



20/20

Looking to the future of motorsport in WA

December 2011



redevelopment

Work began in July on the government-funded redevelopment with the demolition of the infield race control tower, which had been part of the Barbagallo Raceway landscape since the mid 1970's.

The contract has now been awarded to Diploma Construction WA for Stages one, two and three of the redevelopment being the infield pits and paddock, pedestrian overpass, and a new three-level building to accommodate race control, administration and the media centre.

Entry to the new pits will be from pit straight with the exit road rejoining the circuit at the end of turn one.

There will be 30 pit garages stretching nearly 200 metres along the infield.

A feature of the garages is that a large part of the roof will be load-bearing to allow the erection of marquees and provide a spectacular viewing platform.

The southern end of the pit garages complex will be open so it can

be used as an exhibition pavilion. Temporary walls would be installed for major race meetings when all the other garages were fully occupied. The roof above this area is not load-bearing and cannot be used as a viewing platform.

Behind the pit garages is a hardstand area for truck parking. This could be used for other purposes when not in use for race meetings.

Continued page 6



garage reviews

More than 100 members are waiting for garages to become available and this has highlighted the need to review current policies and practices before a commitment is made to build new garages.

At the heart of the matter is a convoluted lease structure, which in most cases costs lessees half the amount compared with 10 years ago.

Garages were originally let on a peppercorn lease for a period of time, which lapsed many years ago.

There are also safety and compliance matters WASCC needs to address. Power supplies and disproportionately high levels of appliances being left running in these facilities are causing faults and power costs that are exceeding the lease fee.

WASCC also needs to ensure garages

are maintained to an acceptable standard so they are lettable upon a lessee relinquishes the lease.

The review process has begun and a report with recommendations will soon be considered by the Management Committee. Garage users will be involved in a process

whereby a number of criteria need to be satisfied including; Safety, Compliance, Financial and Purpose.

Subject to the outcome of the review, the current plan is for new garages to be constructed on land immediately south west of McCracken House.



from the president

In this newsletter I want to update you on a number of important big-picture matters the Management Committee has been dealing with. These are:

- The outcome of the EGM
- The current strength of the Club
- Corporate governance
- Circuit development and our relationship with government
- Member information sessions
- The upcoming Annual General Meeting

EGM

Firstly I want to thank the members who attended the original EGM on July 20, which was suspended on a point of order, and the resumed EGM on October 27. Your active interest in the Club's affairs is appreciated and I trust that you and other members will continue to be keenly involved in matters of importance to the WASCC.

As you will recall, the EGM was called to seek members' approval to amend the Rules of the Club to allow postal voting and to correct some minor irregularities. Amendment of the Rules requires 75 per cent of members at the meeting (and who vote) to vote in favour of the amendment.

Of the members in attendance, 185 voted with 92 supporting the amendments and 66 voting against. There were 37 informal votes due to ballot papers being completed incorrectly. Accordingly the amendments were defeated despite there being a significant majority in favour.

While the opponents of change can claim a victory they must also acknowledge that the majority of members recognise the merits of postal voting and want it introduced if for no other reasons than good

governance and organisational democracy. I question the motives of anyone who opposes these ideals.

State of the Club

The WASCC has never been in a better position due to the tireless work of committed members and management. Our financial position is very strong, we continue to conduct successful events, our corporate relationships with key stakeholders are constructive, professional management is in place and making a difference, and our forward program is in place.

The Management Committee continues to operate effectively with nearly all decisions being carried by a significant consensus. Even the original decision to propose postal voting was carried unanimously by the Management Committee.

Corporate governance

Improvement to corporate governance is an ongoing task. These days the WASCC is both a member-based organisation AND a significant business. It must continue to adapt to the contemporary needs of both aspects of its operation.

As a Club and a Business we have specific requirements covered by legislation and rules that the committee and our members must follow. These are in place to ensure we meet the rigorous demands of a not-for-profit organisation.

In the same way that all of us have adapted our personal and businesses lives over the past decade – and will continue to do so into the future – so it is that WASCC must adapt to changing circumstances.

As organisations and clubs evolve, so do the policies and procedures

that govern activities and behaviours of those organisations. In the past few years the WASCC has emerged as having a strong commitment to all aspects of good governance and reforms. This commitment forms a strong foundation for continued growth and strong relationships with government and corporate partners.

Circuit development

Stage 1 of the Barbagallo Raceway development is underway, details of which are reported on page one.

This is a very exciting time for all members as the benefits are many and significant such as:

- The realignment of a number of walls will improve the safety of the circuit for all users and ensure we meet changing track licence requirements
- Additional garages
- The new pit development will provide club members a spectacular view of the operations of a busy pit lane – a real bonus
- First class new pit lane facilities can be used by members throughout the full year
- A new race control and media centre for use by the Club all year
- The large hardstand area behind the new pits can be used by the Club or rented to others as a major display area and for driver training etc.

Stage 2 of the government's vision is to extend the circuit to the north on land that is currently an A Class reserve. Our involvement in management of that development is naturally subject to how well we manage the Stage 1 development together with the resolution of governance issues previously identified by the government.



