

14. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

14.1 EXECUTIVE SERVICES

14.1.1 HOPETOUN YOUTH ART SPACE – 99B TAMAR ST COUNCIL APPROVAL FOR GRANT SUBMISSION

File Reference:

Location: Shire of Ravensthorpe

Author: Chief Executive Officer

Authorising Officer: Chief Executive Officer

Date: 13 September 2025

Disclosure of Interest: CEO – Matthew Bird

Attachments: 14.1.1 1. Preliminary Design YAS Building Improvements.

Previous Reference: N/A

PURPOSE

1. This report recommends that Council APPROVE the proposed alterations to the Shire owned building at 99b Tamar St and operating under the name of Hopetoun Youth Art Space. Council approval is required in order for lessee Rave About Arts to submit funding applications.

BACKGROUND

2. In May 2023 Council approved the Shire leasing Unit 5 99 Tamar St from building owner Roselea Trading and approved licensing the use of the space to the Hopetoun CRC and Rave About Arts via resolution number 39/23.
3. Council then approved the Shire purchase of Lot 2 99 (including Units 5 and 6) Tamar St Hopetoun in February 2024 via resolution number 119/24.
4. Unit 5 has been successfully activated by these community groups and has developed a strong community profile known as the Hopetoun Youth and Arts Space, or YAS for short.
5. Rave About Arts are now seeking third party funding to improve these facilities and are seeking Council approval as the building owner for the proposed alterations.

COMMENT

6. The YAS building has been a tremendous success for local community members driven by the local community groups of Rave About Arts and the Hopetoun CRC. These groups deliver a regular program of community based activities and events that greatly enhance the overall liveability and attractiveness for the town.
7. The proposed building improvements are detailed in report attachments and include;
 - Renovate and extend toilet and kitchen facilities including compliant ambulant facilities,
 - Install new doorways, roller doors, entry/exits to improve user circulation flow and compliance,
 - Create new servery area for improved events delivery,
 - Extensions to mezzanine areas for enhanced user spaces,
 - Build new permanent stage area including ramp for improved access, and

- Build new sound proof room with appropriate acoustic insulation installed throughout building.

- The proposed additions will greatly enhance the YAS building and allow expansion to the current programs and events delivery.
- Rave About Arts plan to submit a funding application for these proposed works under the Lotterywest Arts and Culture Infrastructure Grant Program. This grant program will support arts and culture projects through \$30m of funding delivered across 3 financial years 2025 to 2027. Round one funding closes 13 October 2025.

"Western Australian organisations working to bring communities together through improved and accessible arts and culture infrastructure may be eligible for this funding, which will be delivered through grant rounds.

Items supported include Equipment, Technology, upgrades to existing facilities, and minor capital works." Source: Lotterywest website

- Rave About Arts are seeking Council approval as building owner for the proposed works in order to submit this funding application.

CONSULTATION

- Rave About Arts, Hopetoun CRC, Shire executive team.

STATUTORY ENVIRONMENT

- Local Government Act 1995, Section 3.58.

POLICY IMPLICATIONS

- Adhere to Policy LPP12 Leases and Licences.

FINANCIAL IMPLICATIONS

- As part of the 25/26 Budget adoption, Council approved an allocation of \$20k to Rave About Arts for this project subject to successful grant applications.

RISK MANAGEMENT

- The following risks have been identified as a part of this report;

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Performance (Operational) Level of support for local community groups seeking third party funding to improve Council owned assets	Possible	Moderate	Low	Council actively supports local groups to secure third party funding.
Reputational; Council do not support RAA's application to improve YAS building facilities	Possible	Minor	Low	Council fully considers the RAA application and impacts to future community program delivery.

ALTERNATE OPTIONS

16. Council may decide not to support the RAA funding application as presented and/or recommend revisions to proposed building changes.

STRATEGIC ALIGNMENT

17. This item is relevant to the Councils approved Strategic Community Plan 2020-2030 and Corporate Business Plan 2020-2024.

Outcome 5: Governance and Leadership - The Shire of Ravensthorpe partners the community, and is an effective advocate and responsible steward

Item	Objectives and Strategies
5.1	The Shire's community is engaged and involved
5.2	The Council ensures its decisions are well informed and considered
5.3	The Council, with the support of the community, is an effective advocate for resources and facilities which support the vision for the future
5.4	The Shire of Ravensthorpe is known as a good employer, and staff have the capacity and skills to deliver identified services and strategies
5.5	The value of community owned assets is maintained
5.6	Financial systems are effectively managed
5.7	Customer service and other corporate systems are of high quality

VOTING REQUIREMENTS

18. Absolute Majority

OFFICER RECOMMENDATION

That Council:

- 1. Extend congratulations to the Rave About Arts and Hopetoun CRC groups for the successful program and event delivery undertaken at the YAS to date,**
- 2. APPROVE the proposed building alterations as detailed in Attachment 1 building design plans,**
- 3. APPROVE the CEO to provide a letter of support from Council to assist YAS future grant applications for the proposed works.**

Moved: _____

Seconded: _____

Carried: ____ / ____

HOPETOUN YOUTH ART SPACE
FOR RAVE ABOUT ARTS
99b TAMAR STREET HOPETOUN

SCOPE:

DEMOLISH EXISTING TOILET AND TEA PREP. ADJUST WALL LOCATIONS. BUILD ONE FULLY COMPLIANT AS1428.1 COMPLIANT UNISEX UAT, AND ONE UNISEX AMBULANT WC.

INSTALL NEW 870W DOOR TO ASSESS NEW TOILETS, ENSURING AS1428.1 DOOR CIRCULATION SPACES AND HARDWARE.

CREATE NEW KITCHEN AREA. INCLUDE SERVERY, SINK, LOCKABLE 870W DOOR. INCLUDE EXHAUST FAN FOR AIR CIRCULATION TO THIS SPACE. (EXTEND FAN DUCTING FROM TOILETS)

DEMOLISH EXISTING STAIR TO UPPER MEZZANINE SPACE. BUILD NEW STAIR BETWEEN NEW BAR AREA AND WC'S. AREA UNDER STAIRS TO BE STORAGE SPACE FOR THE KITCHEN.

EXTEND EXISTING MEZZANINE SPACE. AREA 1 TO THE NORTH TOWARDS THE ROLLER DOOR, WILL BE FOR SOUND AND LIGHTING CONTROL AREA 2.6m x 5.9m. AREA 2 TO THE REAR WALL TO EXTEND OVER THE NEW BAR AREA 3.6m x 9.0m.

BUILD NEW PERMANENT STAGE AREA - 9m x 5m x 1m HIGH. INCLUDE RAMP FOR ACCESS.
ALLOW FOR ACOUSTIC INSULATION TO THE STAGE FLOOR

CREATE NEW SOUND PROOF ROOM ADJACENT THE NEW STAGE. THIS AREA IS TO HAVE A DUAL USE, AS A GREEN ROOM FOR PERFORMANCES, AND A SOUND PROOF MUSIC ROOM. WALLS TO THIS ROOM ARE TO EXTEND TO THE ROOF STRUCTURE OVER, AND HAVE A FLAT CEILING AT 3.9m. CEILING TO BE SUSPENDED WITH ACOUSTIC ISOLATION MOUNTS, AND LINED WITH CSR 'MARTINI ABSORB' WITH BRADFORD POLYMAX INSULATION. THE EXISTING EXTERNAL CONCRETE WALLS ARE TO HAVE A STUD WALL WITH ACOUSTIC ISOLATION MOUNTS AND LINED WITH CSR 'MARTINI ABSORB' WITH BRADFORD POLYMAX INSULATION.

EXTEND EXISTING WATER SUPPLY AND WASTE TO THE NEW GREEN ROOM FOR INCLUSION OF A HANDBASIN. INCLUDE HOT WATER SUPPLY.

PENETRATE EXTERNAL 150mm THICK CONCRETE WALL PANEL AND CREATE SECONDARY EXIT DOORWAY. ENSURE EXIT LIGHTING IS INSTALLED TO CODE REQUIREMENTS.

CREATE STORAGE CABINETS INSIDE THE EXISTING ROLLER DOOR ENTRY. AREA TO BE 8.25m x 1.2m DEEP x 4m HIGH, CONSTRUCTED FROM TIMBER FRAMING AND LINED WITH 13mm FC SHEET. ALLOW FOR TWO MANUAL ROLLER DOORS AND INTERNAL SHELVING. (PS)

SEPARATE BUDGET ITEM 1:

ALLOW FOR SUSPENDED RAKED CEILING WITH ACOUSTIC ISOLATION MOUNTS, AND LINED WITH CSR 'MARTINI ABSORB' WITH BRADFORD POLYMAX INSULATION.
ALLOW 260sqm (15.275m x 16.613m (5 DEG PITCH))

ALLOW FOR 4 NO CEILING FANS

ALLOW FOR LIGHTING IN NEW CEILING (FITTING SELECTION TBA)

MAKE PROVISION FOR SPEAKER CABLING WITHIN CEILING SPACE

SEPARATE BUDGET ITEM 2:

ALLOW FOR EXTERNAL WALL LINING. STUD FRAMING WITH ACOUSTIC ISOLATION MOUNTS,
LINED WITH CSR 'MARTINI ABSORB' WITH BRADFORD POLYMAX INSULATION.
TOTAL AREA 230sqm

REAR WALL 4.15m HIGH x 11.4m WIDE 47sqm
NORTHERN SIDE WALL 47sqm
SOUTHERN SIDE WALL 70sqm
WESTERN WALL 5.6m HIGH x 11.4m WIDE 64sqm

FACILITY REQUIREMENTS

THE BELOW IS CALCULATED USING NCC VOL 1 2022
BASED ON THE BUILDING BEING RE-CLASSIFIED FROM CLASS 5 TO CLASS 9b PUBLIC / ASSEMBLY BUILDING

CLAUSe D2D18 NUMBER OF PERSONS ACCOMMODATED
SPECTATOR STAND, AUDIENCE VIEWING AREA - REMOVABLE SEATING 1sqm / PERSON
THEATRE AND PUBLIC HALL 1sqm/PERSON
PUBLIC HALL AREA = 130sqm = 130 PEOPLE

TOILET FACILITY CALCULATION

STAFF
F4D4 FACILITIES IN CLASS 3 TO 9
CLAUSE 3. IF NOT MORE THAN 10 PEOPLE ARE EMPLOYED, A UNISEX FACILITY MAY BE PROVIDED INSTEAD OF SEPARATE FACILITIES FOR EACH SEX
CLAUSE 5 EMPLOYEES AND THE PUBLIC MY SHARE THE SAME FACILITIES IN A CLASS 6 AND 9b PROVIDED THE NUMBER OF FACILITIES PROVIDED IS NOT LESS THAN THE TOTAL NUMBER OF FACILITIES REQUIRED FOR EMPLOYEES PLUS THOSE REQUIRED FOR THE PUBLIC

TABLE F4D4I. SANITARY FACILITIES IN CLASS 9b BUILDING - PUBLIC HALLS, FUNCTION ROOMS OR THE LIKE
135 PERSONS = 65 MALE 65 FEMALE

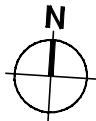
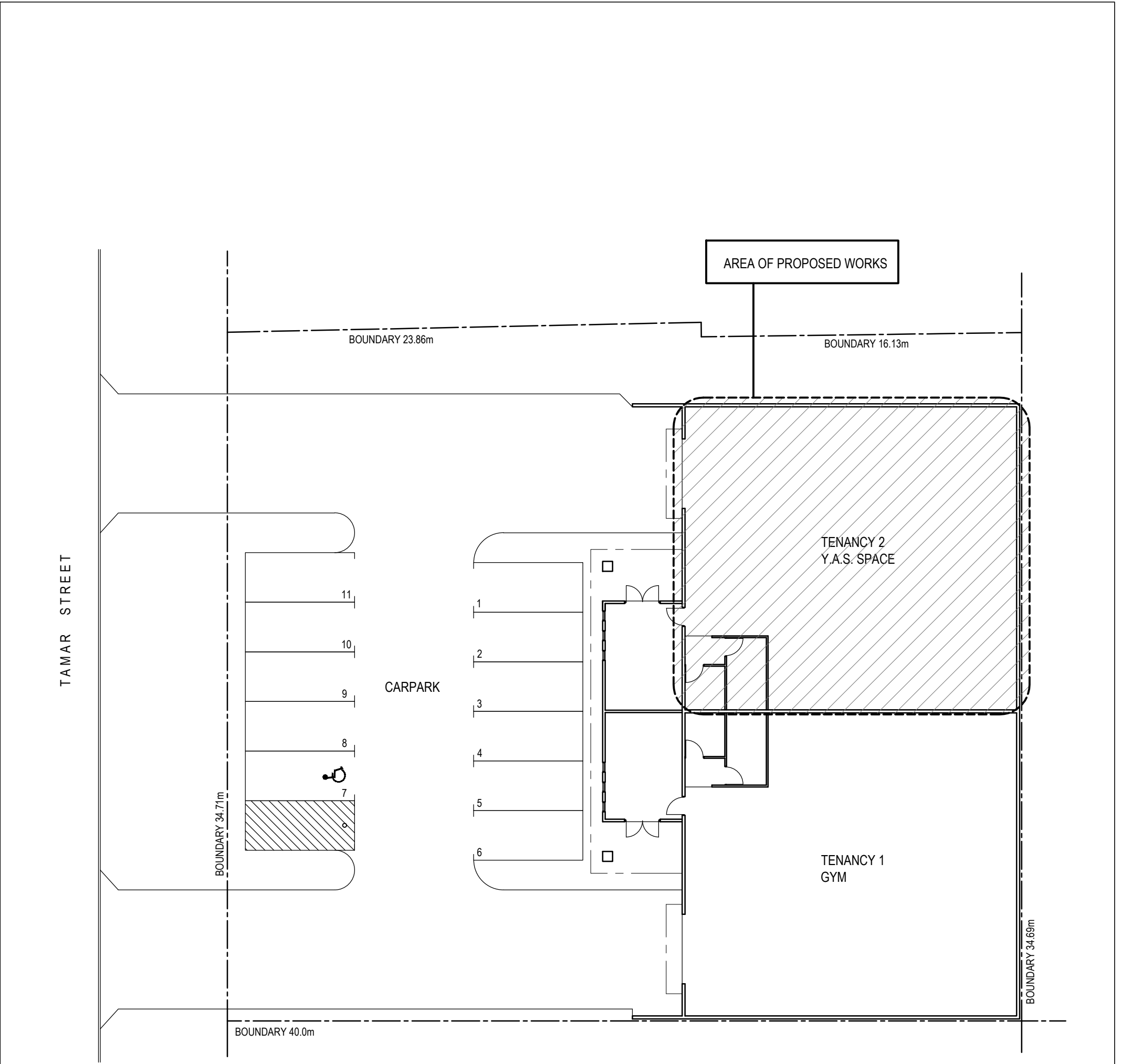
MALE	PAN	1-100 = 1 PAN
		>100 = ADD 1 PER 200
	URINAL	1-50 = 1 URINAL
		51-100 = 2 URINALS
	WASHBASIN	1-50 = 1 BASIN
		51-200 = 2 BASINS
FEMALE	PAN	1-25 = 1 PAN
		26-50 = 2 PANS
		51-100 = 3 PANS
	WASHBASIN	1-50 = 1 BASIN
		51-150 = 2 BASINS

SANITARY FACILITIES NEED NOT BE PROVIDED FOR PATRONS IF THE TOTAL NUMBER OF PERSONS ACCOMMODATED IN THE BUILDING IS NOT MORE THAN 20.

CALCULATIONS WILL NEED TO BE CONFIRMED BY BUILDING CERTIFIER

NOT FOR CONSTRUCTION

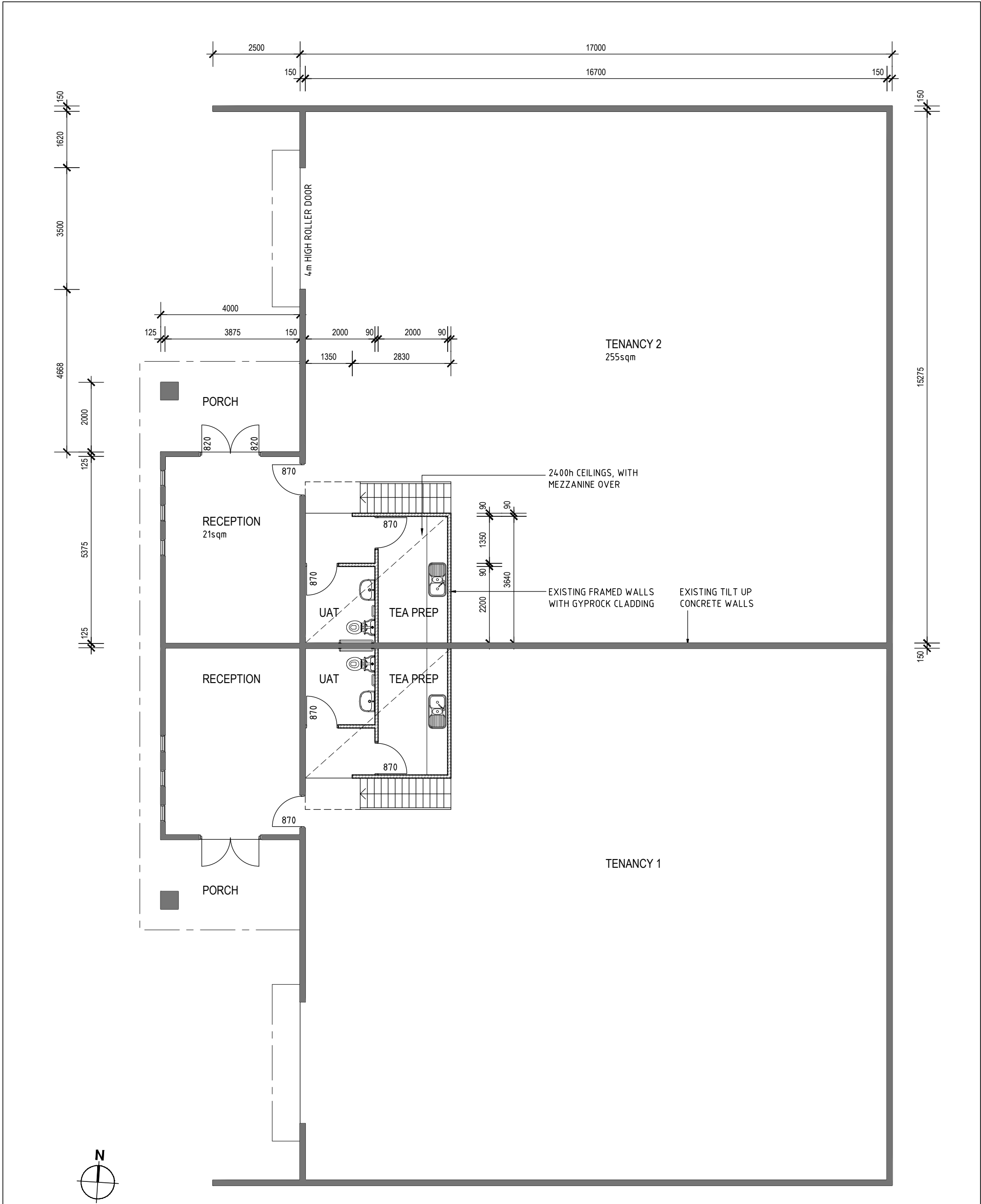
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A	06.09.25	PRELIMINARY		RAVE ABOUT ARTS	SCOPE	MARCH 2025	
B	12.09.25	ISSUE FOR APPROVAL		PROPOSED ALTERATIONS		AS SHOWN @ A3	
C	13.09.25	ISSUE FOR APPROVAL					
				LOT 2 99b TAMAR STREET HOPETOUN SHIRE OF RAVENSTHORPE	drawing #	revision	
					25018 SK00	C	



SITE PLAN
SCALE 1:200

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B	12.09.25	ISSUE FOR APPROVAL		PROPOSED ALTERATIONS				AS SHOWN @ A3			
				LOT 2 99b TAMAR STREET HOPETOUN SHIRE OF RAVENSTHORPE		drawing #				revision	
						25018_SK01				B	



EXISTING FLOOR PLAN
SCALE 1:100

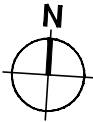
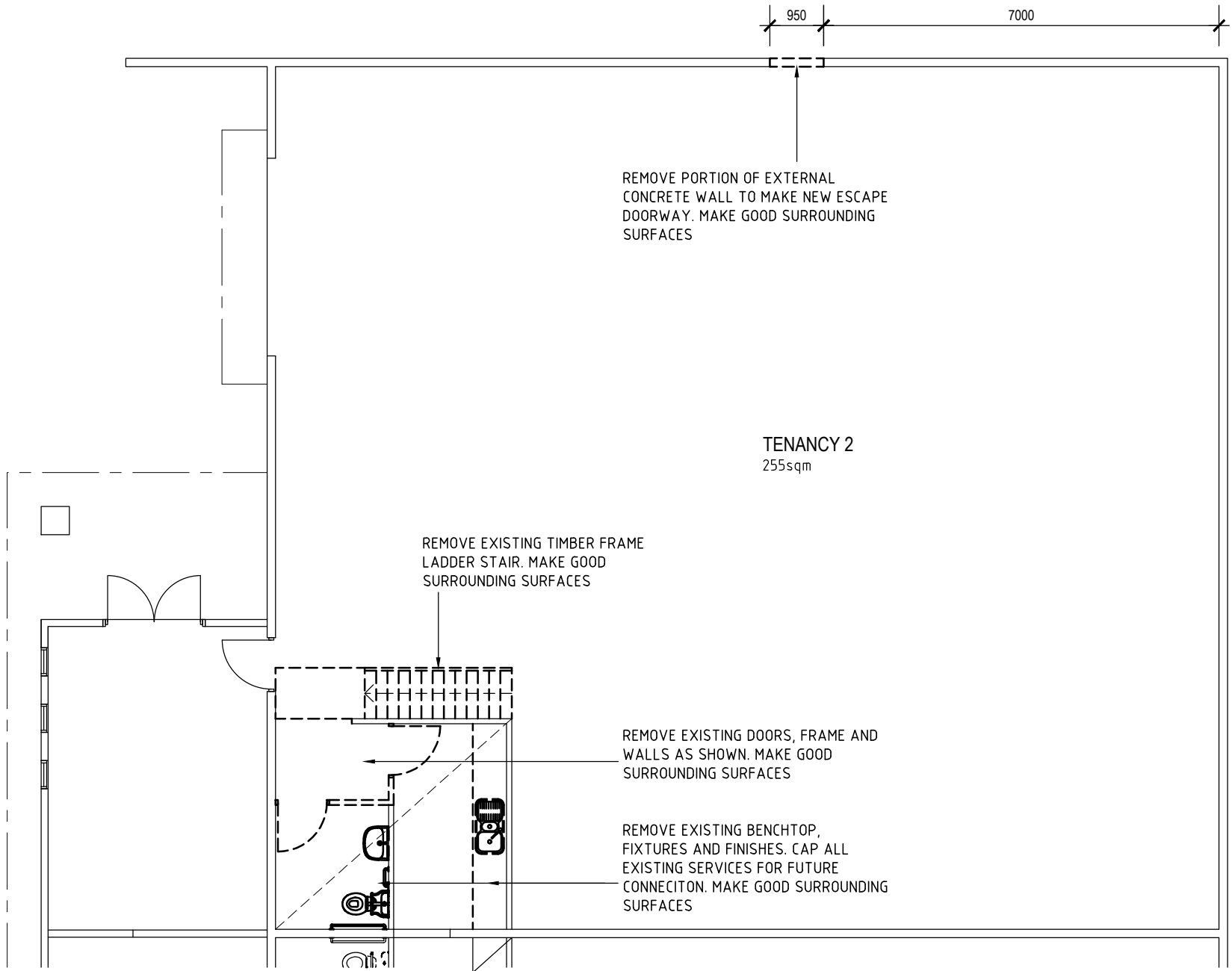
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B	12.09.25	ISSUE FOR APPROVAL	RAVE ABOUT ARTS PROPOSED ALTERATIONS LOT 2 99b TAMAR STREET HOPETOUN SHIRE OF RAVENSTHORPE	EXISTING FLOOR PLAN	MARCH 2025
					AS SHOWN @ A3
				drawing #	revision
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DEMOLITION PLAN
SCALE 1:100

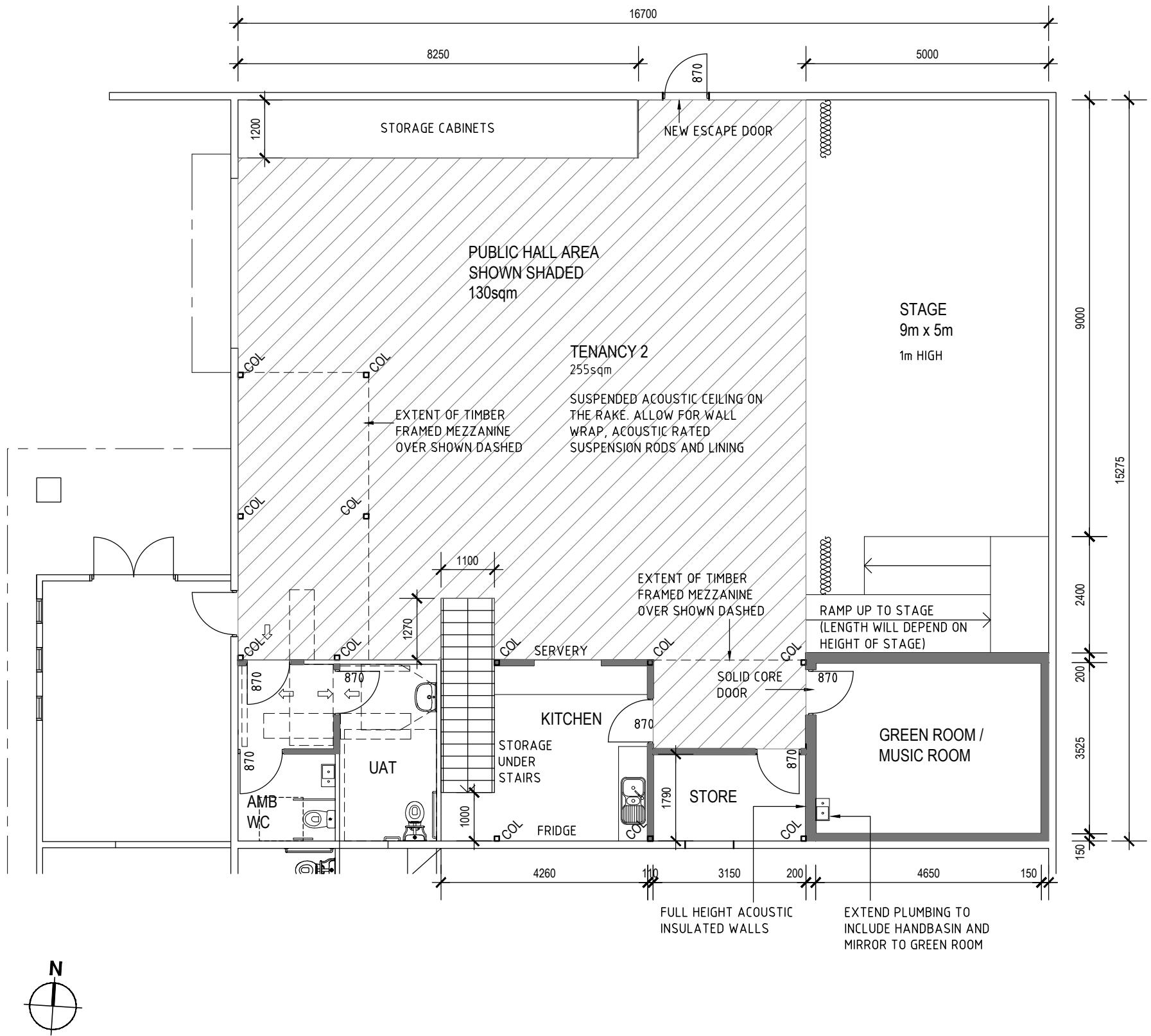
DEMOLITION LEGEND

===== ITEMS TO BE REMOVED SHOWN DASHED

NOTE: BUILDER TO REVIEW ALL EXISTING STRUCTURE PRIOR TO COMMENCING DEMOLITION WORKS.
LIAISE WITH STRUCTURAL ENGINEER AS REQUIRED

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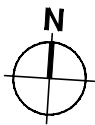
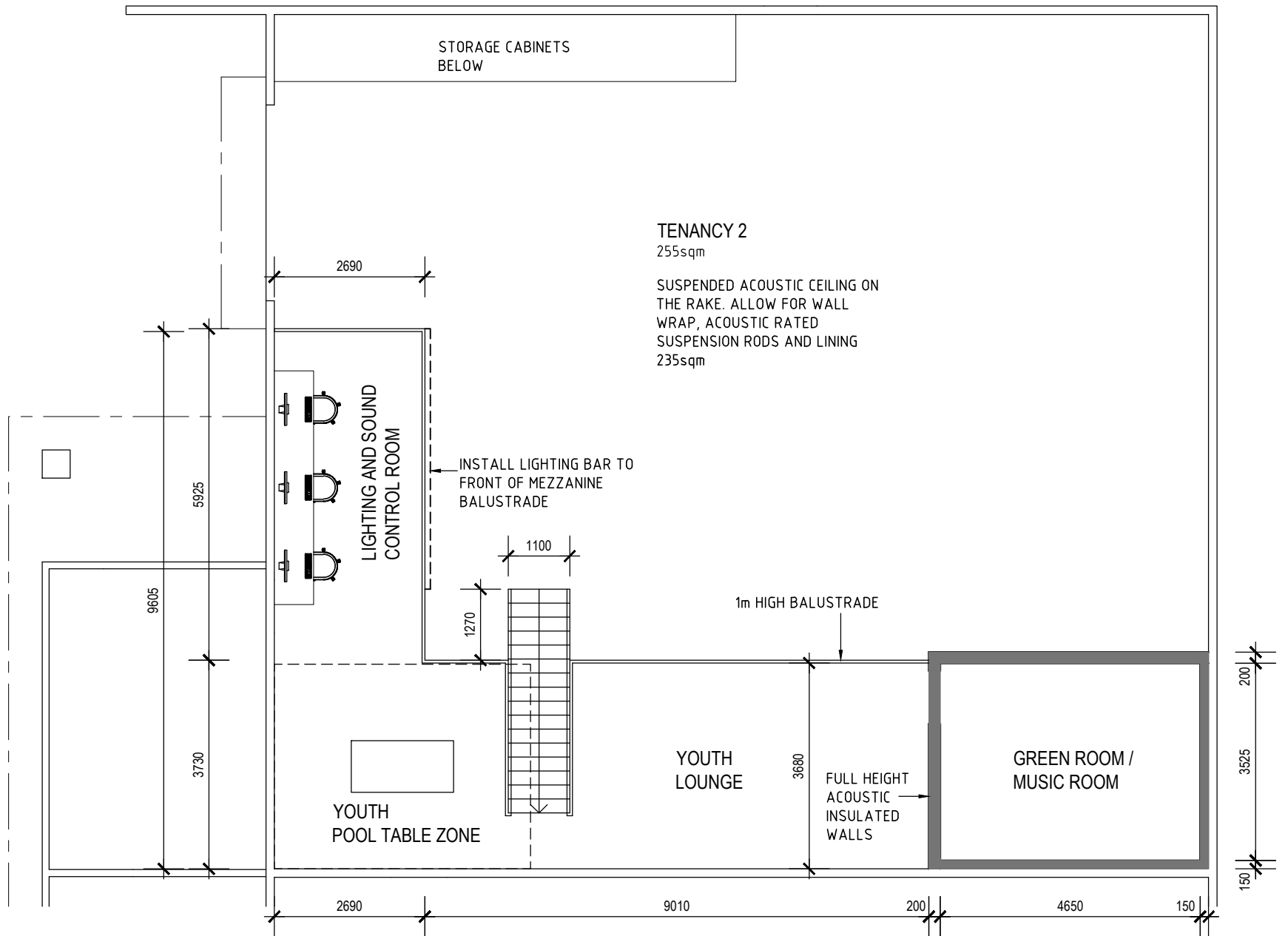
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B	12.09.25	ISSUE FOR APPROVAL					AS SHOWN @ A3
					drawing #		revision
					25018_SK03		B



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

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A	06.09.25	PRELIMINARY		RAVE ABOUT ARTS	PROPOSED FLOOR PLAN		MARCH 2025
B	12.09.25	ISSUE FOR APPROVAL		PROPOSED ALTERATIONS			AS SHOWN @ A3
C	13.09.25	ISSUE FOR APPROVAL					
				drawing #	revision		
				25018_SK04	C		



PROPOSED UPPER FLOOR PLAN
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