

# **ATTACHMENT NO. 15**



# Pensioner Guard Cottage

Workshop - Notice of Motion

**SIA Architects Pty Ltd**

10 April 2017



**Pensioner Guard Cottage**

**SIA Architects Pty Ltd**



PENSIONER GUARD COTTAGE AND THE RESIDENCE



Residence  
(1893, C1952)



Pensioner Guard Cottage  
(1856-1857, 1991-1993)



**Pensioner Guard Cottage**



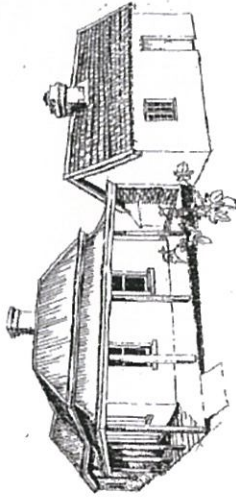
**SIA Architects Pty Ltd**

# PRECEDING REPORTS

2002

## Pensioner Guard Museum Project

A Vision for a community museum



The House c1893 and Cottage c1856  
1 Surrey St. Bassendean

Paul Bridges & Val Humphrey : Museum Consultants  
April 2002

NOT FOR



2007

## Structural Report



1 SURREY STREET, BASSENDEAN  
Pensioner Guard Cottage (1856-1857, 1991-1993)  
Residence (c.1893, c.1952)

## CONSERVATION MANAGEMENT PLAN

Prepared for  
Town of Bassendean

by  
**Laura Gray**  
Heritage & Conservation Consultant

in association with

**Irene Sauman**  
Historian

December 2007

1 Surrey Street, Bassendean  
Pensioner Guard Cottage (1856-1857, 1991-1993)  
Residence (c.1893, c.1952)  
CONSERVATION MANAGEMENT PLAN  
December 2007

2012

## PENSIONER GUARD COTTAGE SITE INTERPRETATION PLAN

Entritled Pensioner Guard Cottage and Adjoining Property  
No. 1 Surrey St., Bassendean

Dr Brian Shephard  
Mark Walsh

## Pensioner Guard Cottage

## SIA Architects Pty Ltd





## INITIAL ANALYSIS

**Request for Quote – 2013 Project Brief included but not limited to review of previous reports, including:**

- 2011 - Structural Engineering Report – 1950's building foundations and walls
- 2011 - Geotechnical assessment report
- Asbestos located in 1950's residence ceiling, eaves and storeroom
- Evaluated risk
- Evaluated heritage level of significance
- Optimised amenity, operational functions of museum and community space
- Ensure compliance with universal access obligations
- Building management & maintenance



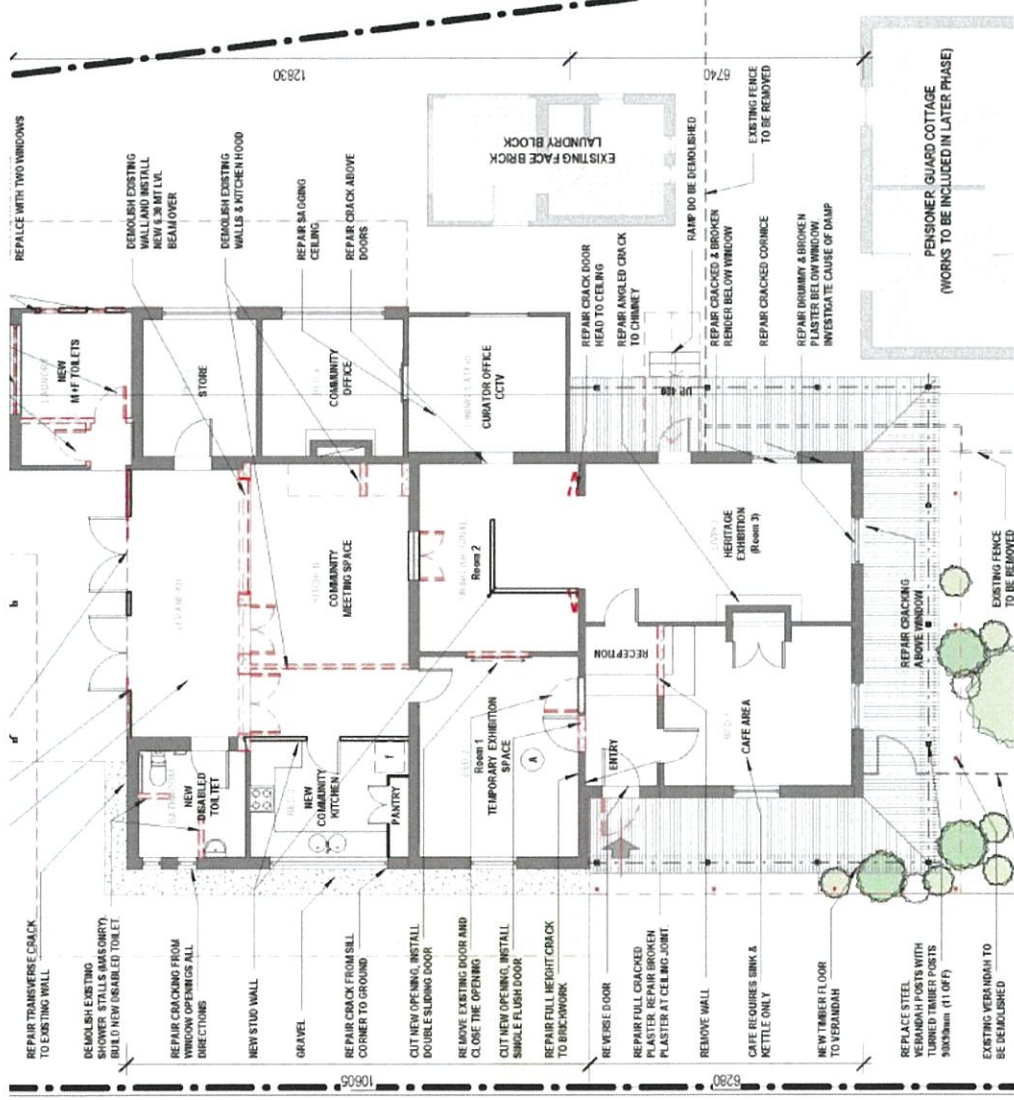
**Pensioner Guard Cottage**

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# RESIDENCE - 1950's EXTENSION CONSIDERATIONS



- **ISSUES**
- **Building foundations inadequate (cracked walls)**
- **Some load bearing walls to be demolished**
- **Concrete Slab assessment**
- **Asbestos sheeting to latter day additions, including proposed Curator office.**
- **Universal access issues**
- **Public toilets provisions**



**Pensioner Guard Cottage**

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## STRUCTURAL CONSIDERATIONS

### FOOTINGS – need “underpinning” throughout CONCRETE (rear addition) CEILING/ROOF SLAB

United Scanning Services advised “some of the bars are exposed and others only 5mm of concrete covering them”.

McDowell Affleck advised “slab reinforcing was located in a single layer with an average of 25mm cover from the bottom of the slab”.

**There was no top reinforcing over supports.  
The reinforcing within the slab is less than current Australian Standard requirements.**

There are areas of concrete cancer visible on the perimeter of the concrete slab.  
As the concrete is more than 50 years old, it is reasonable to assume that **it is nearing the end of its design life**”



Residence 1950's exposed bars poorly poured concrete surface



Bars have been tied together and are not welded mesh.



Residence 1950's concrete slab – Does not meet the required Australian Standards



## STRUCTURAL CONSIDERATIONS



### Concrete cancer evident to the margin of the 1950's concrete slab, reinforcing within the slab is less than required Australian Standard

“ As the surface of the concrete is generally concealed, in order to adequately monitor the condition of the concrete it would be necessary to either expose the surface (likely damaging it in the process) or use a non-destructive testing method such as scanning (which we were priced as \$220/hr in 2015). The original slab testing took approximately 20 hours.

**ESTIMATED COST \$ 4,400/SCAN/ INSPECTION (NOT INCLUSIVE OF REPLACEMENT OF SLAB IF IT FAILS)**  
McDowell Affleck Report

**To retain existing concrete slab, regular inspections required to ensure public safety, roof sheeting would need to be removed and reinstated each time.**



**Pensioner Guard Cottage**

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**Budget:** \$ 540,000

**Option 1** (as per brief)  
including:

Underpinning \$110,095  
Residence \$308,488  
Cottage \$ 89,600  
Studio \$ 30,000  
Furniture \$ 50,000  
Fees, Consultants, Contingency \$137,350

**TOTAL** \$ 725,533

**Option 2** (part demolish, new community area)  
including:

Underpinning \$ 43,130  
Residence \$442,773  
Cottage \$ 89,600  
Studio \$ 30,000  
Furniture \$ 50,000  
Fees, Consultants, Contingency \$137,350

**TOTAL** \$ 742,835

Note: Option 1 has risk elements associated with removal of the concrete roof. There is a risk of damage to glazing, floors and walls during roof removal.





## 1 Surrey Street - Conservation Management Plan Heritage Considerations & Barra Charter

- **Aesthetic**
- **Social**
- **Scientific**
  
- **Rarety**
- **Representativeness**
- **Condition**
- **Integrity**
- **Authenticity**

**ES EXCEPTIONAL SIGNIFICANCE** would warrant inclusion on any register of places of significance. Of national or state significance.

**CS CONSIDERABLE SIGNIFICANCE** would warrant inclusion on any register of places of significance. Of national or state significance.

**SS SOME SIGNIFICANCE** This is the threshold for entry onto the Heritage Council's (WA) Register of Heritage Places, The Australian Heritage Commission's Register of the National Estate, or the National Trust of Australia (WA) Classified List.

**LS LITTLE SIGNIFICANCE** neither contributes to or detracts from the significance of a place.

**I INTRUSIVE** elements include items that, in their present form, have an adverse affect upon the significance of the place.





## Residency c.1950's rear addition

2015 State Heritage Office:

- The 2007 Conservation Management Plan classifies the residence as having “some significance” with the 1950’s addition and laundry being of “little significance” .
- The removal of the 1950’s portion and the design of the new addition allows the residence to be read in its original form, and provides a clear separation between original fabric and new work.

2015 Museum Australia:

- Option 2 architectural drawings successfully met the recommendation of the Interpretation Plan particularly Recommendations 4-7 : Increasing community engagement and separating the heritage area from the area designated for community use



## INTERPRETATION PLAN

### Recommendation 4

- All interpretive work undertaken should adhere to established principles for interpreting heritage buildings

### Recommendation 5

- 1 Surrey St should be developed to take maximum advantage of its location, heritage significance, buildings and grounds to develop as a community cultural centre.

### Recommendation 6

- In the interest of creating a sustainable community cultural centre, the widest spectrum of visitors should be encouraged through holding cultural events, making the centre available for community meetings, offering heritage experiences of interest and quality, and operating an inviting café.

