

SHIRE OF NORTHAM

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

1. DECLARATION OF OPENING AND WELCOME

The Meeting opened at 9:30am,

2. DECLARATION OF INTEREST

None declared.

The Chairperson of the Committee was elected.

**Moved Cr Letch / Seconded Cr Rumjantsev
That Cr Bert Llewellyn is nominated as Chairman of the Building Review Committee**

3. ATTENDANCE

Chairperson
Members

Cr Bert Llewellyn
Cr Letch
Cr Michael Letch,
Cr Des Hughes
Cr Ulo Rumjantsev
Mr Phil Steven

Visitors

Mr Jim Riddle
Mr Peter Byfield (arrived 10:30)
Mr Simon Dempster (arrived 10:30)
Mrs Fiona Hogg (Paradigm) (10:30)

4. APOLOGIES

Cr Ray Head

5. CONFIRMATION OF PREVIOUS MINUTES

**Moved Cr Letch, Seconded Cr Llewellyn
The minutes of the meeting held on 24 September 2009 were accepted.
Carried.**

6. AGENDA ITEMS

6.1 The design of the Wundowie Hall was discussed further to a meeting that Council's Manager of Health & Building held with the Wundowie Silver Wings. The group would like their own dedicated area that is large enough to accommodate their whole membership (95). There are multiple groups in town and the Committee felt that the design should cater for other groups too. The general agreement was for two storerooms for different groups, and an additional large room, with or without a divider, to accommodate different groups. It was suggested that the proposal of the final floorplan be put to tender, seeking various costings for the type of divider – roller door, no divider, folding wall, or other suggestion by the Tenderer. The proposal should include new air conditioning units plus allowing to reconfigure the existing external split systems, so that the external wall component on the existing Hall is relocated onto the roof.

**Moved Cr Letch / Seconded Cr Rumjantsev
Recommend Council get a costing for the Wundowie Hall extension based on the presented floorplan (incorporating Silver Wings input) with alternatives for a dividing wall to include options of a roller door, folding wall or suggestion from the Tenderer.**

Carried.

6.2 Old Northam Fire Station – The tenant of the Quarters has been given notice to vacate when the lease expires at the end of January 2010. Earth Solutions have withdrawn their interest in the old Fire Station, so no longer need the building. The Northam Toy Library wish to use the whole building, and the Committee was supportive of this proposal.

**Move Cr Hughes / Seconded Cr Letch
That Council lease the whole old Fire Station Building to the Northam Toy Library, on the same conditions as previously agreed, given that Earth Solutions Avon Valley have withdrawn their interest in leasing part of the building.**

Carried.

6.3 Northam Library – The extension is not required at this stage given the current work that has been undertaken this financial year. A lift is still considered worthwhile since it would enable the Shire to be proactive and meet community expectations in this day and age. The estimated cost for a 2-person lift is \$60-70,000.

Move Cr Letch / Seconded Cr Rumjantsev

- 1. That the proposal for an extension of the Northam Library be deferred for the time being.**
- 2. That the cost of a lift in the Northam Library be placed in the Shire of Northam Draft Budget 2010/2011.**
- 3. That provision to sand and varnish the handrails alongside the stairs in the Northam Library be included in the Shire of Northam Draft Budget 2010/2011.**

Carried.

6.4 Location of future depot – The Committee discussed several possible sites including the Old Quarry Road site, the old Rushton Park Motorcycle reserve and the property on the corner of Yilgarn and Great Eastern Highway Northam. The Committee would be seeking detail on the cost of

building new sheds, and the income of selling current site(s) before making a recommendation on a site.

Move Cr Hughes / Seconded Cr Rumjantsev

That staff investigate the costs involved in relocating the current Shire Depot.

Carried.

- 6.5 Old Brabazon House site – The Committee felt it was not urgent to determine the best use of the site at this stage. However it was suggested that the site’s appearance could be improved in the meantime.

Move Cr Rumjantsev / Seconded Cr Letch

That the Shire make measures to improve the appearance of the old Brabazon House Site, including planting low-level shrubs on the Fitzgerald Street boundary.

Carried.

- 6.6 Northam Sound Shell – There have been changes further to the last discussion in September. The plans show utility rooms at the rear with moving panels. The Committee discussed whether the number of rooms should be increased, but decided to leave these as shown. Balustrades will be provided for safety, with additional structures to stop juveniles climbing onto the Shell. Cladding materials are proposed to be an artificial timber. The Shell could have a translucent layer to allow light through. There will be no roof over the rear deck, to save cost. The Architects are mindful of limiting the height because of wind, and ease of removing stage lights. There was a concern raised about the crowd looking into the sun during the afternoon. The next stage of developing the plans is to do a 3D model which could incorporate shadow planning. There is concern about people trying to climb the Shell, but the material proposed should be slippery enough to stop them. The power desired is 3-phase, with the main demand being from stage lights. Lights would also be required around the Shell to light it at night for security. The stage should slope to the front very gradually. A water connection should be provided but with no handbasins, just a connection point. Planks proposed to line the Sound Shell are 130mm wide, 25mm thick and a sample was shown to the Committee. It is a timber resin product, which is also available in concrete and steel. The steel parts of the design will be galvanised steel. A further meeting will be held in about a month’s time, to discuss the 3D design, perhaps with a model available for viewing. After this meeting, the design will be costed (Q&S) and if it is within the proposed budget, the concept will be made available for community consultation.

7. DECLARATION OF CLOSURE

The next meeting will be held on Friday 11 December 2009, starting at 9:30am in the Shire Chambers.

The meeting closed at 11:40am.

Attachments: