	\$35,974	\$15,850	\$8,164	\$9,024	\$7,804	\$3,361	\$80,177	\$60,491	\$0	\$0	\$60,491	\$0	\$140,668
2015/16 Budget	\$27,581	\$12,200	\$6,300	\$7,000	\$6,000	\$2,600	\$61,681	\$46,261	\$0	\$0	\$46,261	\$0	\$107,942
							\$144,858				\$106,752	\$0	\$248,610

Note \*\* - For the first time in 2009/10 the Pool Managers did not do the Pool gardening and a NEW Pool Gardening Act was created in this budget for the Bencubbin Town Gardeners to do this work - \$ 5,981 (I believe the actual cost was much higher than this figure budgeted). These gardening costs have obviously now been included in the Pool Maintenance Costs, as there is no account for this shown in the aquatic centre section of schedule 11. The Wages & Training costs are higher than normal due to \$13,500 of training costs in this figure for this financial year

Note - this budgeted figure in this year's budget (cell highlighted in green) is odd. The yearly salaries and training should remain near constant with some slight growth.

I cannot accept the recommendations of the Tredwell report. It is focussed on only one aspect of the shire and has not considered the bigger picture. I believe it is built on false assumptions. There has been very little consultation for a project of this size. Some ratepayers were not even aware of the project two weeks ago. There is no thought as to the effects such a commitment will have on the ratepayers or future needs of our shire. I think this needs to be discussed with all ratepayers before any further commitment is entered into. I do wonder if neighbouring shires have been consulted on this hub. People will not come to a building just because it is there.

I am aware that the concept of regional sports facilities has not worked in Merredin or Narrogin. Narrogin is used very regularly but the facility is costing the Narrogin shire dearly and they have been unsuccessful in getting additional funding from surrounding shires which use the facility. Mt Marshall Shire needs two towns. The message from the current shire council is that the shire can't afford to support both Beacon and Bencubbin. Mt Marshall is one of a handful of wheat belt shires where the population lives up to 100km from the Shire offices they all have satellite towns. Beacon has been told not to expect any funding for "private" facilities. Facilities that are owned by the community and were developed by the community because the shire would not provide them. Facilities which the shire has subsequently provided in Bencubbin. To say this is a town vs town thing is showing a lack of understanding of what is occurring. All residents deserve to have a fair go when it comes to spending shire money and again I state we need to do all we can to ensure the survival of both towns.

As a resident and ratepayer of the Mt Marshall shire for 50+ years I would like to express my concern at the proposed funding, (and I believe an even bigger maintenance problem in the future) of a new sporting facility in Bencubbin. We are not building sporting facilities for our grandchildren we are making it very difficult for them to do the things that may be needed in their lives. A time when the existence of sporting teams is very much in question. I have lived north of Scotsman road all my life and have seen the population of the area fall to about 10% of the 1970 figure. Today there are nine couples living north of Scotsman road. There is one child, not yet 2y.o. Five of the couples are over 70 years old. Only one is under 50. Three of the couples are semi-retired and spend a considerable amount of time off their farms.

A big majority of the people moved on because they were too isolated, not from the city or a major regional centre but from the local town. Driving 40 km to get to a shop, school, sporting event or other social activities becomes too much. If Beacon can no longer provide facilities the Scotsman road scenario would extend 25 km further south and others would go to bigger towns for their shopping etc..

Some people who help farm the area, workers and children, come from Beacon or homes closer to town. They travel 20- 50 km now. These people will not travel 50 to 100km every day for work. A large portion of land in the north of the shire is controlled by absentee owners who either lease the land or are here for 4 months of the year to grow a crop. If land values were at levels of ten years ago I estimate between 60,000 and 150,000 Ha would be sold. These people contribute nothing but rates to the Mt Marshall area. The CEO has already stated in an open letter that the valuations decreased in the Shire last year. The scenario will be much worse if facilities are not maintained in Beacon. They can't sell at the current price because no-one is buying. This land will eventually be sold but at greatly reduced values. Which could have a snowball effect as equity in the area is eroded. The lack of mobile phone service is a large impediment to any prospective buyers. I am aware of at least two families who would spend more time on their farms but are deterred by the lack of phone service. One family currently farm 3000 Ha, 1500 of which is leased. They have told me that if there is no service by the time the lease runs out they will sell and take a smaller holding in a less isolated area. This and other issues need consideration. The capital tied up in a "sporting hub" and ongoing maintenance will condemn the north of the shire to "outback" status forever.

The point I am making is we need to maintain both towns as any further devaluation of land will be detrimental to our shire and mean less people will be paying much more than estimated in this report. The shire have already spent large sums of money on sporting facilities in recent times. The capital tied up will not allow for any other projects which may be necessary. The timing is puzzling given the amount of debt the farmers in the shire are facing. All this in a town which asked not to host local sporting finals because they did not have the population to do it and whose current facilities are better than the majority of the central wheat belt league.

Max & Joanne Lancaster

**Received: 21 August 2015**

# *TA & D Boyne & Sons*

ABN 98 690 638 903

Cornish Road, PO Box 76

KOORDA WA 6475

Phone/Fax (08) 9682 1012

Mobile 0428 821 013 or 0427 841 296

Dear Sally,

We are concerned with the proposal of the new building in Bencubbin and the excessive expenditure.

There has been no communication with us as rate payers of this proposal.

Whilst there may be a need for some upgrades we feel that this proposal is excessive as it is not a very financial time for a lot of farmers and rate payers in general, we feel a rate increase is not justifiable at the present time.

Consideration needs to be given to the declining numbers of people in the Shire and surrounding Shires.

Regards,

Fran Boyne

21<sup>st</sup> August, 2015

Submission Re: Draft Sport & Recreation Master Plan 2015 for Shire of Mt. Marshall

After ploughing through the Treadwell Report (which was so repetitive and irrelevant we lost interest a quarter of the way through) we are of the opinion that to expect community members to believe in the viability of such a misguided plan is farcical, and does not augur well for the future of the Shire of Mt Marshall, should it ever go ahead.

The results of a survey, that we had no knowledge of, appears to be a spurious attempt to push forward a 'wish list' of WANTS rather than NEEDS of a select few in the shire.

To propose that the Shire of Mt Marshall become a 'regional hub' reads like something from a fantasy novel!

It's laughable to believe that a shire with a declining and aging population, where employment is getting more and more difficult, businesses are closing and volunteers are becoming few and far between, can attract surrounding shires, and/or people from further afield to not only attend the proposed regional events, but, also appears to promote the shire as a place of employment opportunity with access to a myriad of different sporting codes from which to choose. This is despite the facts that our shire and those surrounding us continue to decline.

As ratepayers we are totally opposed to funding what will essentially be an extremely expensive White Elephant, which, because of our location, puts it well out of our reach both financially and logistically. Why should we contribute towards something that will be of no benefit to us personally??

We could outline many other reasons why this is not a rational proposal. Suffice to say that anyone with half a brain could deduce that this plan should have been left dead in the water, before it even got off the ground; which may have happened, if there had been the correct community consultation before moves were made to apply for funding.

Angela and Tom Grant  
North Wialki

21 August 2015

Received: 21 August 2015

## Response from Beacon Community Recreation Council to the "Tredwell Sport and Recreation Master Plan"

- We value our sporting facility and recognise the importance of maintenance and support to keep our sport alive in our towns. The existence of a healthy sports competition goes further than the actual sport. The health, spirit and sense of community are enhanced by our individual sporting teams and this has been demonstrated in the plan's findings.
- Hierarchical system is a concern for all other facilities when finances are tight, as is likely to be the case for the next 20 years.
- Don't agree with renaming the Bencubbin Complex - loss of identity for both towns.
- Bencubbin Complex will never be a sport and recreation hub - only a district one: just talk to anyone from the neighbouring towns to know that.
- Re-occurring themes: decline in population, age demographic of rural areas - we need to be addressing aging demographic while maintaining current facilities.
- Ideas around recreation in the Mt Marshall Reserves/ Off-road events may have a future fit if it can show to be a net benefit.
- The cost of sports hub idea is just way too expensive for our population to service in light of total budget requirements - will mean big rate rises. There will be no ability to support other activities.
- A full cost / benefit financial analysis needs to be developed with plans for the future and not a "I think it's a good idea, let's do it regardless of the long term financial implications."

Chris Kirby  
President  
Beacon Community Recreation Council

## SUBMISSION IN RESPONSE TO THE SPORT & RECREATION MASTER PLAN

### POPULATION DECLINE

Population decline has been highlighted as a major concern by almost all respondents to the survey. With this in mind, it seems irresponsible to commit major expenditure to building more facilities, particularly when *"Three quarters of the Mt Marshall population believe there are enough existing sporting facilities in the Shire"* and *"Three quarters of the Mt Marshall population believe sporting facilities are in good condition generally."* Many clubs in our Winter Sports Association struggle for player and volunteers, with some towns having to discuss the real possibility of folding should the population statistics continue their downward trend. Young people in our towns are leaving for regional and metropolitan areas due to further study and employment opportunities, and I do not believe that recreation facilities alone are going to result in an increase in population. I have been teaching in both Bencubbin and Beacon Primary Schools since 2000 and I would be hard pressed to name more than a dozen past students who reside in our shire as adults.

Sporting club numbers over a longer time period should have been requested to more accurately reflect membership history. This will reveal a general decline in almost every sporting club. It would have been important to also ask for clubs to break down membership numbers to reveal local and non-local members. Football clubs rely on making enormous fund-raised payments to non-local members who travel, mainly from Perth, and keep the struggling clubs going. Volunteers, many of them already suffering from burn out, work doggedly and contribute personal finances to raise this money which leaves town with these players after the game on a Saturday night. Unfortunately, without these players there wouldn't be any football. The local/non-local membership breakdown may also highlight clubs drawing 'regional' members, such as the Beacon Gun Club, and we would be able to see what sporting and recreation pursuits people are already prepared to travel for.

### REGIONAL FACILITY

I seek further clarification on the author's vision of the Bencubbin Recreation Complex as a regional facility, as I am unsure as to how the suggested modifications will increase its current usage. Current facilities are presently used for **district** events such as the Central Wheatbelt Junior Development Day, Central Wheatbelt Winter Sports fixtures, Mt Marshall and DISA Swimming Carnivals, the Mt Marshall Show, the Hospital Fete and Central Wheatbelt Bowls fixtures, and it is important to note that attendee numbers are declining - I see it with my own eyes. Most of the facilities cope with the current demand, with exception to the visitors' change rooms and the male toilet. I think it is vital to undertake further research, in consultation with surrounding shires, to establish the feasibility of developing the recreation ground as a regional facility, particularly when we possess other minimal 'regional' services (schools, businesses, health providers) that would assist in attracting people.

### CONSULTATION PROCESS

I believe that further consultation with surrounding shires and regional and state sport and recreation bodies is required in order to evaluate the feasibility of the Recreation Ground as a regional facility. Before committing the funds we must guarantee that we have the commitment from these people that they will make use of the proposed facility and can assist in generating the income required to offset operating costs.

I also feel that it is irresponsible to include the following question in the survey without any financial constraints or proposed costs, or an indication of financial implications: *"If only one major project was able to be carried out by the Shire in the next 10 years, the priority project that would receive my vote would be;"*

I believe that people can only answer this question responsibly when they are made aware of the exact costs, together with the associated financial implications of such costly projects on the Shire and its ratepayers. It is vital that all stakeholders are aware of the economics involved before being asked to simply tick a box, and that all are given significant opportunity to understand and comment on the proposal before the project is initiated.

A thorough consultation process would give stakeholders the opportunity to formulate and suggest more modest modifications to the existing recreation ground, particularly if we are unsuccessful in obtaining the commitment from

Shires and regional and state sport and recreation bodies regarding regional status. The visitors' change room/gym and male toilet definitely needs addressing - perhaps in the form of a purpose built facility in its current location.

#### BEACON CRICKET NETS AND COMPLEX KITCHEN

I also believe that a single mention in the report regarding upgrading/rebuilding of the Beacon cricket nets does not warrant Shire expenditure of \$15 000. To my knowledge the existing cricket nets are not well utilised, with only a handful of kids using them while their parents play tennis, and my husband and son using them a few evenings a week during summer. We run the Beacon Junior Cricket Club, which makes no use of them during junior cricket as we only play games on the oval. The existing nets are more than adequate for current usage and might simply require a little maintenance in the future.

I also ask that the Shire consult directly with users of the complex kitchen to establish their future needs in regards to the kitchen upgrade. A realistic vision of future requirements may enable the Shire to minimise expenditure on this project, particularly with the installation of the oven at the town hall making it a more effective venue for large events.

In closing, I would like to thank you for the opportunity to provide feedback on the plan and genuinely appreciate the regard in which the Shire holds Sport and Recreation within our communities. While state of the art sport and recreation facilities would be absolutely fantastic I do ask that all concerned approach any future spending throughout the shire with a realistic vision given our population, economy and location.

Sarah Munns

## Submission on Draft Mt Marshall Sport and Recreation Master Plan

Thankyou for providing us with the opportunity to respond to the Sport and Recreation Master Plan, please accept my submission.

It is with great concern after reading the report that there is strong recommendations for excessive spending on Sporting Infrastructure in the short and mid term in the Shire. These recommendations appear to be un-founded when the report states the community feedback indicates that 76% of the community believe that the current facilities are sufficient and the focus should be on an increase to maintenance of the existing facilities.

The concept of developing Bencubbin as a regional centre is un-founded. The population is not sufficient enough to support facilities which are on a "Regional Scale". To achieve this would need the support from surrounding Shire's, which I believe would not want to be involved as it would be to the detriment of their own communities. Sport is important to provide a sense of community identity, forming a regional sporting group would detract from this identity.

There has been very little indication of the financial requirements for on-going operational and maintenance of the Bencubbin Multipurpose Complex. In the NSRF application it stated that there would be 5 full time employees positions created by the Multi-purpose complex, this would therefore be a cost at an absolute minimum of \$250,000.00 per year in wages alone, let alone the operational costs ie Electricity, water, etc.

I am also concerned with the how the survey was conducted. There were not sufficient hard copies available for people without access to a computer. The electronic version was firstly only available to one user of that computer, this was unrealistic when often a family only has one home computer. How did Tredwell determine actually which area the surveyed person was from? In the report it only states that they have referred to the electronic version of the submissions, what happened to all the information off of the hard copies????

I found that the report contradicts itself in so many ways. Stating that out of the 5 Most used facilities in the Shire, 3 of those are at the Beacon Sporting Grounds, and yet the report indicated that the facility that need upgrading the most is the Bencubbin Complex which is a much more modern facility! The report also states that there is concern over declining population and an ageing population but then promotes a facility which requires huge population growth to be sustainable??

Although the report indicated the need for a Swimming Pool in Beacon, it then goes on to quantify the establishment of a new aquatic centre in Bencubbin which already has that facility!

I strongly disagree with the re-naming of the Bencubbin Complex to The Mt Marshall Complex, this takes away from the community identity.

I find that the Tredwell Sport & Rec Master Plan had a very poor consultation process with very little information given to community groups prior to a farcical meeting which did not indicate the true extent of the report and it's impact on future development with-in the Shire. It is for this reason that I feel the consultation process needs to be re done before the report can be completed.

Stuart & Michelle Faulkner

## **Submission – Draft Sporting & Recreation Plan for Shire of Mt Marshall**

Thankyou for the opportunity to comment on the Tredwell report for the Shire of Mt Marshall Sport and Recreation Plan.

We have been lifelong residents/farmers in Beacon.

Over the years we have both been very actively involved in most groups within our community.

We have read through the rather lengthy Tredwell report with interest and concern.

Our key findings and concerns within the report were:

1. Repeated concerns relating to our declining population.
2. 75% of the Mt Marshall population believe there are enough sporting facilities in the Shire.
3. 75% of the Mt Marshall population believe sporting facilities are generally in good condition.
4. The desire to create a regional sporting 'hub' in Bencubbin.

Concerns with regard to our declining population were continuously repeated throughout the report. We feel this is why the majority of the Mt Marshall population believe that the sporting facilities we currently have are more than adequate and money would be better spent on maintaining these facilities.

Everyone is aware of the struggle in the entire region for sporting clubs to get a team 'on the park' each week. It would be very embarrassing to build this megaplex and in 5 years time for it to become a 'white elephant'.

We know this sounds negative, but taking current trends into consideration it could easily become a reality.

Two football teams in the association have indicated that this is probably going to be the last year they will be able to field a team for the competition.

Several bowls teams in the association use men/women weekly to enable them to have enough players for a pennant side.

There is no longer cricket played in the association.

There are now only 3 pennant tennis teams to compete against each other.

There is no longer association basketball.

One hockey team has folded.

With all this doubt considered, we cannot see the advantage of a regional sporting hub. Population decline aside, communities feel a sense of pride in having their own identity and own facilities. Saturday sport in our region with all three sports being played on the same day is something that is both admired and envied by many communities throughout the state. Each town needs to be able to host their own sporting day to enable them to raise funds to keep the sports alive in their respective towns.

We do not agree with this new facility to be known as the Shire of Mt Marshall Recreation Complex.

There is no mention in the report of other shires being consulted about this regional hub idea. We would have thought that other shires within the region would have been invited to express their views to determine the level of support for a facility of this magnitude.

#### 7. Shared use facilities. P24

Where appropriate, co-location, joint provision and shared use of sport and recreation facilities can result in the best outcome for your sport, club, school or community. These options should be explored at length with various government agencies, State Sporting Associations, commercial operators, neighbouring local governments and sport and recreation clubs before any decisions are made to extend or build a new facility.

We appreciate that there are areas of the Bencubbin Sporting Complex in need of attention, but taking into account our concerns previously addressed we feel that to spend in the vicinity of \$7m on this project is unrealistic.

There is deep concern within the community as to how repayment of this facility will impact on ratepayers.

This Sporting and Recreation Plan was considered essential to clarify the future direction for the sporting and recreation facilities within the townsites of Beacon & Bencubbin. It was to remove future confusion, misunderstanding and possible conflicts between various sporting teams, clubs and associations.

Unfortunately, it appears to have had the adverse effect.

Noel & Michelle Miguel

**Received: 21 August 2015**

To Whom It May Concern,

I wish to express my interest in the Mt Marshall Sport & Recreation Master Plan. I have lived in the Shire of Mt Marshall all my life and achieved my apprenticeship as a vehicle body repairer in Bencubbin. The master plan would be a wonderful asset to the community as it is central to all surrounding towns and once completed I feel would be used enormously to meet for association meetings, sports events and seminars. The playing surfaces such as the bowling green and the proposed turf for the hockey oval would be a great attraction for more competitive competitions.

I still reside in Bencubbin and have a young family. I look forward to this project taking shape in the future.

*Ryan Gobbart*

**Received: 21 August 2015**

To Whom It May Concern,

I wish to place my submission to the Shire in favour of the Sport & Recreation Master Plan. My name is Nola Lock and I am 85years of age and would probably not see the completion of this project but feel it would be a great asset to the community. Bencubbin is a central location for surrounding towns and my children and grandchildren play football, bowls and hockey at the complex. I myself play lawn bowls and am impressed with the new synthetic bowling green which was constructed last year. Having these sporting facilities in the one place makes sense as they will be utilised a lot more.

I look forward to seeing the start of this master plan take shape in the near future.

*Nola Lock*

*Resident*

*Bencubbin*

**Received: 21 August 2015**

Hi Sally

Please accept this submission on behalf of the School Council of Bencubbin Primary School

On behalf of the Bencubbin Primary School Council Committee I would like to congratulate the Mt Marshall Shire Council on the fantastic proposal they have put forward in relation to the Sporting and Recreation Master Plan for the Mt Marshall Shire.

The research Tredwell Management have done in order to compose such a detailed report has highlighted specific and long term needs for our Shire and the facilities required to move forward in the future and provide our region with the highest standard of facilities available to us with the vision of providing facilities which will be extremely useful for the many small schools in our region.

The location of Bencubbin is central to the schools we participate in sporting activities with and with the proposed upgrades we will be able to offer a wide range of sporting activities for all schools to participate in and encourage interschool relations for our students and staff.

Please see our views on the below strategies

Strategy 1 : Continue to develop Bencubbin Recreation Complex into a regional level community sports and recreation hub

- The School Council has unwavering support for the development of this facility to a regional level hub as we are very well located to provide access to not only our shire but surrounding shires. Being 100km from Merredin puts us at a perfect distance for future inter regional events with other participating towns.
- Having such a high standard of sporting facilities will encourage and attract residents to be retained and to relocate to our area. This will have a flow on effect for the schools in our shire.
- With the annual Winter Sports Day and Blast Cup events being held in Bencubbin each year the upgrading of the facilities will enable our students play on good quality surfaces. These events are also supported by 6 other surrounding schools.

Strategy 2 : Continue to maintain and enhance Beacon Recreation Complex as a district level community sports and recreation facility

- As there are still school sporting events held in Beacon it is essential that these facilities be maintained to a district level in order for us to have access to them

Strategy 3 : identify best value options for the future sustainable and equitable provision of aquatic facilities for the shire

- In a climate such as we have in Australia learning to swim is absolutely essential as so much of our summer lifestyle is based around water activities. It is imperative that children are taught to swim as part of the national curriculum therefore access to swimming facility is essential.
- As the current facility is reaching the end of its natural life the relocation of the pool to the regional sporting hub makes good sense. With the cost of running a 50m pool being so high we endorse the building of a new 25m pool, paddle pool and wading pool.

Strategy 4 : Establish the Mt Marshall Shire as a noisy and hard-to-locate sports/activities destination

- The WORRA off road rally regularly donate to our school which helps to provide equipment for our students so we would encourage facilities to be developed to support the continuation of this event

Strategy 5 : Investigate and develop youth precincts in both Beacon and Bencubbin

- Active children have active minds and we encourage any facilities for youth recreation and interaction for the ages of 4 to 12.

Strategy 6 : Investigate and develop the concept of a Golf Precinct in Bencubbin

- We consider this to be a positive outcome as it would give students access to learning the basics of a sport which currently they do not have access to

Strategy 7 : Undertake a feasibility study to identify opportunities for the development of water based activities and associated infrastructure at Mt Marshall reservoir

- This falls outside the realm of school activities however we encourage the Shire to investigate options for this facility

Strategy 8 : Support and enhance the provision of shared use trails and trail based experiences throughout the Shire of Mt Marshall

- Outdoor education is an important part of understanding life and we endorse any development in this area

Strategy 9 : Continue to support sport and recreation clubs and groups with upgrades and enhancements to existing sport and recreation facilities

Strategy 10 : Continue to support sport and recreation clubs and groups through the provision and development of Sport and Recreation based services and programs

- With the continuation and development of sporting clubs and facilities in our Shire we retain and provide skills to our volunteer members who assist in teaching students skills in the various sports. We endorse and encourage any development which will assist in students learning these skills.

We thank the Shire of Mt Marshall and the Councillors for their positive and proactive vision for the future of our Shire and the bigger region in securing the future and growth for our communities

Kind regards

Tryphena Gillett  
Chairperson  
Bencubbin School Council

Tracy & Jon Tranter  
P O Box 76  
Bencubbin WA 6477

18<sup>th</sup> August 2015

Dear Mt Marshall Councillors,

On behalf of our family I'd like to congratulate the Shire of Mt Marshall for being successful in obtaining a \$990,000.00 grant for the upgrade of our sporting facility in Bencubbin. We agree that our town is in a fantastic position to accommodate and host any number of different functions, meetings and future projects due to our centralised location in our area.

I would also like to make mention of the current (draft) Sporting and Recreation Master Plan. We have read the report and feel that it is very thorough. It covers the needs arising in all our communities within our Shire. We are in full support of all the plans within the Tredwell Report and would like to mention a couple of things that we find very important to our communities.

**1: Develop the concept of Youth Practices in both Bencubbin and Beacon.**

We think this is fantastic as there has been a lack of this in Bencubbin (I am not commenting on Beacon as I don't live there but if its needed we support it). Although the skate ramp is in Bencubbin now, we'd like to see more for the children to do/access. Which is why we think this part of the report is a great idea & we're in full support of this.

**2: The promotion of our Walking Trails in both towns.**

Absolutely! If we can keep promoting our communities by way of our Heritage Trails as well as our other attractions then it will keep our towns on the map and in the forefront of the minds of visitors and travellers.

