

SHIRE OF NORTHAM

MINUTES OF THE BUILDING REVIEW COMMITTEE OF COUNCIL HELD ON 26 FEBRUARY 2009 IN THE COUNCIL CHAMBERS AT 9:35 AM

1. DECLARATION OF OPENING AND WELCOME

The Chairman declared the Meeting open at 9:35am and welcomed all Members

2. DECLARATION OF INTEREST

None declared.

3. ATTENDANCE

Chairperson	Cr Bert Llewlyn
Members	Cr Michael Letch
	Cr Laurie Glass (9:50am)
	Mr Phil Steven
	Ms Hayley Fegan

4. APOLOGIES

Cr Gill Beazley

5. CONFIRMATION OF PREVIOUS MINUTES

Moved Cr Letch Seconded Cr Llewellyn
The minutes of the meeting held on 29 January 2009 were accepted.
Carried.

6. AGENDA ITEMS

6.1 The Committee briefly discussed the future use of the old Northam Railway Station and suggested that perhaps some rooms could be dedicated to service groups including the Lions Club, and the Wheatbelt Health (Men's Shed). Other possibilities include an Art Gallery, use by Railway Preservation Group, Army Camp, Vintage Car Club, Arts Group and Migrant Display.

6.2 The Committee discussed the future needs for the Northam Library, and whether it should be extended, or a new Library built. It was considered that the best location for a new Library would be the old Brabazon House site, since it is conveniently located. The PTA is still reluctant to make land

available behind the old Railway Station. However the best option would be to extend the current library.

The Heritage Council has commented that they will either allow an extension on the existing building which will match the existing structure, or alternatively is clearly a modern style addition. An addition would be along the ground floor only, with the top floor used for staff only, and a lift may be required (\$50,000). The asbestos roof could be replaced at the same time (\$40-50,000). The current floor area is 395m2, an extension of 7m would accommodate for current needs of the community using a service-based estimate of 511m2, but future needs may be up to 600m2 of floor area. The population based calculation of needs of 1132m2 may be over-estimated since there are other libraries in the region in small country towns. The cost of the extension itself is estimated at \$180,000.

Moved Bert Llewellyn, Seconded Michael Letch

1. **That consideration is given to undertaking a building extension on the Northam Library.**
2. **That a suitable architect be engaged to draw up a concept plan to enable costings to be obtained.**

Carried.

Associated with the issue of the Library extension, the Committee discussed an application from the Wheatbelt Development Commission to build a 7-bay garage, 3-bay carport (for Library staff), bollard perimeter & boom gate, and 2 x sea containers at the rear of the Library. Because of a possible Library extension, it was considered that the application was not appropriate. If the WDC confined their planning to Lot 18 (former Town Council building) including the proposed garage, there may be the possibility of constructing a rear access behind their development to allow public access to the Library carpark.

Moved Bert Llewellyn, Seconded Laurie Glass

3. **That the Wheatbelt Development Commission confine their planning to their existing leased block.**

Carried.

6.3 The Committee discussed extensions on the Shire Administration building and a possible transfer of the licensing function to another building. The old Railway Station would probably be difficult to use for licensing due to its heritage listing, the Visitor Centre is a possibility, but the preference is to retain licensing in the existing Administration building and make provision by extending the building. It was suggested that licensing have a separate entrance (still at the front), with an enclosed counter to reduce noise carrying to the rest of the building.

It was considered that the existing Chambers should become office space since it is closer to the front counter, however additional building space is required, and any spare space could be leased out as office accommodation. An extension should allow for the next 10-20 years. It was suggested that the concept of reflecting the existing design in a H-shape on the current property be investigated and any previous plans be located.

In any case it was considered that the Morrell Street road reserve on the eastern side of the Shire office would be needed for carparking in the future, and the Shire should apply to close the road reserve for this

purpose. Note that the old Railway platforms on the western side may be heritage listed and an impediment to carparking.

Moved Bert Llewellyn, Seconded Laurie Glass

4. **That Council seek to close the section of Morrell Street between Fitzgerald Street and Wellington Street, with the view to have it vested in the Shire for 'public purpose'.**
5. **That Council staff explore the possibility of obtaining Lot 0 and Lot 100 (P1312) Fitzgerald Street from the owners (Railway).**

Carried.

- 6.4 The Committee discussed a request from Killara to use the old Fire Station. Killara have been approached see whether they would prefer to use the Wundowie Hall instead of the YAC building. However Killara would prefer a smaller building where they can store some equipment. Once the equipment from the YAC building is relocated, Council would have the option to lease or sell that property.

Moved Michael Letch, Seconded Laurie Glass

6. **That Council consider the proposal from Killara to use the old Fire Station provided that Killara can obtain funding to upgrade the building.**

Carried.

- 6.5 El Caballo Council owns the 'Whitehouse' land, Lot 61 (Loc 5501) is 25.51 hectares of land owned freehold by the Shire, and may be leased for grazing. It would require 2740m of fencing, and may be suitable for the neighbour, UWA. That landowner has animal husbandry experience and could manage the weeds. The proposal would seek for the site to be fenced, instead of an annual fee, perhaps as a 5-year lease, 5-year renewal, maximum 6 DSE per hectare. Council would have to advertise the proposal to lease to UWA before going ahead.

7. Moved Bert Llewellyn, Seconded Michael Letch

That Council staff write to UWA and ask whether they would be interested in leasing and fencing Lot 61 (Loc 5501) Great Eastern Highway, El Caballo.

Carried.

7. DECLARATION OF CLOSURE

The next meeting will be held on 8 April 2009, starting at 9:30 at the Shire Chambers.

The Chairman declared the meeting closed at 11:35pm.