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## REPORT

### FUTURE DEVELOPMENT AT CHITTERING HALL SITE

23 Chittering Valley Road  
Land Area 2.3692ha

Chittering Hall and sporting ground is a picturesque site situated in the valley at the intersection of the Marbling Brook and the Brockman River.

The venue is used by the community for small sporting and community events.

While the facilities can continue to operate in their present state, any future development will be required to meet present day legislative requirements.

This report investigates the potential for future expansion and development of the site.

#### History

It seems this area at 23 Chittering Valley Road was originally chosen for the development of a Sports Oval due to the close proximity of a water supply. The community hall, ablutions, sheds, tennis courts and playground were added later over many years.

At the time of construction of facilities, the environmental requirements, building regulations and resident expectations were minimal. Due to this, items such as the small size of the oval, its steep gradient and lack of accessible facilities were acceptable to those using the facilities.

However all future developments would be required to meet current legislative requirements. The legislation that would apply to the site would include Planning, Environmental, Health, Building and Engineering. These requirements will be considered in the report to advise what will be needed if future development occurs.

#### Planning

The submission of a Development Application for the site will need to be considered by the Shire of Chittering Planning Department. The assessment process will look at the whole site, and will require compliance to the present legislative requirements concerning Environmental, Health, Building, Civil Engineering and others.

The following is a brief over view of some of the requirements that would need to be achieved in order to develop the site.

## **Environment**

The site is bordered on the south eastern side by the Brockman River and on the south western side by the Marbling Brook. These pristine waterways are very low in salt content and flow year round into the Swan River. They are one of the very few that supply fresh water to the river and are critical to the health of the system. They have high environmental value and the Department of Environment and Water Regulation (DWER) has stringent guidelines for development in close proximity to these waterways. (See attached Government Sewage Policy) This indicates that any sewage disposal area would need to be 100m from the high watermark of a waterway. It may be possible to get this reduced, however it would need to be demonstrated that there are contingencies that have been put in place to prevent polluted water or nutrients getting into the river water. This may be achieved by retention basins with vegetation to provide nutrient filters, but in this case of the Chittering Sports Ground there is no room to install any nutrient filters. Nutrient filters are dams or swale drains that are planted with vegetation and the vegetation removes the nutrients. This would also apply to the nutrients coming from the sports ground which could also cause eutrophication to the river water. A development application would also require the oval to meet current environmental requirements. Even if it was possible to construct nutrient filters for the sub soil drainage of the oval, the minimum distance from the high-water mark for the oval would be 30 metres.

Any parking area water run off would also be required to pass through a nutrient filter. The aerial picture of the site (attached) is marked to show the 100m distance from the high water mark of the waterways and reveals that the area where a sewage disposal system could be installed is not sufficient for the size of the facilities.

As an example: The watering area for the sewage disposal at the proposed Lower Chittering Community and Sport centre would be 2700 m<sup>2</sup> which is well over 10% of the area of this site. This would not include the area required for the treatment tanks.

## **Health**

At the moment potable water for use onsite is collected from rain water. However if the facilities are enlarged, potable water would have to be obtained for the site. This would entail a report by a consulting hydrologist and a report to indicate the availability of potable water from a bore. It would also indicate whether sustainable quantities could be drawn. Exploratory bore(s) would be required and a licence obtained to sink the bore(s). A water licence would have to be obtained from DWER if the hydrologist's report indicated that a viable and sustainable water resource was available. The process would replicate what has already occurred for the Muchea East Road Community Centre site and similar sort of timeframes and expenses would be involved.

The existing kitchen is only suitable for cooking limited to warming existing cooked foods, sandwiches etc. Cooking that produces fats such as roasting and deep frying are not to be prepared in the kitchen.

## **Building**

The existing hall facilities, although ageing are well maintained and structurally sound. Exit doors have illuminated signs and compliant locks are fitted. Kitchen cupboards and flooring are not compliant for a commercial kitchen. Food preparation is limited to tea/coffee and pre-cooked items.

Non compliant items include:

- The internal and external toilet facilities are not accessible.
- No accessible parking bays.
- Paths and the thresholds of the entrance doors to the hall are not accessible due to steps.

### **Civil Engineering**

Access to the present site by vehicles and pedestrians is problematic. There are no parking spaces or footpaths marked and the mix of vehicles and pedestrians when there is a larger event is not up to present standards.

The size of the site for parking and narrow surrounding roads limits the size of future development. Access to the site including roadside parking and slip lanes etc would need to be designed by a consultant and approved by Main Roads.

The available area onsite presently for parking allows for approx 30 vehicles. Roadside parking is also 30 vehicles. This is acceptable for the floor area of the existing hall but is not enough for larger facilities. This has been demonstrated when the Taste of Chittering event was held there. Farmland next to the facility was hired to provide parking.

### **Playing field**

The existing playing field is approx 100m x 110m in size.

Present requirements for a playing field varies. Cricket 137 m diameter approx Australian Rules football 135m x 110m

The uneven playing field is evidence of the granite rock underlying the oval.

The option to purchase land from neighbouring properties to extend the size of the existing oval is not viable. Existing excavation to level the site show the underground substrate is solid granite rock. Also the gradient of the ground near the edge of the existing playing field rises quite steeply. Large amounts of earth and rock would need to be removed.

### **Summary**

Local residents have enjoyed the beautiful surrounds and simple facilities of the Chittering Hall and Sports Ground for many years. For small events and gatherings it is a pleasant venue. However to endeavour to develop the site with more facilities to be used for larger events would be fraught with problems. Almost the whole site is in an environmentally sensitive area. Due the Development Application and the consultants reports required, and also the Consultants reports required for each of the applications for Items such as water supply, sewage disposal, road and parking design the cost would be estimated at \$40000 to \$60000 thousand dollars. Even with the cost of preparing the applications it is unlikely approval will be granted. It is recommended that the site be maintained and reserved for activities that suit the present facilities.



### 5.2.2 Separation from water resources

An on-site sewage system is not to be located within:

- a wellhead protection zone or on Crown land within a reservoir protection zone;
- 100 metres of the high water mark of a reservoir or 100 metres of any bore used for public drinking water supply where:
  - a wellhead protection zone or reservoir protection zone has not been assigned; or
  - where existing lots would be rendered undevelopable by the wellhead protection zone;
- 30 metres of a private bore used for household/ drinking water purposes;
- 100 metres of a waterway or significant wetland and not within a waterway foreshore area or wetland buffer. The separation distance should be measured outwards from the outer edge of riparian or wetland vegetation;
- 100 metres of a drainage system that discharges directly into a waterway or significant wetland without treatment; or
- any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event.

Smaller setbacks may be considered where a proponent demonstrates, to the satisfaction of the responsible authority in consultation with the relevant advisory agencies (Department of Water and Environmental Regulation and/or Department of Biodiversity, Conservation and Attractions,

Department of Health and/or Local Government) that the reduced setbacks will not have a significant impact on the environment or public health. In seeking a reduced setback, it is likely that secondary treatment systems with nutrient removal will be required. Smaller setbacks from reservoirs or bores used for public drinking water will not be supported.

### 5.2.3 Separation from groundwater

The discharge point of the on-site sewage system should be at least the following distances above the highest groundwater level, taking into account the range of seasonal groundwater conditions in the context of long term variability and possible groundwater rise following development:

- two metres in public drinking water source areas;
- 1.5 metres in sewage sensitive areas; and
- 0.6 to 1.5 metres in all other areas, depending on soil type and the type of treatment system used (refer to schedule 2).

Where the use of fill is proposed to achieve separation distances, proponents may be required to provide additional information to demonstrate that solutions are effective, do not impact on other lots through water diversion, are not cost prohibitive and will not compromise amenity or landscape values.

The use of drains to achieve separation distances will only be considered for land that is already zoned for urban development and where a drainage management plan is provided to the satisfaction of the responsible authority in consideration of advice from referral agencies to demonstrate:

- how separation from groundwater will be achieved;
- adequate separation between sewage disposal areas and drains in accordance with 5.2.2; and
- that re-directed water will not impact upon surrounding properties or receiving water bodies

### 5.2.4 Land application area

Each lot should be of sufficient size to accommodate development and an unencumbered land application area for the disposal of sewage in accordance with Schedule 2 of this policy.

### 5.2.5 Type of on-site treatment system required

Secondary treatment systems with nutrient removal will generally be required in public drinking water source areas and sewage sensitive areas.

In all other instances, secondary treatment systems should only be required to address site-specific physical or environmental constraints (refer to Schedule 2).

In rural and remote areas, determination of the type of treatment system required should consider the availability of maintenance personnel required to service secondary treatment systems in accordance with Department of Health requirements.



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