

SHIRE OF WANDERING

22 Watts Street, Wandering WA 6308

Ph: (08) 6828 1800

www.wandering.wa.gov.au



Our Vision:

Wandering is a community of responsible, resilient and adaptable residents thriving in our scenic, economically diverse environment.

Wandering Community Centre Upgrade Committee Meeting

Agenda 13 November 2024

The next Wandering Community Centre Committee Meeting of the Shire of Wandering will be held on Wednesday 13 November 2024 in the Council Chambers, 22 Watts Street, Wandering, commencing at 7pm.

Alan Hart
CHIEF EXECUTIVE OFFICER

SHIRE OF WANDERING

Agenda for the Wandering Community Centre Meeting to be held in the Council Chambers on Wednesday 13 November 2024 commencing at 7pm.

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1. Declaration of Opening / Announcements of Visitors

The Chairman to declare the meeting open.

2. Attendance / Apologies / Approved Leave of Absence

Councillors

Cr Max Watts, Cr Sheryl Little, Cr Gillian Hansen

Community Members

Lee Muller, Brendan Whitely, Darralyn Ebsary

Shire of Wandering Staff

Alan Hart – Chief Executive Officer

Karl Mickle – Operations Manager

Project Manager

Lou Cowan

Apologies

3. Confirmation of Minutes of Previous Meetings Held

3.1 Committee Meeting Minutes – 4 September 2024

Statutory Environment:

Section 5.22 of the *Local Government Act* provides that minutes of all meeting to be kept and submitted to the next ordinary meeting of the Council or the committee, as the case requires, for confirmation.

Voting Requirements:

Simple Majority

Recommendation:

That the Minutes of the Wandering Community Centre Upgrade Committee Meeting held on 4 September 2024 be confirmed as true and correct.

Moved: _____

Seconded: _____

Carried

For / Against: L Muller, B Whitely, Cr S Little, Cr M Watts, Cr G Hansen, D Ebsary

4. General Business

4.1 Project Manager Update Report

File Reference:	11.111.11101
Location:	Down Street, Wandering
Applicant:	N/A
Author:	Lou Cowan, Project Manager
Authorising Officer	Alan Hart, Chief Executive Officer
Date:	7 November 2024
Disclosure of Interest:	Nil
Attachments:	Project Manager Update Report
Previous Reference:	N/A

Summary:

For the Committee to receive the Project Manager's report.

Background:

The Wandering Community Centre is the hub for the Wandering community and has been identified as a building that needs to be upgraded to ensure that community expectations of a modern facility are addressed and the building is fit for purpose going into the future

Comment:

The Project Manager will present the report to the Committee at the meeting.

Consultation:

Not applicable

Statutory Environment:

Not applicable

Policy Implications:

Not applicable

Financial Implications:

Nil.

Strategic Implications:

PROVIDE STRONG LEADERSHIP

Our Goals	Our Strategies
A well informed Community	Foster Opportunities for connectivity between Council and the Community
We plan for the future and are strategically focused	Ensure accountable, ethical and best practice governance

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations

Risk Implications:
Nil

Voting Requirements:
Simple Majority

Officer Recommendation:
That the Committee accepts the Project Manager’s report.

Moved: _____ Seconded: _____

Carried

For / Against: L Muller, B Whitely, Cr S Little, Cr M Watts, Cr G Hansen, D Ebsary

REPORT to UPGRADE COMMITTEE
7 November 2024

Since the last Project Manager report, the following items have taken place and are presented to the Community Centre Upgrade Committee Meeting on 13 November for consideration and acceptance:

Community Centre Kitchen Upgrade:

Our kitchen upgrade contractor Stallion Homes has commenced work on site and to date has lifted the paving, removed the kitchen flooring, benches, cupboards and ceilings, and demolished the external walls of the original kitchen and store room. The zed purlins with the mid-span bridging pieces for the new roof have been delivered to site.

A key to the doors of the Community Centre was provided to Stallion Homes in order for the toilet areas to be accessed by the workers. The key will be returned on completion of the contractor's works.

The kitchen upgrade work has of necessity disconnected the gas supplying the hot water systems to the amenities area. This has resulted in a loss of the hot water supply to the amenities area.

Community Centre Amenities Upgrade:

On 22 October I requested an 'out of session' query to the Upgrade Committee to obtain consensus for deciding on the course of action with regard to four potential concerns raised by our architect Kim Harris.

The concerns and the agreed actions were as follows:

1. The UAT with shower will encroach a further 580mm into the Foyer. The consensus of the Committee was that the encroachment was acceptable in order to provide the shower facility in the UAT. Based on this, Kim Harris was requested to proceed with the amenities design. The Upgrade Committee is now required to formally recommend to Council that the 580mm encroachment is accepted.
2. The building itself does not comply to Access requirements in the form of a single 920mm door access/egress: To be further discussed with the Upgrade Committee with recommendations made to Council. This will also include discussion on the other doorways from Foyer to Main Hall, Main Hall to Verandah, and Main Hall to the western side. This topic was requested to be excluded from Kim Harris's design, but can certainly be either included in the upgrade builder's scope of works, or addressed separately.
3. The access/egress door should have a threshold with a minimum of a 35mm step with ramp or no step: The existing front entrance to the foyer is compliant in this respect. The access/egress for the other external doors (including the Main Hall to the Verandah, and Main Hall to the western side) is to be further discussed with the Upgrade Committee with recommendations made to Council.
4. Is an Access Parking Bay available? A disabled parking bay is available, however the Upgrade Committee needs to consider the inclusion of appropriate line-marking and signage to denote the specific use as a disabled parking bay, and make recommendation to Council.

Based on the majority consensus with regard to Item (1) above, Kim was instructed to proceed with the design incorporating the 580mm encroachment into the foyer area.

Further discussion with Kim in regard to the amenities design took place on Tuesday 5 November. Points discussed were:

- It is unlikely that the Shire has kept in storage for over 40 years any spare foyer carpet tiles that could have been used in the re-configured amenities entry from the foyer area. Due to this Kim will make an appropriate allowance for flooring in the drawing notes.

REPORT to UPGRADE COMMITTEE
7 November 2024

- Due to the complexity of the altered amenities septic drainage a demolition of the existing concrete floor will be required. The new concrete floor will be appropriately tied back in to the existing concrete floor. I had expected this to happen.
- The amenities drainage and concrete floor reconstruction will not have added engineering certification as the design will be structurally sound and fit for purpose, and no cost benefit to the Shire will be gained by the certification.
- The documentation for the amenities upgrade will be provided shortly.

Regards – Lou Cowan

Project Manager
Wandering Community Centre Upgrade Project.

4.2 Draft Plans – Amenities Upgrade

File Reference:	11.111.11101
Location:	Down Street, Wandering
Applicant:	N/A
Author:	Alan Hart, Chief Executive Officer
Authorising Officer	Alan Hart, Chief Executive Officer
Date:	11 November 2024
Disclosure of Interest:	Nil
Attachments:	Draft Plans – Amenities Upgrade
Previous Reference:	N/A

Summary:

For the Committee to consider the draft plans for the amenities upgrade as part of the Wandering Community Centre Upgrade.

Background:

The Wandering Community Centre is the hub for the Wandering community and has been identified as a building that needs to be upgraded to ensure that community expectations of a modern facility are addressed and the building is fit for purpose going into the future.

Comment:

Harris Designs have been engaged to prepare the plans for the amenities upgrade. The plans have been prepared in consultation with the Project Manager. These are now presented to the committee for consideration.

Whilst there are no plans to undertake the works as funding has not been secured, it is appropriate that the plans be prepared and finalised so when funding opportunities arise, the plans and costings are available to undertake the works.

It is recommended that the committee consider the plans so feedback can be provided to Harris Designs to enable them to be finalised.

Consultation:

Not applicable

Statutory Environment:

Not applicable

Policy Implications:

Not applicable

Financial Implications:

As detailed in the report

Strategic Implications:

PROVIDE STRONG LEADERSHIP

Our Goals	Our Strategies
A well informed Community	Foster Opportunities for connectivity between Council and the Community
We plan for the future and are strategically focused	Ensure accountable, ethical and best practice governance

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations

Risk Implications:

Nil

Voting Requirements:

Simple Majority

Officer Recommendation:

That the Committee considers the plans for the amenities upgrade and provide feedback to Harris Designs to enable the plans to be finalised.

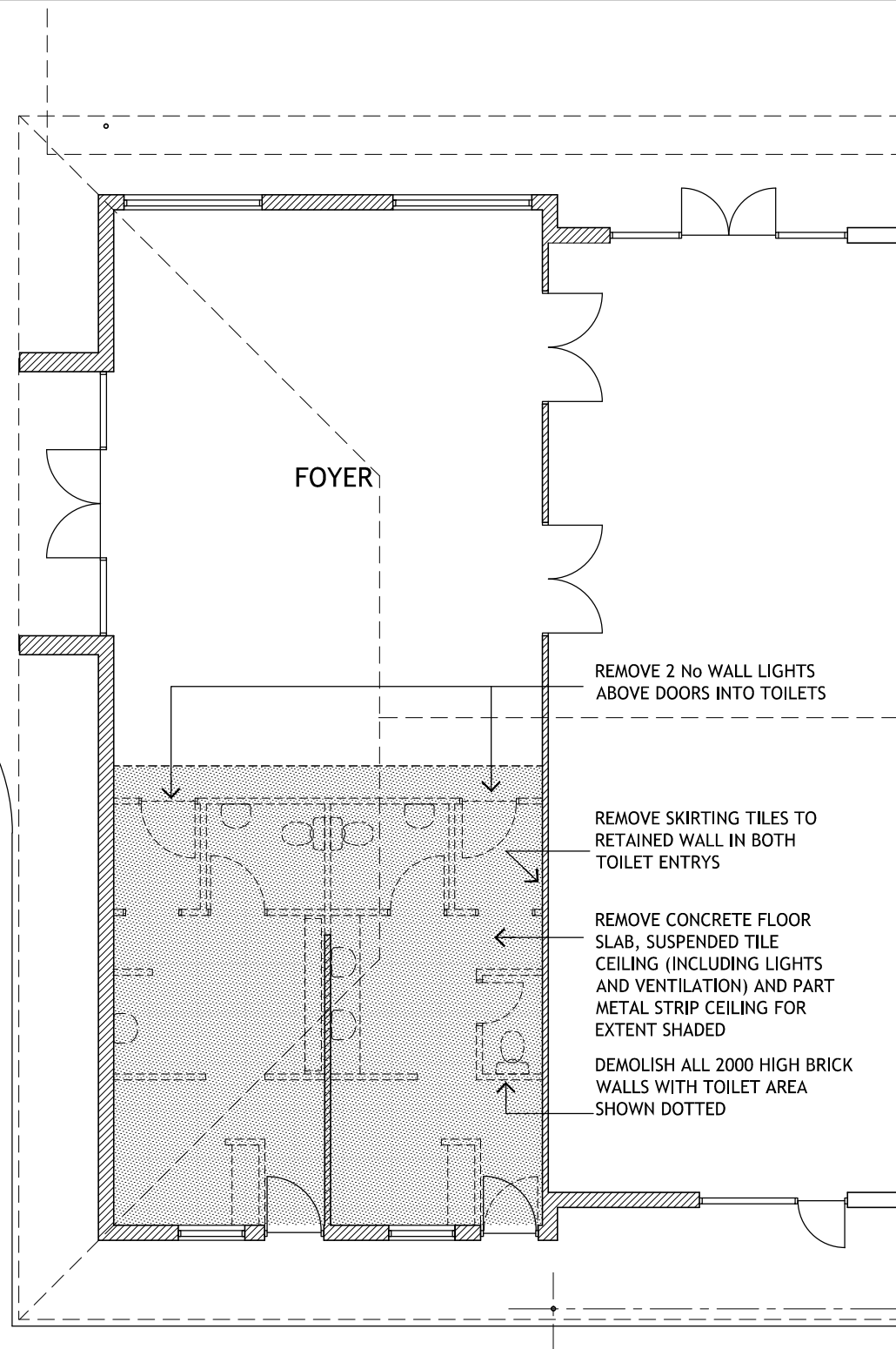
Moved: _____

Seconded: _____

Carried

For / Against: L Muller, B Whitely, Cr S Little, Cr M Watts, Cr G Hansen, D Ebsary

5. Closure of Meeting

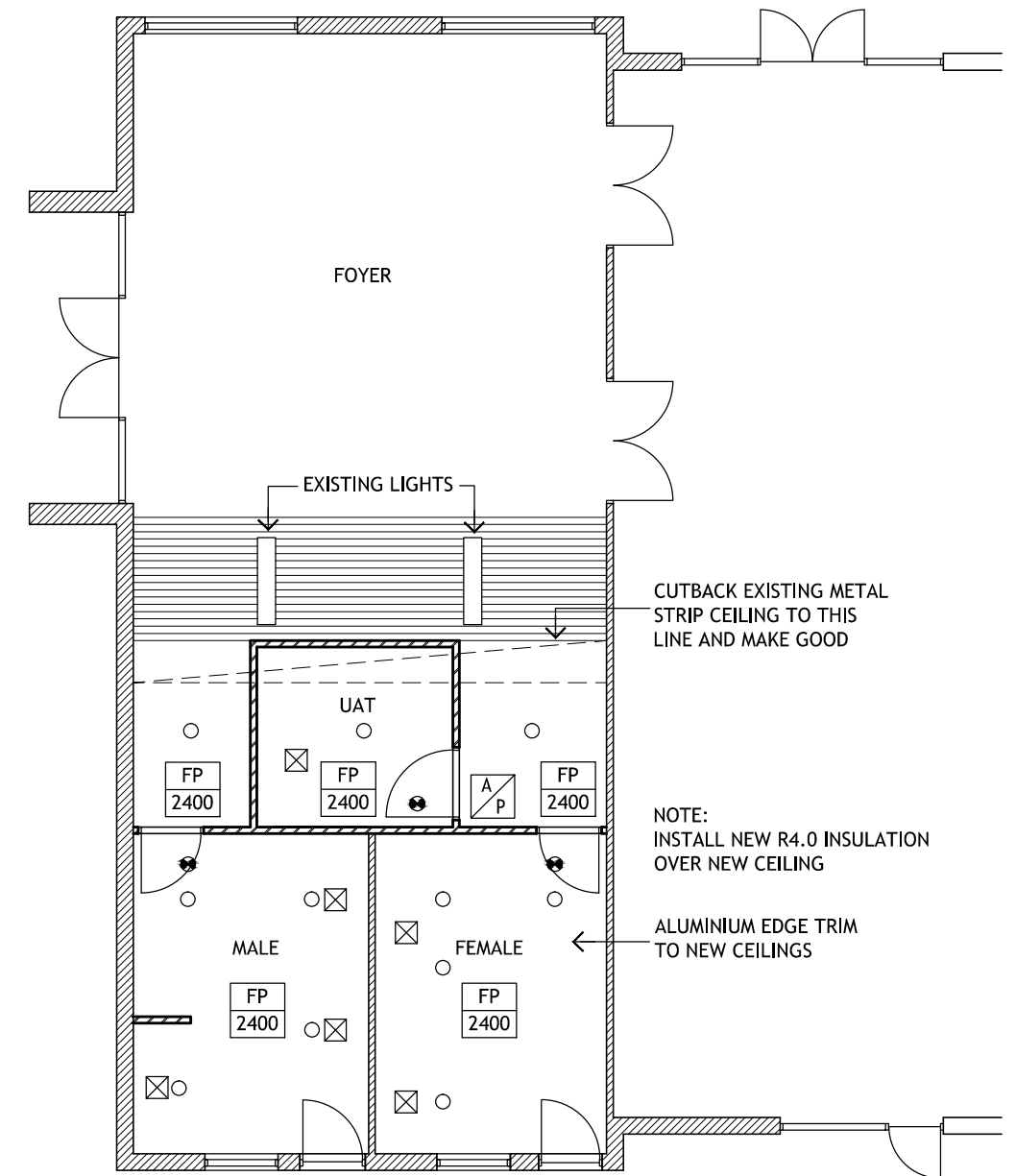


- REMOVE ALL EXISTING PLUMBING FITTINGS AND FIXTURES.
- REMOVE ALL TILING ON RETAINED WALLS.
- CAP AND SEAL ALL SERVICES NOT REQUIRED.
- REMOVE EXISTING ROOF MOUNTED MECHANICAL VENTILATION SYSTEM AND DUCTWORK



DEMOLITION PLAN

SCALE 1:100



- | | |
|------------|--|
| FP
2400 | DENOTES FLUSH PLASTERBOARD CEILING
DENOTES CEILING HEIGHT |
| A/P | 600x600 CEILING ACCESS PANEL |
| ⬢ | EMERGENCY LIGHTING TO AS2293 |
| ○ | SELECTED LED DOWNLIGHT |
| ⊠ | EXHAUST GRILLE TO BE CONNECTED TO NEW EXTRACTION SYSTEM |
- NOTE: INSTALL NEW ROOF MOUNTED MECHANICAL VENTILATION SYSTEM

CEILING PLAN

SCALE 1:100

- THE WORKS SHALL BE BUILT IN ACCORDANCE WITH ALL RELEVANT REQUIREMENTS STIPULATED WITHIN THE BUILDING CODE OF AUSTRALIA (BCA). TO THE EXTENT THAT COMPLIANCE WITH THE BCA REQUIRES COMPLIANCE WITH AUSTRALIAN STANDARDS
- CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION

- DOORS SHALL BE 2040x920 SOLID CORE IN METAL FRAME.
- FIT DOOR CLOSERS TO ALL NEW DOORS
- DOORS SHALL HAVE REGULATORY SIGNAGE
- REFER TO UAT CHECKLIST DWG A4

- MAKE GOOD ROOF SHEETING AFTER REMOVAL AND INSTALLATION OF NEW MECHANICAL VENTILATION SYSTEM



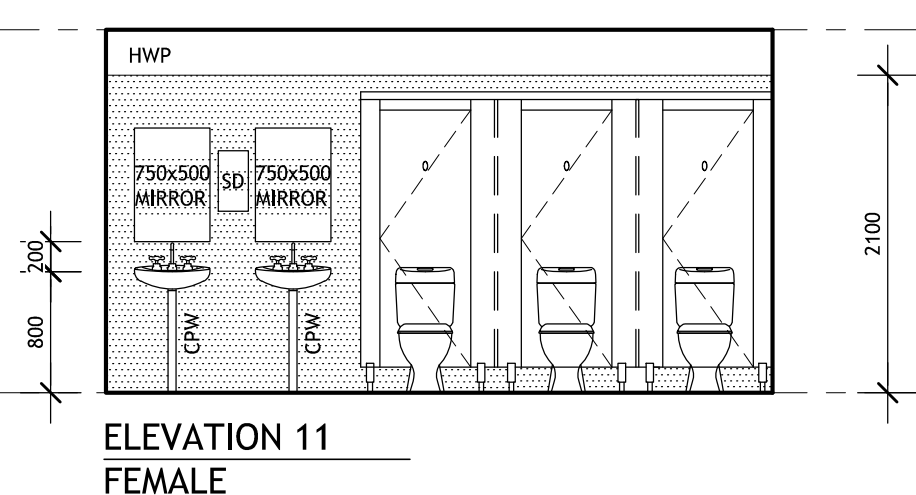
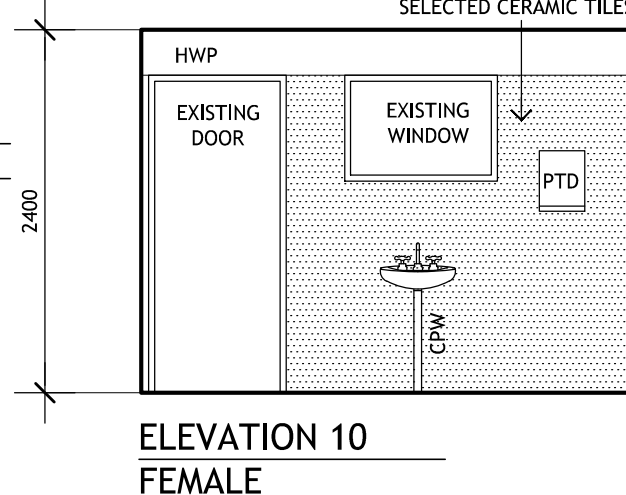
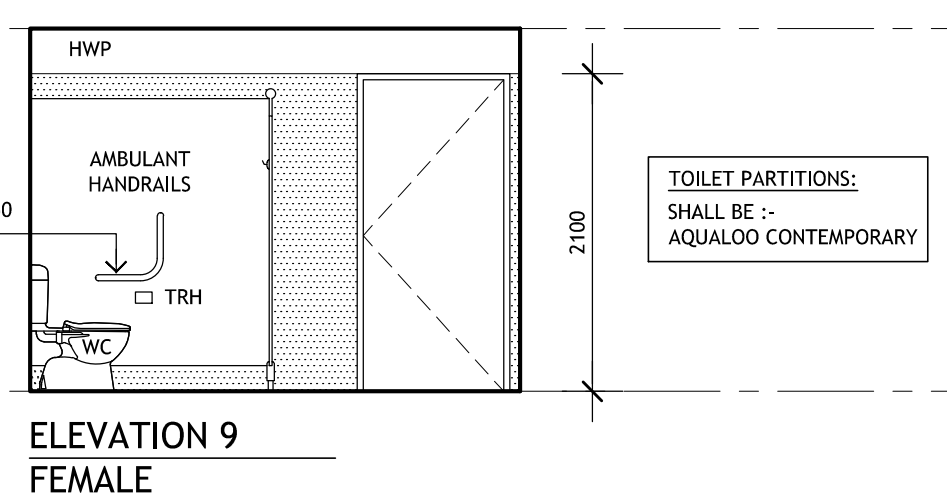
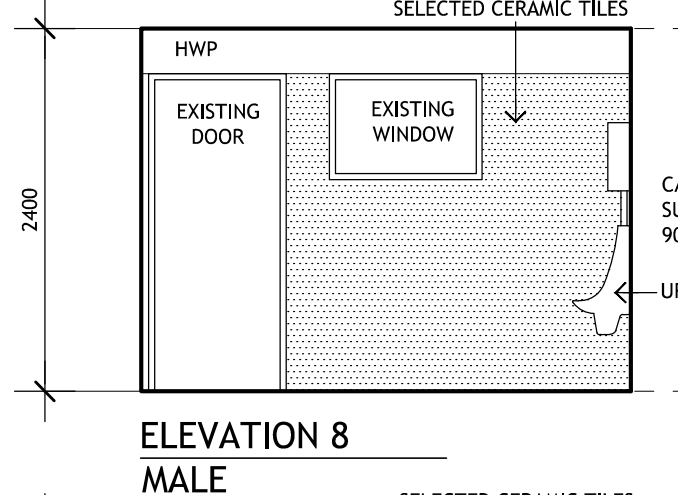
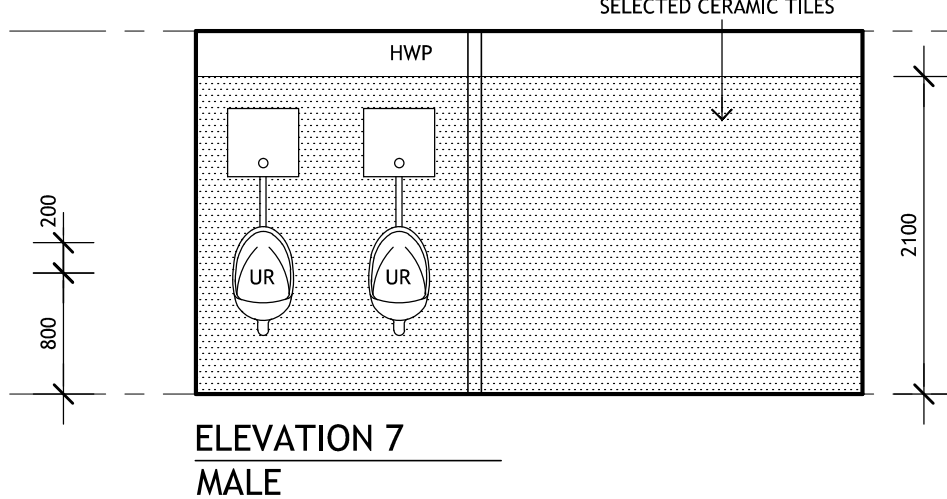
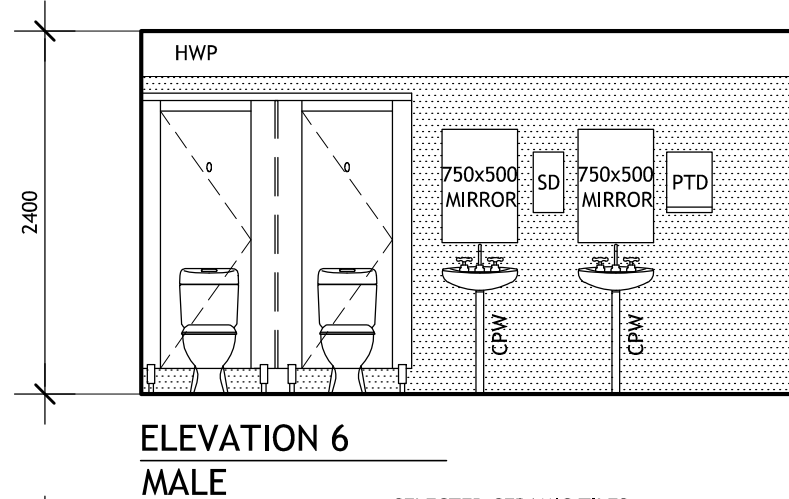
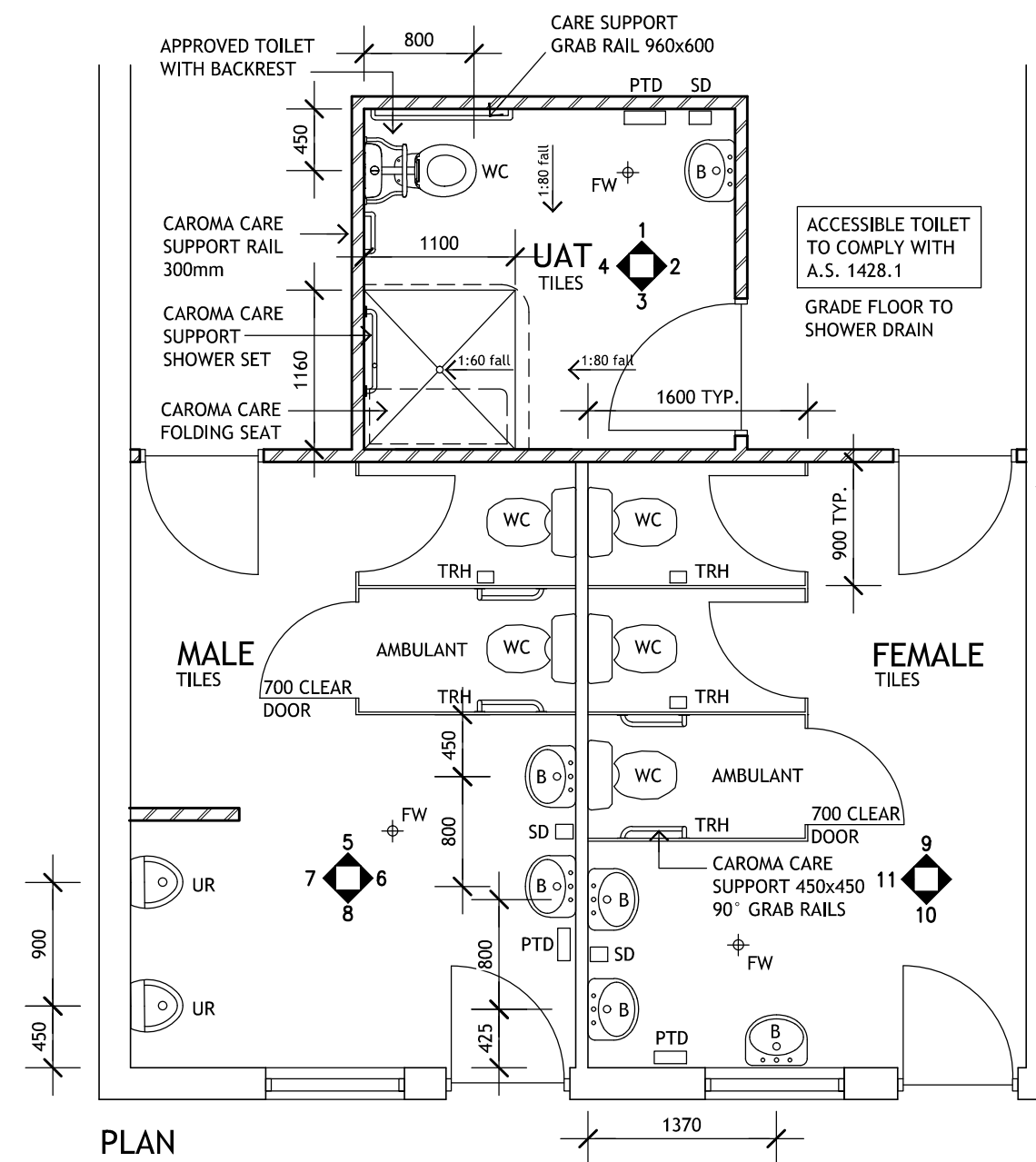
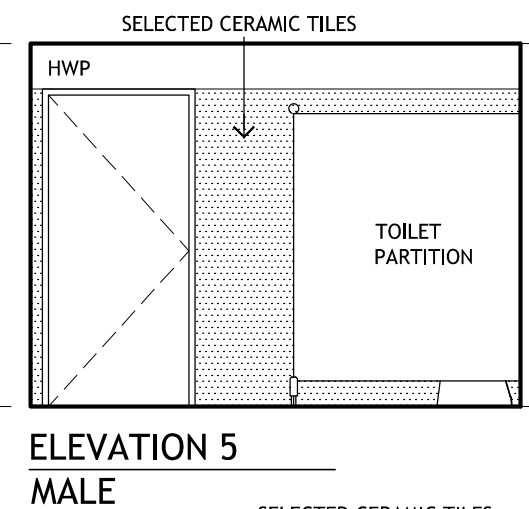
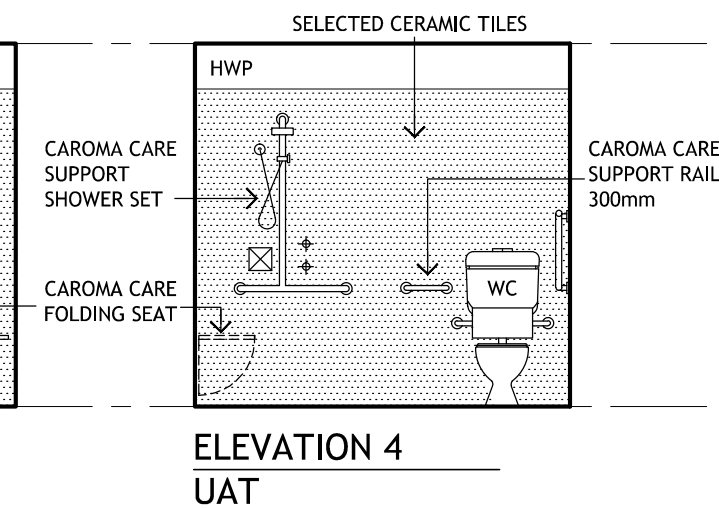
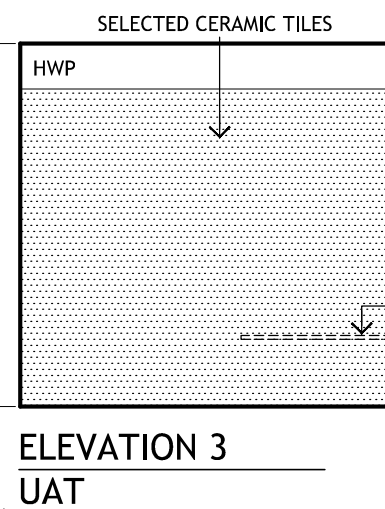
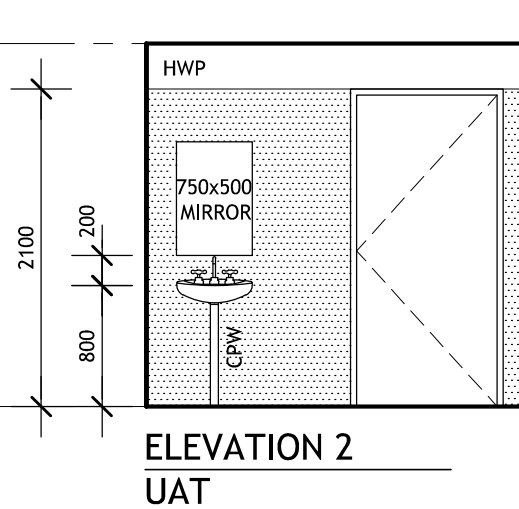
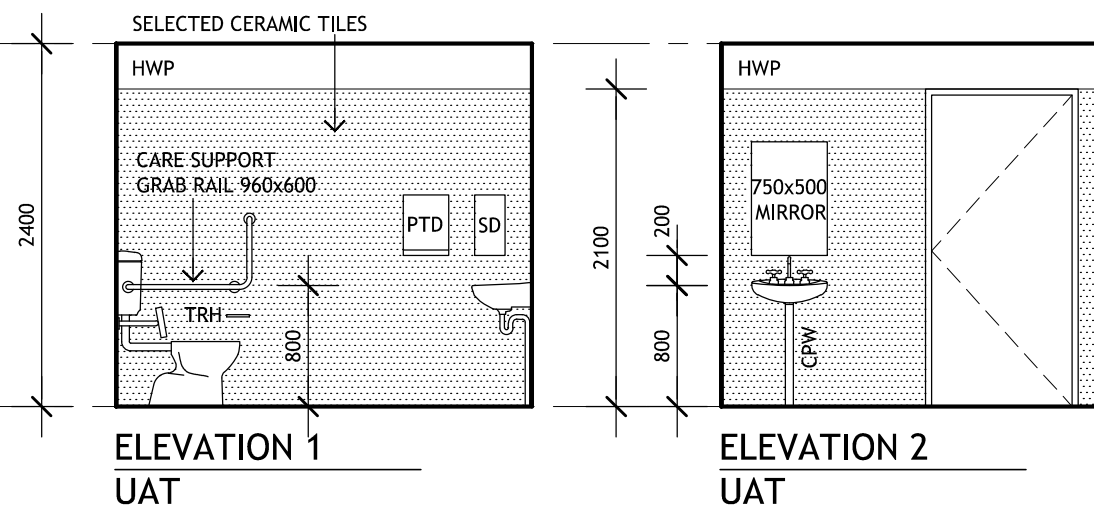
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HWP	HARDWALL PLASTER
UR	WALL HUNG URINAL
B	HAND BASIN
WC	TOILET
AMB	AMBULANT TOILET

HARRIS  **design**

DATE 11-11-24
SCALE 1:100
CAD WCC-HALL.DWG

DRAWING
A02



WANDERING COMMUNITY CENTRE

AMENITIES UPGRADE - DOWN STREET, WANDERING

AS1428.1-2009 UAT CHECKLIST:

- OPERATIONAL COMPONENTS OF SOAP DISPENSERS, TOWEL DISPENSERS TO BE LOCATED BETWEEN 900 - 1100MM AFL.
- LIGHT SWITCH TO BE 1.0 M (+/- 100MM) TO CENTRE AFL (TOGGLE TYPE 30 X 30 SWITCH)
- GPO'S TO BE LOCATED BETWEEN 600 TO 1100 MM AFL AND NOT WITHIN 500MM OF INTERNAL CORNERS OF THE ROOM.
- DOOR HANDLE TO BE NON-SLIP WITH CLEARANCE OF 35-45MM BETWEEN BACK OF GRIP TO DOOR FACE OR BACK PLATE.
- DOOR SNIBS TO HAVE LEVER HANDLE MINIMUM LENGTH OF 45MM FROM CENTRE OF THE SPINDLE. AN 'IN USE' INDICATOR AND A BOLT OR CATCH ARE REQUIRED.
- COAT HOOKS REQUIRED 1200 TO 1350 MM AFL (NOT WITHIN 500MM OF INTERNAL WALL CORNERS)
- PORTABLE SANITARY TOWEL DISPOSAL UNIT REQUIRED AS PER FIGURE 43 OF AS1428.1-2009.
- BRAILLE / TACTILE SIGN REQUIRED TO UAT (PREFERRED LOCATION ON THE WALL, LATCH SIDE OF THE DOOR AT A HEIGHT OF 1200 TO 1600MM AFL TO THE BRAILLE PART OF THE SIGN). A 30 % COLOUR (LUMINOUS) 'LH'
- CONTRAST IS REQUIRED BETWEEN THE DOOR AND THE WALL SURFACE. ACTUAL DOOR ALSO REQUIRED TO BE A MINIMUM OF 30% COLOUR CONTRAST BETWEEN THE DOOR LEAF AND THE DOOR JAMB, ADJACENT WALLS & ARCHITRAVE. (MINIMUM WIDTH OF LUMINOUS CONTRAST TO BE 50 MM). NON SLIP FLOOR SURFACE REQUIRED.

AS 1428.1—2009

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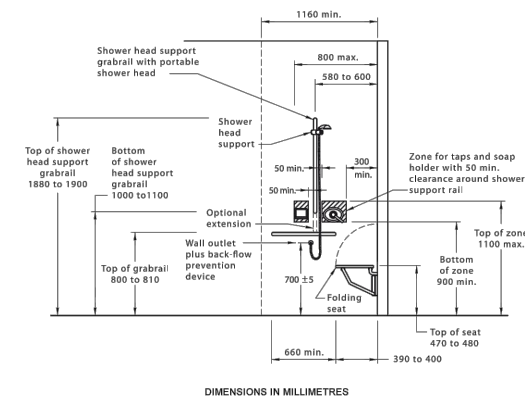


FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION
ELEVATION - SHOWER

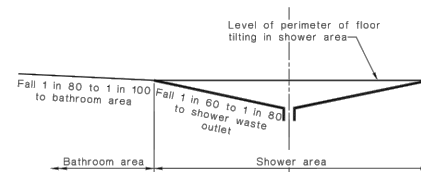


FIGURE 49 GRADES FOR BATHROOM AND SHOWER FLOORS

15.5.3 Opening shower screens
The means of screening a shower recess shall be either by a curtain or a door system that maintains the required circulation space of 1600 mm x 2350 mm.

SHOWER FLOOR

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AS 1428.1—2009

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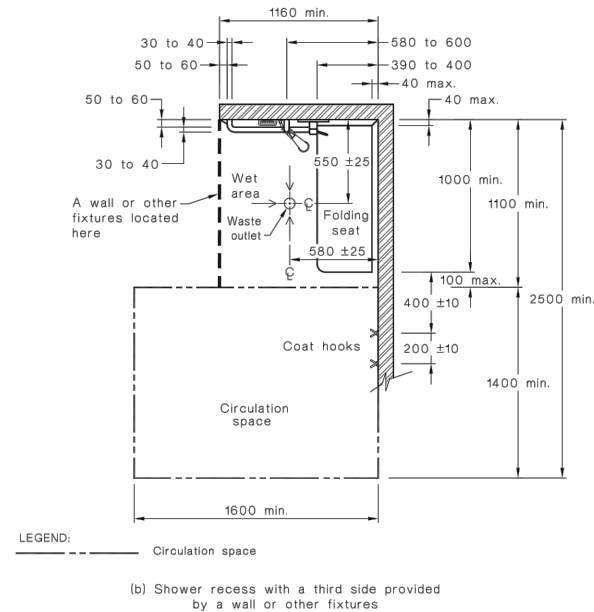


FIGURE 47 (in part) SHOWER RECESS AND CIRCULATION SPACE—PLAN

PLAN - SHOWER

AS 1428.1—2009

72

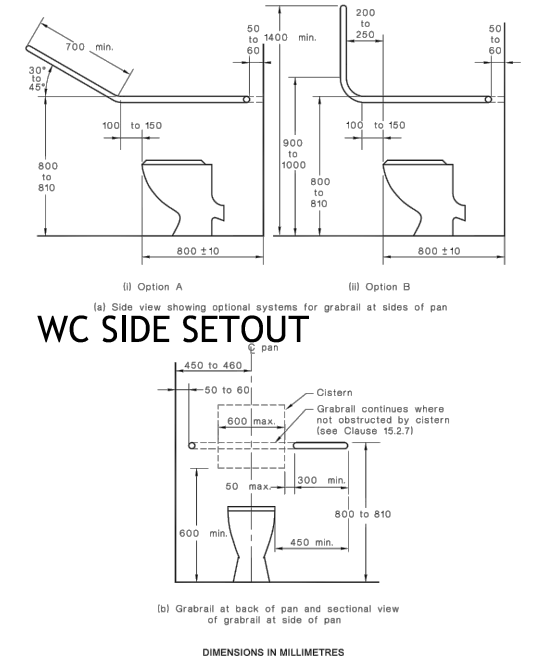
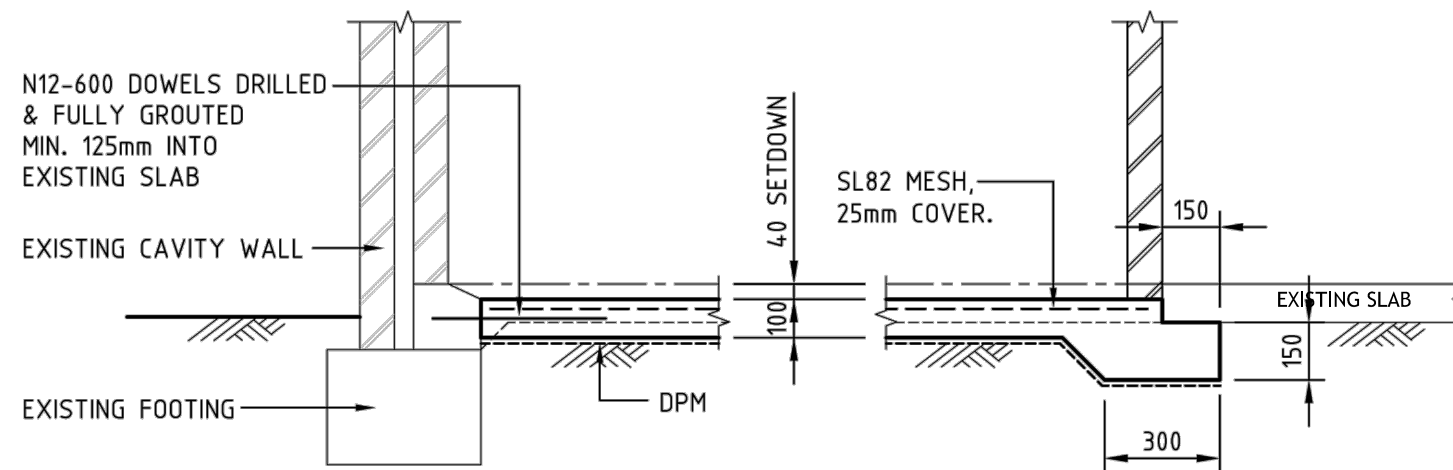


FIGURE 42 POSITIONS OF GRABRAILS IN WATER CLOSETS

WC FRONT SETOUT

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NEW AMENITIES FLOOR SLAB

