

Chittering Community Complex



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What's happening now?

The Shire of Chittering, with support from the Australian Governments' Building Better Regions Fund, is delivering to the Chittering community a state of the art community, sport and recreation facilities in Lower Chittering and Muchea.

Council resolved at the March 2020 Ordinary Council Meeting to proceed with the Chittering Community Centre – with variations. The original BBRF Grant and Shire of Chittering contribution was for a Community Centre, Sports Hall and Playing Field at Lower Chittering. The intention now is to build a community centre at Lower Chittering, and a new club and changerooms at Muchea.

To enable this, a grant variation has been submitted to the AusIndustry BBRF Team. Before proceeding, the Grant variation must first be accepted by the BBRF.

The proposed variation will see the completion of two facilities:

1. Lower Chittering

A new Community Centre building. The aim of the Community Centre will be to provide a facility in which some shire services can be provided, programs for all ages can be run and most importantly provide a space where community members can connect with each other. Some recreation will be provided but there will be no indoor sports centre and a playing field will only be provided if it can be fully funded by external funds.

2. Muchea

A new Club and Changeroom facility to be built adjacent to the existing oval at Muchea. This will encourage greater participation in sports, particularly female and junior participants who are currently put off by the standard of the current change rooms.

The purpose of the project variation is to use the Grant Funding and the Shire of Chittering contribution to benefit the maximum number of rate payers of all ages and genders.

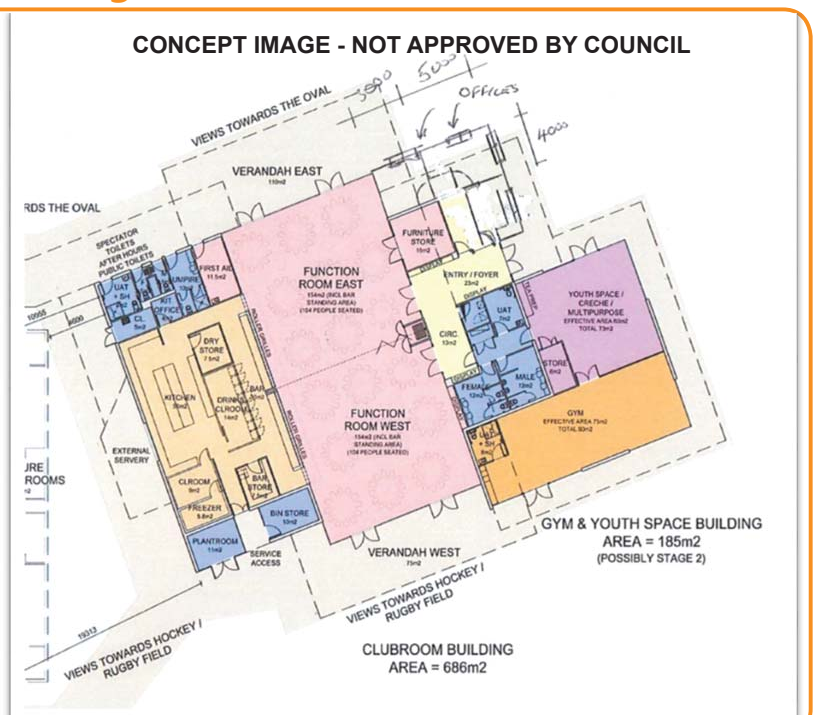
What is proposed for Lower Chittering?

Function Centre / Meeting Room and Gym

The design for the intended use of this building is taken from the example of many rural centres around Australia. This has proven to be a successful formula. In those cases the community centre has become a hub for services activities, recreation, visiting services and socialising. This will be a family friendly area that will allow friends and family groups to gather and enjoy company in a pleasant relaxed environment. The commercial kitchen and dining area can provide meals and refreshments.

This new facility will retain a recreational focus with the inclusion of the following features:

- Reception /office
- 2 x Shire offices (amended from originally approved plan)
- Function room for 210 people (as per original approval)
- Commercial kitchen and bar
- Gym
- Youth space
- Toilets, plant and bin rooms
- First aid room
- Umpire room



What is proposed for Lower Chittering?

