SPECIAL MEETING OF THE COUNCIL - 30 SEPTEMBER 2026
ATTACHMENTS

8.1.2 MENZIES OLD POST OFFICE BUILDING 2

8.1.2.1 2021 OCTOBER MEETING 2

8.1.2.2 2024 JUNE MEETING.....18

8.1.2.3 2024 SEPTEMBER MEETING.....26

8.1.4 ORA BANDA MINING LAND AND PIT ACCESS REQUESTS 31

8.1.4.1 LETTER - DAVYHURST CEMETERY ACCESS AND DAVYHURST TOWNSITE ENCROACHMENT.....31

8.1.4.2 LETTER - BORROW PITS.....36

8.1.4.3 BORROW PITS 38

12.2.7	Old Post Office project
LOCATION	**Shire of Menzies**
APPLICANT	**Internal**
DOCUMENT REF	**NAM497**
DATE OF REPORT	**19 October 2021**
AUTHOR	**Chief Executive Officer, Brian Joiner**
RESPONSIBLE OFFICER	**Chief Executive Officer, Brian Joiner**
DISCLOSURE OF INTEREST	**Nil**
ATTACHMENT	1. Old Post Office Building - Council Discussion Report [**12.2.7.1** - 13 pages]

SUMMARY:

This paper provides an options report so Council can provide direction on proposals for restoration of the Old Post Office building.

BACKGROUND:

There has been numerous reports and discussion on what to do with the Old Post Office and the attached paper is for Council to review high-level options and the CEO to obtain Council guidance on the direction it wishes to take with the facility.

The Old Post Office has been subject to numerous historical papers and investigations. The latest being:

- a Council Report in November 2019 that identified potential costs exceeding $1m plus GST.
- a Conservation Management Strategy in April 2021.

COMMENT:

The attached report provides several options for Council to consider. A 'do nothing' option has not been provided as the building requires repairs to maintain the integrity of the structure. Further delays are a safety risk to the Shire and will increase the cost of repairs.

The Shire will provide accommodation for the current tenant under any of the options at the same rental rate that is in place.

CONSULTATION:

Nil. Community consultation may be undertaken after a full investigation is completed.

STATUTORY AUTHORITY:

Nil.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

The financial implications are estimated on the various options; however, it should be noted that any approach is going to require the pursuit of additional grants to complete the project.

Council has budgeted funds in FY 2021/22 as project BC020 that could be used for the completion of investigations on the desired future use.

RISK ASSESSMENT:

Risk Statement	Level of Risk	Risk Mitigation Strategy
Failure of the structure.	Medium.	Timely completion of restoration work.

STRATEGIC IMPLICATIONS:

3.1 A well maintained, attractive built environment servicing the needs of the community.

3.1.1 Maintain the integrity of our cultural and heritage assets and places.

4.1 A strategically focused Council, leading our community.

4.1.1 Provide strategic leadership and governance.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION:

That Council endorses further work on Option ____ with a full investigation and cost report to be prepared for this option.

COUNCIL DECISION:

Council Resolution Number:	**CM-87**

Moved: **Cr J Dwyer** **Seconded:** **Cr S Baird**

That Council endorses further work on Option Four (4) with a full investigation and cost report to be prepared for this option.

Carried	**7 / 0**

Directions Discussion

The Old Post Office

core business AUSTRALIA

1

Ordinary Meeting of Council - 28 October 2021

Old Post Office

A State Registered Historic Building

1. **DATA BASE No.**01554
2. **NAME** *Menzies Post Office (fmr)* (1896, 1903)
3. **LOCATION** Cnr Shenton & Brown Streets, Menzies
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**

   Portion of Lot 102 on Deposited Plan 222795 and being part of the land contained in Certificate of Title Volume 1176 Folio 674 as shown on Heritage Council of Western Australia Survey drawing No. 1554 prepared by Steffanoni Ewing & Cruickshank Pty Ltd

HERITAGE LISTINGS

Register of Heritage Places: Permanent Entry 30/06/2009

core business AUSTRALIA

Statement of Significance

Historic Register

Menzies Post Office (fmr), a single-storey corrugated iron clad building, has cultural heritage

significance for the following reasons:

- the place is rare as a corrugated iron clad post office building from the turn of the 20th century.
- the place was designed under the direction of Public Works Chief Architect, George Temple Poole, and is rare as an iron-clad example of the PWD's work under his direction.
- the place has aesthetic significance as a fine representative example of Goldfields vernacular architecture and contributes to the main street character of Menzies; and,
- the place is associated with those post office employees who worked in harsh conditions and represents the rapid growth in demand for government services associated with the gold rush population and its later decline.

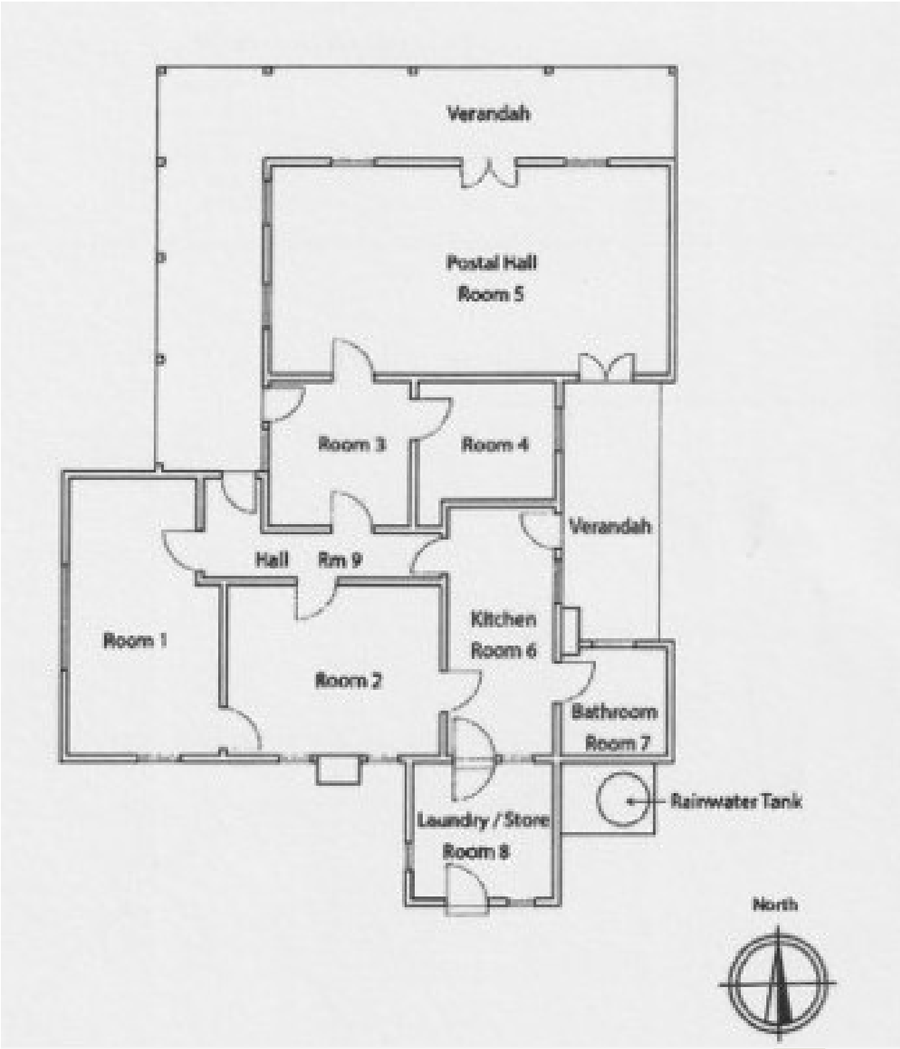
core business AUSTRALIA

The Floorplan

Extract Plan from May 2021 Conservation Mgt Strategy

It should be noted

- That all rooms are not currently habitable.
- All reports since 2009 note that asbestos is likely present in the building and any thorough investigation of building requirements will involve the likely disturbance of asbestos, making the building unhabitable until removal and rectification has occurred.
- That it is unlikely that the Heritage Council will support demolition of the structure.



core business AUSTRALIA

Recent History

Key Previous Points

28th November 2019

- Council Paper noted estimated costs to be a minimum of $924,000 ex gst. (Various exclusions mean this is likely to be much higher cost)

2019 Triton Building report

- This added numerous items that required attention.
- Asbestos noted throughout

2021 (May) Conservation Management Strategy

- Recommended obtaining a specialist building contractor to complete a full assessment before costs could be known, (Costs then known would just be to repair and maintain the property).

Current

- Core Business Australia retained to propose next steps,

core business AUSTRALIA

Ordinary Meeting of Council - 28 October 2021

Base Requirements

Council to Provide CEO with Preferred Direction

Council needs to decide on the future of the Old Post Office and supply the CEO with a preferred direction. The CEO will then carry out the initial steps of the following:

Prepare a general tender specification dictating the required option to obtain the following:

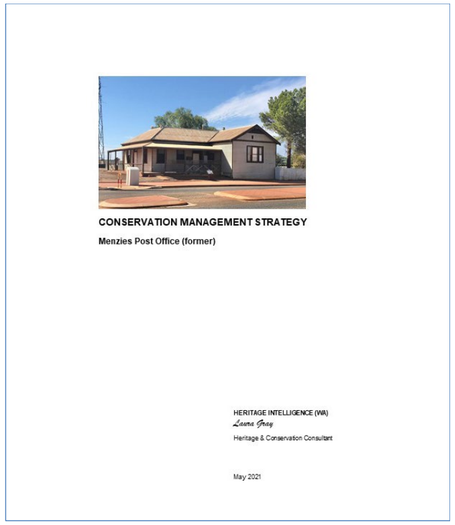
- A heritage specialist architect and builder to prepare a detailed assessment of all work required, including estimated costs and architect drawings of the proposed solution.
    - This full report and architect drawings to be agreed by Council
- Full agreement of all plans by the Heritage Council.
- Preparation of grant submissions to carry out the work (as any option will be costly).
- Relocation of the current resident until such time as works can be completed.

Timescales

Whichever option is preferred the timescales involved may mean a project would take **two years to complete**.

core business AUSTRALIA

Attachment 12.2.7.1



CONSERVATION MANAGEMENT STRATEGY

Menzies Post Office (former)

HERITAGE INTELLIGENCE (WA)

Laura Gray

Heritage & Conservation Consultant

May 2021

The Options

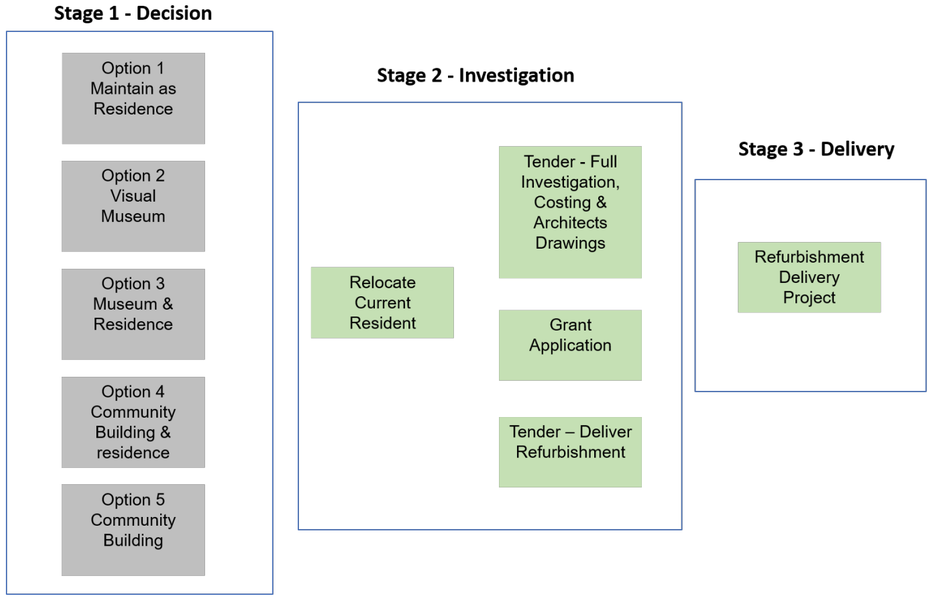
Council Options

Key Decision

- Council to supply desired direction for the Old Post Office

Options

1. Maintain as a residence
2. Refurbish & restore as a visual museum with resident relocated
3. Refurbish & restore as a museum in the front half with the rear element as a residential space.
4. Refurbish & restore as a functioning community building in the front half and the rear element as a residential place.
5. Refurbish & restore as a functioning community building with resident relocated.



core business AUSTRALIA

Option 1

Maintain as a residence

Repair and maintaining the Old Post Office

- Current resident will need relocated while full investigations are undertaken.
- Investigations may involve removal/ disturbance of asbestos making the facility unhabitable until works are completed. This means Council may need to consider long term re-housing of the current resident.
- Work to complete repairs and maintenance are likely to exceed Council budget capacity and will require additional grants to be pursued, adding to timescales.
- Initial estimates of the work based on Councils previous estimates mean this will significantly exceed $1-$1.5m.
- Although this investment will retain the property it would still be a private residence with no public access.

core business AUSTRALIA

Option 2

Refurbish & restore as a visual museum with resident relocated

A Visual Museum

- Current resident will need permanently relocated.
- Work to complete repairs and maintenance are likely to exceed Council budget capacity and will require additional grants to be pursued, adding to timescales.
- Initial estimates are the work may take up to two years and based on Councils own estimates this will significantly exceed $1-$1.5m.
- This would require relocating some exhibits from the CRC to create an unattended walk through experience for the community and visitors.
- Security could be monitored from the CRC.
- Allows the full history of the building to be open to the public.
- Creates no additional community use.

core business AUSTRALIA

Option 3

Refurbish & restore as a museum in the front half with the rear element as a residential space.

Refurbish as Museum and Residence

- Current resident will need relocated while full investigations are undertaken.
- Work is likely to exceed Council budget capacity and will require additional grants to be pursued, adding to timescales.
- Initial estimates are the work may take up to two years and based on Councils own estimates this will significantly exceed $1-$2m.
- This option allow public access to the front half as a museum but retain a small residential dwelling at the rear.
- This would require relocating some exhibits from the CRC to create an unattended walk through experience for the community and visitors.
- Security could be monitored from the CRC.
- Creates no additional community use.

core business AUSTRALIA

Option 4

Refurbish & restore as a functioning community building in the front half and the rear element as a residential place.

Refurbish as Community Building plus Residence

- Current resident will need relocated while full investigations are undertaken.
- Work is likely to exceed Council budget capacity and will require additional grants to be pursued, adding to timescales.
- Initial estimates are the work may take up to two years and based on Councils own estimates this will significantly exceed $1-$2m.
- Would allow the CRC office to be relocated to the front half of the building, allowing the existing CRC to be developed into an alternative Community use such as a Senior Citizen's Centre or similar (Please note this would be a separate project and require further grant applications).
- Some parts of the CRC will need to remain as a museum.

core business AUSTRALIA

Option 5

Refurbish & restore as a functioning community building with resident relocated.

Refurbish as Community Building

- Current resident will need permanently relocated,
- Work is likely to exceed Council budget capacity and will require additional grants to be pursued, adding to timescales.
- Initial estimates are the work may take up to two years and based on Councils own estimates this will significantly exceed $1-$2m.
- Could allow the CRC office and museum pieces to be relocated, allowing the maximum space in the existing CRC to be developed into an alternative Community use such as a Senior Citizen's Centre or similar (Please note this would be a separate project and require further grant applications).

core business AUSTRALIA

Decision Criteria/Key Points

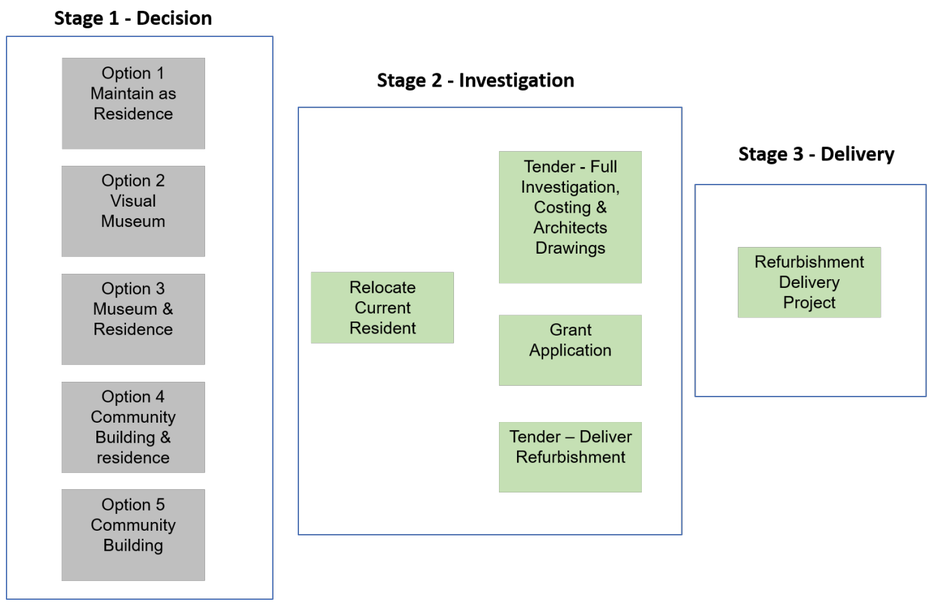
The following suggested decision criteria could be used to determine the preferred option

Key Point

Any option requires Council to consider relocating the current resident. (Either for approximately two years or permanently).

Criteria

- Which option gives maximum access to a historically significant property?
- Which option will encourage both community and visitor use?
- Which option fits in with Council plans for creating additional community facilities?
- Which option fits with retaining the historic nature of the Town Centre?



core business AUSTRALIA

13.2.2	Menzies Old Post Office Options
LOCATION	**Portion of Lot 102 Shenton Street, Menzies**
APPLICANT	**Internal**
DOCUMENT REF	**NAM1306**
DATE OF REPORT	**17 June 2024**
AUTHOR	**Core Business Australia, Bruce Lorimer**
RESPONSIBLE OFFICER	**Chief Executive Officer, Glenda Teede**
OFFICER DISCLOSURE OF INTEREST	**Nil**
ATTACHMENT	Nil

SUMMARY:

At the October 21, 2021, Ordinary Meeting of the Council, an agenda item was presented to Council by the then Chief Executive Officer (CEO) that considered five options for the future of the Menzies Old Post Office being;

Option 1 – Maintain as a residence

Option 2 – Refurbish and restore as a visual museum with resident relocated

Option 3 – Refurbish and restore as a museum in the front half and the rear element as a residential space

Option 4 – Refurbish and restore as a functioning community building in the front half and the rear element as a residential place.

Option 5 – Refurbish and restore as a functioning community building with resident relocated.

The Council resolved to adopt Option 4 as follows:

COUNCIL DECISION:

Council Resolution Number:	CM-87

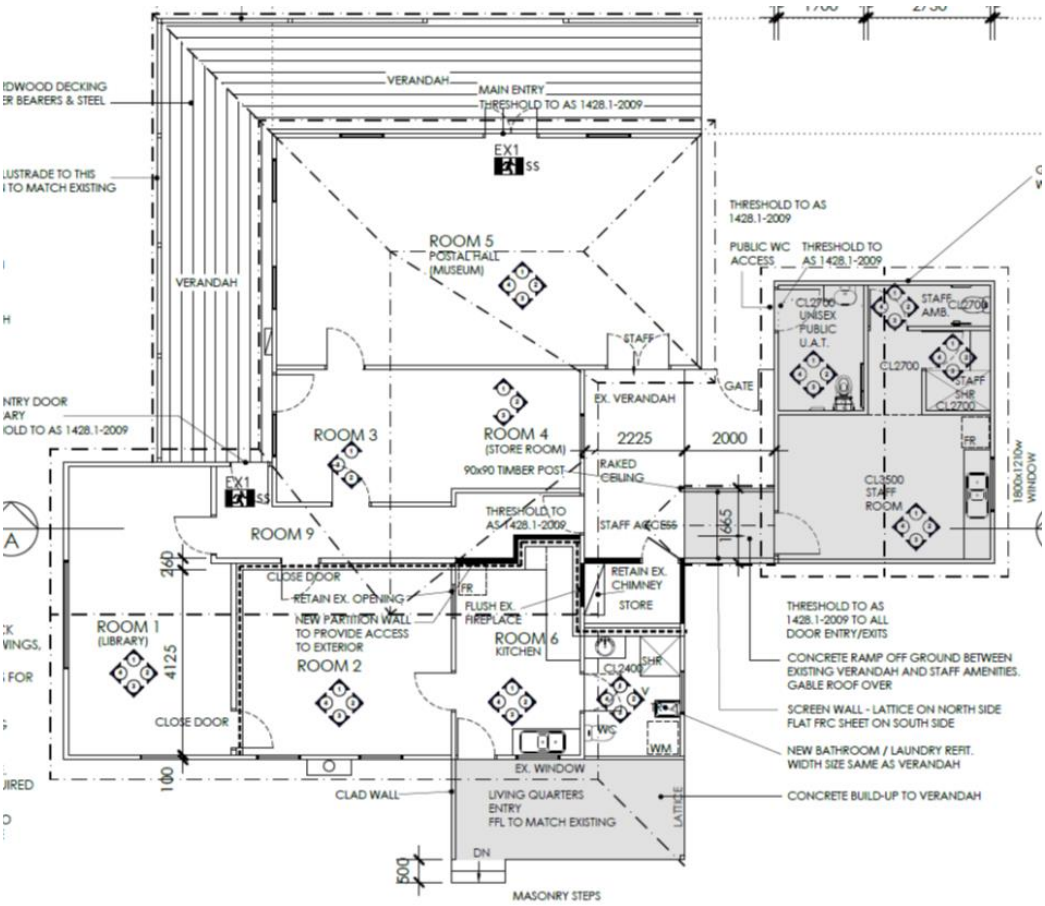
Moved: Cr J Dwyer **Seconded:** Cr S Baird

That Council endorses further work on Option Four (4) with a full investigation and cost report to be prepared for this option.

Carried	7 / 0

The CEO commissioned Core Business Australia (CORE) to develop plans, specifications and cost estimation ready to call tenders to implement Option 4. CORE's scope included seeking planning approval for the proposed adaptive reuse of the facility and Heritage Council Approval for the works.

One of the complicating factors with Option 4 is the need under the Building Code of Australia (BCA) to have fire separation between the residential part of the building (Class 4) and the public building component (Class 9b).



The adaptive reuse design of the building has now been completed, planning approval by the Shire of Menzies has been granted and Heritage Council approval has been obtained. A ±20% order of magnitude cost estimate has been prepared and the estimated cost of the redevelopment of the building is $901,000 (including 15% contingency) as at 22/01/2023.

The project is ready to be tendered however following the local government elections in October 2023, it is understood that Council's priorities may have changed.

Additionally, the incumbent tenant has become unwell, and it is unclear if the tenant will be in a position to return to the premises and act as a caretaker as originally intended

by the inclusion of the residential component therefore this item is presented to Council to now reconsider future options for the Post Office building.

COMMENT:

It is understood that the original intent of Option 4 was to design the front half of the building to be used as the Shire's Community Resource Centre (CRC) and the back half of the building to be used as residential premises and that is what has been designed for.

The current CRC and Museum is located in the Lady Shenton building across the road which has been undergoing repair over the past couple of years. The Lady Shenton Building also operates as the Menzies Post Office.

The Menzies Old Post Office is listed as a permanent entry on the State register of heritage places. This means that Heritage Council approval is needed for any demolition or modification to the building other than maintenance.

While the building is currently tenanted, the building has been deemed by the Shire's Health/Building Officer as unfit for human habitation. There is likely asbestos in the building and the building is deteriorating.

As noted above, the incumbent tenant is presently unwell and may not be in a position to return to the premises. The tenant has a current lease which expires on 12 October 2024. If the current tenant is in a position to return to the building, the ongoing leasing issue will need to be addressed given that the Shire has now determined that the building is unfit for habitation. This report does not deal with the lease issue.

Options for the future of the Post Office Building

Option 1 – Do nothing. Given that the building is currently leased, and the future of the lease has not been determined, Council could decide to do nothing for now and revisit the issue in the future. The problem with this is that the building has been deemed unhabitable, it is no longer weatherproof, and its deterioration is accelerating. As it stands an being currently uninhabited, there is a greater risk that the building is vandalised. If the building were to catch fire either by arson or an electrical fault, it would be unlikely to be salvageable.

Option 2 – Fence the facility. Given the run down state of the facility and the fact that it is currently uninhabited, Council may wish to fence the facility in order to minimise the risk of vandalism. Depending on how the fencing is designed, fencing an historic building in the main street of Menzies may detract from the main street and town as a whole. Menzies is known for its historic buildings, and it would be sad to see a building such as the post office with a large fence around it.

Fencing the facility will simply delay matters as the building is already decaying at an accelerated rate and at some time in the future the Council will need to spend funds to restore the building if it wants the building to remain.

Option 3 – Demolition. If the Shire does not have a use for the building and does not want to maintain or restore the building, an option would be to demolish the building. As

the building is on the state Heritage Register, the Shire would need to follow the correct process to seek Heritage Council approval to demolish the building.

Option 4 – Restoration. The Shire could call tenders to simply restore the building with no planned future use. It would be a simple process to revise the existing plans to remove the residential component and the adaptive reuse options and re-estimate the cost. The cost would likely be in the $600 - $850k range depending upon the extent of restoration. If the building is not habitated, then the work could potentially be staged and spread across more than one financial year.

Option 5 – Adaptive Reuse (without residential component). This option is similar to the original course the Council was pursuing, however without the residential component of the building. This would allow the opportunity to remove the fire wall separation between the residential component of the building and the public component, saving some cost. What this option would also do is provide opportunities to make the building far more multifunctional.

As an example, the Shire of Donnybrook – Balingup recently refurbished the Donnybrook packing shed adjacent to the train station. This building was a dilapidated iron and timber shed listed on the State Heritage inventory and has been refurbished into a café / brewery tap house.

Figure 1: Original Donnybrook Packing Shed before restoration and adaptive reuse

Figure 2: Donnybrook Packing Shed after restoration and adaptive reuse (external)

Figure 3: Donnybrook Packing Shed after restoration and adaptive reuse (internal)

The Post Office building is of similar construction and would be an ideal candidate for similar adaptive reuse. The mail sorting hall could be used for a range of activities including functions, dining, meeting place, art gallery, museum etc. Ideally its use would not necessarily be fixed but be designed so that it could be used for a range of different activities that may vary over time. Hence an opportunity to strengthen the tourist potential of the town.

There is also the opportunity to relocate the post boxes from the Lady Shenton across to the facility once refurbished and it be used for its original intended purpose of a post office which is good from a heritage perspective.

If the Council still wanted to relocate the CRC to the Old Post Office, this could also be accommodated and would free up the Lady Shenton building for other uses. One potential use could be turning the Lady Shenton back into its original use of temporary accommodation as it is adjacent to the caravan park and would complement the caravan park and help to solve one of the key issues in Menzies at present which is a lack of temporary accommodation or could be redeveloped for the Senior Citizens centre that the Council was also considering.

It would not take much to tidy up the existing drawings, remove the fire separation wall and turn the existing residential kitchen into a commercial kitchen.

Option 6 – Adaptive Reuse (with residential component). This option is essentially continuing on the current course and proceeding to tender with the current design for adaptive reuse of the front half of the building, installation of the public toilets to the side and refurbishment of the residential component of the building.

CONSULTATION:

The Council may want to seek community feedback on the above proposals.

STATUTORY AUTHORITY:

1. *Part 4 (Tender Regs) of the Local Government (Functions and General) Regulations 1996 in relation to calling tender to progress the work dependent upon which option Council selects.*
2. *Heritage Act 2018 in relation to and demolition or adaptive reuse / restoration of the Post Office building*

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

It is understood that one of the driving factors for changing direction in relation to redeveloping the Old Post Office is the competing desire to undertake restoration of Niagara Dam. While this is also a worthy project, it is also on the State Heritage Register and will take some time to develop a scope, a repair solution and obtain development and heritage approval. Ideally restoration of Niagara Dam needs to occur in stages as it requires significant investigation and trail work to evaluate the best repair methodology.

The council has the funds already budgeted for the Old Post Office and could likely complete the work well before the major repair work commences on Niagara Dam. Careful consideration and pitching of the Niagara Dam project may also attract other funds from the State and or Federal government thereby reducing the burden on municipal funds.

RISK ASSESSMENT:

In the current building climate, it is difficult to secure builders that will work in locations like Menzies. The existing builder being used on the Lady Shenton has expressed interest in the Old Post Office project in the past. While the project needs to go to State-wide tender, tending the project now provides a good opportunity to dovetail this project into the Lady Shenton and provide continuity of work for the current builder if the current builder were to win the work. It would also provide an opportunity for competitive tenders given there will likely be industry knowledge that there is already a builder working within the town.

Similarly, the builder on the Lady Shenton project has expressed interest in the Niagara Dam project as well and by the time this project is up and running, the Old Post Office will likely be complete, and the Niagara Dam project may then provide further continuity competitiveness. Also, Niagara Dam also requires investigation and experimentation work which the Shire may be able to use the same building who works on the Post Office to do thereby making it more cost effective.

STRATEGIC IMPLICATIONS:

The Shire's Strategic Community Plan 2021-2031 outlines the following Outcome and Strategy:

Outcome:
3.1 A well maintained, attractive built environment servicing the needs of the community.

Strategy:
3.1.1 Maintain the integrity of our cultural and heritage assets and places.

Accordingly, the officer's recommendation aligns with the Strategic Community Plan.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION/ COUNCIL DECISION:

Council Resolution Number:	**074/24**

Moved: **Cr S Sudhir** **Seconded:** **Cr A Tucker**

That Option 5 be adopted and that State-wide tenders be called for the restoration and adaptive reuse of the Menzies Old Post Office without a residential component.

Carried	**4 / 3**

For: Cr P Warner, Cr S Sudhir, Cr A Tucker and Cr K Tucker
Against: Cr G Dwyer, Cr J Dwyer and Cr I Baird

13.2 Administration Reports

13.2.1	Menzies Post Office (former) Proposal
LOCATION	**Pt Lot 102 Shenton Street Menzies**
APPLICANT	**Internal**
DOCUMENT REF	**NAM1351**
DATE OF REPORT	**16 September 2024**
AUTHOR	**GFG Consultant, Paul Owen**
RESPONSIBLE OFFICER	**Chief Executive Officer, Glenda Teede**
OFFICER DISCLOSURE OF INTEREST	**Nil**
ATTACHMENT	Nil

SUMMARY:

This report outlines the proposed staging of works for the restoration of the former Menzies Post Office (PO). This report is not intended to revisit or amend previous Council decisions and resolutions. The report simply seeks approval of the method and scope of tender for the initial stage.

The building is in a significant state of disrepair and in accordance with Council resolutions, restorative works are necessary. This report recommends staging works over time, so that the costs can be controlled and managed in a fiscally responsible manner.

This report seeks Council approval to tender the works using a combination of a schedule of rates and quantity surveyor certifications within a budget allocation, rather than seeking fixed sum quotations which will be problematic and inflated.

The proposal is to undertake the necessary urgent conservation works, which are quite extensive, and predominantly external, rather than attempt to completely restore and renovate in a single package of works which will be difficult to manage and control.

This approach is also appropriate given a final use for the facility has not been determined.

BACKGROUND:

At the Ordinary Meeting of Council on 27 June 2024, Council resolved as follows:

> 'That Option 5 be adopted and that State-wide tenders be called for the restoration and adaptive reuse of the Menzies Old Post Office without a residential component.'

For clarity, Option 5 is similar to the original course the Council was pursuing, however without the residential component of the building. This would allow the opportunity to remove the fire wall separation between the residential component of the building and the public component, saving some cost. What this option would also do is provide opportunities to make the building far more multifunctional.
In order to implement this resolution a detailed scope is required as part of the tender specification. A recent site inspection has highlighted the magnitude of work required and the difficulty that tenderers will have in estimating the cost to renovate.

It is highly likely that any tender submission will need to either include a significant buffer to cover unforeseen and unknown issues or be immediately subject to variations.

COMMENT:

Tender method:

This report is not intended to revisit or amend previous Council decisions and resolutions. The report simply seeks approval of the method and scope of tender for the initial stage.

Ordinarily, the implementation of a Council resolution is an operational matter for the CEO to manage. However, given the high profile of this project and the proposed tender model, Council acknowledgement and endorsement is preferred.

The traditional tender model for these type of works would be a fixed price contract together with a schedule to apply for any variations. The difficulty with this approach on a building in this state is the quantity of unknown issues until work is under way. This must be accounted for by either having a vastly inflated fixed price or delving into variations at every turn.

An alternative method of tender which will be easier to manage and control is to allocate a fixed budget for the initial stage of work, say $500,000. Tenderers will be invited to submit a schedule of rates together with evidence of capability and relevant experience. The successful contractor will be chosen on the basis of relevant experience, capability and rates and be engaged to carry out works up to the allocated budget amount.

Cost control would be via a qualified and licensed quantity surveyor who will assess each progress claim to ensure the work completed is in accordance with the agreed schedule of rates and industry standard times for work tasks.

The schedule of rates will include hourly rates for various trades and professions, plant and equipment and a fixed percentage mark-up on materials.

This open book approach will allow Council full transparency and control over the project and assist in the cost projections for future stages of the project.

Scope of Stage 1.

The building is disintegrating, and urgent conservation works are necessary. The proposal for Stage 1 is to undertake the necessary urgent conservation works, which are quite extensive, and predominantly external.

Undertaking the conservation works will reinstate the structural and aesthetic integrity and provide a substantially more positive presence in the townscape of Menzies. The interior for the most part is proposed to be retained as-is, for this first stage of work, except for the floor restoration in the postal hall and the extensive works on the west front room.

The focus will be on ensuring the structural stability and retention of the building, and also the external street views of such a prominent building in the town, region and state, one of the few corrugated iron post office buildings in the state.

The Stage 1 tender scope will include the following:

Site

- Retain existing fence along the Shenton Street (west) boundary.
- Retain and preserve the freestanding toilet- decommission the function.
- Clear the site of extraneous elements.

Conservation

The conservation works will be extensive:

- Consolidate site drainage
- Re-fix the roof sheets, attention flashings
- Structural intervention
- Restumping predominantly the west gable section and along the south wall
- Reconstruction of:
    - the west gable room
    - verandas
    - external doors and frames
    - window frames and glazing
    - urgent interior flooring (postal hall)
    - damaged interior wall linings-west room and postal hall
    - and other elements only undertaken where necessary.

Remove

- North & west verandas: Remove timber balustrade & veranda posts c.1970
- Concrete floors and associated footing and edge supports from the verandas.
- East veranda: Remove framed enclosure c.1970

Reconstruction

- North and west corner verandas
- Steel stumps on concrete footings, hardwood subframe and spaced timber decking.
- Square timber (hardwood) posts (and connecting rafters)

- Install horizontal stainless steel wire balustrade around the perimeter except for openings (locations to be determined.)

Maximum original fabric will be retained including the corrugated iron roof and wall cladding with galvanised sheeting replacing any sheeting that can't be remediated.

Extensive galvanised roof plumbing (compatible with existing roof) will be carefully designed to the appropriate gradients of the gutters (oversize) and downpipes to discharge to a water tank and effective below ground drainage.

Clearing of earth buildup and debris from around and under the building will facilitate cross-ventilation and the perimeter ground level will be graded down to facilitate runoff away from the building.

Most of the window and door timber framing and architraves are termite damaged. Framing will be retained where feasible or reconstructed with hardwood materials.

External doors will be retained and restored, where possible, or reconstructed.

The interior floors will be retained in most rooms. The postal hall has several flooring interventions and will be reconstructed with hardwood floorboards or satisfactory similar timber. Timber framing throughout evidences termite damage and there is likely more. It will be reconstructed as required, with hardwood framing.

The enhanced aesthetic of the conserved building can potentially provide greater opportunities for the building's future, given that a specific use has yet to be determined.

CONSULTATION:

Consultation was undertaken with the Heritage and Conservation Consultant, on and off site, and specialist conservation contractors.

STATUTORY AUTHORITY:

Heritage Act 2018
Compliance with the Heritage Council or Western Australia' s Register of Heritage Places

Local Government Regulations (Functions and General) Part 4.

POLICY IMPLICATIONS:

Policy 4.2 – Purchasing and Tenders

FINANCIAL IMPLICATIONS:

The 24/25 budget allocation for Post office capital expenditure (BC020) is a total of $894,000.

RISK ASSESSMENT:

Risk Statement	Level of Risk	Risk Mitigation Strategy
Cost overrun for restoration	High	Fixed budget allocation by stage with QS DD.
Further deterioration of the building	High	Begin Stage 1 works immediately

STRATEGIC IMPLICATIONS:

The Shire's Strategic Community Plan 2021-2031 outlines the following Outcome and Strategy:

3.1 A well maintained, attractive built environment servicing the needs of the community.

3.1.1 Maintain the integrity of our cultural and heritage assets and places.

Accordingly, the officer's recommendation aligns with the Strategic Community Plan.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION/COUNCIL DECISION:

Council Resolution Number:	**128/24**

Moved: **Cr K Tucker** **Seconded:** **Cr A Tucker**

That the scope of works for Stage 1 (reinstate the structural and aesthetic integrity) of the Old Post Office Restoration, is noted and that the method of tender be in the form of a schedule of rates for works up to a total value of $500,000.

Carried	**5 / 0**

For: Cr P Warner, Cr G Dwyer, Cr J Dwyer, Cr A Tucker and Cr K Tucker
Against: Nil

11 September 2026

Chief Executive Officer
Shire of Menzies
PO Box 4
MENZIES WA 6436

By email: ceo@menzies.wa.gov.au

Copy to: Garth Marland works@menzies.wa.gov.au; admin@menzies.wa.gov.au

ATTENTION: Chief Executive Officer – Shire of Menzies

Dear Pasco

RE: DAVYHURST AND ROUND DAM GOLD OPERATIONS: REQUEST FOR ALTERNATE PUBLIC ACCESS TO DAVYHURST CEMETERY FROM COOLGARDIE NORTH RD; REQUEST FOR CONSTRUCTION OF A TAILINGS STORAGE FACILITY ON THE EASTERN EXTENT OF THE GAZETTED DAVYHURST TOWNSITE; AND REQUEST TO UNDERTAKEN MINING OPERATIONS ON AN UN-NAMED ROAD RESERVE

I am writing to advise that Ora Banda Mining Limited (OBM) is commencing the process of obtaining approvals to develop the Round Dam deposit, located approximately 10km south of the existing Davyhurst Project, and to construct a Tailings Storage Facility around the Golden Eagle open pit, located approximately 1km from the Davyhurst processing plant.

These proposed activities will have impacts on areas of interest to the Shire of Menzies (the Shire), specifically, public access to the Davyhurst Cemetery, encroachment on the Davyhurst town reserve and intersection with and un-named road reserve (noting no constructed road is present). Detail on OBM's requests to undertake activities in and around these areas are detailed below and shown in the figures attached.

Public Access to Davyhurst Cemetery Reserve

OBM currently access the Round Dam Project via the Davyhurst Cemetery Rd and intend to make this the primary access and haulage route during project construction and operation. OBM note that the northern section of this road is currently utilised by the general public to access the gazetted Davyhurst Cemetery Reserve.

To facilitate project development and operation, OBM is seeking approval from the Shire to construct an intersection with the Coolgardie North Rd in order to construct a new access road that will facilitate public access to the Davyhurst Cemetery Reserve. Please see Attachment 1 for the proposed new public access road location.

Construction of Tailings Storage Facility (TSF) within Davyhurst Townsite boundary

To facilitate future mining and processing activities at Davyhurst, OBM require additional area for storage of tailings material. Currently tailings report to the historic Golden Eagle open pit however, capacity within this pit is expected to be exhausted in the next 18-24 months. To increase capacity, OBM are planning to construct TSF embankments around the Golden Eagle open pit. In order to achieve this, OBM is seeking approval from the Shire for minor encroachment into the Davyhurst

town reserve (Attachment 2). OBM are also looking at the potential to install monitoring bores and store topsoil to the west of the proposed TSF, within predominantly cleared areas in the Davyhurst Townsite Reserve (within the green outlined "Golden Eagle NVCP boundary" in Attachment 2). In selecting a suitable topsoil stockpile location, OBM would ensure that no historical artifacts are present within the identified area.

Round Dam Project intersection with un-named Road Reserve (Land ID 3721950)

An un-named road reserve (Land ID 3721950) intersects OBM's proposed Round Dam Project Area, as shown in Attachment 3. It is noted that there is currently no road located within this road reserve. OBM seek approval from the Shire to undertake mining operations within this road reserve.

Please do not hesitate to contact me should you require any further information or wish to discuss this matter further.

Yours sincerely,

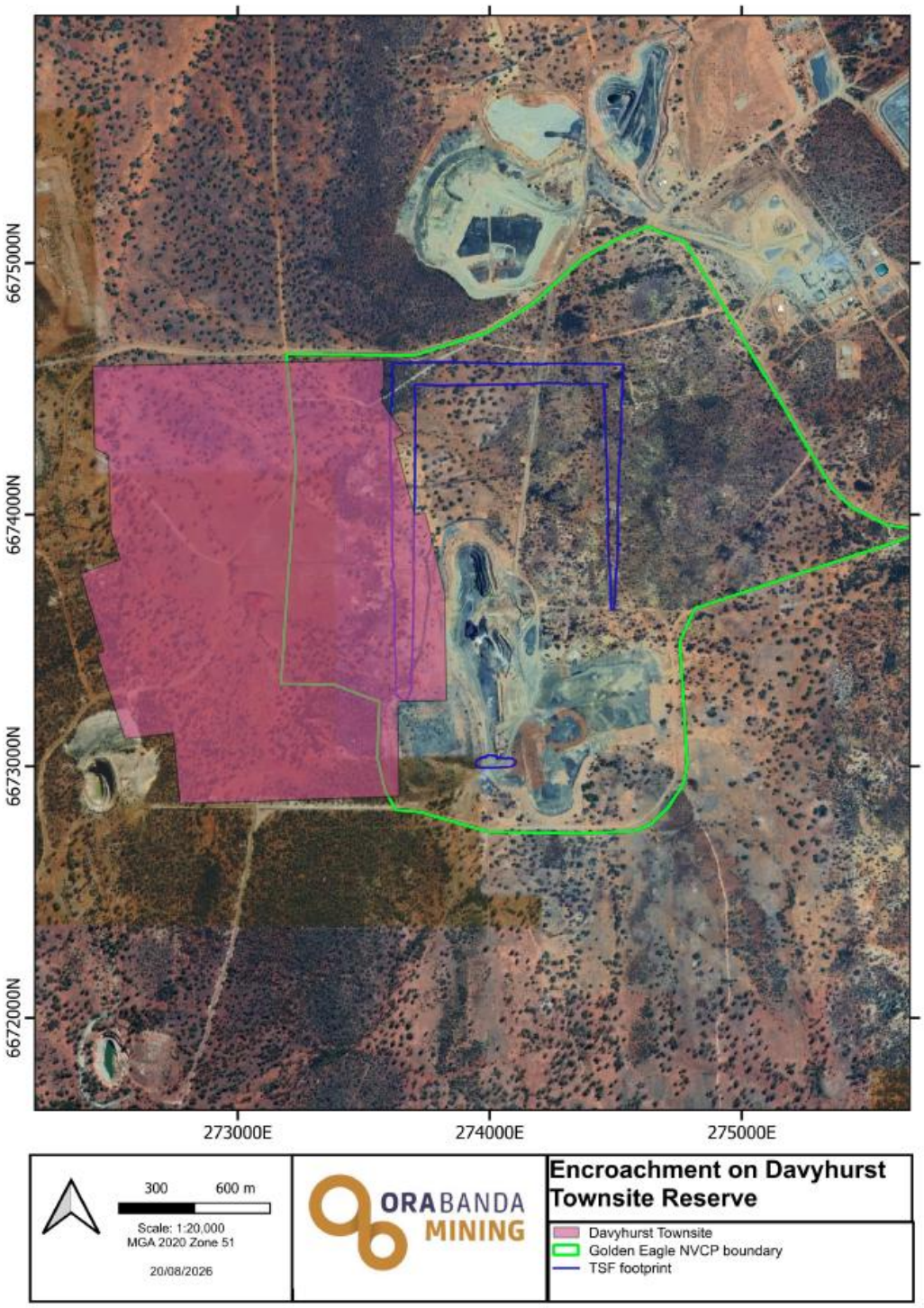
Andrew Czerw

Chief Development Officer

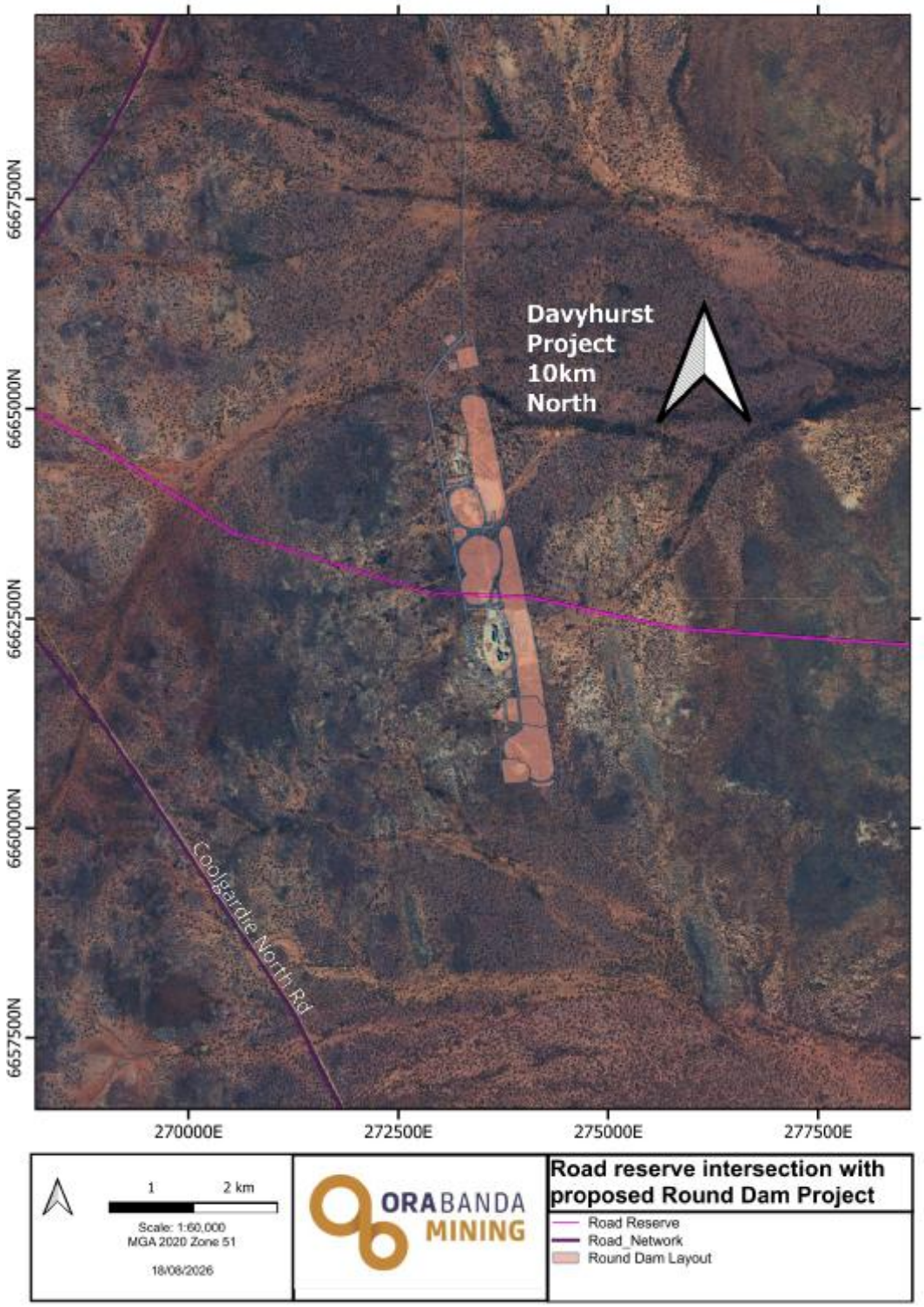
Ora Banda Mining Ltd

Attachment 1: Proposed public access to Davyhurst Cemetery

Attachment 2: Proposed Tailings Storage Facility Encroachment onto Davyhurst Townsite Reserve



Attachment 3: Un-Named Road Reserve intersection with Proposed Round Dam Project footprint



25 August 2026

Mr Rob Stuart
Chief Executive Officer
Shire of Menzies
PO Box 4
Menzies WA 6436

Via email: ceo@menzies.wa.gov.au; works@menzies.wa.gov.au

Dear Rob

ORA BANDA MINING LTD - REQUEST TO TAKE MATERIAL FROM SHIRE BORROW PITS ON THE ORA BANDA DAVYHURST ROAD(609Z024)

To support current operations at our Davyhurst and Siberia Gold Projects, Ora Banda Mining Ltd (**OBM**) is preparing to undertake camp construction and roadworks Projects in the near term. These Projects, which have previously been discussed with the Shire, require a supply of suitable naturally occurring construction gravel material, typically sourced from locations proximal to the works.

Following discussions with Mr Garth Marland on Monday 29th June 2026, OBM understands that the Shire of Menzies has a number of established borrow pits proximal to areas of planned works from which gravel has been historically sourced for road maintenance. As such, OBM is seeking permission from the Shire to access existing verge borrow pits on the Ora Banda to Davyhurst Road (609Z024) to source the required gravel material. The recovery of material will be undertaken within the existing borrow disturbance areas and no primary native vegetation clearing will be required. Cleared regrowth will be stockpiled and disturbed areas will be ripped on the contour, following removal of the required material, to support site rehabilitation and manage surface runoff.

Three borrows (BP01- SLK 7.31, BP10-SLK 20.73, and BP11 - SLK 21.33) have been selected for the initial recovery programme (location maps accompanying this letter identify the borrow pits for which access is requested). OBM may seek to extend to other road borrows if further suitable material is required, in the event this is required the additional SLK numbers will be forward to the Shire prior to access of the borrow pit. OBM would also appreciate if the Shire could provide locations of other borrow pits in the local area, should there be any.

We appreciate your consideration of our request. Given the urgency of our Project timelines and associated tender process, we kindly request a written response by COB 28 August 2026. Should the Shire grant the requested access, kindly specify any conditions with which OBM must comply throughout and following the extraction of gravel from the borrow pits.

For any questions or further information, please feel free to contact me.

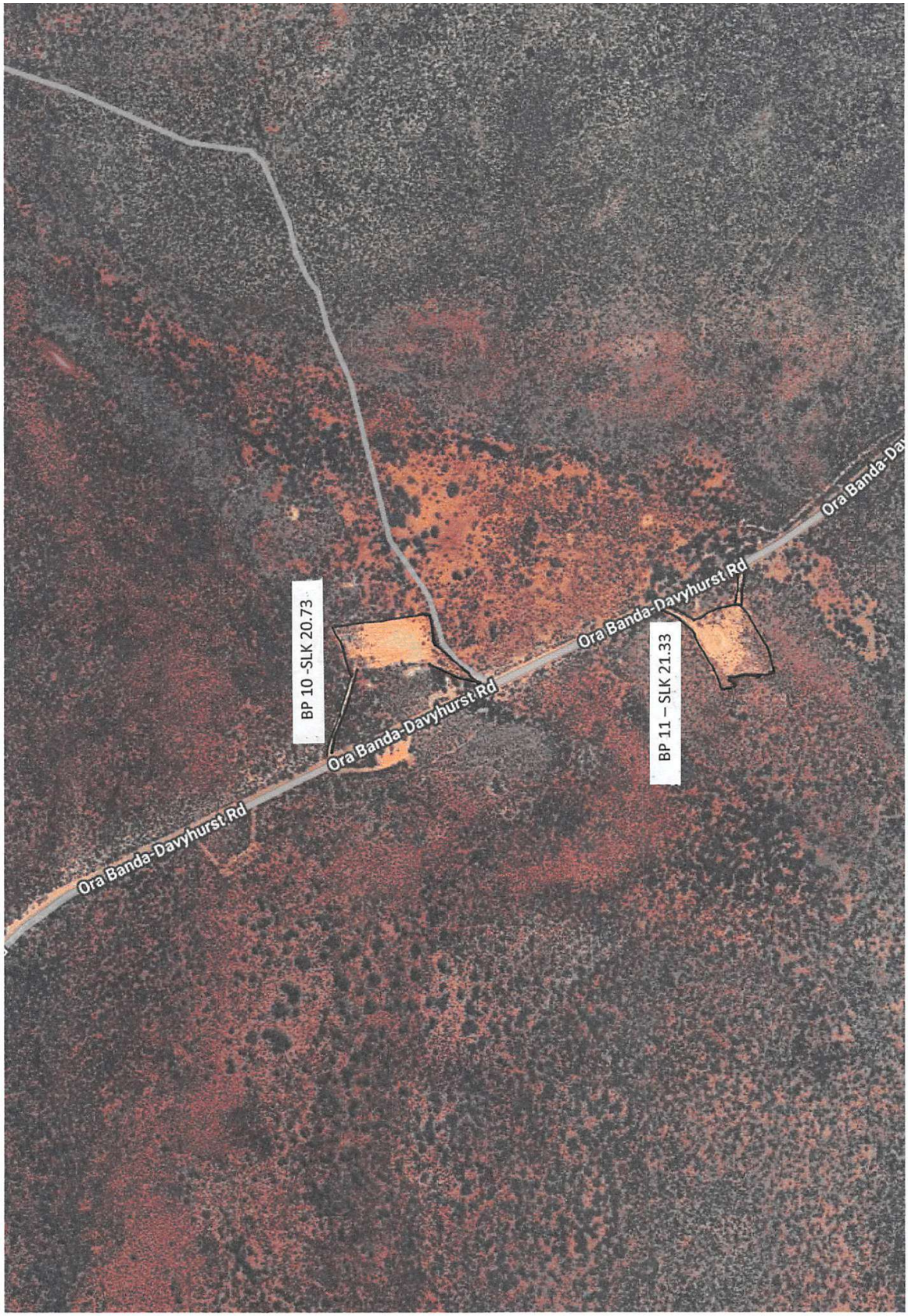
Yours sincerely

Andrew Czerw
Chief Development Officer

A: Level 2, 1 Hood Street Subiaco, WA, 6008 **T:** + 61 8 6365 4548
E: admin@orabandamining.com.au **ASX:**OBM **ABN:** 69 100 038 266 OBM-COR-TEM-001-1.1P

Attachments:

Figure 1.0 Ora Banda - Davyhurst Rd Borrow Pit - BP01(SLK 7.31)
Figure 2.0 Ora Banda Davyhurst Rd Borrow Pits – BP10(SLK 20.73) and BP11(SLK 21.33)


Ora Banda-Davyhurst Rd
Ora Banda-Davyhurst Rd
BP 10 -SLK 20.73
Ora Banda-Davyhurst Rd
Ora Banda-Davyhurst Rd
BP 11 – SLK 21.33
Ora Banda-Da

Ora Banda-Davyhurst Rd
Ora Banda-Davyhurst Rd
Ora Banda-Davyhurst Rd
Ora Banda-Davyhurst Rd
BP 01- SLK 7.31
Ora Banda-Da