**3: Aquatic Facility Relocate/Upgrade existing.**

We see the Mt Marshall Swimming Pool as an absolute essential part of our community. We are in full support of the pool being relocated to the Recreation Complex in the future but it is imperative we maintain a swimming pool in Bencubbin. Once again, we are central to 4 towns and 5 in our DISA competitions; if we didn't have a swimming pool in Bencubbin it would be disastrous.

While I have only mentioned a few things within the Tredwell Report we are very impressed with it as a whole and are excited for the future of our Shire.

We'd also like to applaud the C.E.O Dirk Sellenger and the Shire Councillors for their professionalism when trying to ensure all our towns within our Shire are being developed & moving forward. It is a credit to our Shire that we see progress happening everywhere.

Thank you for taking the time to address my letter.

Kind regards

Tracy Tranter

**Received: 21 August 2015**

To Whom It May Concern,

Our family are fourth generation farmers in the Shire of Mt Marshall. Terry has lived here all his life and our children live and work in the town of Bencubbin. The prospect of the Sport & Recreation Master Plan is an exciting venture. The playing surfaces will increase competitiveness and will entice other sports into the community. Even though a 50m pool is servicing the community I realise the costs associated with maintaining it. The prospect of having the 25m pool at the recreation ground would make sense to be re located. We are a sporting family and I would like my family to continue to reside in Bencubbin and I feel this project would be a great attraction to keep them in the town.

*Lezanne and Terry Gobbart*

*Gabbin farming family*

Submission by Ray and Ruth Miguel  
Beacon  
18<sup>th</sup> August 2015

Treadwell Report      Sporting & Recreation Mater Plan - Shire of Mt Marshall - Draft 2015

Reading through the Report we think it's very detrimental to other shires and towns, they will not always want to play sports and or finals at Bencubbin. This will take too much away from towns such as Mukinbudin, Koorda, Kalannie, Beacon, Nungarin and Kalannie for our winters sports, plus Trayning and Wyalkatchem for summer sports such as bowls. Holding sports events in your home town brings in revenue for local businesses, especially end of year events such as finals. Giving Melbourne Sports Hub as an example of a shared sport facility is not balanced as you cannot compare Bencubbin to Melbourne. More research needs to be done on the viability of such a big project as this, the cost to the Mt Marshall Shire now and into the future. Building such a big centre is prohibitive and I would like to mention Merredin and Narrogin as regional centres that have big multi sports centres, from all reports both run at a loss. Both centres have a much bigger population than Mt Marshall it would be thought-provoking to know how they are run and the cost to their shires and rate payers.

Bencubbin Sporting Complex is very well done and in good condition, with some upgrading needing to be done, maintenance always an ongoing cost wherever you live. Comparable to all other Sporting Complexes in our area it is probably the best one going around.

People are always going to go to their closest sports centre usually where they do their shopping and other activities. Wialki people go to Beacon or Mukinbudin, Gabbin and Mollerin people to Beacon, Bencubbin and Koorda. People north of Beacon, Wialki and Cleary aren't going to travel longer distances to Bencubbin for sport. People are worried about rate increase and population decline, people want facilities in their own local towns; it gives each town an identity and a purpose and has a positive impact on other business in the town. Both Bencubbin and Beacon's Sports Complex are quite adequate for our population needs with some ongoing maintenance needed to be done on each.

There was an item from the CEO in the Beacon Bulletin dated 13<sup>th</sup> August 2015 saying Beacon had received \$600 000 from rates to build a Bowling Green, Men's Shed and Beacon Co – op, the article it made it sound like this was all in one year instead this money was over a 4 – 5 year period and some used for upgrading of an existing facility. Also saying that this spending has to stop, when is it going to stop? The Mt Marshall shire is planning on spending a lot of rate payer's money to build Bencubbin Regional Sporting Complex. The fact that shire money used in Beacon was called a donation in the article is unreasonable, is

it a donation when new facilities are built in Bencubbin? Two example of shire money used are the shed built in Bencubbin used for a private business and the relocation of the local shop to the Bencubbin town hall to help prop a private business.

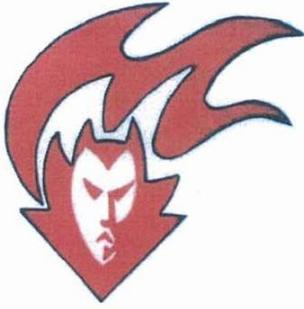
The Beacon Sports Complex was built with money coming from a state grant and a self-supporting loan raised by and paid for by the Beacon Community, the loan was raised through the shire. Southern rate payers put out a loan poll against the building of the Beacon Sports Complex so we had to raise a loan ourselves because of this the project had the be cut back and building plans redone. The majority of the work was done by volunteers from the Beacon Community, a couple of examples of this are using their own trucks to cart most of the building material from Perth as well as carting over 500 loads of sand for the football oval also other manual labour too numerous to mention.

It is good that the shire have acquired funding to rebuild/upgrade the Bencubbin Sporting Complex but to expect rate payers to contribute to the further building of a big multi sports complex is unreasonable. Bencubbin have very functional sports complex that is suitable for the populations needs. If Bencubbin want to take on such a big project that will cost a lot of money, raise a self-supporting loan yourselves to be paid off by those that will get the most use from the complex.

We object to and think it is unreasonable and unfair to expect rate payers to have to pay for a large new multi sports complex that we don't want and is unnecessary.

Regards

Ray and Ruth Miguel



# Bencubbin Football Club

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21/08/2015

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Dear Sally,

Our football club would like to endorse the Shire of Mount Marshall Sporting & Recreation Draft Master Plan prepared by Tredwell Management Services. We believe an independent plan such as this identifies lots of issues and priorities within the Shire, and allows for a pathway forward. Of course we are very involved in our winter sport and we believe the success of the winter sport program within the community has delivered significant benefits in the past. We see as vital the continuation of this for all age groups as it involves people from all walks of life, both young and old. Of particular interest was Table 3 on the Age Profile Comparison on page 7. The under representation of the 15 – 24 Years group is not unexpected due to secondary and tertiary education, but the important thing is to have young people return and live in our district. It was also pleasing to see the 5 – 14 years at such a high level which augers well for the future. Having good sport and recreation facilities within our Shire will benefit these children and hopefully encourage them to remain in a vibrant and well serviced community.

The document itself is particularly comprehensive and those responsible for its preparation should be commended. Obviously our community faces lots of challenges in the future but good planning such as this should see our community continue to remain a pleasant and enjoyable place to live and work, with facilities available for recreational pursuits. The benefits to the government in the long term are considerable, as a healthy and active lifestyle is in everyone's best interests.

Of particular importance to our club are the upgrades and improvements to our recreation centre at Bencubbin. It was pleasing to see these changes and the reasons for them identified in the

draft report. We have long been concerned our visitors changerooms could be condemned and we would have difficulty continuing to play home games. Also the toilet facilities in our current changerooms are not at all suitable - people have difficulty accessing the toilet when the team is present in the changeroom. The fact that there are no disabled toilet facilities has also been a concern. The current plan where people are forced to spill out onto the netball court surface regularly has also been unsatisfactory. So we have been very supportive of the proposed upgrades to the facility. We know that many other clubs and organisations that use the facility have had similar concerns.

So it was really good news to receive the funding news to the MMSC which has allowed the changes to proceed. That council have initiated and agreed for this to go ahead means so much to our club plus the whole of winter sport and the community in general. We will now have a suitable area where we can run functions and seminars into the future. Bencubbin is centrally located within our football league and the wheatbelt in general. Having an upgraded modern facility such as this will benefit not only the local community but the surrounding area and other towns. We believe the vision that our Shire Council has displayed, with the support of Federal and State Governments, has been excellent and we are fully supportive of the process.

We are confident that the upgrades will see the main recreational facility within our community continue to be a highly utilised and modern centre. The benefits that will flow over time will be considerable and the effort and funds contributed will be well worthwhile.

We have always had a focus with country football about youth development, keeping people active, enjoying the wide ranging benefits of community sport and the like. Over many decades our club has seen our junior footballers develop, some need to leave our community for education but then return to live and work here. Playing sport has helped them develop into fine members of the community, and commit to living here most or all of their lives. The age profile comparison discussed earlier confirms this. So although there has been some population decline (mostly due to economic factors), there is an underlying significant level of people who are very committed to living here and enjoying the benefits of country life. We have seen what happens when towns lose their football and sporting clubs. Our commitment to the

continuation for our club and winter sport cannot be overstated. We have seen excellent community support for this. At the Grand Final last year we had close to 1,000 people attend our facility. It was a remarkable attendance with so much happening and given a below average farming season. As stated we are very excited and confident for the future.

Decisions of government at all levels have considerable influence on this. In closing we believe the planning in this draft report will help immeasurably into the future.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'Anthony R.C. Sachse', written over a horizontal line.

Anthony R.C. Sachse (Secretary)

Dear Sally,

I would like to make the following submission for the Shire of Mt Marshall sporting Recreation Master Plan. I commend the shire for taking a proactive approach to future planning for the town and in promoting community based planning.

I have read the Master plan and I see that the needs and concerns of two community groups are under-represented, that is

1. our preschool population
2. those who use our facilities for social engagement (including volunteers) at sporting activities and events

Towns are built around the people that exist in them and the people that support the events at these facilities. Not just those involved directly in the sport but the volunteers, the spectators and the preschoolers of families who go along to these events. These two community groups must be supported in our plans if we are to have a successful future building. Therefore, I think they should play a greater role in the decision making process or have a greater investigation into the importance of these groups.

The demographic analysis does not include these groups well. Better connection needs to be made between the current facility uses and the link of these uses with Social importance to our community.

I have made a few suggestions in Strategy 1 that might be helpful.

Strategy 1: Continue to develop Bencubbin Recreation Complex into a regional level community sports and recreation hub:

- I fully support this strategy. A regional hub that can offer so much more than sporting facilities would be the ideal.
- 1.9 Explore opportunities for formalised car:

I strongly agree with the need for a formal car park and I think it should be added to the plan that a clear entrance to the sporting hub with formal landscape architectural consultation is essential. Such a hub could potentially be able to support a manager, in which case there should also be thought to a formal foyer and office area.

- 1.7 Engage with local youth to investigate provision of a Youth Precinct (refer Strategy 6). Such a Precinct could be incorporated into the Recreation Complex: In response to the consultation with the youth of Bencubbin, a youth precinct should also specify the preschool population who come along to our events but do not have direct involvement in the sport.
- This overall strategy also needs to address the social importance of our existing facilities and the demographics that support those activities. I would hypothesise that children and families would make up a greater than 50% attendance rate for sporting and social events. A study should be made about this as the implications of such a study would have influence over the style and design of future building plans.
- Leading on from my previous point, it is a trend in many neighboring towns to ensure that sporting facilities have a clear easily supervised area for children to be supervised at social and sporting events. The plan should have a separate point considering the needs of our children in future facilities such as a playground that can be easily supervised and an area designated for children.
- I support the conversion of the activities room into a gym but i also see that the activities room has many uses without which, these uses are not catered for. There should be a separate point about the inclusion of a new activities room that can support these activities such as dance and even a potential children's creche area, as a few examples.
- 1.3 Implement 'community hall extension' development – This should include inclusion of an activities room, which the plan shows we will be without if the old activities room is turned into a gym

After a better social analysis is made, plans can be better refined to suit all community groups that support events both in a sporting and social context, including those small children that attend these events but are not represented or catered for.

To conclude my submission, again I'd like to say that a clear holistic approach to planning is fundamental to its success and I am happy the shire is taking this approach. I have identified two community groups that I feel should better be represented and offered a few suggestions for the strategy 1.

Kind regards, Sharnee Beard

**Received: 21 August 2015**

To Whom It May Concern,

The Sport & Recreation Master Plan looks amazing. My family farm in Mt Marshall and I am currently in Perth finishing my apprenticeship. I am hoping I will be able to move back into the district in the near future and the prospect of the future improvements to the complex is very attractive. I play hockey for the town of Bencubbin and travel home on weekends to play and see family. Having all the sporting facilities altogether will be of great benefit to the community and hopefully will attract more population into the area.

Johnine Gobbart

**Received: 21 August 2015**

The key themes of the Master plan will greatly benefit The Shire of Mt Marshall. Especially developing Community Sporting Hubs. Developing the Bencubbin Recreation Complex to a regional level community sports and recreation hub will benefit the whole of Mt Marshall now and in the future. With a regional level sporting hub this will bring us on par with many complexes in the city, and around the state. This will bring many opportunities to the Shire and the area in general. With Bencubbin being in the middle of surrounding towns, it provides a central location for events that may come as a result of a Regional Level sport and recreation hub.

The shire needs an aquatic centre and it makes sense that the better place for it would be in the same area that'll bring more traffic into the centre.

The shire would greatly benefit from a youth precincts, with the upcoming younger generation becoming more prominent on the shire, there is not much for them to do, and combining this Strategy 1, 2, 3 and 5 will once again be more beneficial as it will bring the most traffic.

I am in full support of all actions included in Strategy 1.

Action 1.3 is incredibly important to enhance Bencubbin's sporting facilities, thus enhancing the viability of Bencubbin's and Mt Marshalls future.

Strategy 2. Full Support for these actions.

Strategy 3.

I think a 25m pool is perfectly adequate for the Shire of Mt Marshall. Locating the Aquatic centre in the same area as the sporting hub would be most beneficial to the centre and to the town.

A 'splash pad' would be more viable in the location that has the most younger generation.

Strategy 4

Rifle/gun clubs are an asset to towns and are a great social outlet for males and older generations.

Strategy 5

As noted above

Strategy 6 – No opinion

Strategy 7 –no opinion

Strategy 8

The walk trail is a great asset to Bencubbin however, it is not well known. The trail could also be maintained a bit better.

Strategy 9

In full support of action 9.3

Strategy 10

In full support of all actions

Cheers

Jessica Matthews

**Received: 21 August 2015**

Hi Sally

Please accept this submission on the Sporting and Recreation Master Plan on behalf of each member of our Family

Nick, Tryphena, Tahlia, Savannah, Kaden and Makenzie Gillett

The Gillett family would like to congratulate the Mt.Marshall Shire and its Councillors in conjunction with Tredwell Management on the proposed forward planning for sporting and recreation facilities within our shire.

The planning document gives a clear vision for our Shire to become a regional hub and highlights the fact that Bencubbin is a perfect location for this hub to be built.

As we all know the structure of our towns has changed from the last time major facilities were built in our towns. When the facilities were last build there was still the capacity in towns for inter town sporting competition but with declining populations in these towns we are now focusing on inter regional sporting competition heading into the future.

It is therefore not practical or economical to build equal facilities in both Beacon and Bencubbin.

The geographical location of Bencubbin is ideal for this hub to be created as it is central to the towns of Beacon, Mukinbudin, Koorda and Trayning. It is also 100km from the nearest hub of Merredin placing at an ideal distance for inter regional competition.

Please see our views on the below strategies

Strategy 1 : Continue to develop Bencubbin Recreation Complex into a regional level community sports and recreation hub

- Having such a high standard of sporting facilities will encourage and attract residents to be retained and to relocate to our area. This will have a flow on effect for the schools in our shire.
- With the installation of a multi use turf for such sports as hockey and tennis along with the relocation of the aquatic centre to one location it will enable children to swim at the pool in the afternoon on hot days then join their family for tennis in the evening. It will also allow parents and children to retreat to the pool for a dip and cool off on hot days when tennis is being played.
- Having the gym and pool in the same facility will also enable participants to have a multi level workout utilizing more than one facility.
- All current recreation facilities are in need of upgrading and have passed their used by date.

Strategy 2 : Continue to maintain and enhance Beacon Recreation Complex as a district level community sports and recreation facility

- As there are still many functioning sporting teams in both Beacon and Bencubbin it is important to maintain the facilities in Beacon to a standard that is acceptable to enable competition to continue

Strategy 3 : identify best value options for the future sustainable and equitable provision of aquatic facilities for the shire

- As a current Aquatic Manager I would like to see the aquatic facility relocated to the new sporting hub. This would allow for a more specialized facility to be built to accommodate all ages in our community.
- The current facility does not meet acceptable workplace conditions
- As an Aquatic Manager I have many ideas for an effective facility and would like to be included in the consultation process when the new facility is being planned.

Strategy 4 : Establish the Mt Marshall Shire as a noisy and hard-to-locate sports/activities destination

- The WORRA event hosted by Bencubbin is a fantastic event for our shire to be part of. We would love to see this event continue to be hosted every year and endorse the building of facilities to accommodate this event.
- The Go Cart Club also has a strong following and the improvement of facilities will also attract bigger events to be hosted for this sport.

Strategy 5 : Investigate and develop youth precincts in both Beacon and Bencubbin

- It is important to encourage our youth to keep active and provide stimulation for them. As many children have parents who are at work during the school holidays its important to have a place where they can interact safely and that reduces boredom.

Strategy 6 : Investigate and develop the concept of a Golf Precinct in Bencubbin

- If it is not possible to move the golf club to the new hub then the idea of turning the unused bowling green into a golf driving range is a great idea and would allow better access for those who wish to practise their golfing skills.

Strategy 7 : Undertake a feasibility study to identify opportunities for the development of water based activities and associated infrastructure at Mt Marshall reservoir

- We encourage any investigation into the development of water based activities. Our summer temperatures provide the perfect environment for this kind of recreation.

Strategy 8 : Support and enhance the provision of shared use trails and trail based experiences throughout the Shire of Mt Marshall

- With the promotion of our towns thru Wheatbelt Way the more trails we have available and maintained for the travelling population the better. If we can encourage them to stay in our towns for a few days our businesses will greatly benefit from this upgrade.

Strategy 9 : Continue to support sport and recreation clubs and groups with upgrades and enhancements to existing sport and recreation facilities

Strategy 10 : Continue to support sport and recreation clubs and groups through the provision and development of Sport and Recreation based services and programs

- With the continuation and development of sporting clubs and facilities in our Shire we retain and provide skills to our volunteer members who assist in teaching the children of the future skills in the various sports. We endorse and encourage any development which will assist in children learning these skills.

Our family once again thank the Shire, in particular Dirk Sellenger and Sally Morgan, and its Councillors for the many hours of work they have put into creating this document.

Having leaders who are proactive and positive in their decision making for the security and future of our Shire and communities puts us in good stead going forward in the future.

Regards

Tryphena Gillett

**Received: 21 August 2015**

Mt Marshall Shire,

As an adopted resident of the Bencubbin community I would like to express my support towards the particulars of the upgrade to the Bencubbin Recreation complex. I have been playing Football in the town now for 5years and was honoured to be club captain this year. Whilst the current facilities accommodate our basic needs, there is some definite room for improvement. In our home change rooms, there is only one toilet facility of which does not have great access for any disabled patron. And with the away change room, well that whole building needs to be replaced. Although we joke about the opposing team having to use dilapidated facilities, it is not safe and we do not wish harm on anyone (we do laugh when they have cold showers though).

The function area of the facility is also quite small and does not accommodate for many visitors. Us Perth imports love to bring our family and friends to the club and do find it awkward when there is not enough room to sit and eat dinner in an adequate environment. The bar itself could be better located also so that patrons may use the facility and observe the games being played on the oval. I know that some of these requests may seem somewhat minor in the big scheme of things but they all stem from a place of wanting to offer greater support to the winter sports that are played in Bencubbin. With being able to attract and retain a better standard of players to the club, the whole community benefits which is the main thing.

I appreciate you taking the time to read these comments and please feel free to contact me on any of my details below.

Kind Regards,

**Joshua De Buelle**

**Submission Regarding Tredwell Report For Shire Of Mt Marshall**

**Sport & Recreation Master Plan**

21st August 2015

Dear sir/madam,

As rate payers in the Mt Marshall Shire, we would like to express our disappointment in not being notified of the shires intention to construct a multipurpose complex in Bencubbin. We were also not given the opportunity to participate in the survey conducted in relation to this complex. We feel that as rate payers we should be consulted in regard to these types of decisions, that affect the whole community.

Regards

Bradley & Roma Whyte

**Received: 21 August 2015**

Dear Sally,

On behalf of Bencubbin Dance Group I would like to offer the following feedback.  
As President of Bencubbin Dance Club I think it is important that we plan for a range of potential uses for a new facility.

I do see in Strategy 1 that the old activities room will be converted into a gym. Although I see this as an important change, I do think an amendment should be made, that we look at creating an activities area somewhere else in new plans. The multipurpose aspect of there being an activities room in our existing building makes our building very versatile. Should we lose that activities room, our breadth of recreational activities that include sport and other leisure activities all of a sudden diminishes. I think it would be wise to revise this strategy and place importance on an activities space.

I see potential for an activities space not only for dance but for business meetings, craft and art purposes, children crèche facilities to name a few.

Thanks, Sharnee Beard

**Received: 21 August 2015**

Dear Sally,

I would like to offer the following brief feedback about the Shire of Mt Marshall sporting Recreation Master Plan from the perspective of owning a catering business. In regards to Strategy 1: Continue to develop Bencubbin Recreation Complex into a regional level community sports and recreation hub, point 1.3 mentions a new kitchen, function area and bar area.

It is good to see and it is imperative that kitchen/bar/function room design be based on good planning and consultation with local community groups such as the ladies auxiliary, as well as other local caterers to ensure the areas are functional and meet requirements for potentially large catering jobs. We do not want to make the mistake that a few of the kitchens I have worked in over our regions have made. I would be happy to submit a list or liaise with council when refining particularly kitchen plans.

I also have other ideas with regard to the functionality of a new function space and ideas to make it multipurpose that I would like to offer when the time comes.

Kind regards, Sharnee Beard

**Received: 21 August 2015**

Hi Sally,

The draft plan prepared by Tredwell Management Services is a very comprehensive document and I think the Mt Marshall Shire, Tredwell and all those local sporting and recreational bodies plus local people who have been involved should be congratulated. Having an outside independent group like Tredwell was important. Obviously there are lots of different interests within the Shire and this process brings things together in an orderly manner for planning purposes. I think the methodology, analysis, and inventory provided good background. The consultation process which allowed the vision and strategies to be identified with the action and implementation plan seemed logical and proper. I believe we need good planning to ensure our facilities and needs are kept updated and this plan provides that.

As a ratepayer I would also like to comment on one aspect of the plan relating to the Bencubbin Recreation Centre. I have always been supportive of upgrading and improving this facility. We need to look forward and provide facilities for our community. There are some major deficiencies that need to be rectified. The Mount Marshall Shire Council had also identified previously that the Centre was in need of a serious upgrade. The proposed plan by the Bencubbin CRC has been in the planning stage for some time. This draft plan prepared by Tredwell has also given support for the proposal. We were very pleased to hear that significant funding (\$990,00 exc GST) had been granted. I understand there were only 10 similar grants nationwide. Those responsible for the successful grant application have indeed done a great job. This really means that the upgrade can now proceed. It has however been very disappointing that some of our community particularly to the North of the Shire have not been supportive and have spoken against this significant grant and the upgrade. As a joint community we are so much stronger if we are united. I hope this divisiveness doesn't affect future government funding.

At another level I was disappointed to read that the Welbungin Tennis Club in one dot point did not support the major developments (i.e. pool upgrade and rec centre upgrade) supposedly because it would lead to increased council rates. I am a member of the Welbungin Tennis Club but not a committee member. I don't remember this being discussed at all so whether this was discussed at a general meeting or just at committee level I'm unsure. I suspect the latter. It certainly was never discussed at one of meetings we have from time to time at tennis. Anyway I believe this is very short sighted and I intend asking about this at the next general meeting. A decision on the future tennis courts has not yet been made and comments that the current court surface may have another 3 – 5 years life seem correct. Whether they saw the improvements as a threat to the future of the tennis club there or not I'm not sure. Certainly it's a very successful club and I really enjoy playing tennis there as well as the social barbeques. However their non-support of the improvements at Bencubbin which don't really affect tennis seem very illogical. Their comment that it would not benefit the entire community is also wrong in that there will always be people that don't use the available facilities. For example, I am not a member of the Bencubbin Rifle Club or the Bowling club and I don't play golf either. But I do support them and are happy for council to continue their support. I am very happy to pay through council rates for this. It is for the benefit of the community as a whole. Of course it's good if grants are to be accessed but often the community will still need to contribute as well. I have to say that sometimes things are looked at too much at an individual town, club or personal level, rather than the bigger picture. This then means things get very secular and it's very difficult to get things to happen if this is the case.

The budgeting process involving the 20 year loan at a very low interest rate of 4.47% fixed (includes the 0.7% Guarantee) has been sound and the timing couldn't really be better. I have calculated the extra rates payable and I believe that it is very manageable and reasonable. Many benefits will flow on from this expenditure. It will encourage our youth to stay on in the community and will make for better situation all round. I myself love country life and with this investment and with the generous help of Government we'll have a good facility in the years ahead.

Yours faithfully,

Tony Sachse

## **Sachse Farming**

PO Box 30  
Bencubbin WA 6477  
Phone 08 96851257 or 0429 851257  
Fax 08 96851361  
Email [amsachse@bigpond.com](mailto:amsachse@bigpond.com)

## Sport & Recreation Master Plan Draft Submission.

Dear Sir,

We are writing to you to express our concerns over the "Regional Sporting Complex" you are planning to build in Bencubbin, at the expense of the Mount Marshall rate payers, many (if not most) of which do not support such an outrageous expenditure to service what is much less than 500 people.

It concerns us that during this entire process the Shire of Mount Marshall has continuously chosen to ignore the people and this is evident in the findings of the Tredwell Report where they state "75% of the Shire population believe there are enough sporting facilities in the Shire" two thirds believe there are enough recreation facilities.

The fact that the Shire is pushing for this project to become a "regional facility" is of very high concern. Our sporting competition is under threat of folding on a regular basis due to low numbers and the cost of travel. With the concept the Shire has of pushing all towns to compete in the one location at Bencubbin will mean many families will have to give up on sport all together. The cost of travel mixed with putting money into a town which benefits their family in no way, shape or form will mean a significant drop in numbers. With Bencubbin becoming a "Regional Facility" this will mean the maintenance of sporting complexes in surrounding towns will come under threat. It will also significantly affect surrounding town's eligibility for grants to fund more modest projects at their sporting complex.

The fact that Merredin is considered a regional facility and has a population of approx. 3500 and struggle to find volunteers, struggle to maintain the facility and operate at a loss is something the Shire of MM should have researched before coming up with this fanciful notion of building their very own "Regional Facility" resulting in a cost of 6.25-7million dollars. Who is going to be responsible for paying for the maintenance of this facility? How long will the community continue to volunteer for?

The survey that was put out was poorly conducted and did not consider reaching all the rate payers. Also, the census information provided was well outdated and as you will be very aware, numbers have declined significantly since the 2011 information was gathered. Considering the rate payers are the ones who will be funding the majority of the project I think it is only fair and reasonable that our opinion is of high regard and importance. The fact that throughout the period of the survey the online version was having its troubles and there were very few hard copies provided to northern residents means the survey could not be completed effectively.

We are disappointed as rate payers and members of several sporting clubs within Beacon that at no point were our clubs consulted by the Shire to put forward our opinions or our "lotto dream" ideas for our clubs regardless of how outrageous. If all areas of the shire are responsible for funding this project, why were we not all consulted throughout this process?

It seems for a long period of time rate payers and residents have been misled by Shire and its councillors to the full cost of this project. It would be great that as rate payers we could have some clarification as to the actual cost the rate payers will bare once the 7million dollar project is complete.

Having a sense of community is what our town prides itself on, this is hinged greatly around our community getting together for sporting events. We do not have great expectations from the Shire to run our sports, but just to help out where required and respect our efforts as a community to keep these small towns together and successful. We urge you to reconsider this plan and investigate the feasibility of this 7million dollar project before moving forward any further and maybe consider a more affordable, maintainable and modest upgrade to what is already a fantastic district level facility.

We urge you, as shire CEO to listen to the people and maybe put forward a referendum for the people responsible for paying this loan to see what they want.

Regards,

Daniel Munns & Carly Hymus  
271 Barney Bore Road  
Beacon WA 6472

**Received: 21 August 2015**

# Beacon Netball Club Submission

## *Shire of Mt Marshall Sporting and Recreation Master Plan*

- The Tredwell report contains a large amount of information gathered from the community and the recurring themes that the Beacon Netball Club identify with are desire to maintain our excellent facilities and concern over the declining population which places increased pressure on volunteers.
- We agree with the report findings that clubs identified that “existing sporting facilities are valued and considered to be fit for purpose”. 74% rated current facilities as excellent, very good or good p38.
- Over the years, maintaining the netball courts in Beacon has required a significant investment by the club and Shire. We have faced challenges of resurfacing one court, which gave a useful life of 8-10 years, then several years of very intense efforts to repair cracks, before a second resurfacing/fencing project which was completed in 2013. The current members of the Beacon Netball Club are very appreciative of the recent resurfacing project of the court we share with basketball, made possible through CSRFF funding, with great co-operation from the Shire and a huge amount of volunteer work from our club volunteers (including the husbands we recruited to the cause).
- This level of investment by the Shire and community is extremely important for the maintenance of our facilities and the continued enjoyment of our sport. We are extremely alarmed by the scale of the proposal and associated investment of up to \$7 million for the Bencubbin Recreation Complex. We believe that this will seriously threaten the ability of the Shire to assist clubs with their comparatively modest maintenance needs in the future.
- The Beacon Netball club makes occasional use of the Bencubbin Recreation Complex as an away venue. We are very lucky to have such an excellent facility in our Shire, considering the sparse population.
- We strongly disagree with the vision, strategy and most of all the price tag, to position the Bencubbin Recreation Complex as a regional facility.
- We believe that the home and away system of netball has a solid future due to the lower number of participants required to field a team compared to hockey or football. We cannot understand how the development of a regional facility will enhance the current quality of our sporting pursuits. There is simply not the population in the region to support such a concept and the distances to travel are too great.
- We agree with the themes of the report to support traditional sports, such as netball, in the area.

- Due to its central location and excellent facility, the Bencubbin Recreation Complex currently provides a fit-for-purpose venue for Association development days and Country Week training once or twice a year. During these infrequent days there is rarely a need for facilities other than the sporting courts/fields and the toilets. The regional needs are already well catered for.
- We understand that the SRMP is much broader than just our sport. We believe that the Shire of Mt Marshall already makes excellent use of shared facilities within the respective recreation grounds of each town. The co-operation between the winter sports of netball, hockey and football to have all our games together is a credit to the participants and makes a huge contribution to the enjoyment of winter sports as a family experience.
- We can appreciate the need to maintain the quality of facilities as they age. We recognise that the away change rooms/gym pavilion are in need of replacement and that the development of a larger social function area would be of benefit to the Bencubbin community. We believe there is justification for refurbishment of the Bencubbin Recreation Complex but this must be done with careful consideration of the costs and in a way that ensures there is adequate funding in the future for the maintenance of all of the Shire's aging recreation facilities. The scale of the proposed project is beyond reason and not supported by the community feedback in the SRMP. Only a small proportion (31%) of people indicated that it was a priority project.

Murray & Donna Cooper  
Box 71, Bencubbin W.A. 6477  
Ph: 9685 1227

Friday, 21<sup>st</sup> August 2015

To whom it may concern,

**Re: Shire of Mt Marshall Draft Sport & Recreation Plan**

Thanks for the opportunity to give feedback on the plan.

1. We support the upgrade to the Bencubbin Recreation Centre building. It seems a shame that it costs so much money, but it seems that that is the way of everything for public/government projects.
2. We have misgivings about the proposal to relocate the pool.
3. We confess to a bias in our chosen sport of tennis and note that the report does acknowledge that the most popular sport activity amongst respondents is tennis, with the Welbungin Club having 58 members. The plan that the multi-use synthetic surface be the home of tennis doesn't appeal to us for a few reasons.
  - A. While the problem of the **surface of the** courts at Welbungin now needing to be replaced would be solved, we note that the time frame for action on a multi-use synthetic surface is 8-10 years. While waiting for this, we can see that playing competitive tennis, such as Pennants and Association tournaments, will be less likely or not happen, as visiting players/clubs will come to know the courts are not suitable.
  - B. There's a whole lot more to sport than just playing. The social aspect is probably more important. At Welbungin the toilets, kitchen, BBQ facilities, fenced playground, practice board for kids – are all close together and make for an all-age-friendly club.

At the new facility the playground, the toilets, kitchen and BBQ facilities will be way away from the playing area (and particularly with the playground - out of view) which will really change the dynamic.

We can see, to a degree, the reasoning for making the Recreation Centre a hub for sporting clubs but for the cost of around \$200,000 for a new surface on the courts at Welbungin, we feel that would be more practical than spending \$1.25-1.5 million for tennis and hockey and maybe "junior cricket, diamond sports (baseball, softball, T-ball), athletics (track), soccer and rugby (subject to demand), and provide a surface suitable for year-round use by the school."

Kind regards,

Murray & Donna Cooper

**Received: 21 August 2015**

Dear Sally,

As a new family to the Shire of Mt Marshall we would like to commend the Shire on the facilities we have available to us, particularly with regards to the Sporting and Recreation.

Myself as a Hockey player and our 8yo daughter Teagan who thoroughly enjoys her junior Netball use these facilities regularly.

Whilst the existing facility has served the community well in Bencubbin, it is in need of a much needed upgrade and I am aware of the fact this major upgrade of this facility has been included in the Shire's 2013 Corporate Business Plan which is publically available.

I understand that by having the plan it gives the current and future Councils something to clearly work towards over the next 5-10 or even 20 years.

We look forward to taking advantage of the new facility and congratulate the Shire for have the foresite and vision for the future.

Regards

Louise Sellenger

Sent from my iPad

Peter and Dianne Sachse  
Po Box 84  
BENCUBBIN 6477

RE Sport and Rec Master Plan

Hi Sally

Just a couple of points in support of this Master Plan, whilst we don't agree with every little detail, we believe that the Plan was instigated by the 7 Councillors to highlight the weaknesses and strengths of all Sport and Rec Clubs and facilities in the Shire of Mt Marshall, this done and done well by Treadwell, Council now has the responsibility of following through with the Plan whilst keeping the Community informed.

I've dug up some old 'Plan for the Future' correspondence BEDA had with the Shire in February 2006 interesting to note we were asking for improvements to the Bencubbin Rec Centre way back then,



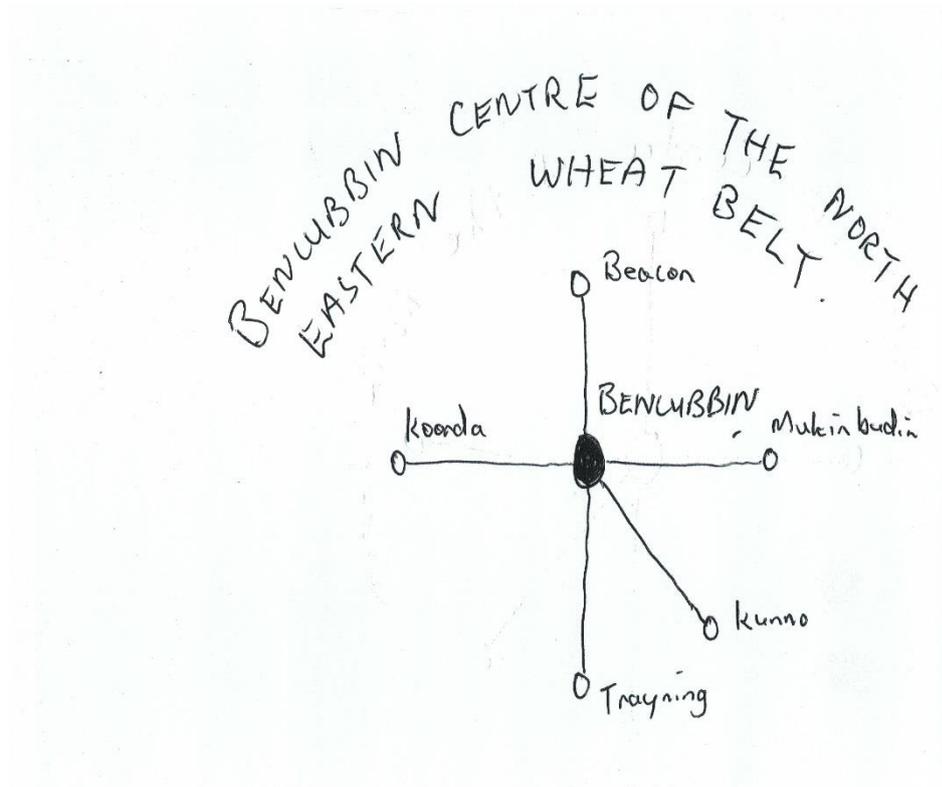
## **Bencubbin Economic Development Association**

### **Shire of Mt Marshall Plan for the Future Meeting – Bencubbin**

- Cleaner and gardener for elderly homes
- More elderly units for Bencubbin
- Industrial land! Yes please. Include industrial sheds.
- More houses for Bencubbin.
- Extensions to the Bencubbin CRC – including new change rooms, gym and squash courts.
- Move Caravan Park into town and include accommodation units.
- More visitor rest areas within the Shire.
- Booster tower for the mobile phone service in Bencubbin.
- More greenery in the main street.
- Bencubbin heritage and recreation trail.
- Extensions to the Bencubbin Silver Chain.
- Advertise house blocks for low prices to attract people to town.
- New Telecaster for Bencubbin – possibility to use old Seven Day Adventist Church – including library.
- New Council Chambers within Shire office.
- Ensure Bencubbin is maintained as the regional centre for the Shire.

A lot of these have commenced or have been completed but the Rec Centre is still deficient of decent change rooms amenities areas and modern Gym.

Another Area the Treadwell Report has highlighted and often overlooked by all the Shires residents is Bencubbins central location within the North Eastern Wheatbelt once again BEDA has used this in its original logo,



Making Bencubbin a central hub for Sport and Rec brings people and dollars into town , this is essential for the long term viability of Mt Marshall and all its residents not just Bencubbin.

Kind Regards Peter Sachse and Dianne Sachse

21/8/2015

Submission form Ged and Anne Cashmore

**TREDWELL MANAGAMENT'S "DRAFT SPORT & RECREATION MASTER PLAN" Shire of Mt Marshall.**

The "regional" concept will be to the detriment of surrounding Shires and towns. It has the potential to further increase the amount of travel and costs required to participate in sport, leading to less participants, less volunteers.

There is concern that attempting to establish a "regional facility" will lead to a decline in the maintenance of other sporting facilities throughout the Shire.

The report does not consider surrounding Shire's population numbers, facilities or their willingness to be part of the "regional "concept. We feel that this is extremely important in determining the need or support for a regional facility.

**Disagree with renaming the complex to "Mt Marshall Sporting Recreation Centre"**. Local sport is extremely important for a sense of community. Renaming the facility removes the community identity for both towns.

We realise that *very modest and affordable additions and/or some renovations* may be required at Bencubbin Complex to upgrade the visitors change room and gymnasium. Consideration needs to be given to the declining numbers of people in our own Shire, and surrounding Shires, when making decisions whether to build new or to modify existing adequate buildings in our communities.

It is unfair to expect the many ratepayer, particularly the farmers who pay the biggest percentage of rates and are already under enormous financial pressures.

I truly believe that we should be focusing on the buildings that we do have and maintaining them. The population in both towns and surrounding shires are not large enough to warrant the building of any large regional facility.

Kind Regards

A handwritten signature in black ink that reads "Anne Cashmore". The signature is written in a cursive, flowing style.

Anne Cashmore

Peter and Shannon Waters  
Waddouring  
1229 Kellerberrin-Bencubbin Road  
Bencubbin WA 6477

Shire of Mt Marshall  
Sally Morgan CDO  
PO Box 20  
Bencubbin WA 6477

20 August 2015

Dear Sally

After reading through the sporting and recreation master plan I would like to submit my support and encouragement.

I believe sport and recreational activities in our rural communities is the biggest and most fundamental part of getting the community together.

Your proposal looks at improving facilities for all sports and recreational activities within our shire for players, supporters and spectators as well as enhancing facilities for any community events. The proposal identifies things that are more urgent and ones that are less urgent.

As a health professional socialisation is very important to the mental and social health of all individuals and all ages. Improvements to all sporting and recreational facilities will encourage participation and involvement thus promoting these health issues.

I would again like to offer my support and congratulate the shire of Mt Marshall on the forward planning in enhancing our communities

Thankyou

Shannon Waters

Jelle & Ruth De Jong

Lot 200 Kirby St,

Beacon. WA. 6472

21st August, 2015

Hi Dirk,

We attended the last Beacon Progress Meeting and are not happy with the fact that the Shire is looking to borrow to spend so much money on the Bencubbin Sport Complex.

We understand money needs to be spent on this but as the Shire is not in a very good financial state we suggest cutting down on the amount of works.

Demolishing the old change rooms needs to be done but put up another one similar without spending so much money.

The Hockey courts do not need to have artificial grass put onto it saving more money. Hockey can and has been played on these courts for many years without any problems. They would look nice but it takes a lot of work to look after it.

If the Swimming Pool need so much work to keep it in service **CLOSE IT?**

A lot of money was spent not so long ago to bring it up to scratch and now it is need of a lot more work.

The \$250,000 would be better spent on roads or other infrastructure or not borrow it in the first place.

People could go to either Mukinbudin or Koorda as their pools are in better condition or use their own pools.

School swimming sports are often conducted at these pools.

As we do not have any representatives, on Shire, for the Beacon area now we would like to issue you with a Vote of No Confidence in yourself and the Shire.

Several of our Councillors have told us they felt abused and threatened at meetings and other times. Also they are starting to get health and family problems caused by the stress.

The Tredwell report is a contradiction as it brings into play large communities with thousands of people in them where Mt Marshall has only about 400 people, with a decreasing population.

Tredwell is an interstate company that doesn't understand small communities as it compared Mt Marshall with Melbourne.

In ten years there will only be about half the population here compared to now.

This is a very large amount of money to be repaid and who is going to pay for it.

People need to sit back and think of the future not now.

If you go ahead with this it will send the Shire broke.

Sincerely,

Jelle & Ruth De Jong.

Porky's Enterprises.

**Received: 21 August 2015**

Hello Sally,

Please find my Mt Marshall Sport and Recreation Master Plan submission below.

As a lifelong resident and fourth generation farmer in the Mt Marshall area I would like to firstly say congratulations to yourself and all the shire staff involved in this process and the appointment of Tredwell Consultants to prepare this plan. They are clearly a first class independent company highly credentialed for this task. I attended both Mt Marshall Shire community meetings, in my role as shire councillor, and was very impressed with their thoroughness to ensure community members were able to put their suggestions forward.

Whilst I do not entirely agree with all of the report's recommendations, I will focus on the positives first.

1. It was very pleasing that the already proposed project of developing the Bencubbin Recreation Complex into a multi use facility was endorsed. This clearly indicates the Shire's earlier strategic plan is sound.
2. That the Mt Marshall swimming pool be downgraded to a 25m facility and relocated to the Bencubbin recreation ground. The already existing change rooms at the redeveloped complex could then be used for the pool. This would potentially save the shire a lot of money in the future.
3. I think that all the suggestions in regards to cycling, walking, motorsports etc. creates potential opportunities and shows vision and if can be done at a moderate cost should be explored.
4. The idea of a synthetic hockey field/tennis courts would be a fantastic thing for the Shire and greater Central Wheatbelt as hockey is a multi gender sport, as is tennis, it lends itself to being well used in the future. If significant support funding was available from government to assist the shire, it would be an excellent asset for the region.
5. Whilst I applaud the suggestion that the facility be branded as a regional hub, I believe that all effort in the shire needs to be made to support Central Wheatbelt clubs to remain strong for as long as they can. But by providing the shire and the surrounding shires with a first class sport and recreation facility in a centrally located town is surely invaluable to the future of sport and recreation in this region of the Wheatbelt.
6. I think that the golf clubs should be supported in their current locations if that is their wish. Personally I think two nine hole golf courses, 1 at Beacon complex and 1 one at Bencubbin complex, would be best for the long term future.

Finally I would like to say I feel that by providing the best facilities that we can in the Shire it hopefully helps retain and attract young people, such as my teenage children, who want to live and work within this region long into the future.

Yours Sincerely

Robert Breakell

Submission by Anna Munns – Beacon

Sporting & Recreation Master Plan Shire of Mt Marshall

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**EQUITABILITY** – *characterized by equity or fairness; just and right; fair; reasonable; equitable treatment of all citizens.*

Quote from Master Plan *'Tredwell has developed the Sport and Recreation planning principals to guide Council on the planning and management of recreational services and facilities that are reasonable eg. Manage facilities professionally, effectively and **equitably**'*

I would like to express my absolute disapproval of the above project. I feel throughout this process the Shire have done everything against the nature of what the funding intended. '...create a project that is intended to bring communities together'. The Shire of Mt Marshall has successfully driven a wedge between two towns being Beacon and Bencubbin, which directly affects all community citizens financially and emotionally. The CEO and Councillors have created distrust between themselves and residents of both communities to an extent that any future projects and decisions require questioning.

I have read the Master Plan and following are a few of the many points as to why I am opposed to this project. A common thread throughout report is of the statistics that do not give an accurate assessment;

- **9.3 Community Workshops - Community workshops held a total of 83 (out of 486) attended between 2 towns (46 Bencubbin, 37 Beacon).** This is not an accurate indication of community representation, as it does not represent even 50% of the population statistics quoted.
- **9.4 Online Community Survey Summary - eg. - Population 486, respondents to Community Online Survey 182, 61% Bencubbin, 33% Beacon,** this will not give an accurate indication of the 5 most used and least used sport facilities as clearly not all community members have responded. Obviously only approximately 36% of the community responded.
- I struggle to comprehend how the shire can be making these decisions and not listening to what the community have to say. For example as stated on pg 28 and pg 43 of the Plan *'Welbungin Tennis Club does NOT want to be moved back to Bencubbin. The Welbungin Tennis Club is **NOT** in support of suggested major developments as in their opinion these projects would lead to increased council rates and would NOT benefit the entire community.*
- Bencubbin becoming a 'Regional' town is a pipedream. Given statistics on population decline in the Wheatbelt, this is just not a feasible and viable notion.

There are numerous anomalies throughout this Draft that have not been given any consideration by the CEO and the Councillors prior to making this decision of borrowing a large amount of money. This loan has become an issue that affects all ratepayers.

The extract of the September 2014 minutes approved 7/0, to upgrade the Bencubbin complex and to apply for funding from the Department of Sport and Recreation. This funding was agreed and approved. It has however gone over the 10% spending of budget finances which requires, by law, Public Consultation. This clearly has not happened. *'Community consultation precedes action. It must be seen as the beginning of the cycle which results in action. Consultation must serve and build trust within the community'*.

To reiterate, I Anna Munns do not endorse the Tredwell report nor any of the recommendations which are within it. I recommend this process has been a waste of shire funding and time and perhaps needs to be reviewed in its entirety.

Submission by Peter Munns – Beacon

Sporting & Recreation Master Plan Shire of Mt Marshall

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I feel this recreation plan for Bencubbin is a bad idea. Bencubbin is not a hub, you need population and businesses to be a hub, like Merredin. A few weeks ago the Winter Sports Carnival held at Merredin, which is well supported by all the surrounding towns, said their numbers were significantly down compared to last years. Do you really think people from Kalannie are going to travel 130km to Bencubbin when they can drive 45km to Dalwallinu?

Why are we doing this submission when it is being announced publically that the project is going ahead? ***'Community consultation precedes action. It must be seen as the beginning of the cycle which results in action. Consultation must serve and build trust within the community.'*** This is the Shire of Mt Marshalls policy, why is it not being followed? Basically, the shire has lost our trust and the Beacon Caravan Park and Barracks rate increase is an example of this. When I mentioned these price rises to a Bencubbin resident they could not believe it and said "...if they are doing that to try and get people to stay in Bencubbin, it will never happen!"

This project will not save Bencubbin from becoming a ghost town, all it will do is make it a ghost town with expensive empty buildings that they will have to maintain.

The Tredwell Report clearly acknowledges the declining population. I feel the shire would be better to be spending its money and efforts on keeping the services and businesses that are here now viable and making sure they are here for the future. It is alarming to hear the current CEO talk about donations to the Beacon community being stopped. Doesn't he realize that our ownership of these buildings are buildings that we have to maintain and not the shire? The reason we own these buildings is because the shire did not provide them in the first place, as they do in Bencubbin.

I strongly urge the councillors (that are left!!) and the CEO **NOT** to go ahead with the Sport and Recreation Master Plan for Shire of Mt Marshall. It is not worth the money and by the time it is built there won't be a football competition, there won't be hockey, cricket is gone, so how about putting that effort and money into keeping what we **DO** have for as long as we can!

How about spending our money on some of the things we need, rather than the things you want eg;

- Putting lights on the Beacon Airstrip so we have a central point in the shire where the RFDS can land 24/7.
- Helping us with paying the managers of our Co-Op and Country Club, as these are essential services to keeping our community alive.
- Approaching current small businesses within Beacon and Bencubbin to see what assistance the shire could give them to help their business grow and make sure they stay in the shire.

