



Caring about a supportive future

Aged Care opportunities in the Shire of Chittering



An opportunity for **aged care services**

There is growing community demand for aged care facilities within the Shire of Chittering. As the local population continues to grow strongly, more and more residents and their families will require support in the future.

To help meet this need, the Shire of Chittering is keen to engage with suitable aged care providers to discuss available options. The Council has undertaken investigations into identifying land for potential aged care development within the Shire, in close consultation with the community.

About the Shire of Chittering

The Shire of Chittering is located 55km north of Perth. Its diverse landscape features untouched bushland, wetlands and state forest, together with thriving industrial and commercial areas.

The Shire encompasses the townsites of Muchea, Bindoon and Wannamal, plus the localities of Mooliabeenee, Upper Chittering and Lower Chittering. With a population of almost 6,000, it's a welcoming and close-knit region.

Council had identified a number of potential locations across the Shire to establish an aged care facility, possibly encompassing both residential aged care and independent living. These sites and their relative benefits are identified in the following pages.



A growing need for residential aged care

The Shire of Chittering recognises the value that older residents bring to the wider community.

Providing residential aged care and independent living facilities within the Shire would not only contribute to the local economy and employment, but allow older residents to remain close to friends, family and the places they know and love.

Population forecasts show that Chittering's 70+ population is set to reach 1,144 by 2031, as well as an estimated 252 residents aged 85 and over. This is a strong indicator of the immediate demand for aged care services in the region, including dementia care.

Establishing an aged care facility within the Shire would also help to keep families close together, with residents in need of aged care services currently having to utilise those in the City of Wanneroo and surrounding areas.



Future view at a glance



933

Forecast 70+ population by 2026



70+

RAC bed requirement by 2026



1,144

Forecast 70+ population by 2031



90

RAC bed requirement by 2031

Prospective aged care land



On 21 September 2022, Council instructed the Chief Executive Officer of the Shire of Chittering to include the following lots in the Aged Care Expression of Interest:

- Lot 215 Great Northern Highway, Bindoon
- 11 Edmonds Place, Bindoon
- Lot 68 Woolah Rise, Bindoon
- Lot 20 & Lot 30 Archibald Street, Muchea
- 7 Chittering Street, Muchea
- Lot 100 Muchea East Road, Lower Chittering
- Lot 18 Muchea East Road, Lower Chittering
- 2619 Bindoon-Moora Road, Wannamal
- 2610 Bindoon-Moora Road, Wannamal

Each pocket of land offers opportunities to build aged care facilities, including independent living units and residential options. The specific requirements, benefits and constraints of each site are discussed further in this document.

Lot 215 Great Northern Highway, Bindoon

This site is currently used on occasion as a parking area for large events. It was nominated by the community as the preferred aged care area, due to its proximity to the community and following amenities:

- IGA Bindoon
- Recreation & Community Centre
- Bindoon General Store
- Bindoon Bakehaus & Café
- Chittering Health Centre
- Ambulance services

The Council has reserved the northern 25% of the lot for future aged care development. Staffing is potentially an issue due to the distance that workers may need to travel.

Tenure: Freehold to Shire of Chittering

Size: 2.39ha

Currently used: No

Planning zone: Townsite

Power: Accessible

Water: Accessible

Sewerage connection: No

Road access: Limited

Gradient: Yes

Bushfire risk: Yes

11 Edmonds Place, Bindoon

This site is currently used as a dog exercise area, and shares the title with Joint Venture Units, Bindoon Fire Station, the Shire depot and the IGA ATU. The site enjoys close proximity to:

- IGA Bindoon
- Recreation & Community Centre
- Bindoon General Store
- Bindoon Bakehaus & Café
- Chittering Health Centre
- Ambulance services

A nature reserve is located next to the site. The full area is not available for aged care development, and strata titling will be required. Staffing is potentially an issue due to the distance that workers may need to travel.

Tenure: Freehold to Shire of Chittering

Size: 5.62ha

Currently used: Yes

Zoning: Townsite

Power: Yes

Water: Yes

Sewerage connection: No

Road access: Yes

Gradient: No

Bushfire risk: Yes

68 Woolah Rise, Bindoon

This site was previously used as a golf course, but is not currently used. It contains the Chittering Health Centre on the lot, and was the subject of previous investigations for retirement village development. It enjoys close proximity to the following amenities:

- IGA Bindoon
- Recreation & Community Centre
- Bindoon General Store
- Bindoon Bakehaus & Café
- Chittering Health Centre
- Ambulance services

Staffing is potentially an issue due to the distance that workers may need to travel.

Tenure: Freehold to Shire of Chittering

Size: 11.85ha

Currently used: Yes

Zoning: Townsite

Power: Yes

Water: Yes

Sewerage connection: No

Road access: Yes

Gradient: Yes

Bushfire risk: Yes

Lot 20 & 30 Archibald Street, Muchea

This site is not currently used and is under the ownership of the Crown, so purchasing the land would be necessary. Located in the heart of Muchea Townsite, this site enjoys close proximity to:

- Muchea Oval (adjacent)
- The future Muchea Medical Centre and Pharmacy (currently under construction)
- IGA Xpress Muchea

Ambulance coverage is from Bullsbrook, Bindoon and Gingin. The site is relatively flat, so civil works would be kept to a minimum. Proximity to the metropolitan area may assist in finding and retaining staff.

Tenure: Unallocated Crown land

Size: 12.83ha

Currently used: Yes

Zoning: Reserve

Power: Accessible

Water: No

Sewerage connection: No

Road access: Yes

Gradient: No

Bushfire risk: Yes

7 Chittering Street, Muchea

The site is locally known as Sandown Park, and is currently used for the Muchea BFB and recreational activities (mostly equine). Purchase of the site from the Crown would be necessary. Located on the edge of Muchea Townsite, the site is close to:

- IGA Xpress Muchea (800m away)
- Muchea Oval
- The future Muchea Medical Centre and Pharmacy (currently under construction)

The site is relatively flat, meaning that civil works would be kept to a minimum. Ambulance coverage is from Bullsbrook, Bindoon and Gingin, supported by the future medical centre development. The proximity to the metropolitan area may assist in finding and retaining future staff.

Tenure: Reserve vested to Shire of Chittering for Recreation

Size: 7.07ha

Currently used: No

Zoning: Reserve

Power: Accessible

Water: No

Sewerage connection: No

Road access: Yes

Gradient: No

Bushfire risk: Yes



Lot 100 Muchea East Road, Lower Chittering

This site is currently unused, but has been master-planned, with planning currently underway for the construction of a Community Centre. Access from Muchea East Road is good, but a lack of nearby amenities does create some issues.

If chosen for future development, considerations would need to be made for the provision of medical services and recreational facilities.

Tenure: Reserve vested to Shire of Chittering for Recreation

Size: 7.07ha

Currently used: No

Zoning: Townsite

Power: Accessible

Water: Accessible

Sewerage connection: No

Road access: Limited

Gradient: No

Bushfire risk: Yes

Lot 18 Muchea East Road, Lower Chittering

Locally known as Marbling Brook Reserve, this site is currently used for recreation with numerous walking trails available. Access from Muchea East Road is good, but a lack of nearby amenities does create some issues.

If chosen for future development, considerations would need to be made for the provision of medical services and recreational facilities.

Tenure: Freehold to Shire of Chittering

Size: 8.94ha

Currently used: No

Zoning: Reserve

Power: Accessible

Water: No

Sewerage connection: No

Road access: Yes

Gradient: No

Bushfire risk: Yes

2619 Bindoon-Moora Road, Wannamal

This site contains the Wannamal BFB and half of the Wannamal tennis courts. The new bypass and Northlink connection make the site accessible from Perth, while a range of community facilities can be found close by.

Access to shops and medical facilities is very limited, so considerations would need to be made for the provision of services and amenities to meet the needs of residents, staff and families. The refuse site south of the lot could also provide additional land, if required.

Tenure: Reserve vested to Shire of Chittering for Recreation

Size: 1.6ha

Currently used: Yes

Zoning: Reserve

Power: Yes

Water: No

Sewerage connection: No

Road access: Limited

Gradient: No

Bushfire risk: Yes

2610 Bindoon-Moora Road, Wannamal

Locally known as Wannamal rest area, this site is accessible from Perth and offers close access to community facilities.

Access to shops and medical facilities is very limited, so considerations would need to be made for the provision of services and amenities to meet the needs of residents, staff and families.

Tenure: Reserve vested to Shire of Chittering for Recreation

Size: 7.07ha

Currently used: No

Zoning: Townsite

Power: Accessible

Water: Accessible

Sewerage connection: No

Road access: Limited

Gradient: No

Bushfire risk: Yes

Shire of Chittering support

The Shire of Chittering is looking to support further investigation into the development of residential aged care facilities within the sites identified. This can include continuing to engage with local community members, identifying possible sites for further development, and liaising with aged care service providers.

For more information or to share your thoughts, please contact Denaye Kerr, Executive Assistant on 9576 4606 or denaye.kerr@chittering.wa.gov.au.



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