

## SHIRE OF NORTHAM

### MINUTES OF THE BUILDING REVIEW COMMITTEE OF COUNCIL HELD ON 30 JULY 2009 IN THE COUNCIL CHAMBERS AT 9:30 AM

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1. DECLARATION OF OPENING AND WELCOME

The Chairman declared the Meeting open at 9:34am and welcomed all Members

2. DECLARATION OF INTEREST

None declared.

3. ATTENDANCE

Chairperson  
Members

Cr Bert Llewellyn  
Cr Michael Letch  
Cr Gill Beazley  
Cr Laurie Glass  
Mr Phil Steven  
Mr Jim Riddle  
Mr Simon Dempster  
Mr Peter Byfield

Visitors

4. APOLOGIES

Nil

5. CONFIRMATION OF PREVIOUS MINUTES

**Moved Cr Letch    Seconded Cr Beazley**  
**The minutes of the meeting held on 10 June 2009 were accepted.**  
**Carried.**

6. AGENDA ITEMS

6.1 Bernard Park Sound Shell – The Architect that designed the Victory Park Sound Shell over east cannot do any work for the Shire of Northam for 18 months so will sell the existing drawings to us. The Committee hopes that the Architect won't charge much for the current design. The local Architect (Paradigm) should reduce their costs if we can get a good design to start them off. We would want to get structural engineers designs or consultants to help with that part of it. An alternative site for the Sound Shell is where the swan compound is in Bernard Park. However that is probably too far away, the compound will need to be kept in some form, and that site would have increased construction costs. The Committee proposed to continue with the current site. The current site offers a better buffer aspect because of the carpark. There is adequate seating in other areas Disabled access is provided for in the proposed design. The Committee discussed whether to keep the viewing area flat. It was considered a possibility to keep the stage at footpath level, then feather the ground slope down to the footpath. The stage could also be stepped down at the front. It is preferred to keep the front of the stage <1000 to avoid the need for a balustrade need, plus if it is too high, it may be uncomfortable for people to look up at.

Having an area for storage under the stage is preferred. However this is dependent on cost (may be expensive due to suspended slab) plus there may be moisture issues. The storage is for lighting equipment, sound desk, and lighting bar. Some of these may be permanent fixtures or be better stored elsewhere due to security issues. The Committee will see what the Architect says.

Peter Byfield provided photos of the Westonia Recreation Centre, showing internal acoustic design, achieved by the curved ceiling design. He has also made a miniature model of the sound shell, which could have a green room at the back which goes over the cycleway, and smaller changerooms either side of the shell.

Simon Dempster suggested that staff speak to Paradigm when they are offered the existing design to make sure they are happy to work with someone else's design. For the next meeting, it was suggested the Architects are invited, and that stakes are put in the ground to assess suitable heights, and a chair is brought along to see what slopes could be tolerated.

Move Letch / Beazely - carried  
9:30 – meet on site with the Architects, look at levels, bring a chair.

**Moved Cr Letch    Seconded Cr Beazely**  
**That the next Building Review Committee meeting is held on site with the Architects for the Project, to look at levels and discuss the brief for the Northam Sound Shell.**

**Carried.**

At this stage the proposal is:

**General Concepts to provide to Architect**

- i) Size between WASO stage size (18x11) and initial concept (12x8.4 inc 2.4m change), ie proposed is 15x11 inc 3m change, plus 2m frontal overhang.
- ii) Curved roof
- iii) Steel roof rather than soft canopy
- iv) Stage lights removeable
- v) Allow some storage underneath in a built-in cavity in the stage
- vi) Stage height no greater than 0.9m above ground
- vii) Rear of roof to hang over footpath, min 2.1m clearance.
- viii) Durable construction and vandal resistant
- ix) Flooding resistant (ie relatively open to water flow)
- x) Frontal overhang to protect band from weather
- xi) Closed sides to protect band from weather
- xii) Open at the back to retain view of river from park
- xiii) Closed rear ok, however prefer if it is removeable after events (eg removeable panels) so can see through to the river
- xiv) Oriented away from river towards Minson Avenue
- xv) Any main supports don't mask the audience
- xvi) Good acoustics
- xvii) Design for various uses – bands, plays, movies, functions
- xviii) Consider having the stage at the same level as the footpath at the rear (1500 above ground level), with the ground sloped up to it to maintain the <0.9m stage height.

**Questions for Architect:**

- i) How much room (length) do you need in front of the Sound Shell for the crowd?

Proposed location – Bernard Park, 50m from toilets (note: in front of Swan compound would be 120m from toilets)



General appearance



- 6.2 The Burlong Road property discussed at the last meeting is Burlong Park, which is being improved by AVES and the Committee has no recommendations for changes to the site use.
- 6.3 The Avon Descent Building is proposed to be relinquished by the Avon Descent Association under certain conditions. They wish to retain the shed, which was probably built by Fire Station at the time. The Committee does not object to the Northam Pool being available for competitor registrations, since it is better for parking. However are not comfortable with providing \$20,000 for years in advance, given the Society don't have a valid lease anyway. It is proposed that the property be made available for community groups, such as Lions, and the Shire reimburse the cost of the HWS that was recently installed. The Committee suggested that in the longer term all buildings (including the shed) be made available to community groups.

**Moved Cr Letch Seconded Cr Beazely**

**That Council accept the proposal from the Northam Avon Descent Association to formally terminate its lease of 87 Duke Street, Northam, on the following conditions:**

- i) Peppercorn rental of the shed in the short-term until other arrangements are made**
- ii) Provide a the Northam Swimming Pool kiosk as a permanent venue for booking in competitors over the Avon Descent weekend (Thursday-Sunday)**
- iii) The Shire does not seek any outstanding rent or costs for maintenance of the old Fire Station building.**
- iv) The Shire accepts the cost of the new hot water system (\$810+GST).**

**Carried.**

- 6.4 UWA is not interested in the whitehouse land, near El Caballo, on Lot 61 (Loc 5501) cnr Great Eastern Highway and Bodeguero Way. The property would not be worth leasing in its own right because it is susceptible to salt. It could easily be degraded if it was not looked after, or was overstocked. Fencing costs are estimated at \$8000. For now, the issue will be put on

hold, to see what UWA do with their 448 hectare property on 264 Chedaring Road, El Caballo.

- 6.5 In relation to the YAC property in Wundowie, Lotterywest have been asked what would be required if the Shire wished to sell the property before the deed expires in 2013. The Shire is awaiting a response. The sheds behind the old Fire Station may be suitable for garaging the bus, this is yet to be confirmed. If Killara use the old Fire Station building, should not allow the use of one of the garages, since they could be made available for the community bus.
- 6.6 There was a proposal for a subdivision of the Shire’s Tamplin St property. Costs of development would include for sewer and retaining walls. The smaller piece of land would be easier to develop. The Committee should look at the area at some stage. Council’s Manager of Planning & Development has looked at acquiring the MRWA land and this may be worthwhile while the market is slow.
- 6.7 Infant Health Clinic – It may be worth holding onto this rather than selling it since it is in a central location.

**Moved Cr Letch Seconded Cr Glass**

**That the Shire retains the old Infant Health Clinic and attempts to obtain a commercial lease of the site once the WA Country Health Department has vacated the premises.**

**Carried.**

- 6.8 The old Saleyards site on the corner of Yilgarn and Great Eastern Highway was discussed, to consider appropriate uses for the site. It was suggested that staff contact Main Roads to find out how long until they will be moving out of the site (contact Gren Putland or Gerald Morey) MRWA didn’t give a date at the time, when the property was sold to the Shire. The site could be sold for light industrial.
- 6.9 In Wundowie, it was suggested that the freemason’s block be used to build some Government housing. There is money in reserve funds. Even one house would be beneficial.

**Moved Cr Letch Seconded Cr Llewellyn**

**That staff investigate building one house for Government housing on Lot 233 or Lot 244 Kingia Avenue, Wundowie.**

**Carried.**

- 6.10 The Committee discussed the number of leases that the Shire has with community groups that do not carry significant rental fees. The Committee generally did not mind if the Shire does not charge rent, provided that the groups look after everything else (eg maintenance, cleaning), and are providing a useful community service as volunteers.
- 6.11 The Northam Toy Library has applied to the Shire to construct a shed on Reserve 32053, on vacant behind Northam Auto-Electrics at the end of the carpark. The Committee was not supportive of the proposal in that location because it may be subject to vandalism, but would endeavour to find an alternative site for them.
- 6.12 The current status of the Shire building review is shown below:

# **BUILDING REVIEW COMMITTEE STATUS REPORT**

1. Scope of Committee as agreed by Council is:
  - 1.1. Which Shire buildings to ultimately keep and which to demolish.
  - 1.2. What to do with vacant freehold Shire land – eg sell, build on, retain.
  - 1.3. Ways to improve effectiveness / income from each Shire building.
  - 1.4. Where to build Aged accommodation in the Shire

## **BUILDING REVIEW PROGRESS TO DATE:**

### 1.1 DEMOLISH (REMAINDER TO KEEP)

Rodeo building – done

Scout Hall - done

Victoria oval toilets - done

Rushton Park buildings – after 30 July 2009, order issued.