**Received: 21 August 2015**

To Whom it May Concern,

It concerns us a great deal if this project goes ahead. Making it a central hub seems pointless considering all surrounding shires have their own complexes. The future of the Central Wheatbelt Winter Sports is at risk as towns competing are struggling to form teams to keep it going. The future seems to be between 3-5 years. My husband has been a director of this organisation for 10 years and has seen it diminish in this time.

It doesn't seem that there was much community consultation done at all.

Maybe 20 years ago this would have been a viable project but with the community numbers decreasing is it really a good idea to put rate payers under this pressure for the next 20 years to pay for the building.

Its not about whats getting built in one town compared to the other but the amount of money being spent (2.2mil) in times where it is getting harder for communities to survive.

I think differences need to be put aside and look at the realistic side of this project of how much pressure will be on the Mt Marshall Shire.

It is concerning that this building will end up being a white elephant as many vacant buildings have become in the shire.

Concerned rate payer.

Raelene Beagley

## **Tredwell SRMP Submission**

Firstly in reference to the SRMP; the report findings identified that clubs were happy with 74% rating current facilities as excellent, very good or good page 38. So we don't understand how survey results are so opposite to the recommendations and strategies in the SRMP?

With the proposal and associated investment of up to \$7 million for the Bencubbin Recreation Complex - where is the \$7 million going to come from? The Shire needs to be realistic in spending ratepayer's money. This is an obscene amount and we DO NOT want to see this money funded by increased rates.

This amount is extremely extravagant and very expensive. Why not do something more modest?

We do agree that the Shire needs to continue to maintain our facilities. However are extremely worried about the scale of the proposal and associated investment of up to \$7 million for the Bencubbin Recreation Complex.

If the proposal is budgeted to cost \$7,000,000 normally costs do go over budgets so it is highly likely that such developments would cost even more.

We personally do not see how there is enough people/ large enough population to see the Bencubbin Recreation Complex as a regional facility. And believe that as we are located in Beacon / are northern ratepayers we should not have to pay for such an extravagant project. We are more than happy to know that rates are being utilised for the modest development and upkeep of all of the Shires facilities however we do not want to have to contribute to such an expensive project. If this is something that the Bencubbin community really do want then why not increase their rates accordingly (in the southern end of the Shire.) We know this has previously happened in the northern end of the Shire to raise money for the Beacon Co-op.

We can appreciate the need to maintain the quality of facilities as they age and believe there is justification for refurbishment of the Bencubbin Recreation Complex but this must be done with careful consideration of the costs and in a way that ensures there is adequate funding for the Shire to continue sustainably.

The scale of the proposed project is beyond reason and not supported by the community feedback in the SRMP. With only a small proportion 31% of people indicating that this was a priority project.

Ryan and Alisa Miguel

Received: 21 August 2015

## **SUBMISSION ON DRAFT MOUNT MARSHALL SPORT AND RECREATION PLAN**

### **Consultation Process**

We do not understand the **process** when Council are publicising that the redevelopment of the Bencubbin Recreation Ground is going ahead. Isn't this Tredwell report and submission part of the process prior to making a decision?

The Tredwell report states that 75% of the Shire population believe there are enough sporting facilities in the Shire. At the meeting I attended it was unanimously agreed that the Shire should concentrate on the maintenance of existing facilities as our declining population does not warrant new facilities. I look at population decline, school numbers, lack of ability for any town in the CWFL to field a Football side of "local" players – in the beginning it was a matter of having two-three players travelling now it is becoming a matter of having minimal locals playing. We think it would be in the Shire's interest to invest time in consulting with surrounding Football/Netball/Hockey teams, CWFL, CWNL & CWHL as to where they see the future of the clubs. It is also imperative to have discussions/support from surrounding Shires. Mukinbudin and Koorda have excellent swimming and sporting facilities so I could not see a need for them to travel.

### **Accuracy of the survey and the ability to base a budget on this**

There were some problems for people being able to access the survey in the first place. There is no way of knowing that individuals didn't complete multiple surveys in order to increase their perceived opinion, and no way of knowing if people who are not even involved within the Shire completed Surveys. There has been no direct correspondence with ratepayers – not all rate payers use the local papers or towns as their Community base, however ratepayers are the ones who will ultimately become liable.

### **Meetings Held by Tredwell**

Both Tredwell and Shire representatives did not clearly outline the purpose of the meeting when now they are basing such huge expenditure on this meeting. I stood up and stated at the meeting in Beacon, and asked for it to be noted, that *"Whilst there are a number of things we could list as our (for want of a better word) "Dream" we are very hesitant to commit/spend in most areas due to the increasing decline in population, lack of young people returning to the area. All of this placing those of us remaining and aging under more pressure through volunteering-busy bees etc and financial burden."* This was agreed by everyone at that meeting and yet I see no mention of this in the report and have no faith that Councillors have taken this into consideration, even when the Shire President seemed to agree with us on this point during discussions following the meeting.

### **Population Decline**

Population figures used from 2011 Census are no longer current. I question the accuracy of "large number of children in the 5-14 year age bracket" as I am aware of a significant decrease in numbers at local Primary Schools. It would also be beneficial to look at the number of children in Grade 7 over the last 20 years who have returned to the Shire. In order to attract these people we must have adequate employment.

At this point it is worth remembering that in a space of 8 years we have gone from having three cricket sides to none. For two years there was a combined side drawing on players from Bencubbin, Beacon

& Kalannie. This was not able to be maintained due to travel, a lack of numbers and aging players opting to retire rather than travel.

There is no junior basketball or cricket in Bencubbin. A few years ago Beacon asked Bencubbin if they would join with us and we would take turns in travelling on alternate weeks. This didn't continue as many were travelling to Bencubbin to find only one or two children coming along. I make this point not purely to point out that the building of facilities will benefit our small population.

### **Relocating existing facilities**

The report shows that Welbungin Tennis Club will not move. I believe the Bencubbin Tennis Club folded in the mid to late 90s due to lack of numbers. Bencubbin Sports Club wish to remain where they are. Wialki Golf Club have not been consulted on moving. There is a clear trend that Council is choosing to go against public response anyway. Thus we question the point of the exercise.

### **Regional Hub**

We are not well situated to be a Regional Hub. There are already sufficient facilities at Merredin and, with a much larger population and area to draw on, I would be interested to know if council have studied the financial report of their facilities. We believe that the Shire should be in consultation with and have support of surrounding Shires when trying to instigate a project on this basis as without this support and local support it will not succeed. I can understand the council's desire to be a Regional Centre but I do not think it will be successful and this will come at a large cost to ratepayers.

Council has made various attempts to attract business to the shire for which we congratulate them. However these attempts have not been successful. Other businesses have been unable to survive or operate at capacity due to lack of patronage and population decline, such as the Bencubbin Hotel, Bencubbin Smash Repairs and Bencubbin Truck n Auto. The Industrial shed has been empty for some time and council are trying to dispose of this. The local shop has never been rebuilt and is currently run out of the Mt Marshall Town Hall, which could be a suitable function venue if available.

Whilst I thank you for the opportunity to complete a submission it is with some hesitation that we make this as recent publications by Council in the local papers and on Social Media have taken on an intimidation aspect to anyone who is against the proposal of the proposed Regional Hub.

Clint & Petrina Poole

21 August 2015

Shire of Mt Marshall  
PO Box 20  
BENCUBBIN WA 6477

Shire of Mt Marshall Sport and Recreation Plan Submission

I would like to congratulate the Shire on its thorough and consultative efforts in regards to putting together a sport and recreation plan for everyone in the Shire of Mt Marshall.

The plan by Tredwell Management covers a broad range of recreation facilities and activities in the Shire and for this I commend them.

I play sports in the Shire, not just my town of residence, Bencubbin so the future of the facilities and activities are most important to me. I live a healthy and active lifestyle, prioritising sport and exercise in my daily schedule.

My two children are very keen and regular users of the Mt Marshall Aquatic Centre, in fact the whole family is and we would love to see this facility improved and remain in Bencubbin.

The skate park which was recently moved to Bencubbin is used by my children and I would love to see more facilities like this developed in the Shire. Obviously the idea of a youth precinct in both Bencubbin and Beacon pleases me greatly.

I am a regular user of the gymnasium facilities in Bencubbin and also the Heritage Trail. I think it is important to improve and maintain facilities like these that promote healthy lifestyles in our community.

I am a rate payer in the Shire of Mt Marshall and while I am proud of what infrastructure there is in our small communities it is great to see a Shire that is planning ahead and not seeing progression as something only suited for the larger local governments of the State. While my rates due are apples compared to some oranges in the Shire I am satisfied that my rates contribution to this plan are dollars worthy of being spent.

In general I would like to provide positive feedback on the plan and also use this submission to congratulate the Shire on being one of very few local governments in the state to receive funding through the NSRF Funding. Well done.

Regards

Nadine Richmond

SHIRE OF MOUNT MARSHALL

RE: SPORTING AND RECREATION MASTER PLAN  
DRAFT JUNE 2015

DEAR SIR, MADAM

AS A RATE PAYER IN THE MOUNT MARSHALL SHIRE THE SPORTING AND RECREATION MASTER PLAN DRAFT JUNE 2015 ONLY CAME TO MY ATTENTION ON TUESDAY THE 18TH AUGUST 2015 WHILST TALKING TO A NEIGHBOUR (WHO HAD ONLY FOUND OUT THAT DAY ALSO), MY PROPERTY IS CLOSER TO KOORDA THAN BENCUBBIN AND I RESIDE IN THE TOWN OF KOORDA AND VERY RARELY USE A COMPUTER. I HAVE SINCE FOUND OUT THAT MOST OF MY NEIGHBOURS IN THE MT. MARSHALL SHIRE ALSO NEW NOTHING ABOUT THE SRMP. I NOW HAVE A COPY OF THE SRMP.

I WOULD LIKE TO BRING TO YOUR ATTENTION ON PAGE 2 OF THE SRMP 1.1 PROJECT SCOPE PARAGRAPH 4 POINT 2 STATES: SURVEY-ONLINE AND MAILED OUT TO ALL RESIDENTS WITHIN THE SHIRE; THE SURVEY WAS CLEARLY NOT MAILED TO MYSELF OR MY SURROUNDING MT. MARSHALL RATE PAYERS.

I BELIEVE IT IS IN THE SHIRES BEST INTERESTS FOR ALL RATE PAYERS TO HAVE AN OPPORTUNITY TO DIGEST AND GIVE INFORMED FEEDBACK ON THE FUTURE OF OUR SHIRE.

S.R.M.P REPLY (CONT.)

PAGE TWO OF ONE

THE FACT THAT ONLY 182 INDIVIDUALS RESPONDED TO THE ONLINE SURVEY OUT OF A TOTAL SHIRE POPULATION OF 486 CAN ONLY MEAN ONE OF TWO THINGS:

- ① LESS THAN HALF THE SHIRE POPULATION COULDN'T CARE LESS
- ② LESS THAN HALF THE SHIRE POPULATION DIDN'T HAVE THE OPPORTUNITY TO COMPLETE THE SURVEY (LIKE MYSELF AND SURROUNDING NEIGHBOURS)

THE SURVEY RESULTS CLEARLY SETS THE WAY FORWARD FOR THE S.R.M.P.

I RECOMMEND THAT TODAY'S SUBMISSION DATE FOR PUBLIC COMMENT ON THE SRMP BE EXTENDED TO THE 30<sup>TH</sup> SEPT 2015 AND THE 304 PEOPLE THAT DID NOT RESPOND TO THE ONLINE SURVEY BE MAILED A SURVEY FORM ALONG WITH A COPY OF THE SRMP REPORT (PERHAPS WITH THEIR RATES NOTICE IF NOT TOO LATE)

I AM NOT AGAINST PROGRESS IN MY SHIRE, HOWEVER I AM AGAINST POOR COMMUNICATION TO RATE PAYERS.

I CANNOT SUPPORT THE CURRENT SRMP WHEN I KNOW THE CURRENT SURVEY RESULTS ARE INCORRECT.

