



## NOTICE OF SPECIAL COUNCIL MEETING

In accordance with Section 5.4 (a)(i) of the *Local Government Act 1995*, I advise that we will be holding a Special Council Meeting on **Monday 14 November 2022** at **5.30pm** at the **Council Chamber, Jurien Bay**.

The purpose of the meeting is for Council to consider:

- Ward and Representation Review Discussion Paper and Public Consultation Process.
- Jurien Hall
  - a) Public Submissions on Draft Position Statement to demolish the Jurien Hall and lease the site to the Returned & Services League of Australia WA Branch Incorporated – Jurien Bay Sub-Branch (RSL).
  - b) Subject to the outcome of (a) – Consideration of lease arrangements for the site.

A handwritten signature in black ink, appearing to read "Leslee Holmes".

**Cr Leslee Holmes**

**PRESIDENT**

Shire of Dandaragan

PO Box 676

JURIEN BAY WA 6516

8 November 2022



## NOTICE OF A SPECIAL COUNCIL MEETING

Dear Council Member,

Please be advised that a Special Council Meeting of the Shire of Dandaragan will be held on **Monday 14 November 2022** at the **Council Chambers, Jurien Bay** commencing at **5.30pm**.

The purpose of the meeting is for Council to consider:

- Ward and Representation Review Discussion Paper and Public Consultation Process.
- Jurien Hall
  - a) Public Submissions on Draft Position Statement to demolish the Jurien Hall and lease the site to the Returned & Services League of Australia WA Branch Incorporated – Jurien Bay Sub-Branch (RSL).
  - b) Subject to the outcome or (a) – Consideration of lease arrangements for the site.

Please be advised that your copy of the agenda and business papers for the meeting are attached for your perusal.

**Brent Bailey**  
**CHIEF EXECUTIVE OFFICER**

8 November 2022



**SHIRE**  
*of*  
**DANDARAGAN**

**AGENDA AND BUSINESS PAPERS**

for the

**SPECIAL COUNCIL MEETING**

to be held at the

**COUNCIL CHAMBERS, JURIEN BAY**

on

**MONDAY 14 NOVEMBER 2022**

**COMMENCING AT 5.30PM**

***(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)***

## 1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

### 1.1 DECLARATION OF OPENING

### 1.2 DISCLAIMER READING

*“No responsibility whatsoever is implied or accepted by the Shire of Dandaragan for any act, omission or statement or intimation occurring during this meeting.*

*It is strongly advised that persons do not act on what is heard at this meeting and should only rely on written confirmation of Council’s decision, which will be provided within fourteen (14) days of this meeting.”*

## 2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

### Members

Councillor L Holmes	(President)
Councillor P Scharf	(Deputy President)
Councillor J Clarke	
Councillor A Eyre	
Councillor W Gibson	
Councillor R Glasfurd	
Councillor M McDonald	
Councillor R Rybarczyk	
Councillor R Shanhun	

### Staff

Mr B Bailey	(Chief Executive Officer)
Mr S Clayton	(Executive Manager Corporate & Community Services)
Mr B Pepper	(Executive Manager Infrastructure)
Ms R Headland	(Council Secretary & PA)

### Apologies

### Approved Leave of Absence

## 3 PUBLIC QUESTION TIME

## 4 PURPOSE OF THE MEETING

The purpose of the meeting is for Council to consider:

- Ward and Representation Review Discussion Paper and Public Consultation Process.
- Jurien Hall
  - a) Public Submissions on Draft Position Statement to demolish the Jurien Hall and lease the site to the Returned & Services League of Australia WA Branch Incorporated – Jurien Bay Sub-Branch (RSL).
  - b) Subject to the outcome or (a) – Consideration of lease arrangements for the site.

## 5 ORDER OF BUSINESS

### 5.1 GOVERNANCE & ADMINISTRATION

#### 5.1.1 WARD AND REPRESENTATION REVIEW DISCUSSION PAPER

Location:	Shire of Dandaragan
Applicant:	Not Applicable
Folder Path:	SODR-878193511-2847
Disclosure of Interest:	Nil
Date:	7 November 2022
Author:	Brent Bailey, Chief Executive Officer
Senior Officer:	Not Applicable

#### PROPOSAL

The purpose of this report is for Council to endorse a discussion paper associated with the local government reform process which requires a statutory period of public consultation.

#### BACKGROUND

In July this year, the Minister for Local Government announced a final package of local government reforms. These included:

- The introduction of preferential voting;
- Directly elected Mayors and Presidents for band 1 and 2 local governments;
- Councillor numbers based on population; and
- Removal of wards for band 3 and 4 local governments.

The Minister has now advised that the Bill to amend the Local Government Act 1995 accordingly, is being drafted and is likely to be introduced to Parliament in early 2023. A recent letter from the Minister has provided the Shire of Dandaragan with the option of a voluntary pathway or a default action, requesting a response by the 28 October 2022. At the October Ordinary Council Meeting, Council decided to undertake the voluntary pathway.

Following this decision, the attached discussion paper has been prepared for the purposes of public consultation, outlining a number of different options for the reduction in Councillor numbers.

**AGENDA FOR SPECIAL COUNCIL MEETING TO BE HELD MONDAY 14 NOVEMBER 2022**

**COMMENT**

The Minister has advised that the voluntary pathway will require the Shire to commence a Ward and Representation Review immediately and provides an opportunity to stage the reduction in the number of Councillors over two ordinary elections. In the Shire of Dandaragan's circumstance, there are currently no wards in place so the process is confined to the consideration of elected member representation numbers. It is proposed that the Shire's public consultation on this topic follows the same format as a Ward Review.

The following timeline demonstrates how the voluntary pathway for elected member representation number review will be undertaken over the coming months.

Process	Due Date (Indicative depending on advertising timeframes)
Council resolves to undertake the voluntary pathway via a ward and representation review.	27 <sup>th</sup> October 2022
Council formally advise the DLGSC of Council's decisions.	28 <sup>th</sup> October 2022
A discussion paper is developed and adopted by Council at a Special Council Meeting in November	14 <sup>th</sup> November 2022
Council advertises that it is conducting a review and the associated public submission period opens (minimum 6 weeks) and the discussion paper is made available to the community for consideration, and public submissions are invited on the matter	15 <sup>th</sup> November 2022
Public submission period closes	3 <sup>rd</sup> January 2023
Assessment of all submissions are considered against the relevant factors to be considered, and a draft report is prepared for Council decision.	Early January 2023
The draft report is presented to Council on the outcome of the public submissions and the proposed ward and/or boundary changes. Council resolves to adopt a preferred option for submitting to the Advisory Board.	25 <sup>th</sup> January 2023
The preferred option is submitted to the Advisory Board via the formal report, for the Board's consideration and recommendation.	27 <sup>th</sup> January 2023
The Advisory Board considers the Council's review report, and a recommendation is submitted to the Minister, which can either be accepted or rejected	February to June 2023
If accepted gazettal occurs and changes are in effect for the October 2023 election.	June 2023

### CONSULTATION

A Ward Review requires consultation in accordance with Schedule 2.2 of the Local Government Act 1995. This is outlined in the legislative extract below. The proposed consultation process for the review of elected member numbers is shown above.

### STATUTORY ENVIRONMENT

*Local Government Act 1995*

#### **Schedule 2.2 — Provisions about names, wards and representation**

##### 1. Terms used

*In this Schedule, unless the contrary intention appears —*  
*affected electors, in relation to a submission, means electors whose eligibility as electors comes from residence, or ownership or occupation of property, in the area directly affected by the submission;*

*review means a review required by clause 4(4) or 6 or authorised by clause 5(a);*

*submission means a submission under clause 3 that an order be made to do any or all of the things referred to in section 2.2(1), 2.3(3) or 2.18(3).*

##### 2. Advisory Board to make recommendations relating to new district

*(1) When a local government is newly established, the Advisory Board —*

*(a) at the direction of the Minister; or*

*(b) after receiving a report made by a commissioner appointed under section 2.6(4) after carrying out a review, is, in a written report to the Minister, to recommend the making of an order to do all or any of the things referred to in section 2.2(1)(a), 2.3(2) or 2.18(1).*

*(2) In making its recommendations under subclause (1) the Advisory Board is to take into account the matters referred to in clause 8(c) to (g) so far as they are applicable.*

##### 3. Who may make submissions about ward changes etc.

*(1) A submission may be made to a local government by affected electors who —*

*(a) are at least 250 in number; or*

*(b) are at least 10% of the total number of affected electors.*

*(2) A submission is to comply with any regulations about the making of submissions.*

##### 4. Dealing with submissions

*(1) The local government is to consider any submission made under clause 3.*

*(2) If, in the council's opinion, a submission is —*

*(a) one of a minor nature; and*

*(b) not one about which public submissions need be invited,*

**AGENDA FOR SPECIAL COUNCIL MEETING TO BE HELD MONDAY 14 NOVEMBER 2022**

*the local government may either propose\* to the Advisory Board that the submission be rejected or deal with it under clause 5(b).*

*\* Absolute majority required.*

- (3) *If, in the council's opinion —*
- (a) *a submission is substantially similar in effect to a submission about which the local government has made a decision (whether an approval or otherwise) within the period of 2 years immediately before the submission is made; or*
  - (b) *the majority of effected electors who made the submission no longer support the submission, the local government may reject the submission.*
- (4) *Unless, under subclause (2) or (3), the local government rejects, or proposes to reject, the submission or decides to deal with it under clause 5(b), the local government is to carry out a review of whether or not the order sought should, in the council's opinion, be made.*

*[Clause 4 amended: No. 49 of 2004 s. 68(2) (4).]*

**5. Local government may propose ward changes or make minor proposals**

*A local government may, whether or not it has received a submission —*

- (a) *carry out a review of whether or not an order under section 2.2, 2.3(3) or 2.18 should, in the council's opinion, be made; or*
- (b) *propose\* to the Advisory Board the making of an order under section 2.2(1), 2.3(3) or 2.18(3) if, in the opinion of the council, the proposal is —*
  - (i) *one of a minor nature; and*
  - (ii) *not one about which public submissions need be invited;*

*or*
- (c) *propose\* to the Minister the making of an order changing the name of the district or a ward.*

*\* Absolute majority required.*

**6. Local government with wards to review periodically**

- (1) *A local government the district of which is divided into wards is to carry out reviews of —*
  - (a) *its ward boundaries; and*
  - (b) *the number of offices of councillor for each ward, from time to time so that not more than 8 years elapse between successive reviews.*
- (2) *A local government the district of which is not divided into wards may carry out reviews as to —*
  - (a) *whether or not the district should be divided into wards; and*
  - (b) *if so —*
    - (i) *what the ward boundaries should be; and*

(ii) *the number of offices of councillor there should be for each ward, from time to time so that not more than 8 years elapse between successive reviews.*

(3) *A local government is to carry out a review described in subclause (1) or (2) at any time if the Advisory Board requires the local government in writing to do so.*

#### 7. *Reviews*

(1) *Before carrying out a review a local government has to give local public notice advising —*

(a) *that the review is to be carried out; and*

(b) *that submissions may be made to the local government before a day fixed by the notice, being a day that is not less than 6 weeks after the notice is first given.*

(2) *In carrying out the review the local government is to consider submissions made to it before the day fixed by the notice.*

#### 8. *Matters to be considered in respect of wards*

*Before a local government proposes that an order be made —*

(a) *to do any of the matters in section 2.2(1), other than discontinuing a ward system; or*

(b) *to specify or change the number of offices of councillor for a ward, or proposes under clause 4(2) that a submission be rejected, its council is to have regard, where applicable, to —*

(c) *community of interests; and*

(d) *physical and topographic features; and*

(e) *demographic trends; and*

(f) *economic factors; and*

(g) *the ratio of councillors to electors in the various wards.*

#### 9. *Proposal by local government*

*On completing a review, the local government is to make a report in writing to the Advisory Board and may propose\* to the Board the making of any order under section 2.2(1), 2.3(3) or 2.18(3) it thinks fit.*

*\* Absolute majority required.*

#### 10. *Recommendation by Advisory Board*

(1) *Where under clause 5(b) a local government proposes to the Advisory Board the making of an order under section 2.2(1), 2.3(3) or 2.18(3), and the Board is of the opinion that the proposal is —*

(a) *one of a minor nature; and*

(b) *not one about which public submissions need be invited, the Board, in a written report to the Minister, is to recommend the making of the order but otherwise is to inform the local government accordingly and the local government is to carry out a review.*

(2) *Where under clause 9 a local government proposes to the Advisory Board the making of an order of a kind referred to in clause 8 that, in the Board's opinion, correctly takes into*

**AGENDA FOR SPECIAL COUNCIL MEETING TO BE HELD MONDAY 14 NOVEMBER 2022**

*account the matters referred to in clause 8(c) to (g), the Board, in a written report to the Minister, is to recommend the making of the order.*

*(3) Where a local government proposes to the Advisory Board the making of an order of a kind referred to in clause 8, or that a submission under clause 4(2) be rejected, that, in the Board's opinion, does not correctly take into account the matters referred to in that clause —*

*(a) the Board may inform the local government accordingly and notify the local government that a proposal that does correctly take those matters into account is to be made within such time as is set out in the notice; and*

*(b) if the local government does not make a proposal as required by a notice under paragraph (a), the Board may, in a written report to the Minister, recommend\* the making of any order under section 2.2(1), 2.3(3) or 2.18(3) it thinks fit that would correctly take into account those matters.*

*\* Absolute majority required.*

*(4) Where a local government fails to carry out a review as required by clause 6, the Advisory Board, in a written report to the Minister, may recommend\* the making of any order under section 2.2(1), 2.3(3) or 2.18(3) it thinks fit that would correctly take into account the matters referred to in clause 8.*

*\* Absolute majority required.*

**11. Inquiry by Advisory Board**

*(1) For the purposes of deciding on the recommendation, if any, it is to make under clause 10(3)(b) or (4), the Advisory Board may carry out any inquiry it thinks necessary.*

*(2) The Advisory Board may recover the amount of the costs connected with an inquiry under subclause (1) from the local government concerned as if it were for a debt due.*

**12. Minister may accept or reject recommendation**

*(1) The Minister may accept or reject a recommendation of the Advisory Board made under clause 10.*

*(2) If the recommendation is accepted the Minister can make a recommendation to the Governor for the making of the appropriate order.*

**POLICY IMPLICATIONS**

There are no policy implications relevant to this item.

**FINANCIAL IMPLICATIONS**

A reduction in Councillor representation numbers will reduce budgetary provisions for elected member expenses by approximately \$45,000.

**AGENDA FOR SPECIAL COUNCIL MEETING TO BE HELD MONDAY 14 NOVEMBER 2022**

**STRATEGIC IMPLICATIONS**

**Community Strategic Plan – Envision 2029**

04 - Community	The Shire's resident population will be the fastest growing population in the region supported by increased community recreation and cultural opportunities and access to key liveability factors such as health and wellbeing services and educational opportunities
<b>Priority Outcomes</b>	<b>Our Roles</b>
A region that develops and supports community leadership and collective values	Provide an industry leading local government organisation promoting community confidence and support in our decision-making process

**ATTACHMENTS**

Circulated with the agenda is the following item relevant to this report:

- Letter from Minister for Housing, Lands, Homelessness, Local Government (Doc Id: SODR-878193511-2812)
- Shire of Dandaragan – Review of Councillor Representation Discussion Paper (Doc Id: SODR-878193511-2848)

***(Marked 5.1.1)***

**VOTING REQUIREMENT**

Simple Majority

**OFFICER RECOMMENDATION**

**That Council endorse the Review of Councillor Representation Discussion Paper 2022 for the purposes of seeking public submissions into the proposed reduction in the number of elected members for the Shire of Dandaragan.**

### **5.1.2 JURIEIN TOWN HALL – CONSIDERATION OF PUBLIC CONSULTATION OUTCOMES AND POSITION STATEMENT**

Location:	Shire of Dandaragan
Applicant:	Not Applicable
Folder Path:	SODR-437506902-9707
Disclosure of Interest:	Nil
Date:	7 November 2022
Author:	Brent Bailey, Chief Executive Officer
Senior Officer:	Not Applicable

#### PROPOSAL

The purpose of this report is for Council to consider the public consultation outcomes following the advertising of Council's position statement regarding the future of the Jurien Town Hall.

Direction is also sought from Council to formalise the lease arrangements with the Returned & Services League of Australia WA Branch Incorporated – Jurien Bay Sub-Branch (RSL) if redevelopment of the site remains the preferred option.

#### BACKGROUND

The Jurien Hall was constructed in 1971 at the corner of Bashford Street and Nineteenth Avenue. The Hall which is located on the Jurien Bay Recreation Reserve, has catered for community events and activities over the past five decades which has embedded fond memories and nostalgia in the minds of many local residents.

The building is timber framed and clad in asbestos however the structural integrity and aesthetic state of the facility has declined considerably over the years. In March 2021, the Shire Council endorsed a recommendation to close the facility due to safety reasons, while a heritage review was undertaken which would inform a decision on the building's future.

The Shire's Municipal Heritage Register identifies the building as a Category 3 item which is a place of some cultural heritage significance to the Shire of Dandaragan. Under Category 3, the Shire is encouraged to retain the building or document the place if retention is not possible.

The Jurien Hall has experienced a decline in use over recent times which is attributed to:

- Newer and modern facilities being constructed.
- Changing cultural and social practices.
- The decline in building condition and subsequent temporary closure.

In late 2021 and 2022, the Shire undertook a multi-faceted community consultation project to better understand the community's heritage values of the hall and gain insight into a range of proposed options about retention or disposal of the facility. At the September Ordinary Council meeting Council resolved as follows:

**OFFICER RECOMMENDATION / COUNCIL DECISION**

*Moved Cr Eyre, seconded Cr Shanahun*

*That Council resolve to invite submissions from the community on its draft position for the future of the Jurien Town Hall as follows:*

- 1. In light of the significant redevelopment or renewal costs, the Shire will authorise the demolition of the Jurien Hall which will be replaced by a new building constructed by the Returned & Services League of Australia WA Branch Incorporated – Jurien Bay Sub-Branch (RSL).*
- 2. The lease for the site to the (RSL) will contain conditions that require:*
  - a. The Shire to contribute \$60,000 towards the demolition and site preparation works subject to the salvaging of the timber flooring and structurally viable timbers from the building.*
  - b. The new RSL building is to feature the use of a significant quantity of the salvaged flooring and timbers to the satisfaction of the Shire of Dandaragan.*
  - c. All remaining flooring and structural timbers will be returned to the Shire of Dandaragan.*
  - d. The RSL is to design, install and maintain a suitable memorial plaque and foundation featuring an image and acknowledgement of the Jurien Town Hall within the leased area to the satisfaction of the Shire of Dandaragan.*
- 3. Prior to the demolition of the site the following activities are to be undertaken:*
  - a. A digital video and photographic capture of the site.*
  - b. A request for community members to supply copies of past photos of events at the Town Hall for interpretative projects and historical retention.*

**CARRIED 8 / 0**

There were five submissions received associated with the draft position statement which have been included in the attachments to this item.

In summary:

- 1 submission supported retention of the building for heritage values with minor upgrades.
- 1 submission supported the draft position statement.
- 2 submissions advocated for the RSL facility to be constructed at the Memorial Park site.
- 1 submission argued the proposal went against Council's recently endorsed Sport and Recreation Plan which promotes collocation of community facilities.

**COMMENT****Jurien Town Hall Building**

As outlined in the Officer's report presented in September, Councillors were invited to participate in a workshop to review the community consultation outcomes and establish a draft position

**AGENDA FOR SPECIAL COUNCIL MEETING TO BE HELD MONDAY 14 NOVEMBER 2022**

statement for public advertising based on a range of identified options.

The five options that were considered are summarised as follows:

Option	Indicative Cost	Summary Assessment	Councillor Ranking
Demolish the Hall and lease the land to the RSL for redevelopment with conditions to retain some heritage or interpretive components from the Jurien Hall within the new building and/or grounds.	\$60,000 demolition.  The RSL have \$1.3m available to construct their facility.	Most preferred option attributed to retention of some building components, reintroduces a community space for use and offers the best cost / benefit outcome for the community.	1
Demolish the Hall and leave the land empty until plans for the Recreation Reserve are in place	\$60,000  (2 quotes approx. \$56,000 plus contingency)	Addresses the requirement to mitigate adverse impacts of failing asbestos and building condition. Retains the space for future recreational development.	2
Demolish the Hall and create an interpretive (art) project on the current site to honour the heritage and history of the Hall	\$100,000  (\$60,000 demolition costs, \$40,000 per interpretive project)	Addresses the requirement to mitigate adverse impacts of failing asbestos and building condition. Provides the opportunity for interpretative and public art project to improve main street appeal with affordable cost.	3
Refurbish at component level for baseline public building standard	\$500,000  (1 indicative quote for \$465,000 plus contingency)	Addresses the requirement to mitigate adverse impacts of failing asbestos and building condition. Provides the opportunity to improve building condition and main street appeal. This option is generally unaffordable in the context of the likely ongoing utilisation of space that is replicated at other more desirable venues.	4

**AGENDA FOR SPECIAL COUNCIL MEETING TO BE HELD MONDAY 14 NOVEMBER 2022**

Redevelop / reconstruct in current format	\$650,000  (1 indicative quote for \$632,450 plus contingency)	Addresses the requirement to mitigate adverse impacts of failing asbestos and building condition. Provides the opportunity to improve building condition and main street appeal. This option is generally unaffordable in the context of the likely ongoing utilisation of space that is replicated at other more desirable venues.	5
Demolish the Hall and design/construct a new Shire owned building in its place	No scope exists for this option.  Allow approximately \$3,250 per m2.	Addresses the requirement to mitigate adverse impacts of failing asbestos and building condition. Provides the opportunity to improve building condition and main street appeal. This option has not been significantly entertained due to the lack of feasible identified utilisation.	6
Do nothing	\$5,000 per annum  (routine utility costs and overheads)	Not a viable option.  Does not address safety & compliance criteria.	N/A

A structural engineering assessment (attached) was undertaken in October by WML Consulting Engineers. While the assessment was limited to areas that could be accessed without interfering with asbestos sheeting, the report details that from a structural perspective the buildings structural integrity is adequate and fit for purpose but a number of critical maintenance and improvement efforts are needed including replacement of asbestos sheeting and addressing corrosion. The report also highlights that if the asbestos sheeting is to be removed, the structural frame will require re-assessment against modern building standards as part of the statutory building approval process.

Council direction is now sought to make a determination on the future redevelopment or retention of the Jurien Town Hall building. The officer's recommendation reaffirms Council's previous direction on the matter and is separated into two separate recommendations to address the proposed leased outcome which is discussed in greater detail below.

## Returned & Services League of Australia WA Branch Incorporated – Jurien Bay Sub-Branch Proposed Lease

Preliminary discussions and negotiations with the RSL to date have identified the area marked on the image below as their preferred lease area which sits on the Shire's Recreation Reserve. Reserve 31884 is classified as 'Parks and Recreation' under the Shire's Local Planning Scheme No.7. The Shire currently holds a management order over Reserve 31884 with the ability to lease for no longer than 21 years for the land use of 'recreation'. RSL's proposed uses of the new building would be consistent with the Reserve's classification and land use.



Site area approximately 3900m<sup>2</sup> - 75m x 52m

Council will note that the proposed lease area also takes up a portion of the existing tennis courts which will be utilised by the RSL for their outdoor display space. While currently there is no tennis club in Jurien Bay, the Jurien Bay Sport and Recreation Centre does hire out the courts for casual use and there is a summer junior tennis coaching program currently scheduled.

The synthetic courts are currently in a deteriorated condition and the Shire has fielded a number of complaints about the presence of mould at the southern end of the facility. The two courts within the proposed lease area are in the best condition of the four. The two courts outside of the lease area are in need of surface renewal and there is known structural failure underneath the synthetic surface.

If the proposed lease area is supported, the Shire should concurrently commence planning and detailed design work on multi-courts to be established at the JSRC outdoor courts which is consistent with the outcomes identified in the Shire's Sport and Recreation Plan. Project delivery plans and funding arrangements would need to be brought back to Council at a later date on this element.

### CONSULTATION

A range of consultation activities have been undertaken with the community on this project. The Shire has sourced information from interviews, a community workshop, an open day at the Jurien Hall, an advertised draft position statement and through the utilisation of a heritage expert to guide the review process.

This item results in the conclusion of the public consultation process with Council now asked to decide on the matter.

### STATUTORY ENVIRONMENT

Local Government Act 1995 Section 3.58 - Disposing of Property

#### **3.58. Disposing of property**

- (1) *In this section —*
- dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;*
  - property includes the whole or any part of the interest of a local government in property, but does not include money.*
- (2) *Except as stated in this section, a local government can only dispose of property to —*
- (a) the highest bidder at public auction; or*
  - (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*
- (3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*
- (a) it gives local public notice of the proposed disposition —*
    - (i) describing the property concerned; and*
    - (ii) giving details of the proposed disposition; and*
    - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;*
  - and*
  - (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.*

*Local Government (Functions and General) Regulations 1996 - 30. Dispositions of property excluded from Act s. 3.58 (2)(b)*

#### **30. Dispositions of property excluded from Act s. 3.58**

- (2) *A disposition of land is an exempt disposition if —*
- (b) the land is disposed of to a body, whether incorporated or not —*
    - (i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and*

- (ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;**

POLICY IMPLICATIONS

Policy 6.2 - C-6R02 – Reserves

*PART A- Policy*

*Objective*

*To provide guidance regarding the usage and leasing arrangement of Shire Reserves.*

*Policy Statement*

*1. Lease Provisions - Reserves*

*Where Council resolves to lease a Reserve Vested in its control or resolves to lease land owned by it to a local sporting or community organisation, the following notes are to form the basis for the lease agreement:*

- (a) Length of lease to be for twenty-one (21) years unless otherwise terminated. (Maximum permissible under management order).*
- (b) Annual rental to be "a peppercorn."*
- (c) The Lessee shall not carry out any permanent structural improvements on the reserve without the prior written approval from the Council.*
- (d) All structural improvements on the reserve shall be and remain at law, the property of the Shire. The Club shall have the sole use, benefit and enjoyment of the reserve and all structural improvements thereon during the operation of the lease.*
- (e) The Lessee shall comply with all Acts of Parliament, Orders, Regulations, Local Laws, etc, that apply to the reserve and structural improvements.*
- (f) The Lessee shall keep the Reserve area and all structural improvements in a maintained, clean and tidy condition at all times and shall comply with any directions of the Council that may be issued requiring works to have the Reserve area and structural improvements placed in a maintained, clean and tidy condition.*
- (g) The Lessee shall not disturb the surface soil and vegetation in a manner likely to cause erosion. If erosion damage does occur, the Club shall take remedial action as directed by the Council.*
- (h) The Lessee shall permit the Shire's officers access to the Reserve and structural improvements at all reasonable times to ensure that the lease conditions are being complied with.*
- (i) The lease may be terminated by the Council if the Club fails to comply with provisions of the lease agreement. The Council shall give the Lessee at least thirty (30) days notice in writing requiring the Club to rectify the breach of lease*

**AGENDA FOR SPECIAL COUNCIL MEETING TO BE HELD MONDAY 14 NOVEMBER 2022**

- before taking action to terminate the lease under this provision.*
- (j) The Lessee shall not assign or part with possession of any Crown lease without prior approval from the Council and the responsible Minister.*
  - (k) The Lessee shall meet all costs in relation to preparing and stamping the lease document.*
  - (l) Any leases entered into relating to Council's Reserves are to include a plan completed by a licensed surveyor depicting the area of land to be leased as an attachment to the lease document.*

### FINANCIAL IMPLICATIONS

There are a range of financial implications associated with the future options for the Jurien Town Hall which are outlined in the options summary above.

### STRATEGIC IMPLICATIONS

Strategic Community Plan - Envision 2029

04 - Community	The Shire's resident population will be the fastest growing population in the region supported by increased community recreation and cultural opportunities and access to key liveability factors such as health and wellbeing services and educational opportunities
<b>Priority Outcomes</b>	<b>Our Roles</b>
A region that develops and supports community leadership and collective values	Provide governance support for community groups to deliver their objectives

### ATTACHMENTS

Circulated with the agenda is the following item relevant to this report:

- Schedule of Submissions (Doc Id: SODR-437506902-9698)
- Summarised community survey results report (Doc Id: SODR-437506902-8511)
- Structural Engineering Report (Doc Id: SODR-437506902-9654)

### VOTING REQUIREMENT

Simple Majority

#### **OFFICER RECOMMENDATION 1:**

**That Council:**

- 1. Authorise the demolition of the Jurien Town Hall which is to be replaced by a new building constructed by the Returned & Services League of Australia WA Branch Incorporated – Jurien Bay Sub-Branch.**
- 2. Prior to the demolition of the site the following activities are to be undertaken:**
  - a. A digital video and photographic capture of the site.**

- b. A request for community members to supply copies of past photos of events at the Jurien Town Hall for retention.

**OFFICER RECOMMENDATION 2:**

1. Authorise the Chief Executive Officer to negotiate a lease for the Jurien Town Hall site to the Returned & Services League of Australia WA Branch Incorporated – Jurien Bay Sub-Branch which will contain the following material lease conditions:
  - a. Lease Term: 21 Years
  - b. Further term: Nil
  - c. Annual Rent: \$1
  - d. Council to meet all lease preparation costs
  - e. The Shire to contribute \$60,000 towards the demolition and site preparation works subject to the salvaging of the timber flooring and structurally viable timbers from the building.
  - f. The new RSL building is to feature the use of a significant quantity of the salvaged flooring and timbers to the satisfaction of the Shire of Dandaragan.
  - g. All remaining salvaged flooring and structural timbers will be returned to the Shire of Dandaragan.
  - h. The RSL is to design, install and maintain a suitable memorial plaque and foundation featuring an image and acknowledgement of the Jurien Town Hall within the leased area to the satisfaction of the Shire of Dandaragan.

## **6 CLOSURE OF MEETING**



**Hon John Carey MLA**  
**Minister for Housing; Lands; Homelessness; Local Government**

---

Our Ref: 78-08502 (Category 5)

20 September 2022

Dear Local Government Chief Executive Officers

**MEMORANDUM TO CHIEF EXECUTIVE OFFICERS**  
**LOCAL GOVERNMENT REFORMS: ELECTION TRANSITION ARRANGEMENTS**  
**(CHANGES TO COUNCIL SIZE)**

On 3 July 2022, I announced the final package of proposed local government reforms, following a review of public submissions. As part of the reforms to strengthen local democracy and increase community engagement, new requirements will be introduced to provide for:

- The introduction of optional preferential voting;
- Directly elected Mayors and Presidents for band 1 and 2 local governments;
- Councillor numbers based on population; and
- The removal of wards for band 3 and 4 local governments.

Work on a Bill to amend the *Local Government Act 1995* (the Act) is ongoing, and a Bill is expected to be introduced into Parliament in early 2023.

Many of the reform proposals related to council representation are based on recent trends, and are intended to provide greater consistency between districts. Accordingly, for more than half of all local governments, the reforms will not require any specific change to the size or structure of the council.

However, the reform proposals do require some local governments to:

- Reduce the number of elected members on council in accordance with population thresholds; or
- Change from a council elected mayor or president to a directly elected mayor or president (this reform affects only band 1 and 2 local governments); or
- Abolish wards (for band 3 and 4 local governments with wards); or
- Implement more than one of the above.

The Amendment Act will also provide that optional preferential voting will apply for all local government elections. As you may know, optional preferential voting means that all electors have the choice to number preferences for as many or as few candidates as they wish to.

I appreciate the significant interest in the reform proposals, and transitional arrangements for the upcoming 2023 ordinary elections. Many councils have expressed a proactive intent to implement reforms as early as possible.

I also acknowledge that, for some local governments, it may be desirable to implement changes to the size of the elected council over two ordinary election cycles.

**The Department of Local Government, Sport and Cultural Industries (DLGSC) has completed an initial review, and identified that your local government may need to reduce the number of council members under the proposed reforms.**

As you would know, the Act already provides that local governments may initiate proposals to change the size or structure of the council. Accordingly, I write to advise of two pathways your local government may consider for making these election transition arrangements.

### **Voluntary Pathway**

Your local government may decide to implement these changes on a voluntary basis. This pathway will require the council to make the steps outlined below, and could involve staging any larger changes in the number of councillors over two ordinary elections. This pathway provides the greatest possible lead time to plan for next year's ordinary elections.

If your council wishes to undertake this process, it should, by 28 October 2022:

- Advise the DLGSC of its intention to undertake a voluntary process. This advice should include a high-level plan outlining the potential changes to be implemented for the ordinary elections to be held in 2023 (and in 2025, if applicable); and
- Initiate a Ward and Representation Review to determine the specific changes to the structure of the council for the 2023 and 2025 ordinary elections, to be completed by 14 February 2023.

I appreciate that significant effort is required to complete a Ward and Representation Review. The Ward and Representation Review would need to be initiated ahead of the 28 October 2022 date, and finalised by 14 February 2023, to ensure that the timeframes set out in the Act can be practically met. While the Ward and Representation Review can consider the size of the council, and any wards, any changes should not diverge from the proposed reforms.

Further information is attached to this letter to assist with this process.

### **Reform Election Pathway**

Alternatively, it is intended that the Amendment Act will provide for all changes to be implemented through reform elections in 2023. This pathway would provide that all of the council's offices can be declared vacant, all wards can be abolished (if applicable), and the number of council offices would be set based on the reform proposals.

Elections would then be held to fill all council offices, with a split between two and four year terms as might be necessary to re-establish an ordinary election cycle. For local governments in band 1 or 2, the newly-elected council would then be able to consider whether to establish new wards through a future Ward and Representation Review.

Your local government may specifically decide to follow the Reform Election Pathway. If this is the council's intention, I request that you advise the DLGSC by 28 October 2022.

It is also intended that the Amendment Act will contain provisions for the Reform Election Pathway to apply if a local government:

- Does not advise of an intention to follow the Voluntary Pathway, or
- Decides to follow the Voluntary Pathway, but does not suitably complete a Ward and Representation Review by the dates outlined in this letter.

### **Next Steps**

In line with the above, I request that your council considers these matters, and provides formal written advice on the preferred pathway to the DLGSC by 28 October 2022. Given the timeframes already established in the Act, no extension to the dates specified in this letter will be possible.

The DLGSC is available to assist with these election transition arrangements. If you require any assistance, please contact Ms Julie Craig, Strategy and Research Officer, on 6552 7300 or at [advisoryboard@dlgsc.wa.gov.au](mailto:advisoryboard@dlgsc.wa.gov.au).

I have also written a formal letter to the Mayor or President of your local government, which contains the same information as this memorandum. That letter should be received shortly.

Yours sincerely



**HON JOHN CAREY MLA**  
**MINISTER FOR LOCAL GOVERNMENT**

Att: Timeline and steps – local government ward and representation reviews

## Timeline and steps – local government ward and representation reviews

The following steps will need to occur to allow all required local governments to meet the **30 June 2023** timeframe of publication in the Government Gazette of any proposed ward and representation review changes, ahead of the October 2023 local government elections. Please note that all stages that are currently followed for ‘regular’ reviews are included below.

Table 1 includes suggested timeframes which will need to be considered by all local governments that will be required to undertake a review ahead of the October 2023 elections.

All local governments should aim to have their completed reviews submitted to the Local Government Advisory Board (the Advisory Board) by no later than **14 February 2023**.

**Table 1 – proposed timeframes for local government actions**

<b>Due date (latest possible)</b>	<b>Requirements/actions</b>
28 October 2022	Council resolves to undertake a ward and representation review A comprehensive discussion paper is developed
December 2022	Completion of six-week consultation period
December 2022 - January 2023	Draft review report is prepared, considered and adopted by council
14 February 2023	Formal review report is submitted to the Advisory Board

Please note that the above dates are suggestions only, as each council will have to consider their own calendars for their monthly meetings. It is also possible that some affected councils will have an earlier meeting in December 2022, and then no meeting in January 2023. This is why mid to late December 2022 is suggested as the date by which the draft review report should be considered by council.

**Table 2 - Ward and representation review process – for local governments**

	<b>Existing requirements/actions</b>	<b>Timeframe</b>
1	The council resolves to undertake a ward and representation review	Variable
2	A comprehensive discussion paper is developed	Variable
3	Council advertises that it is conducting a review and the associated public submission period opens (minimum 6 weeks)	6 weeks
4	The discussion paper is made available to the community for consideration, and public submissions are invited on the matter	
5	Public submission period closes	
6	The Council assesses all submissions, considers options for change against the relevant factors to be considered, and drafts a report, which includes their decision, for the Local Government Advisory Board (the Advisory Board)	Variable
7	The formal report is presented to Council on the outcome of the public submissions and the proposed ward and/or boundary changes	Variable
8	Council resolves to adopt the report to the Advisory Board	Variable
9	The preferred option is submitted to the Advisory Board via the formal report, for the Board's consideration and recommendation	Variable
10	The Advisory Board considers the council's review report, and a recommendation is submitted to the Minister, which can either be accepted or rejected	Variable

# Shire of Dandaragan – Review of Councillor Representation Discussion Paper

---

## Background

The Shire of Dandaragan has resolved to undertake a review of its Council elected member representation numbers in response to the Local Government Act reforms announced by the Minister for Local Government on 3<sup>rd</sup> July 2022.

The Minister for Local Government's package of reforms aim to strengthen democracy and increase community engagement. The new requirements will be introduced to provide for:

- the introduction of optional preferential voting
- elector Mayors and Presidents for band 1 and 2 local governments
- Councillor numbers based on population
- the removal of wards for band 3 and 4 local governments.

The proposed Local Government reforms will require the Shire of Dandaragan to reduce the number of elected member (Councillor) positions from 9 to between 5 and 7. Legislation to give effect to the changes is expected to be introduced into Parliament in early 2023.

The Shire of Dandaragan has selected to undertake the voluntary pathway to implement the reform requirements associated with the reduction in elected member numbers. To implement the mandatory reduction, the Shire is undertaking this review utilising a process and timeframes aligned to a traditional ward review required by the Local Government Act 1995.

Feedback received through this consultation process will assist the Shire to transition to the new requirements and determine the appropriate total number of elected members, and whether changes should be made over one election cycle or two.

Further information on the reforms is available on the Department of Local Government, Sport and Cultural Industries website at <https://www.dlgsc.wa.gov.au/local-government/strengthening-local-government/local-government-act-reform>.

## Current Situation

Currently the Shire of Dandaragan has 9 Councillors elected to represent the whole of the Shire. The Shire President is elected by the Council. At the 2023 local government elections, 5 current Councillors' terms are due for expiry.

**Table: Shire of Dandaragan elector to Councillor ratio - current situation**

<b>District</b>	<b>Number of Electors</b>	<b>Number of Councillors</b>	<b>Councillor to Elector Ratio</b>
Total	2,534	9	1:282

The Shire of Dandaragan previously abolished the ward structure in 2009. The last review of wards and representation in the Shire of Dandaragan was undertaken in 2013. As the Minister has announced that wards will be removed for all band 3 and 4 local governments, this discussion paper does address reviewing or reintroducing the ward system.

### **Local Government Reforms**

As outlined in the background section above, to comply with the Minister's proposals, as the Shire of Dandaragan is a band 3 local government, with a population of less than 5,000 people, the Shire's existing no wards system will remain and the number of councillors must be reduced to between five and seven. There are a range of different implementation approaches which are outlined below which Council is seeking community feedback on.

### **Review and Public Consultation Process**

This review process will involve a number of steps:

- The Council resolves to undertake the review.
- Public submission period opens (minimum six weeks).
- Information via this discussion paper provided to the community for review and submissions.
- Public submission period closes.
- The Council considers all submissions and relevant factors and makes a decision.
- The Council submits a report to the Local Government Advisory Board (the Board) for its consideration.
- The Board will review the Council's report and submits a recommendation to the Minister for Local Government (the Minister).

Any changes approved by the Minister will be in place for the next ordinary election where possible.

## Role and Remuneration of Elected Members

The role of an elected member is defined in section 2.10 of the Local Government Act 1995 as follows:

- a) represents the interests of all electors, ratepayers and residents of the district;
- b) provides leadership and guidance to the community in the district;
- c) facilitates communication between the community and the council;
- d) participates in the local government's decision-making processes at council and committee meetings; and
- e) performs such other functions as are given to a councillor by this Act or any other written law.

The Shire of Dandaragan currently provides the following allowances to elected members:

<b>Allowances</b>	<b>\$</b>
Shire President's Allowance	\$16,000
Shire President's Meeting Attendance Fee	\$24,720
Deputy Shire President's Allowance	\$4,000
Councillor Meeting Fees	\$15,965
Information Technology, Communications Allowance	\$3,000
Travel and Accommodation Expenses (Budget Provision)	\$2,675

## Options to Consider

The Council will consider the following options for reducing elected member numbers and members of the community may suggest others:

<b>Options resulting in 7 Elected Members</b>	
<b>Option 1</b>	Reduce the number of elected members to seven (7) at the 2023 election (3 vacant Councillor positions will be contested).
<b>Option 2</b>	Reduce the number of elected members to seven (7) at the 2023 election with all Council positions to be declared vacant.
<b>Option 3</b>	Reduce the number of elected members to eight (8) at the 2023 election and seven (7) at the 2025 election.
<b>Options resulting in 6 Elected Members</b>	
<b>Option 4</b>	Reduce the number of elected members to six (6) at the 2023 election (2 vacant Councillor positions will be contested).
<b>Option 5</b>	Reduce the number of elected members to six (6) at the 2023 election with all Council positions to be declared vacant.
<b>Option 6</b>	Reduce the number of elected members to seven (7) at the 2023 election and six (6) at the 2025 election.
<b>Option 7</b>	Reduce the number of elected members to eight (8) at the 2023 election and six (6) at the 2025 election.
<b>Options resulting in 5 Elected Members</b>	
<b>Option 8</b>	Reduce the number of elected members to five (5) at the 2023 election (1 vacant Councillor position will be contested).
<b>Option 9</b>	Reduce the number of elected members to five (5) at the 2023 election with all Council positions to be declared vacant.
<b>Option 10</b>	Reduce the number of elected members to seven (7) at the 2023 election and five (5) at the 2025 election.
<b>Option 11</b>	Reduce the number of elected members to six (6) at the 2023 election and five (5) at the 2025 election.

## **Public Submissions**

Members of the community are invited to make a written submission about any aspect of the representation review and lodge it at:

Shire of Dandaragan

69 Bashford Street

Jurien Bay, WA 6516

Email: [council@dandaragan.wa.gov.au](mailto:council@dandaragan.wa.gov.au)

All submissions must be received by 4pm on 3<sup>rd</sup> January 2023.

Thank you for your interest and involvement in this review. Council welcomes your comments on any matters that may assist it to make informed and responsible decisions for the benefit of the people of the Shire of Dandaragan.

Councillor Leslee Holmes

Shire President

Brent Bailey

Chief Executive Officer

**Schedule of Submissions – Jurien Hall, Bashford Street, Jurien Bay**

No	Submitter	Comment/Concern
1	Allison Carnegie-Smith Cervantes, WA	<p>I believe the old hall is a valuable heritage site which offers great character and insight into earlier life and times of Jurien Bay.</p> <p>Architecturally, it is an ideal design for the location, with the large, double doors on both sides of the building which open to freely allow the sea breezes in or out according to the weather. The basic but functional, spacious kitchen would have seen many a fine spread. The surrounding environment of local trees is pleasant and cooling on a hot summer day or evening for the many functions, events and classes which were held there.</p> <p>I know this because when I first arrived in this area to live (in Cervantes in January 2001), I hired the hall for my Yoga classes. It was a beautiful space for the practice of Yoga, with the lovely wooden floor and the double doors which allowed for brilliant natural 'climate control'. There is ample parking, and a quiet location set back from the road. The large kitchen and toilet facilities were basic but adequate. I had classes of up to 24 people at the time and a few functions too. Everyone enjoyed going there for class and an invited guest teacher raved about the venue.</p> <p>The reason I stopped using the hall was it became a shared facility with the Youth group and child-care group and the floor was left covered in sand, play equipment and a different energy pervaded the place. Eventually I moved to the CWA Hall for many years and now have built my own private Yoga Shala in Cervantes.</p> <p>As far as the future of the building goes, I would urge Council to retain the building as a community heritage site, and encourage its use for many and varied small-scale purposes. For example, a local museum, small Art or Photography exhibitions, Yoga groups, Tai-Chi, Dance all like the wooden floor, afternoon High Teas, small Receptions... not every event wants a large or modern air-conditioned, air-tight building.</p> <p>A lot would depend on how you market it as a Venue for Hire. And perhaps not every decision should be made according to a balanced bottom line, as some things do contribute more than what can be seen on the balance sheet.</p> <p>Even its position on the main road through town adds value to the community in silently signalling our character and history to residents and visitors alike. It's special!</p> <p>I believe slight upgrading of the kitchen and rest rooms and a regular cleaning program would support users, maintain the integrity of the building and attract a reasonable fee for use of the quiet, clean and cool space.</p>

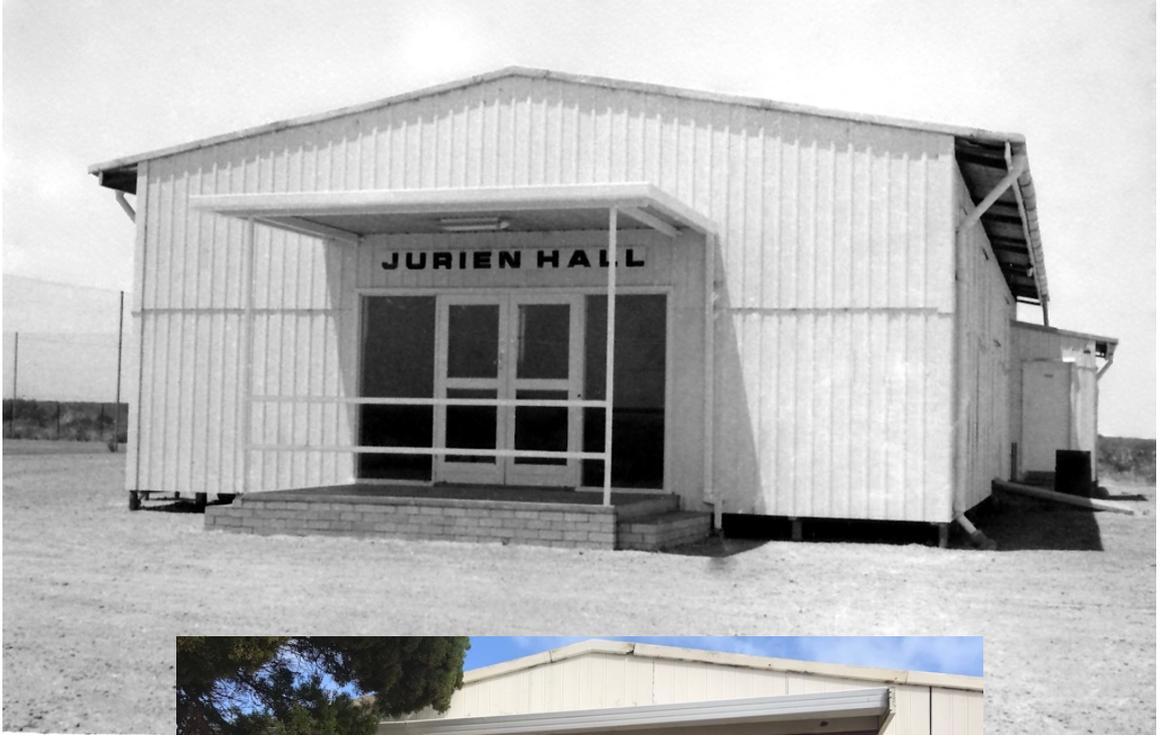
No	Submitter	Comment/Concern
		<p>Old places which reflect our past should be retained wherever possible, as they give an insight into earlier times in history and add richness to the tapestry of our built environment.</p>
	<p>Mrs Sue Lowe Jurien Bay, WA</p>	<p>What a great idea. An RSL facility at this location with a nod to the old Town Hall is a significant step in the right direction. Our past is important, and this solution recognises the contribution made by early residents as well as the returned service personnel who served in a wider arena. Very sound decision making.</p>
	<p>Mrs Alison Slyns Perth/Jurien Bay</p>	<p>Thank you for the opportunity to provide feedback on the Draft Position Statement on Future of Jurien Hall. I'm not in favour of the draft position.</p> <p>The location of the Jurien Bay Hall site is more aligned to a sports precinct, and I would prefer the redevelopment of the hall area to be incorporated into the long-term planning of integrating the existing JCC premises, golf club, tennis club, bowls club and any future addition to the sports facilities of Jurien Bay.</p> <p>I'm certainly in favour of the Jurien Bay RSL continuing with their plan of securing permanent premises but I do not believe the old town hall site is an appropriate solution. The Jurien Bay RSL already have access to a premium ocean-front site adjacent to the Memorial Park, which is a spiritual alignment to the purposes of the RSL, as well as being an attractive location for visiting members from around the State. The attractiveness of the location, both being ocean-facing and adjacent to the memorial, was a strong part of the advocacy work by the Jurien Bay RSL in lobbying for Council support, and Federal Government funding for their new premises at this site.</p> <p>I think the community survey was a great start to gauge feedback and community sentiment in the development of five options to move forward with, but having those five options prioritised at a community meeting on-site would heavily weight the presence of people with a vested interest the outcome of those five options actually being able to attend.</p>

No	Submitter	Comment/Concern
	<p>Mr Ian Stiles 13 Batavia Way, Jurien Bay</p>	<p>Firstly, I believe the Jurien Hall should be demolished as it really has no significant heritage value. The cost to bring the asbestos building up to a useable standard and maintain it would be an unnecessary financial drain on the Dandaragan Shire Rate payers.</p> <p>Secondly as a Dandaragan Shire Rate Payer and former member of the Jurien Bay RSL Sub Branch. I do not believe that an RSL building should be built on this site for the following reasons.</p> <p>The funds raised by volunteers by raffles, sausage sizzles, fund raising, and the Commonwealth Community Development Grant was for building not only an RSL Building but also a Community Function Centre with Ocean Views on the War Memorial Site.</p> <p>The Jurien Hall site is in close proximity to the Golf Club, The Bowls Club and the Football Club. The proposed RSL "Club" would not have a Bowling Green, nor Golf Course nor a Football oval to play on or to view, but only a busy, noisy Highway to look over. This Hall site for the RSL would not attract new members for the RSL but I believe the opposite. All clubs rely on new membership to survive, the Jurien Hall site would not attract new members, but the War Memorial site would. An RSL built on the Jurien Hall site would become a white elephant.</p> <p>A forward-thinking Shire would not be putting another separate club building in close proximity to the other clubs but amalgamating the Golf and Bowls Club and building one modern easy to staff and maintain combined golf and bowls club house.</p> <p>The Jurien Hall site should I believe become a Museum/ Visitor centre. The area would provide enough space for an outdoor display of Farm machinery and a Crayboat. The interior could house Maritime artefacts, the "Maid of Lincoln" dinghy and other items from the Grigson's Farm.</p> <p>Costing for the RSL building on the War Memorial site have blown out due to Covid and other factors such as Perth architects. A less elaborate design such as placing the building on piles or telegraph poles, by a local builder and use of Solar Power and batteries would bring costs down. All funding sources have not been exhausted yet. The future developer of the multiunit site on Hastings Street may even be induced to contribute to the building on the War Memorial site. These factors could make the RSL building War Memorial site feasible.</p> <p><a href="#">Ian Stiles</a> - Facebook Post Comment</p> <p>The RSL building should be on the site allocated to it near the War memorial overlooking the ocean. The \$1.2 million Federal grant should be used to be build a less grandiose architect designed building than that was originally planned. A smaller, locally designed building with solar power, using the stainless commercial kitchen they have and no museum would be the better option than the Old</p>

No	Submitter	Comment/Concern
		<p>Jurien Hall site. The Jurien Hall site is very close to the Bowls, Football and Golf clubs. All these clubs have an attraction (sport) to attract new members which are required to have a club be viable. The RSL building on the Old Jurien Hall site will have nothing to attract new RSL members and would become a financial burden in the future for the Shire of Dandaragan rate payers. If the Dandaragan Shire were forward thinking they would amalgamate all the Sporting clubs into one new club room with less maintenance and staff costs. A smaller RSL building on it's War Memorial site would be the better option.</p>
	<p>Catherine Barnes Badgingarra</p>	<p>Facebook Post Comment So we just had a draft plan about the Shire's assets and the Shire's wish to amalgamate facilities in each town to have one multipurpose building rather than lots of separate ones.... Now there's another \$60K to be spent in Jurien to prepare a location to build another facility.</p>

## Jurien Hall

### HERITAGE OPTIONS – SUMMARY OF COMMUNITY SURVEY



**HERITAGE INTELLIGENCE (WA)**

*Laura Gray* JP M. ICOMOS B. Arch (hons)

**HERITAGE & CONSERVATION CONSULTANT**

March 2022

## Outcomes of Community review

In October 2021 a report (Appendix 1) was prepared and a range of options were considered, to provide the community with the opportunity to have a voice with regard to the future options for the Jurien Hall.

The options for community consideration were:

1. Retain the Jurien Hall in its current state with no significant changes until the Jurien Bay Recreation Reserve Masterplan is completed, acknowledging that the Hall will remain unusable due to asbestos
2. Undertake a complete renovation/refurbishment of the Hall to create a revitalised and safe community venue with a similar aesthetic to the existing building.
3. Demolish the Hall and design/construct a new building in its place
4. Demolish the Hall and leave the land empty until plans for the Recreation Reserve are in place
5. Demolish the Hall and create an interpretive (art) project on the current site to honour the heritage and history of the Hall

A survey was available to the community. It comprised three sections.

### Section 1

A pie chart shows approximate percentages of the 129 respondents who had a particular interest or connection with the hall.

Approximately 62.5% had no interest or connection to the Hall (81 respondents)

Approximately 37.5% had some interest or connection to the Hall (48 respondents)

### Section 2

When thinking about the future of the Jurien Hall, rank the following options: as stated above, numbered 1-5 for ease of reference.

129 respondents resulted in the following outcome;

79 respondents supported demolition:

30 Option 4

27 Option 3

22 Option 5

26 respondents supported Option 2: retention and refurbishment.

24 respondents supported Option 1: Master Plan-not supporting demolition or retention.

A clear 79 in favour of demolition and 26 supporting retention. The 24 Option 1 respondents don't make a significant impact to the demolition or retention argument.

### Section 3

Out of the 129 participants in the survey, 115 acknowledged the less structured (open question) request to answer; "My idea for future of the hall....."

Of the 115 acknowledgements, 14 did not respond, and 20 had no comment.

Those who want to retain the hall seem passionate and mostly suggest museum, youth, arts and community functions, although none of those comments mention refurbishing the hall, some actually reference the existing that is the reminder of the history of Jurien.

Demolition was supported whether there was future planning of the site and/or a possible new building.

The results are;

36 Demolish the hall

4 Demolish & Interpret the site

7 Demolish & rebuild

10 Retain and refurbish

38 Use for community, arts, museum, recreational and youth activities

NOT specific about refurbishing the building- just a focus on uses.

The various demolition comments total to 47.

The assumption is that 38 in favour of retaining the hall for community, arts, museum, recreational and youth activities, may or may not anticipate refurbishing the building.

Together with 10 that stated, "retain and refurbish", that totals 48 in favour of retaining the hall although not necessarily in consideration of the necessary refurbishment.

Also in consideration are those who chose not to make comment in the survey, 34 were non-committal.

In summary, one of the three sections of the survey is somewhat contradictory in its outcome.

Sections 1 and 2 have a definitive preference for demolition. However Section 3 is more ambiguous due to the open question. It demonstrated a distinct community interest in future uses for the Hall but provided no definition as to whether that relied on refurbishment of the Hall. It seems that any of those uses could have already been introduced at the Hall in the years of its decline. However any re-activation of functions at the Hall relies on substantiating the viability of the refurbishment.

So the issue is to demolish or retain and refurbish.

The definitive survey results strongly support demolition.

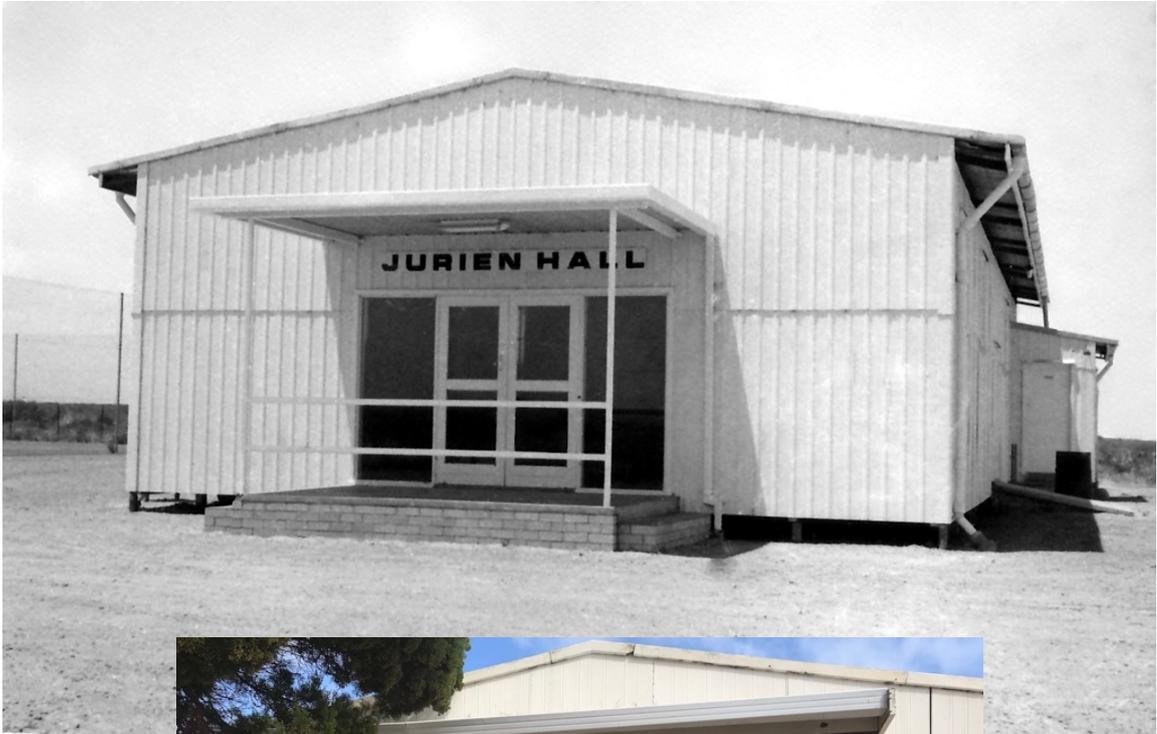
The future uses in Section 3 response were not specific in defining whether refurbishment of the building was an intention for the uses, although could be assumed.

There was minimal comment regarding interpretation of the site after demolition, although Section 3 indicated nostalgia associated with the Hall. The proposed Masterplan provides an opportunity to consider sites and venues for the range of future uses that were suggested in Section 3, not necessarily relevant to the retention and refurbishment of the Hall.

It is recommended, as supported by sections 1 and 2 survey responses from the community; that the Hall be demolished. It is also recommended that, in response to the few interpretation responses and the Section 3 use proposals, that retention of the front façade/entry be considered as primary to an interpretation of the Hall, reuse jarrah materials that can be salvaged, and consider outdoor spaces (with seasonal shade sails) on the building footprint that could facilitate some of the proposed uses such as pop-up art exhibitions, markets, outdoor museum, and tourist and historical displays.

## Jurien Hall

### HERITAGE CONSIDERATION OF OPTIONS



**HERITAGE INTELLIGENCE (WA)**

*Laura Gray* JP M.ICOMOS B.Arch (hons)

**HERITAGE & CONSERVATION CONSULTANT**

October 2021

<b>Name</b>	<b>JURIEN HALL</b>
<b>Address</b>	Bashford Street, Jurien Bay
<b>Date</b>	27 October 2021
<b>Prepared by</b>	Laura Gray, Heritage & Conservation Consultant trading as Heritage Intelligence (WA)
<b>Prepared for</b>	Shire of Dandaragan
<b>Heritage Listings</b>	State Heritage Office (SHO): InHerit database No: 5842  Shire of Dandaragan: Heritage Inventory 1996:  Management Category: Category 3. A place of some cultural heritage significance to the Shire of Dandaragan. Encourage retention of the place, and document the place if retention is not possible.
<b>Statement of Significance</b>	A summary formed from available information: Heritage Inventory place record and external site inspection.  Jurien Hall (1971), a single storey timber framed and asbestos clad building, built in a practical vernacular style typical of the early development in the town, has local cultural heritage significance for;  its vernacular style typical of the early development of the Jurien townsite;  its association with recreational and social activities in Jurien Bay since soon after the town was established in the mid 1960s; and,  it represents a sense of place for generations of Jurien's full-time and holiday-time residents who have memories of the functions, dances and community events that are so important in a developing rural town.

### **The place**

The hall is located on an open site with unsealed carparking areas to the northwest (Bashford Street) and southwest sides of the hall, with tennis courts in close proximity to the northeast, and metal framed and clad outbuildings to the southeast. The front entry features glazed double entry doors with flanking windows of similar format, protected by a flat roofed porch supported by slender round steel columns.

The hall is a rectangular building with protruding ablution facilities each side towards the rear, providing external and interior access to those facilities. The walls are clad with vertical format shadow line asbestos, except the front wall that has been re-clad in a similar sheeting. The low-pitched gable roof is clad with corrugated asbestos with a curved asbestos vent along most of the ridge line. Timber lined pairs of exit doors are on the northeast and southwest sides of the hall, and a single door on the rear (southeast) accesses the kitchen.

On the interior is an expansive space with jarrah floorboards, asbestos lined walls and metal (spaced slats) ceiling lining. At the end (southeast wall) of the hall is a counter opening and door through to the kitchen. Access to the toilets by-way-of the doors that flank each side of the kitchen, women's to the left (northeast) and men's to the right (southwest). The kitchen evidences mostly original 1971 fitout, as for the toilets.

Jurien Hall is in fair condition with extensive evidence of friable and damaged asbestos fabric. The structure appears sound. Due to minimal interventions since its construction, it exhibits a high degree of authenticity, however, the inability to occupy the building and degree of intervention to address the asbestos issues means a low degree of integrity.

### **The brief**

To advise Shire of Dandaragan of the options for retention or disposal of the Jurien Hall in consideration of its cultural heritage value to the communities (past and present) of Jurien Bay.

## The options

### 1. Retain, remove Asbestos & reconstruct

- Retention of significant heritage places is the most desirable outcome to retain the significance of a place.
- Jurien Hall represents the community interaction and memories for generations of Jurien's full-time and holiday-time residents.
- It also represents the style of the original buildings in the early days of the development of the town of Jurien.
- The hall is no longer used or able to be occupied due to the asbestos situation.
- Considerable intervention would be required to retain the hall.
- All the asbestos roof and wall lining (interior and exterior), and the ceiling lining that has the deteriorated asbestos fabric from the friable roof asbestos, that also falls into the hall space through the ceiling lining, would need to be removed and replaced with appropriate materials.
- The extent of that scale of development (reconstruction)<sup>1</sup> to replace all the asbestos fabric, will also trigger compliance with up-to-date statutory requirements.
- Building standards have changed considerably since the 1971 construction of the hall, structural and other statutory obligations, will likely result in more interventions than anticipated.
- The extent of intervention would almost result in a total reconstruction of the building.
- The extent of interventions and reconstructions will have a significant impact on the degree of authentic fabric, and certainly on the heritage value of the place.
- Will a reconstructed building on the site convey the cultural significance and memories of the place to the community?
- Jurien Hall is located within the Jurien Bay Recreation Reserve. A Masterplan is proposed to be developed for the reserve.
- The Masterplan will review all options for the reserve and the facilities and amenities in consideration of a long-term outcome for the recreation needs of the ongoing development of Jurien Bay town and region.
- Will that future plan include a reconstructed hall?
- What function in a reconstructed 1971 hall would make a positive contribution to the Jurien Bay Recreation Reserve?
- Reconstruction is the most expensive option for the hall, but it is the only option for any retention of the hall in some way.
- Is a reconstructed 1971 hall valued more than other progressive outcomes for the community of Jurien Bay.
- Critical to consideration of any options for the future of Jurien Hall is the need for a viable and appropriate function for the foreseeable future.

### 2. Demolish the 1971 hall and construct a new hall

- Demolition is final.
- The demolition of Jurien Hall will obviously impact its heritage significance.

---

<sup>1</sup> Reconstruction is the term used for heritage places and refers to the introduction of new material to the place.

- The significance is already diminished due to the extensive damaged asbestos material, fair condition, and inability to utilise the place.
- There are no realistic functional solutions to retain its integrity without significant intervention that would impact the heritage value of understanding what the place represented.
- Building a similar building retains none of the significance or meaning of the original place.
- Without an ongoing use it is difficult to justify the construction of a hall in this location, just to “replicate’ the existing.

#### **Demolish and interpret the site**

- Demolition is final.
- The demolition of Jurien Hall will obviously impact its heritage significance.
- The significance is already diminished due to the extensive damaged asbestos material, fair condition, and inability to utilise the place.
- There are no realistic functional solutions to retain its integrity without significant intervention that would impact the heritage value of understanding what the place represented.
- Interpretation can provide a degree of meaning to the site, commemorating elements of its cultural heritage significance.
- Interpretation includes a range of elements that trigger memories, such as the iconic 70s mirror ball, or a movie-set facade of the existing frontage with porch and “Jurien Hall’ sign, as well as images and commentary including quotes (or actual voices) of memories from community members, as indicated on the facebook page.
- There are many digital opportunities to evoke those memories with Q-codes and the like.
- An Interpretation process could be a positive outcome for the community as they reminisce the history of Jurien Bay and the Jurien Hall.
- Interpretation of Jurien Hall is a respectful means to represent the hall as it was, whereas reconstruction or a new hall, don’t evoke the same memories of the place it was.

#### **Conclusion about the nature and extent of the heritage impact of the proposal.**

Retention of a heritage building is always the most desirable outcome. However, the extent of interventions that would be required for Jurien Hall, raises the issue of what is actually being retained, will it still have meaning? does it still represent the memories of the place and people?

There are no realistic functional solutions to retaining the hall and reconstructing the cladding and other elements, or demolition due the extent of friable asbestos damage and no prospect of a viable long-term use of the place.

The significance of the Jurien Hall lies predominantly in its social associations with generations of the Jurien community.

Reconstruction of the existing building impacts its cultural heritage significance; demolition and a new building has no meaning; interpretation can provide a respectful commemoration of the social significance of the place, and allow for progress in the town without significant expenditure.



External views of Jurien Hall showing the front porch entry; and front view to the east; southwest elevation; and, view to the north showing the men's ablutions on the side and outbuilding at the rear (southeast).

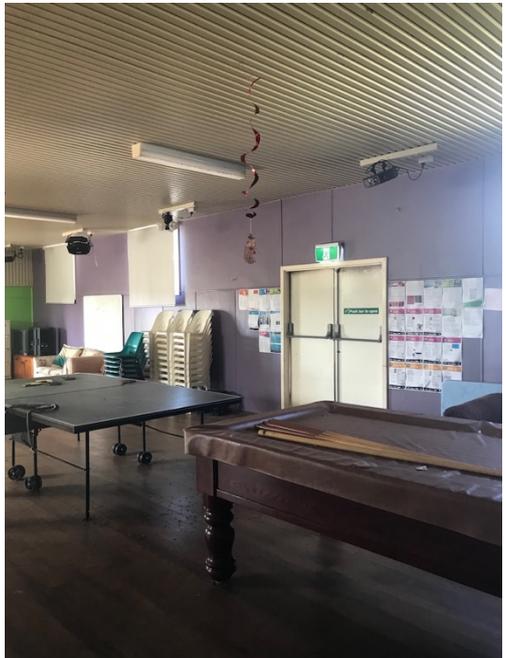
**Jurien Hall**  
**HERITAGE OPTIONS**



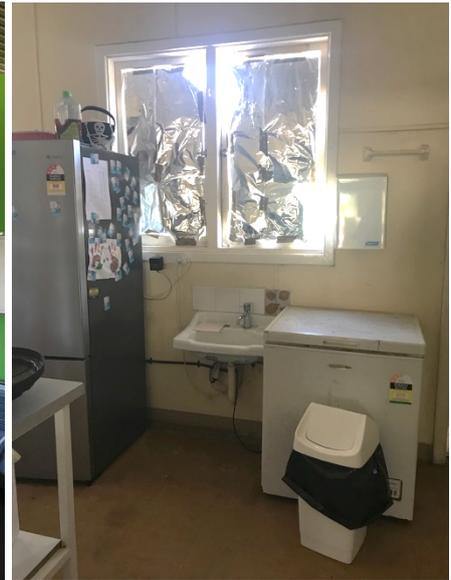
Jurien Hall showing the rear wall (southeast) and damage to the wall cladding and window framing.



Jurien Hall showing northeast wall and damage to the wall cladding, doors, and framing. Former tennis club facility.



Interior showing view to rear; disco mirror ball; view to front entry; side walls (southwest & northeast).



Interior showing kitchen counter on rear wall of hall, kitchen space and fitout, and toilet facilities.

# 10800-S-Report

## STRUCTURAL ASSESSMENT

Jurien Bay Town Hall

Corner of Bashford St &  
Nineteenth Avenue.



**WML**  
Consulting Engineers

### Distribution Record

Revision	Reviewed By	Date Issued	Purpose of Issue	Issued To
A	SRW	20.10.22	Information	Rory Mackay

Prepared by: J Corke

Signed: *J Corke*

Date: 20th October 2022

WML Name: Structural Assessment – Jurien Town Hall

WML Project No: 10800

## Contents

1.0 Introduction.....	4
2.0 Observations.....	5
2.1 WML Consulting Site Inspection (10.10.22) .....	5
Roof Space.....	5
Building Internal .....	6
Building External .....	6
Sub-Structure .....	6
3.0 Conclusions.....	6
4.0 Recommendations.....	7
Appendix A .....	8
Appendix B .....	10

## 1.0 Introduction

WML Consultants were appointed by the Shire of Dandaragan 08.09.22 to undertake a structural inspection of the town hall located at the corner of Bashford Street and Nineteenth Avenue Jurien Bay and provide an independent structural assessment of the hall to aid the shire with their evaluation of the hall's future role within the local community.

A representative from WML Consultants attended the site 10.10.22, the inspection was deemed necessary as the Shire had closed the hall to the public in March 2021 based on their assessment of risk to the public in relation to the ruptured asbestos sheeting that forms the walls of the structure and the conclusions of a previously compiled building maintenance report. The opinions formed within WML Consultants report will aid the Shire and associated stakeholders to determine the future viability of the hall.

The town hall was constructed in 1971 and was placed on the local Shire of Dandaragon heritage register in September 1996 with a significance rating of Category 3. This given category designates the structure to have some moderate significance and as such there are no statutory requirements that require heritage approval. The information relating to the heritage status of the property is located within Appendix A



Figure 1 : Photograph of the town hall taken during WML Consultants inspection.

## 2.0 Observations

Due to the prohibited removal of the asbestos wall and roof sheeting during the inspection, our comments and observations are limited to those areas that were visible and accessible at the time of the inspection.

The roof has been constructed using asbestos sheeting that bears onto a series of jarrah purlins that in turn are supported via steel trusses located at approximately 3.6m centers along the length of the building. The trusses have been constructed using small diameter steel circular hollow sections and in combination with their associated supporting columns at either end, form the main structural frame.

The ceilings are supported on a series of joists spanning across the width of the building onto deep jarrah beams that are located at approximately quarter points, which in turn are supported at their ends by the lower section of roof truss.

The ceilings and upper sections of the internal walls are formed from a perforated cladding system that has been an modification to the hall over the years.

The method of wall construction used for the building is jarrah stud frame with asbestos sheeting affixed either side.

The jarrah boards forming the floor to the hall are supported via a series of joists that span across the width of the building onto secondary jarrah beams that in turn are supported on stubs and footings.

There are 4-5 courses of masonry installed to the rear kitchen, toilets and entrance areas.

### 2.1 WML Consulting Site Inspection (10.10.22)

#### Roof Space

The roof structure is in good condition considering the buildings age, there is evidence of minor corrosion to the surfaces of the structural members that form the main structural frame (trusses and associated column sections) both within the roof space and exterior to the building as can be seen within photographs 6, 11, 13 and 16 located within Appendix C.

There are no visible signs of excessive deflections or over stressing within the roof purlins, trusses and ceiling support structure see photographs 20 – 24 within Appendix C.

It was noted during the inspection that the roof bracing did appear to be excessively sagging as seen within photographs 22 & 23 within Appendix C.

The mesh located at the eaves, that is visible from the outside of the building has rusted away in sections, it is assumed that the mesh serves to restrain the Anticon insulation sheeting located within the roof and not present within the eaves.

## Building Internal

The main hall, Kitchen and associated rooms are generally in good condition, the inner asbestos wall sheeting has been ruptured in a few locations throughout the hall see photographs 15 & 16 within Appendix C.

There is a large penetration to the internal face of the South facing wall within the hall, during the inspection a bore scope camera was placed within the depth of the wall to determine the condition of the structure see photographs 17 - 18 within Appendix C. It may be observed that the Jarrah stud framing is in good condition, however the asbestos sheeting has numerous ruptures throughout.

It was observed during the inspection that there appears to be no physical barrier between the ceiling cladding and the upper roof structure, suggesting material within the roof may filter through to the hall see photograph 19 within Appendix C.

## Building External

On reviewing photographs 1 – 5, 7, 12 & 14 it is clear the hall requires a lot of general maintenance attention, this has been covered elsewhere and is mainly cosmetic.

There are a number of ruptures to the exterior asbestos sheeting throughout the hall see photographs 2-3, 12 & 14 within Appendix C.

## Sub-Structure

During the inspection a camera was placed to the underside of the building to determine the condition of the sub-structure (floorboards, associated jarrah support structure and stumps). On reviewing photographs 8-10 within Appendix C, the Jarrah support sections appear to be in good condition and there are no visible signs of excessive deflections or over stressing.

It was noted during the inspection of the substructure that some of the timber sections appeared to be new and an untreated seasoned pine had been installed see photographs 9-10 within Appendix C.

## 3.0 Conclusions

It is our opinion based on the observations made during the site inspection 10.10.22, that the structural integrity of the hall is adequate and fit for purpose (see section 4.0 for suggested structural maintenance repairs).

The external cladding used within the construction of a modern-day equivalent of the hall, would take the form of metal clad sheeting and if this sheeting had been punctured on any particular elevation the repair would be deemed necessary to ensure the building was watertight and for aesthetics. Undertaking the repairs on punctured metal sheeting is relatively easy as the old sheet is removed and a new sheet is installed, however as the internal and external cladding within the hall is Asbestos sheeting it cannot be replaced and as the sheeting has been ruptured this poses a health risk to the building users.

It is therefore our opinion that the sheeting is to be removed in accordance with the appropriate WorkSafe regulations, by a licenced contractor and a modern equivalent installed.

Jurien Hall was constructed in 1971, the requirements for the design of buildings have naturally progressed over the years leading to the potential for existing buildings to become non-compliant with current Australian standards when they are altered. If the Asbestos sheeting to the hall was to be removed and a modern-day equivalent installed, the structural frame for the building may require assessment against modern building design standards, for example the Structural standard for wind design actions has been updated over 12 times since the construction of the hall.

## 4.0 Recommendations

The following recommendations can be made:

- The minor areas of surface corrosion to the roof trusses, supporting columns is to be removed either manually or by mechanical means, treated with a high zinc primer and then a suitable topcoat. Given the location of the site in proximity from the sea, it is advised that Dulux special coatings (Or similar) are contacted to provide recommendations for treatment (This is a free service Dulux provide).
- Although not critical to the structure, the roof bracing should be hung where possible to reduce the self-weight deflections.
- The new untreated pine sections (See photographs 9 - 10 within Appendix B) need to be adequately treated for durability and termites.
- A termite inspection of all the timber is recommended.

## Appendix A

# Original Jurien Hall

**AUTHOR** Shire of Dandaragan

**PLACE NUMBER** 05842

**LOCATION**

Bashford St Jurien

**LOCATION DETAILS**

**LOCAL GOVERNMENT** Dandaragan

**REGION** Wheatbelt

**CONSTRUCTION DATE**  
Constructed from 1971

**DEMOLITION YEAR** N/A

## Statutory Heritage Listings

TYPE	STATUS	DATE	DOCUMENTS
(no listings)			

## Heritage Council Decisions and Deliberations

TYPE	STATUS	DATE	DOCUMENTS
(no listings)			

## Other Heritage Listings and Surveys

TYPE	STATUS	DATE	GRADING/MANAGEMENT
			CATEGORY
Municipal Inventory	Adopted	30 Sep 1996	Category 3

## Statement of Significance

The Original Jurien Hall has some local significance for its association with recreational and social activities in the town.

## Physical Description

This medium sized rectangular building is of shadow line asbestos construction with a shallow pitches asbestos gable roof. A double entry door is enhanced by a flat porch roof supported on metal posts.

## Integrity/Authenticity

Integrity: High Degree

## Condition

Good

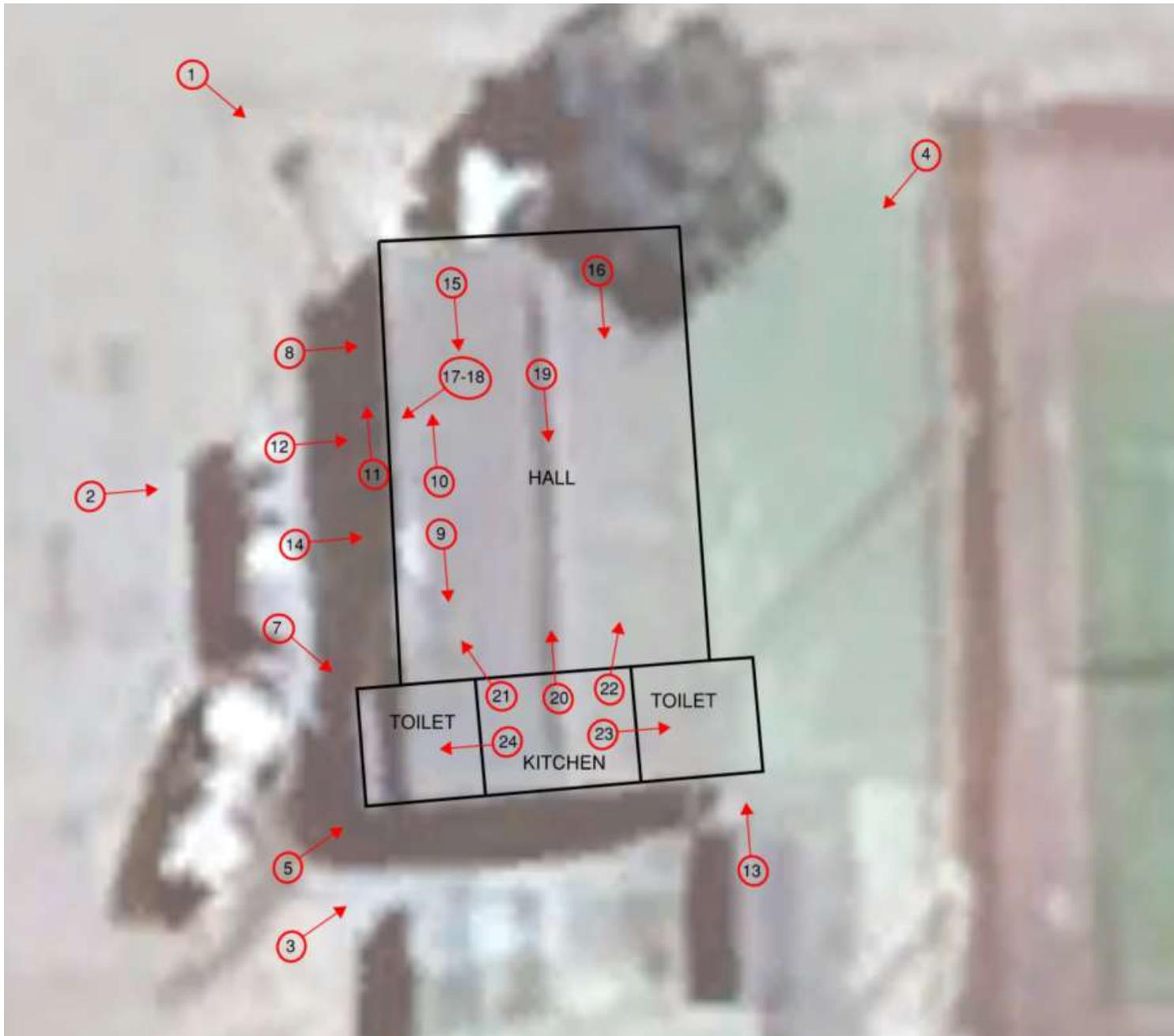
**Creation Date** 15 May 1997

**Last Update** 01 Jan 2017 **Publish place record online (inHerit):** Approved

## Disclaimer

This information is provided voluntarily as a public service. The information provided is made available in good faith and is derived from sources believed to be reliable and accurate. However, the information is provided solely on the basis that readers will be responsible for making their own assessment of the matters discussed herein and are advised to verify all relevant representations, statements and information.

## Appendix B





Photograph 1 – Overall view of the hall looking toward the Northeast



Photograph 2 – Overall view of the hall looking toward the North



Photograph 3 – Overall view of the hall looking toward the Northwest



Photograph 4 – Overall view of the hall looking toward the South



COLUMN SURFACE CORROSION

Photograph 5 – Lower sections of the roof supporting columns (Minor Surface corrosion)



COLUMN SURFACE  
CORROSION

Photograph 6 – Minor surface rust to the lower section of column.



Photograph 7 – Column support for upper roof at toilet external entrance.



Photograph 8 – Floor joists supported on secondary Jarrah beams seated on stub supports



Photograph 9 – View to the underside of the Hall floor looking East



Photograph 10 – View to the underside of the Hall floor looking West



Photograph 11 – Corroded mesh detail within eaves & Surface corrosion to the top cord of the roof truss that supports the timber fascia board



Photograph 12 – Penetrated sections of asbestos outer wall sheeting.



Photograph 13 - Lower sections of the roof supporting columns (Minor Surface rust)



Photograph 14 – Penetrated sections of asbestos outer wall sheeting.



Photograph 15 – Penetrated sections of inner wall sheeting.



Photograph 16 – Penetrated sections of inner wall sheeting.



Photograph 17 – Bore Scope placed within the wall (Penetrated sections of wall sheathing).



Photograph 18 – Bore Scope placed within the wall.



Photograph 19 – Perforated ceiling cladding viewing to the roof structure



Photograph 20 – Within the roof space viewing toward the West.



Photograph 21 - Within the roof space viewing toward the Southwest.



Photograph 22 - Within the roof space viewing toward the Northwest.



Photograph 23 - Within the roof space view on the gable facing the Northeast



Photograph 24 - Within the roof space view on the gable facing the Southeast