

DONNYBROOK COMMUNITY, SPORTING, RECREATION AND EVENTS PRECINCT (VC MITCHELL PARK)

COMMUNITY INFORMATION FORUM AUGUST 2021

	QUESTION	RESPONSE
1.	Kiosk location is too far from the kitchen and needs to be on the same level. This will impact on volunteers (kitchen staff isolated). Volume of food and drink is high for juniors footy, can the kiosk cater for this?	<ul style="list-style-type: none"> - Kitchen position can be relocated, centralised on ground floor. All kitchen/kiosk space will be designed to accommodate use. - Kiosk possibly centralised closer to lift/stair shaft to assist food transfer and kitchen/kiosk functional use. - Kiosk layout and design to be reviewed/revise to ensure functional use and food prep is practical. - Possible expansion to be classified as Canteen.
2.	Hockey Lighting Control: where will this be located?	<ul style="list-style-type: none"> - Lighting control will be in cabinet court side, with the likelihood of this being attached on or adjacent to the Northern most pole. - Access to this cabinet will be via Restricted Master Key issued to user group/s.
3.	Who is the funding from? Is it CSRFF?	Funding is from State Government via the Covid Recovery Plan. It is not CSRFF funding.
4.	Football: Ticketed access and other user of the multi-function space not paying for access?	<ul style="list-style-type: none"> - The access and usage of the various spaces will be reviewed and clarified as part of the Management Model and future lease arrangements with the Football Club. - The site does not have zones that are totally fenced off restricting access during SWFL match times. - Future operational consideration.
5.	Change Rooms: potential to reduce entry walls to open up space further – shift walls to common wall with warm up?	<ul style="list-style-type: none"> - May need wall for privacy. - The current design complies to the numbers of usage. - Minor changes to this layout for improved functional use will be considered as part of the final design review.
6.	Space in Kiosk needs to have drinks fridge, pie warmer, sandwich maker and needs to be larger or have better access to the kitchen	<ul style="list-style-type: none"> - Project team to review layout of all kitchens and kiosk. - May shrink Grounds Managers office and then flip over layout, so kiosk is adjacent to stairs/lift. - This will all be passed onto the Architect for final design review consideration. (See Item: 1)
7.	Can we change toilet/shower numbers from 3x3 to 2x4 (showers)?	<ul style="list-style-type: none"> - Will review and see if we can add an extra shower. - Toilet numbers may be dictated by BCA requirements
8.	Why not stick to original plan for Footy Club?	<ul style="list-style-type: none"> - This plan does not factor in the needs for community space. - The funding was not intended for standalone design but sought shared multi-purpose design of these spaces.

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		- This previous plan had several oversights of circulation space and general design compliance, not to mention reflection of the minimum standards guidelines as dictated by the sporting governing bodies.
9.	How much are our rates going to increase over the next 5-10 years since we will be paying for this?	- For every \$1m loaned from WA Treasure Corp, the Shire's repayments will be the equivalent of an additional ~1% in rates.
10.	Are the current proposed buildings really required at the present time?	- Yes. The Shire's Asset Management Plans outline the requirement for major renewal / replacement works. - Additionally, the Shire's Asset Sustainability ratio (monitored by the State Government) indicates major asset renewal / replacement works are well overdue.
11.	What percentage of the Shire population do you see you are catering for?	- This depends on how 'population' is measured/meant. Between the Recreation Centre, netball, tennis, basketball, football, cricket and general community use it would be conservative to suggest that at least 40-50% of the Shire's population would access the precinct each year.
12.	Can it facilitate sports like Bowls, Croquet?	- This project does not replicate facilities that are fit for purpose and in good condition. - These two activities have facilities that are well catered for in a separate precinct, noting that this location has option for expansion in the future.
13.	How long will the proposed building take to complete?	- Construction is anticipated to take 18 months in total for all elements of Stage 1 deliverables.
14.	Will funds be sufficient to cover the costs from government grants or will rates be expected to rise to cover costs?	- For every \$1m loaned from WA Treasure Corp, the Shire's repayments will be the equivalent of an additional ~1% in rates.
15.	How much notice will be taken of the community if real objections are stated?	- All comments, suggestions and objections will be presented to the Council for consideration.
16.	Most of the clubs involved have ways and means to raise money to offset the burden of insurance and association costs for the club members. The netball has their canteen, the tennis has their bar etc. What is the total amount raised from these activities?	- This question is best directed to the individual sporting clubs. The Shire is not privy to the detailed financial capacity / position of individual sporting clubs.
17.	All this money will now come from the function centres bar and kitchen and be pooled and distributed to clubs after the costs of running and maintaining the hub are considered. Will this affect the viability of the clubs?	- The Business Plan, governance model and operational model are yet to be completed. - The viability of each sporting club is a key decision making criteria and the Shire does not want to negatively affect the viability of any club.

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18.	Is the football club currently a viable club and covering its own costs?	- This question is best directed to that individual sporting club. The Shire is not privy to the detailed financial capacity / position of individual sporting clubs.
19.	Is the football club membership rising, falling or static?	- This question is best directed to that individual sporting club.
20.	Is the netball club currently a viable club and covering its own costs?	- This question is best directed to that individual sporting club. The Shire is not privy to the detailed financial capacity / position of individual sporting clubs.
21.	Is the netball club membership rising, falling or static?	- This question is best directed to that individual sporting club.
22.	Is the basketball club currently a viable club and covering its own costs?	- This question is best directed to that individual sporting club. The Shire is not privy to the detailed financial capacity / position of individual sporting clubs.
23.	Is the basketball club membership rising, falling or static?	- This question is best directed to that individual sporting club.
24.	Is the hockey club currently a viable club and covering its own costs?	- This question is best directed to that individual sporting club. The Shire is not privy to the detailed financial capacity / position of individual sporting clubs.
25.	Is the hockey club membership rising, falling or static?	- This question is best directed to that individual sporting club.
26.	Is the tennis club currently a viable club and covering its own costs?	- This question is best directed to that individual sporting club. The Shire is not privy to the detailed financial capacity / position of individual sporting clubs.
27.	Is the tennis club membership rising, falling or static?	- This question is best directed to that individual sporting club.
28.	Obviously, the books of all these clubs have been sighted, how much money in total is currently being generated by all of these clubs?	- This question is best directed to the individual sporting clubs.
29.	How will the level of repayments and leasing costs be distributed amongst the clubs as they will all have different memberships and requirements, and all use the facility in different ways?	- This is to be clarified as part of a Business Plan being prepared for the project/precinct.
30.	Will the money currently generated cover the \$350,000 interest and capital repayments of the loan?	- Unsure where the figure of \$350k comes from. - The individual sporting clubs will not be responsible for loan repayments.
31.	Does Donnybrook Balingup need such a large complex?	- The buildings are proposed (in part) for asset consolidation and rationalisation purposes. If developed to the full MasterPlan recommendation, there will be less floorspace and number of buildings in the new development compared to the existing situation across the town.

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32.	Could a smaller project provide the requirements of the Shire's Sporting Clubs?	- As per 31.
33.	Have big concerns for residents impacted by Carpark 3 and Avenue of Honour. There is no buffer between properties and the Carpark. Is it able to be replaced elsewhere?	- This is being reviewed noting the feedback provided at the Community Information Forum. - This is a concept design that can be amended. - The car park cannot be totally removed from this location but will be reviewed to take into consideration the concerns. - Further targeted stakeholder consultation can be undertaken by those directly impacted by this design element, if the proposal for the car park actually proceeds any further.
34.	Why haven't the residents been informed about future plans? E.g. mailbox drop.	- A letterbox drop survey was provided to all residents adjacent the precinct at the very commencement of the project. - Project updates have been by way of Preston Press updates, website information and this open day.
35.	How is the liquor license going to work with the Tennis Club?	- This matter will be reviewed and resolved in the further detailed planning stages for the project.
36.	Why isn't a Feasibility done on a Village Concept and this concept? Options provided.	- The Project MasterPlan was prepared in close consultation with the Department of Local Government, Sport and Cultural Industries, who's consistent advice and recommendations centred on a shared-use model, rather than a de-centralised model.
37.	What will happen with the Liquor Licenses for the football and tennis clubs? Tennis would like to retain the ability to have drinks in their clubrooms.	- As per 35.
38.	Bus turnaround. Great improvement to bus turnaround for Recreation Centre building. Has a bus turnaround been considered for the Community Hub?	- Yes, it has. - This car park is however only being delivered in Stage 2 due to funding limitations.
39.	Staging for Arts and Entertainment? Indoor and lighting and staging?	- This will be passed on to the design team for consideration. - Staging will be of the temporary removable type, not fixed. - Lighting will also only be of the type that suits that suits the current roof design and height.
40.	How will the business plan work?	- A project Business Plan is being prepared by an independent consultant, who has engaged with all sporting clubs for input.
41.	Governance: Who/how will each club be represented – Committees? No's equal No's on committee representing each club.	As per 40.

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42.	Bar Facilities: Licensing, will the Tennis Club be able to maintain its own Liquor License?	- As per 35.
43.	A third indoor court would benefit the most sports and the most people in the Shire. Could that be built first and possible the football club component be scaled down?	- Based on present court scheduling for court sports (e.g. netball, basketball), review of surrounding recreation centres and advice from DLGSC, the Donnybrook Recreation Centre has substantial capacity for more court activities/bookings each week. This will, however, require modification to traditional court day/time activities and expectations.
44.	If the outdoor courts (which netball and basketball didn't ask for and don't really want) must be built at a cost of \$400,000. Do they have to site on the preferred site for a third indoor court? This seems to be a major oversight and potential waste of money.	- Funding availability for the additional courts is highly unlikely in recent cost estimate reviews. - This matter (siting of additional courts) will be considered through future stages of the project.
45.	Changeroom 2 and 3 need connecting door to allow 3 access to strapping room 2 and warm up room 2. Same at the other end of the building. Can this be changed?	- This will be taken under advisement, architect to confirm if changes can be accommodated
46.	Can tennis keep their small bar in its current position which is ideal?	- This will be passed onto the Architect for review.
47.	Can storage behind office 2 in tennis club be flipped to allow access from the office rather than the toilet?	- This will be passed onto the Architect for review.
48.	Bridges/Walkways: What is the cost of these?	- The connecting walkway (elevated) between the main pavilion and the Tennis Club building is no longer proposed, due to overall budget restrictions (noting significant cost escalations).
49.	Bridges/Walkways: What is the purpose of these?	- These items link the various planes (mid-level to lower-level) - This is also part of the Universal Accessibility Access compliances.
50.	The function/tennis club looks to have all required self-contained facilities – why would you have a bar/refreshments away from this area?	- The original design intent was for a shared-use facility, where the bar, kitchen and dining area was centrally located. Some clubs have expressed a desire for separate/autonomous spaces, rather than following a shared-use principle, hence the duplication in some facilities (noting they are only at the conceptual level presently).
51.	Has funding been dedicated for interim football change rooms/kiosk etc?	- No.

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52.	How much will the cricket cost annually?	- The Donnybrook Cricket Club are not relocating to the VC Mitchell Park precinct (they are remaining at Egan Park). There is a concept of a 'drop-in' cricket pitch for the VC Mitchell Park oval. Establishment costs and ongoing costs will need to be further reviewed.
53.	Kitchen and football kiosk, how does that work?	- The main pavilion kitchen is proposed to be separate from the kiosk/canteen.
54.	What happens after 5 years monetary if clubs cannot afford costs?	- The costs (e.g. lease costs, utilities costs) are not expected to be markedly different to present. - The inclusion of solar panels and more efficient water systems (for example) will help to manage utilities outgoings for the clubs.
55.	How will business and governance models be communicated to clubs?	- The Clubs are being consulted / engaged in the development of governance model scenarios. - As independent Incorporated Associations, the Clubs will make their own decisions about governance models, operational models etc.
56.	Why not build a 3 rd Indoor Court instead of outdoor courts which will not be used?	- As per 43.
57.	What if after the 5 year cap on fees for clubs they cannot afford to pay the fees that would ask. Who would pay for this?	- As per 54.
58.	The tennis club is currently lino flooring - this gets very dirty often, if it was carpet this would get very stained due to the sports using the facility. What percentage of the flooring will be carpet? The preferred option would be timber for easier cleaning.	- Commercial vinyl is the preferred product. This performs well if maintained as per the manufacturer's recommendations. This matter can be consulted directly with the Tennis Club as the project moves into a more detailed stage.
59.	Why do we have to have a bridge connecting the 2 buildings?	- As per 49.
60.	What is the cost of alternative accommodation for Donnybrook Football Club including juniors for the period of demolition/rebuilds and included costings?	- This cost is not factored in to the project budget. Interim accommodation arrangements will need to be considered by the Football Club, with assistance from the Shire.
61.	Cost to players for hockey pitch?	- No direct costs to hockey players are anticipated.
62.	Is there a planned replacement shed for tennis equipment?	- As a minor cost item, this can be considered in the future, if major expansion of the Tennis Club building occurs.
63.	Is the cost of ground works and new drainage included?	- Yes.

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64.	Is the Lucid Economic Pty Ltd report on the Donnybrook sporting precinct available?	- This document contains commercial in confidence information and information requested by the Federal Government (as part of a Federal funding application) to be maintained as confidential – a specific request on the matter should be made to the CEO in writing.
65.	Where are the costings?	- Detailed costings are available in the Council report.
66.	What is the room charge per room?	- Venue hire fees are yet to be determined.
67.	Where are the Councillors?	- All Councillors were invited to the open day forum.
68.	Where are the costings for machinery for removing the cricket pitch?	- As per 52.
69.	What attempt has the Shire/Council made to determine the community's capacity to pay rate rises as outlined in the LTFP which amount to a cumulative rate increase of 50% on present 20/21 rates?	- The State's economic conditions are presently very different to April 2019. - The Shire's loan application was assessed and approved by the WA Treasure Corp as affordable, sustainable and appropriate (otherwise they would not have approved it).
70.	At the April 19 th OCM – the Minutes item 12.1 – Councillors appeared to accept this management voted 8-0 to limit rates increase to between 0-3%. What has changed in the 2021/22 forecast which suggest CPI and wages will rise by 8.64% followed by 9%, 6.5%, 2x6%?	- As per 69.
71.	Crs Piesse, Lindemann, Mitchell, Atherton and Wringe supported the 12.1 motion in April 2019, explain what has changed?	- Not relevant to the project.
72.	What is the expected quantum – amount ratepayers may be expected to subsidise the operations of the sporting clubs during this period?	- As per 54.
73.	What % of the rate rises are required to support/subsidise the sporting clubs over the next 6 years?	- As per 54.
74.	Have you considered an Allied Health Centre to be available to diversify use?	- Early in the development of the project MasterPlan, consideration was given to various one-off and recurrent revenue sources to assist the project (construction cost and ongoing operational costs). The concept of consulting rooms (for allied health and other purposes) was considered however deemed unaffordable in the short term.

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75.	The proposed facilities will cater for our Shire's ageing population. What facilities will there be? I don't mean sitting on a bar stool or watching football. Nothing on those plans I witnessed catered for any physical activity for a majority of the Shire population.	- Whilst the project MasterPlan is very much focussed on active sports and recreation, typically targeted to younger people, the precinct will be constructed in line with all ability accessibility principles. - The district is well catered-for in terms of lower impact sports and recreation (tennis clubs, golf clubs, bowls club, croquet club).
76.	Have you ever wondered if and when someone decides to want a Soccer Club where might they locate?	- Yes. Stage 2 of the MasterPlan includes the development of a rectangular pitch suitable for field hockey, soccer, rugby, events, training for Australian Rules football etc.
77.	Is there a possibility of flipping over scorers/coaches office – the home team usually further away from the entrance?	- Yes. This is under consideration.
78.	Management Model: very concerned about the lack of information on a management model and operating costs. Will it be affordable for the smaller clubs?	- As per 17 and 55.
79.	The current tennis club is solely volunteer run. Will the Shire employ someone to maintain the tennis club grounds? How much would that cost?	- The Shire is not anticipating that the current volunteer arrangement should change.
80.	Cricket Club don't agree with drop in Cricket Pitch - is this so?	- No. It was the Cricket Club that identified the opportunity / idea and raised it with the Shire and Project Team.

COMMENTS

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	Great Concept: particularly welcome more accessible facilities so that they can be accessed by the entire community. Thank you!
	It is extremely important that the Tennis Club keep their bar license for cans and stubbies. The social side of the club is a very big part of the club's success. If we lose our bar license we lose our membership, and if Pavilion hire became exorbitant it would close the club down.
	At the moment, there is a near perfect balance of membership fees, volunteering and expenses. Too much weight on the scales will tip the balance.
	Cost is prohibitive – Balingup seldom has a use for this facility, but we have to pay for it.
	Needs upgrading, been looking at this for more than 15 years. A decision must be made, even if it doesn't please everyone.

