**LOWER CHITTERING HALL REPLACEMENT (LCHR)**

**REFERENCE GROUP**

*Minutes*

Monday, 11 October 2021

Lower Chittering Hall

23 Chittering Valley Road, Lower Chittering.

# DECLARATION OF OPENING OF MEETING - Cr Angus

Meeting open at 5:06pm

We wish to acknowledge the traditional custodians of the land we are meeting on, the Yued people. We would like to pay respect to the Elders of the Nyoongar nation, past and present, who have walked and cared for the land, we acknowledge and respect their continuing culture, and the contributions made to this region.

Welcome and introductions.

# RECORD OF ATTENDANCE / APOLOGIES

## MEMBERSHIP

Membership of the Reference Group shall consist of:

* Project Manager;
* 2 Council Representatives – 1 being the presiding member of the group, 1 member, (plus 1 proxy for the council positions)
* 2 representatives of the existing Lower Chittering Hall Users – 1 (Scouts) 1 (Chittering Home School);
* 4 independent Community representatives and;
* Other intermittent stakeholders as determined and invited by the Project Manager.

## Attendance

## Cr Mary Angus, Nathan Gough, Simon Cox, Kerrie Read, Amanda Adams, Nicole Dean, Matthew Gilfellon, Alison Reliti, Cr Mark Campbell, Carmen Jones, Anthony McConnell

## 2.3 Apologies - NA

# DISCLOSURE OF INTEREST

It is noted that the existing hall representatives of Chittering Scout Group and Chittering Home School Group, have an inherent interest in this project as existing users of this facility.

No members were required to disclose any interest.

# CHITTERING HALL FUTURE DEVELOPMENT REPORT

**Nathan Gough:**

This report was provided to all attendees before the meeting and hopefully you had time to read through it.

To start with, I would like to briefly explain the Building Approval Process.

Every Building or Development Application that is submitted to the Shire is required to comply with the Western Australian Planning and Development, Building and Environmental Health Regulations.

Only if it complies with all of them, will a Building Approval be granted. When constructed the Building is then an Authorised Structure. It remains Authorised until another application to change or modify the building is submitted.  The WHOLE Building and site will then be required to meet all the Regulations that apply AT THAT TIME.

So any improvements we want to make to this site will require us to comply with all the current Planning, Building and Environmental Health Requirements.

The problem is that nothing on this site complies with the current Regulations and it is almost impossible to build something that is suitable for the needs of the community going forward.

Let’s look at a few of the regulations.

**SEWAGE TREATMENT:**

We need to have Toilets. DWER requires no development within 30m of waterway….No sewage treatment areas within 100m. Unfortunately then these regulations are applied to this site, there is only a small triangle of space on which to put sewage treatment and it is insufficient for the capacity required for a suitable community facility.

**STORMWATER DISPOSAL**

Runoff from parking areas and subsoil drainage from the oval requires retention basins and nutrient filters to remove waste and nutrient before the water is discharged into the river…there is simply no room onsite for these.

**PARKING**

There is simply no room for any more parking onsite or roadside. We cannot expand the site because behind us is a hill of solid granite. The only option is to look for a different site

**NEW SITE**

Another site which has potential is Lot 100 Muchea East Road – behind the fire station.

A lot of research has already been done concerning this site, so we can be confident that the site is suitable for the construction detailed in the aspirational plan.

It is in an environmentally sensitive site close to the Marbling Brook. However it is not within 100m of a waterway so sewage treatment areas can be built onsite.

In fact we have **not found** any factors that inhibit the use of this site for a community centre and other facilities.

In fact there are some great advantages to this site:

**Water**

One critical item is water. You can’t do anything without water.

We have a water bore with an ample supply of fresh pure water and a license to use enough water for the community centre and to irrigate 2 playing fields

**Power**

High Voltage power lines run right past the site, and power will be connected to the site by the end of this financial year.

**Communications**

There is a Telstra facility on the boundary.

**Environment**

Talis Consultants, as part of a previous project, have already developed an environmental plan for the site which will includes:

* Sewage Treatment and watering areas.
* Water run-off from car parking, hardstand, and the subsoil drainage from the oval and treating it in series of nutrient filters and retention basins. These will be landscaped into ponds, making a natural habitats for native species.
* The area has been tested for acid sulphate soils and come back negative.

**Additional**

Ample room for parking, and future development like oval, walk trails etc

Ample room for open space

Main road for vehicle access

# HISTORICAL INFORMATION

Kerrie Read:

My family is 3rd generation in Lower Chittering. I have spoken to some of the older members of the community and found the following information:

* 1960’s Les Payne, donated land and in conjunction with Shire built current facility.
* Oval, clay tennis courts were then added by the community.
* Tennis courts were sealed through community fundraising and were well utilised.
* 1970’s Hartley Read, & Norm Green were presidents/members.
* When the community wanted to extend the tennis courts, adjacent land was donated to extend fence line in to the next property to be able to extend tennis courts.
* More recently, the Chittering Valley Progress and Sporting Association, raised funds and got donation from Rural Building Company who rebuilt the verandah on hall.
* Progress got a grant to build shed.
* Progress managed hall. Lots of monthly events. Everything in the hall is from fundraising by the community.
* There is currently a progress association still running, however they are being assisted by the Lower Chittering Volunteer Fire Brigade to run events.

# LOCATION FOR HALL REPLACEMENT

***Suggested new location – Lot 100 Muchea East Road, behind the fire station***

**All –** Why can’t we keep both?

**Matthew** - When deciding on the future of the current facility, we need to keep in mind the capital cost of building and maintaining 2 buildings in the future.

The useful life of a building continues on a fairly even level, then things gone wrong quickly. The current hall has reached the end of its useful life (no longer fitting its purpose).

The current hall maintenance is around $20,000. Oval maintenance is around $50,000.

If we are to keep the existing facility and build a new one, the cost of running the existing facility needs to be $0 to be able to run 2 facilities at once.

**Amanda** – We need to keep history and community ownership in mind when discussing the future of current facility.

**Kerrie** – Don’t we have enough population to warrant 2 facilities? – Response from Matt. Unfortunately not. Not if they are both Shire run.

**Mary** – If we keep the building we still need to maintain current facilities and that is too expensive.

**Possibilities** - Would Scouts Australia purchase property? Or use and maintain for a peppercorn lease?

***Outcome:***

***Location selection – Lot 100 Muchea East Road. When we consider this project as a whole, we need to think about what is our priority, do we need to duplicate what’s available in other areas of the shire - sporting and community?
Further discussion required regarding existing facility future.***

# RFQ ARCHITECTURAL SERVICES

**Nathan Gough:**

We have advertised for Architects to develop a CONCEPT plan of the Lower Chittering Community Centre and the surrounding facilities.

The Aspirational plan has been used as a basis for this request for quote.

With the assistance of the Reference Group it is intended that they will create a floor plan and elevations of the Community Building, and add more detail in the aspirational plan.

They will also provide a budget for the Community Centre and all the other infrastructure onsite. Includes Environment impact, earthworks, sewerage, storm water, retention basins, nutrient filters. Some of the information gained from previous projects will be used as part of this process.

This will be of great assistance when we apply for grant funding. And also in the future if we would like to progress with the project and build other infrastructure onsite.

So far we have

• Sent out documents to 22 potential Architects

• Had an onsite meeting

• Are preparing an addendum which will answer their enquiries.

The Architects are required to submit their application before 22/10/2021 at 5:00pm.

**Next steps.**

Alison explained the process behind the creation of the current Aspirational Plan for Lot 100 Muchea East Road. There was also information provided on the feedback received from the consultation in March 2021.

Alison will create a poll so that the community can provide feedback on what they would like in a community facility only. This does not include the surrounds, although it will be mentioned in the introduction to the poll, that other infrastructure will be included in master planning for the site.

Missing from the list from the March consultation:

* Library
* Bar area
* Verandah / Alfresco area
* Café / Coffee bar area
* Arts space
* Storage areas for groups and administration.
* Stage
* Servery / Canteen
* Gym facilities

***Outcome:
Alison to do a poll with results ready for next meeting which will be with the selected architect.***

# OTHER BUSINESS

NA

# OVERALL OUTCOME OF MEETING / ACTION LIST

**Location of new building –** Lot 100 Muchea East

**Architectural Services** – Reference group to be notified when selection is made and next meeting date is allocated.

**Next Steps -** Poll of inclusions for facility.

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| Action |  Responsible | Status |
| Architectural Services – Selection of Architect | Nathan Gough | RFQ Closing date 18 October. (now 22 October) |
| Poll of community on inclusions for facility | Alison Reliti | Poll to be advertised starting asap.  |
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# NEXT MEETING

#  TBA – Notification to be given to Reference Group after Architect selected.

# CLOSURE: Meeting closed at 6:55pm