YOURS SINCERELY

A.W. SCHMIDT

*A.W. Schmidt* : 21<sup>ST</sup> AUGUST 2015

<b>SHIRE OF MT MARSHALL</b> Received 21 AUG 2015
File No: _____
Officer: _____
Shire: _____

Submission to the Shire of Mt. Marshall

I am writing in relation to the independent specialist report undertaken by Tredwell Management for the draft of the sport & recreation master plan.

I have read through the report and the recommendations for the master plan. I am highly impressed with the level of professionalism that Tredwell has deployed in their study of the Mt. Marshall and the detailed and thorough examination of our shires facilities and resources. Furthermore I would like to extend my congratulations and support to the council of Mt. Marshall for their initiative to engage Tredwell Management to gain an independent assessment of our shire and to put forward recommendations for planning for the shires future.

Having a report of the quality that Tredwell has delivered lays a strong foundation from which the shire can plan and strategically implement projects and upgrades to existing facilities or new builds that will meet the needs of our communities into the future.

I believe our shire has a bright future and has many residents that are active in the progress and welfare of the improvement of our communities. That said I also believe there is the need for ongoing improvement of facilities and infrastructure within the shire to bring a focus to central and key locations. This is the way forward and absolutely necessary for the current and future generations to have a thriving and progressive community.

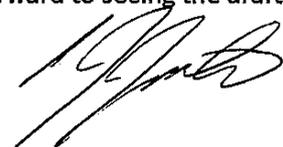
Hence the master plan delivered by Tredwell is crucial in identifying those areas for development that are crucial to the future of our community. Tredwell Management's draft of the sport & recreation master plan is excellent and has identified clear and concise planning that will give a key focal point for the community and become a significant facility instrumental in the success of our community as a whole. The report plans for a focal point that will become the hub for many different events and enhance our community to thrive in the present and for many years into the future.

In addition to studying the draft from Tredwell Mangement I have also attended council meetings as a spectator in the gallery. It is reassuring to see that the council of Mt. Marshall are taking on board the advice of Tredwell and acting on behalf of the shire. A very clear and responsible budget has been set out for the improvement and upgrade of the Bencubbin Recreation Centre with a very minimal cost to a rate payer and land holder such as myself. I congratulate the shire on their successful application in attracting significant funding for this project which has made this project realistic and well within the shire's ability to service.

Also I have found that the whole process of engaging Tredwell to report on behalf of the shire has been a transparent and clear process. Equally the proposal for the Bencubbin Sport & Recreation Centre has been a transparent and clear process. In both cases any queries and concerns I have had have been thoroughly explained and clearly answered leaving me more than satisfied with the process and proposed project.

In summary I am very pleased with the level of professionalism in which Tredwell Management have delivered this report relating to our shire. Again I congratulate the shire on their initiative to engage the services of Tredwell Management and their resolve to act upon the findings of Tredwell's report. I support the findings of their report. I support and encourage the shire council to continue their good work and look forward to seeing the draft plan implemented and completed.

Regards Chris Jack



21/8/2015

16<sup>th</sup> August, 2015

Sally Morgan

Shire of Mt Marshall

Dear Sally,

I would like to commend you and the Shire of Mt Marshall for this great plan. Looking forward to the implementation of this.

Having lived in the area for several years and having children that have utilised facilities I am pleased to see that you have the foresight to see that the facilities improve.

Thank you.

Sandy Wyatt

## **Mt Marshall Master Plan Report Public Submission**

Congratulations on obtaining a \$990,000.00 grant to help fund the Bencubbin Complex Redevelopment. This is a great achievement for our Shire and for the community of Mt Marshall.

### Strategy 1

We fully support the development of the Bencubbin Rec Complex including the actions listed in 1.3 and co-location and integration of other facilities into the one 'hub' becoming a regional level sports and recreation centre.

We also support the proposal of relocating the Mt Marshall aquatic centre to the Bencubbin Sporting Complex. If a large sum of money were to be spent on the aquatic centre I would like to see it co-located with all of the other sporting interests so that families can come together rather than be separated at all of the various centres i.e. rec centre, pool, Welbungin tennis.

I commend the shire on their foresight in allowing scope to further develop the centre, should funding become available, to include a multipurpose synthetic surface that could accommodate tennis and hockey (and possibly others). We would fully support this initiative. We are members of the Welbungin Tennis Club however would not be opposed to co/re-locating to the Bencubbin Rec Centre.

The development of a youth precinct in Bencubbin is a fantastic idea and I agree that the Shire could provide assistance for this initiative.

We also support marketing the newly developed facility as the Shire of Mt Marshall Recreation Complex.

### Strategy 2

We support that the Beacon Complex be maintained at a district level only. We're unsure about the shire funding an extension of the Beacon Men's Shed as this is a non shire asset.

AS in Bencubbin we support the development of a youth precinct to be incorporated into the Beacon recreation complex.

### Strategy 3

We fully support the relocation of the Mt Marshall Swimming Pool to the Bencubbin Sport and Rec Centre.

We are not opposed to investigating the development of a zero-depth aquatic facility in Beacon.

### Strategy 4

We do not support Shire spending large amounts of money on non-Shire assets. The outlay to update the gun clubs should be minimal.

We agree that marketing Bencubbin as a noisy hub for motor sports etc would be a great initiative and compliment the Bencubbin 360 and Mt Marshall Go-Kart Club.

<b>SHIRE OF MT MARSHALL</b>
Received
21 AUG 2015
File No: _____
Officer: _____
Copy: _____

Strategy 5

We fully support youth precincts in Bencubbin and Beacon

Strategy 6

The development of the Sports Club as a golf precinct would require further investigation. As this is a non-shire asset we're unsure about the appropriateness of the shire contributing financially to its development.

The synthetic bowling green is advantageous as it does not require any water. Water would be needed to keep the bowling green grass alive.

Strategy 7

Water based activities at Mt Marshall reservoir would be fantastic! This could be a major drawcard for our shire as it would be completely unique to the region.

Strategy 8

We support the enhancement and provision of share use trails and trail based experiences throughout the Shire of Mt Marshall.

Strategy 9

We fully support the continuing support to sport and recreation clubs and groups with a view to co-location.

Strategy 10

We agree with the continued support of sport and recreation clubs and groups through the provision and development of Sport & Recreation based services and programs

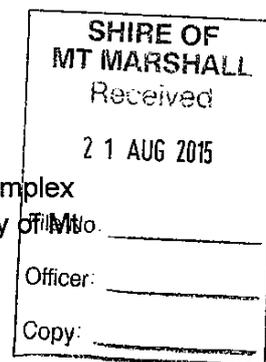
Yours sincerely

A handwritten signature in black ink, appearing to read 'Lauren Grylls', with a large, stylized flourish at the end.

Lauren Grylls

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Yours sincerely

A handwritten signature in black ink, appearing to read 'Rob Grylls', written in a cursive style.

Rob Grylls

G & A Whyte  
Box 138  
Mukinbudin WA 6479  
12/08/2015

Dear Sally and Mount Marshall Councillors

We are submitting this letter to voice our dissatisfaction with the Mount Marshall Shire's proposal for their Sport and Recreation Master Plan outlined in the Tredwell Report and the way in which processes to implement it was conducted.

Firstly, we are totally opposed to any move to spend the proposed amount of money on what the Mount Marshall Shire is calling a 'Regional Concept'.

We understand the Shire's desires to obtain bigger and better facilities and we endorse progress and development but not to the scale in which your councillors propose. Obviously we do not want a sporting and recreation facilities hub in the town of Bencubbin because that would be a detriment to our town of Mukinbudin and all other surrounding Shires and towns. All this does is further increase the amount of travel to participate in sports. We have our own community facilities to service and maintain and have a desire and obligation to use them.

Other reasons for our disapproval relate to the fact that your diminishing and aging population does not warrant such an extravagant new development. We feel Bencubbin's existing sporting and recreation facilities are adequate or better for the number of residents that use them.

You can't expect to have expensive infrastructure built with the intent of drawing people to town, you have to have the population first. Bencubbin's limited work opportunities do not support population growth. The distances are prohibitive to attracting sufficient population.

On reading the Tredwell Report it states that 75% of the Shire population believe there are enough sporting facilities in the Shire and two thirds believe there are enough recreation facilities. So why are the councillors still pursuing such an ostentatious project.

Furthermore, key projects recommended in the report contradict survey results and community opinion. There are contradictions within the report. The report states that there is insufficient population to support multiple facilities but then proposes adding more facilities.

We suggest you scale down the project so some development can be justified. A project with a more realistic budget is far more likely to gain support whereby some renovations could be achieved.

We would prefer it if our rates went to maintaining our roads and unfortunately there is proof of an inability to do this to an acceptable standard with many in need of grading and gravel.

We do not want exorbitant rate rises as a consequence of this development. The Shires ability to be able to afford such a broad scale project is questionable.

Secondly, we would like to comment on the consultation process. The Shire Council has been extremely negligent in its duty and responsibility to adequately inform all rate payers of the proposed plan and development. As rate payers in the Shire we were astounded at how far the plans and development had proceeded without us having had any prior knowledge of it. We were certainly not alone in this. Sending surveys and information regarding the process and progress of the development to only those with a Mount Marshall address was very ignorant. It was inappropriate to assume that rate payers obtained information from other sources such as your website and social media. These are not reliable means of accessing information for many and are not accessible or appropriate for all. Your so called 'target audience of community members' are not the only ones paying for this extravagant development.

Grant and Adrienne Whyte

# NP & SE METCALF

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Mt Marshall,  
Box 20  
Bencubbin.6477

Dear President,CEO and counsellors,

With regards to **'The Draft Sport & Recreation Master Plan' Shire of Mt Marshall.**

Although we acknowledge some modifications will be required to the Bencubbin sporting complex for change rooms and toilet facilities, the HUGE costs associated are out of hand!

As we already have facilities existing in each town within the shire for sport, we believe that the shire MUST leave them to operate, **not try to regionalize all.**

*This unnecessary issue is only dividing the shire once again!*

The funding would have to borne by us, the ratepayers, who are already paying for too many other wants within the shire.

We do not object to progress that can be deemed meaningful and purposeful!

How much has it cost "us" for the Draft plan, which is not feasible, and how is it being funded?

The study is found to be flawed and contradictory!

OH---- and while you are about this irrational scheme, hook a line onto the shires of Koorda, KTY and Nungarin and *demand* that they travel to Bencubbin for all their sports, [no more duplication] and ask them to foot the bill. **YOU WOULD HAVE NO CHANCE!!!**

Stop trying to remodel everything within the shire and carry out the alterations to the Rec centres as needed, as a modest cost.

Yours Faithfully,

Neil & Sue Metcalf  
17<sup>th</sup> September 2015

**Submission to the Sporting & Recreation Master Plan  
Shire of Mt Marshall  
August 2015**

In regards to the Theme: Aquatic Facilities Page 56.

I was talking recently to one of the former councillors who was part of the group that decided the location.

The location was chosen for its proximity to the Bencubbin Primary School. I believe this is still a relevant point and the location should remain.

Also the size of the pool should remain at its current length of 50 metres.

Kind regards



Len Cargeeg  
PO Box 22  
Bencubbin WA 6477

20<sup>th</sup> August 2015.

Jan Beagley

6493 Burakin Wialki Road

BEACON 6472

Faxed . 17/8/15 .

SHIRE OF MT MARSHALL	
Received	
17 AUG 2015	
File No	_____
Officer	_____
Copy	_____

To : Chief Executive Officer, Shire of Mt Marshall  
Tredwell Management

To think that there are people who believe that Bencubbin can become the sporting hub of the region is laughable. Do they really think that the Shires of Mukinbudin and Koorda would allow their perfectly good facilities to fall into disrepair so that everyone can go to Bencubbin to play sport? If these Shires are also expected to contribute to the upkeep and maintenance of this Bencubbin facility would they be happy? I don't think so.

In the Draft S & R M P it is stated that "three quarters of the Mt Marshall population believe there are enough existing sporting facilities in the Shire", so why would anyone think it was a good idea to sign the ratepayers into considerable debt that will take years to pay off when probably in three to five years there won't be a Winter Sports Competition in the Central Wheatbelt Football, Hockey and Netball League/Associations.

To compare the proposed Bencubbin Recreation Complex to the "Melbourne Sporting Hub" or the actual and proposed sporting hubs in South Australia is like comparing King Street, Perth to Lucas Street, Beacon (where Ninghan Spraying, Beacon Country Club and Beacon Coop are situated). You can buy things in both streets but that's about it.

Jan Beagley.