Last year the Department of Sport and Recreation stated in a letter to our Chairman that the existing structure of the WASCC was not considered sophisticated enough or appropriate to manage a significantly upgraded and expanded facility and that the government would only gain confidence if the Club were to change its operating structure. The Department pointed out that WASCC had, in the past, operated almost entirely on its own but is now embarked on a process that brings it into a partnership with the government and, therefore, a higher level of public expectation exists.

The imperative for subtle change is clear. Whether we grasp this once-in-a-lifetime opportunity will depend on the willingness of the Club to embrace the required changes.

Member information sessions

A series of open forums is being conducted to update members on current and future development at the circuit, garage reviews, EGM outcome, and any other matters members would like to discuss.

The first was in September, then October 26, and the last for 2011 will be on December 12.

The meetings are held at McCracken House and start at 7pm.

I encourage you to attend to get first-hand information from people who know the answers to any questions you might have about the Club and its operation, developments, and how any of these may affect you.

AGM

Our AGM will be held on Wednesday December 21 at Gloucester Park –

followed by a Christmas party. Mark your diary now.

Elections for President and eight of the 10 Management Committee positions will be held on the night. A number of Committee Members have indicated they will re-nominate, which is important for continuity and the retention of corporate memory.

However, it is equally important for organisational renewal to attract additional people of integrity and capacity. This is an opportunity to nominate yourself for one of the positions and to play a crucial role in the future governance of the organisation.

If you are passionate about our Club and its activities, and are committed to its growth and development, I urge you to seriously consider nominating.

Regards

George Bradbury

around the circuit

By General Manager, Malcolm Bulley

It has been just over seven months from when I started work with WASCC and one question that keeps coming up is; "How is it going?"

The short answer is that it is going well. That's not to say there haven't been challenging issues to deal with, but they are being dealt with and good progress is being made on a number of fronts.

Strategic review

A strategic review was undertaken into all aspects of the WASCC's operation.

We defined what was important to members, what was needed for a sustainable operation, and where the gaps were between those critical factors and our existing operation and structure.

More than 40 key factors were identified and prioritised for action. Some were able to be implemented quickly while others may take many months if not years to reach the full intended result.

The operational structure of the Club was one factor identified as being in need of revision and has now been actioned.

Staff roles now cover membership;

promotion and events management; venue maintenance; and administration.

Jennifer Harrison has the role of Business Manager with responsibility for promotion and events management.

Dale Keenan heads the venue maintenance team.

Recently appointed Justin Isseppi is the Administration Manager.

Systems

One of the keys to maintaining an active and prosperous Club is constant improvement in everything we do and a methodology has been implemented to ensure this critical factor remains at the forefront of my attention.

Key performance measures such as member satisfaction, track utilisation and financial performance will be published over the coming year and discussed at member information sessions.

A new database system is being investigated which will cover interactive member identification, including category management, officials, volunteers and online entries.

Due to the redevelopment taking



place our business plan has a sharp focus on budget matters. Additionally asset replacement, track utilisation and member benefit programs are key focal points.

October 31 marked the end of the Club's 2010-11 financial year and the financial budget for the 2011/12 period is being finalised.

For an operation the size of WASCC there is very little time between the end of the financial year and the issuing of notices for the Annual General Meeting, which this year is being held on December 21.

To meet the AGM deadline, financial reports need to be completed, audited and endorsed by the Management Committee, all in the space of a month.

V8 Supercars

The 2011 event produced a financial surplus and attracted several new sponsors to the Club on multi-year contracts.

The event also generated significant interest among motor racing fans and that in turn brought new members to the Club.

More commercial sponsors and more members create long-term benefits for our Club and I look forward to the 2012 event building on the success of this year's experience.

Malcolm Bulley



Photo: Gillie, Boots and Blue

Information nights

The purpose of information nights is to provide an informal setting to facilitate the exchange of information with members.

Meetings are conducted by the General Manager who provides an interactive presentation on matters known to be of interest to members, which is followed by a question and answer session on any other matters

members care to raise.

Topics of conversation at the October meeting included the Extraordinary General Meeting; Constitution reforms; policy changes and reforms; current and future circuit redevelopment; and the garage review process.

These meetings are proving very

popular and have attracted between 80 and 100 members to the first two.

Meetings are held at McCracken House and start at 7pm.

The next information session is scheduled for December 12 where we hope to have presentations by those who have nominated for the committee.



Photo: Gillie, Boots and Blue



redevelopment ... continued

The pedestrian overpass will join the roof of the garage complex to the new multipurpose building to be constructed behind the existing pits.

Diploma will commence onsite on December 12 and are scheduled to

complete the works around March 2012.

The track will be closed during the construction period although there may be windows of opportunity where on-circuit activity could take place.

MANAGEMENT COMMITTEE

George Bradbury

President

Ric Gill

Chairman

Malcolm Bulley

General Manager

Peter Bowra

Jim Gellan

Michael Grogan

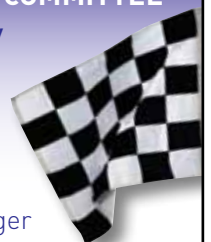
Alan Hill

Robert Janney

Allan Letcher

Russell Sewell

David Walker



There will be more about these and other Club matters in future newsletters.

wa sporting car club | PO Box 267 Wanneroo WA 6946

t 9306 8022 f 9306 8539 e wascc@wascc.com.au

www.wascc.com.au