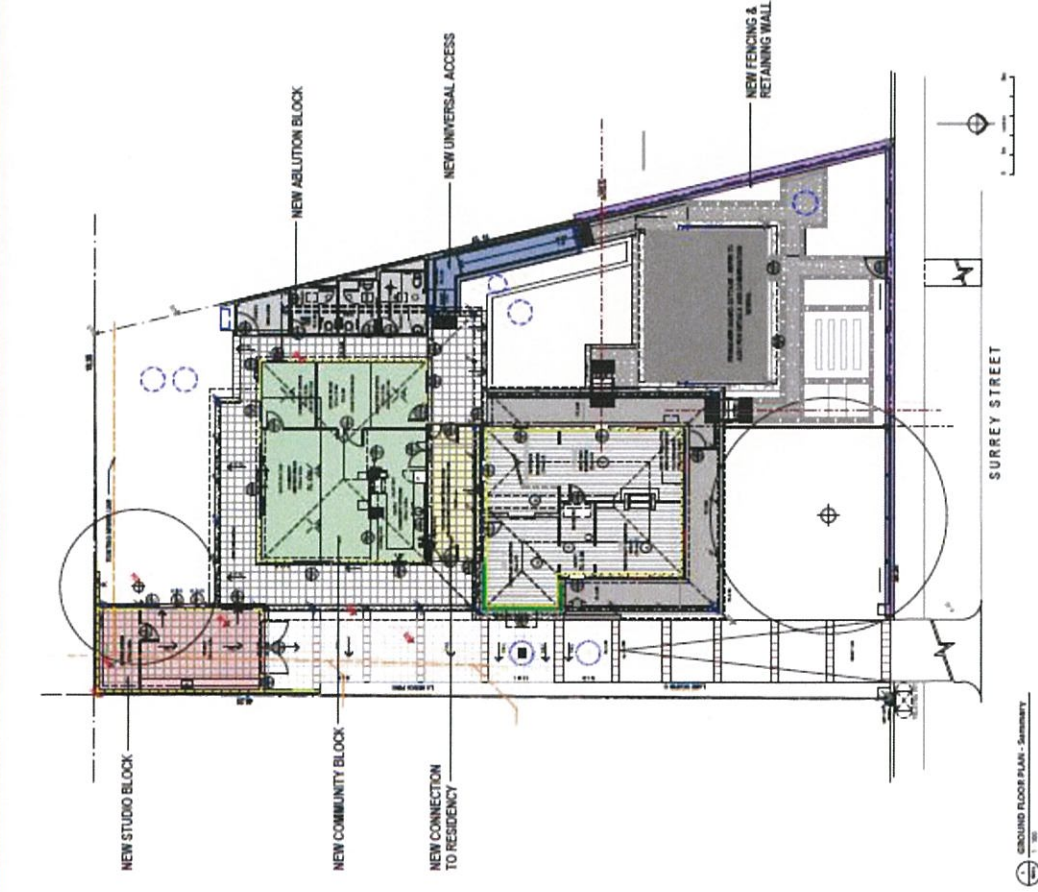
### Recommendation 7

- A philosophical approach to interpretation should be agreed on by all stakeholders. That developed by the National Trust of Australia WA could be adopted or suitably modified.





## OPTION 2 PLAN



2015

- Council endorsed (OCM – 6/11/15) SIA Architects Pty Ltd Option 2C design 2016

- State Heritage Office approval
- Town of Bassendean conditional planning approval
- Council (OCM – 14/11/16) noted that a Lotterywest grant application Lotterywest Funding

- Funding approved as per the State Heritage Office and the Town of Bassendean's conditional approval.
- Drawdown of grant required within 12 months from 2 March 2017
- Variation approvals before any funds spent.

Notice of Motion Rescind Option 2c

- Lotterywest - technical aspects form a significant part of approvals. Funding contribution may change. State Heritage Office approval required & letters of support from Bassendean Historical Society, Royal Western Australian Historical Society and National Trust

## Operational Management

Director Community Development has indicated that the draft Management Plan is scheduled to be completed in April 2017. It will articulate for Council consideration, that the Bassendean Historical Society & Bassendean Arts Council will be principal users, but that the community access facility will be available for other user groups to hire.

The museum can be secured while permitting use of the community access facility.

## Exhibition Flow Patterns

Visitors start at Reception/Residency and back step to same or end up back of Pensioner Cottage, or leave, or visit Community Centre

“The temporary exhibition space is... an area where significant original objects may from time to time be exhibited. Any security concerns can be resolved by utilizing suitable showcases.... As the temporary exhibition space is only accessible via the reception area, ... a good level of surveillance is already achievable providing the reception desk is continuously staffed....  
CCTV cameras located throughout the exhibition spaces where required will provide a further level of surveillance that would.... be adequate for a facility of this type. “

**Peter Tonkin - Museum Curator 3D Projects Pty Ltd. 2017**



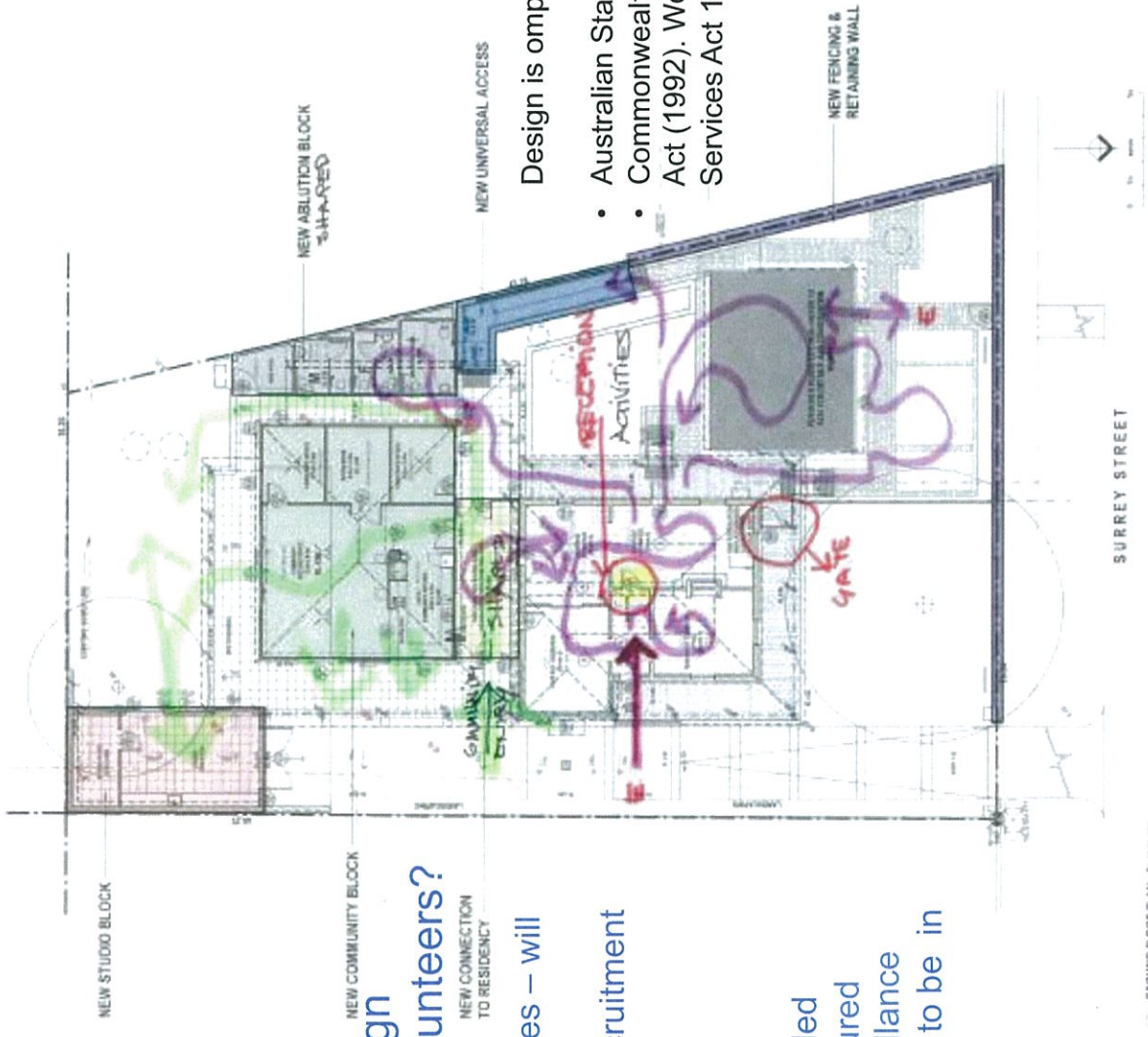
**Pensioner Guard Cottage**

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## OPTION 2 PLAN



Will current design require more volunteers?

- Defined by open times – will grow with capacity
- Volunteering WA recruitment drive

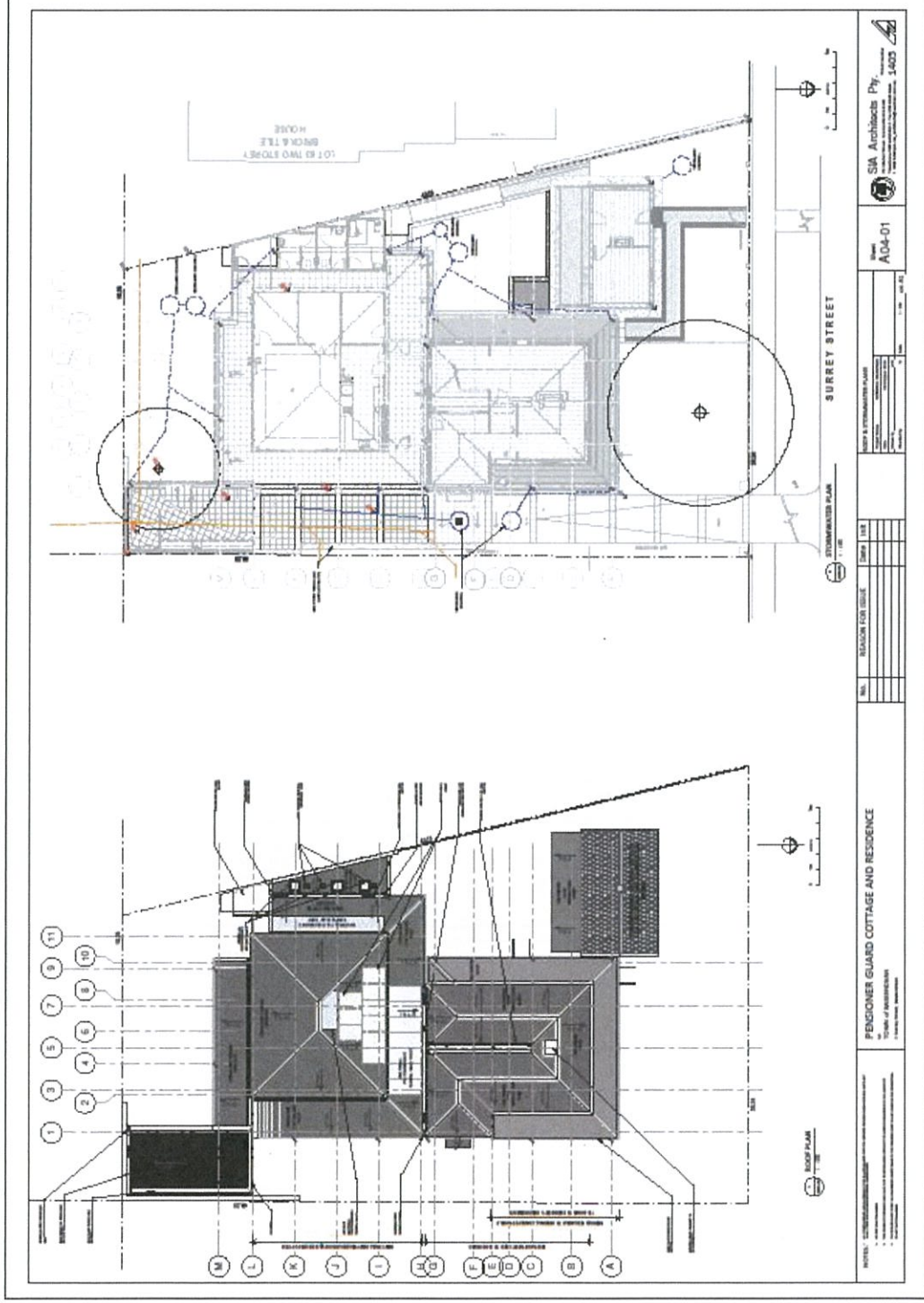
Security ?

- CCTV is to be installed
- Museum space secured
- Good level of surveillance
- Valuable exhibitions to be in show cases

Design is compliant with:

- Australian Standards
- Commonwealth Disability Discrimination Act (1992). Western Australian Disability Services Act 1993

# ROOF PLAN & FLOOR PLAN – COMMUNITY CENTRE



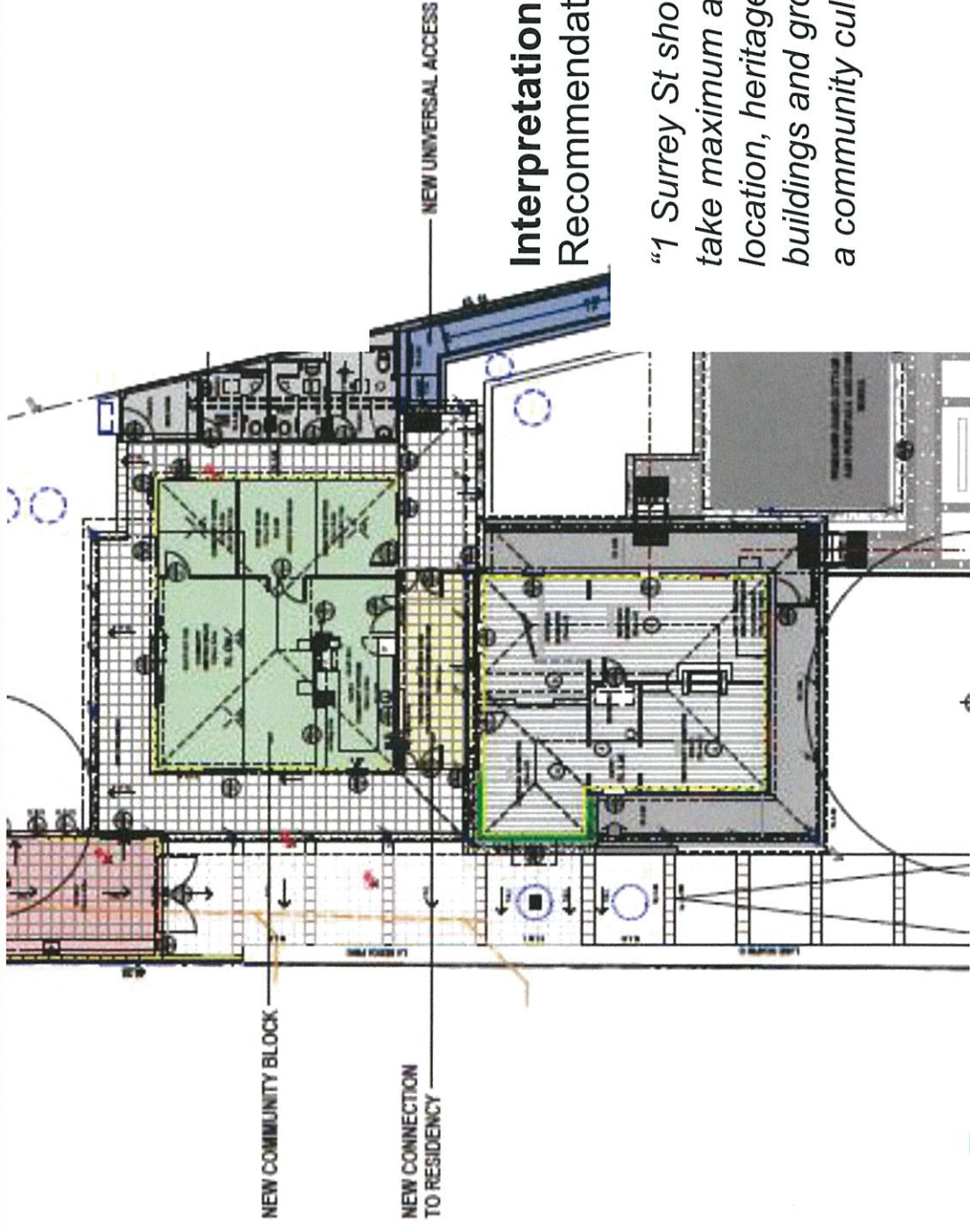
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## RESIDENCE (AS PER BRIEF)



### Interpretation Plan Recommendation 5

*“1 Surrey St should be developed to take maximum advantage of its location, heritage significance, buildings and grounds to develop as a community cultural centre”*



**Pensioner Guard Cottage**

**SIA Architects Pty Ltd**





# Pensioner Guard Cottage

Workshop - Notice of Motion

10 April 2017

**Pensioner Guard Cottage**

**SIA Architects Pty Ltd**



13th April 2017

**Bob Jarvis**

CEO

Town of Bassendean  
48 Old Perth Road, WA 6054

Dear Bob

**CO224 Pensioner Guard Cottage – No 1 Surrey St, Bassendean  
COUNCILORS' INFORMATION WORKSHOP MONDAY 10<sup>th</sup> APRIL**

Please find below our summary response on comments received from Councilor Paul Bridges and presentation given by Ms. Val Humphrey. Could you please circulate this letter to the Councilors.

In the circulated coloured plan, colour coded 'museum area' and 'common community areas' were under-represented on the Option 2 plan.

My impression of the evening and the reason for Council organizing our presentation, is that there was a perception from some Councilors that the project and Council adopted Option 2 Plans, having received approvals from various institutions, including State Heritage and WA Museum, had in some way "compromised the intent and recommendations made in the original 2002 Bridges & Humphreys Museum Proposal and subsequent 2012 Site Interpretation Plan" initially illustrated in Option 1.

After a careful review of our documents, I am writing to confirm that the issues raised by Ms Humphreys have either been addressed in the final Option 2 documents or can be addressed with minor adaptations added to the final Option 2 documents outlined as follows:

**"Museum part of the project should operate with single point of entry with either single exit or exit being return to point of entry, with visual/staff supervision optimized. Option 2 permits museum visitors finding ways to avoid scrutiny when leaving the museum area"**

1. Just as Option 2, Option 1 has points where museum visitors can exit without being seen at designated point of exit or retracing back to front entry: In Option 1, museum visitors can scale the front fence or when visiting rear rest rooms, cross the community activity room and leave through the rear or if there were a coffee shop on the Residency front room, down the verandah.

In Option 2 Plans, a regimen of door furniture (one way access to some doors provisions) will address this issue. Option 2 can operate with single point of entry (Residency front door) and single point exit. There is no obstruction in Option 2 plans to achieve that. ( extent of control entry to exit of museum may need further and final consideration)

“There should be a single entry for both Museum and Community Centre (to optimize community group interaction & contact with museum), Option 2 provides separate entries for Museum and separate entry for Community Centre”

2. Option 1 also displays several points of entry (doors outside on community activity room. In Option 2, front door to Residency can be made a single point of entry for both Museum and Community Centre. For example locks to community centre can be one way operable (from inside out only)

“Option 1 provided a ‘community Meeting Space, it would allow several community groups meeting at the same this space is ‘lost’ in Option 2. Option 2 has smaller footprint therefore of community activity spaces.”

3. Option 2 also provides multiple ‘community meeting places’: café area/foyer/ enclosed verandah space between Residency and new Community Centre is one (a shared space between Museum and Community Centre, as designated in Option 1) and the Studio at the rear are both additional community meeting places additional to the Community Centre main activity room.

“Option 1 provided the ‘temporary exhibition space’ in Room 1. Room 1, placed between museum area allowed for it shared between Museum and Community Centre. Option 2 ‘temporary exhibition space’ is located in Room 1/ north-east corner of the Residency (where Option 1 & the Interpretation Plan proposed a coffee shop)”

4. “Creative Space” who have prepared the Museum Fitout and exhibition plan, located the ‘temporary exhibition space’ in Room 1. It is a simple matter switching the ‘temporary exhibition space’ to Room 2 (a reversal of current uses as shown on our plans) to conform to that provided in the Option 1/ 2012 Site Interpretation Plan.  
Ms. Humphrey’s outline for the ‘temporary exhibition space’ being equally accessible from both Museum and the Community Centre side and have shared/dual uses makes sense. A door already exists that will provide dual access. Heritage Exhibition would then be relocated in Room 1. However a door new opening would most likely be required between Room 1 and Room 4.

NOTE: Room numbers are indicated as they appear on SIA architectural drawings.

“The 2002 Bridges & Humphreys Museum Proposal and 2012 Interpretation Plan proposed a coffee shop in Room 1/north east corner of Residency, selected with the Residency verandah as part of it, to create activity towards the street and attract passers by to come in and visit museum. (a separate kitchen being provided at the rear, off the main community centre activity room. This coffee shop has disappeared in the Option 2 plans...Room 1 being designated for temporary exhibition “

5. The coffee shop idea was considered in the initial stages of design in Option 2. We have been advised by Council Administration that,
  - Café is prohibited use in this planning zone, a Residential Zone
  - A Scheme amendment would be required to change zoning (a scheme amendments generally take approximately 12 months)
  - A commercial standard kitchen would required for a public café. This would be an additional costs to the project.



LPS 10 Zoning - The term "café" falls within the definition of a restaurant which is a prohibited use on land zoned for this site, 'Residential'. The Surrey Street kitchen permits the incidental use and for the incidental use and benefit of the users of the building, not the general public. . It cannot be operated as a commercial café. Option 1 Plans would have the same issue Option 2 plans were drawn accordingly. Simple coffee & cakes only can be considered.

#### RETAINING REAR ADDITION.

In addition to Ms. Humphrey's presentation, much discussion has taken place at the Meeting about the merit of retaining the rear c1950's addition to the Residency. My impression is that Councilor Bridges has stepped back from (a variance to his earlier declaration at the Steering Group meeting of 30<sup>th</sup> October 2015), supporting retention of the concrete roof. Council Bridges maintains that the rear addition should be retained and that it can be achieved "by cutting the concrete roof in pieces and having these pieces removed (carefully?) by a crane". It also implies replacing the concrete roof with a new ceiling, new roof structure and roofing.

At the meeting, retention of rear addition was presented as tied in with the claim that "Option 2 compromised the intent and recommendations of the 2002 and 2012 reports". The above material demonstrates that Option 2 has not compromised these reports in any respect. On that account, the retention of the rear addition need to be considered on its own merit.

Our recommendation remains that the rear addition BE demolished for the following reasons:

1. Cutting is done with water - there will extensive water damage to building fabric below - walls, floors, electrical wiring, joinery
2. It is very unlikely that bits of slabs can be lifted without some lateral movement and ensuing shearing off brick walls - there will be wall collapse and cracking
3. There would be at best about 40% of the rear addition and its services left standing after concrete roof demolition. A further \$60,000 of additional cost will be incurred in underpinning the footings of that with additional costs incurred in installing new roof, ceiling, services in ceiling and roofing, joinery, re-plastering and painting. In the end, the intended 'conservation' of the rear addition will be turned into a re-construction of a building that has no heritage value.
4. Retaining the rear addition perpetuates and adverse condition of heritage value to the Residency which has heritage value. The design and location of the new building and its connection to the Residency has been commended and supported by both the State Heritage Report and Museum WA review.
5. The existing rear addition plan when modified, as called on in Option 1 plan, has shortcomings in relation to amenity to community activity areas; lack of natural lighting, restriction on ways the space would be used, inadequate separation between activities and service areas and poor access (for the museum) of ablution areas

Our conclusion is that in no way have the intent and outcomes been compromised between the first Interpretation Plans and the final Option 2 plans, now completed for construction and that all concerns raised by Ms. Val Humphreys can be addressed in Option 2.

We reaffirm our view that no benefit to the community will be achieved, on the contrary, much expense, loss of heritage value, diminished amenity outcomes, in forcing repairs of the existing rear addition.

**Yours Faithfully**



Sasha Ivanovich FRAIA  
Director

**SIA Architects Pty Ltd.**

attachment – copy of Ms. Humphrey's colour coded plans with additional marking showing actual extent of shared spaces and museum areas.







Western Australia

Advancing museum galleries  
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e ma\_wa@museum.wa.gov.au  
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28 August 2015

Mr Simon Stewart-Davies  
Director Operational Services  
Town of Bassendean  
P O Box 87  
BASSENDEAN WA 6934

Dear Simon

Museums Australia Response to refurbishment of 1 Surrey Street, Bassendean

Thank you for the opportunity to view the above property and consult with strategic personnel. We see our role as advocate and informed commentator on industry standards relating to museum best-practise, which includes the interpretation and management of the site. Specifically for the above property I respond to the impact of the proposed redevelopment of the 1893 residence and the ensuing modifications and extension to the interpretation within.

We conditionally agree that *Option 2*, of the architectural drawings presented, successfully meets the recommendations of the 2012 Interpretation Plan produced by Dr Brian Shepherd: Particularly Recommendations 4 to 7: increasing community engagement and separating the heritage area from the area designated for community use.

#### Concerns raised by stakeholders

1. It is noted that the potential increase for community engagement with the new purpose-built community centre and extended space for interpretation within the 1893 residence may increase the need for more staff supervision. It is also noted that access to the site is always in the form of supervised access, i.e., staff will always need to be present to allow access.

In order to allay any fears that supervision provided by the present staff cohort of Historical Society members may be unsustainable with the expanded development of the site, the Historical Society should be assured of support from the Town of Bassendean. Assurance regarding future staffing of the site should be in writing to the Bassendean Historical Society, guaranteeing ongoing support to facilitate regular access to 1 Surrey Street: the scope and definition of regular access needs to be agreed upon by both parties.



Government of **Western Australia**  
Department of **Culture and the Arts**



2. It is noted that *Option 2* potentially allows for more than one access point to the 1893 residence, rather than the existing front-of-house entry. Does this have the potential to compromise how an audience will experience the interior interpretation?

There is no evidence to support the premise that an audience will have an optimum museum experience by following a prescribed linear engagement with the space, for example, the traditional didactic time-line approach. To the contrary, visitors to museum sites engage in informal learning, tend to negotiate content in group situations, and bring their own levels of knowledge and experiences with them<sup>1</sup>. Furthermore, the visitor's perception of free will in how he/she engages with museum exhibitions enhances the visitor experience.

The refurbished lay-out of interpretive material has the capacity to offer enriching content from a variety of access points.

With the necessary support and promotion from the Town of Bassendean I believe that the redevelopment of 1 Surrey Street, according to Option 2, can create a practical and welcoming hub for community engagement while maximising audience awareness of the site's heritage significance.

Yours faithfully



Rosemary Fitzgerald  
Coordinator  
Programmes and Communications  
Museums Australia WA

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<sup>1</sup> Falk, J & Dierking, L, 2000, *Learning from Museums – Visitor Experiences and the making of Meaning*, Altamira Press, Walnut Creek, p 97. Falk is an international expert on the museum experience. Also relevant from his many publications is *Free-Choice Learning and the Environment* (2009).





STATE  
HERITAGE  
OFFICE

Working on behalf of the Heritage Council to recognise, conserve, adapt and celebrate our State's unique cultural heritage

24 August 2015

YOUR REF	-
OUR REF	P131-37556
ENQUIRIES	Lucy Duckham (08) 6552 4068

Simon Stewert-Dawkins  
Director Operational Services  
Town of Bassendean  
PO Box 87  
BASSENDEAN WA 6934

Dear Simon

### **PENSIONER GUARD COTTAGE Schematic Design**

Thank you for your email of 13 August 2015 regarding the proposed development at 1 Surrey Street, Bassendean.

We received the following information prepared by the Town of Bassendean and SIA Architects dated December 2014:

Pre-Design Report and Schematic Design Report  
A07 – Studio – Ground Floor Plan – Option 2C

The proposed development has been considered in the context of the identified cultural significance of the registered place and the following comments are given:

#### **Findings**

- We note that the Town is seeking preliminary advice on the future development of the Pensioner Guard Cottage and Residence.
- We note Option 2C which includes the demolition of the 1950s portion and laundry and a new extension built in its place. A studio is also proposed at the south-east corner of the site.
- The 2007 Conservation Management Plan classifies the residence as having 'some significance' with the 1950s additions and Laundry being of 'little significance'.
- The proposed addition in Option 2C is of lightweight construction and is separated from the main residence by a glazed link. The roofline sits behind the roofline of the main residence.
- The removal of the 1950s portion and the design of the new addition allows the residence to be read in its original form, and provides a clear separation between original fabric and new work.
- However the area where the new addition is proposed, may be of medium/high archaeological significance.

stateheritage.wa.gov.au  
info@stateheritage.wa.gov.au



- The new toilet block is located to the west of the site in line with the new additions, positioned a reasonable distance from the Pensioner Guard Cottage.
- The new studio is located in the south east corner away from existing trees and zones of archaeological importance.
- It is also proposed that the roof of the residence be reconstructed to its original roof form in short sheet galvanised iron to documentary evidence.
- We note that the internal works to the original part of the Residence include minor demolition and reconfiguration of spaces. Some conservation works are also proposed for the Pensioner Guard Cottage.

### Comments

The initial design drawings for Option 2C, including the demolition of the 1950s portion of the Residence and Laundry could be supported subject to the following:

1. A watching brief is to be undertaken by a qualified archaeologist during site/all works.
2. A photographic archival record shall be provided to the satisfaction of the Executive Director of the State Heritage Office of the structures that are proposed to be demolished. The record shall be prepared in accordance with the attached guide.
3. All replacement/reconstruction works shall be carried out in accordance with historical documentary and/or physical evidence.

We look forward to receiving a formal referral from the Town in due course.

Please note that these comments are provided to assist the owner in its application to the decision-making authority and are not provided under the provisions of Section 11 of the *Heritage of Western Australia Act 1990*. These comments do not replace the need for any required approvals from the decision-making authority.

Should you have any queries regarding this advice please contact Lucy Duckham at [lucy.duckham@stateheritage.wa.gov.au](mailto:lucy.duckham@stateheritage.wa.gov.au) or on 6552 4068.

Yours sincerely



Harriet Wyatt  
A/DIRECTOR DEVELOPMENT & INCENTIVES

**From:** Scott Williams  
**Sent:** Friday, April 7, 2017 12:13 PM  
**To:** 'bjarvis@bassendean.wa.gov.au'  
**Subject:** FW: 1 Surry Street -Lotterywest Application No. 421010236

Hi Bob

Kate passed your email on to me for a response.

Thanks for outlining the potential changes in scope regarding the 1 Surry Street conservation project. As I understand it the project relates to the conservation of the site which will result in a community space that will be used for heritage purposes, and accommodation (or continued to accommodation) for community groups. Lotterywest's primary concern is with this intent, and ultimately the benefit to the community.

However, the technical aspects of the project form a significant part of the approvals, endorsement and council resolutions (including why the Option 2 design was the preferred option), all of which were provided as supporting evidence as to the feasibility of the project, and were considered as part of the assessment by Lotterywest staff. The details provided demonstrated that the Town has the necessary support and approvals for the project to commence. Should the scope of the project change, resulting in the current approvals becoming invalid, Lotterywest would need evidence that the new proposal (option 1 or otherwise) had successfully received the same approvals and endorsements to progress (eg State Heritage Office, National Trust WA, The Royal WA Historical Society, Bassendean Historical Society). The new motion (item 7) refers to community input, which may have implications on the scope, resulting in further changes to the project.

The technical aspects of the project guided the quantity surveyor's pre-tender estimate, on which the project budget (and the recommended grant amount) has been based. If this budget changes, Lotterywest may need to consider if it's contribution towards the project is still appropriate.

At this stage the funding is secure, as no formal request to change the scope of the project has been received. Depending on the full extent of any changes proposed, the impact on future usage of the space for the community (the new motion item 6 refers to usage of the space), the impact on the timing of the project and/or the impact on the budget for the project, a formal variation may be required. Depending on the scale of the variation, it may be able to be managed at an administrative level or may require consideration by the Lotterywest Board. The new motion (item 2) indicates that the Town will submit a new grant application following additional work (presumably cancelling the current grant) so a variation on the existing grant may not be appropriate. Unfortunately given the variables, I cannot provide clear advise about the security of the grant in hypothetical scenarios.

Lotterywest is happy to continue to work with you as we understand that projects don't always go as planned. Lotterywest would hope that any changes proposed by the Town would be about further enhancing the benefit to the community. Following your workshop on 10 April, it would be great if we could have a discussion about the decisions made so Lotterywest can further advise on any action required. If it would be beneficial, I'd be happy to come to the Town to meet with you.

Please feel free to call or email of you would like to discuss further.

regards  
**Scott Williams**  
**Senior Grants Management Officer**  
Lotterywest