

PUBLIC CONSULTATION – MOONTA TOWN HALL



BACKGROUND

The Moonta Town Hall was erected in 1885 by Pollard and Cowling of Moonta to the design of Thomas Smeaton of Adelaide. The clock tower and clock was added in 1907 and the drinking fountain near the corner of Henry & George Streets was presented by Mayor Symons in 1890 to mark the arrival of a reticulated water supply.

Today the Moonta Town Hall hosts the Moonta Gallery of Arts, the local Statewide Cinema and the following facilities available to the community:

- Main hall and stage
- Supper room/meeting room
- Small supper room kitchen
- Toilets

The main hall has a seating capacity of 200.

Stage Area: 10m (l) x 9m (w) x 3.77m (h)

There are currently 14 community organisations who hold a licence use the town hall on a regular basis on a booking schedule. There are 2 leaseholders being the Statewide Cinema and Moonta CWA and a varied number of ad-hoc community users for events such as weddings, family reunions and other events and functions.

Our licence holders include:

1. Moonta Community Craft Group Inc.
2. Moonta & Districts Progress Association
3. Moonta Area School
4. The Copper Triangle Branch of the Embroiderers Guild of SA Inc.
5. Moonta Auxiliary of Women's & Children's Hospital
6. Friends of Port Hughes
7. Knights of the Southern Cross
8. Copper Coast Photography Club
9. Copper Triangle Machine Knitters
10. Kadina Catholic Parish
11. Eclipse Line Dancers
12. Copper Coast Residents & Ratepayers Association
13. Kernewek Lowender
14. Coasters Rock n Roll

Council would like to engage with the community to explore additional opportunities to have the Moonta Town Hall fully utilised on a more permanent basis.

What additional services or community activities would you like to see being provided from the Moonta Town Hall on a permanent basis?

CURRENT SITUATION

In late 2017 and early 2018, following staff identifying concerns within the Kadina Town Hall, a structural audit was undertaken by engineers on all Council buildings that were of a significant age and importance. These audits were to identify and prioritise works for these buildings. The audits provided a high level review of the condition and perceived risk associated with each of the structural elements of the building.

Wallbridge Gilbert Aztec (WGA) completed the final report of the Moonta Town Hall on the 20th September 2018. The report outlined that an additional detailed investigation and analysis of the roof structure be undertaken. The report rated the roof structure as *'serious deterioration in at least some portions of the structure/element. Function is inadequate.'* And the risk/priority was *'should be addressed within 12 months'*.

At the time the Kadina Town Hall had been closed due to safety, and with concerns over the roof structure the Liedig Building Group were directly engaged to complete this project. Towards the completion of the restoration of the Kadina Town Hall, and given the positive performance of the contractor to produce a quality product together with endeavoring to find project savings throughout the project, Liedig were tasked to conduct further investigations on the Moonta Town Hall based from the original WGA investigative report. These works were undertaken through savings made within the Kadina project. A dilapidation report was completed on the 10th May 2019 detailing;

- The main hall area, between the end of the cinema through to, and including, the stage, requires extensive repair work to deteriorated roof trusses.
- Repair works were required to a 'bouncy' floor in the Art Gallery.
- Remedial storm water and drainage requirements to the eastern side of the hall. Something that could be engineered by Council staff to minimise costs.
- Masonry works (stone walls) to the eastern walls and under the stage.
- Ventilation improvements throughout.



Through these recommendations Council tasked Liedig, together with Conceptio engineers to undertake further detailed inspections to quantify a scope to address structural matters together with costings and a project methodology (could the project be staged?). This final documentation was received on the 20th August 2019. On the 26th of August, Liedig confirmed a recommendation for the closure of a part of the section of the main hall area, between the end of the cinema through to and including the stage, until the stage 1 roof structural works are completed. This posed a high public safety risk.

On the 28th of August Council staff commenced informing all users of the hall of this change. Furthermore the area was made safe by excluding the public from this area, doors locked and secured, and releasing further notifications to the broader community, a process that will continue until works the rectification works have been completed.

The Moonta Town Hall is not currently listed on the SA Heritage Register. However, it is listed in the Copper Coast heritage survey prepared by Flightpath Architects as a local heritage place. Given the buildings significance within the community every endeavor will be taken to maintain the original visual aspect and integrity of the building throughout any rectification works.

Given the scope of works involved to rectify the current structural insufficiencies of the Moonta Town Hall Council was not in a position to bring forward funds.

