



SHIRE OF KONDININ SPORTS COUNCIL & HOUSING & BUILDING COMMITTEE

MINUTES OF MEETING

Sports Council & Housing & Building Committee

held at 9.00am on Wednesday 19th July 2023, at the
Hyden Tennis Club

David Burton
CHIEF EXECUTIVE OFFICER
19th July 2023

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Order of Business

1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISITORS

Shire President Cr Kent Mouritz, welcomed those present and declared the meeting open at 9.02am.

2. RECORD OF ATTENDANCE/APOLOGIES

Councillors:	Cr K Mouritz (Shire President) Cr B Gangell Cr T Mulcahy Cr B Smith Cr K Green Cr B Browning Cr M James Cr D Pool Cr P Green
Staff:	David Burton (CEO) Tory Young (MPA) Brendon Gerrard (EHO)
Visitors:	Richard Smeed (Kondinin Building Services) Hyden Tennis Club Committee Brad Smith Coby Smith Monique Brown Kingsley Brown Jeff Biglin Davina Biglin Catherine Mayfield Tim Whitwell Gen James Stephen James Vicky Jones Sam James
Apologies:	NIL

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

No previous minutes to confirm.

4. REPORTS OF MEMBERS AND OFFICERS

- 4.1 Overview from Shire's Environmental Health Officer on the issues of non-compliance with the building;
- 4.2 Overview from Shire's Manager Planning and Assets on the current status of the roof situation and issues that have contributed to the delays in completing works followed by options for a new build.

- 4.3 Shire representatives to discuss future building options for the Hyden Tennis Club.
- 4.4 Shire representatives to discuss reasons for considering a new modular building and presentation of what this would possibly look like and estimate on cost.
- 4.5 Questions previously raised by the Hyden Tennis Club and responses from the Shire's Administration:
- Is the Shire having difficulty finding an Engineer available to sign off on the roof plans or having difficulty with an Engineer approving the plans?
A bit of both.
We had the original engineer sign off on the plans and then he needed to provide further supporting information in the form of a letter of compliance to the certifier but after repeated requests from the architect this was not forthcoming.
We then approached another engineer from Northam who started to look at it and then advised that due to health reasons could not look at the plans.
We have then received a quote from Structure for \$7,000 to look at the plans, which we have just put on hold but we can go ahead with if decide to proceed with the roof.
We also have had the builder and the architect working together to amend the plans as some of the detail could not be matched by the steel fabricator. These plans have been amended (as attached) which we would send to the engineer
 - Committee would like to see some examples (diagrams) of the modular style building Shire is proposing as a possible option.
I have met with WA Modular a few weeks back and am waiting on some plans. They said just now that should be able to provide some indicative plans and a price by Wednesday for the meeting.
We could also look at a standard new build on site, which could get the architect to draw up based on similar to what is there at the moment.
With a new build all the Building Requirements will kick in for disability access etc.
 - Approximate cost of replacing current building with a modular style building and what is included with this? Eg: Would verandas be on top of cost for the building?
As above.
 - Approximate Dimensions of modular building and location?
Once I have the plans can let you know. But basic design would include bar, function room, kitchen and toilet plus the outside viewing area. Once have something basic then it would in liaison with the tennis club to firm up any plans.
 - Could the current grant money that was approved for the roof be allocated to the modular building cost or would this grant money be lost if the roof did not go ahead?
There is \$200,000 in the Shire's 2023/24 budget for the roof. \$150,000 is grant money. This depends a bit on if we can find some more money from Shire / or grants etc. before finalising the budget.
 - How much of the overall cost would the Tennis Club be expected to contribute?
The Tennis Club as you know has been very accommodating at making significant financial contributions to capital projects in collaboration with the Shire. The Shire's Policy FACS 003 does stipulate that for community capital projects requested by community groups that there is an expectation that the community / sporting group contribute 1/3 but this cannot always be achieved. I think with this situation given that

the request for a new building has not actually come from the Tennis Club it may not strictly apply which also needs to be weighed up with the urgency of the works, matters of non-compliance etc.

- Would other sporting clubs be included in the possibility of a new modular building and expected to contribute financially?

Discussions can be held with the Sports Council and the other sporting groups on the proposal for their input and if say additional toilets were looked at for the hockey club they might wish to consider a contribution, but if they would rather wait for a new Sports Pavilion the project can remain primarily for the tennis club.

- Has asbestos definitely been identified in the current roof structure of the building?

Yes, see extract from Shire's Asbestos Register below

Shire of Kondinin Asbestos Register																	
Date of Inspection	Address	Property File LGIS Ref.	ACM Location	ACM Amount (m2)	ACM Presumed	ACM Condition	ACM Liable to damage or deterioration?	ACM Risk Level	Control Measures Recommended	Comments	Testing Required	Testing Conducted	Site Inspection Attachment	Inspected by	Site Works Attachment	Site Works Attachment	
29/05/2019	Hyden Tennis Club, 38 Marshall Street, Hyden WA 6359	54	Kitchen - ceiling	15	YES	Intact, not friable	No, if undisturbed	LOW	Monitor crack to ceiling to be sealed. Monitor for wear and damages	Caution label ACM to be implemented	Yes, before disturbed	No	Yes	Katherine Kempin, Alan George			
			Tennis Office - ceiling	10	YES	Intact, not friable	No, if undisturbed	LOW	Couldn't gain access. Monitor for wear and damages	Caution label ACM to be implemented	Yes, before disturbed	No	Yes	Katherine Kempin, Alan George			

- Is it still possible for the roof to be replaced as planned should the option of a new modular build not be thought favourable?
Yes, if this is considered the most achievable and favourable way forward then will continue with the roof replacement.

RESOLUTION:

Moved: Cr Beverley Gangell

Seconded: Cr Tom Mulcahy

That the Shire:

- provide concepts and costing for a possible modular building; including full building and modular change rooms/ablutions.
- pursue engineering certification for the roof structure over the current tennis facility.

Carried Unanimously

5 FURTHER DISCUSSIONS/ QUESTIONS

NIL

6. CLOSURE OF MEETING

Meeting closed at 9.58am and the President thanked all in attendance.