1.2 WHAT TO DO WITH VACANT FREEHOLD LAND - POSSIBLE SALE (OR LEASE OR SHIRE USE)

Assess No.	Lot/ Street No.	Address	area	Cert title	Comments
A2407	Lot 160	Sims Rd, Wundowie	20.27 ha	2144/791	Could subdivide and sell, Council has endorsed
A77	Lot 311	Boronia Ave, Wundowie	2926m2	1317/990	YAC Shack (deed to hold onto till 2013 agreement expires). Written to Lotterywest asking how to sell sooner.
A3100		Wellington St	3642	230/99	Victoria Oval – proposed development
A11604	Lot 51 (25)	Tamplin St	5.86 ha	1369/629	Near MRWA reserve – housing subdivision in future
A13097	Lot 200-208	Beavis Pl	9 lots, 3000m2	21/302A	Old Brabazon House

VACANT SHIRE LAND – eg BUILD ON

A313	Lots 233 & 244	Kingia Ave, Wundowie	925 / 1327m2	1198/143	Old Freemason’s Hall site (staff / Gov housing)
A967	Lot 881	GEH, Yilgarn Ave	59.56 ha	2524/999	Old saleyards site (future Depot site / Subdivide for light industrial land)
A11581	No55	Mitchell Ave	2.3 ha	1206/854	Swimming Pool and old Caravan Park (housing)
A13562	Lot 146	Chidlow St	1834	287/64A	Old Scout Hall site (for Aged accom)

(REMAINDER TO BE RETAINED)

1.3 PROPERTIES TO IMPROVE EFFECTIVNESS OR REMOVE (REMAINDER TO RETAIN)

Property	Address	Leased to	Lease expiry	Renew	Recommendation
Old Infant Health Clinic	63 Wellington St, Northam	DoH	Feb 2010	No	Retain and look for commercial lease
El Caballo White House	GEH El Caballo	N/A			Tourist sign
Northam Avon Descent Flat (old Fire Station + flat) + storage shed	87 Duke St	Avon Descent Assoc	31-Dec-02	11 yr	Avon Descent Assoc to relinquish, seek expressions of interest from community groups
Northam Library	Fitzgerald St	N/A			Possible extension
Northam Rodeo Arena	Possible removal	N/A			Removal of building
Northam Scout Hall	Lot 17 & 18 Chidlow	Scout Assoc	2-Dec-06		Building removed, future Aged Accom
Northam Town Hall	Wellington	Upstairs to Historical Society	11-Dec-11	5yr	Improve facilities eg crockery, cutlery
Quellington Hall	G/Valley South Rd	Quellington Progress	30-Jun-10		Toilets budgeted in 09/10
Wundowie Hall & new Toilet block	Wundowie	N/A			Improve facilities eg crockery, cutlery
Wundowie YAC Building	Wundowie	N/A			Consider selling after 2013, unless worthwhile doing sooner

LIST OF ORGANISATIONS / BUILDINGS RENTAL BUILDINGS AT APPROXIMATELY PEPPERCORN:

All sporting facilities (Pavilions, Tennis Clubs, Golf Clubs, Swimming Club), all Halls (inc Memorial Hall), all Fire Sheds including SES Building, all Medical (Infant Health Clinic, Wundowie Medical Centre, Wundowie Share & Care), Child Facilities (Girl Guides Hall, Fluffy Ducks, Northam Playgroup), BH Riding School, AVAS, Northam Pistol Club.  
 Minimal rental for: Trotting Club, May Street Pre-Primary, High School Farm.



1.4 WHERE TO BUILD AGED ACCOMMODATION

A325	Kuringal Rd	Wundowie	Res 35772		Kuringal Village
A13562	Chidlow St	Northam	17 & 18 (Lot 204)		Former Scout Hall block

7. DECLARATION OF CLOSURE

The next meeting will be held on 20 August 2009, starting at 9:30 initially to meet on site at Bernard Park.

The Chairman declared the meeting closed at 11:45am.

Attachments: