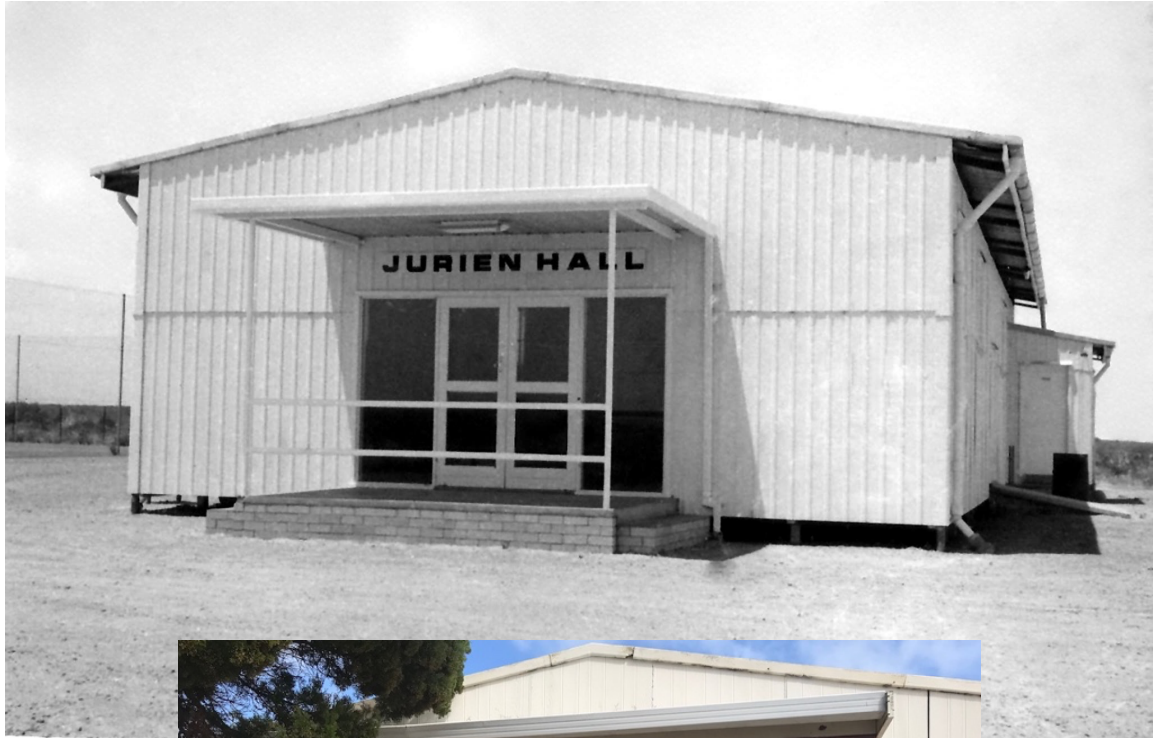


Jurien Hall

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.

Routine Inspection Report

Date: Thursday, 10 December 2020

Property Details

Owner Name Shire of Dandaragan
Building Name Jurien Hall
Address 3 Bashford Street, Jurien Bay 6516
Tenant Name -
Inspected By Ben Symmons



This report captures the findings from a visual routine inspection conducted at the above property. Please refer to this inspection for any important notes, maintenance, compliance or renewal works issues.

If you have any questions in relation to the routine inspection report, please do not hesitate to contact me at ben.symmons@assetim.com.au or on 0402 006 300.

Regards
Ben Symmons

Detailed Observations From This Inspection

Area	Clean	Maintenance Required	Renew Within 5 Years	Compliance Concern	Comments/Notes
Exterior of Building			✓		Building has multiple issues. However, requires a strategic review of its future before works are scoped.
Doors		✓	✓		All external door frames require localised repairs, stripping and repainting. Some parts, such as frame base, will need replacing. Eastern rear door needs replacing. Side doors to tennis courts need renewal. Very poor condition.
Roof		✓			Timber frame with ACM panels and steel mesh. All mesh is corroded, with failures that have occurred. All exposed timber elements require painting. Bees nest located in roof, entry in north west corner. Localised areas of failure to roof. Tree at front needs pruning away from roof. Average condition.
Walls		✓	✓		ACM panelling. All exposures require painting. Localised areas of damage noted in several places. Will require replacement of some panels. Poorly fitted panels, such as by main entrance, will be allowing water ingress. Average condition.
Gutters/ Downpipes		✓			Gutters require cleaning, all elements require repainting. Gutter in north west corner needs replacing due to failure. Northern gutter appears to be overflowing backwards, causing damage to the roof. Poor condition.
Parking		✓			Precast concrete kerb in car park is misaligned and requires resetting.

Common Areas					Slight undermining of entry path noted.
Lighting/Signage					External fluorescent lights, average condition.
Windows		✓			Timber framed windows. All require strip and repaint. Some windows require refixing prior to painting. Poor condition.
Foundation					Metal and timber stump foundation, with brick base to eastern extension. Not observable.
Kitchen/ Lunchroom					
Doors		✓	✓		External door needs renewal. Internal door could do with repaint.
Floors			✓		Thermoplastic tiles, possibly ACM. Heavily stained, and sticky. Requires renewal. Poor condition. 21sqm.
Walls					Timber frame with ACM panels. Generally sound, but with evidence of water leaks to external wall, and mould growth. Average condition.
Ceiling					ACM board, good condition
Lighting			✓		2x fluorescent lights with minor surface corrosion, dated look, poor condition.
Cupboards	✓				Fitted cupboards. Evidence of rodent activity, requires treatment. Average to good condition.
Sink & Taps	✓	✓	✓		1x old stainless steel sink. Rear edge needs new silicon. Cold tap is seized. Needs cleaning. Average condition. 1x ceramic sink, poor condition, and 1x splashback tile has failed, replace.
Oven/Stove	✓				Needs cleaning. Good condition.
Equipment					1x fridge freezer 1x freezer 1x pie warmer 2x microwaves Various other minor items.
Fire & Emergency					1x dry chemical extinguisher, service due March 2021. 1x fire blanket, service due March 2021 1x first aid kit. 1x exit light.

Windows		✓			Both windows need repair and repainting. Also suggest removal of foil and application of tinting film. Average condition.
HVAC			✓		1x extraction fan, dated, poor condition.
Other					1x instant hot water heater.
Toilet (Male)					Inclusive of hall entry.
Doors		✓	✓		Door from hall needs repainting, average condition. External door needs replacing, poor condition. Door to toilet area needs replacing, poor condition. Toilet door needs repainting, average condition.
Floors					Tiled. Single movement crack noted, average condition.
Walls		✓			ACM panels. Need repainting, average condition.
Ceiling	✓	✓			ACM panels with heavy mould growth. Needs cleaning and repaint. Average condition.
Lighting			✓		3x lights. Hall light needs replacing. Average to good condition.
Sink & Taps			✓		1x ceramic sink with cold tap. Stained. Poor condition.
Towel Dispenser			✓		Poor condition, with heavy surface corrosion.
Toilet					Average condition.
Urinal			✓		Heavily water stained, with stained concrete plinth. Replace in next 2-5 years. Poor condition.
Window		✓			4x windows, all require repair and/or repainting. Poor condition.
Fire & Safety					1x emergency light.
Toilet (Female)					Inclusive of hallway.
Doors		✓	✓		Door to hall needs repainting, average condition. External door needs renewal, poor condition.

					Door to toilet area needs repainting, average condition. Cubicle doors need repainting, average condition.
Floors		✓			Tiled, with failure occurring directly under sink, possibly due to water damage? Requires investigation. Average condition.
Walls	✓	✓			ACM board, with mould staining. Requires treatment and repaint. Average condition.
Ceiling	✓	✓			ACM board, with mould staining. Requires treatment and repaint. Average condition.
Lighting			✓		4x lights. All would benefit from renewal. Poor condition.
Sink & Taps					1x ceramic sink, average condition
Towel Dispenser			✓		Replace
Toilet					2x toilets, one with water staining, average condition.
Window		✓			3x windows, repaint all. Average condition.
HVAC		✓			3x vents. Hall vent has collapsed. Poor condition.
Fire & Safety					1x emergency light
Meeting Room					Main hall
Floor	✓	✓			Jarrah timber floor. Ideally would benefit from a sand and reseal. Heavy bee build up from nest. Good condition.
Walls		✓			ACM panels, with one area of impact damage noted, requires repair. Good condition.
Ceiling					Suspended metal panels. Minor impact damage. Good condition.
Doors		✓	✓	✓	3x external door points. One emergency exit point is blocked. All need work as per outside notes.
Lighting	✓	✓			8x fluorescent lights, every other light doesn't seem to work. Check. Some diffusers have high amounts of dead bees.

					Good condition.
Fire & Safety					3x emergency exit lights. 1x water extinguisher, service due March 2021.
Windows		✓	✓		All require work as per outside notes.
Electrical					Various AV equipment noted. Ceiling mounted projectors and light equipment noted.

Disclaimer:

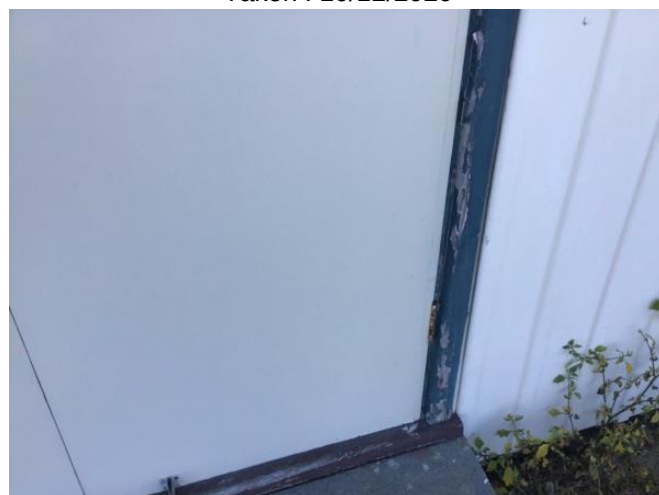
This routine inspection report is a ground based visual inspection only and is carried out by this organisation to identify any potential maintenance, safety or renewal works requirements. The inspection is not intended to assess the structural adequacy of building components, including but not limited to, staircases, decking and balconies, or to ensure that plumbing, electrical or gas fixtures or fittings, glass windows, doors and balustrades, smoke alarms, pests (i.e. termites), asbestos and swimming pool safety barriers (and associated fittings) comply and operate in accordance with applicable building/council codes and/or laws and regulations.

This organisation recommends that all asset owners have regular inspections carried out by suitably qualified licensed and insured contractors and experts in the appropriate area when necessary.

Exterior of Building
Taken : 10/12/2020



Exterior of Building - Doors
Taken : 10/12/2020



Exterior of Building - Doors
Taken : 10/12/2020



Exterior of Building - Doors
Taken : 10/12/2020



Exterior of Building - Roof
Taken : 10/12/2020



Exterior of Building - Roof
Taken : 10/12/2020



Exterior of Building - Roof
Taken : 10/12/2020



Exterior of Building - Walls
Taken : 10/12/2020



Exterior of Building - Walls
Taken : 10/12/2020



Exterior of Building - Walls
Taken : 10/12/2020



Exterior of Building - Walls
Taken : 10/12/2020



Exterior of Building - Walls
Taken : 10/12/2020



Exterior of Building - Gutters/ Downpipes
Taken : 10/12/2020



Exterior of Building - Gutters/ Downpipes
Taken : 10/12/2020



Exterior of Building - Parking
Taken : 10/12/2020



Exterior of Building - Common Areas
Taken : 10/12/2020



Exterior of Building - Windows
Taken : 10/12/2020



Exterior of Building - Windows
Taken : 10/12/2020



Kitchen/Lunchroom
Taken : 10/12/2020



Kitchen/Lunchroom - Sink & Taps
Taken : 10/12/2020



Kitchen/Lunchroom - Windows
Taken : 10/12/2020



Toilet (Male)
Taken : 10/12/2020



Toilet (Male) - Floors
Taken : 10/12/2020



Toilet (Male) - Ceiling
Taken : 10/12/2020



Toilet (Male) - Lighting
Taken : 10/12/2020



Toilet (Male) - Sink & Taps
Taken : 10/12/2020



Toilet (Male) - Urinal
Taken : 10/12/2020



Toilet (Female)
Taken : 10/12/2020



Toilet (Female) - Floors
Taken : 10/12/2020



Toilet (Female) - Walls
Taken : 10/12/2020



Toilet (Female) - Lighting
Taken : 10/12/2020



Toilet (Female) - HVAC
Taken : 10/12/2020



Meeting Room
Taken : 10/12/2020



Meeting Room - Floor
Taken : 10/12/2020



Meeting Room - Walls
Taken : 10/12/2020



Meeting Room - Doors
Taken : 10/12/2020



Meeting Room - Electrical
Taken : 10/12/2020

