

4.2 PROPOSED MUSEUM - WEST BULLSBROOK HALL

Ward: (North Ward) (Asset Management)

Disclosure of Interest: Nil

Authorised Officer: (Executive Manager Operations)

KEY ISSUES

- The Bullsbrook Residents and Ratepayers Association (BRRA) have submitted a proposal to the City to lease the West Bullsbrook Hall on Lot 11666 Brockholes Road, Bullsbrook, for use as a museum.
- The Hall was constructed in 1904. It was originally built as an Agricultural Hall and has been used for a range of purposes including as a temporary school, an RSL Hall, a CWA Hall and for religious services.
- Some renewal work is currently occurring on this building as part of the City's Heritage Building Renewal Program.
- The Resident's Association indicated they would utilise volunteers to collect, preserve and display Bullsbrook district heritage items including documents, photographs, oral histories, artefacts and machinery.
- The building is not ideally suited for the museum as it is lacking in kitchen facilities, storage, security systems, and universal access.
- The museum would require exclusive use of the facility making it unavailable for other groups. The building has not been used for several years and previously had a relatively low utilisation.
- It is preferable to have such a building being occupied rather than left vacant.
- City officers believe a 12 month License Agreement will be suitable for the BRRA to trial the museum before considering longer term use as requested.

It is recommended that the Council authorises the CEO to negotiate a 12 month License Agreement with the BRRA for use of the West Bullsbrook Hall as a museum.

BACKGROUND

The City received a proposal dated 26 September 2012 from the Bullsbrook Residents and Ratepayers Association (BRRRA), to lease the premises of West Bullsbrook Hall. The hall is located on Lot 11666 Brockholes Road, West Bullsbrook.

This matter can be handled by the CEO under delegated authority. However, given that the City currently does not have a museum and that Council has previously discussed the establishment of such a facility, staff believed that it was appropriate for Council to consider this matter.

The proposal states that the BRRRA would like to use the premises as a museum to display historical items collected by the group. The BRRRA believe there is a local and wider community interest in the project and that it will build community identity and contribute towards tourism in Bullsbrook.

The Hall was constructed in 1904. It was originally built as an Agricultural Hall and has been used for a range of purposes including as a temporary school, an RSL Hall, a CWA Hall and for religious services.

DETAILS

West Bullsbrook Hall is a single story brick and iron building constructed in 1904. It is within the West Bullsbrook town site and is accessible from Turner Road. There is a small, graded car park, children's playground and an external toilet block at the site.

The City commissioned a Heritage Report in 2012, which found that the West Bullsbrook hall has cultural significance. The report stated that the establishment of the hall through community fund raising represents the optimism and community spirit of the early twentieth century and its subsequent additions and change of use represent the changing patterns of community life. It has historical associations with the early development of Bullsbrook and with early pioneers of the district and contributes to the community's sense of place.

The BRRRA has advised that there is a high level of local and wider interest in establishing a museum in Bullsbrook. They also advised that they have researched other organisations running similar facilities and have organised a consultant from the WA Museum to provide advice.

The BRRRA have indicated that they will be funding the museum through grant applications, gold coin donations on entry and local fund raising. It is proposed to operate the museum using volunteer staff on weekends, public holidays, for school tours and other special events. It is proposed to collect, preserve and display Bullsbrook district heritage items including documents, photographs, oral histories, artefacts and machinery. As part of the proposal, the City has been requested to undertake structural maintenance of the building and pay for utilities, building insurance and promote the museum through the City's website and other publications.

The hall is currently not in use as it was not fit for purpose, though it is being renewed in the current financial year as part of the City's Heritage Building Renewal Program. A "lean to" extension to the building which hosted the kitchen facilities of the hall was recently removed. This "lean to" was removed as it was infested with termites and contained asbestos, leaving the hall without kitchen facilities. The City has also recently renewed the ceiling of the hall and upgraded the electrical wiring.

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27 February 2013

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The museum would require exclusive use of the facility making it unavailable for other groups. The building has not been used for several years and previously had a relatively low utilisation.

It is preferable to have such a building being occupied rather than left vacant.

Staff believe a 12 month License Agreement will be suitable for the BRRRA to trial the museum before considering longer term use. Should Council resolve to trial the museum, the CEO will negotiate the terms of the Licence Agreement with the BRRRA to meet the requirements of both parties. It should be noted that at the conclusion of the 12 month License Agreement that the CEO has existing Delegated Authority to renegotiate or terminate such an Agreement.

CONSULTATION

The matter has been discussed with the ward Councillor and the President of the Bullsbrook Residents and Ratepayers Association.

ATTACHMENTS

Nil

STRATEGIC IMPLICATIONS

The recommendation is in accordance with the Strategic Community Plan in terms of supporting tourism and managing infrastructure.

STATUTORY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The costs of structural maintenance, utilities and building insurance would generally be the responsibility of the City irrespective of whether or not the museum is established. There may be costs associated with building modifications which would need to be considered as part of future budget processes.

VOTING REQUIREMENTS

Simple majority

RECOMMENDATION

That the Council resolve to:

- 1) Authorise the CEO to negotiate a 12 month License Agreement with the Bullsbrook Residents and Ratepayers Association for use of the West Bullsbrook Hall as a museum.
- 2) Note that at the completion of the 12 month period that the CEO is authorised to renegotiate or terminate this Agreement under existing Delegated Authority.
- 3) Advise the Bullsbrook Residents and Ratepayers Association accordingly.

MOTION that the Council resolve to:

- 1) Authorise the CEO to negotiate a 24 month License Agreement with the Bullsbrook Residents and Ratepayers Association for use of the West Bullsbrook Hall as a museum.
- 2) Note that at the completion of the 24 month period that the CEO is authorised to renegotiate or terminate this Agreement under existing Delegated Authority.
- 3) Advise the Bullsbrook Residents and Ratepayers Association accordingly.
- 4) Note the reason for changing the staff recommendation is to provide a more reasonable and practical time frame to assess the trial.

(Cr Bailey - Cr Congerton)

RESOLVED UNANIMOUSLY TO:

- 1) Authorise the CEO to negotiate a 24 month License Agreement with the Bullsbrook Residents and Ratepayers Association for use of the West Bullsbrook Hall as a museum.
- 2) Note that at the completion of the 24 month period that the CEO is authorised to renegotiate or terminate this Agreement under existing Delegated Authority.
- 3) Advise the Bullsbrook Residents and Ratepayers Association accordingly.
- 4) Note the reason for changing the staff recommendation is to provide a more reasonable and practical time frame to assess the trial.