

SHIRE OF WEST ARTHUR

MINUTES of the Arthur River Development Group Meeting held Thursday 14th September 2017 in the Arthur River Hall commencing at 9am.

1. Declaration of Opening/Announcement of Visitors

The Chairperson declared the meeting open at 9.00 am.

2. Record of Attendance and Apologies

Attendance

Committee Members

Lisa Saunders (Chairperson)

Frances O'Callaghan

Heather McDougall

Scott DeGaris

Staff

Nicole Wasmann

Geoff Bunce (to 10.12 am)

Kerryn Chia

Visitors

John Pascoe (from 9.45am)

Apologies

Kate Johnston

Cr Andrew Clarke

3. Confirmation of Minutes – 5 April 2016

Moved: Scott DeGaris

Seconded: Heather McDougall

That the minutes of the Arthur River Development Committee Meeting held 5 April 2016, be confirmed as a true and correct record.

4. Status Report

Item	Topic	Action	Current Status
Interpretation plan	Entry Statement	Alternative design to be developed.	
Signage	Concern about old irrelevant signage around Arthur River	Owner of roadhouse to be approached (Scott and Lisa)	
Information Bay	Needs updating	New design to be developed.	Kerryn Chia to assist – included as an item in todays agenda.
Toilets	Land where current toilets are located is owned by Robinsons.	Land resumption for area currently fenced State Land Services have commenced proceedings to obtain the land.	Kate to follow up after her leave.
Halls	Old hall	<p>Curtains or blinds (Lisa); floorboards (Scott and Kate); building exterior works required; hot water and improved water supply;</p> <p>(Potential Shire funds available - \$3,000 current financial year under maintenance; Heritage Reserve has \$4,500 – Council approval to access; Shire building reserve – Council approval to access).</p>	Report from Geoff attached.
	Newer hall	remove unused items.	
Roadside management	Tidy up of roadside area between the Darkan turnoff and the church.		Ongoing
Wagin Intersection	Plants can obstruct vision	Continued maintenance to keep height down	Ongoing

5. Items of Business

5.1 Old Hall (Report Attached)

Geoff presented the hall condition report for discussion. It is estimated that the roof has five years life remaining and will need monitoring.

It was noted that there is approximately \$3,000 available in the current financial year under Shire hall maintenance; Heritage Reserve has \$4,500 (Council approval to access); and there are funds in the Shire building reserve (Council approval to access). Additionally, the Committee has their own funds in the Shire trust account, plus balance of hall account to be transferred.

Potentially investigate a Lotterywest application once kitchen is costed.

Action

Geoff Bunce Fix doors
 Replace cracked glass in windows
 Organise new exterior light

Scott and Heather – find out measurements of skirting available from the old house and assess whether to replace the skirting in the hall.

Scott and Lisa – Investigate options and cost for replacement of kitchen cupboards.

Scott – purchase materials for hall floor (linseed and turps and cleaner) and send receipt to Shire for reimbursement from Shire hall maintenance account.

Heather and Lisa – investigate window coverings further.

5.2 Newer (larger) Hall (Report Attached)

Geoff presented the condition report for the larger hall. Following inspection it was noted that there is a significant amount of works required. Potential options could be repair (either in keeping with original or with newer materials i.e. aluminium windows would be cheaper than replacing with the same style); demolition (which could be expensive due to asbestos); or partial demolition retaining some portion for an outside area.

If larger hall is removed, there would be a need for storage.

9:45 am - John Pascoe arrived.

It was agreed that community consultation was required and that further research would be required to present to the community on costs etc.

Action

Geoff Bunce – Cost demolition and repairs

Kerryn Chia – Prepare a report that could be used for background for community consultation.

Timeline

Community consultation in March.

10:12 am Geoff Bunce left the meeting.

5.3 Information bay

Extensive discussion on what type of signage and what infrastructure is required in the information bay.

General support for a shade structure approximately 3m x 4m with seating and a panel with a map and a panel with some history. Directional information to toilets and historical sites and larger regional map.

No lighting.

Shire has approximately \$7,000 available in the current year budget to assist with design and manufacture. Potential for further funds next year, though not guaranteed.

Action

Lisa - contact TransWA to ascertain if they would contribute to funding (and whether a bus stop location sign is required)

Kerryn – forward a photo of the structure on the Darkan Railway Reserve with seating near the toilets. Prepare some preliminary concepts of information that could be on panels to enable further discussion.

Committee – Look at options in other communities and take photos.

5.4 Arthur River Signage

Any planning applications or enquiries for signage in Arthur River to be considered by members of the Committee prior to Shire giving approval.

5.5 Power Account

Shire is currently paying a power account in Arthur River that is being costed to the hall. It is possibly for the light that used to be at the information bay and, if so, should be cancelled. The hall power account is to be transferred to the Shire. Lisa had some discussions with Belinda and will liaise with Maxine to finalise.

Action

Lisa and Maxine liaise on electricity accounts for Arthur River.

5.6 Committee Nominations

John Pascoe, Scott DeGaris, Lisa Saunders, Heather McDougall, Frances O’Callaghan and Kate Johnston (to be confirmed).

6. Financial Report

1/7/16	Opening Balance	\$3436.58
30/6/17	Interest	\$67.91
23/8/17	Donation	\$70.00
	Current funds available	\$3574.49

7. Tabling of Items for Next Meeting

8. Closure and Date for Next Meeting

The meeting was closed at 11.30pm

Shire of West Arthur					
Property Condition Report			Report by: G Bunce		
Property: Arthur River - Newer Hall		Address: Albany Highway, Arthur River			
Element	Structure Condition	Appearance Condition	Comments	Date	
Doors - locks/latches, hinges	5	5	Front double doors and exit double doors beyond repair, replacements required	15-Aug-17	
Doors - locks/latches, hinges	4	4			
Window sashes & latches	4 & 5	4 & 5	Glass missing from sash-south side, some sash frames need replacing. Latches need replacing		
Light switches/power points	3	3			
Taps/spouts	N/A	N/A			
Light fittings - interior	5	5	Exit light above doors (north side) damaged/parts missing		
Light fittings - exterior	4	4			
Kitchen Cabinets/benchtops	N/A	N/A			
Stove/Cooktops/Ovens	N/A	N/A			
Other fixed cabinets	N/A	N/A			
Floor finishes - oiled, sealed	4	4			
Gas regulator	N/A	N/A			
Built in fixtures	N/A	N/A			
Paving/paths	2	2	Back door to carpark		
Driveway/carpark - gravel	3	3			
Ceiling fabric	N/A	N/A			
Interior wall fabric - Hardieflex/ Masonite	4	4	Two Hardieflex sheets on south wall cracked		
Exterior wall fabric - Asbestos/weatherboard	4	4	Broken sheets at back of hall, nails loosening again on front wall, cover battens coming loose and falling off. Replacement recommended		
Interior paintwork	4	4	To door and window frames only, walls unpainted		
Exterior paintwork	4	4	Faded and dirty on asbestos sheeting, peeling from weatherboards		
Wall structure - timber frame	3	3			
Foundations - timber stumps	4	4			

Steps - timber	3	3	
Roof cladding-Corrugated Galv Iron	4	4	
Gutter- zincalume	3	3	
Barge boards - timber	4	4	
Stormwater pipes	2	2	Replaced in recent years
Downpipes	2	2	Replaced in recent years
Component Condition Score	1	New	
	2	Good condition	
	3	Acceptable condition	
	4	Needs maintenance	
	5	Product failure	
Building Condition Rating Scale: 4			
1 - Good - Building is new or has been extensively remodelled and modernised - 100% - 85% of estimated economic working life remaining			
2 - Fair Plus - Building is relatively new, been well maintained or been refurbished - 84% - 70% of estimated economic working life remaining			
3 - Fair - Building has been well or regularly maintained - 69% - 20% of estimated economic working life remaining			
4 - Fair Minus - Building in need of overall maintenance, no obvious structural defects - 19% - 0% of estimated economic working life remaining			
5 - Poor - Building in disrepair or un-habitable with possible structural problems - No estimated economic working life remaining			

Replacement of double doors New doors to be sourced from a joinery, installation can be done by Shire Builder or contractor

Replacement of window sashes New sashes to be sourced from a joinery, installation by Shire Builder or contractor, glazing by contractor

Doors and window sashes would now be bespoke items made by a joinery firm

Removal of all asbestos sheeting and replacement to be carried out by contractors as scaffolding around the hall would be required

Replacement of broken sheets of asbestos could be carried out by Shire staff

Demolition (should that be the outcome) would require a registered demolition contractor to carry out works

Shire of West Arthur					
Property Condition Report			Report by: G Bunce		
Property: Arthur River - Old Hall			Address: Albany Highway, Arthur River		
Element	Structure Condition	Appearance Condition	Comments	Date	
Doors - locks/latches, hinges	4	4	Front doors need restoration work	15-Aug-17	
Doors - locks/latches, hinges	3	2	Door between halls needs easing		
Window sashes & latches	4	3	Cracked glass panes in two windows		
Light switches/power points	3	3			
Taps/spouts	3	3			
Light fittings - interior	3	3			
Light fittings - exterior	4	4			
Kitchen Cabinets/benchtops	3	3			
Stove/Cooktops/Ovens	2	2			
Other fixed cabinets	3	3			
Floor finishes - oiled, sealed	3	3			
Gas regulator	3	3			
Built in fixtures	3	3			
Paving/paths					
Driveway - bitumen	3	3			
Ceiling fabric - metal mini orb	3	3	Recently repainted		
Interior wall fabric - Plaster	3	3	Recently repainted		
Exterior wall fabric - stone & brick	3	3			
Interior paintwork	2	2			
Exterior paintwork	3	3			
Wall structure - brick & stone	3	3	Minor damage to stonework at front RH corner of old hall (Hit by Car) some		
Foundations - stone & timber stumps	3	3	repointing of stonework required	7-Aug-17	

Steps - brick, concrete	3	3	
Roof cladding-Corrugated Galv Iron	4	4	Roof sheets rusting, replacement within 5 years recommended
Gutter- zincalume	3	3	
Barge boards - timber	N/A	N/A	
Stormwater pipes	2	2	Replaced in recent years
Downpipes	2	2	One to front RH corner of old hall damaged (Hit by car)
Component Condition Score	1	New	
	2	Good condition	
	3	Acceptable condition	
	4	Needs maintenance	
	5	Product failure	
Building Condition Rating Scale: 3 - 4			
1 - Good - Building is new or has been extensively remodelled and modernised - 100% - 85% of estimated economic working life remaining			
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Maintenance and repairs to this building can be carried out by the Shire as part of the maintenance program

Replacement of roof sheeting could be carried out by Shire staff or a contractor. Funding source to be decided