

SHIRE OF NORTHAM

MINUTES OF THE BUILDING REVIEW COMMITTEE OF COUNCIL HELD ON 24 SEPTEMBER 2009 IN THE COUNCIL CHAMBERS AT 10 AM

1. DECLARATION OF OPENING AND WELCOME

The Chairman declared the Meeting open at 10:05am and welcomed all Members

2. DECLARATION OF INTEREST

None declared.

3. ATTENDANCE

Chairperson
Members

Cr Bert Llewellyn
Cr Gill Beazley
Mr Phil Steven
Mr Jim Riddle
Mr Simon Dempster (11am)
Mrs Fiona Hogg (Paradigm 11am)

Visitors

4. APOLOGIES

Cr Michael Letch, Cr Laurie Glass, Peter Byfield

5. CONFIRMATION OF PREVIOUS MINUTES

**Moved Cr Beazely Seconded Cr Llewellyn
The minutes of the meeting held on 20 August 2009 were accepted.
Carried.**

6. AGENDA ITEMS

- 6.1 The Wundowie Hall design was discussed. The Committee was more in favour of option 2, which doesn't have a moveable dividing wall between Meeting Room 1 and 2, has a bigger store instead of additional toilet, with swinging doors externally. The idea is to narrow the corridor where it passes Meeting Room 2. Council's Building Surveyor will check the number of doors required. Comments have been sought from the Wundowie Progress Association, to be received by 20 October 2009. The final design will go to Council before going out to Tender.
- 6.2 The Committee discussed the future of the Old Brabazon House site and different uses. Possibilities include sale, or construction of office accommodation. The Committee decided it is best to hold onto the property for now.
- 6.3 Staff have contacted Main Roads WA about the Shire's former saleyard site / truck assembly bay on Yilgarn Avenue. MRWA have advised it will be used by Main Roads for at least the next 3 years, and probably the next 5 or 10 years.
- 6.4 No additional comments were submitted on the overall building review.
- 6.5 In relation to the expressions of interest received for the old Fire Station, the Committee was in favour of the Toy Library using the whole Old Fire Station building since Earth Solutions may be able to find office space out at Muresk, or at the Old Railway Station. The Committee was concerned about the Toy Library allowing children to access upstairs since it may be a safety issue for users. They could use upstairs just for storage / office.
- 6.6 Sound Shell – Concept Plans have been developed and were presented by Fiona Hogg from Paradigm Architects. The ideas tie in with the surrounding landscape, and connect to the existing path. The Sound Shell could have a polycarb roof, concrete floor, and decking leading to Sound Shell from the existing path. It could have a viewing platform on top of the boxes forming the utility rooms. The location of the Sound Shell was discussed, whether it should be near the Swan Compound, or shifted 30m to the RHS of the current site. A site inspection after the Committee Meeting with the Architect identified this as the new preferred location. The proposed Shell is curved in two directions, which hopefully isn't any extra cost. Peter Byfield had submitted a question about protecting from the weather. Mrs Hogg explained that the rooms will close and protect from the weather. The central rooms can create one big room / passage. Room walls proposed to be pressed cement sheeting. Most likely a steel clad shell. It will probably end up being a single curve, or with an additional slight second curve. The existing path will travel towards the Sound Shell, then will pass onto the roof of the utility rooms and onto the river footpath. The key from a building point of view is how the structure will work. It also has to be able to fit within our Budget. The Cultural Grant has been approved (\$120,000). We will want some shop drawings done at some stage.
- 6.7 Northam Library – There are two options, one is an extension towards the river and the other is an extension towards the paving shop. Both are about the same floor area. Option One - The entry and counter are changed, extension area houses shelves, male and female bathroom plus disabled incorporated. Staff room downstairs but not an office. Doors on lower levels will be removed to open things up. Upper level staff area overlooks into extension through glass, cameras still needed for internal surveillance. Roof connected to existing incorporating glass. From a heritage view, it is respectful of the existing structure. Option 2 – Modern extension into carpark, Blade walls to link with existing. Landscaping at front, remove fire stair (install somewhere else), need to consider amount of glazing to restrict

heat in summer but have enough to keep it light. Staff area upstairs with cubicles shown, this could include some public area. Option 2 would be more expensive because of adding on structural components, remodelling carpark, construction of replacement fire stair etc. The proposed floor areas are approx 100m2 for Option 1, and 105m2 Option 2. Redoing toilets in both. We could stage the additions consisting of option 1 initially and option 2 later. Mrs Hogg will do some elevations for our consideration at the next meeting.

7. DECLARATION OF CLOSURE

The next meeting will be held on 29 October 2009, starting at 10am in the Shire Chambers.

The meeting closed at 12:30pm.

Attachments: