

COMMUNITY UPDATE – NYABING PAVILION – 14 AUGUST 2024

I would like to thank all those who took the time to attend the Community Meeting relating to the future of the Nyabing Pavilion held Wednesday 26 June 2024. There were 40 community members turn up and participate in discussions which was greatly valued.

To follow is a brief background, survey results, summary of the meeting and future considerations.

Background

A report from a structural engineer in March 2024 identified the following key findings:

- The existing timber floor requires full replacement (and impacts frameworks as it is a suspended floor) – white rot, rising damp.
- Floor bearers require replacement, this may impact the structural integrity of the building.
- Rear masonry wall requires replacement (crack, leaning).

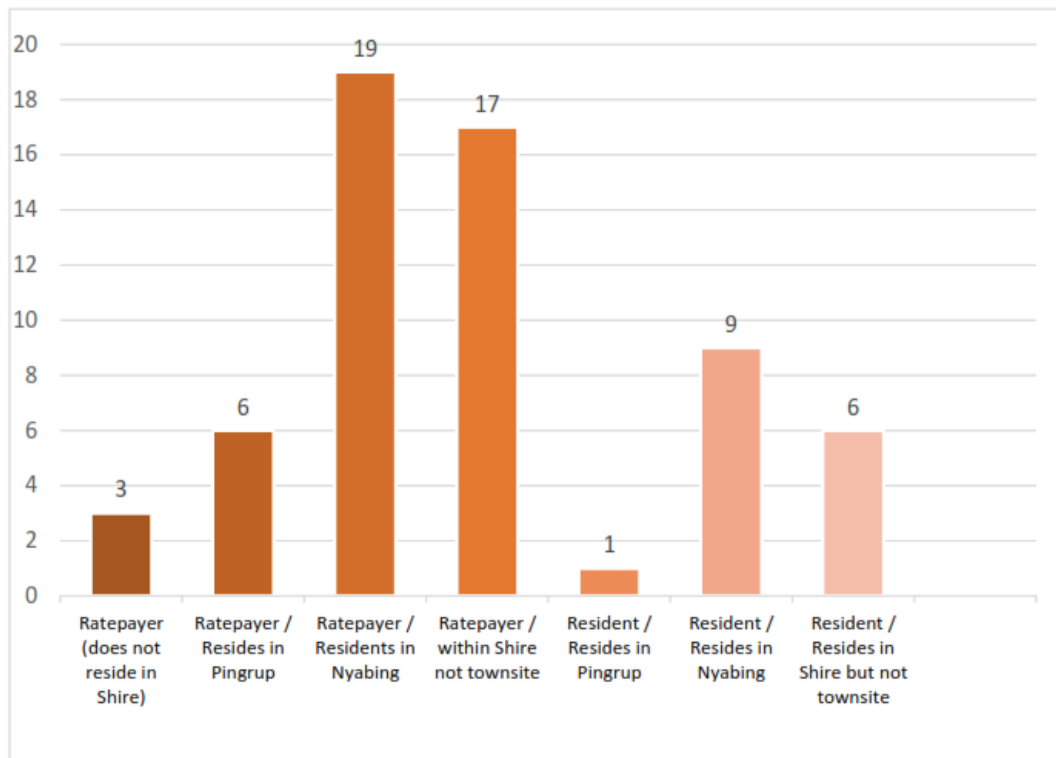
Council engaged a quantity surveyor to estimate the cost of repairing the current Nyabing Pavilion that came out at approx. \$650,000.

Community Survey

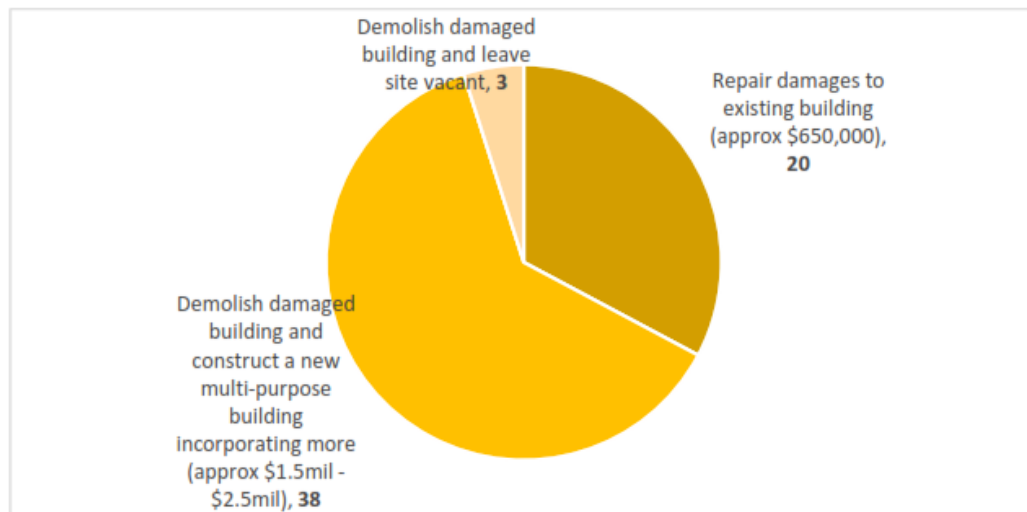
A community survey was circulated throughout the community during May / June 2024 proposing the following three options:

- Option 1: Repair the damages to its current state at noted estimate value of \$650,000
- Option 2: Build a new multi-purpose facility with the project being in the vicinity of \$1.5mil - \$2.5mil
- Option 3: Demolish the current building, leaving a vacant site

61 responses from the surveys were received with the majority of the respondents in the 45-54yr age group. Please see below survey results:



Preferred option:



Purpose of the building:

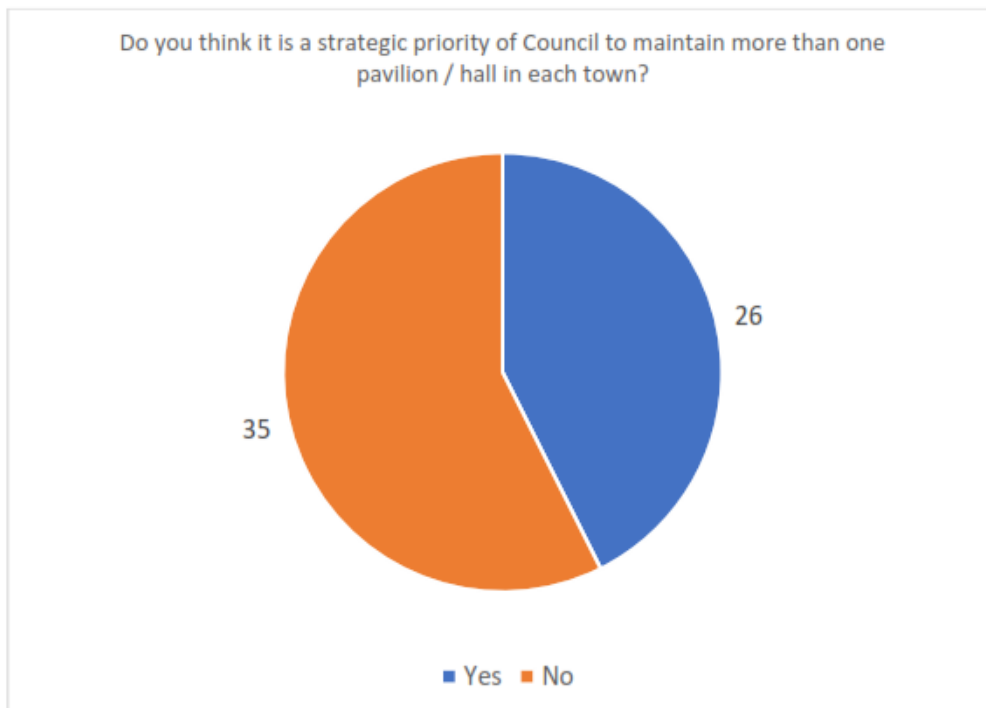
| Multipurpose | Responses |
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| Stage / auditorium area for concerts, theatre events etc | 34 |
| Multi-functional indoor court for netball, basketball, badminton etc | 33 |
| Meeting room facilities | 30 |
| Commercial kitchen and bar area | 41 |
| Function room to host up to 150 seated guests | 36 |
| Licensed fully compliant child Day Care area | 15 |
| Other | 8 |

Other ideas for the building purpose:

- Childcare and playgroup move to Pavilion. Implications on CWA building? Could this become an arts building?
- Child health nurse could use the Pavilion.
- Addition of a gym.
- Wellness and health services.

