



**SOUTH BURNETT**  
**REGIONAL COUNCIL**

# **AGENDA**

## **Late Reports**

### **Liveability, Governance and Finance Standing Committee Meeting Wednesday, 8 November 2023**

**Date: Wednesday, 8 November 2023**

**Time: 9:00am**

**Location: Warren Truss Chamber  
45 Glendon Street  
Kingaroy**

**Mark Pitt PSM  
Chief Executive Officer**

## Order Of Business

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## **10 PROPERTY & FACILITY MANAGEMENT**

### **10.4 TINGOORA HALL - COMMUNITY CONSULTATION**

**File Number:** 03/11/2023

**Author:** Manager Facilities and Parks

**Authoriser:** Chief Executive Officer

#### **PRECIS**

Tingoora Hall Community Consultation.

#### **SUMMARY**

An initial community consultation was held on 15 August 2022 which discussed future options for the Tingoora Hall and required investigation into costings for various renovation, removal, and demolition options. A second community consultation was held on the 2 November, 2023 to update the community on costs for the above mentioned scenarios.

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#### **OFFICER'S RECOMMENDATION**

That the Committee recommend to Council that:

1. Tingoora Hall community consultation meeting update report be accepted.
2. An online community survey be undertaken as part of the Tingoora Hall community consultation and a report be presented back to Council for future consideration.

#### **FINANCIAL AND RESOURCE IMPLICATIONS**

Nil costs to complete community consultation.

#### **LINK TO CORPORATE/OPERATIONAL PLAN**

EC6 Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

EC9 Develop, in consultation with communities, Community Plans that identify key priorities for each town and village to inform Council's prioritisation.

OR6 Implement consultative, responsible and sound project management practices.

OR10 Increased commitment to community engagement and to proactive strategic delivery of media and communications.

OPE/14 Consult with South Burnett Communities for their specific town and village community plans / key priority lists for adoption.

#### **COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)**

A consultation was completed on 15 August, 2022. A second community consultation was subsequently completed on the 2 November, 2023 to update the community on estimated costs for renovation and demolition scenarios.

All the Councillors (with the exception of Councillor Potter), Council staff and approximately 28 community members were in attendance.

An online community survey will be conducted with information emailed to Council's libraries, customer service centres, visitor information centres, local schools and key local stakeholders.

Informal discussions were also held via telephone and in person with key stakeholders and community representatives.

**LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)**

No direct legal Implications

**POLICY/LOCAL LAW DELEGATION IMPLICATIONS**

No direct Policy/Local Law Delegation Implications

**ASSET MANAGEMENT IMPLICATIONS**

The Tingoorra Hall is a predominantly hardwood framed weatherboard clad building. The roof sheeting is corrugated metal, with rainwater goods such as gutters and downpipes all being of metal construction. The facade of the building has a cladding of Asbestos Sheeting.

The building overall is showing age and in very poor condition.

Due to the age of the building, there was no consideration at the time of construction to access for all persons. The toilet facilities are basic and in poor condition located at the rear of the property. Safety features in the building are poor and exits are not compliant or conducive to occupants safely leaving the building in the event of an emergency.

The Hall is currently closed to the public. The front of the Hall is fenced to prevent access as it is a public risk.

**REPORT**

A public meeting was held onsite Monday 2 November 2023. Councillors, select Council staff and approximately 28 community members were in attendance.

Council staff gave a brief overview of the history of the Tingoorra Hall.

A community hall was constructed in 1911 next to the Home Creek Hotel in Tingoorra. It quickly became apparent that the hall was too small for square dances and too poorly equipped to serve the community of Tingoorra. In 1930, a public meeting was held to discuss erecting a Public Hall and School of Arts in Tingoorra and a building committee was formed. The committee estimated that approximately £ 500 would be required to construct the facility. Given the depression Government funding was unavailable and the project stagnated until 1933 when the QWCA proposal of a hall incorporating a rest room was proposed. Wondai Shire Council was approached to guarantor the required loan but declined. In July 1933 an allotment was purchased, and the committee would become the trustees of the land. In August 1933 tenders were called for the construction of the hall after a bank loan for the £ 500 was approved. The hall was constructed using local contractors and with local contributions and was officially opened on 2<sup>nd</sup> December 1933. The total cost of the hall and fittings totalled £ 700.

During the war years the hall became the focal centre of entertainment in the region. In 1956 the hall was finally lined and ceiled and then in 1958 the interior was painted. Yet by 1970 it was evident that the demise of such activities was having an impact on the usage and funding of the hall, partially attributed to the popularity of television. At that time the hall had been scheduled to have a new dance floor but the committee would now not be able to proceed with the work. In 1994 the secretary of the hall committee wrote to Council to take over control of the hall. Many attempts had been made to make the facility viable, but dances, while well patronised at first, had simply lost support and there was no point in continuing.

Details of the demolition, renovation and removal scenarios were then outlined and discussed in detail. General consensus from the attendees at the community consultation meeting was to demolish the structure but to salvage any viable timber from the floorboards and weatherboards for future community use.

The estimates provided at the meeting was developed from financial analysis of other Council Halls restumping, reroofing and amenity upgrade projects that have been completed over the past 24 months. Council officers declared that these financial estimates are significantly changing in the building and construction industry due to price rises.

The following scenarios discuss at the Tingoorra Hall community consultation meeting include;

***Mechanical Demolition – \$75,000***

This is to remove the asbestos from the hall and demolish the structure and clean-up site. This will leave two contiguous allotments to be repurposed and negates the tenure issue of the two ownership types.

***Manual Demolition - \$150,000***

This is to remove the asbestos from the hall and demolish the structure and clean-up site manually. This will facilitate the potential to repurpose/recycle some materials from the hall. This is a longer and more costly process than mechanical demolition. The value of the salvaged materials would not equate to the additional cost of this method of demolition. This method is considered economically unviable but would result in some materials salvaged which may have some sentimental value to the community. This said, a sample of materials could still be retained using the mechanical method. This will leave two contiguous allotments to be repurposed and negates the tenure issue of the two ownership types.

***Total Renovation - \$900,000***

This option renovates the hall in-situ to an appropriate compliant standard. This scenario still leaves the issue of tenure to be resolved at an additional approximate cost of \$50,000.

***Relocate Hall to New Site and Renovate - \$920,000***

This option relocates the existing hall to a new site nearby and then restump and renovate. This will leave two contiguous allotments to be repurposed and negates the tenure issue of the two ownership types.

***Demolish Supper Room, Re-build Wall and Renovate Remaining Building - \$850,000***

This is to remove the asbestos from the hall and demolish the supper room and kitchenette sections of approximately 95m<sup>2</sup>. Rebuild side wall and renovate the balance structure of approximately 230m<sup>2</sup>. This scenario would also require a survey and in all likelihood won't alleviate the tenure issue as it appears the building may still encroach both sites or not have required boundary setbacks. This scenario also reduces the area of the hall by approximately 30% and still leaves the issue of tenure to be resolved at an approximate cost of \$50,000.

Discussion then led into the future use options for the residual sites. Options included parkland, community space and community hub proposals and also the potential sale of the freehold site. There was also consensus that future use for the sites post demolition will require further community consultation to discuss the options and this future date to be determined.

A community survey will allow the wider community to provide feedback on the options for Tingoorra Hall. The results from the community survey and community consultation meeting will be presented in a future report for Councils consideration.

**ATTACHMENTS**

**Nil**