

# MEDIA RELEASE

## Nyabing Pavilion Structural Assessment: Closure and Future Steps



In the past six months, concerns have been raised regarding structural issues at the Nyabing Pavilion. These issues include the sinking of the timber floor and leaning of a brick wall facing west, raising questions about the structural integrity of the facility. In the interest of public safety, the Pavilion has been closed pending inspection by a qualified structural engineer.

We can now inform the community that the Pavilion has undergone a comprehensive structural inspection, and a detailed report has been provided to the Council. The report encompasses thorough observations, conclusions, and recommendations regarding the state of the Pavilion's structure.

### Key Findings from the Structural Report:

#### Observations:

- The hall floor, particularly in the bar area, has settled, resulting in a noticeable slope and springy feel.
- Various areas of the hall and kitchen exhibit unevenness and sponginess.
- High moisture content readings were detected in the underfloor area, ranging from 18% to 40%, indicating significant dampness.
- Fungal infestation, particularly white rot, has caused extensive damage to structural timber components.
- Some stumps and steel supports are leaning or corroded, likely due to prolonged exposure to moisture.
- Structural issues such as cracks and leans were observed in the kitchen and rear wall.

#### Conclusion:

- Damp conditions and fungal infestation have significantly compromised the structural integrity of the Pavilion's floor.
- Corrosion of steel supports and stumps, exacerbated by moisture, has further contributed to the deterioration.
- Wall cracks and leans are likely consequences of settlement and corrosion, respectively.

#### Recommendations:

- Access to the kitchen and hall (where the timber floor is) be closed to members of the public.
- The existing timber floor be replaced by either construction of a new suspended timber floor with new stumps or the better option of a new concrete floor on sand fill with waterproofing of internal existing walls.
- Both above options would require total removal of all internal timber frames as they are supported by the timber floor. This would then entail a complete refit of the pavilion.
- The leaning section of the rear wall should be carefully demolished and reconstructed with new wall ties.

If you would like to access a full copy of the report please contact Michaela Crosby, Manager Corporate on 0429 993 985 or email [mc@kent.wa.gov.au](mailto:mc@kent.wa.gov.au)

In light of the above, the Nyabing Pavilion will remain closed to the public until further notice. Council will engage in further research to determine the best course of action. Community consultation will be integral to this process, aligning with Council's Community Consultation and Engagement Policy.

We understand that facing unforeseen disruptions can be challenging, which is why we appreciate your flexibility, understanding, and support.

**Christie Smith**

**CHIEF EXECUTIVE OFFICER**

25 March 2024

**Kate Johnston**

**SHIRE PRESIDENT**