Council was then presented with a report suggesting that the sale of a parcel of land which was created with the realignment of the highway adjacent to ALDI could be used to fund the works required. The Chief Executive Officer was close to obtaining freehold title for this land. The land is described as Allotment 32, Portion of Piece 55 in D119808 of Pt Section 2209, Hundred of Wallaroo, Part Certificate of Title 6216/74. At the time the land hadn't been valued, but was estimated to be in the vicinity of \$1 million. A separate report went to Council, suggesting that Expressions of Interest be called for the development of this land, subject to criteria defined by Council and therefore, Council would have been in a position to determine the type of development for this land.

Subject to Council agreeing to such an Expression of Interest process, a valuation being obtained and a contract being established for the sale and redevelopment of the land, a portion of the proceeds could be put towards the Moonta Town Hall repair and upgrade, particularly if Federal funding is received.

At the 4th September, 2019 Council meeting the following resolution was passed:

10.3.4 *Moonta Town Hall*
C281:0919 **Moved Cr. Walker**

That:-

- a) *The partial closure of the Moonta Town Hall continue from the rear of the cinemas through to and including the stage, indefinitely until the roof structure is adequately repaired and safe for public use.*
- b) *Subject to the calling of the next round of the Federal Building Better Regions Grant Funding (BBRF), Council submit an application for funding for the structural repair to the Moonta Town Hall, in recognition of the benefit to the community and economy.*
- c) *Based upon the initial investigative reports on the Moonta Town Hall, select Expressions of Interest be called for contractors with the suitable level of experience and expertise to undertake works on buildings with historical community significance.*
- d) *Council funding for the repair and upgrade be sourced through;*
 - a. *Consideration of the sale of Council land on the Copper Coast Highway adjacent to the new Aldi site, at Allotment 32, Portion of Piece 55 in D119808 of Pt Section 2209, Hundred of Wallaroo, Part Certificate of Title 6216/74. This will require a separate report to Council and will be a public expression of interest process with criteria defined by Council.*
 - b. *Savings made through a reduction in budgeted expenditure.*
- e) *Subject to the Building Better Regions funding, a report be submitted to Council detailing the timeframes involved in the completion of the required structural repair works.*
- f) *That pursuant to Section 91(7) of the Local Government Act 1999, the Council orders that the attachments to the Moonta Town Hall report remain confidential and not be available for public inspection until released by Council.*

Seconded Cr. Schmidt

Carried.

Subsequent to this resolution, the State Government announced Drought Funding (Round 2) for the region and a further report when to the December 2019 Council meeting and the following was supported.

- *Moonta Town Hall - \$300,000*

The previous report to Council from the Director Infrastructure Services is attached. The estimated total cost for the repairs for the Moonta Town Hall will be \$1.02 million. The balance of funding will be provided by Council in its budgets 2019/20 & 2020/21 and sale of land proceeds. An amount of \$300,000 has been suggested, so that projects in Kadina and Wallaroo can also be undertaken.

It was then reported in the 12th February Council meeting that expressions of interest had been sent to select contractors with heritage experience for the repairs and upgrade of the Town Hall with a closing date of 19th February 2020. At the 4th March 2020 Council meeting it was reported that the contract for the upgrade of the Moonta Town Hall had been awarded to Liedig Building Group following this competitive process, the same contractor used for the Kadina Town Hall. The project startup was scheduled after the April school holiday period and works were estimated to take 7 months to complete.



Council received advice on the Federal Government's decision to allocate funding to all Council's through the Federal Local Roads and Community Infrastructure Program at the 3rd June 2020 Council meeting and resolved the following:

10.4.7 Federal Government Local Roads and Community Infrastructure Program

C160:0620 Moved Cr. Vluggen

That:-

1. *The report on the Federal Local Roads and Community Infrastructure Program advising that the Copper Coast Council will receive \$412,199 be received.*
2. *Council allocate this funding to the following projects:-*
 - *Moonta Town Hall \$200,000*
 - *Bay Road upgrade \$172,199*
 - *Replacement of Council signage and tourist signage \$20,000*
 - *Moonta Masterplan works \$20,000*
3. *Council note that these projects are required to be completed by 30th June 2021.*

Seconded Cr. Walker

Carried Unanimously.



All of these works being undertaken to ensure the integrity and functionality of the Moonta Town Hall into the future brought a new attention to some of the rooms not being fully used in the Hall. The upstairs rooms had not been used for a number of years, primarily due to no disability access. The questions were asked, how can Council open these rooms up to the public permanently and activate the spaces?

It is anticipated that the Moonta Town Hall will be opened back up to the public by the end of November, 2020.