As well as what is listed previously, the features will enable the provision of the following programs and services:

Council Services

Service	Economic / Community	Details
Public consultation	Economic	Office space / meeting room available for local businesses / service providers
Council payments	Economic	All standard payments made at the Administration Centre in Bindoon can be rendered from the remote site, provided card payments
Plans and building permits	Economic	Consultations with relevant shire officers regarding building permits and plans
Ranger services	Community	Ranger services on scheduled days
Library	Community	Internet cafe and limited library. Book returns and loans (if pre-ordered)
Dog / cat registrations	Economic	Local assistance during registration period
Community Development	Community	Community Development services available to the local community on a shared days basis

Community Programmes

Service	Economic / Community	Details
Functions	Economic	Conferences, courses, workshops and celebrations (i.e. weddings, birthdays, etc)
Tourism / Area promotion	Economic	Brochure stand with information on local businesses and services
Gym space	Economic	Lease gym area to external provider
Out of school programme	Economic	Before / after school care, and school holiday programmes
Fitness groups	Economic	Hire of space for external fitness services, i.e. pilates, yoga, dancing, indoor bowls, etc.
Hospitality training	Economic	Hire of kitchen by TAFE or other educational institution to provide hospitality training, operating a 'restaurant' on Friday and Saturday nights. Community likely to attend and support their children. Perhaps discount meals for seniors.
NFP or Community meetings / activities	Economic / Community	External NFP service providers meetings and appointments, i.e. health care professionals or local community groups
Library	Community	Internet cafe and limited library. Book returns and loans if pre-ordered. Book exchanges / swaps.
External services / non NFP	Economic / Community	Hire of space available for extension of services currently provided to the Bullsbrook area, and out of Midland and Ellenbrook. Linked to the Bullsbrook Family Support Network.
Shire programmes	Community	Active ageing programme, Stay on Your Feet, Mums and Bubs, youth events, game nights, etc
Food truck, themed events	Community	Organised food truck nights, movie nights, themed nights and markets

Examples of recreational activities

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
6.00am - 8.30am	Out of school care	Out of school care	Out of school care	Out of school care	Out of school care	Pilates / yoga / other fitness classes	Judo / karate
10.00am - 11.00am	Mums & Bubs club	Seniors game day	Active ageing programme / Stay on your feet	External health / community service meetings	Storytime or Rhymetime	Pilates / yoga / other fitness classes	Judo / karate
11.00am - 12.00pm	Storytime or Rhymetime	Seniors game day	Wellness / health programmes	External health / community service meetings	Mothers group	Pilates / yoga / other fitness classes	Judo / karate
12.00pm - 1.00pm	Visiting health service	Seniors lunch (e.g. share plate)	Wellness / health programmes	External health / community service meetings	Mothers group	Pilates / yoga / other fitness classes	Judo / karate
1.00pm - 2.00pm	Visiting health service	Community groups	External health / community service meetings	Indoor bowls	Community groups		
2.00pm - 3.00pm	Seniors yoga / pilates	Community groups	External health / community service meetings	Indoor bowls	Community groups		
3.00pm - 4.00pm	Out of school care	Out of school care	Out of school care	Out of school care	Out of school care		
4.00pm - 5.00pm	Out of school care	Out of school care	Out of school care	Out of school care	Out of school care		
5.00pm - 6.00pm	Out of school care	Out of school care	Out of school care	Out of school care	Out of school care		
6.00pm - 7.00pm	Community meetings	Yoga / pilates	Dancing	Wellness / health programmes	Youth activities		
7.00pm - 8.00pm	Community meetings	Yoga / pilates	Dancing	Wellness / health programmes	Youth activities		

Landscaping

Protection of the environment from discharge of waste and storm water will require the construction of watering areas and nutrient filters. These will be landscaped and walk trails constructed.

What is proposed for Muchea?

New club and changerooms

The new Muchea Sports Facility will complement the existing function space in the existing Community Hall. The Muchea sports ground has always been well used by local residents including netball, football and cricket players. The use of the ground has recently increased substantially with the advent of women's football and cricket which has put pressure on the existing facilities. The existing changerooms and toilets are inadequate and unsuitable for female sports players. The new sports building will provide modern facilities for those playing sport and their supporters. It will also provide accessible facilities that are not currently available at this site.

The new building will include the following features:

- **Main Function Room**
The main function room has viewing area to the playing field with direct access to the commercial kitchen and bar area. Also included will be accessible toilet facilities, which are currently not available onsite.
- **Social Room**
Adjacent to the main function room, this space can be utilised for smaller functions or opened up to the larger function space for large scale functions. This space has direct access to the bar area and viewing to the playing field.
- **Home and away changerooms**
The facility will provide changerooms and ablutions for the convenience of both male and female teams. Dividers will be incorporated into the design to enable the changerooms to be opened up (or reduced as required) to accommodate junior or senior teams. Other features include a treatment area, ambulant toilets, showers and general ablutions, along with two umpire changerooms.



CONCEPT IMAGE - NOT APPROVED BY COUNCIL

Funding the facilities with no rate increases

Based on current costings, it is expected that the new facilities will be built for \$6.9m, which incorporates a contingency of \$650,000.

The facility in Lower Chittering will cost an est of \$4.1m, i.e. building at \$2.4m and surrounds at \$1.7m. The facility in Muchea will cost an est of \$2.2m, i.e. building at \$1.7m and surrounds at \$500,000.

Being a greenfield site, the surrounds of the Lower Chittering facility do cost more, but included in this, is building environmental protection into the site, something that is not currently at any of the shire's other facilities.

As a comparison, the current Bindoon Hall and Chinkabee Facility have a value of around \$4.56m. Once completed, the Muchea Hall and new Clubrooms will have a combined value of almost \$4m and the Lower Chittering Hall and Chittering Community Centre will have a combined value of \$3.7m.

It is expected that for the two facilities, there would be an increase in operating and maintenance costs of around \$60,924 based on an industry standard of 1.5%. This would seem appropriate when compared to the current operating and maintenance costs of the Bindoon, Muchea and Lower Chittering facilities.

The operating model obviously does change the operating costs, but it is planned to utilise current staff levels to provide additional services from the Chittering Community Complex so there would be minimal additional costs incurred.

The funding of the facilities has been an important consideration for Council as their desire is to see no rate increases due to the projects. Council have investigated how to build the new facilities while keeping rates low and have determined that they can afford this project by using only the natural rates increase that comes from new businesses and houses being built in the area.

The BBRF Funding will contribute around half of the total project cost. A loan of up to \$3.5m will be taken out for the remainder of the facility, but due to other contributions, it is expected that this figure will be closer to \$3m.

If the worst case scenario is used, a \$3.5m loan that is paid off over 20 years would result in repayments of approximately \$233,989.72/year. For the Shire, repayments are fixed. In the past 12 months, three developments have been approved which have a total value of \$47m. Although rate calculations do differ depending on the business type, it is likely that these approvals would result in an additional rates of approximately \$235,000/year which would cover the loan repayments.

Over the past few years, there have been an additional 50 new houses constructed in the shire each year. This would result in approximately \$75,000 of additional rates each year. The additional operating and maintenance costs of the new facility will be able to be covered by this natural increase in rates.

Use of local business

In these uncertain and challenging times, we want to assure our local businesses, that when we advertise for a builder for Lower Chittering, an architect for Muchea, and a builder for Muchea we will be putting significant emphasis in the selection criteria that local businesses and trades are given priority.

In times such as these, it is important to ensure that there is work available to the businesses in our community in order to help provide a stimulus to our local economy.



Message from Premier Mark McGowan

Relief for businesses and households

The Premier Mark McGowan has been encouraging local government to freeze rate payments and to commence capital projects to try and stimulate the economy.

This project achieves both of these aims. It uses this increase in rates that comes from new houses and businesses in our area to pay off the loan for the facility, ensuring that current ratepayers will not have an increase for the facility. It also creates a great opportunity in our area through the construction of the facilities, helping to put money into our community, that will help to support local businesses at a time when they need a boost.

While it has been great to see the community play their part in supporting local, it is also essential that the Shire does the same, so that local businesses can get through these tough times and be there to service the community when the tough times are over.

To read the statement in full visit www.mediastatements.wa.gov.au/Pages/McGowan/2020/03/COVID-19-economic-response-Relief-for-businesses-and-households.aspx

Restrictions on project changes

There are two primary restrictions on what can be built with the funding:

1. Funding criteria; and
2. Land use.

Funding criteria

BBRF funding is not given to the shire to be able to spend on what they please. It is a competitive round of funding based on funding guidelines. The funding is currently oversubscribed by a factor of around six to one, so it is not easy to receive the funding. It is expected that projects be 'shovel ready' and significant business cases are required as part of the application, so projects cannot be developed following the awarding of funding.

BBRF Infrastructure Projects Stream: Round 3 supports projects for new infrastructure or the upgrade or extension of existing infrastructure that provide economic and social benefits to regional and remote areas. Demonstrating:

- Economic benefits for a region - may cover increases in economic activity, improvements in productivity, wider access to markets or fairer and more equitable economic outcomes.
- Social benefits for a region - may cover increases in regional amenity, improving community connections and inclusion and providing opportunities for learning and knowledge creation.
- Capacity, capability and resources to deliver the project.
- Impact of grant funding on your project:
 1. the total investment the grant will leverage. This includes additional cash and in-kind contributions
 2. the extent to which the project leverages additional partnerships
 3. the likelihood the project would proceed without the grant

Land use

The current land use for the Chittering Community Complex is recreation, so any development must fit within this land use. In determining whether any development is suitable, Council is to have regard to Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* – which sets out the general considerations; and the ultimate purpose for the reserve, for example if the reserve is for parks and recreation, then the development must be consistent with this purpose. Some small, non-public purpose uses such as a café, may be allowed, provided that it relies solely on the operation of the greater facility (i.e. an ancillary use).

Why has Muchea been included in the variation?

Council endorsed the Muchea Hall Change Room Redevelopment project at the Ordinary Meeting of Council held on 18 September 2019, with a submission to the Community Sporting and Recreation Facilities Fund (CSRFF) Forward Planning Grants through the Department of Local Government, Sport and Cultural Industries for the construction of new Clubrooms and Change Room Facilities at the Muchea Oval.

This application was unsuccessful, so Council has looked at other ways to fund this important need.

Muchea have been fundraising and successfully obtaining grants to build this facility. This amount is now up to approximately \$250,000; which will be lost if they do not go ahead with construction.

By utilising this grant, it will provide 50% funding rather than the State Governments 33% funding, which will ease the burden on community groups and the Shire.

However, the development of new Changeroom and Clubroom facility at the Muchea Hall site have not been considered within the existing Integrated Planning processes of the Shire. Recent focus from both the Federal and State Governments and State Sporting Associations on female participation in male dominated sports has seen a rapid increase in membership numbers for both the Chittering Junior Football and Chittering Junior Cricket Club necessitating some consideration to supporting female athletes within existing sporting facilities.

The existing changerooms are insufficient and inadequate and has necessitated a more immediate need to improve the facilities at Muchea Hall.



Frequently asked questions

Why not save up for the project rather than take out a loan?

When building facilities for the long term future of the Shire, it is important to consider intergenerational equity. Simply put, if the Shire saves up for 100% of the project, then there will be a section of ratepayers whose rates are used to pay for the construction of the facility, but are no longer in a position to use the facility once it is built. It then creates an unfairness on that ratepayer as future generations receive the benefit that they have paid for.

According to the Western Australian Treasury Corporation:

"An LGA (Local Government Authority) with a no-debt policy may regard itself as financially conservative or not wanting to burden its constituents with debt. However, such a policy is not consistent with achieving an appropriate balance in intergenerational equity. As such, it may negatively impact the level of service provided to the current community and/or be associated with significant asset degradation and increasing allocation to maintenance costs."

I'm too old for sports, how can I use the Community Centre?

The idea of building a community centre is that it will be able to provide a number of active ageing programs that will keep you physically and socially active.

Why haven't these funds been injected into the existing Lower Chittering Hall?

An investigation was conducted into upgrading the current hall. Since the hall was built, regulations have changed. The current hall site is a very environmentally sensitive as it is located next to both the Brockman River and Marbling Brook. Under the current sewerage regulations, there could not be a new building on the current site, and the landscape does not allow for the expansion of the site. While the building can remain as it currently is for some time yet, it will not be able to be upgraded or replaced.

Why can't the zoning be changed to allow shops to be built on the land?

The zoning process is long and lengthy. The grant has an end date of 31 December 2021 and the process would not be completed by this time.

Why can't the funding be used for another project, such as aged care?

While aged care is an important focus for the Shire, there is not a project sufficiently developed to enable a funding variation and for the project to still be completed within the grant deadline. An aged care project would also be so different from the original grant purpose that it is unlikely a variation would be approved.

Who will be the legal owner of the facilities?

The Shire of Chittering will be the legal owner of the two facilities.



Why can't funding be distributed to upgrade all of the current Shire facilities?

The grant is competitive funding and certain objectives must be achieved. Upgrading current facilities would not meet the objectives of the grant. A variation would not be approved.

Will there be further community consultation to finalise concepts for either facility prior to final plans being drawn up?

Council has appointed members to reference groups who will oversee the design of the two facilities, which involves members of the local communities.

What about water?

A suitable water supply is available. One production bore and two sampling bores have been completed and tested and all the requirements of the Department of Water and Environment have been met. It is anticipated the water licence and allocation will be issued soon. If no oval is built, the importance of the water supply to the project is minimised.

How are Immaculate Heart College involved?

Immaculate Heart College are no longer involved in the project. Once completed, they will be able to access the facility in the same manner as all other users.

What about Stage 2?

There is currently no plans to build a second stage of the project. However, the design of the project allows for optimum use of the site in the future.

What about Bindoon?

Council has future plans to upgrade the Chinkabee Complex, and once the two facilities in Lower Chittering and Muchea have commenced, Council will then focus on developing a master plan for the Chinkabee Complex.

Will Immaculate Heart College have exclusive day time use of the Lower Chittering facility?

No, they will be required to apply to use the facility in the same manner as all other users of Shire owned facilities.

For more information

Subscribe for project updates by emailing cdc@chittering.wa.gov.au

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Visit the projects page on the Shire's website (www.chittering.wa.gov.au)

Due to the current circumstances, the Shire will not be undertaking any public information sessions to discuss this proposal. We apologise for this.

To allow for public comments, the Shire's "Have Your Say" page will allow for residents to provide their feedback during each stage, or alternatively you can write to the Shire.

Bookmark this page: <https://www.chittering.wa.gov.au/consultations/>