



STEELS CREEK COMMUNITY CENTRE INC.

A0036356C

699 Steels Creek Road

Postal Address: PO BOX 213

YARRA GLEN

VICTORIA 3775

ABN 74 025 074 922

Officers

Malcolm Calder, President
Albert Leckie, Vice President
Keith Montell, Treasurer
Edward Bartosh, Secretary

Committee Members

David Allan
Geoff Keets, Past President
Greg Leonard
Vicki Stewart
John Lowe, Tennis Club Rep
Christine Tomlin, Garden
Club Rep.

Activity Groups

Art Group
Art Show
Book Group
Clamberers
Garden Club
LandCare Group
Market
Movie Group
SMB
Stitchers Group
Talks
Tennis Club
Women's Group
Young Mum's Group

Development of a plan for the future of the Steels Creek Community Centre

TO BE CONSIDERED AT THE FIRST MEETING OF THE STEELS
CREEK FUTURE PLAN WORKING GROUP.

To be held at the Steels Creek Community Centre,

Wednesday 25 July, 7.30 pm.

A community meeting last October established a working group to consider the future development of the Steels Creek Community Centre. At that time we were aware that the Shire of Yarra Ranges had recently included the Community Centre and land on the Shire's register of properties. There had also been a suggestion that the Community Centre might relocate to land adjacent to the Steels Creek Tennis Club yet to be acquired by the Shire for the primary purpose of providing safe off-street car parking for users of the Tennis Club.

The paper presented to that meeting is attached as Ref #1

Since that time the Community Centre Committee has received a "Works Report" from the Shire (copy attached as Ref # 2), and has held discussions with both Councillor Jeanette McRae and Shire staff regarding details of the Shire's policies of community centre maintenance and management and the role and responsibilities of the Community Centre Committee as an official "Committee of Management".

As President of the Steels Creek Community Centre, I have prepared three reports published in *The Jolly Thing* to ensure that the community is kept informed on what is happening. These are attached as Ref # 3, 4 and 5.

I propose that at the first meeting of the Working Group we discuss options and ideas based on these attached papers, and develop a future plan for the benefit of the community. By that time we will have additional information concerning the Shire's Budget for the coming year. The outcome of this budget will include a decision regarding the purchase of the car parking land at the Tennis Club as well as the allocation of funds for the essential maintenance of the present Community Centre and the result of a request the Community Centre has made for a grant for internal works upgrading the kitchen facilities, improving the internal design of the rooms and improving the storage facilities.

Malcolm Calder
President

Consideration of options for the future of the Steels Creek Community Centre

NOTICE OF SPECIAL COMMUNITY MEETING TO DEVELOP PLANS FOR THE FUTURE OF THE STEELS CREEK COMMUNITY CENTRE.

TO BE Held at the Steels Creek Community Centre, 7.30pm, Wednesday October 25

The Shire owns two small blocks of land on Steels Creek Road – the existing Steels Creek Community Centre (formally the Steels Creek Primary School) with its “play-ground” areas, out buildings and water tanks etc; and the Steels Creek Tennis Club, with its associated facilities. Both these blocks of land have problems with on-street car parking raising issues of safety and security.

The Shire has a management agreement with the Steels Creek Tennis Club covering responsibilities of the Shire and those of the Club and the Shire charges a nominal rent of around \$100 a year. The Shire wishes to have a similar Management Agreement with the Community Centre, clearly setting out the responsibilities of each partner. The Steels Creek Community Centre Committee will be having discussions with the Shire regarding this Management Agreement and some minor maintenance works. We will keep the community informed through The Jolly Thing.

Within the broader Steels Creek community, there have been preliminary discussions regarding the future of the Community Centre. The possibility of relocation of the Community Centre adjacent to the SC Tennis Club was one idea which raised some concern in our community. At this stage there are no proposals of this sort and at our Annual General Meeting I agreed to get the community involved in a full and open discussion of the future planning of the Centre. If any changes are to be proposed we need to have complete community agreement before we make any approach to the Shire.

To get this open discussion underway, I propose calling a special meeting of the community and all people interested in the future of the Centre on **WEDNESDAY, OCTOBER 25**. The purpose of this meeting will be to hear the ideas and needs of those present. To help structure the discussion I will ask all groups who currently use the Centre to tell us what their needs are, and then we can consider all ideas against the different options listed below.

If we can agree on one or two courses of action, I suggest that we then form a Community Group of Committee members and the wider community to work with the Shire to achieve our aims.

Brief History:-

1. The Shire owns and has responsibility for the land and buildings of the Steels Creek Community Centre.
2. The Steels Creek Tennis Club some time ago approached the Shire to purchase adjacent land (subject to availability) to provide off-street parking.
3. In discussions between the Shire and the Steels Creek Tennis Club, the possibility of relocating the present Steels Creek Community Centre from its present site to a position

adjacent to the Tennis Club was raised, providing off-street parking for the combined facility. With the sale of the present Community Centre such a move would be nearly cost neutral and would produce a purpose built Community Centre

4. This idea was raised at a meeting of the Steels Creek Community Centre in 2003. The suggestion had a mixed reception and a Community Centre sub-committee was formed to investigate options which, when identified, would be discussed with the broader community.
5. This sub-committee has met several times with Shire staff and, more recently, with Cr Jeanette McRae but there has been no formal report to our Community Centre Committee.
6. In the last few years, the Steels Creek Community Centre has recognised that there are several important issues concerning the adequacy and safety of its own parking arrangements. We also have issues with the maintenance of buildings and infrastructure; as well as the convenience and size of the existing main building. The Shire has a heritage listing for the building which may, in fact, contain asbestos, and there is an old specimen of Pinus halipensis (the Aleppo Pine) which may have historical significance as a memorial to the Great War!

At this stage, we have identified the following 5 options,

1. No action. (The Steels Creek Tennis Club to proceed with its present request.)
2. Re-landscape the present entrance and driveway of the Steels Creek Community Centre to provide off-street parking and easier, all-year access to the present building.
3. As in 2. above, and redesign and expand the existing buildings at the Community Centre to meet current and anticipated future needs and building standards.
4. Retain the present Community Centre as a Gallery, Home for the Historical Society, etc, and build a new Community Centre adjacent to the Tennis Club which meets the needs of all groups and the Tennis Club
5. Sell the present Steels Creek Community Centre and use the funds to build a new Community Centre as in 4 above.

Malcolm Calder, President,
Steels Creek Community Centre.

SHIRE of YARRA RANGES

MEMORANDUM

(Recreation Services)

TO: Steels Creek Community Centre Committee
ATTENTION: Malcolm Chandler and Greg Leonard
FROM: Ron Pearce, Recreation Services
DATE: 3 March 2007
RE: Building Condition Report

Malcolm,

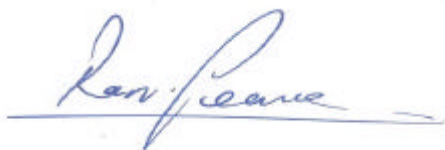
Please find attached a copy of a 'Building Conditions Report' on the Steels Creek Community Centre. It should be noted that the report focuses on OHS and maintenance issues, and not improvements. At present the following works have already been done or are in the system to be done:

- New switchboard with RCD;
- All security lights checked and one sensor light to be added to entrance door;
- The main tree growing from in front of the sub floor gate has been removed;
- Fire extinguisher changed and tagged and fire blanket installed;
- New locks and padlocks changed to council system;
- New keys issued out to users; and
- Mesh security doors removed- do not comply with regs.

Council's Building Coordinator is seeking funds in the 2007/08 budget to address the main items in the report- namely, exterior painting, building repairs, along with roof and gutter repairs. If you would like discuss me to discuss the report and works program with you please call me on 9294 6443 to arrange a suitable time to meet on site.

In relation to any improvements the committee may wish to be considered, these would have to be assessed as a One-off Community Grant- Capital Development Program request.

Regards



Ron Pearce
Recreation Services



Building Conditions Report

BuildingNo: 492094

BuildingName: Steeles Creek Community Centre

Type: Halls and Community Centres

Location: Steeles Creek Road, Steels Creek 3775

Survey Date: 25/01/2007

General Building Condition: 3 / 2

WHERE:
1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor, 5 = Failed, 0 - N/A

Building Element Condition:

Building Exterior	4 / 1
Building Interior	3 / 1
Essential Services	4 / 3
Landscaping	3 / 0
Painting	3 / 1
Playground	5 / 1
Plumbing	4 / 1
Roof	5 / 3

General Building Details:

Construction Details

Constructed Extended Renovated

Substructure

HW Stump

Fabric

Lining Boards

Roof

Galvanised

Other Building Details:

Disabled Access

Available No
RCD Yes
Roof Anchors No
Ladder Bracket No

Disabled facilities

Available No
Floor Area (M2) 80
Contents Value \$15,743
Building Value \$143,118

Nominated Essential Services

EWIS	<input type="checkbox"/>
Exits	<input type="checkbox"/>
Non Illuminated Exit signs	<input checked="" type="checkbox"/>
Exit/Emergency Lights	<input type="checkbox"/>
Fire Curtain	<input type="checkbox"/>
FireDoor	<input type="checkbox"/>
Fire Extinguisher	<input type="checkbox"/>
Fire Hose Reel	<input type="checkbox"/>
Fire Hydrant	<input type="checkbox"/>
Fire Indicator Panel	<input type="checkbox"/>
Fire Indices	<input type="checkbox"/>
Fire Main	<input type="checkbox"/>
Mechanical Services	<input type="checkbox"/>
Mechanical Ventilation	<input type="checkbox"/>
Paths of Travel	<input type="checkbox"/>
Pump Sets	<input type="checkbox"/>
Smoke Alarm/Detector	<input checked="" type="checkbox"/>
Sprinkler Systems	<input type="checkbox"/>
Other	<input type="checkbox"/>

Site Services

Electricity	<input checked="" type="checkbox"/>
Natural Gas	<input type="checkbox"/>
LPG Gas	<input checked="" type="checkbox"/>
Sewer	<input type="checkbox"/>
Septic	<input checked="" type="checkbox"/>
Treatment Plant	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>
Mains Water	<input type="checkbox"/>
Tank Water	<input checked="" type="checkbox"/>
Storm Water	<input type="checkbox"/>
Grease Trap	<input type="checkbox"/>
Security	<input type="checkbox"/>
Monitored	<input type="checkbox"/>
Other:	External toilet block

Photo Not Available

Building Contact Details:

Name: Albie Leckie
Phone: 59 65 2354
Mobile:
Fax:
Email:

GPS Co-ordinates

Comments:

See asbestos report. Dual flush urinal only. Playground equipment all steel and no longer safe to use. Building is a disused primary school now being used as a community house

Works Identified	Priority	Management Responsibility	Trade	Budget	Date Checked	Expected Completion Date	Actual Completion Date	Status
Asbestos								
Wall mounted Heater linings to internal sections deemed to contain asbestos	R	Council		\$0.00	25/01/2007	25/01/2007		New
Cement Fascia panels above window to main room	R	Council		\$0.00	25/01/2007	25/01/2007		New
Kitchen cement sheet eave linings contain asbestos	R	Council		\$0.00	25/01/2007	25/01/2007		New
Cement sheet wall linings to main building contain asbestos	R	Council		\$0.00	25/01/2007	25/01/2007		New
Internal wall linings to toilet block contain asbestos	R	Council		\$0.00	25/01/2007	25/01/2007		New
Sub Total Asbestos				\$0.00				
Building Exterior								
Repair roof sheets	C	Council	Plumber	\$120.00	25/01/2007	22/10/2007		New
Repair/replace downpipe	C	Council	Plumber	\$604.80	25/01/2007	22/10/2007		New
Provide verandah landing and disabled access ramp to Entrance door	D	Council	Carpenter	\$4,000.00	25/01/2007	20/01/2008		New
Sub Total Building Exterior				\$4,724.80				
Building Interior								
Service Gas heating	C	Council	Plumber	\$300.00	25/01/2007	22/10/2007		New
Repaint Internal surfaces.	D	Committee	Painter	\$1,120.00	25/01/2007	20/01/2008		New
Sub Total Building Interior				\$1,420.00				

Essential Services

Install compliant door furniture - Lockwood 929 series to	C	Council	Carpenter	\$896.00	25/01/2007	22/10/2007	New
		Sub Total Essential Services		\$896.00			
Landscaping							
Trim overhanging trees	C	Committee	Handyman	\$120.00	25/01/2007	22/10/2007	New
		Sub Total Landscaping		\$120.00			
Painting							
Paint exterior lining boards	E	Council	Painter	\$3,000.00	25/01/2007	24/01/2009	Confirmed
Repair/repaint A/C wall linings	C	Council	Painter	\$1,500.00	25/01/2007	22/10/2007	New
		Sub Total Painting		\$4,500.00			
Playground							
Remove equipment	D	Council	Handyman	\$180.00	25/01/2007	20/01/2008	New
		Sub Total Playground		\$180.00			
Plumbing							
Cleanout roof/gutter/spouting	B	Council	Plumber	\$392.00	25/01/2007	24/02/2007	New
Replace toilet cistern with dual flush	C	Council	Plumber	\$1,000.00	25/01/2007	22/10/2007	New
Repair tank stands: replace rotting timbers on stands where required	C	Council		\$500.00	25/01/2007	22/10/2007	New
		Sub Total Plumbing		\$1,892.00			
Roof							
Roof anchors/ladder brackets	D	Council	Plumber	\$3,000.00	25/01/2007	20/01/2008	New
Replace fibre glass roof sheeting	D	Council	Plumber	\$537.60	25/01/2007	20/01/2008	New
		Sub Total Roof		\$3,537.60			
				Building Total	\$17,270.40		

Notes

1. Budget = Estimate/Guide for planning purposes only.
2. Expected Completion Date = Guide only, subject to availability of Council funding and prioritisation of Works.



STEELS CREEK COMMUNITY NOTES - NO 65 (February-March 2007) FIND OUT WHAT'S GOING ON IN THE VALLEY

<http://www.virtual.net.au/~thejollything/> for current activity photos and more commentary

<i>Kunzea peduncularis & Kunzea leptospermoides</i> <u>find out more</u>	-	Page 3
A Dog Gone Shame K9 vs. Homo Sapiens	-	Page 7
<i>Jeane and Johne Lowe Saye Goode Bye</i>	-	Page 6

COMMUNITY CENTRE DEVELOPMENT, JANUARY REPORT

Since Christmas I have had several discussions with Shire staff and with Councillor McRae regarding the future development of our Community Centre. I believe there is good progress in developing the anticipated Report on the status and condition of the Centre, and staff are looking into costings of various possible options for consideration by the community. **But the bottom line is that we do not yet have a report to consider.**

In the meantime all the locks at the Community Centre have been changed, and that includes the front gate. Now all locks are opened with a single key. We have been issued with a limited number of numbered keys which will be issued to committee members and leaders of the different groups which use the Centre.

The Community Committee will meet shortly and as soon as we receive the Report from the Shire we will call a meeting of the Working Group to develop a position and plan or plans to be discussed by the whole community. I can assure you that we are doing all we can to get this process going and resolved.

Malcolm Calder, President, Steels Creek Community Centre.



STEELS CREEK COMMUNITY NOTES - NO 66 (APRIL 1 – May 2007) FIND OUT WHAT'S GOING ON IN THE VALLEY

<http://www.virtual.net.au/~thejollything/> for current activity photos and more commentary

Great Pumpkin Winner Announced - Page 3

Foxy Fates – Page 6

Croquet in May – Page 2

Community Centre Status Report

A preliminary Status Report has been received from the Shire on the condition of the Steels Creek Community Centre. In general, the community centre is in good condition, but a number of things relating to community health and safety need to be done to bring it up to standard. In addition, a number of general maintenance tasks need attention. The broad picture is that the Council takes responsibility for external and structural matters, and we as the users of the property are responsible for all internal maintenance. Over the next year the Council anticipates an expenditure of around \$16,000 to get the place up to scratch and it is good to know that this money is already committed from the Shire's community houses maintenance budget. Since January, we now have a single key and lock system for all the doors and gates at the Centre, and a new electrical meter board has been installed.

Any major works the community may like to have, such as improved parking access, additional space, or updated toilet and kitchen facilities, would have to be funded through special capital grants from the Shire or State Government with significant input from the community. We are currently preparing an application to the Shire for a small Capital Works Grant to improve aspects of the internal layout of the building.

At no stage does the Shire's report address the issue of the future of the Community Centre, but clearly they are prepared to spend money on the existing building.

Our SC4 Committee has recently met to consider this interim report and has raised a number of questions relating to the future of the Centre which need to be clarified by the Shire before we can call a meeting of the Working Group that was established at our public meeting last November. That Working Group will be advising the Community Committee and the Shire on the desired future of the Community Centre, but we do need more information from the Shire on Shire funding policies and planning regulations before we can make informed decisions.

So, the process goes on, but I do believe that we will be able to work out our "Future Plan" over the next few months.

Malcolm Calder, President, S.C.C.C.



STEELS CREEK COMMUNITY NOTES - NO 67 (June – July 2007) FIND OUT WHAT'S GOING ON IN THE VALLEY

<http://www.virtual.net.au/~thejollything/> for current activity photos and more commentary

A Century Young – former Steels Creek Resident turns 100! - Page 2
Mayor and Councillor to Visit Steels Creek Market – Page 3
Steels Creek Community enters Photo Competition – Page 7

COMMUNITY CENTRE DEVELOPMENT – MAY '07 UPDATE

This report has been prepared for the Steels Creek community following the May quarterly meeting of our SC3 Committee and follows on from the March Report in the last *Jolly Thing*. As I indicated, the Committee had received an interim Status Report from the Shire and we felt there were several questions needing clarification before we were in a position to call a meeting of the Working Group established last November, and to provide it with reliable information. Mark Doubleday from the Shire was at the Committee meeting and was able to clarify many critical things. These are the main ones:

1. The Shire recognises that the building is in reasonable structural condition and is prepared to provide maintenance on an ongoing basis – subject to normal Shire priorities and budgets for Community facilities. The comment was made that the Shire recognises the good work the community has done to maintain the building and grounds over the last 15 years.
2. Any major works the community proposes such as landscaping to provide better access and parking, or adding extensions to the building needs the approval of the Shire and could be done with capital works funding on a competitive basis in the Shire's Capital Works Programme. Community or other private funds could be used to supplement such funds.
3. Asbestos cladding of the exterior walls of the Community Centre adds considerably to the costs of modifying the building, but does not totally prevent it.
4. Some aspects of the existing building do not meet current building codes. It is not necessary to upgrade these at this stage, but if renovations are proposed, then all new works must be approved by the Shire and meet the building codes of that time.
5. Regarding the possible relocation of the Community Centre, the issues are both political and financial:
 - the Community must be strongly supportive of the idea.
 - a planning permit would be needed to erect a new building in a "Green Wedge" site.
 - as with all public buildings, construction must be by a registered commercial builder.
 - construction of a new centre would be expensive; the Shire would have to consider selling the existing Centre to provide significant funds. There is no certainty such a sale could be made because of the existing building's heritage significance. The Shire would, if a move was agreed, defer the sale of the present Centre until after the completion of the new facility.

As a result of these discussions and the interim Status Report prepared for the Shire, **the Committee decided that it was now in a position to call a meeting of the Working Group**. The Working Group will consider all options and provide recommendations to be presented to a community public meeting. The SC 3 Committee will prepare a discussion paper and **a meeting of the Working Group has been called at the Community Centre for Wednesday, 25th July at 7.30pm**. All members of the Working Group will be notified and sent a copy of the Discussion Paper when it is available. The Committee also decided that it was important to continue maintenance and development of the present Community Centre as the hub of the Steels Creek Community.

Malcolm Calder, President S.C.C.C.