

SHIRE OF NORTHAM

MINUTES OF THE BUILDING REVIEW COMMITTEE OF COUNCIL HELD ON 11 DECEMBER 2009 IN THE COUNCIL CHAMBERS AT 9:30 AM

1. DECLARATION OF OPENING AND WELCOME

The Meeting opened at 9:35am,

2. DECLARATION OF INTEREST

None declared.

3. ATTENDANCE

Chairperson
Members

Cr Bert Llewellyn (left 11:05)
Cr Michael Letch
Cr Ray Head
Cr Des Hughes
Cr Ulo Rumjantsev
Mr Phil Steven

Visitors

Ms Hayley Fegan (10:40)
Mr Peter Byfield (arrived 10:30)
Mr Simon Dempster (arrived 10:40)
Mrs Fiona Hogg (Paradigm) (10:40)

4. APOLOGIES

Cr Ray Head

5. CONFIRMATION OF PREVIOUS MINUTES

**Moved Cr Letch, Seconded Cr Rumjantsev
The minutes of the meeting held on 9 November 2009 were accepted.
Carried.**

6. AGENDA ITEMS

- 6.1 Old Fire Station – Correspondence from the Heritage Council was discussed, which asked Council to reconsider the heritage listing of the old Fire Station in Northam, since Council had not supported the proposal previously. The Building Committee was still not supportive of the heritage listing since it felt the building's value is in its community purpose, which may be compromised by a heritage listing. The building has to be available for community use since that is the listed purpose of the reserve. The Committee is very supportive of retaining the building, but wants to be able to use it as well. If the old Fire Station is listed on the Heritage Register, it reduces the scope of use and limits modifications to the building. The building is listed on Council's Municipal inventory, which means that any major implications for the building would be considered by the whole of Council. As previously noted, the building is not the original Northam Fire Station, which reduces its heritage significance. Council has agreed to lease the old Fire Station for community purposes, and will lease the old Quarters separately.

Moved Cr Head / Seconded Cr Letch

That Council staff write to Heritage Council advising that it does not support the heritage listing of the old Northam Fire Station (Duke Street), since it may restrict the community use of the building, and it is not the original Northam Fire Station.

Carried.

- 6.2 Wundowie Share & Care – Share & Care have reduced their staff office hours in Wundowie down to 2 hours per week, since most of their services are provided to the whole Shire from their Northam base. Share & Care have offered to work with the Shire to make better use of the Shire's building. In order to maximise the use of the Wundowie Share & Care building which is owned by the Shire, options include moving their office into the Wundowie Medical Centre, old Wundowie Fire Station or Wundowie Hall extension. The Committee was also supportive of the use of funds from selling the YAK property to put into community buildings eg old Fire Station, if this is a requirement of the Lotteries Commission who have a part share in the YAK property. The best option would rationalise and fully utilise Council buildings.

Move Cr Head / Seconded Cr Rumjantsev

Council staff meet with users and come back with recommendations on use of all buildings to Council.

Carried.

- 6.3 Aged Housing in Northam – Since the proposal on Chidlow Street (old Scout Hall) was rejected by the Department of Housing, Council has the opportunity to consider whether there are other sites that may be more suitable, such as the Killara Reserve. It was suggested that staff bring an A3 scale design plan of the Killara Reserve for next meeting, for discussion.
- 6.4 Public toilets in the Shire – Due to recent vandalism in the Wundowie toilets, the Committee was asked to consider a proposal to close some or all of the Shire's public toilets at night. The Committee believed that the Shire is between a rock and a hard place on this one. It was suggested the Shire put up signs saying 'under video surveillance' on the external walls of all public toilets. In other Shires, it was noted that vandalism had got worse

when the toilets were shut at night. The Committee would prefer to go for signs rather than closing the toilets at certain times.

Move Cr Head / Seconded Cr Rumjantsev

That staff arrange for signage stating 'These premises are under video surveillance' to be placed externally onto the Bernard Park and Wundowie Toilet blocks.

Carried.

- 6.5 Northam Sound Shell – The Committee considered the latest design of the Sound Shell which had been modelled in 3 dimensions. The Committee was mindful of keeping the project within budget, being aware of the old concrete stormwater drain underneath the site, and being aware of the Sound Shell not affecting the flow of water (DoW requirement). Harvey Weir Sound Shell is quite a good design which may be considered if this one doesn't work out. The project will encourage more use of Bernard Park and a greater sense of community.

Fiona presented modelled images of the Sound Shell. The top layer will be decking with a translucent sheeting underneath to make it waterproof. The rough cost of the Sound Shell is probably around \$500,000. Cr Letch suggested that the arch at the front would have to be able to hold lighting and possibly speakers. We have to decide whether to put a ramp or stairs on the side. In relation to the comment from a stage provider about a sprung floor, it is probably best to look at the general use, and concrete would be the most durable. Polycarbonate on the roof may give vibration if not fixed perfectly. Tension membranes may be better. The downside is if it is damaged the whole membrane will need replacing.

Councillor Llewlyn left the meeting, and Cr Letch was nominated to take the Chair of the meeting

Move Cr Head / Seconded Cr Rumjantsev

That Cr Letch be Chairman for the remainder of the meeting in Cr Llewellyn's absence

Carried.

The Committee discussed whether to retain the stairs to the viewing platform, given the risk of people climbing on top of the Shell.

Move Cr Head / Seconded Cr Hughes

That the stairs and viewing platform are removed from the design of the Sound Shell.

Carried.

It was also suggested that the side wings are cut to make it steeper (a near vertical face) to stop people climbing onto the Sound Shell. The Committee also wanted to bring the ground up so that the stage dropoff is less than 1m so that a balustrade is not required. The stage floor is to be the same height as the footpath. The Shell itself should be located to stop the sun shining into the eyes of the spectators.

The process from here is for Fiona to now seek acoustic input into the design, then obtain Q&S costings, then the Shire can undertake community consultation, then final plans to be taken to Council for approval to go to Tender.

The Committee acknowledged that it may require further discussion about the location of the Sound Shell.

Move Cr Head / Seconded Cr Hughes

That acoustic assessment and modified drawings are obtained for the latest Sound Shell design, and costings are obtained based on these modifications

Carried.

7. DECLARATION OF CLOSURE

The next meeting will be held in early 2010, as soon as the above Sound Shell drawings and costings are available, starting at 9:30am in the Shire Chambers.

The meeting closed at 11:30am.

Attachments: