Mingenew Hall Report 2024

6 February 2024

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Introduction: Mingenew Hall

The Mingenew Hall is a historic building which has been closed to the public for 12 years due to asbestos containing materials being identified and needing repairs. During this time the Council have undertaken structural and building code compliance inspections, reports and community consultations about the future of the Hall.

Due to the social and architectural history of the building, Council has asked for options to retain, upgrade, and enhance the existing building and restore its role in the life of the Mingenew community.

This strategy will retain the history of this beautiful mid-century building, and its features such as the sprung floor and tall ceilings, but it will require significant repairs and upgrades to bring an old building up to contemporary and complying standards.

This comprehensive report and the accompanying concept design consolidates previous advice and give Council a clearer understanding of the options for repair and stabilisation of the Hall, and for upgrades to improve its functionality.

Preceding Reports, Documents, and Site Visit

The following documents have informed this report:

- A PDF scan of the original drawings. We note this is mostly illegible and *does not* enable us to know precise as-built engineering or building fabric.
- Marked up plans showing dimensions of un-known authorship
- Drawings dated April 2022 by Efficient Ratings W.A. showing a previous adaptation and restoration proposal.
- Structerre Consulting Engineers report on structural defects dated 15-11-2018
- Chadwick Barron Surveying and Building Compliance Report dated 03-03-2022
- Asbestos Containing Materials Report by LGIS dated 11/01/2016. This has identified 'possible' ACMs but doesn't include testing.
- Lab Report on selected ACMs by ARL dated 15-01-2016 – these were all negative.
- Mingenew Background Brief by Mingenew Shire Council dated 2023
- Future of the Mingenew Town Hall Community Survey responses – summaries and detailed responses

In addition, a detailed 2 day investigation of the Hall was conducted on the 28-29th November 2023.

This included a detailed measure of the existing building to enable an accurate virtual building model, and detailed investigation of methods of construction and building details. Some areas were inaccessible, such as the sub floor, and safe access to heights.

Heritage Commentary

The Hall is currently not on a W.A. heritage register. However, it clearly has important architectural value as a mid-century, experimental, regional building. It was cutting edge contemporary architecture, sponsored by the local community of the time. The Hall's well-regarded architects, Cameron, Chisholm and Nicol are still in business today.

The Hall also represents an important part of Mingenew's community history, with many community survey respondents citing its part in their social lives over many decades.

The lack of a formal heritage listing gives the restoration project more flexibility to explore solutions to the Hall's problems and upgrade it to contemporary, complying standards of safety, access, functionality, and energy efficiency.

However, we can still respect the history and architecture of the Hall with a thoughtful and sensitive approach.

A respectful approach would endeavour to retain as much of the existing building fabric as possible. It would lead for example, to a window solution that restores, retains and automates the upper-level steel framed windows rather than replace them with boxy modern aluminium windows.

This approach can help guide decisions taken throughout the design process.

Part 1. Functional Analysis

Council' RFQ specifically cited the following features:

- Stage area
- Rear Stage rooms not required can be partitions
- Kitchenette
- All abilities access
- Bar
- Infrastructure to host Movie nights and remove the need to access the upper old projection room access. Suggest this area is removed
- Rear Stage Access
- Mural on Northern Wall to stay
- Polished floors to remain
- Infrastructure to host blue light discos
- The hall would need to be renovated to be able to host the following suggested functions as a minimum:
    - End of year school concerts
    - School theatrical events
    - Blue light disco
    - Movie Nights
    - Balls, parties, functions, and dinners
    - Pop Up shops, Town Hall Meetings

Below is a more detailed list of the functional needs of various uses.

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A summary of Community Consultation and Council's Scope and Brief to date

Use	**Existing pro's**	Needs / **Con's**	Studio Mango Comments
Weddings, parties, functions	Good large space, timber floor, tall ceiling	Catering capacity Bar capacity Chair and table store options	Furniture hire and/or storage could be external to the hall and can be brought in for functions Kitchen / servery needs upgrade, or external (eg catering and local heating and serving, or self-contained kitchen vans)
Public meetings	Civic centre	Needs chairs	Provide on-site chair store options for events
Dances / blue light disco	Good large space, timber floor, tall ceiling Stage fora live band or DJ	Audio/visual	A lovely use especially with a live band or DJ on the stage Lighting bars for light effects / mirror balls Want to be able to break outdoors to cool down and chat
Quizzes	Large space	Chair and table store options	Doesn't really need the big space and might use another space around town
Gym / fitness dance classes. Karate etc	Sprung floor good High ceiling	Floor condition to be confirmed Has anchor points for future gym usage	Can simply be used as is. In summer users might choose an airconditioned space instead if ceiling height is non critical
Indoor sport and rec	High ceilings, timber floors	Walls and fixtures need ball protection Line marking is ugly.	We do not think ball sports is compatible with most other uses of the hall and are better under a low cost, naturally ventilated shed roof if required – at the Recreation Centre.
School concerts	Good size	No other indoor facility of a suitable size exists	Perfect, and just down the road Needs proper back of stage: eg changerooms, makeup, basins. Need disabilities access to stage

Use	**Existing pro's**	Needs / **Con's**	Studio Mango Comments
Performing arts, live music	A stage!	Fire compliance to be confirmed Sound and lighting tech Acoustic treatment	Needs proper back of stage as above. Need disabilities access to stage Needs audio visual capacity with some built-in equipment with external hiring of equipment Currently no daytime block out of light
Displays and Exhibitions	Good open space	Lighting fitouts / partitions	Subject to booking times and bump-in costs – Council is just renting an open space
Movie nights	Sheltered	Chair store options A/V tech No blackout so needs to be after dark	Can movie nights be a bring your own chair cushion / beanbag for a cosy night? Would need to install a ceiling mounted projector and roll down screen. Currently no daytime block out of light so no matinee's!
Markets / pop up shops		Markets usually more fun and better attendance outdoors!	Hall with a courtyard breakout would work really well though.

Functional Analysis Recommendations

The Shire Hall is a beautiful mid-century building built as a function and dance hall, movie theatre and for the performing arts, and these should remain its core functions. They fit well with the existing building.

Additional functions that the Hall might be used for include exhibitions, markets and an exercise hall.

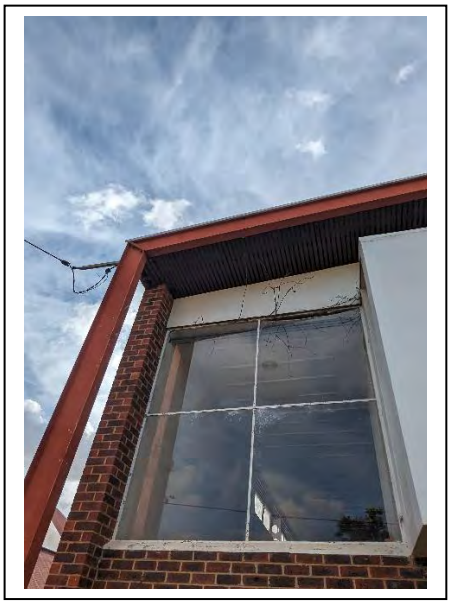
We do not recommend the Hall be used for sports.

Critical upgrades to support these uses are:

- Better bar and kitchen / servery facility. Co-located for efficient staffing
- Back of stage facilities, curtains etc
- All abilities access to toilets and stage
- Chair / table storage and/or hire – stackable chairs and trolly
- Audio visual, data and electrical services

Additional upgrades might include:

- Acoustic treatments
- A blackout facility
- More extensive back of stage
- On-site chair storage
- Break out courtyard
- Air-conditioning



Part 2. Existing Building Condition Summary

Refer to list of reports above.

Item	Description	Summary of previous reports:	Studio Mango notes and recommendations
Northern boundary	No fire setbacks to northern boundary	Planning barrier to meet fire codes	Easiest solution is to amalgamate the lots and the problem goes away
Site access	North and east is a dusty and ugly track		Can be landscaped, soakage pit repairs, and truck access limited to southern edge of Council site.
Streetscape	Two trees and some grass		Option for better integration to streetscape, new footpath and garden beds Option for pergola or extended awning

Item	Description	Summary of previous reports:	Studio Mango notes and recommendations
Asbestos	Throughout in small quantities Generally encapsulated External claddings to Some walls	Electrical Board at front box office Kitchen splash back Kitchen wall panel adjacent to sink Kitchen coving Kitchen sink lining Moulded wall panelling to projector room (not AC) Projector room ceilings Electrical board in projector room Ceiling and wall plaster (not AC) Electrical Board behind stage Southern wall flat sheet exterior (note the north wall also has flat sheet over the windows) West wall corrugated exterior Roof (replaced)	The asbestos present in the building is generally in encapsulated sheets and can all be safely removed. Option to tender as a separate contract for complete removal prior to handover, as long as builders tender follows soon after to reduce exposure to weather.

Item	Description	Summary of previous reports:	Studio Mango notes and recommendations
SE front column (portal frame)	310 UB columns at base	Corroded at base – dig up, cut out 500 above ground, replace like with like and weld Remove vegetation (done) Fix paving drainage	There is no current matching UB so this will need a custom detail into a custom footing, with a concrete upstand / plinth. Should repeat on other side for visual consistency and avoid future rust Pin new footings to existing building slab.
Other steel columns	Generally have some rusting at bases	Expose and treat rust	Column bases may have rusted further since the last reports and should all be exposed, treated and then protected from future rusting. Best solution would be for these bases to be encapsulated in concrete
Paving to south side	Defect	Sunken and pooling water	Will need to be dug out and re-laid for better drainage and protection of column bases – can form part of a new break out space works
Front entry Wood Doors and Glass Panel Side Lights	Compliance	The door would be deemed an exit door that requires to have a single action door handle or mechanism to exit the building. At this point in time the existing door is not in operation to meet compliance. The door entry sidelight is over 900mm wide and requires visual markings, also the glass is not A Grade safety glass being non-compliant materials.	Recommend a full height 'art in place' film decorative design both sides after replacing the glass with laminated or toughened safety glass Existing doors can be upgraded with new push bars, closers and locks

Item	Description	Summary of previous reports:	Studio Mango notes and recommendations
SW brick walls	Cracking - structural defect	Engineer's recommendation to use Helifix to repair to suppliers recommendations (crack stitching)	We noted internally that many brick ties were simply not attached to the timber sub frame. A builder's contract can nominate a provisional contract sum for crack stitching, subject to specialist subcontractor scope and quotes.
NW brick wall	Bad cracking - structural defect	Engineer's recommendation to demolish and re-construct the northern corner wall, like for like from the last support column. Provide a new 300mm wide footing down and onto the bedrock below (approx. 600mm). Drill and epoxy grout 4 equally spaced 800mm long N12 reinforcing bars, 400mm into the existing footing.	We agree that a reconstruction of this wall is the respectful response here as the Hall bricks are quite distinctive and aged. Alternatives are a rendered brick/block or timber framed wall. Note column in wall will need rust treatment. Floor will need propping as it bears on this wall.
Brick walls – built in columns and downpipes	The rear side brick wall are double brick veneer on a timber frame – an unusual construction		It's not entirely clear how the existing column fits in these walls and if bricks have been chased to fit making them more liable to cracking. These two western brick walls also have round pipes that we assume are original downpipes embedded within (and maybe front walls too?)
Brickwork generally	Long term maintenance	Bricks are old and some mortar joints need reinstating / repair	Will need treatment during repairs.

Item	Description	Summary of previous reports:	Studio Mango notes and recommendations
South Wall	A timber framed wall spanning between steel columns Lower down at the sliding doors this is just thin battens and timber lining boards.	Asbestos cladding to exterior	Has to be re-clad and re-lined and insulated. Could be packed out to span over steel columns externally to protect them into the future. Lower walls should be full width and insulated but can retain blackbutt internal linings. We have not seen inside this wall but guess it has double hardwood girts to make up the thickness.
South wall doors and thresholds	Sliding door and flush steel tracks		While these big sliding panel doors are an important part of the building's built form, we believe they are too difficult to restore and weatherproof and recommend replacing with new aluminium framed glass doors and/or openable windows.
Western deck access	Deck on frame top access rear doors		Very unstable - recommend to be demolished
Western wall	Corrugated asbestos sheeting		To be removed and replaced with new cladding. Option to extend back of house here and integrate into an escape route and all abilities access. Unclear if there are structural columns in this wall or if it's a simple frame – may need reinforcing for wind loads
Western brick base	Bricks may be partly buried		Dig out to investigate – may be part of western wall solution. Fix any drainage issues or floor frame clearance

Item	Description	Summary of previous reports:	Studio Mango notes and recommendations
Northen wall and mural			Brick wall is in good condition – murals are faded. Need to remove extra projecting panels at least as they in poor condition. If this is to be kept then could be touched up by skilled mural artist and/or sealed under a clear layer to protect.
Northern awning		Projects across lot boundary	Recommend keeping frame with rust treatment and painting, and re-roofing to drain better. Possible matching awning to south. Lot amalgamation negates setback problem
High level windows	Steel frames, poor paint, need maintenance	Inadequate fire setbacks	These are an important part of the look of the building with the narrow frames very different to modern boxy aluminium frames. We recommend that these be rehabilitated, reglazed with new seals to pivot windows and automated for rising hot air venting. Specialist contractors for this are available in Perth for detailed quotes. Lot amalgamation
High level front windows.	Steel frames, poor paint, need maintenance		These have survived some decent storms but are a bit wobbly. However, as above, the skinny frames are part of the look. These could be reinforced internally.
Timber wall frames	Note		These are robust hardwood frames presumed to be girts spanning between steel portal frames, with vertical noggins (based on the places where linings have been removed). There is some bowing and warping in places that may be able to be straightened or covered over with a new sub-batten system.

Item	Description	Summary of previous reports:	Studio Mango notes and recommendations
Timber floor	Hardwood floor boards	In generally good condition, maintain ventilation Some cupping, splinters and weathering	Assumed jarrah floor – you couldn't even source it any more - needs preserving! Some wear around edge – see notes on weatherproofing doors – and some squeaks. Recommend installing new subfloor access during restoration and inspecting from below wherever possible. Squeaks can be improved in various ways depending on subfloor access. Some splintering can be replaced with matching boards from under the stage or bogged to match. Sub floor ventilation may need to be improved. Sand back and refinish – this will look magnificent again.
Internal linings - timber	Blackbutt linings		Generally good condition subject to some warping possibly from sub-frames and water damaged plaster. Can be nailed/screwed down and tidied up.
Internal linings plasterboard	Have been confirmed to be plaster and horsehair – some damage, warping and water damage		Generally recommend to strip and redo – probably with better quality and sound absorbing material. Sub-batten system can compensate for frame warping if required

Item	Description	Summary of previous reports:	Studio Mango notes and recommendations
Ceiling	Has been re-sheeted but this is now broken	The internal lining construction method is subject to displacement from the transfers of movement and loading from the ceiling cavity and external wind loads onto the roof cladding. The use of gyprock plaster board is not favourable in this location.	Need to start again and do properly. Capacity to control internal winds pressure but useful to keep a ventilated roof space and naturally ventilated hall so we recommend a stronger ceiling. It's clear the ceiling has broken around points of higher pressure such as corner and edges.
Roof frame	A steel truss spanning from column to column with hardwood purlins, and ceiling hanging beams		Steel trusses may need rust treatment and some repair particular at eave where exposed during broken roof. Unclear if there is cross bracing in the roof plane (eg CHS braces)
Roof	Re-roofed recently	Engineers recommend gutters for better stormwater control	No insulation blanket was installed under the roof sheeting but there is plenty of ceiling depth to adequately insulate No gutter installed but we recommend it for better stormwater control
Toilet roof	Re-roofed recently		Could be lined
Stormwater control	No gutters! Poor site drainage	Install gutter and downpipes and directly away from footings Relay brick paving to drain properly Provide new 1500mm apron all round	Gutter may be optional if new apron well laid, and new awnings may further deflect rainwater – given Mingenew's low rainfall environment, however we recommend them to reduce water damage and noise

Item	Description	Summary of previous reports:	Studio Mango notes and recommendations
Stage wall (proscenium)		Needs 60/60/60	As long as the back stage area is less than 300m2, and there is no rigging loft, then the proscenium does not need to be fire rated and sprinklered– an expensive feature we want to avoid
Stage stairs			Needs a grab rail
Stage floor and under floor		Needs fire upgrade and no storage under	Existing floor is satisfactory – but not using subfloor as storage is recommended. Consider closing off doors to understage. Stage apron has a footlights pit that is dangerous and should be filled in. Currently supported by add-on brackets to be retained or replaced
Connecting stairs stage to main hall		Non-compliant as an escape route and would need fire doors through proscenium	Keep a direct escape route from backstage. Doors do not need to fire rated as proscenium arch is not (as above)
Exits	No escape bars generally		Exit capacity should be to current code, but will depend on the design of new doors if the south wall is substantially re-built as recommended. Subject to design. Existing front doors allows a *275 person occupancy* with matching side doors.

Item	Description	Summary of previous reports:	Studio Mango notes and recommendations
Access and egress	Generally good from street to Hall. No stage access. Poor toilet access.	Also noted ramp to Shire office non-compliant	Building repairs should not trigger upgrade compliance with the 2023 Building Code which the existing PWD toilets and entry doors do not comply with, meaning they can be left as they are. However, we recommend a new single unisex PWD toilet that services the Shire offices and Town Hall for equity and the dignity of users. The ramp to the female WC is around 1in15 meaning it may be possible to convert with rails to a complying 1in14 ramp. The ramp to Shire Office is out of this scope but could be integrated with Hall design and courtyard between the two buildings.
Fire Escape			Will need new exit signage and emergency lighting. Exit distance: 20m from an exit or point of choice to 2 exits, max 40m total travel. Min 9m between alt exits. 200 occupancy would require 2.0m exit (less 250mm at doorways) 275 occupancy would require 2.5m exit (less 250mm at doorways) Existing front doors clear opening 2275mm - complies!

Item	Description	Summary of previous reports:	Studio Mango notes and recommendations
Biobox stair		Would need adaption to meet current code and is rusty with poor paint condition	This could be made redundant with no access provided to the bio-box – it is very cool though! Or a new access could be provided within the building. The biobox can be classified as a 'mezzanine' rather than 'storey' with no PWD access
Kiosk and tickets		Fire rated ceilings due to electrical boards	There is a concrete slab over these anyway and electrical boards will be relocated
Acoustics	Current acoustics are not ideal		We recommend getting professional advice from an acoustical engineer for the location and extent of acoustical absorptive panels.
Electrical			Recommend a complete re-build will be the best result with new wiring and boards
Plumbing - Hall	Existing kitchen sink		This may not connect to much…Would need to be determined during construction. Recommend wash basins to back of stage.
Plumbing - toilets	Semi functional		Can be repaired – note septic soakage trenches damaged by garbage truck need repair or replacement
Communications	None		Will require new as part of FF&E
Lighting – space and landscape			All new Led installation with control system for dimming and colour
Lighting - theatrical			Can install lighting bars and electrics and comms and fitout by others Wiring needs to installed before new linings but do not need to be fixed off.

Item	Description	Summary of previous reports:	Studio Mango notes and recommendations
A/V	Old bio box		Old bio box is not needed as a new projector and speakers at side of stage can be installed and remotely controlled Roll down screen at proscenium for projection
Air conditioning	none		Air conditioning can be an optional extra with a plant to the rear of the stage and a central duct off the ceiling however we think this is big capital expense for an occasional need.
Energy efficiency			A naturally ventilated building is a big energy efficiency gain. With new roof and wall insulation, window shading, automatic hot air venting, and with low level breezes, the hall could be naturally ventilated and thermally comfortable much of the time. A big ceiling fan or 2 could supplement cooling
Active generation			Option for solar panels north side
Re-use of materials			Materials salvaged from the Hall renovation can be re-used on site, for example making acoustic panels or a new bar out of floor boards

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Additional Advice

We suggest the following expert opinion will be needed through the process. Some might be employed direct by Council, others subcontracted by a head building contractor.

Most of this work can be done without site visits using the architectural drawings. The documentation architect will need an additional site visit, some destructive removal of internal linings and safe work at heights eg. scissor lift.

Item	Consultant	Scope of work
Structure	Structural engineer	Certification of new front column detail and footing, and new NW brick wall and footing design Check toilet roof Certify new structures such as changeroom
Architecture	Architect	Detailed design and documentation for Building Approval. Alternatively, this can be done in-house by a sufficiently resourced building contractor or as a novated contract (design architect is contacted to the builder.)
Landscape	Landscape Architect	Integrate courtyard, streetscape and new rear and side gardens.
Acoustics	Acoustical engineer	Make recommendations on Hall acoustics including wall and ceiling treatments
Electrical, lighting and communications	Electrical engineer	An electrical engineer can undertake a detailed design of lighting, as well as specifying new meter and control boards, and integrate A/V installations. Alternatively, this can be done as a design construct contract by a sufficiently resourced electrical contractor.
Specialist installations	Specialist supplier or subcontractor	Could include: Wall cracking repair – proprietary system Window restoration and automation – specialist subcontractor

		Theatre light and A/V installations – specialist supplier

Conclusion: Mingenew Hall Scope of Works

The Hall to be reopened would need significant restoration and building repairs as detailed within this report. In summary these include:

- Asbestos removal
- Site drainage and paving
- Stabilisation and repair of steel columns
- Brick walls repair and replacement
- New external claddings, wall insulation and internal linings
- Rebuild backstage walls
- New, stronger ceiling and ceiling insulation
- Window repairs, reinforcement and re-glazing
- New door escape bars and hardware and exit signage
- Replacement of southern sliding doors and wall panels
- Floor care and refinishing
- New services – basic level

As these are repairs and there is no change of use, they should not trigger upgrades to the full 2023 Building Code, such as PWD accessibility. However, all repairs performed should comply with current standards, such as insulation levels and thresholds.

This will stabilise the building, but it will not extend its usability into a truly multi-function entertainment space.

In addition to the basic identified repairs it is recommended that the following items be considered to maximise the functionality of the building.

Additional, functionality options recommended include:

- Chair and equipment storage
- Kitchen and bar installation
- PWD access to the stage
- New PWD compliant toilet
- Audio visual equipment installations
- Automated windows for high level hot air ventilation
- Include additional openable windows to catch breezes.
- Acoustic treatments
- New awnings / sunshading
- New entry / streetscape treatment
- New roofed courtyard break-out space

These additional works have the potential to create a better patronised, regionally significant venue and architectural attraction, and to maximise the functionality of this community asset.

This general scope of works is expanded and illustrated on the concept design drawings.

Appendix A – Mingenew Hall Existing Drawings

Mingenew Hall Options 2024

Drawing List		
Sheet Number	**Sheet Name**	**Issue description**
SD01	Contents & Locality	Concept Design
SD02	Existing Site Plan	Concept Design
SD03	Existing Lower Floor Plan	Concept Design
SD04	Stage, Toilets & Biobox	Concept Design
SD06	Existing Roof Plan	Concept Design
SD07	Existing elevations	Concept Design
SD08	Existing Elevations 2	Concept Design
SD09	Existing Views	Concept Design
SD10	Existing Short Sections	Concept Design
SD11	Existing Sections 2	Concept Design
SD12	Existing Long Sections	Concept Design
SD13	Existing Frame	Concept Design
SD20	Proposed Site Plan	Concept Design
SD21	Hall Level Key Plan	Concept Design
SD22	Entry, terraces, bar and kitchen	Concept Design
SD23	South Wall, Courtyard and Toilets	Concept Design
SD24	Stage & Biobox Key Plan	Concept Design
SD25	Stage	Concept Design
SD26	Ramp, Terraces & Mezzzanine	Concept Design
SD27	Council Entry	Concept Design
SD28	Ceilings	Concept Design
SD29	Proposed Roof	Concept Design
SD30	Exploded 3D	Concept Design
SD31	3D no roof	Concept Design
SD32	External Views	Concept Design
SD33	Internal Views	Concept Design
SD34	Proposed Elevations	Concept Design
SD35	Proposed Elevation 2	Concept Design
SD36	Short Sections	Concept Design
SD37	Long Sections	Concept Design
SD38	Seating & exits	Concept Design
SD39	Safe Design	Concept Design
SD40	Scope of Works Summary	Concept Design
SD41	Scope of Works Summary	Concept Design

Read these drawings in conjunction with the "Mingenew Hall Options 2024 - Brief and Scope Report" by Studio Mango, January 2024

Asbestos Containing Materials

Mingenew Hall has Class B (non friable) Asbestos Containing Materials.
Refer to Site Inspection for Asbestos Containing Materials, dated 11/01/2016 by LGIS and Laboratory Report 16-00393 dated 11/01/2016 by ARL.
Licensed contractor to remove all ACM prior to construction under an approved Asbestos Removal Plan.

1 Locality
1 : 10000

General Disclaimer

This model is based on site measures undertaken in November 2023.

Some areas were inaccessible, such as the sub floor, internal walls, and we had no safe access to heights.

The original drawings are largely illegible and so we do not know the detailed structural design or construction of some parts of the building.

We have no definitive levels or survey at this stage. Levels have been estimated from photos.

Check all dimensions on site prior to construction.

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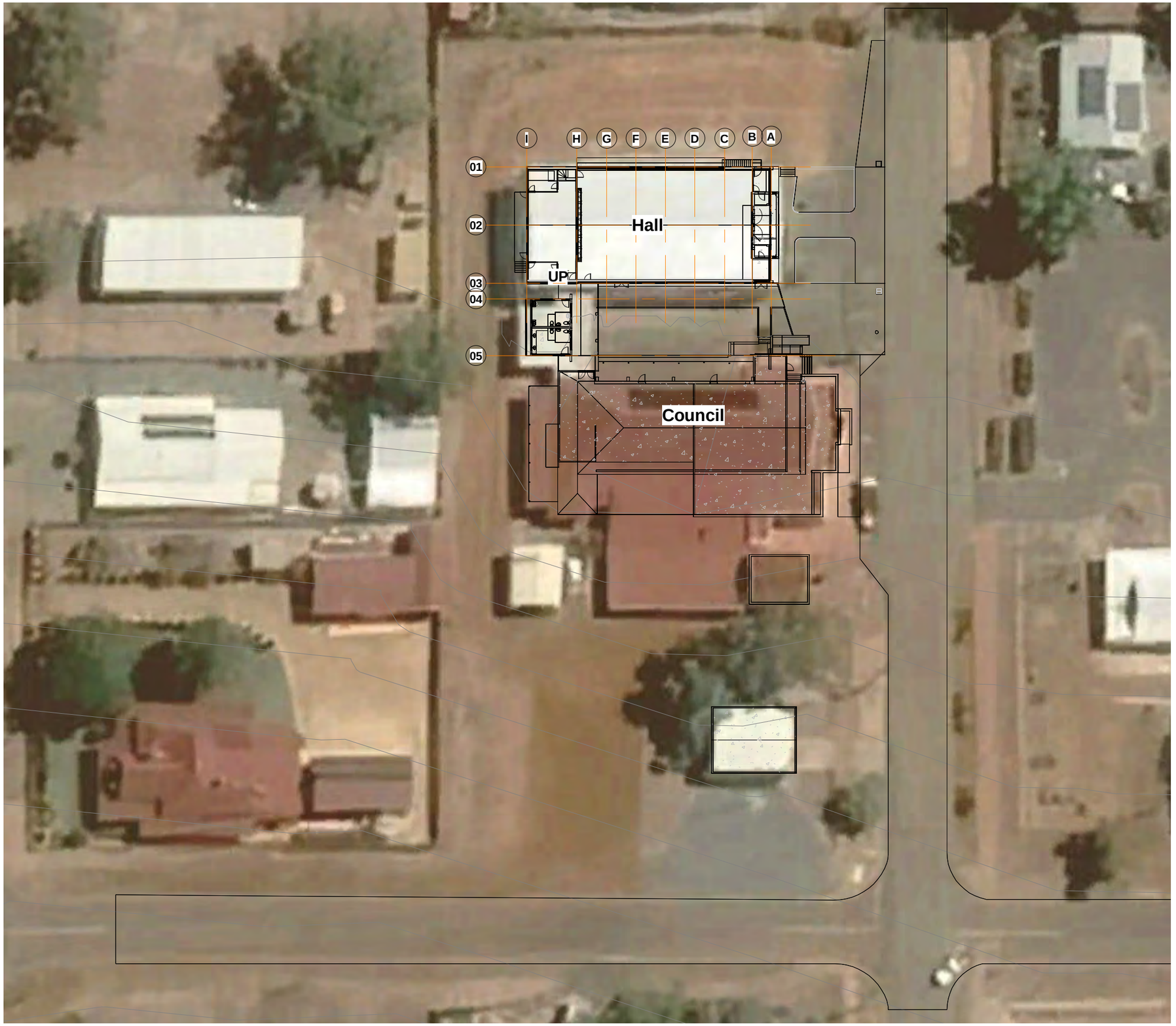
Not a controlled issue until Checked & Approved
A3 Original
100mm
50
0

Concept Design Issue	6/02/2024 11:32:49 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Contents & Locality	Scale: As indicated	Job: 23-MAH	Dwg. No.: SD01	Rev.



1 Existing Site Plan
1 : 500

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Concept Design	6/02/2024 11:32:50 AM	jm	Job	Client	Address	Drawing Title	Scale	Job	Dwg. No.	Rev.
Issue		Chk	Mingenew Hall Options 2024	Shire of Mingenew	19 Victoria Road Mingenew	Existing Site Plan	1 : 500	23-MAH	SD02	

I H G F E D C B A

9945 3650 3661 7365 3465 2570

1 SD10

2 SD10 2 SD11

01 340

02 13819

03 321

04 1910

7240 7240

2 SD12 1 SD12

SD08 1

UP UP

Under stage

Hall

Kiosk
ACM present

Forecourt

entry

SD07

Tickets

ACM

4790 4880 4810

Toilets

6225 1920

1 SD07

24620 6035

3720 3650 3661 3664 3701 3465 2340

30425

Courtyard

2140

1 Existing Hall Floor Level
1 : 100

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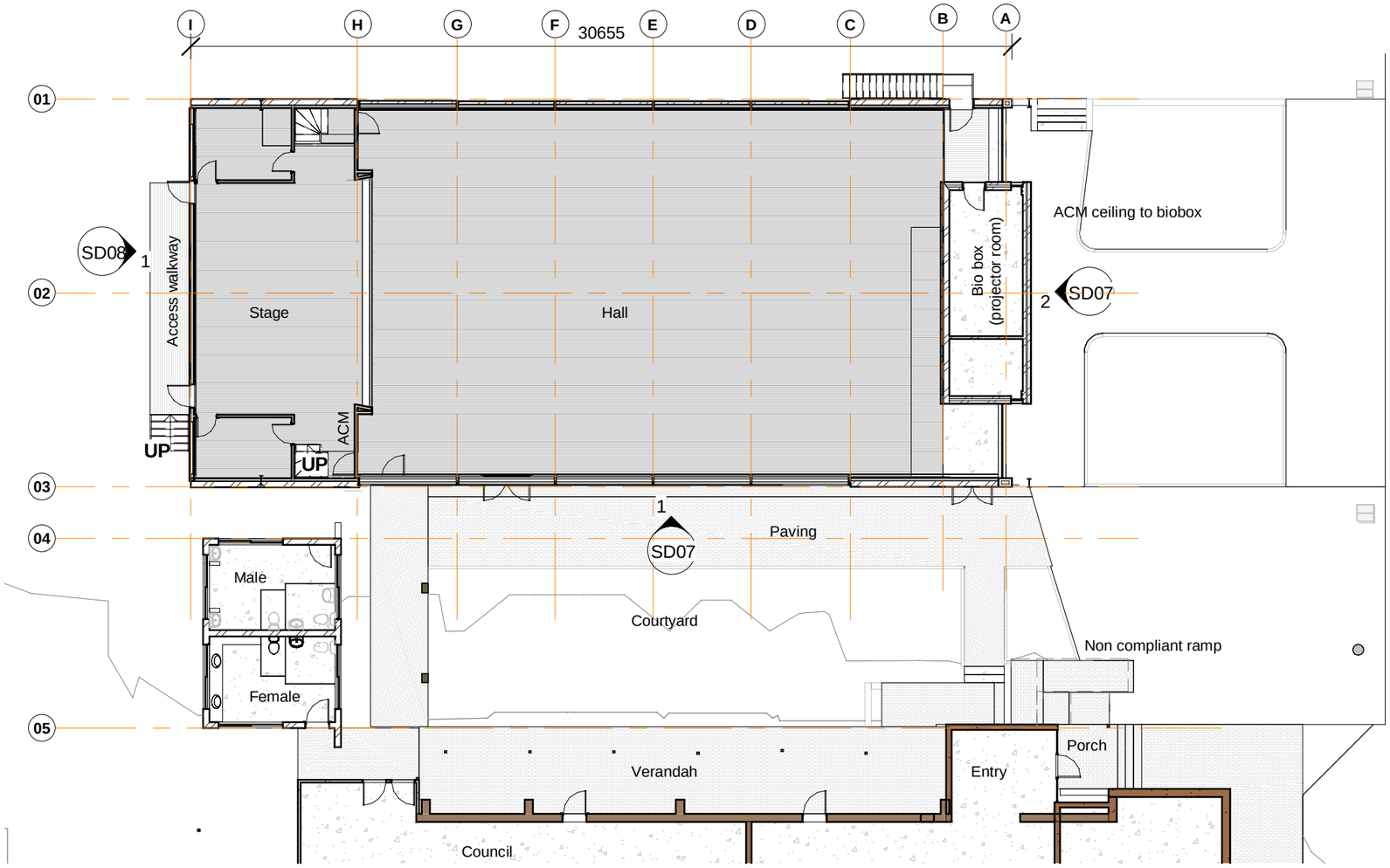
Concept Design Issue	6/02/2024 11:32:50 AM	jm Chk	Job Mingenew Hall Options 2024	Client Shire of Mingenew	Address 19 Victoria Road Mingenew	Drawing Title Existing Lower Floor Plan	Scale 1 : 100	Job 23-MAH	Dwg. No. SD03	Rev.



1 Existing Stage Level
1 : 200

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Concept Design	6/02/2024 11:32:52 AM	jm	Job	Client	Address	Drawing Title	Scale	Job	Dwg. No.	Rev.
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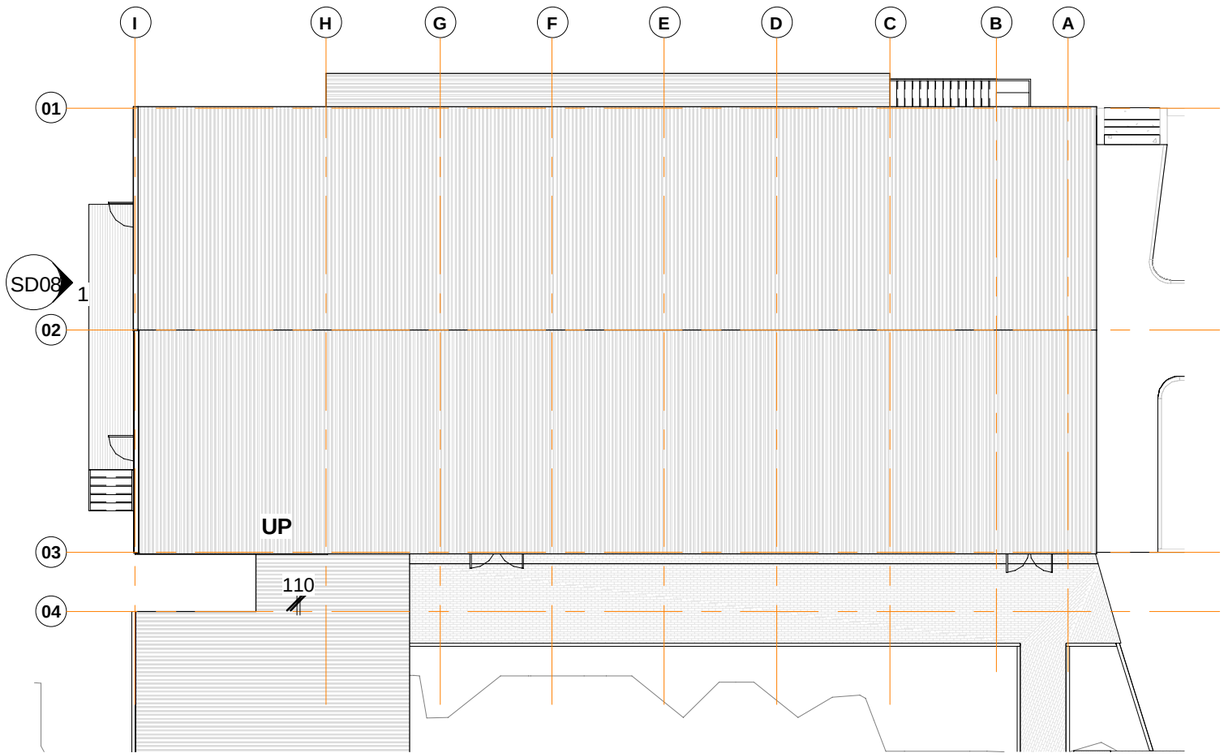
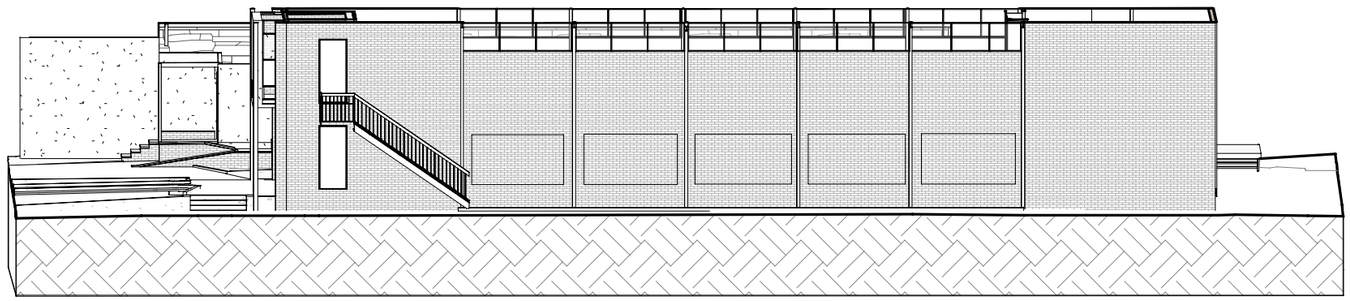


1 Existing Roof Plan

1 : 200



2 Existing 3D Internal

A3 Original

100mm

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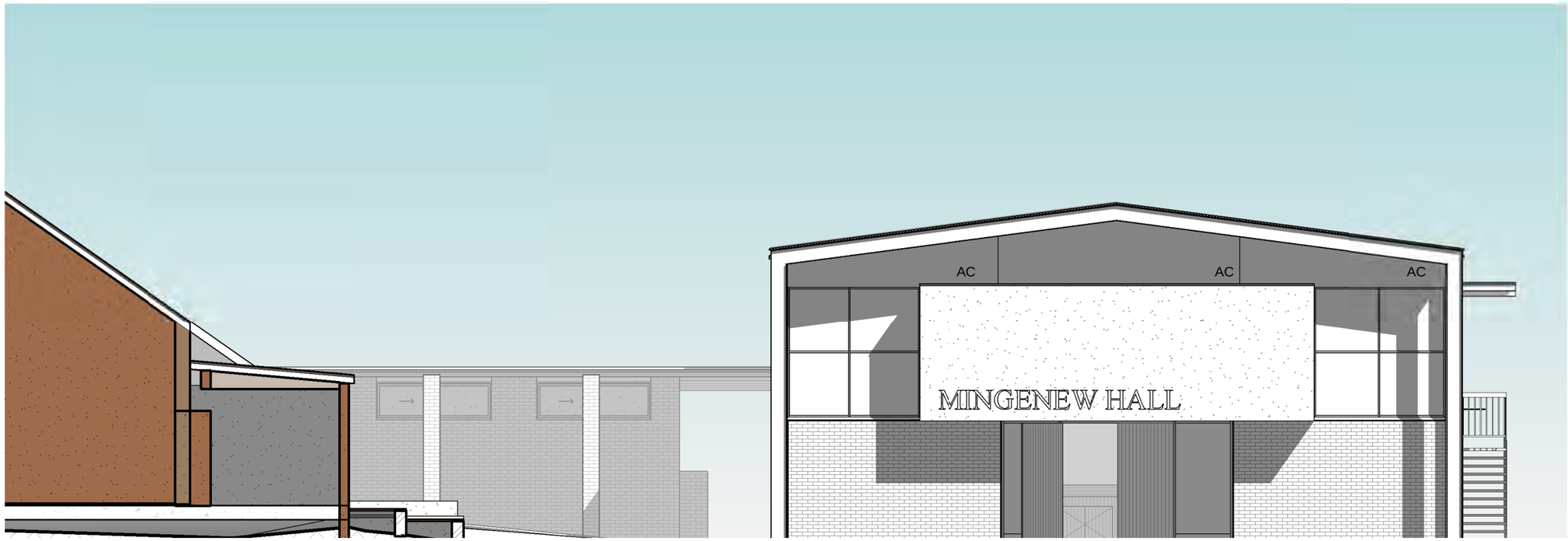
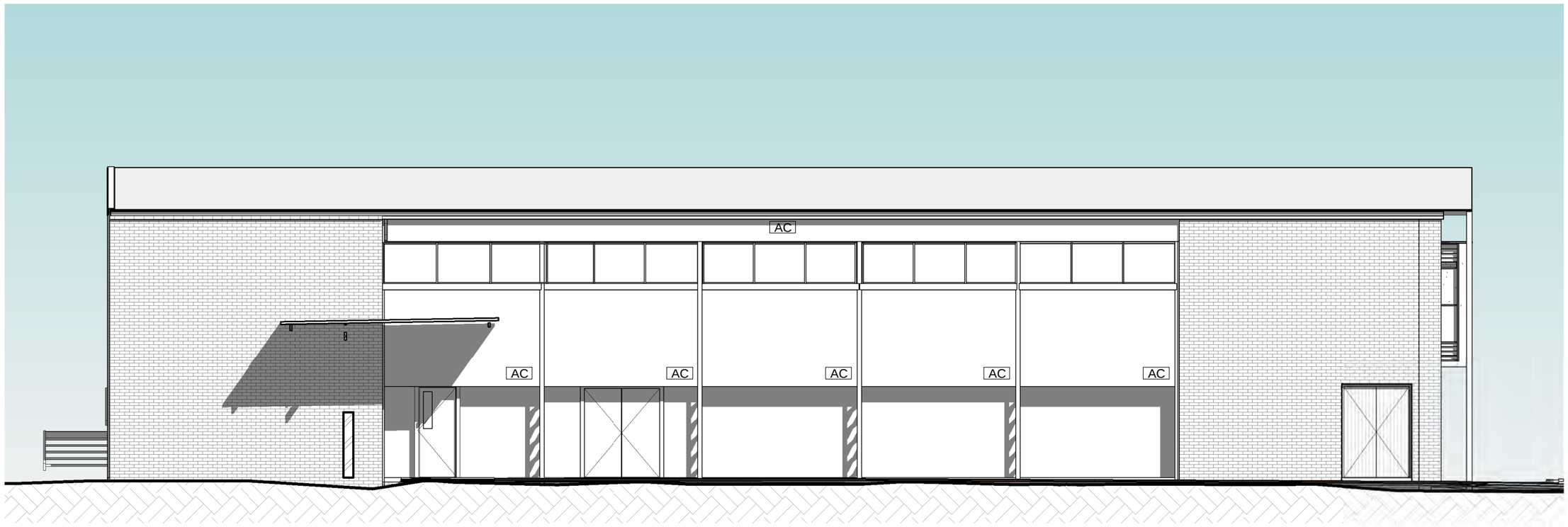
Concept Design Issue	6/02/2024 11:32:53 AM	jm Chk	Job Mingenew Hall Options 2024	Client Shire of Mingenew	Address 19 Victoria Road Mingenew	Drawing Title Existing Roof Plan	Scale 1 : 200	Job 23-MAH	Dwg. No. SD06	Rev.



2 Existing East Elevation
1 : 100



1 Existing South Elevation
1 : 100

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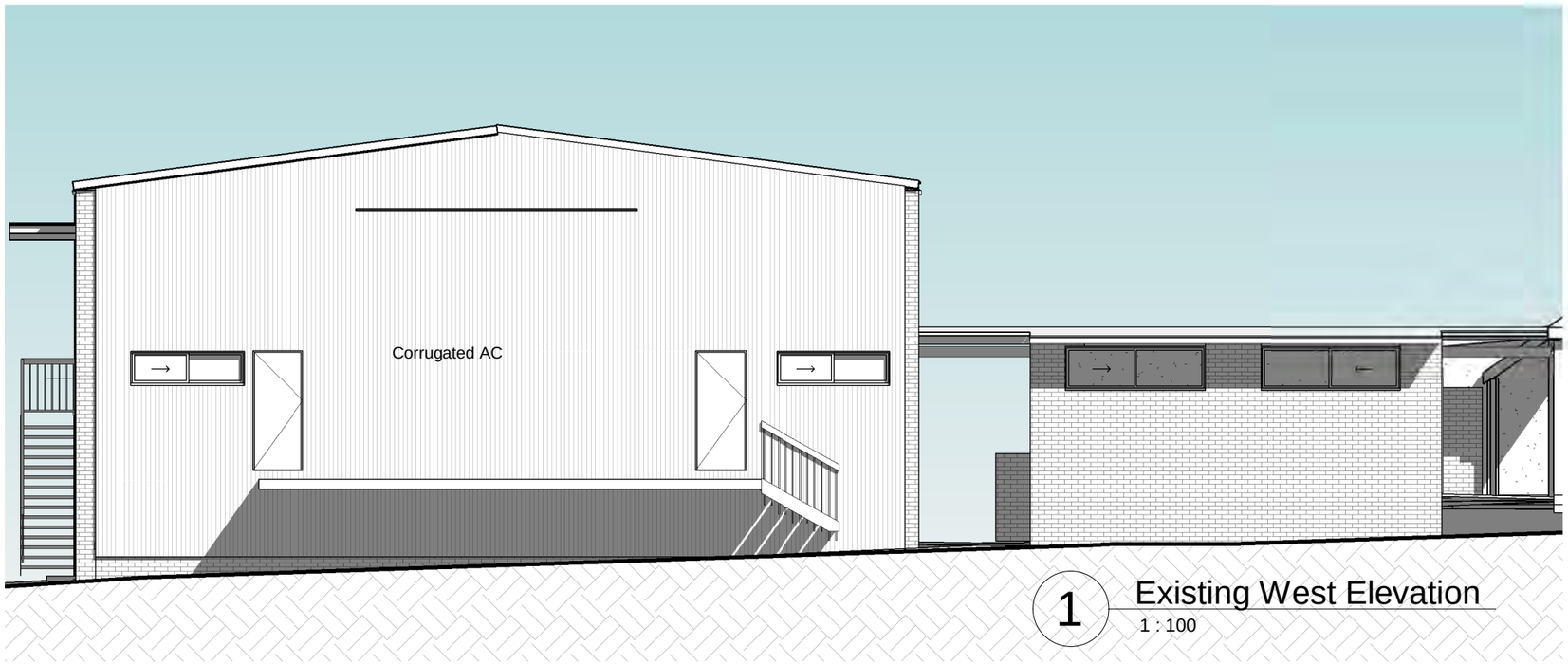
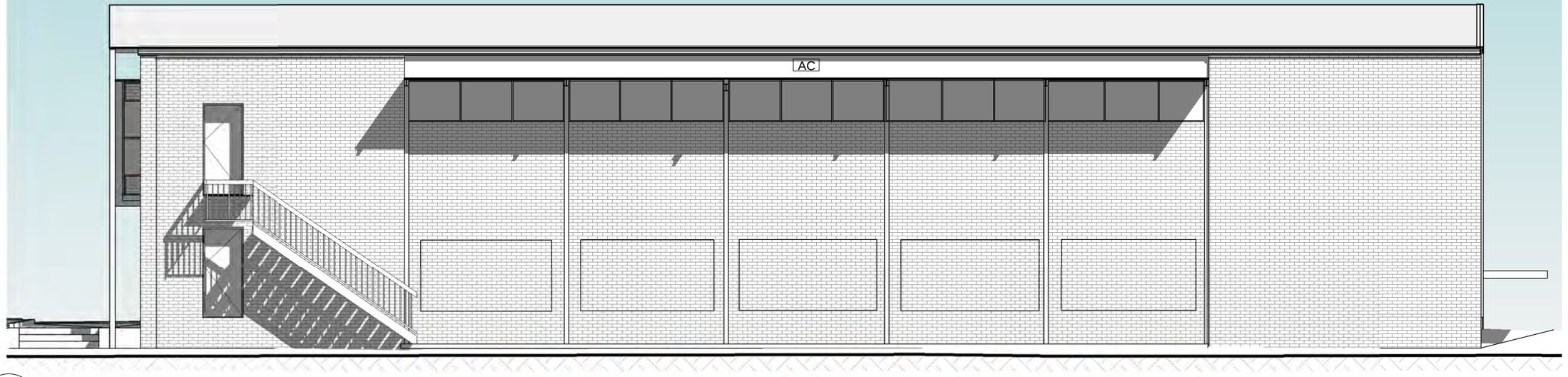
Concept Design Issue	6/02/2024 11:32:55 AM	jm Chk	Job Mingenew Hall Options 2024	Client Shire of Mingenew	Address 19 Victoria Road Mingenew	Drawing Title Existing elevations	Scale 1 : 100	Job 23-MAH	Dwg. No. SD07	Rev.



1 Existing West Elevation
1 : 100



2 Existing North Elevation
1 : 100

Not a controlled issue until Checked & Approved

A3 Original

100mm

50

0

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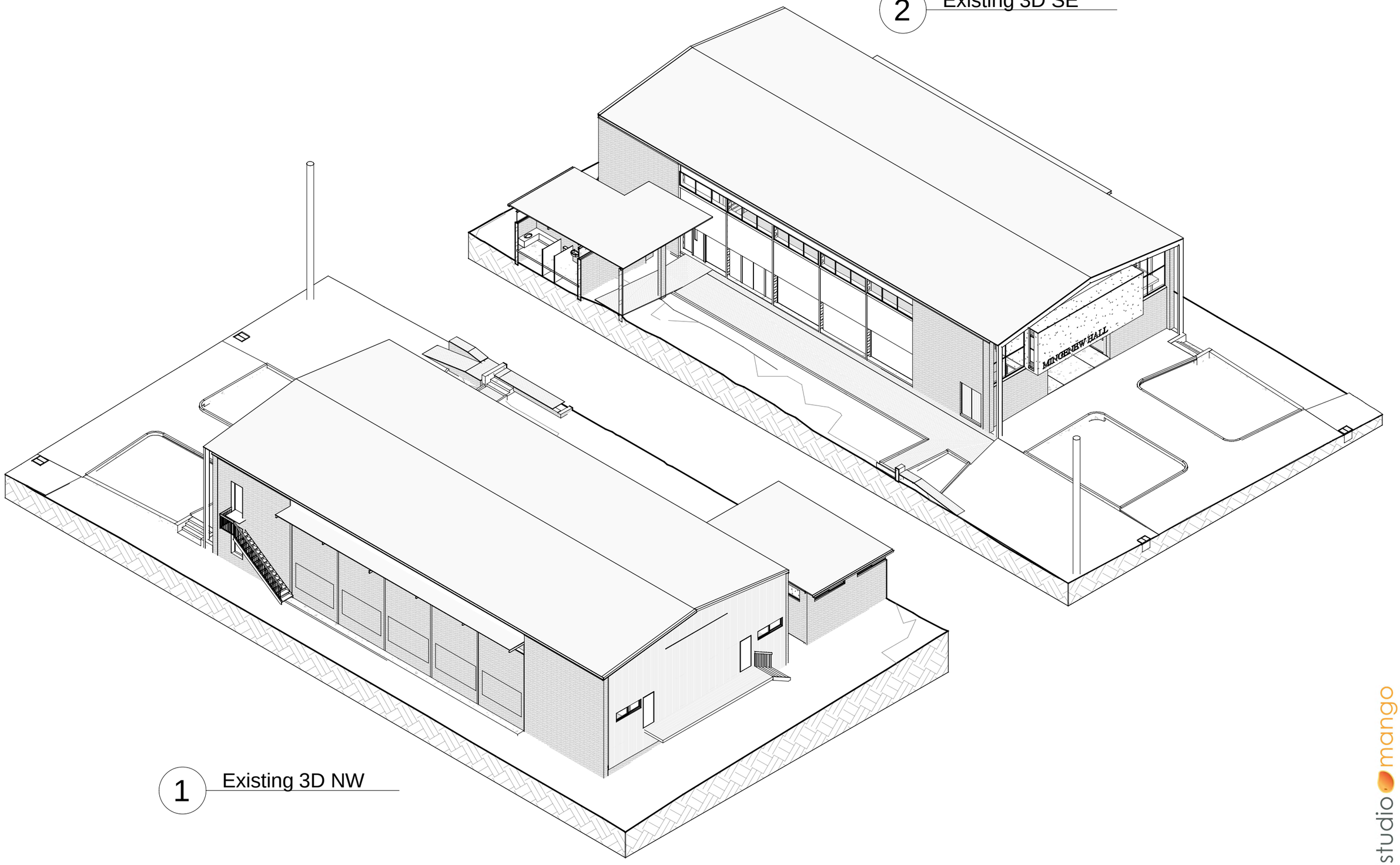
Concept Design Issue	6/02/2024 11:32:56 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Existing Elevations 2	Scale: 1 : 100	Job: 23-MAH	Dwg. No.: SD08	Rev.



2 Existing 3D SE

1 Existing 3D NW

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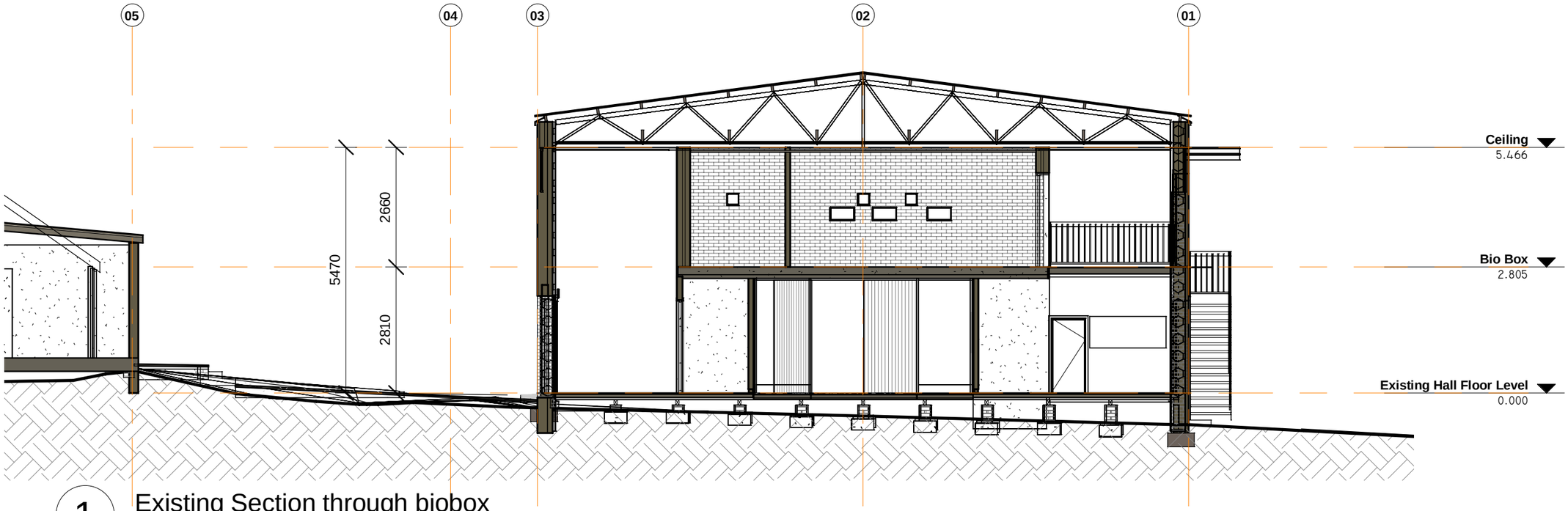
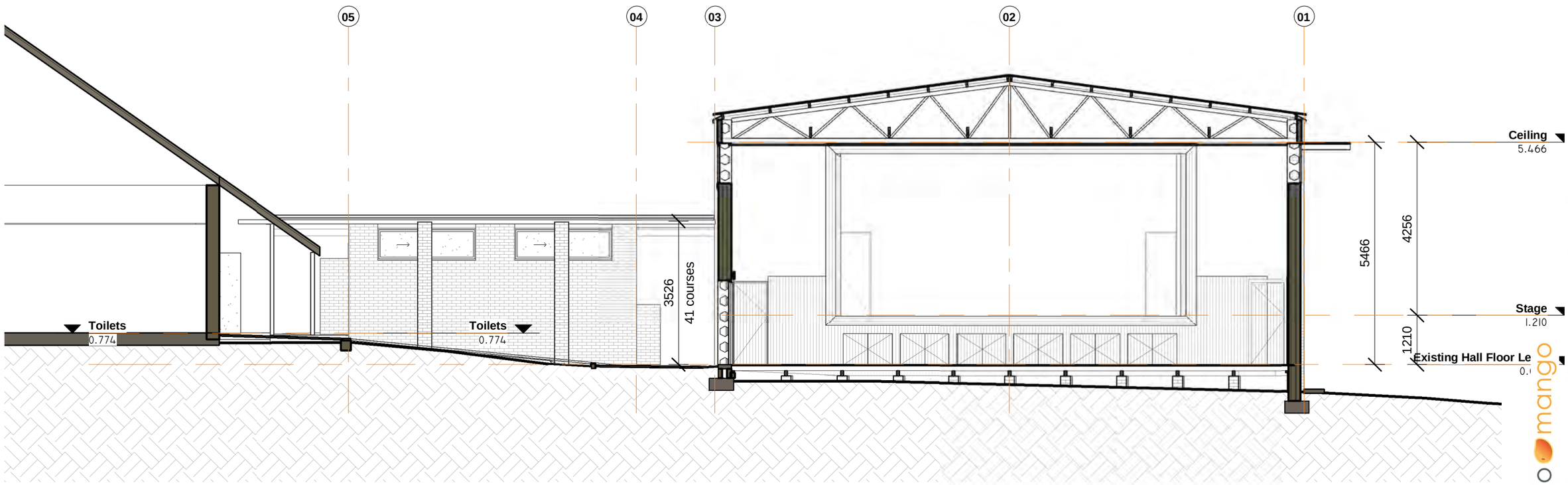
Concept Design Issue	6/02/2024 11:32:57 AM	jm Chk	Job Mingenew Hall Options 2024	Client Shire of Mingenew	Address 19 Victoria Road Mingenew	Drawing Title Existing Views	Scale	Job 23-MAH	Dwg. No. SD09	Rev.



1 Existing Section through biobox

1 : 100



2 Existing Short Section Through Hall

1 : 100

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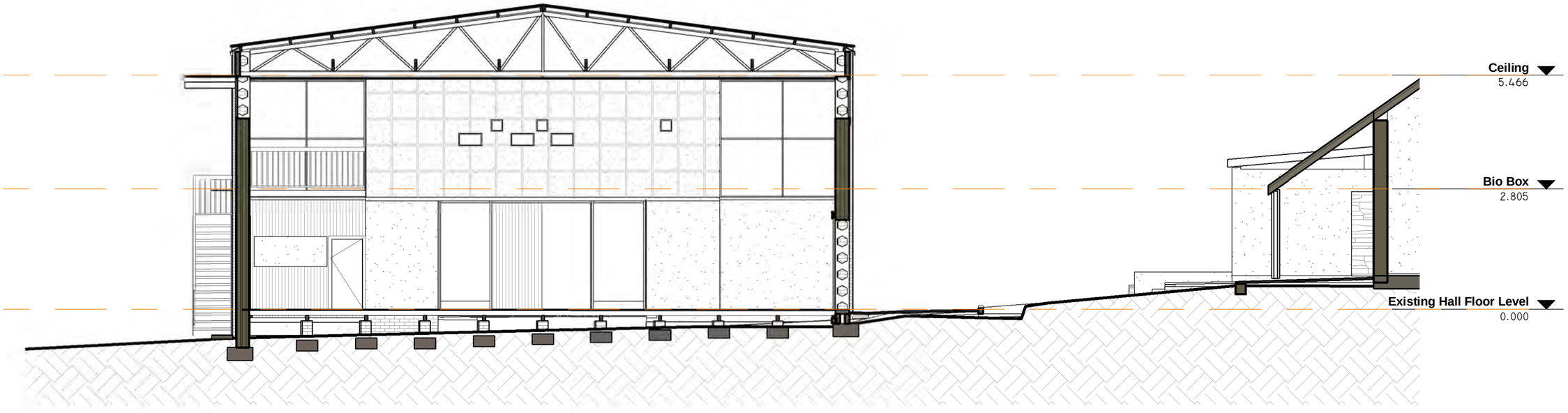
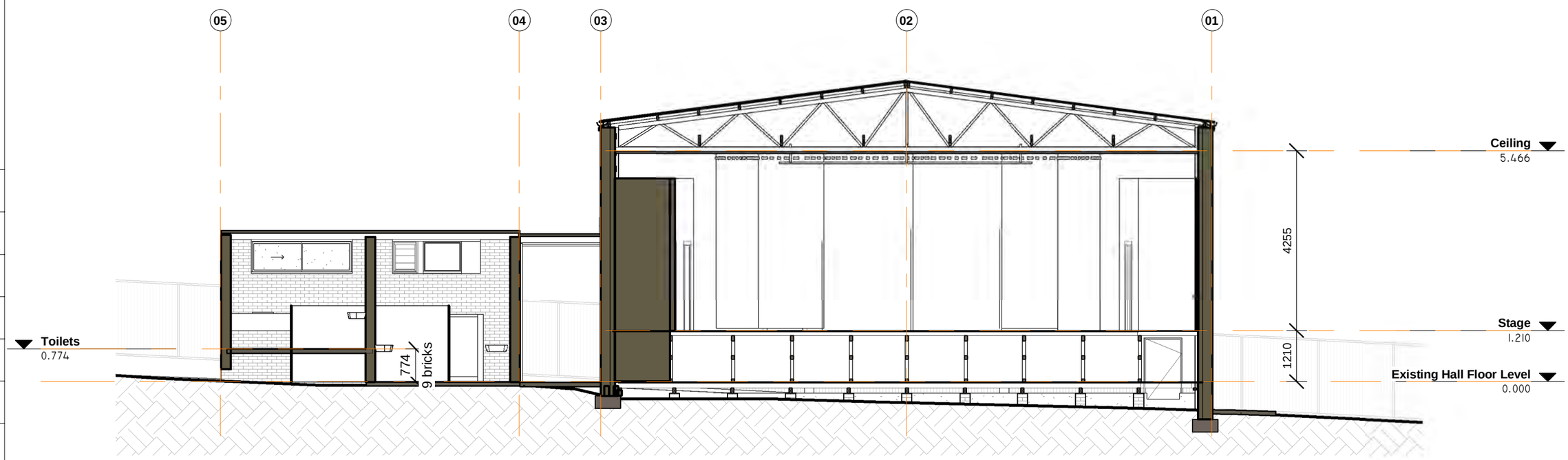
Concept Design Issue	6/02/2024 11:32:58 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Existing Short Sections	Scale: 1 : 100	Job: 23-MAH	Dwg. No.: SD10	Rev.



2 Existing Short Section looking to bio box

1 : 100



1 Short Section through Stage

1 : 100

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A3 Original

100mm

50

0

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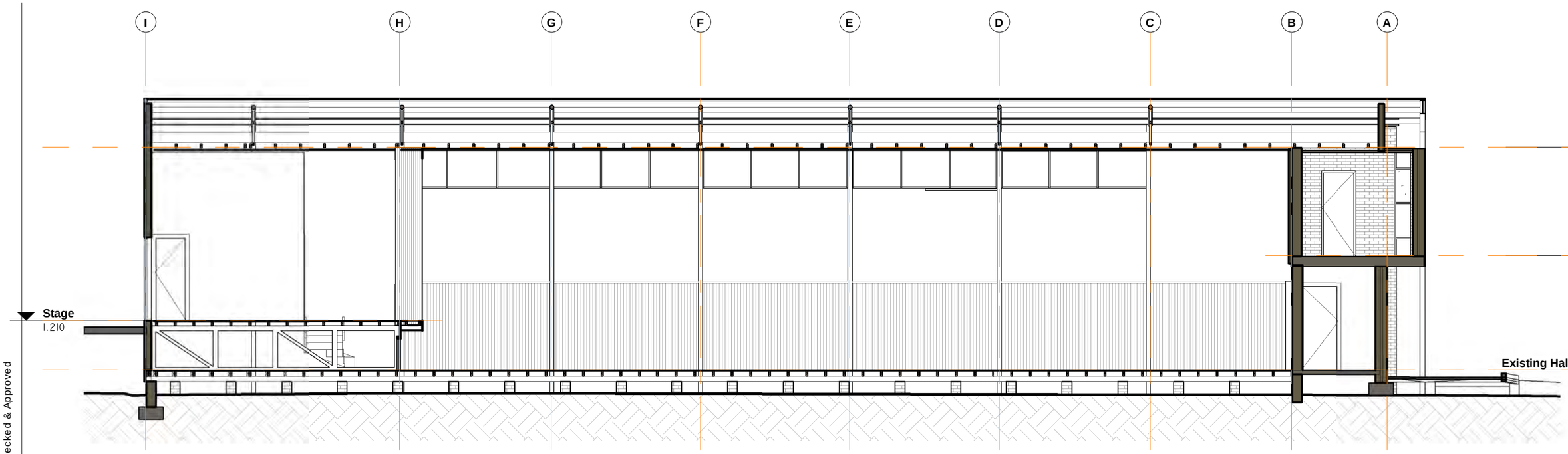
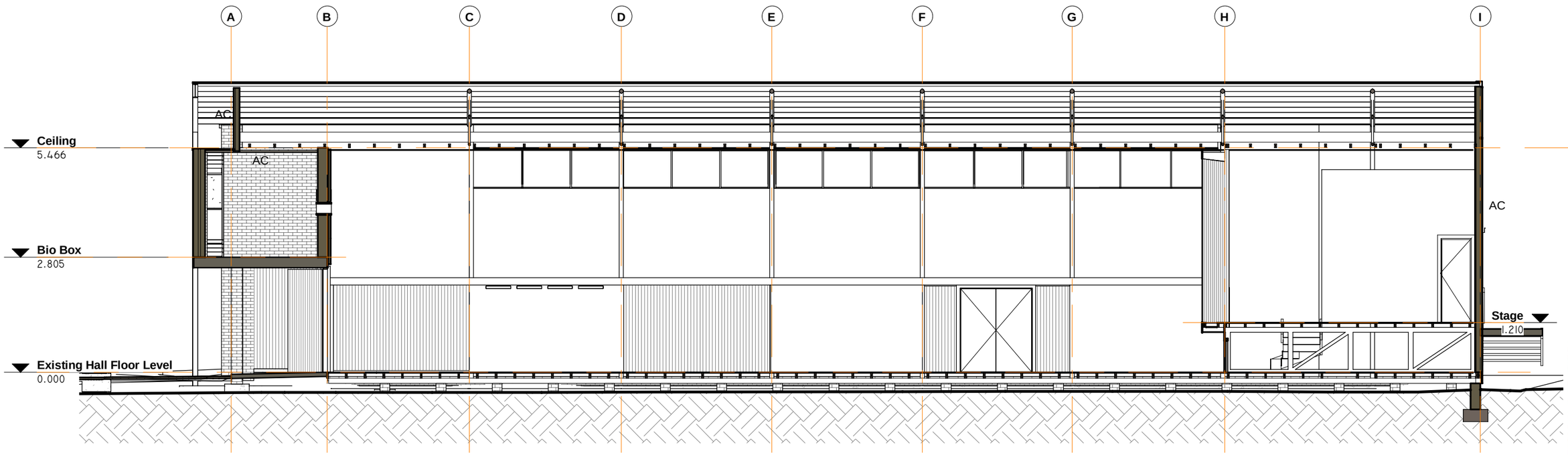
Concept Design Issue	6/02/2024 11:32:59 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Existing Sections 2	Scale: 1 : 100	Job: 23-MAH	Dwg. No.: SD11	Rev.



2 Existing Long Section looking North

1 : 100



1 Existing Long Section looking South

1 : 100

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Concept Design Issue	6/02/2024 11:32:59 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Existing Long Sections	Scale: 1 : 100	Job: 23-MAH	Dwg. No.: SD12	Rev.

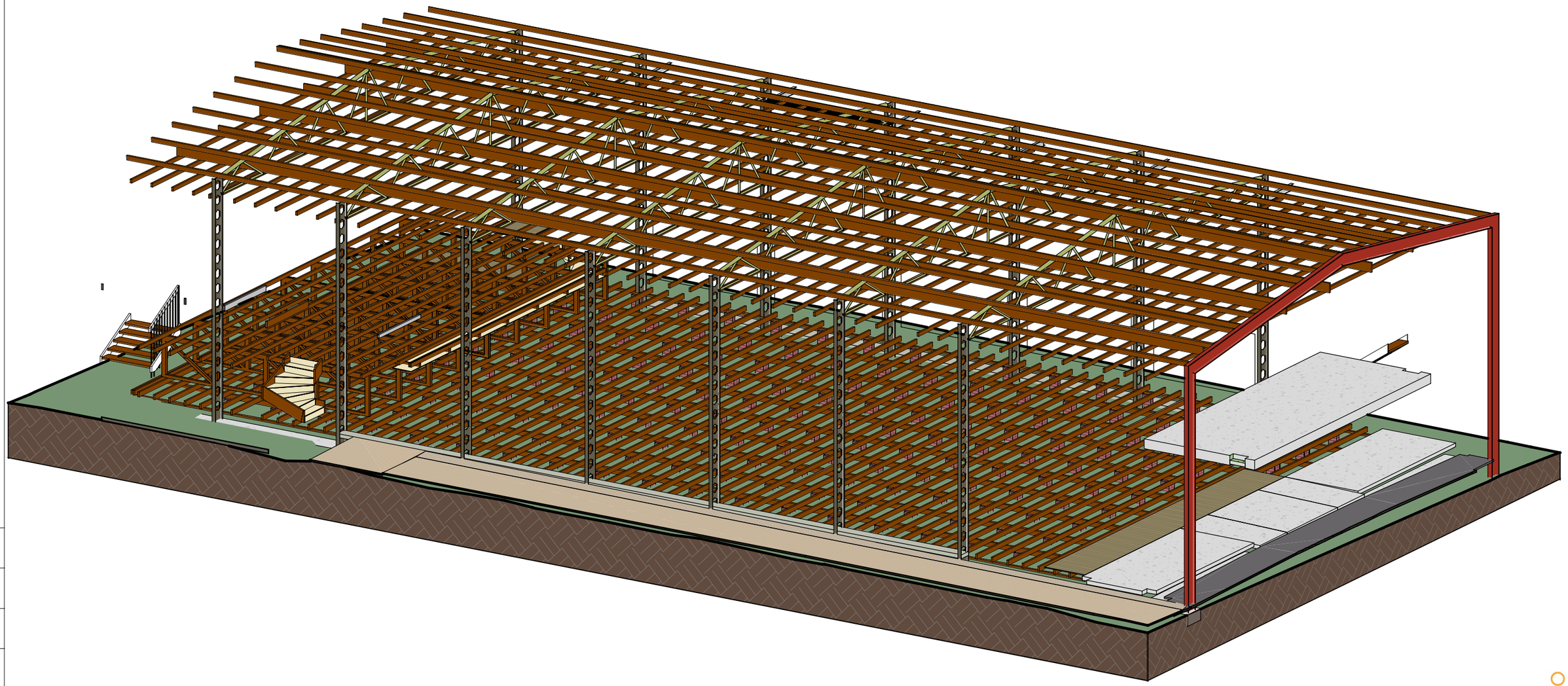
Not a controlled issue until Checked & Approved

A3 Original

100mm

50

0



1 Existing Roof Frame 3D

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Appendix B – Mingenew Hall Proposed Concept Drawings

Mingenew Hall Options 2024

Drawing List		
Sheet Number	**Sheet Name**	**Issue description**
SD01	Contents & Locality	Concept Design
SD02	Existing Site Plan	Concept Design
SD03	Existing Lower Floor Plan	Concept Design
SD04	Stage, Toilets & Biobox	Concept Design
SD06	Existing Roof Plan	Concept Design
SD07	Existing elevations	Concept Design
SD08	Existing Elevations 2	Concept Design
SD09	Existing Views	Concept Design
SD10	Existing Short Sections	Concept Design
SD11	Existing Sections 2	Concept Design
SD12	Existing Long Sections	Concept Design
SD13	Existing Frame	Concept Design
SD20	Proposed Site Plan	Concept Design
SD21	Hall Level Key Plan	Concept Design
SD22	Entry, terraces, bar and kitchen	Concept Design
SD23	South Wall, Courtyard and Toilets	Concept Design
SD24	Stage & Biobox Key Plan	Concept Design
SD25	Stage	Concept Design
SD26	Ramp, Terraces & Mezzzanine	Concept Design
SD27	Council Entry	Concept Design
SD28	Ceilings	Concept Design
SD29	Proposed Roof	Concept Design
SD30	Exploded 3D	Concept Design
SD31	3D no roof	Concept Design
SD32	External Views	Concept Design
SD33	Internal Views	Concept Design
SD34	Proposed Elevations	Concept Design
SD35	Proposed Elevation 2	Concept Design
SD36	Short Sections	Concept Design
SD37	Long Sections	Concept Design
SD38	Seating & exits	Concept Design
SD39	Safe Design	Concept Design
SD40	Scope of Works Summary	Concept Design
SD41	Scope of Works Summary	Concept Design

Design Statement

The Mingenew Town Hall is an important mid-century building, using experimental building techniques and a contemporary style. It is also a much loved part of the Mingenew Community with surveys by Council revealing its important role in the life of the local community.

