

9.4.1 Recommendation to Demolish - Toodyay Showgrounds Bar

Date of Report:	14 July 2023
Applicant or Proponent:	Shire of Toodyay
File Reference:	AGR4
Author:	N Rodger – Operations Officer
Responsible Officer:	S Haslehurst – Chief Executive Officer
Previously Before Council:	N/A
Author's Disclosure of Interest:	Nil
Council's Role in the matter:	Executive
Attachments:	Nil

PURPOSE OF THE REPORT

To seek Council approval to demolish the bar located at the Toodyay Showgrounds, Toodyay Street.

BACKGROUND

The bar located at the Toodyay showgrounds is believed to have been built in c1979 and is currently utilised one day per year for the annual Toodyay Agricultural Show.

COMMENTS AND DETAILS

There have been extensive discussions over the years between the Shire of Toodyay and the Toodyay Agricultural Society (Ag Society) regarding the ongoing maintenance issues at the bar.

In July 2022, the Shire's Building Maintenance Officer engaged a builder from Northam to attend the bar and provide a quote for repairs. The builder declined to provide a quote and advised that the building should be demolished.

As the timeframe was close to the Agricultural Show Day, minor repairs were conducted with the installation of a support beam and as requested by the Ag society, replacement bench tops were installed in August 2022.

On 10 May 2023, a specialised company was engaged to inspect the Showgrounds bar relating to its structural integrity. This confidential report has been provided to Council via the Council Hub for information and consideration.

The report detailed issues with rotted and termite damaged timber uprights, tie down & rafter integrity as well as bearer failure.

Officers attempted to obtain quotes for repairs from a number of builders. However, one declined due to timeframes required, two did not respond, one advised that the work was beyond their skill set but estimated it would be \$30,000 or above to repair and one builder

advised that the building should be demolished and would provide a quote for a like for like replacement.

Due to the indicated cost for repairs, it is recommended that the bar be demolished in the short term so that the Ag Society can utilise the area for 2023 Agricultural Show. It is proposed that Council gives further consideration to whether the structure should be replaced in the longer term.

IMPLICATIONS TO CONSIDER

Consultative:

Officers have consulted with industry professionals and Shire management. This matter was then discussed at a workshop held on 12 July attended by seven elected members.

Officers have informed the Ag Society of the Officer recommendation and will provide the outcome following Council's decision.

An email received by Mr Shenn – President – Toodyay Agricultural Society on Friday 21 July 2023, raised concerns that, should the bar be demolished, there would be insufficient time to carry out repairs to the ground for it to be ready for the Agricultural Show on the 7 October 2023.

For clarification, it is the Officers' intent, should approval be given, that the bar will be deconstructed and materials such as the bar tops and beams that were replaced last year as well as some tin and roofing be salvaged for use in other Shire projects or buildings.

With the removal of the bar structure, an area of concrete which is 9.8 metre in length and 3.4 meters in width will remain for use by the Agricultural Society.

Strategic:

Plan for the Future: Shire of Toodyay Council Plan 2022-2033

Outcome 1: A safe and healthy community

O1.1. Facilitate community safety.

O1.3. Grow participation in sport and recreational activities.

Outcome 9: Responsible and effective leadership and governance

O9.2 Govern Shire finances, assets, and operations responsibly

Policy related:

Risk Management

Asset Management

Financial Governance

Financial:

The Shire invests significantly in the maintenance costs of all Shire owned buildings.

Legal and Statutory:

Local Government Act 1995

Building Act 2011

Risk related:

The current condition of the bar warrants action to address risks to public safety. To not do so would pose a Major (4) compliance risk. This report seeks to mitigate that risk.

Workforce related:

The Shire has an ongoing commitment to the upgrade, renewal and maintenance of Shire buildings. The demolition of this structure would utilise Officer resources.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION 1

That Council:

1. Approves the demolition of the bar structure at the Toodyay Showgrounds.
2. Requests the Chief Executive Officer to liaise with the Toodyay Agricultural Society about the need for a new structure and schedule for discussion at a Council workshop no later than 31 December 2023.