Funding strategy preferences:

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| Loan at WA Treasury rates | 20 |
| Council Municipal funds | 8 |
| Don't proceed if not externally funded | 11 |
| Other | 8 |



Community Workshop

Following collation of responses from the survey, a community workshop was held 26 June 2024 to present the results and obtain community feedback.

The following is feedback received:

- Timeframe is important. If option 1 is pursued this will result in a quicker outcome for the community. If option 2 is pursued then there may be a delay, community interest and groups drop off / decline.
- Limited activities for young people in Nyabing (up to 25yrs). Can this facility activate programs, activities, social space?
- What will the impact on rates be?
- What is the future role of the Town Hall? If a new facility is pursued will this duplicate the purpose of the Town Hall and Pavilion? And rising damp is an ongoing issue for the Town Hall and Pavilion, how will this be mitigated?

Caroline Robinson, 150Square, who was the Facilitator for the meeting encouraged attendees to gather in groups and brainstorm positives, challenges / risks and building needs for both options 1 – repair what is there and option 2 – build a new facility. This session was interactive and the following is what came from the brainstorming:

Option 1: Repair the damages to its current state at noted estimate value of \$650,000 (exactly as written at the meeting)

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| <p><i>Positives</i></p> | <p>Quicker turn around, to use the building again Financially better Currently being used as a multipurpose space We need to have this building Cheaper option Don't have to do toilets New kitchen</p> |
| <p><i>Challenges and Risks</i></p> | <p>How long will the repairs last? Still the same building / look. No modifications or moderations Not going to attract new groups If once it's pulled apart, will it end up costing more than \$650k? How do we know it won't be more than this? Risk of cost blow out Drain at the front to stop the water</p> |
| <p><i>How does the building better serve the community needs?</i></p> | <p>Fixing it and even consider separate stand along building with sports hall. If repaired, then can be used sooner and consider something extra With kitchen and bar area, to modify lay out different would be an extra cost but not as much as replacing it Don't want the playgroup / daycare moved as it currently supports CWA building costs. Is it suitable e.g. playground? Facility other than the pub Build a shed over the tennis courts and repurpose to multi court area New kitchen, better operation Allows for oval use Crisis centre for evacuations Liquor licence</p> |
| <p><i>What parts of the building are retained?</i></p> | <p>Needs to have a kitchen, bar, BBQ, function area, outdoor area (enclosed to make it more pleasant) Bathrooms, kitchen, changerooms, façade, BBQ area, function room Everything that doesn't need fixing Cool room Toilets Disco ball and bell</p> |

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| <i>What is an acceptable timeframe for the refurbishment?</i> | Maximum 2yrs 12months – 18months School interschool carnival in 2026 in Nyabing |
| <i>How should we manage any disruptions to users?</i> | Use current facilities that are available e.g. golf club, hall CWA has missed out on the opportunity to host 2 events due to closing of the pavilion Work around it with the Hub and Town Hall |

Option 2: Build a new multi-purpose facility with the project being in the vicinity of \$1.5mil - \$2.5mil (exactly as written at the meeting)

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| <i>Positives</i> | Built specifically to meet needs Attractive for employees / families Entice more groups to offer employment All in one facility Will a possible Shire amalgamation be viewed more positive if there is only the one facility to maintain? Re-worked grounds unlikely to repeat problem Additional facilities, gym and badminton Could potentially eliminate high maintenance costs of town hall Makes town an inviting place for the future |
| <i>Challenges and Risks</i> | Cost Timeframe – 5yrs – will it suit our needs in 5yrs? If it takes too long to build (3yrs plus), makes it hard to persuade people to stay in town Nothing here to attract people to come Timeframe to complete the build Sourcing funding – if its more than 2yrs the community may go to other places, loose interest in our community groups Where is the ‘sweet spot’ for timing? Getting Pingrup community to see need, positives etc Budget is a risk, likely to be higher than \$1.5m if additional facilities are added Need to be realistic Keeping community involvement and clubs running during funding and building stage |
| <i>Where is it located? Why?</i> | At the oval, its part of our sporting precinct Same spot – close to school, safety off the main street, sports grounds Same spot, possibly at old hockey oval – increase view quality and decrease chances of rising damp To be purposeful it would need to be at the oval / hockey / bowls |

