
**RECORD OF PROCEEDINGS
BUILDING REVIEW COMMITTEE
HELD IN SHIRE OF NORTHAM COUNCIL CHAMBERS
ON MONDAY 10 NOVEMBER 2008 AT 9.32AM**

1.0 Opening of Meeting

The Chairman declared the Meeting open at 9:32am and welcomed all Members

2.0 Attendance and Apologies:

Cr Bert Llewellyn	Chairperson
Cr Gill Beazley	
Cr Michael Letch	
Cr Laurie Glass	(arrived 10:13am)
Mr Phil Steven	
Ms Hayley Fegan	

Apologies

Nil

3.0 Minutes of previous meeting

Moved Cr Beazley Seconded Cr Letch
The minutes of the meeting held on 20 October 2008 were accepted.
Carried.

4.0 General Business

General discussion took place on the following issues:

- 4.1 Council has approved of the Scout Hall property being used for future aged accommodation, and for the Scout Hall building to be demolished. Cr Llewellyn has discussed the needs of the Lions Club with Mr Bristow-Stagg. They would like a Clubroom as well as storage room. The Avon Descent Association had indicated approval for the Lions Club to use some of their shed space, and make available the land at the rear for future sheds, however this would not satisfy all their needs. The Committee was not aware of any other buildings that were available for Club Rooms, given that buildings managed by the SES, Pistol Club and Equestrian Park Committee are also not available.

- 4.2 Cr Letch has drawn up concept plans for an extension to the Northam Library, which are attached to these minutes. The concept is for a 7m extension on the rear of the building, which would extend the life of the building perhaps for another 30 years. A lift would be required to enable disabled access to the upper storey, which may be used for office and storage, and perhaps an internet café. A service desk would still be required on the lower storey.

It was noted that the NSW State Library 'People & Places' publication contains guidelines to calculate the appropriate floor area of a Library based on the population catchment.

There was brief discussion on the future cultural centre proposed on the railway reserve behind the Shire Administration Building, and whether a new Library Building should be constructed on that site at the same time. To avoid excessive expenditure, it was considered that instead the existing Library should be extended on the existing site, that the existing Administration Building should be extended on its existing site (with the carpark relocated to the adjoining reserve to the east if required), and the new cultural centre constructed on the railway reserve if long-term tenure of the land can be obtained.

Designs of the proposed shelving at the Northam Library were circulated. It was noted that the new shelving will be installed in early 2009.

- 4.3 The cost of crockery for the Northam Town Hall was discussed. Two quotes (Stanlee and Bidvest) have been obtained indicating a cost of \$2-2500. It was suggested that the quotes be revised to include deeper bowls. Good quality plastic crockery may be suitable for moderately low usage, however ceramic is preferred given that there is minimal breakage expected.

The estimated minimum cost of setting up lighting in the Town Hall would be \$6-7000, to suit most users. It was suggested the costs of crockery and lighting be brought to the mid-year Budget review.

- 4.4 The tenders for the construction of the new Bernard Park toilets will be brought to the next Council Meeting, including several options for their proposed location within the Park.

- 4.5 The Committee visited the Infant Health Clinic to discuss the preferred future use once WA Country Health have completed the Aboriginal Medical Centre next door. It was considered that the building is in excellent condition and the Shire should retain it. Killara have indicated the building may be suitable for overnight respite care. Aged Accommodation would also be suitable on that site, given its proximity to the Boulevard Shopping Centre. The property is zoned 'mixed use'.

The Committee visited the Rodeo Grounds next to the Northam Recreation Centre. Council recently discussed a proposal for a contractor to remove the building, railing and seating free of charge, and Council decided to refer the proposal to the Recreation Committee. The Building Review Committee considered that in the short-term the stock yards and building should be removed, however the seating and railing could be retained for the foreseeable future.

**Moved Bert Llewellyn, Seconded Michael Letch
That the Recreation Committee be advised that the Building Review Committee considers that the Rodeo Grounds building and yards should be removed in the short-term, but the seating and railing are in reasonable condition and could be retained for the time being.**

Carried.

- 4.6 The Committee visited the Equestrian Park to check the condition of the Caretaker's House and Clubrooms. It was considered that the Equestrian Committee are maintaining these well, with their own resources.

5.0 Next Meeting

Thursday 29 January 2009 at 9:30am. The Committee will meet in Northam, then look at Clackline Hall and Hooper Park on the way to Wundowie to look at the Wundowie Hall and YAK Shack.

6.0 Meeting Closed

The Chairman declared the meeting closed at 12 noon.

7.0 Attachments

Northam Library extension concept plans

8.0 Signed by Chairman at next meeting

Signed: _____