	COMMENTS
	This project does not make sense. Stakeholder and community consultation is a joke. It reeks of the Goods Shed decisions – we get what we “the Council” tells us we need. Very disappointed with the Council. It feels like we have no say or power within the Shire. The football club will be happy – I guess that’s the main thing.
	Project Team needs to do a feasibility study. <ol style="list-style-type: none"> 1. Current Masterplan, and 2. Village Concept – Upgrade current facilities and smaller Football Club Room So the public can evaluate all alternatives!
	Adjoining neighbour properties need to be canvassed (not through social media)
	Project cost needs to be retained within current grant money so that there is no financial impact on ratepayers who are not benefiting from this upgrade.
	The proposed facilities will cater for our Shires ageing population.
	Concerned regarding ongoing costs and management of the facility. Want to see more details and believe that all ratepayers should have final say.
	Access to and from Tennis Courts are not in the appropriate place.
	This is ‘half baked’.
	Not sure that the gate for the tennis courts are in the correct places, especially on Court 1 and 2.
	Excellent overview and run through of proposed plans. Good indication of where funds will be spent and shows thorough due process and consideration of short term usage and long term planning and expansion, what a wonderful asset to this town for current and future generations.
	Fantastic display of plans. Very thorough. Well done Shire team.
	The plans and concept look great. I think the new precinct will be fantastic for our growing community and look forward to using the new facilities including the function space.
	Impressed with layout. Hope there is not anymore delays.
	It will be a fantastic venue etc for future generations.
	Information presented today has been useful and honest.
	The proposed development looks well thought out. I look forward to having a new multi-use facility that the whole community can use.
	Thanks for the open and explanatory opportunity to gain updated insight into the project.
	Silent community members need to show their support for the wonderful opportunity.
	Well-presented and informative.
	Looks great. Would like to see the Change Rooms adjusted slightly.
	Management plan essential for this to be in place prior to a community assessment can be made. Informed_decision only to be valid decisions.
	Avenue of Honour: This is inappropriate at a busy traffic point where children are dropped off/picked up – a visibility hazard.
	Cost/Business Plan: We need this before acceptance of proposal.
	Netball have suggested they do not want lights but will get them anyway?
	Tennis want lights and have not got them until Stage 2.
	RSL Avenue of Honour needs to be discussed with the RSL.

	COMMENTS
	Imperative to make sure all the sporting clubs understand the management model.
	Business Plan to be made public.
	The Councillors are not here. Very bad leadership
	Drawings are very confusing for general public.
	No pinboard on costing or rate increases for public to see and understand.
	I appreciate the Councillors and staff making the time and effort to provide this information for the residents of our community.
	I'm all for upgrading current facilities and keeping them separate. Each seem to have their own identity so lumping together could be an unmitigated disaster. So, on a more positive note..... Congratulations on acquiring the 6 million Grant. Now let's go back to the drawing board and seek comments from each of the present Sporting Clubs and see what they actually want. Present the community with a few alternatives, not a directed survey. Apart from a few vested interests the 'Plan ' does not seem particularly popular. I suggest an Olympic (well a big one) sized swimming pool. An outdoor venue which should cater to young and old alike. In a rapidly changing climate a pool would be ideal. Just a random thought. Any spare change and Balingup can have one too. Place Pétanque, Boules and Croquet in the mix and you might have some interest. Of more concern is the need to bring more people into our area for investment and to spend in local business. Tourism really needs a shit in the arm. I'm still hoping the Good's Shed Cafe will open soon but I am aware of the difficulty in staffing. More competition in the form of Club bars and restaurants only make things more difficult for those now operating or starting up. You asked about my children. Both 50 plus with one an ex WAFL and AFL player. A granddaughter also plays Aussie rules. I don't have anything against footy clubs but one on the proposed scale as that featured today would make many WAFL Clubs overjoyed. We don't have the population now or any time soon to warrant this extravagance. What we do need is a kick start on presenting DB Shire as a united friendly place in which to lay your head and/or invest. My two could not be convinced about Donnybrook's potential and just bought the Nornalup Chalets and two farming properties in Denmark. There is money around. We need to shine a better, brighter note on our Shire. An out of sight Clubhouse won't do it nor will being in debt.
	Focus group for indoor activities for active retirees and permanent setup – low price or free.
	Funding application only to proceed once all clubs are satisfied.
	The (previous) President has reportedly said there be a moratorium of sporting club expenses/rental for a period of 5 years after the commencement of operators of VC Mitchel Park Complex. Any shortfall will be covered by the Shire – and as such will be picked up by Ratepayers.
	Question on the community being aware of the detail of the project, references to: <ul style="list-style-type: none"> - lack general community consultation, - consultation with local residents in the vicinity of the Precinct.
	In reference to your comments on e-sports yesterday, I managed to look it up and ask my Grandies. Seems it's quite popular amongst certain groups and Tournaments are arranged. It could possibly be classified as Recreation. There are objections to it being called a 'sport' however it could fit the Recreation requirements of the Grant. If the Recreation Centre in Donnybrook could be utilised as a weekend Tournament Place over a few weekends it may attract visitors and gamers to book in and spend some money in our town. I don't think using the basketball area within the Rec Centre would require too much effort. I glazed over when they started talking about LAN. Seems it's played in cafes and a variety of places. Might work? New building to my mind is not necessary. Donnybrook has the space already.