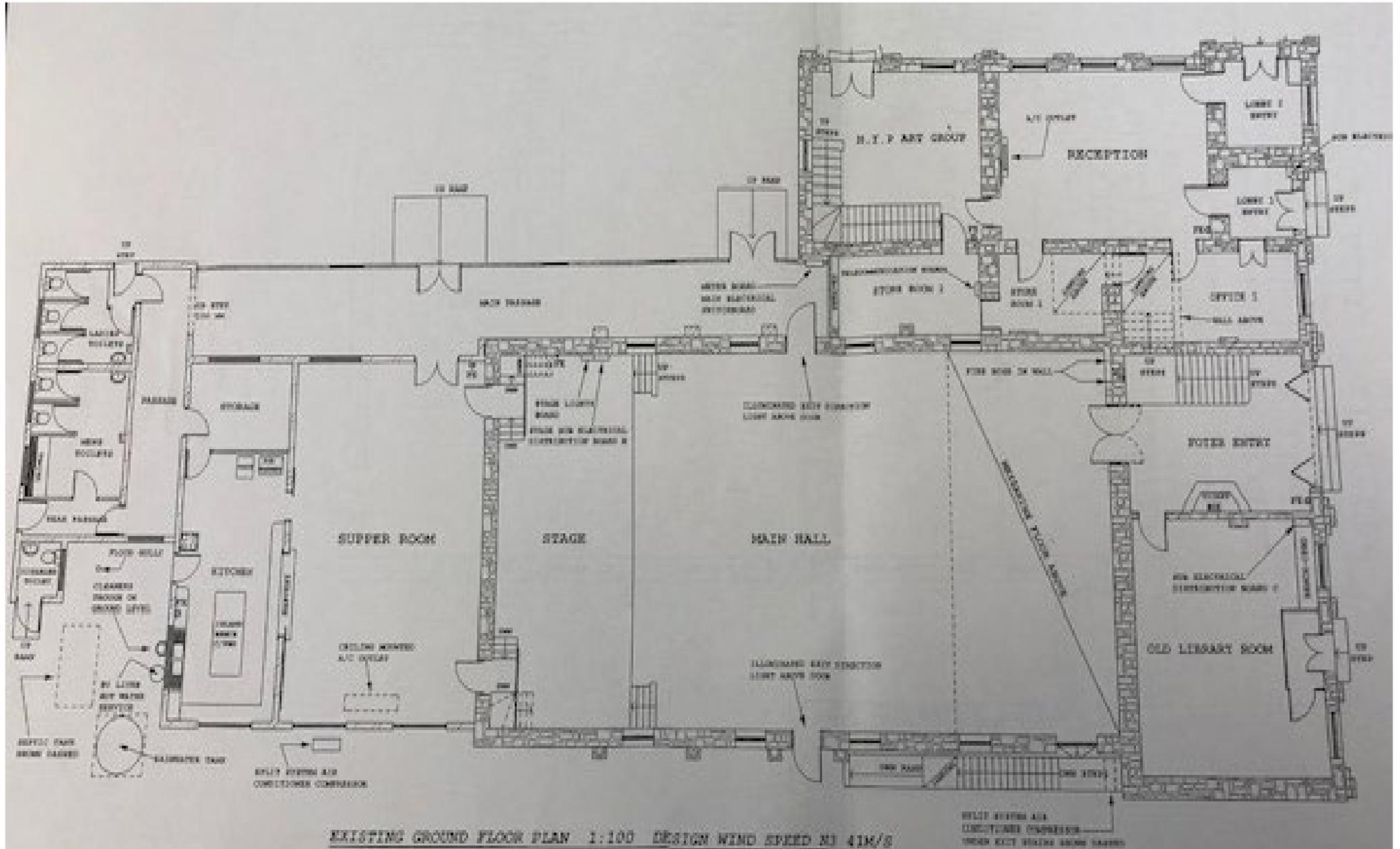
Photos below include the spaces upstairs and the current foyer.



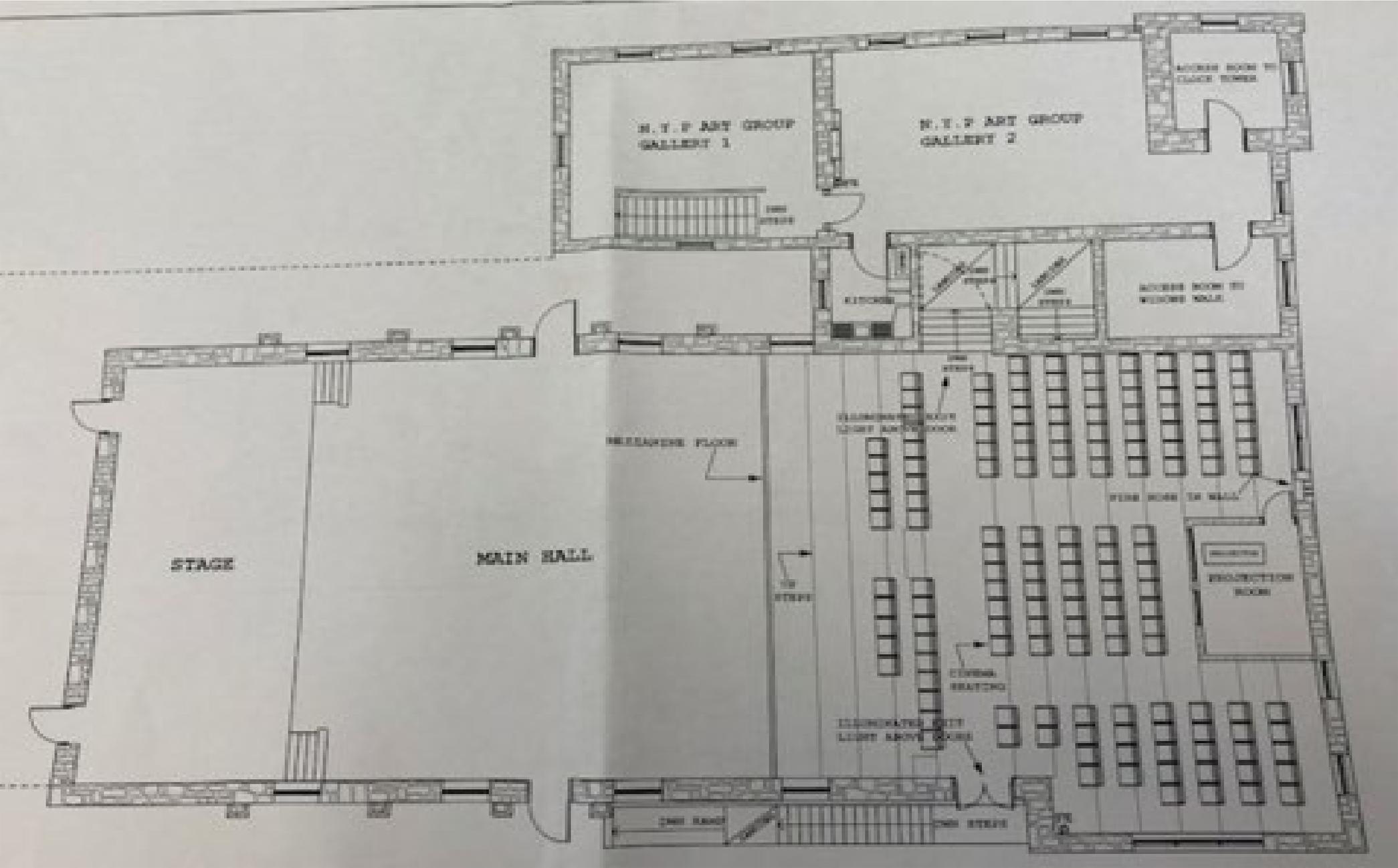
Current floor plans of the Moonta Town Hall are provided also for community consultation as to how access may be improved and rooms fully utilised. These are old plans and the naming of the rooms is not current, but the spaces reflect the current layouts. Your suggestions can be regarding:

- Removal of walls to open up spaces
- Whether a lift could be included
- Addition of walls to create further spaces
- What rooms could be used for

Moonta Town Hall – Downstairs floor plan



Moonta Town Hall – Upstairs floor plan





Upstairs Room (above current gallery space)

Main Foyer with stairs access to cinema



Supper Room



SUMMARY

Council wishes to establish a Community Centre to provide access to a range of services, programs and experiences for Copper Coast Council residents and visitors. It is considered that this Centre would support the community with Council staff and volunteers coordinating the Centres operations.

Open 7 days a week the Centre will provide activities and establish a program of activities to assist both physical wellbeing such as health, fitness and diet and mental wellbeing through cultural, arts, personal interaction, support and creativity. Together with the integration of the current Moonta Gallery of the Arts and the Cinema, it is considered that this could form an accessible Community Centre in the heart of the Moonta main street precinct adjacent to Queen Square Park, so both indoor and outdoor activities and programs can be offered.

The Community Centre concept will provide an opportunity to activate some under-utilised space to meet the increasing demands from the community and address the need for the community to be connected and build future resilience and wellbeing.

Council is seeking suggestions and feedback from the community

HOW TO SUBMIT FEEDBACK

- Email info@coppercoast.sa.gov.au or
- Write to Copper Coast Council @ PO Box 396, Kadina, SA, 5554 or
- Fill in the online submission form on our website – www.coppercoast.sa.gov.au

FEEDBACK FORM – MOONTA TOWN HALL

1. What structural changes if any would you like to see in the Moonta Town Hall and adjacent rooms?

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2. What community services would you like to see be offered on a permanent basis from the Moonta Town Hall and adjacent rooms?

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3. What should the rooms be used for?

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4. In your opinion, how can Council create a vibrant Community Centre?

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