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| <i>Who will use the facility?</i> | School – athletics, concert, sports Town – funerals, special functions Clubs Could be incorporated as part of caravan site use Young people |
| <i>What design features and amenities at the building will make it multi-purpose?</i> | Rooms that can be closed internally to create smaller spaces Gym Kitchen Playground Mobile stage can replace hall stage in future? Bar Games hall Childcare Child health Wellness centre Multipurpose court facilities, communal area, membership gym Medical facilities |
| <i>What impact does this have on other community facilities?</i> | What happens to Town Hall? CWA Building? Risk of reduced use of other facilities Town Hall usage minimised |
| <i>What could be attracted to Nyabing if this building eventuated?</i> | Surrounding towns Visiting schools and sports teams Opportunity for new businesses, groups e.g. Art club, massage, gym etc More options for facilitating large events New members to the community |

Additional comments:

- How has the Town Hall not been maintained to a better level? For example rising damp in past 10, 20 years?
- Consider concept of specified area rate if funding / cost becomes prohibitive.
- Option 2 PLUS extra modifications and extensions e.g. ability to internally divide the rooms inside, include the outside area, men's toilet and create and extra room, enclosed outdoor veranda.

The Next Step

Council are currently in the process of obtaining quotations to engage a consultant to undertake a feasibility study and preliminary concept design.

Both these steps will provide a foundation for the Council to make a well informed decision that considers potential risks before starting the project. The decision may be to implement, amend, refine or abandon the proposal.

For a feasibility study and preliminary concept design to be undertaken will take a minimum of 12 weeks to be completed once a consultant has been appointed. To apply for any substantial grant funding, these plans will be a requirement of the application process.

Feasibility Study

A feasibility study for a community building is like a detailed plan to check if an idea is good and can actually work. Here's a breakdown:

1. **Idea Check:** The study looks at what the building is / will be used for, like meetings, events, or sports.
2. **Cost Check:** It checks how much money is needed to build and run the building. This includes things like construction costs, maintenance, and staff salaries (if applicable).
3. **Location Check:** It looks at the best place to build it. This means checking if the chosen location is convenient and accessible for everyone in the community.
4. **Need Check:** It finds out if people in the community actually want and need the building. This might involve surveys or talking to community members.
5. **Benefit Check:** It examines the benefits the building will bring, like more community activities, better social connections, or increased local business.
6. **Problem Check:** It identifies potential problems or challenges, like funding issues or construction delays, and suggests ways to solve them.

Preliminary Concept design

A preliminary concept design is an early-stage plan that helps everyone visualise and understand what the new building might look like and how it could function.

It plans the space by outlining how different areas within the building will be used, such as meeting rooms, recreational spaces, kitchens, and bar etc. It shows how these spaces will be organised and connected. Key features will be highlighted such as functional requirements and accessibility for people with disabilities.

The design will include drawings that show the overall shape, size and appearance of the building, helping us to imagine what the finished building will look like. In consultation with the community we can then look at the design and provide feedback / opinions / suggestions on what is proposed.

By looking at the preliminary concept design, the community can ensure the building meets their needs and preferences before moving forward with detailed planning and construction.

Final Comments

Until the feasibility study and preliminary concept design have been undertaken there will be no further information available on moving forward. The community will be asked to be involved in the development of the feasibility study and preliminary concept design.

A structural engineer has been appointed to conduct an inspection and provide a report on the current status of the Nyabing Town Hall, this may assist Council and community members when considering the future of the Nyabing Pavilion.

If you have any questions from this report or would like to discuss further, please don't hesitate to contact me at ceo@kent.wa.gov.au or phone 9851 9780.

Kind regards,



Christie Smith
CHIEF EXECUTIVE OFFICER