

GOLDEN PLAINS SHIRE COUNCIL

GOLDEN PLAINS COMMUNITY AND CIVIC CENTRE REDEVELOPMENT

PROJECT INFORMATION AND COMMUNITY ENGAGEMENT OPPORTUNITIES





GOLDEN PLAINS SHIRE COUNCIL IS REDEVELOPING THE MAIN CUSTOMER SERVICE CENTRE AT BANNOCKBURN

into an inclusive venue which will be re-named the Golden Plains Community and Civic Centre (GPCCC).

Council made the decision to redevelop the ageing facility for a number of reasons; including the need to provide accessible, modern and welcoming public areas, to deliver greater efficiencies in our day-to-day operations, and to provide improved access to monthly Council meetings.

The new space to be used for Council meetings will provide more opportunities and better access for people interested in Council matters. The new Chambers will provide a welcoming facility with a modern, fit-for-purpose viewing area for community members, new technology to provide excellent sound quality, as well as the ability to live stream or on-line stream meetings for people anywhere in the Shire not able to attend in person.

Council will continue to hold Council meetings in town centres other than Bannockburn to provide opportunities for residents across the Shire to personally attend meetings.

Draft design concepts for the project are now available to view and you have an opportunity to provide feedback on aspects of the project. We are committed to communicating and engaging with our community, to provide information about the design and facilities to be included at the GPCCC.

Community engagement on this project includes several listening posts across the Shire, listed on the back page of this brochure. Residents can also contribute via online feedback on Council's website, or a hard copy available with this brochure or at one of Council's Customer Service Centres.

The Golden Plains Community and Civic Centre will deliver:

- more space available for interaction between Council and community including improved customer service areas and confidential meeting spaces
- flexible and efficient working spaces to better serve our residents
- improved public access to Council through more accessible and welcoming spaces and use of technology

Your input is important in making sure that the public spaces within the Centre are designed to suit you and your community.

All ideas will be considered to help make this the best facility it can be within Council's budget.

FREQUENTLY ASKED QUESTIONS

Why is Council undertaking this project?

The current Centre has a number of building compliance issues, does not comply with current disability access standards, and includes a customer service area which is outdated and lacks privacy, which is frequently raised as an issue by residents.

As the current building is around 40 years old, building maintenance is a substantial and increasing amount, including the cost of portables which were not designed as permanent office accommodation. These portables present safety issues and lack basic amenities such as toilets and running water. As a large employer within the Golden Plains community, Council has an obligation to provide safe and efficient staff accommodation with the flexibility to cater for future staff requirements as our population continues to grow.

New facilities for Council meetings would also improve transparency and accountability by allowing greater space for Council's monthly meetings, particularly for community members who wish to attend. The need for this access has been a consistent message from our community.

Building maintenance and operating costs as well as environmental impact would be substantially reduced by this project. A long-term masterplan has been prepared for the Victoria Park precinct and the redeveloped Community and Civic Centre will be an important part of the community and social infrastructure on this site.

How is Council funding this project, and will it increase my rates?

The project will be funded from Council borrowings to be repaid over a thirty-year period. Spreading the cost over a longer period will allow Council to maintain spending on other capital works programs. In the current low-interest rate environment, this was judged to be the most prudent method of financing the project.

The cost of the project will not result in any increase in rates. Council will manage this cost within its annual expenditure forecasts, allowing for the ongoing effect of the State Government's rate capping policy.

How much will the project cost?

Council has included an amount of \$500,000 for detailed architectural and engineering design in the 2017/18 Budget.

The anticipated total project cost is estimated at \$9.5 million in addition to the above amount. (Estimate provided by an independent quantity surveyor in 2017). The estimated cost will be refined as the detailed design process develops and may change based on the final design, along with any addition of features designed to minimise environmental impact and operating costs.

How was the cost of the redevelopment determined?

A feasibility study was undertaken to determine the condition of the existing building and explore suitable options for a redevelopment.

Council engaged an experienced architectural firm to provide concept drawings and indicative costings for the project.

Why did Council choose a redevelopment over other options?

Council engaged consultants to investigate the options of redevelopment of the current building, or construction of a new building on a 'greenfields' site.

A redevelopment was judged to be the most cost-effective option as the costs of constructing a new facility were \$1.9M greater than the cost of redevelopment, not including the cost of land purchase.

The redevelopment will support efficiency initiatives and provide the lowest ongoing costs.

What stage is the project at?

The project has been under consideration since 2014 with pre-planning focused on analysis of local needs, future Council service arrangements and staff requirements, along with best practice concept design and cost analysis.

Council has allocated \$500,000 in the 2017/18 Budget to progress the detailed design of the project following community consultation.

It is estimated that Council will allocate the necessary funds for development over the next two financial years.

Will the new building feature an extravagant fit-out?

The new Centre will be a modest, fit-for-purpose building. It will enable Council to embrace more modern and efficient work practices, as well as updated customer reception and service areas. Fit-out of the building will focus on efficiency, functionality and cost-effectiveness.

FREQUENTLY ASKED QUESTIONS

What is the cost of providing staff accommodation?

The estimated annual cost of providing appropriate accommodation for Council staff in a new facility with a 30-year life span is around \$4,000 per person or just over 5% of the total cost of employment. The potential impact of sub-standard accommodation in terms of staff efficiency, recruitment and retention is considered as significant.

What features are included in the project to minimise the impact on the environment?

The re-use of the existing building to provide around one third of the floorspace in the new facility, avoids significant demolition works and waste material.

More efficient and effective building management systems will decrease operational costs for the new facility. Where possible efficient LED lighting and control systems will be installed and modern, efficient heating and cooling systems will also be included.

What benefits does a new facility in Bannockburn offer residents in other areas of the Shire?

With the main Customer Service Centre located in Bannockburn as the major population centre in the Shire, Council is considering offering extended customer service facilities at The Well in Smythesdale where substantial Council funds have been invested in recent years.

Council will continue to rotate Council meetings to town centres other than Bannockburn and the new Golden Plains Community and Civic Centre will offer the facility for live-streaming of Council meetings to residents wishing to view Council proceedings without travelling to Bannockburn.

The new Centre will have private meeting spaces so that residents from across the Shire needing to meet with Councillors or officers will be able to do so. Design features will include upgraded technology to enable remote meetings.

What opportunities are there for the community to provide feedback?

Council has developed a public consultation process for this project including listening posts which will provide residents with the opportunity to view and comment on draft design concepts. Residents are encouraged to submit feedback in person, or via hard-copy or online format – see details on page 2 and below.

COMMUNITY MEMBERS CAN VIEW THE CONCEPT PLANS, TALK WITH STAFF INVOLVED IN THE PROJECT AND CONTRIBUTE THEIR INPUT AT THE FOLLOWING LISTENING POSTS:

Date and time	Venue
Saturday 21 October 9.00am – 1.00pm	Smythesdale Country Market
Thursday 26 October 9.00am – 1.00pm	Bannockburn Shopping Plaza
Tuesday 31 October 9.00am – 1.00pm	The Well Smythesdale
Saturday 4 November 9.00am – 1.00pm	Golden Plains Farmers' Market Bannockburn

You can also complete a feedback form at www.goldenplains.vic.gov.au/consultations

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