Unfortunately it has been closed and storm damaged for some years now.

These drawings will document a way forward for the Hall, starting with important restoration and stabilisation works and then adding options to improve functionality. This approach allows the building and fitout program to be scaleable and flexible.

Essential maintenance includes structural defects, accessibility and exits, as well as new linings, claddings and insulation.

The exisitng Hall is probably bigger than needed for current uses and so some of the space can be used internally for storage and a new bar and kitchen.

These are conceived as sculptural internal elements including cascading seating terraces, and internal stairs to the bio box (projector room) mezzanine.

These add functionality and fun to the interior and help define a new internal lobby space. This lobby space can include a new entry mat and an internal hood to emphasise the sense of arrival.

The existing southern wall has big timber sliding doors to enable it to open up to the southern courtyard. These are awkward and have poor weatherproofing so new sliding or folding glass doors can be installed to retain the visual connection to a break out space. This new southern courtyard is relaid to manage drainage and weatherproofing better.

The courtard paving, garden walls and new columns help define a third side to the colonnaded quadrangle of Hall, Toilets and Council, and the space is roofed for shade and shelter.

Internally new linings are needed and some of these can have acoustic and decorative qualities. The existing steel window frames are restored and automatic operation allows hot air venting.

The stage is tidied up, with new stores and lighting and audio visual installations. A new changeroom structure helps support the west wall and reflects the shapes of the eastern facade, breaking up the big corrugated expanse. A rear exit is maintained from the stage area, which links back to the toilets and hall level under cover.

Finally a new street presentation could include a pergola in a matching style, garden beds, paving and footpaths.

Council's existing entry becomes part of this streetscape with a new extended porch and compliant ramp access linking to the courtyard.

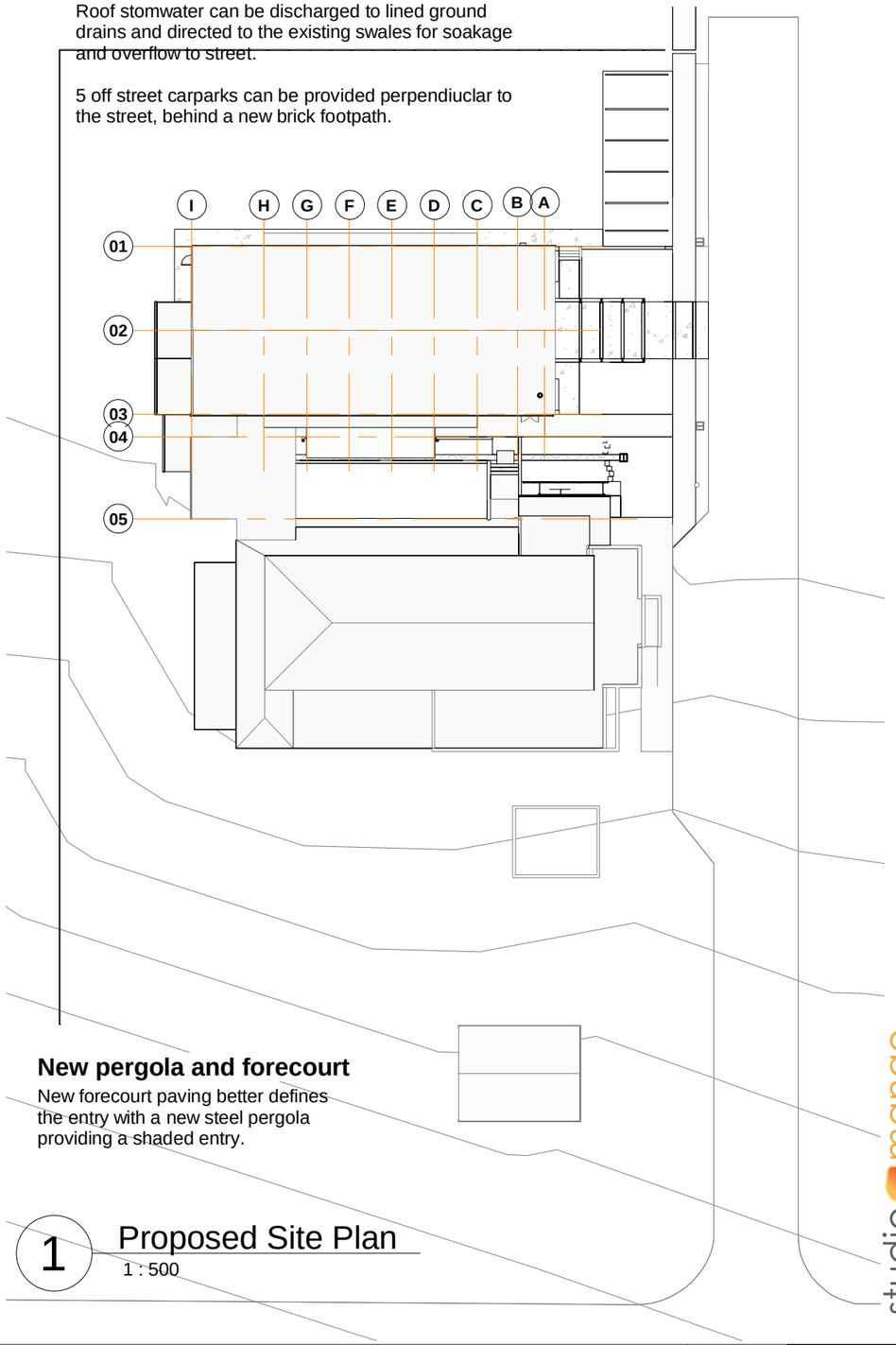
New gardens to West and North

There is no need for full vehicular access around the building, and the garbage truck has previously damaged the septic soakage trenches.

This whole area can be planted out as public gardens including some substantial trees. This will help reduce dust around the hall as well. A future link through to William Street and Mingenew Springs may be possible.

Roof stomwater can be discharged to lined ground drains and directed to the existing swales for soakage and overflow to street.

5 off street carparks can be provided perpendiuclar to the street, behind a new brick footpath.



New pergola and forecourt

New forecourt paving better defines the entry with a new steel pergola providing a shaded entry.

1 Proposed Site Plan
1 : 500

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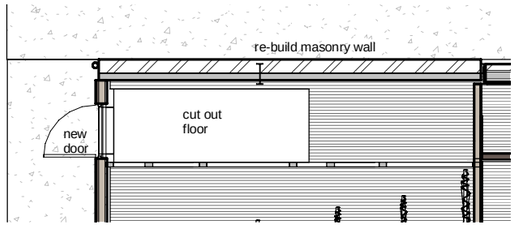
Subfloor access

Cut a new access door through rear wall to enter under stage.
Cut out part existing floor to enable access to crawl space.
Undertake a thorough inspection of sub floor timber condition, ventilation and clearances.



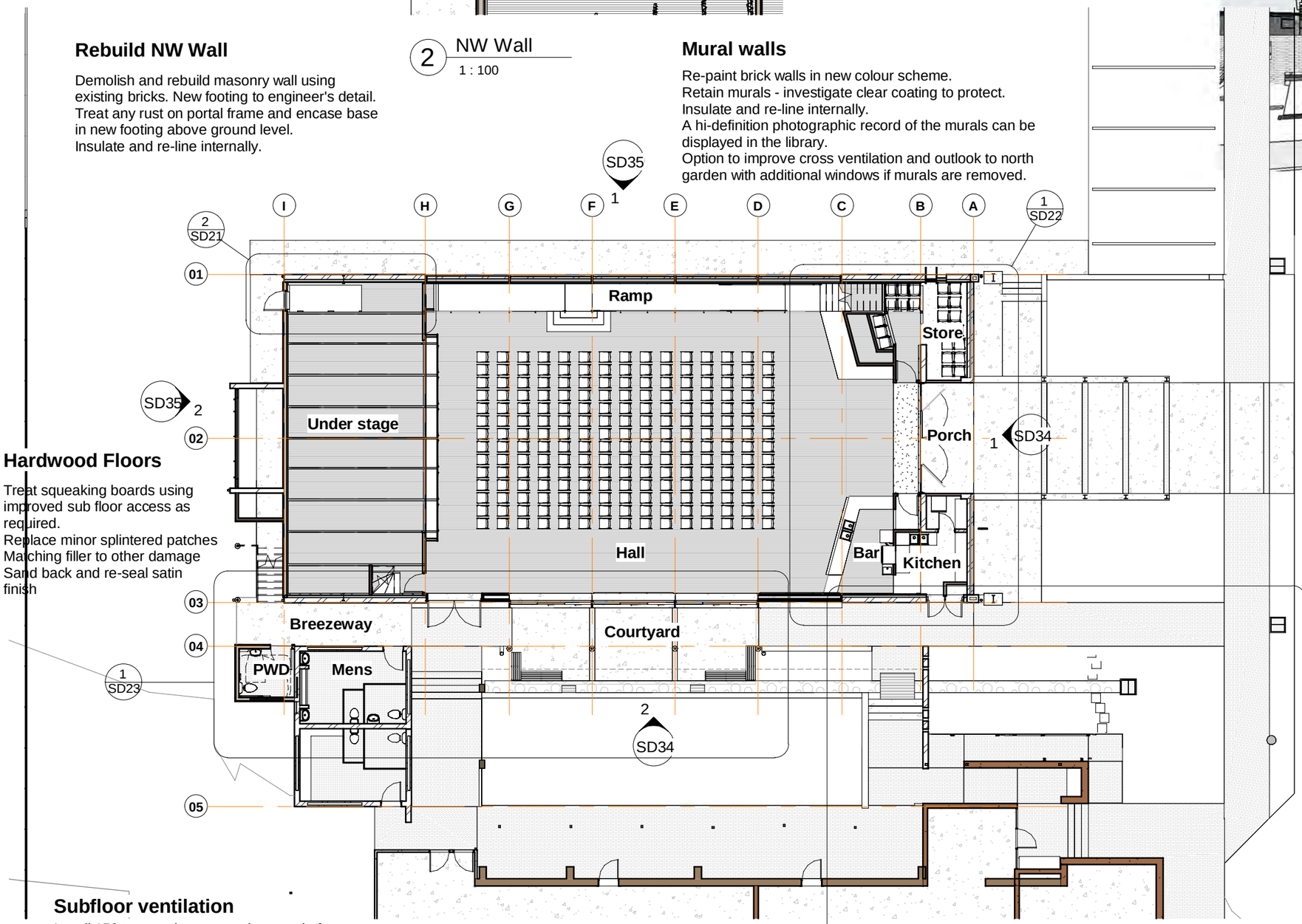
Rebuild NW Wall

Demolish and rebuild masonry wall using existing bricks. New footing to engineer's detail.
Treat any rust on portal frame and encase base in new footing above ground level.
Insulate and re-line internally.

2 NW Wall
1 : 100

Mural walls

Re-paint brick walls in new colour scheme.
Retain murals - investigate clear coating to protect.
Insulate and re-line internally.
A hi-definition photographic record of the murals can be displayed in the library.
Option to improve cross ventilation and outlook to north garden with additional windows if murals are removed.



Hardwood Floors

Treat squeaking boards using improved sub floor access as required.
Replace minor splintered patches
Matching filler to other damage
Sand back and re-seal satin finish

Subfloor ventilation

Install 150⌀ vent pipes to southern end of subfloor, run under new slab.
Make additional vent openings to northern vent openings.
New screens over crumbling vent bricks.

1 Proposed Hall Level Key Plan
1 : 200

New Streetscape

New steel pergola, remove trees, new garden beds, new paving, complete footpath.
Relocate signage
New colour scheme

Asbestos Containing Materials

Mingenew Hall has Class B (non friable) Asbestos Containing Materials.
Refer to Site Inspection for Asbestos Containing Materials, dated 11/01/2016 by LGIS and Laboratory Report 16-00393 dated 11/01/2016 by ARL.
Licensed contractor to remove all ACM prior to construction under an approved Asbestos Removal Plan.

Brick walls generally

SW wall - repair cracking with proprietary system
Nouth painted wall - repaint around murals.
NW wall demolish and rebuild on new footing with existing bricks
All walls - check brick ties once linings removed
All walls - re-point brickwork joints as required - analyse mortar and match, probably using local sand
All walls - clean out crumbling vent bricks and provide new galv steel screens

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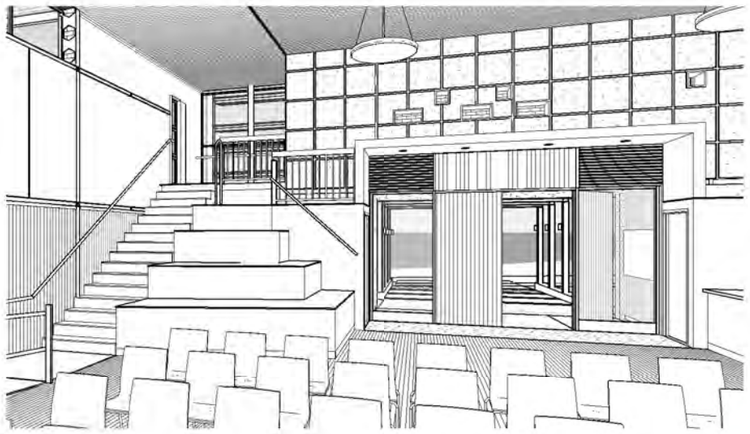
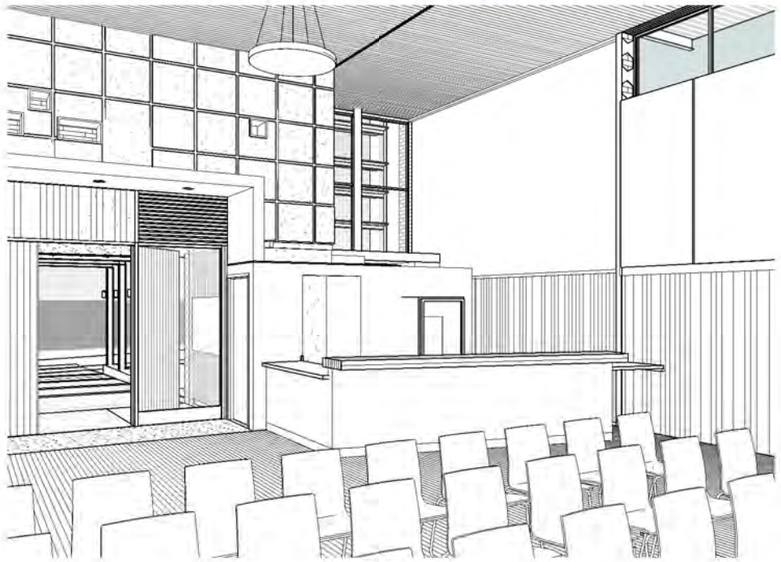
Concept Design Issue	6/02/2024 11:33:09 AM	jm Chk	Job	Client	Address	Drawing Title	Scale	Job	Dwg. No.	Rev.
			Mingenew Hall Options 2024	Shire of Mingenew	19 Victoria Road Mingenew	Hall Level Key Plan	As indicated	23-MAH	SD21	



2 View to Stair and terraces

Store Room, Stair andTerraces

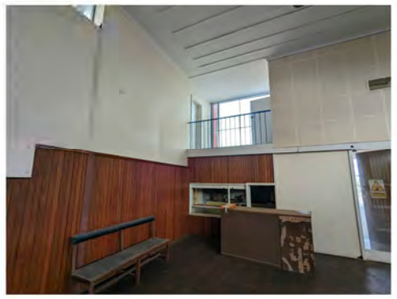
Cut out existing kiosk wall and doors
Build new walls and frames for plywood terraces. These step up from the hall level and can be carpeted, vinyled or left as plywood.
A new plywood stair leads to the bio box making this available as a store or historical curiosity.
The steps, terraces and mezzanine become part of the hall auditorium for sitting and a dramatic and fun form to hide the store room.
Remove existing external doors and install window into an infill wall.



3 View to Bar

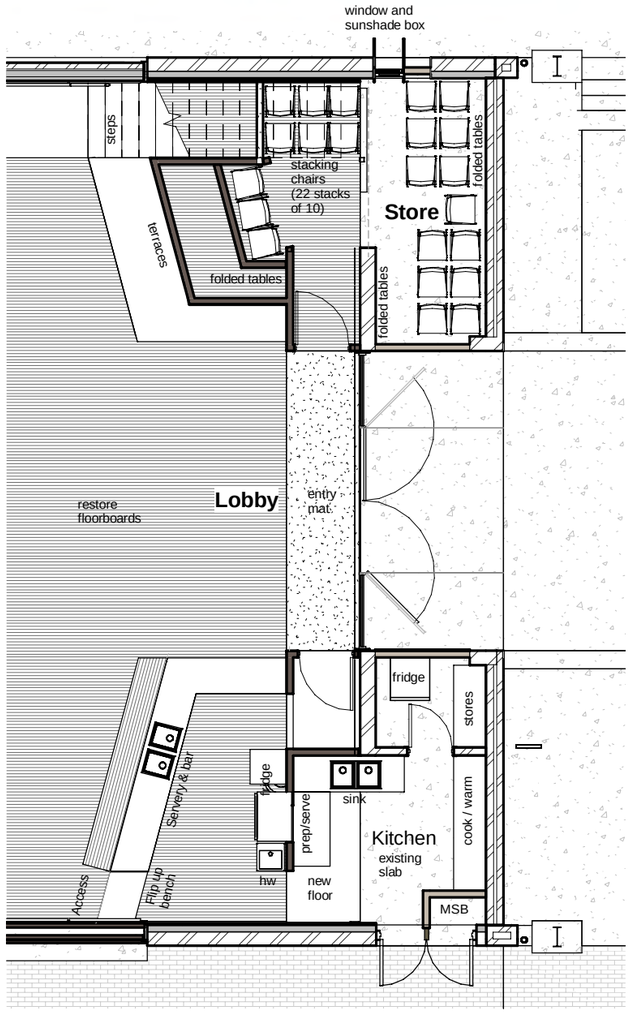
Entry Lobby

Cut out part existing floor boards and replace with new proprietary entry matt system to control moisture and dirt ingress.
New entry lobby is framed each side by new installations, and over the top with an internal hood.



Kitchen and Bar Scope

Semi enclose south east corner for a combined bar and kitchen.
This location has level acess to a rear door, is close to the courtyard for service, and allows efficient staffing.
Remove a portion of existing floor boards to facilitate installation of subfloor drainage towards north and new water supply.
New floor can be waterproofed and vinyled with floor waste to kitchen.
Existing slab floor can be vinyl or exposed
Reuse floor boards for the new bar
Existing timber wall is left clear of fixtures
Cooking and/or warming zone at east wall allows for a rangehood under a low new ceiling with exhaust through to roof.
Localised lighting on walls and low ceiling
Extent of fitout is scaleable.
Adapt existing double doors to provide a single door exit / access, and enclose around second door for new electrical main switch board



1 SD21 Proposed Entry, Kitchen and Bar
1 : 100

Front Entry Doors

Restore existing doors and provide new hardware, closers, hold open, and escape bars.
Full height 'art in place' decorative film to inside of new safety glass.

Portal Frame Facade

Cut out rusted base/s.
Extend into new footing with steel plate welded to existing to engineer's detail.
Treat rust and waterproof base. Cast new welded base into new mass concrete footing to engineer's detail to 600 above ground.
Repaint whole grame a new colour.

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Concept Design Issue	6/02/2024 11:33:14 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Entry, terraces, bar and kitchen	Scale: 1 : 100	Job: 23-MAH	Dwg. No.: SD22	Rev.

Existing Portal Frames

After removing the exisitng paving rust can be treated at bases, and the steel waterproofed. A new set down concrete strip footing protects this join into the future, and provides a base for new sliding doors.
The repainted portal frames are now on display at the sliding doors.

Upper Windows

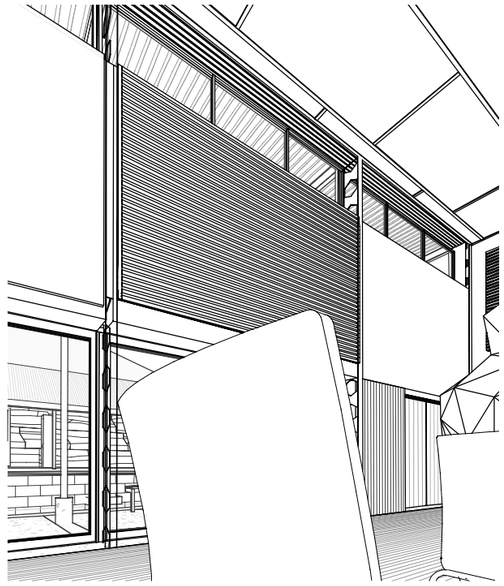
Retain and restore the upper level window frames and re-glaze.
Provide remote electric window openers to opening windows for effective hot air venting.

New southern exit doors and wall

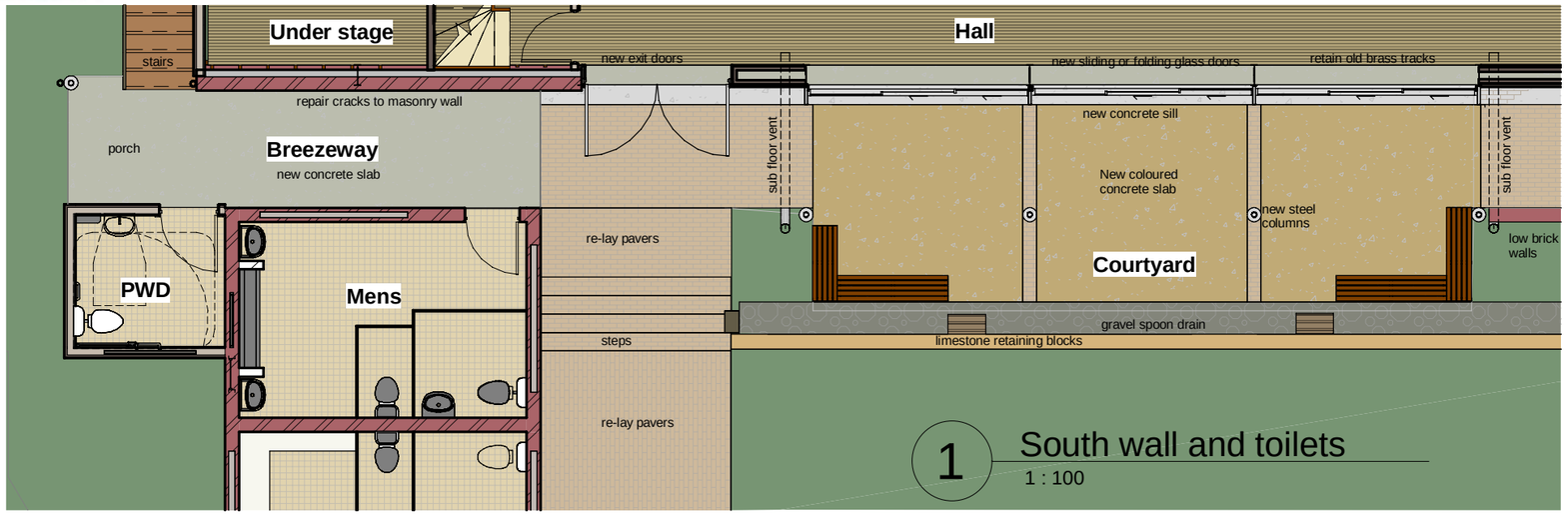
New double escape doors in a new wall. New insulated wall retains internal blackbutt lining with new external cladding flashing over edge of existing threshold slab.
New threshold ramp for 25mm setdown to new strip footing.
These would be for emergency access only with toilet access through the sliding doors.

Upper Framed Walls

Re-line upper walls inside and out.
Exterior fibre cement walls can be installed on a batten over the portals to weather proof them, but should still express the vertical panels.
Insulate with batts, and foil + cavities.
Internal linings can be a mix of plasterboard and acoustic treatments such as hardwood battens, slotted plywood or fabric.



3 View to Courtyard



1 South wall and toilets
1 : 100

New sliding glass doors

A new glazed opening connects the intenal Hall to the outside with visual sight lines, and better natural light and breezes - and reflecting the intent of the original sliding doors.
New simple aluminium sliding glass doors and fixed glass windows are installed to the outside of the existing portal frames, on a new set down strip footing. This allows a proprietary door sill to provide a set down to outside and certified weatherproofing.
The new doors and windows are framed out with 300 deep mullions and head flashing for effect.
An internal curtain could provide blackout if required using the existing pelmet.

All Abilities Toilet Option

It will be more effective to build a new toilet to current accessibility standards than to to try to adapt the existing. A new toilet at the hall level also negates ramp access problems to the Women's toilet.
It will be efficient to add on plumbing in this location, along with a repair of the soakage trenches.
The breezeway between the toilets and the Hall can be formalised with a new concrete slab floor, fully covered, and ends in a rear porch accessing the stage steps.

Courtyard

The Shire Office, Toilets and Hall form a traditional quadrangle that be reinforced with new walls and landscape treatments.
A new paved breakout courtyard drains to a gravel soakaway that drains to the street to fix the drainage problems.
This space is better defined by the support columns and new landscape walls lining up with the toilet block walkway to form a third colonade around the quadrangle.
The courtyard is roofed with a light, floating, semi- transparent roof.
Over that is second awning to shlter the upper level windows.

2 Courtyard View

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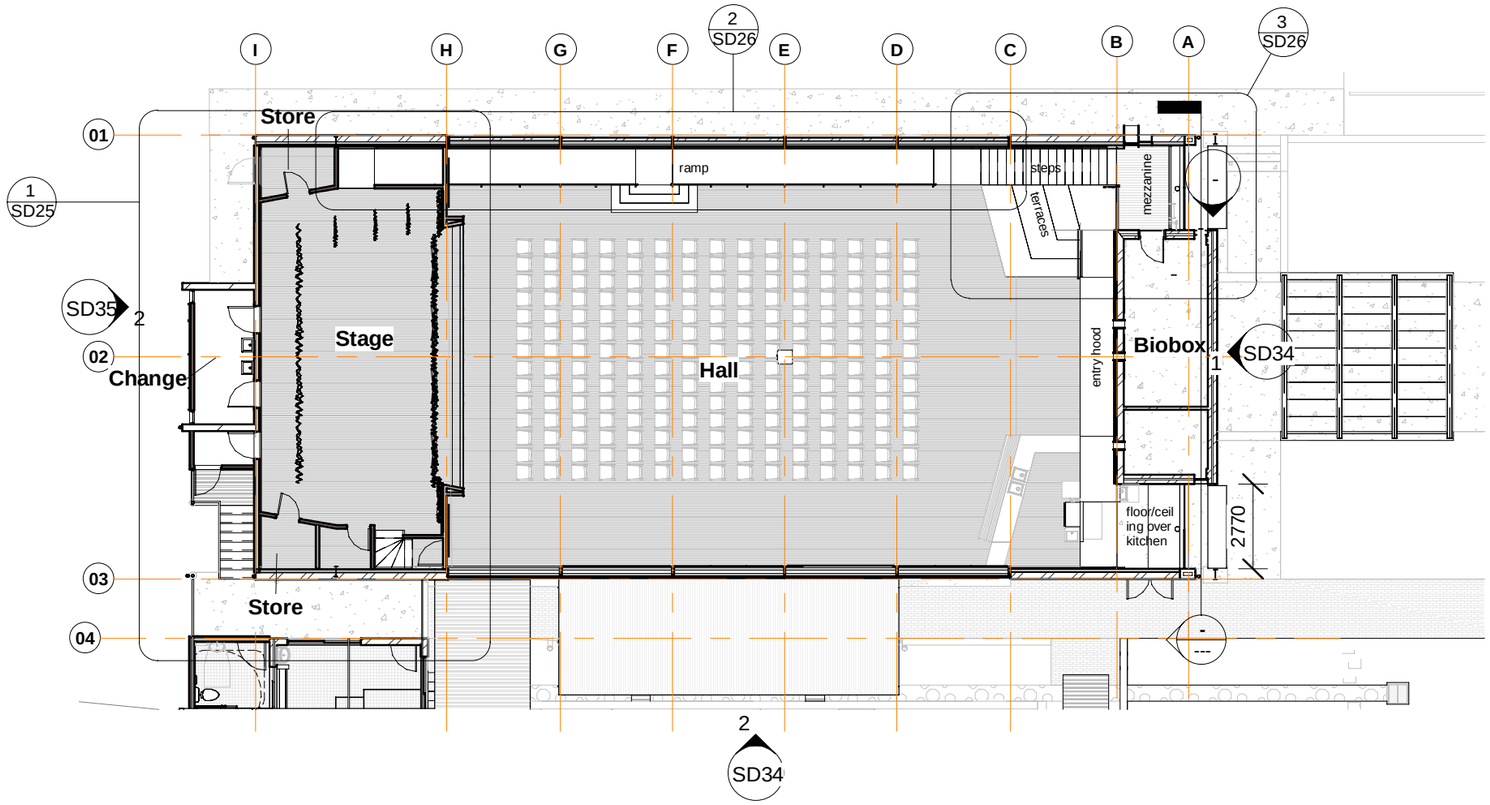
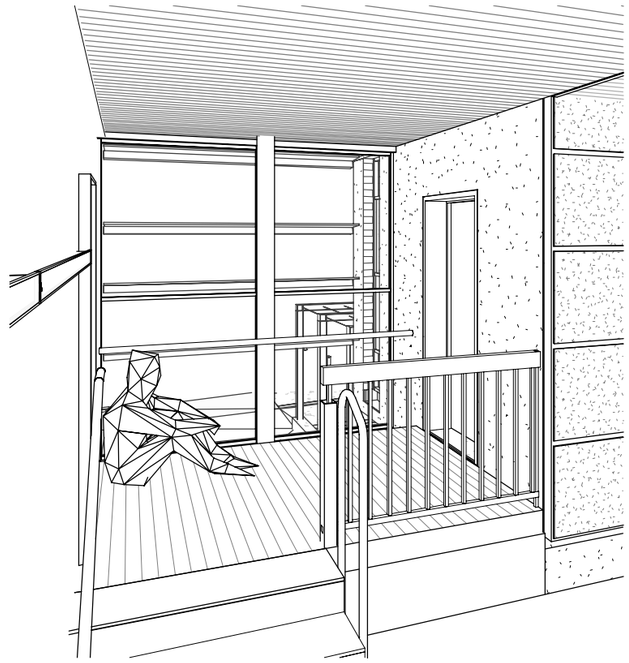


East windows and new sunshading

These can be restored and reglazed with safety glass.
An internal vertical reinforcement member (and kitchen duct) can also be used to reinforce the steel window frame spans.
Externally new sunshades spannign from biobox to steel portal can reduce heat load from morning sun.



1 Proposed Bio Box and Stage Key Plan

1 : 200

Bio Box

This old projector and light control room is currently full of costumes. These can be kept here or the room used as a chill space during events
Paint all around the outside box to emphasise its volume
Paint internal brickwork
Replace ceilings and insulate
Open up projection slots

2 East Windows

A3 Original

100mm 50 0

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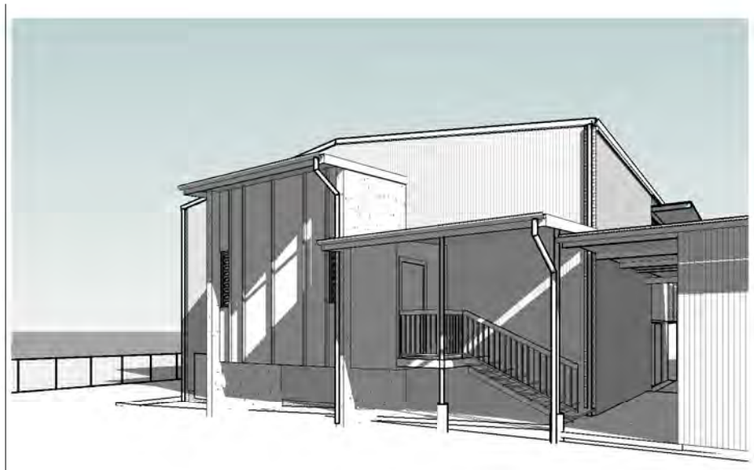
Concept Design Issue	6/02/2024 11:33:22 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Stage & Biobox Key Plan	Scale: As indicated	Job: 23-MAH	Dwg. No.: SD24	Rev.



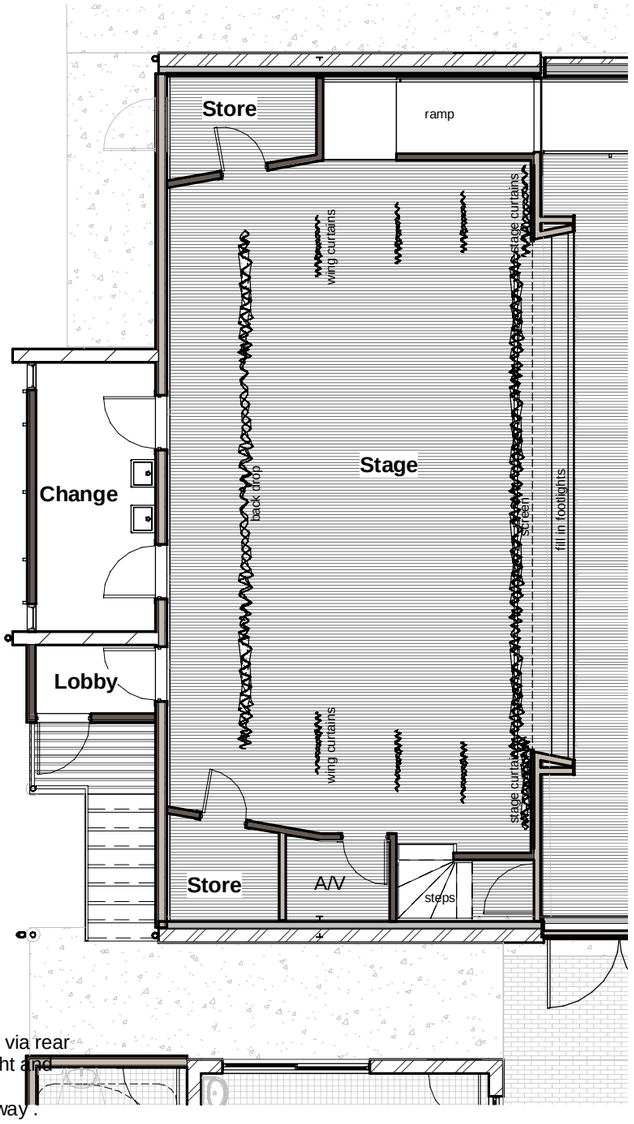
2 Change Room View

Change Room option

A changeroom / green room space would make the stage truly functional for performers.
New masonry blade walls reflect the eastern facade and help butress this old timber framed wall.
Future airconditioning plant could be installed on this roof for simple ducting at ceiling level.

Western Wall

The asbestos corrugated sheeting to be removed. Reclad with corrugated colorbond steel sheeting on 70x35 softwood battens.
Insulate with batts, and foil + cavities.
Allow to batten or nog out inside to manage frame variation and modern sheet sizes. Consider 13mm plasterboard or 9mm FC for higher strength.



Stage access and exit

Emergency exit from the stage is via rear doors through lobby to control light and noise.
A back porch links to the breezeway .

1 Stage and Back of Stage

1 : 100

Stores and A/V

Build new full height partition walls for store rooms.
A/V room can have control gear for lights and audiovisual equipment, cabled to ceiling.

Proscenium wall

A Stage are without a rigging loft does not need a fire proof proscenium wall. But this wall does need to be relined front and back.
An applied acoustic treatment can be decorative timber battens - either a proprietary clip system or site built.
Allow to batten or nog out both sides to mangage frame variations and modern sheet sizes

Ramp

All abilities access to the stage can be provided with a ramp down the north wall. This becomes another scuptural insertion into the space like the terraces and bar. It becomes a low stage for overlooking the hall and out to the courtyard

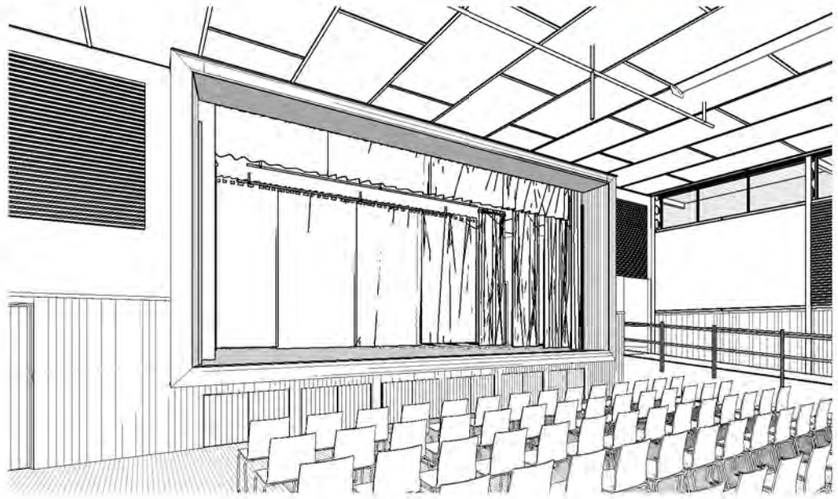
Alternatively access can be provided with an electric step lift, but these are slow and undignified compared to ramp.

Audio Visual

Install a drop down projection screen with side channels at proscenium arch
Ceiling mounted projector may have to be on an electrical drop down from ceiling to get a good distance to screen size and below fans.
Provide a hanging rod system, securely supported from the roof frame for stage lights,
Install connections for power and control
Explore options for permanent speakers including wall mounted, stage mounted and sub woofers

Stage

Fill in footlights fit with matching reclaimed T&G.
Keep proscenium arch with new stage curtains.
Provide a hanging rod system, securely supported from the roof frame for lights, wing curtains and backdrops.
Install connections for power and control.
Paint perimeter walls black.



3 Stage View

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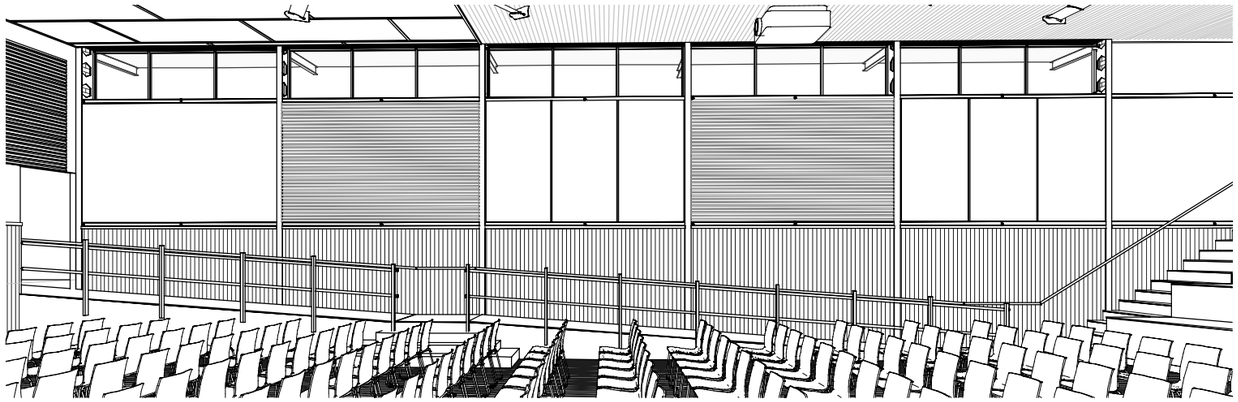
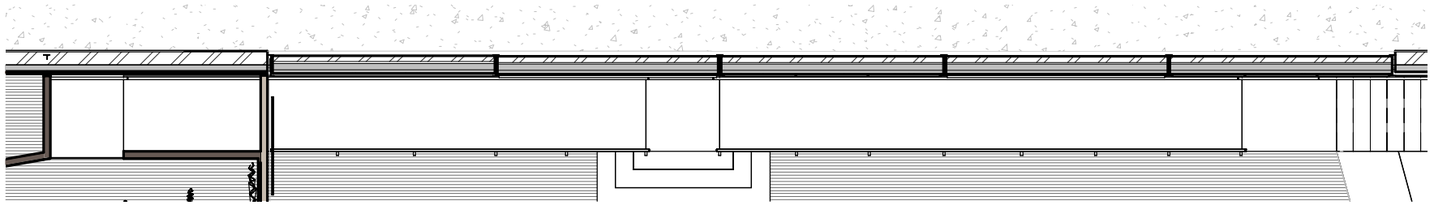
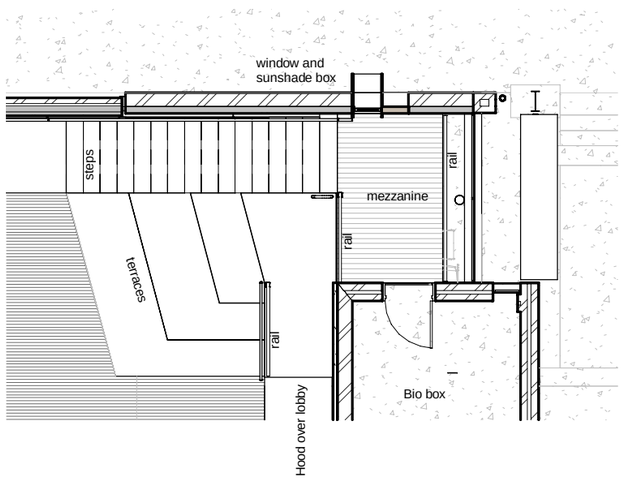
Concept Design Issue	6/02/2024 11:33:30 AM	jm Chk	Job	Client	Address	Drawing Title	Scale	Job	Dwg. No.	Rev.
			Mingenew Hall Options 2024	Shire of Mingenew	19 Victoria Road Mingenew	Stage	1 : 100	23-MAH	SD25	



1 View of Ramp and North Wall



2 Ramp and North wall
1 : 100



3 Proposed Terraces and Bio Box access
1 : 100

Upper Windows

Retain and restore the upper level window frames and re-glaze.
Provide remote electric window openers to opening windows for effective hot air venting.

North Wall Internal

Re-line upper walls internally with a mix of plasterboard and acoustic treatments
Retain and restore blackbutt lower lining - remove ply panels

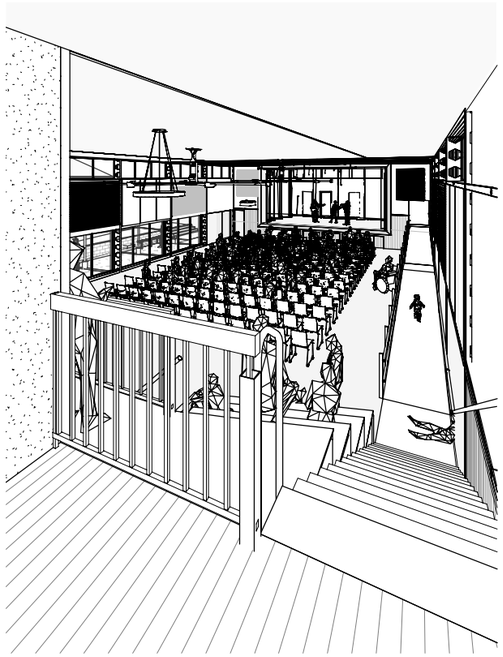
Ramp

All abilities access to the stage can be provided with a ramp down the north wall. This becomes another scuptural insertion into the space like the terraces and bar. It becomes a low stage for overlooking the hall and out to the courtyard

Alternatively access can be provided with an electric step lift, but these are slow and undignified compared to ramp.

Store Room, Stair andTerraces

Cut out existing kiosk wall and doors
Build new walls and frames for plywood terraces. These step up from the hall level and can be carpeted, vinyled or left as plywood.
A new plywood stair leads to the bio box making this available as a store or historical curiosity.
The steps, terraces and mezzanine become part of the hall auditorium for sitting and a dramatic and fun form to hide the store room.
Remove existing external doors and install window into an infill wall.



4 View from mezzanine

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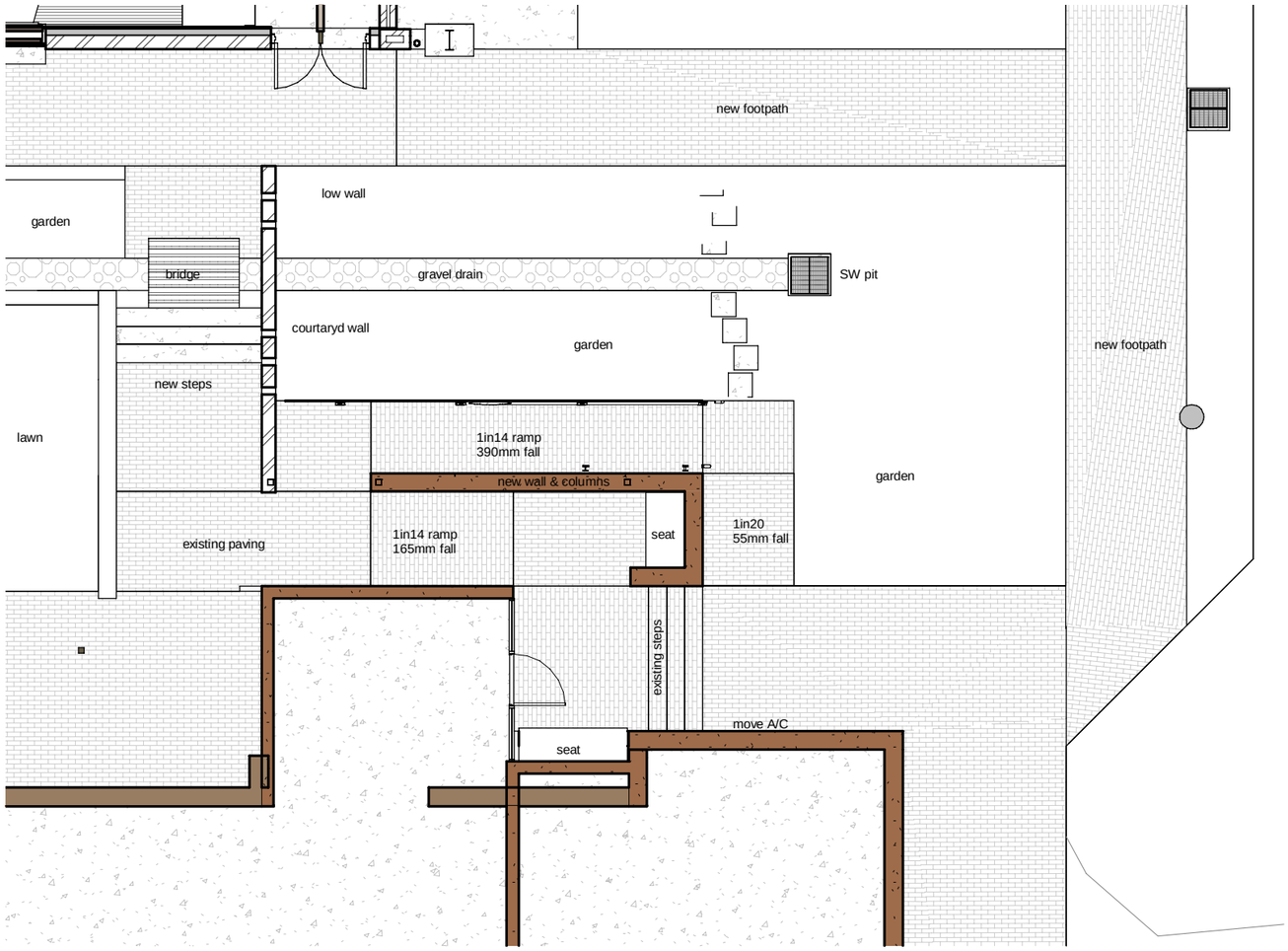
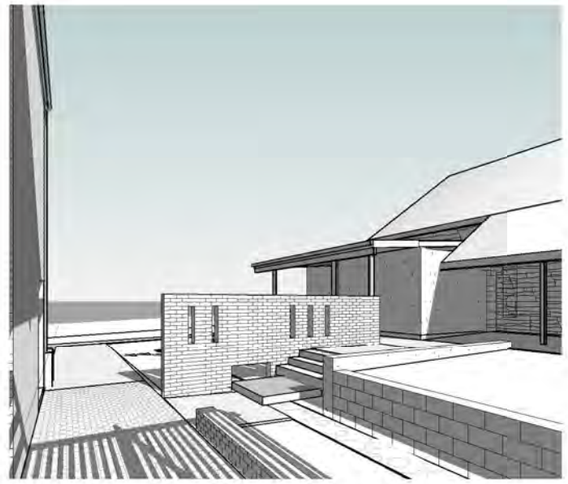
Concept Design Issue	6/02/2024 11:33:43 AM	jm Chk	Job	Client	Address	Drawing Title	Scale	Job	Dwg. No.	Rev.
			Mingenew Hall Options 2024	Shire of Mingenew	19 Victoria Road Mingenew	Ramp, Terraces & Mezzzanine	1 : 100	23-MAH	SD26	



1 Council Entry
1 : 100

Note: Council Entry works are outside the current scope of this project so have only been measured very roughly. We have no definite levels.

However is quickly became clear that there were opportunities for the new ramp to be integrated into the new streetscape, courtyard and Hall renovation.



3 Council Entry from courtyard

New Council Ramp and Porch (not in this Scope of Works)

Provide a new ramp to AS 1428.2 and integrate into an extended and more prominent covered porch to better define the Council entry.
Integrate new landings to match courtyard levels and better define the 4th side of the quadrangle.

2 Council Porch

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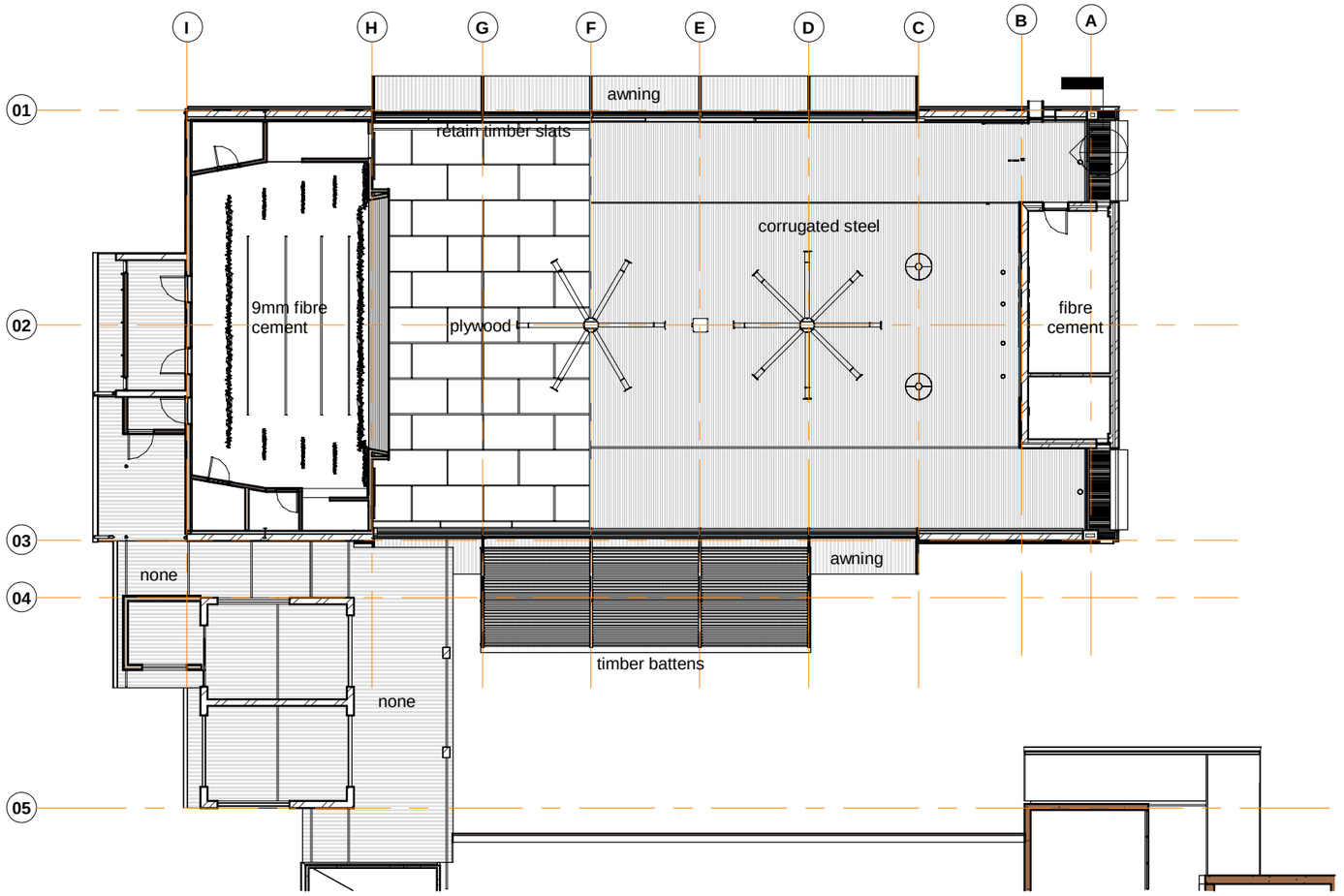
Concept Design Issue	6/02/2024 11:33:45 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Council Entry	Scale: 1 : 100	Job: 23-MAH	Dwg. No.: SD27	Rev.



1 Proposed Ceilings
1 : 200

Acoustic treatment

Applied wall and ceiling acoustic treratments to specialist advice.
Walls could be a mix of slats and fabric, or slotted plywood, to create a visually rich interior.
Ceilings might be a mix of reflective (eg plywood) and absorptive (eg corrugated) textures.

Ceilings

New ceilings are required throughout the Hall.

New ceilings to the Hall and Stage should be resistant to internal wind pressures such as, 9mm fibre cement, 12mm plywood or corrugated steel.
Substantial 70x35 and 42x35 timber ceiling battens can be direct screwed or hung to the existing ceiling joists @ smaller centers and height adjusted to get a level ceiling.
Ceilings might be a mix of reflective (eg plywood) and absorptive (eg corrugated) textures subject to acoustic advice.
The slatted timber over the windows can be retained with a backing sheet to close off the ceiling space.

Ceiling Insulation

New ceiling insulation is needed for heat and noise. A minimum level of R4.0 is recommended.
If the roof space is made unvented (sealed) then these could be batts. This would require sealing off slatted vents over upper windows as well as the roof profile gaps.

Alternatively the roof space could be designed as venting with fixed insulation fixed to the top of ceiling joists. In this option the slatted vents remain open and additonal gable vents are installed on the west wall.

Lights, fans and A/V

New LED lighting design in detailed design stage.
A mix of dimmable wall strip lights and ceiling mounted lights.
Wall lights could have colour change effects.
Needs to coordinate with fan design.
Support points and plugs to audio visual equipment.
Big fans can provide energy efficient cooling with doors open - needs coordinated design with lights and projector.

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Concept Design Issue	6/02/2024 11:33:47 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Ceilings	Scale: As indicated	Job: 23-MAH	Dwg. No.: SD28	Rev.

New gardens to West and North

There is no need for full vehicular access around the building, and the garbage truck has previously damaged the septic soakage trenches.

This whole area can be planted out as public gardens including some substantial trees. This will help reduce dust around the hall as well. A future link through to William Street and Mingenew Springs may be possible.

Roof stomwater can be discharged to lined ground drains and directed to the existing swales for soakage and overflow to street.

5 off street carparks can be provided perpendiuclar to the street, behind a new brick footpath.

Hall Roof

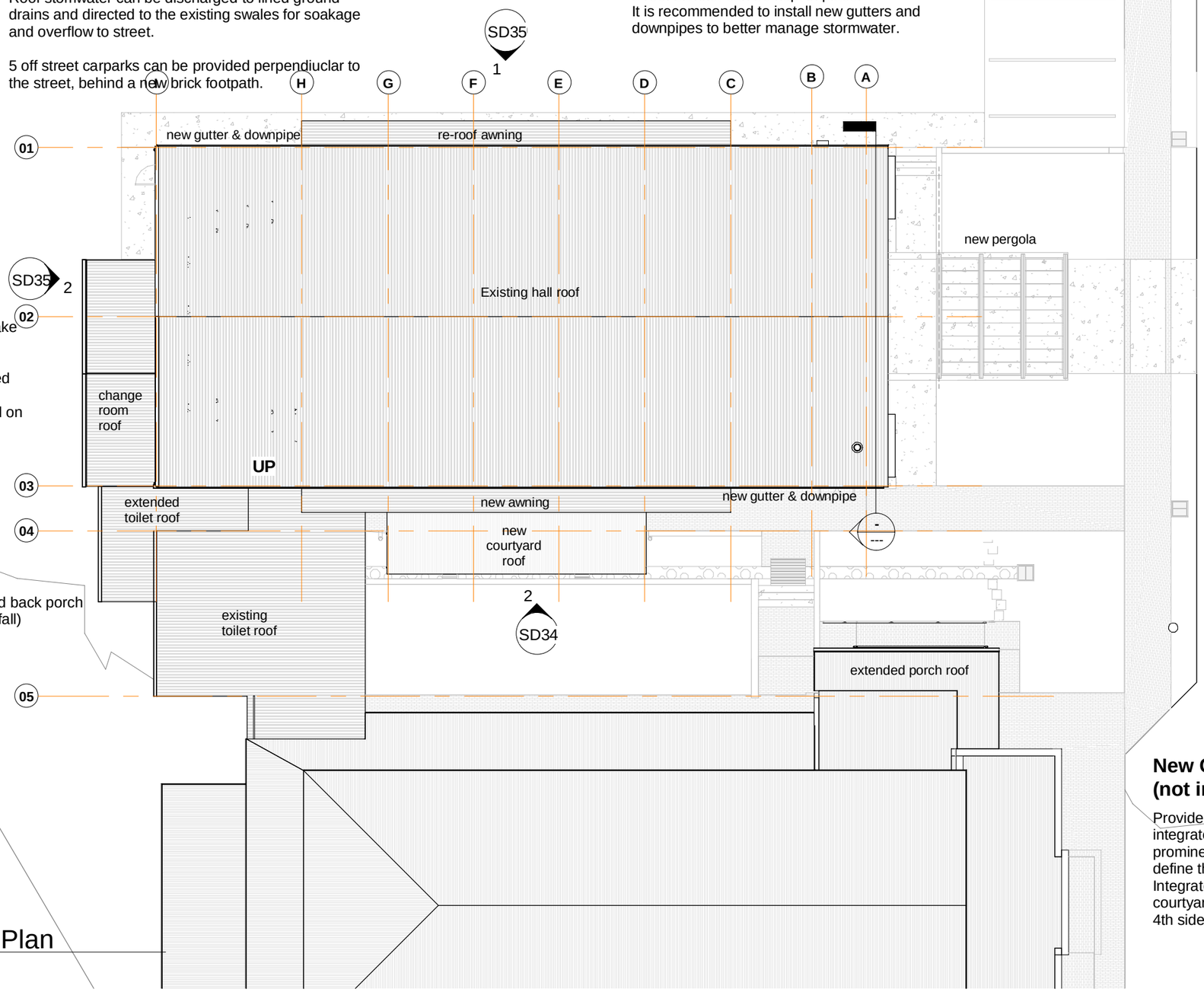
The roof is new, and while it was installed without a roof blanket can be kept in place.
It is recommended to install new gutters and downpipes to better manage stormwater.

Change Room option

A changeroom / green room space would make the stage truly functional for performers.
New masonry blade walls reflect the eastern facade and help butress this old timber framed wall.
Future airconditioning plant could be installed on this roof for simple ducting at ceiling level.

Toilet Roof

Extend this roof over new toilet and back porch (will need a break due to very low fall)



1 Proposed Roof Plan
1 : 200

New Streetscape

New steel pergola, remove trees, new garden beds, new paving, complete footpath.
Relocate signage
New colour scheme

New Council Ramp and Porch (not in this Scope of Works)

Provide a new ramp to AS 1428.2 and integrate into an extended and more prominent covered porch to better define the Council entry.
Integrate new landings to match courtyard levels and better define the 4th side of the quadrangle.

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A3 Original

100mm 50 0

Concept Design Issue	6/02/2024 11:33:50 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Proposed Roof	Scale: As indicated	Job: 23-MAH	Dwg. No.: SD29	Rev.

0 50 100mm A3 Original Not a controlled issue until Checked & Approved

Concept Design
Issue

6/02/2024 11:34:20 AM
Chk jm

Job
Mingenew Hall Options 2024

Client
Shire of Mingenew

Address
19 Victoria Road Mingenew

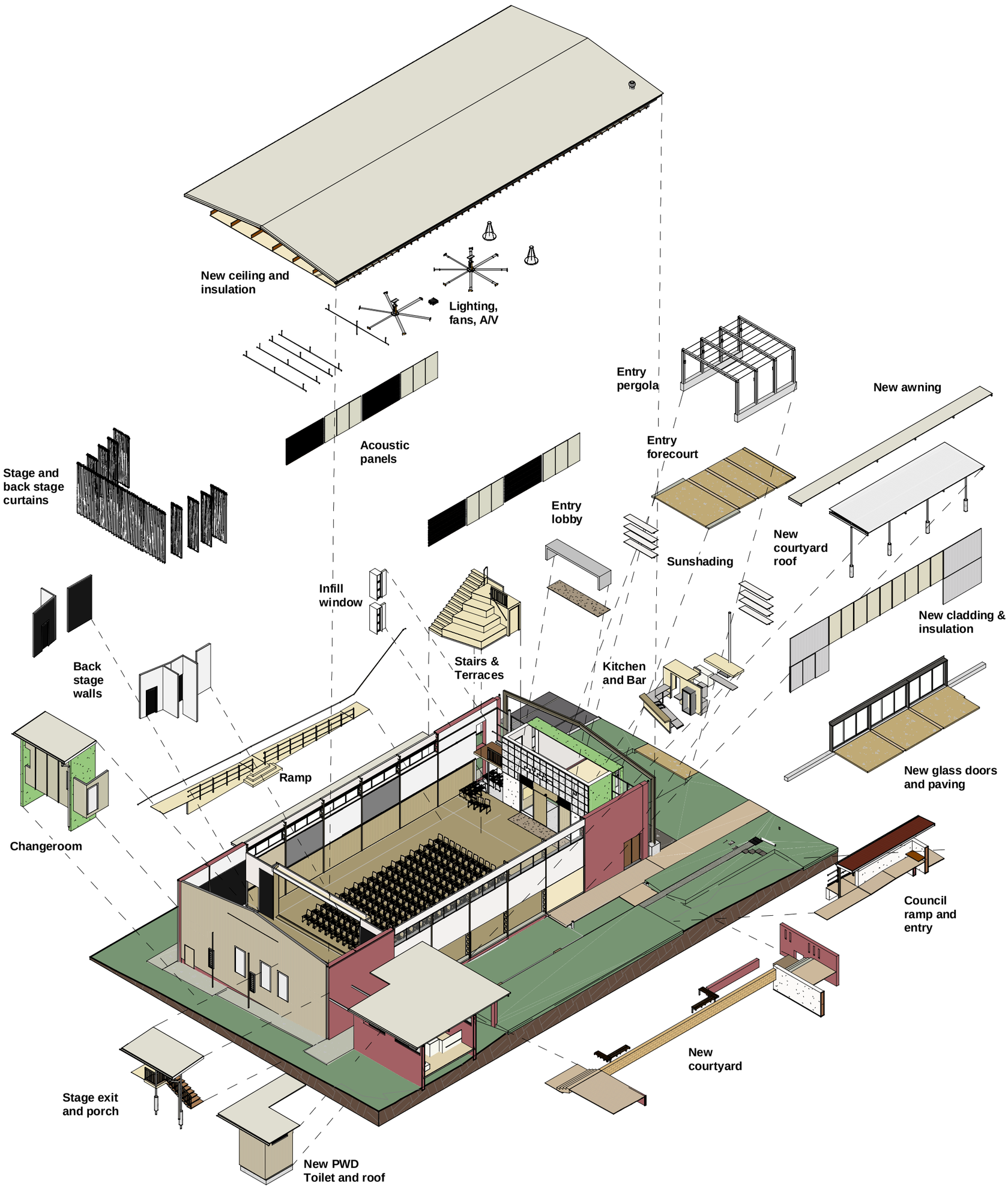
Drawing Title
Exploded 3D

Scale

Job
23-MAH

Dwg. No.
SD30

Rev.



1 3D Proposed Exploded

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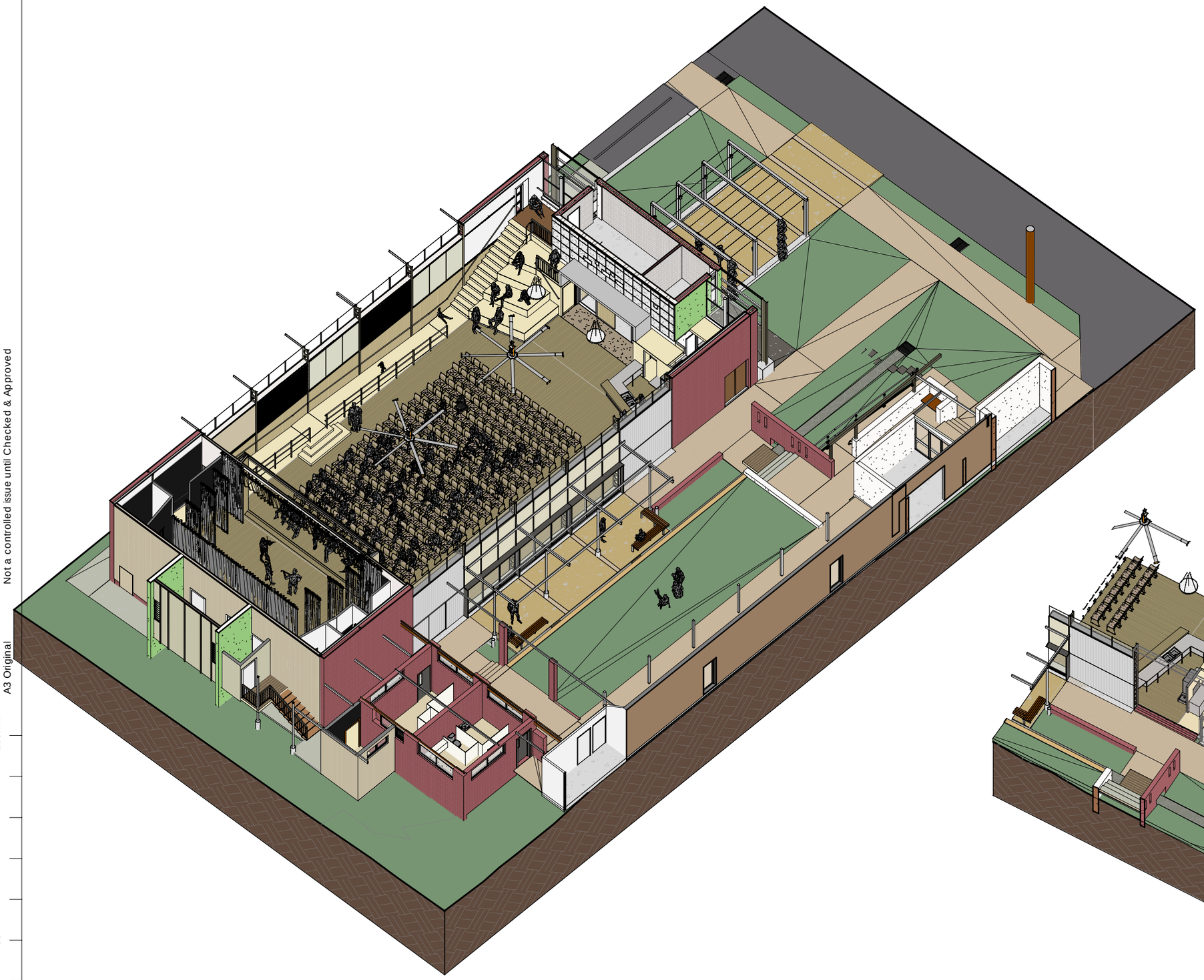

1 3D no roof SW

2 3D no roof Bar

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A3 Original

100mm

50

0

Concept Design Issue	6/02/2024 11:35:56 AM	jm Chk	Job Mingenew Hall Options 2024	Client Shire of Mingenew	Address 19 Victoria Road Mingenew	Drawing Title 3D no roof	Scale	Job 23-MAH	Dwg. No. SD31	Rev.

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A3 Original

100mm

50

0

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Concept Design Issue	6/02/2024 11:35:56 AM	jm Chk	Job Mingenew Hall Options 2024	Client Shire of Mingenew	Address 19 Victoria Road Mingenew	Drawing Title External Views	Scale	Job 23-MAH	Dwg. No. SD32	Rev.

A3 Original

100mm

50

0

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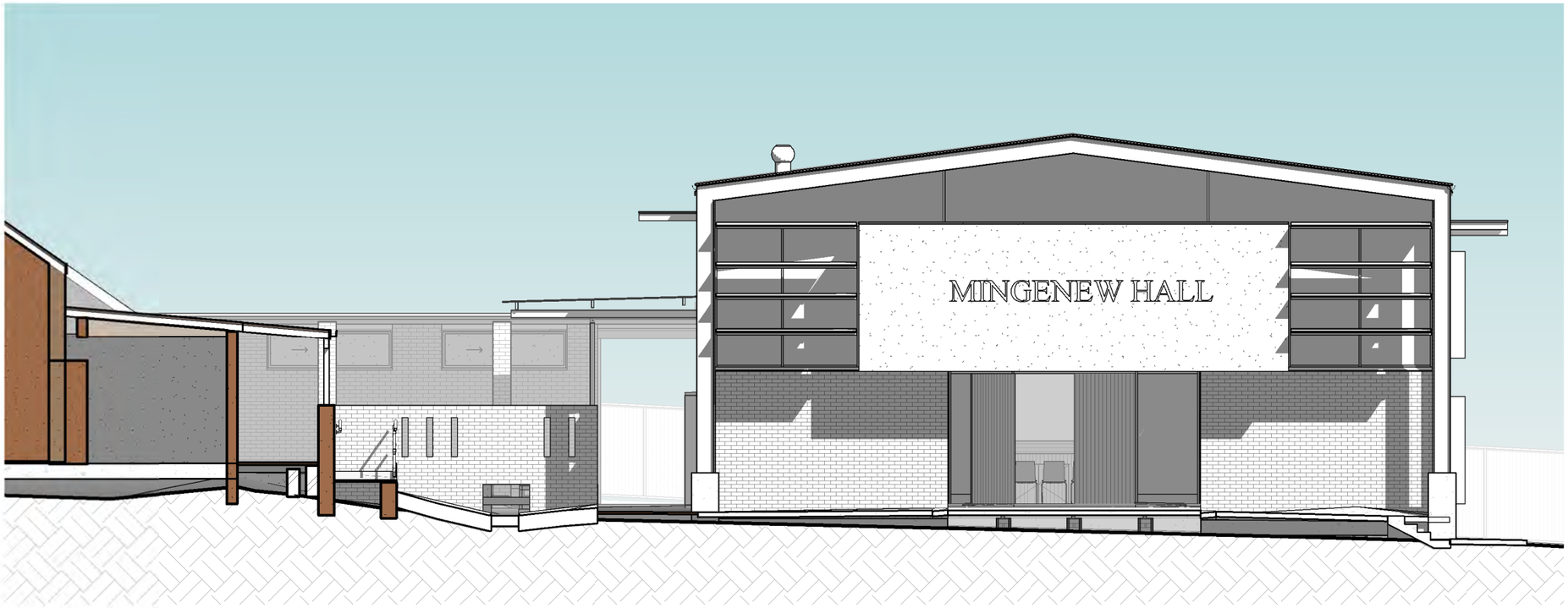
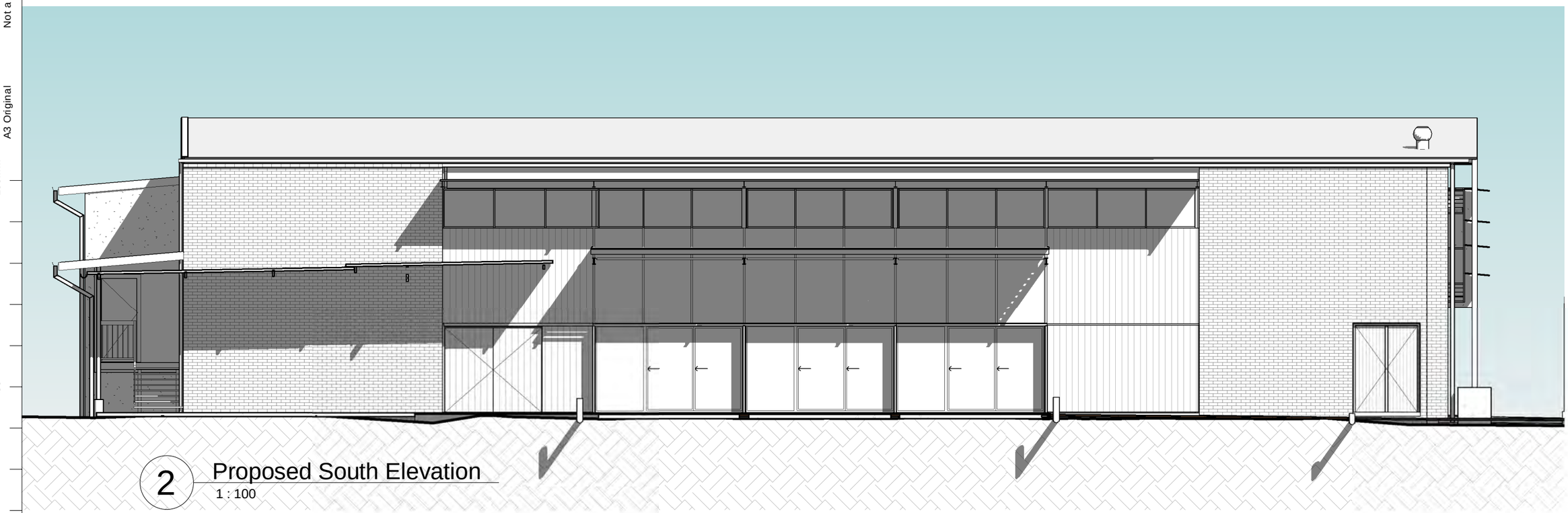
Concept Design Issue	6/02/2024 11:35:56 AM	jm Chk	Job Mingenew Hall Options 2024	Client Shire of Mingenew	Address 19 Victoria Road Mingenew	Drawing Title Internal Views	Scale	Job 23-MAH	Dwg. No. SD33	Rev.



1 Proposed East Elevation
1 : 100



2 Proposed South Elevation
1 : 100

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A3 Original

100mm

50

0

Concept Design Issue	6/02/2024 11:36:14 AM	jm Chk	Job Mingenew Hall Options 2024	Client Shire of Mingenew	Address 19 Victoria Road Mingenew	Drawing Title Proposed Elevations	Scale 1 : 100	Job 23-MAH	Dwg. No. SD34	Rev.

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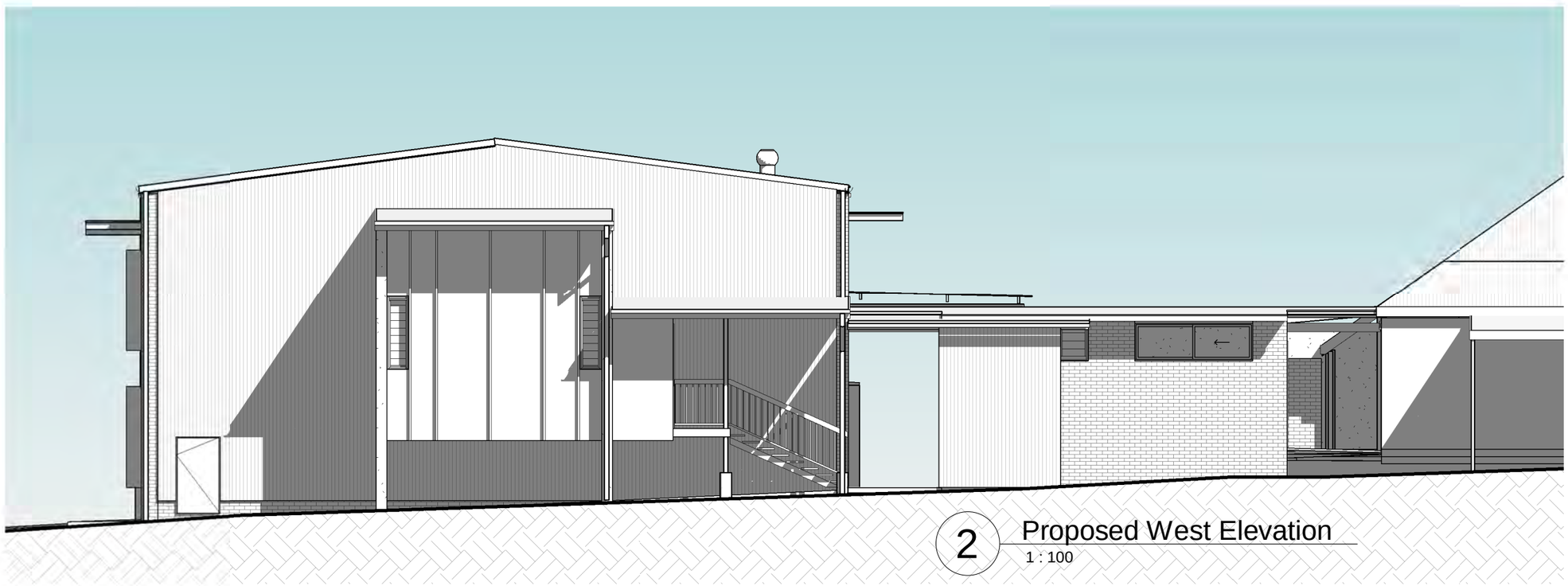
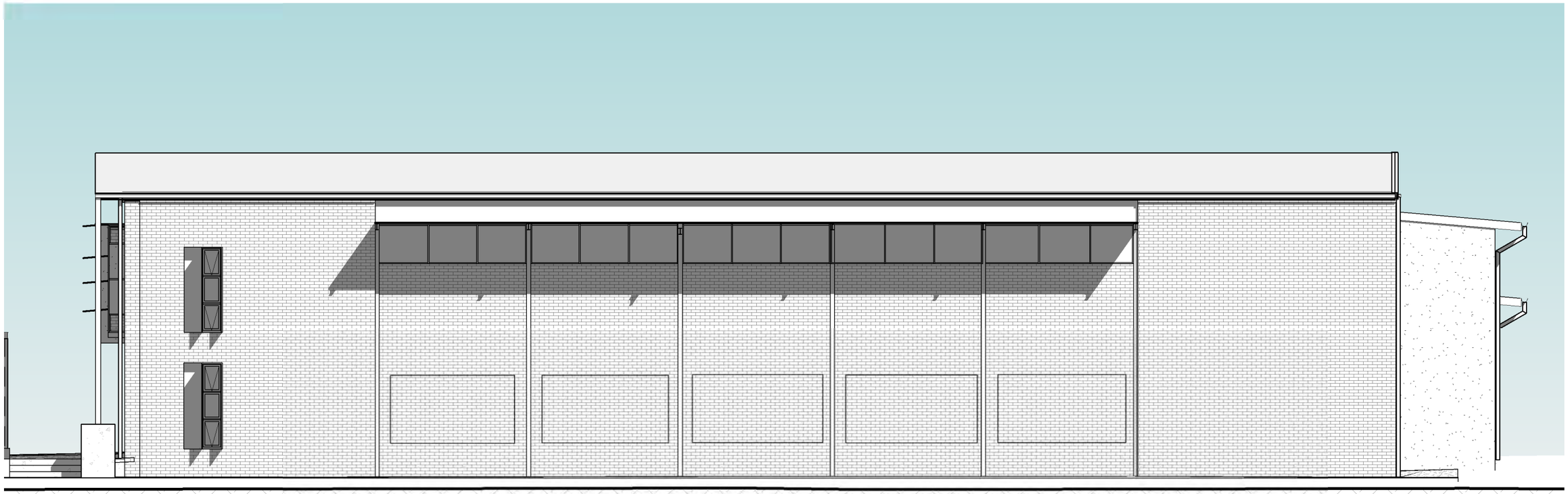


2 Proposed West Elevation
1 : 100



1 Proposed North Elevation
1 : 100

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A3 Original

100mm

50

0

Concept Design Issue	6/02/2024 11:36:31 AM	jm Chk	Job Mingenew Hall Options 2024	Client Shire of Mingenew	Address 19 Victoria Road Mingenew	Drawing Title Proposed Elevation 2	Scale 1 : 100	Job 23-MAH	Dwg. No. SD35	Rev.

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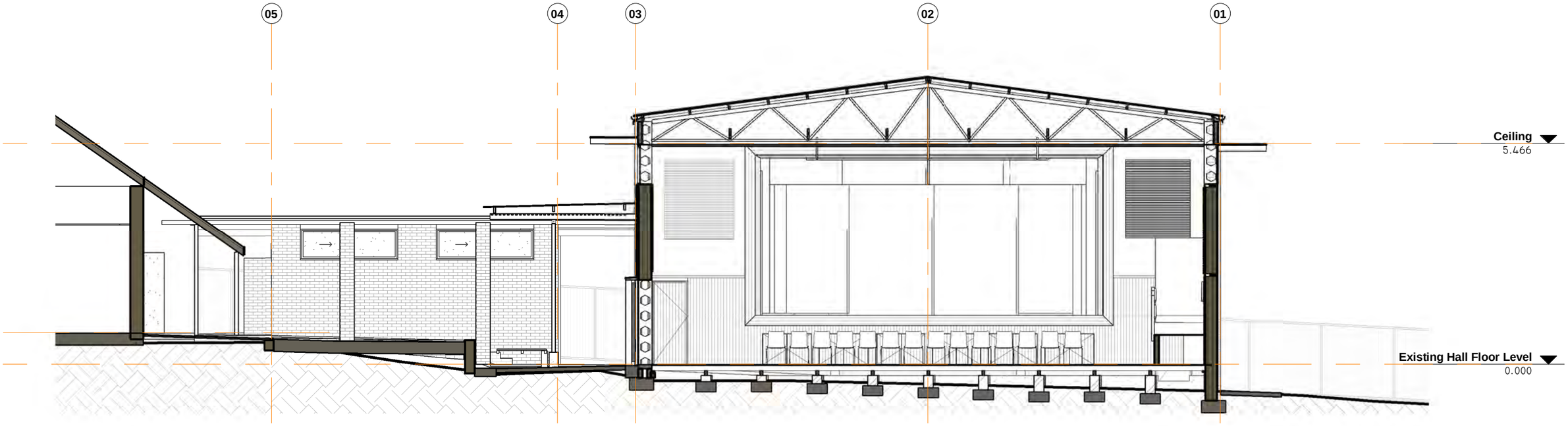
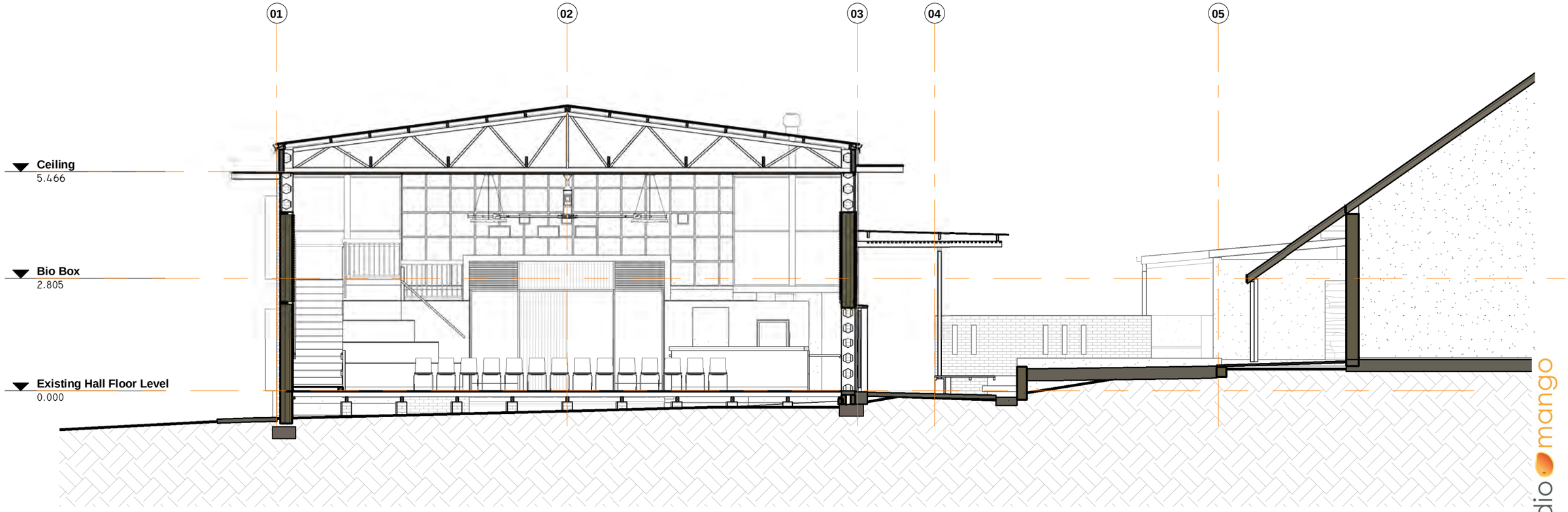


1 Proposed Short Section facing West

1 : 100



2 Proposed Short Section Facing East

1 : 100

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A3 Original

100mm

50

0

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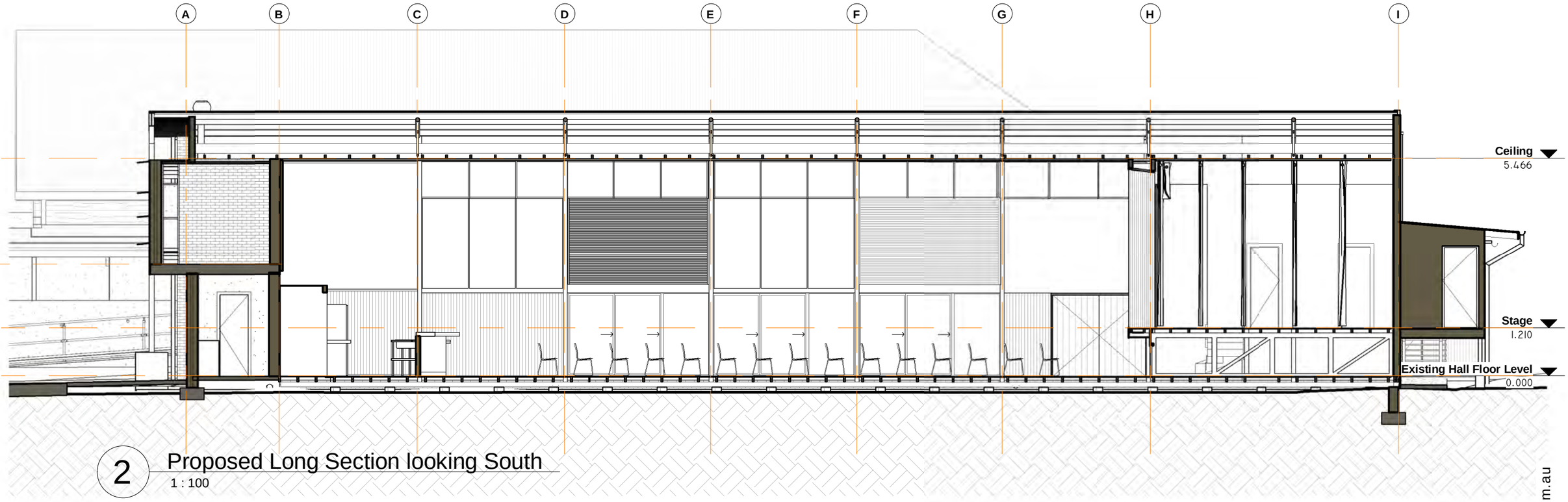
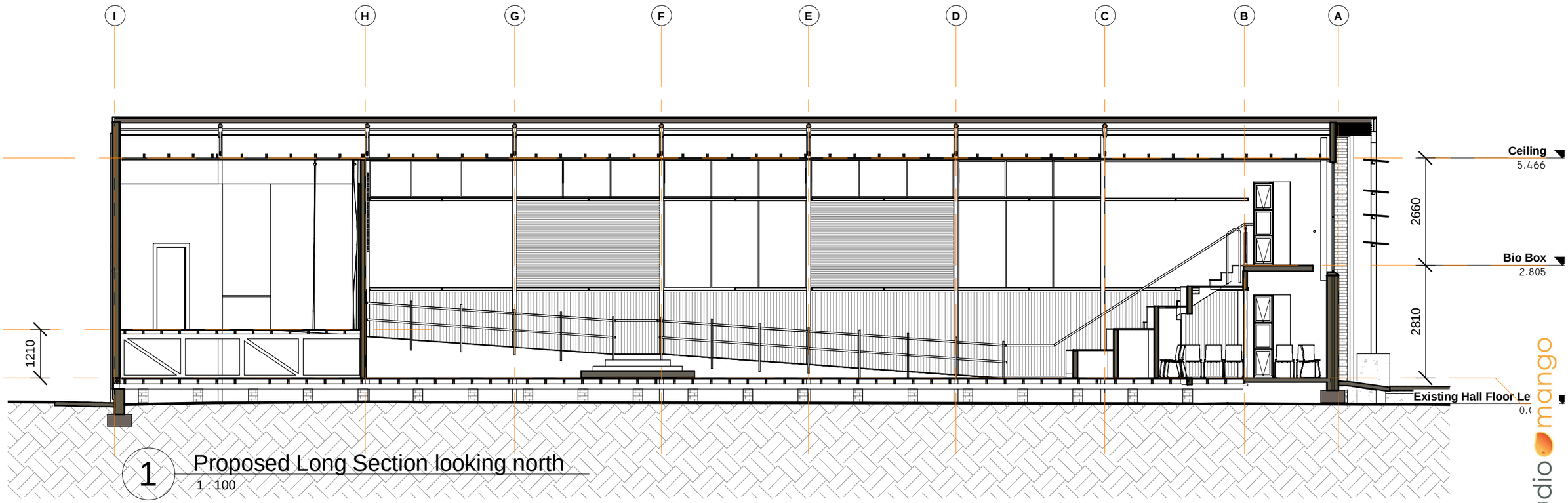
Concept Design Issue	6/02/2024 11:36:32 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Short Sections	Scale: 1 : 100	Job: 23-MAH	Dwg. No.: SD36	Rev.



2 Proposed Long Section looking South

1 : 100



1 Proposed Long Section looking north

1 : 100

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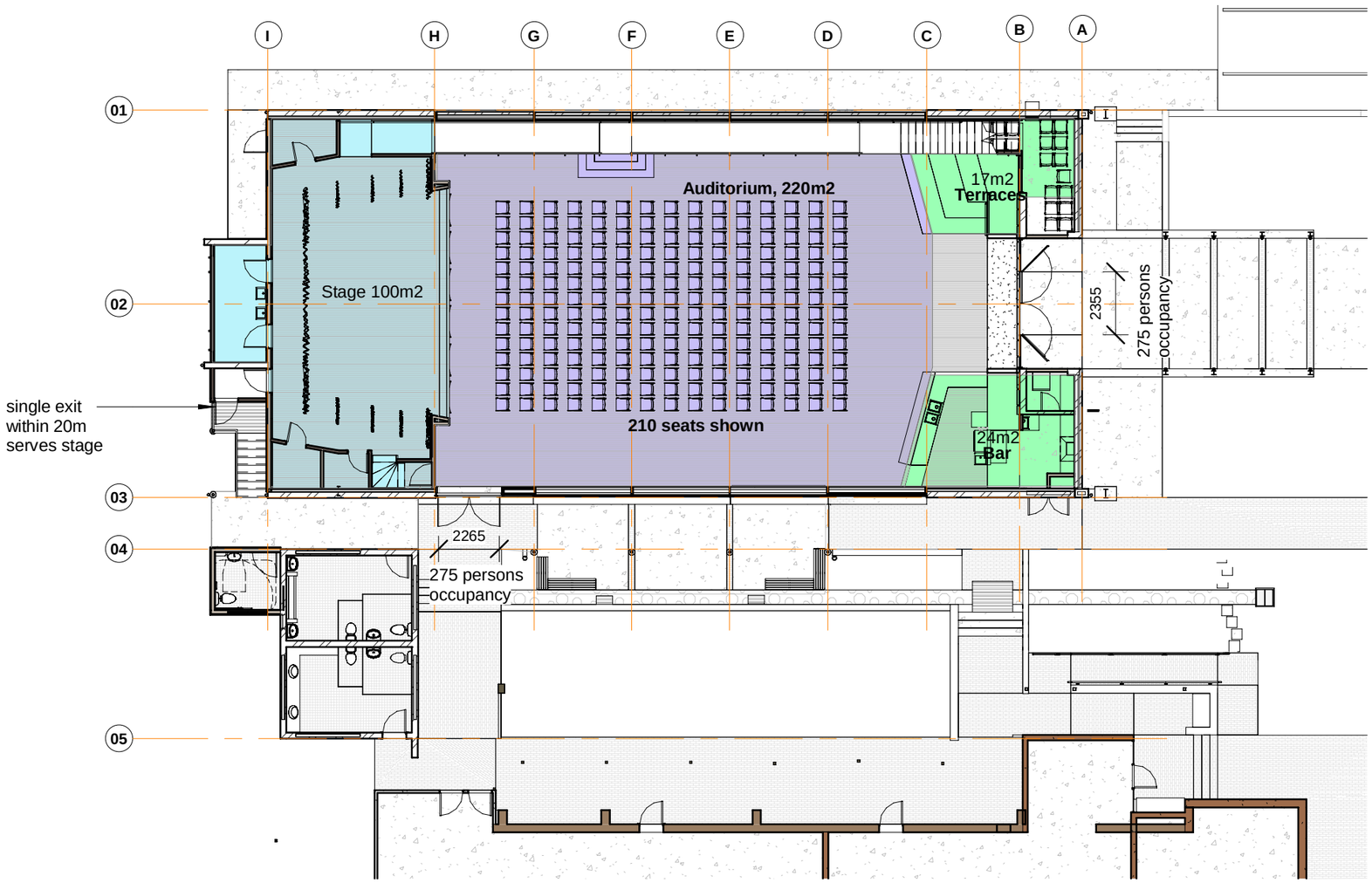
Concept Design Issue	6/02/2024 11:36:33 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Long Sections	Scale: 1 : 100	Job: 23-MAH	Dwg. No.: SD37	Rev.



1 Exit & Auditorium seating travel

1 : 200

Class 9 Assembly Building

D2D3Number of exits
At least 1

D2D5 Exit travel distances
20m to an exit, or choice between exits, with 40m max distance. This will require 2 exits to manage. (As exists currently)

D2D8 Width of exits
Up to 200 people - 2m
275 persons - 2.5m

D2D9 Width of doorways in exits
as per D2D8 less 250mm.

275 person occupancy - less staff and performers, terraces & standing = 210-230 seating capacity

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A3 Original
100mm
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Concept Design Issue	6/02/2024 11:36:37 AM	jm Chk	Job: Mingenew Hall Options 2024	Client: Shire of Mingenew	Address: 19 Victoria Road Mingenew	Drawing Title: Seating & exits	Scale: 1 : 200	Job: 23-MAH	Dwg. No.: SD38	Rev.

WPH&S Risk Assessment

Probability / Likelihood of event occuring	1 Insignificant	2 Minor	3 Severe	4 Major	5 Extreme
Expected to Occur	6	7	8	9	10
Will Probably Occur	5	6	7	8	9
Should Occur at Some Time	4	5	6	7	8
Could Occur at Some Time	3	4	5	6	7
Only Occur in Exceptional Circumstance	2	3	4	5	6

Consequence (if it did occur, how severe could it be)

Consequence

1 = Insignificant - no damage, no effect
2 = Minor - minor damage,
- first aid treatment
3 = Severe - reversible damage,
- lost time injury
4 = Major - serious damage,
- fatality or permanent disability
5 = Extreme - major damage,
- multiple fatalities

Risk Calculator = Probability + Consequence

Minor Risk ☐ Major Risk ☐

Moderate Risk ☐ Extreme Risk ☐

Suggested Action by Designer

2 to 4 - Design to Industry accepted standards - eliminate/minimise risks where possible. Others to ensure adequate control measures are taken.
5 to 6 - Consider redesign. Ensure adequate notes on drawings/specs to alert others. Others to ensure adequate control measures are taken.
7 to 8 - Encourage redesign. Nominate a suitable Control Method Required (e.g. barricading). Others to prepare Work Method Statement (WMS). Monitoring required by others.
9-10 - Agressively encourage redesign. Ensure adequate notes on drawings/specs and communicate to client and Principal Contractor. Detailed Work Plans, Work Method Statements (WMS), Permit to start, Monitoring, Training etc. required by others.

WHS Safe Design Report

The following is a written report on design risks specific to design decisions made by Studio Mango. The report includes a systematic risk management process.

Life Cycle	Identification of Hazards & their Foreseeable Design Related Risks	Risk Assessment	Steps to Minimise or Eliminate Risk	Residual Risks and Steps Undertaken to Manage Risk
• Construction • After completion • During maintenance • Demolition • Disposal & recycling	• Identify risks	• Minor • Moderate • Major • Extreme	• Substitute the design with a safer design • Modify the design • Isolate the hazard • Introduce management controls and training of safe use practices • Introduce controls for use of personal protective equipment)	• Use personal protective equipment • Provide signage for end users • Advise manufacturers, suppliers and builders to improve designs in the future • Report to clients to inform them of their obligations as duty holders to monitor and review risks
Mingenew Hall Renewal 2024				
Demolition	Asbestos Containing Materials While ACM are non friable, exposure could occur during demolition	Major	Remove all ACM prior to construction by Class A or B licensed contractor	Contractor to work under an approved WPH&S Asbestos Removal Plan
Demolition	Brick wall collapse Unstable brick walls could collapse during demolition	Major	Builders and subcontrators WPH&S Consider temporary proppping during demolition	
Construction / maintenance	Tight spaces Subfloor access may be very tight at top end and ventilation could be poor	Severe	We have designed in an easy access route to the high end of the sub floor, the removal of some floor boards for access from above during construction for new plumbing, and also propose additional ventilation and possibly deepening of the crawl space if required.	Sub floor access should always be done in teams and monitor ventilation levels.
Construction	Contaminated soils	Minor	Sub floor soil may be contaminated with 1958 termite treatment. Test before removal and disposal.	
Construction	Working at heights Roof is 6+m above ground, windows and new linings are high, as is ceiling works.	Major	Builders and subcontrators WPH&S Scaffolding will be required for works from brick wall demolition through repainting Internally, use of mobile work platforms will need to ensure the protection of the hardwood floors	
Construction	Facade portal frame collapse during repair	Major	Ensure portal frame is securely propped and tied back to building	
Maintenance	Working at heights	Major	Install roof / awning safe access points and fall arrest system. External path facilitates future mobile work platform access	Will be coverered by Council's WPH&S systems

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Concept Design Issue	6/02/2024 11:36:37 AM	jm Chk	Job	Client	Address	Drawing Title	Scale	Job	Dwg. No.	Rev.
			Mingenew Hall Options 2024	Shire of Mingenew	19 Victoria Road Mingenew	Safe Design	1 : 10	23-MAH	SD39	

Site works

New Streetscape

Level 2 New steel pergola, remove trees, new garden beds, new paving, complete footpath.
Relocate signage
New colour scheme

New pergola and forecourt

Level 2 New forecourt paving better defines the entry with a new steel pergola providing a shaded entry.

New gardens to West and North

Level 2 There is no need for full vehicular access around the building, and the garbage truck has previously damaged the septic soakage trenches.

This whole area can be planted out as public gardens including some substantial trees. This will help reduce dust around the hall as well. A future link through to William Street and Mingenew Springs may be possible.

Roof stomwater can be discharged to lined ground drains and directed to the existing swales for soakage and overflow to street.

5 off street carparks can be provided perpendiuclar to the street, behind a new brick footpath.

Apron and paving

Level 2 *Level 1* Lay a 1500 wide paved apron around the building.

New paving to courtyard and entry forecourt.

Courtyard

Level 2 The Shire Office, Toilets and Hall form a traditional quadrangle that be reinforced with new walls and landscape treatments.
A new paved breakout courtyard drains to a gravel soakaway that drains to the street to fix the drainage problems.
This space is better defined by the support columns and new landscape walls lining up with the toilet block walkway to form a third colonade around the quadrangle.
The courtyard is roofed with a light, floating, semi- transparent roof.
Over that is second awning to shlter the upper level windows.

All Abilities Toilet Option

Level 3 It will be more effective to build a new toilet to current accessibility standards than to to try to adapt the existing. A new toilet at the hall level also negates ramp access problems to the Women's toilet.
It will be efficient to add on plumbing in this location, along with a repair of the soakage trenches.
The breezeway between the toilets and the Hall can be formalised with a new concrete slab floor, fully covered, and ends in a rear porch accessing the stage steps.

Floors

Subfloor access

Level 1 Cut a new access door through rear wall to enter under stage.
Cut out part existing floor to enable access to crawl space.
Undertake a thorough inspection of sub floor timber condition, ventilation and clearances.

Subfloor ventilation

Level 2 Install 150⌀ vent pipes to southern end of subfloor, run under new slab.
Make additional vent openings to northern vent openings.
New screens over crumbling vent bricks.

Hardwood Floors

Level 1 Treat squeaking boards using improved sub floor access as required.
Replace minor splintered patches
Matching filler to other damage
Sand back and re-seal satin finish

Salvage and re-use

Level 2 Materials salvaged from the Hall renovation can be re-used on site, for example making acoustic panels or a new bar out of the removed hardwood floor boards.

Abestos

Asbestos Containing Materials

Level 1 Mingenew Hall has Class B (non friable) Asbestos Containing Materials.
Refer to Site Inspection for Asbestos Containing Materials, dated 11/01/2016 by LGIS and Laboratory Report 16-00393 dated 11/01/2016 by ARL.
Licensed contractor to remove all ACM prior to construction under an approved Asbestos Removal Plan.

New Council Ramp and Porch (not in this Scope of Works)

Level 3 Provide a new ramp to AS 1428.2 and integrate into an extended and more prominent covered porch to better define the Council entry.
Integrate new landings to match courtyard levels and better define the 4th side of the quadrangle.

Walls and frames

Portal Frame Facade

Level 1 Cut out rusted base/s.
Extend into new footing with steel plate welded to existing to engineer's detail.
Treat rust and waterproof base. Cast new welded base into new mass concrete footing to engineer's detail to 600 above ground.
Repaint whole grame a new colour.

Existing Portal Frames

Level 1 After removing the exisitng paving rust can be treated at bases, and the steel waterproofed. A new set down concrete strip footing protects this join into the future, and provides a base for new sliding doors.
The repainted portal frames are now on display at the sliding doors.

Brick walls generally

Level 1 SW wall - repair cracking with proprietary system
Nouth painted wall - repaint around murals.
NW wall demolish and rebuild on new footing with existing bricks
All walls - check brick ties once linings removed
All walls - re-point brickwork joints as required - analyse mortar and match, probably using local sand
All walls - clean out crumbling vent bricks and provide new galv steel screens

SW Brick wall

Level 1 Repair and stabilise using proprietary crack stiching sub contractor.
Check and fix existing brick ties, straighten wall.
Insulate and reline internally.

Rebuild NW Wall

Level 1 Demolish and rebuild masonry wall using existing bricks. New footing to engineer's detail.
Treat any rust on portal frame and encase base in new footing above ground level.
Insulate and re-line internally.

Mural walls

Level 1 Re-paint brick walls in new colour scheme.
Level 1 Retain murals - investigate clear coating to protect.
Insulate and re-line internally.
Level 2 A hi-definition photographic record of the murals can be displayed in the library.
Option to improve cross ventilation and outlook to north garden with additional windows if murals are removed.

North Wall Internal

Level 1 Re-line upper walls internally with a mix of plasterboard and acoustic treatments
Retain and restore blackbutt lower lining - remove ply panels

Western Wall

Level 1 The asbestos corrugated sheeting to be removed. Reclad with corrugated colorbond steel sheeting on 70x35 softwood battens.
Insulate with batts, and foil + cavities.
Allow to batten or nog out inside to manage frame variation and modern sheet sizes. Consider 13mm plasterboard or 9mm FC for higher strength.

Upper Framed Walls

Level 1 Re-line upper walls inside and out.
Exterior fibre cement walls can be installed on a batten over the portals to weather proof them, but should still express the vertical panels.
Level 2 Insulate with batts, and foil + cavities.
Internal linings can be a mix of plasterboard and acoustic treatments such as hardwood battens, slotted plywood or fabric.

Ceilings and roofs

Ceilings

Level 1 New ceilings are required throughout the Hall.

New ceilings to the Hall and Stage should be resistant to internal wind pressures such as, 9mm fibre cement, 12mm plywood or corrugated steel.
Substantial 70x35 and 42x35 timber ceiling battens can be direct screwed or hung to the existing ceiling joists @ smaller centers and height adjusted to get a level ceiling.
Level 2 Ceilings might be a mix of reflective (eg plywood) and absorptive (eg corrugated) textures subject to acoustic advice.
The slatted timber over the windows can be retained with a backing sheet to close off the ceiling space.

Ceiling Insulation

Level 1 New ceiling insulation is needed for heat and noise. A minimum level of R4.0 is recommended.
If the roof space is made unvented (sealed) then these could be batts. This would require sealing off slatted vents over upper windows as well as the roof profile gaps.

Alternatively the roof space could be designed as venting with fixed insulation fixed to the top of ceiling joists. In this option the slatted vents remain open and additonal gable vents are installed on the west wall.

Toilet Roof

Level 2 Extend this roof over new toilet and back porch (will need a break due to very low fall)

Hall Roof

Level 1 The roof is new, and while it was installed without a roof blanket can be kept in place.
It is recommended to install new gutters and downpipes to better manage stormwater.

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Windows

East windows and new sunshading

Level 1
These can be restored and reglazed with safety glass.
Level 2
An internal vertical reinforcement member (and kitchen duct) can also be used to reinforce the steel window frame spans.
Externally new sunshades spannign from biobox to steel portal can reduce heat load from morning sun.

Upper Windows

Level 1
Retain and restore the upper level window frames and re-glaze.
Level 2
Provide remote electric window openers to opening windows for effective hot air venting.

External Doors

Front Entry Doors

Level 1
Restore existing doors and provide new hardware, closers, hold open, and escape bars.
Full height 'art in place' decorative film to inside of new safety glass.

New sliding glass doors

Level 1
A new glazed opening connects the intenal Hall to the outside with visual sight lines, and better natural light and breezes - and reflecting the intent of the original sliding doors.
New simple aluminium sliding glass doors and fixed glass windows are installed to the outside of the existing portal frames, on a new set down strip footing. This allows a proprietary door sill to provide a set down to outside and certified weatherproofing.
The new doors and windows are framed out with 300 deep mullions and head flashing for effect.
Level 2
An internal curtain could provide blackout if required using the existing pelmet.

New southern exit doors and wall

Level 1
New double escape doors in a new wall. New insulated wall retains internal blackbutt lining with new external cladding flashing over edge of existing threshold slab.
New threshold ramp for 25mm setdown to new strip footing.
These would be for emergency access only with toilet access through the sliding doors.

Stage access and exit

Level 1
Emergency exit from the stage is via rear doors through lobby to control light and noise.
A back porch links to the breezeway .

Interiors

Entry Lobby

Level 2
Cut out part existing floor boards and replace with new proprietary entry matt system to control moisture and dirt ingress.
New entry lobby is framed each side by new installations, and over the top with an internal hood.

Store Room, Stair andTerraces

Level 2
Cut out existing kiosk wall and doors
Build new walls and frames for plywood terraces. These step up from the hall level and can be carpeted, vinyled or left as plywood.
A new plywood stair leads to the bio box making this available as a store or historical curiosity.
The steps, terraces and mezzanine become part of the hall auditorium for sitting and a dramatic and fun form to hide the store room.
Remove existing external doors and install window into an infill wall.

Ramp

Level 2
All abilities access to the stage can be provided with a ramp down the north wall. This becomes another scuptural insertion into the space like the terraces and bar. It becomes a low stage for overlooking the hall and out to the courtyard

Alternatively access can be provided with an electric step lift, but these are slow and undignified compared to ramp.

Kitchen and Bar Scope

Level 2
Semi enclose south east corner for a combined bar and kitchen.
This location has level acess to a rear door, is close to the courtyard for service, and allows efficient staffing.
Remove a portion of existing floor boards to facilitate installation of subfloor drainage towards north and new water supply.
New floor can be waterproofed and vinyled with floor waste to kitchen.
Existing slab floor can be vinyl or exposed
Reuse floor boards for the new bar
Existing timber wall is left clear of fixtures
Cooking and/or warming zone at east wall allows for a rangehood under a low new ceiling with exhaust through to roof.
Localised lighting on walls and low ceiling
Extent of fitout is scaleable.
Adapt existing double doors to provide a single door exit / access, and enclose around second door for new electrical main switch board

Bio Box

Level 2
This old projector and light control room is currently full of costumes. These can be kept here or the room used as a chill space during events
Paint all around the outside box to emphasise its volume
Paint internal brickwork
Replace ceilings and insulate
Open up projection slots

Stage

Proscenium wall

Level 1
A Stage are without a rigging loft does not need a fire proof proscenium wall. But this wall does need to be relined front and back.
Level 2
An applied acoustic treatment can be decorative timber battens - either a proprietary clip system or site built.
Allow to batten or nog out both sides to mangage frame variations and modern sheet sizes

Stage

Level 1
Fill in footlights fit with matching reclaimed T&G.
Keep proscenium arch with new stage curtains.
Level 2
Provide a hanging rod system, securely supported from the roof frame for lights, wing curtains and backdrops.
Install connections for power and control.
Paint perimeter walls black.

Stores and A/V

Level 1
Build new full height partition walls for store rooms.
A/V room can have control gear for lights and audiovisual equipment, cabled to ceiling.

Change Room option

Level 2
A changeroom / green room space would make the stage truly functional for performers.
New masonry blade walls reflect the eastern facade and help butress this old timber framed wall.
Future airconditioning plant could be installed on this roof for simple ducting at ceiling level.

Fitout

Loose Furniture and Equipment

Level 2
Could include:
Stage lighting
Audio visual equipment
Kitchen appliances & kitchen ware
Chairs
Tables

M&E

Lights, fans and A/V

Level 1
New LED lighting design in detailed design stage.
A mix of dimmable wall strip lights and ceiling mounted lights.
Wall lights could have colour change effects.
Level 2
Needs to coordinate with fan design.
Support points and plugs to audio visual equipment.
Big fans can provide energy efficient cooling with doors open - needs coordinated design with lights and projector.

Audio Visual

Level 1
Install a drop down projection screen with side channels at proscenium arch
Ceiling mounted projector may have to be on an electrical drop down from ceiling to get a good distance to screen size and below fans.
Provide a hanging rod system, securely supported from the roof frame for stage lights,
Level 2
Install connections for power and control
Explore options for permanent speakers including wall mounted, stage mounted and sub woofers

Acoustics

Acoustic treatment

Level 2
Applied wall and ceiling acoustic treratments to specialist advice.
Walls could be a mix of slats and fabric, or slotted plywood, to create a visually rich interior.
Ceilings might be a mix of reflective (eg plywood) and absorptive (eg corrugated) textures.

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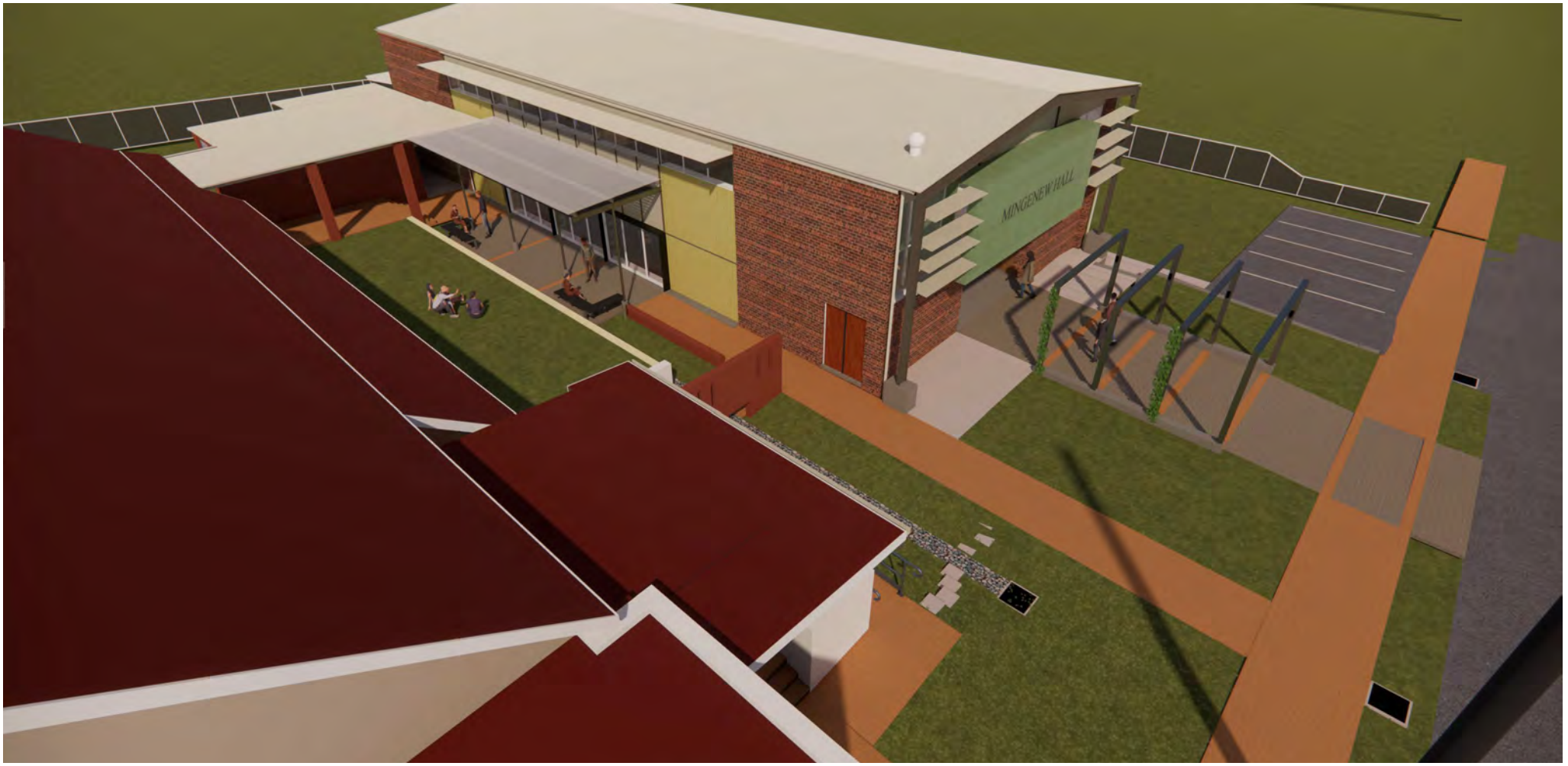
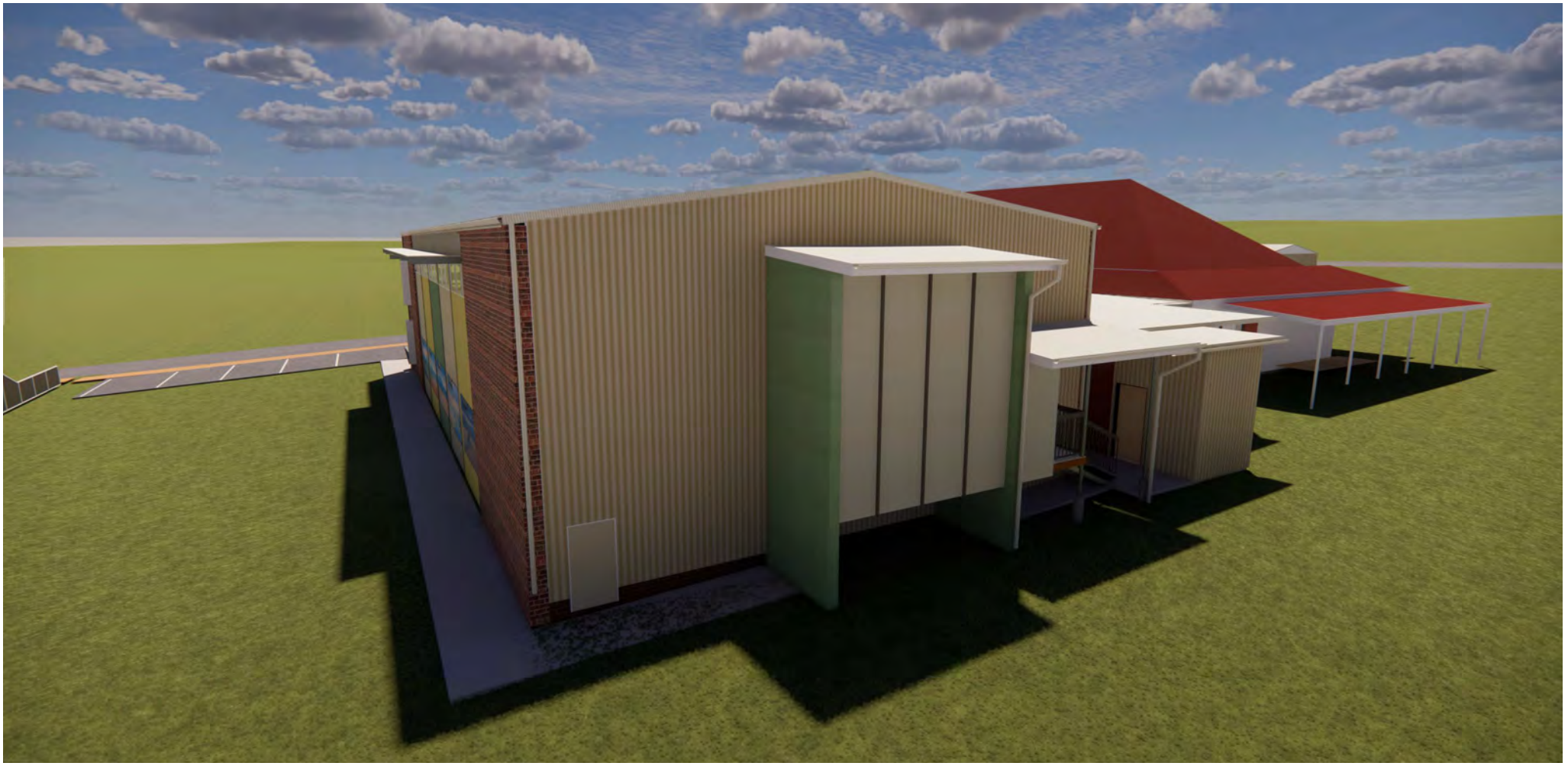
Appendix C – Mingenew Hall 3D Perspectives

Mingenew Hall

Mingenew Hall



Mingenew Hall



Mingenew Hall

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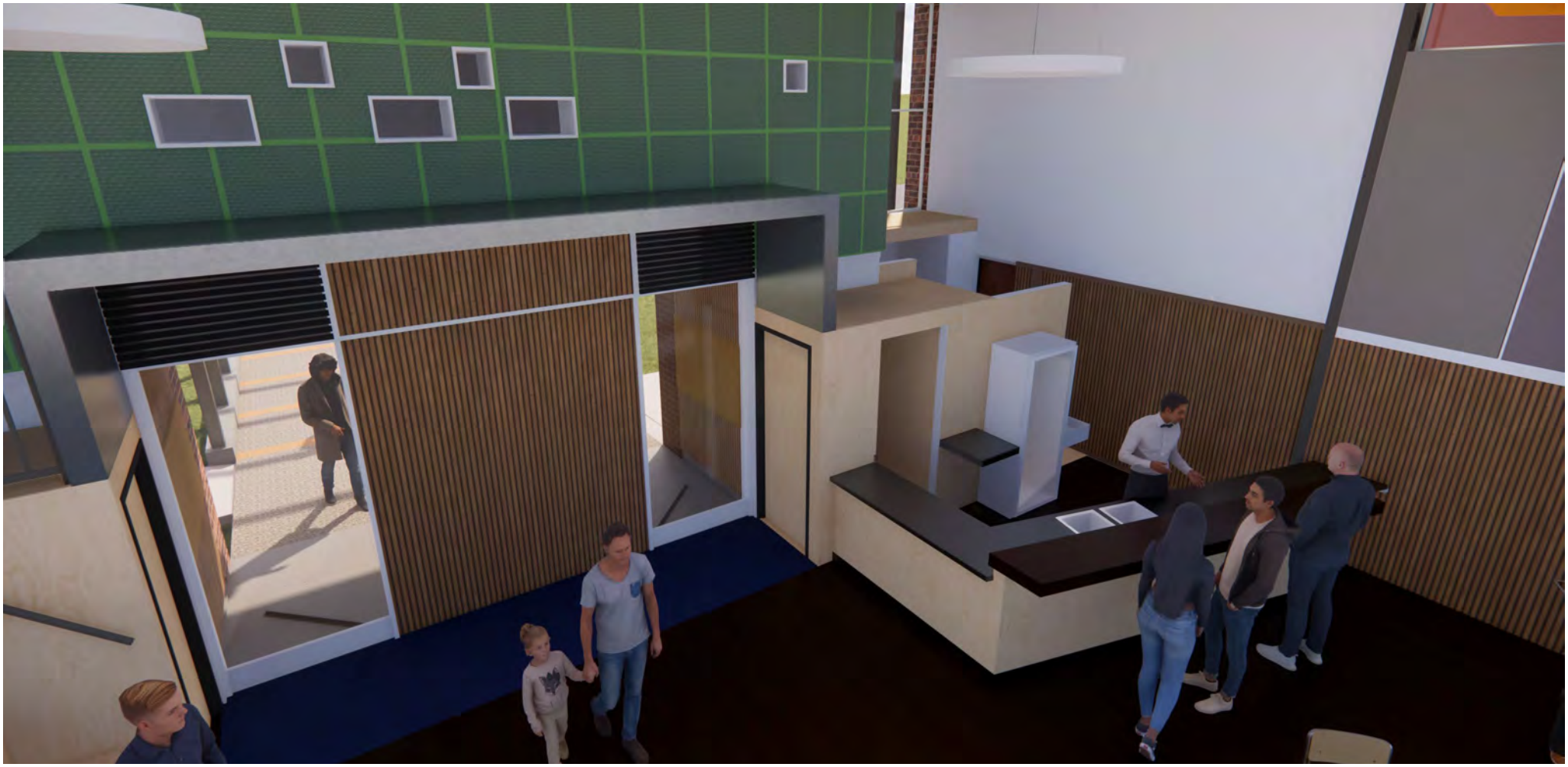

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