



Ballina Salt & Light Inc

INC9896156 ABN 12 217 916 846

Trading as

Ballina Community Men's Shed

PO Box 904, Ballina NSW 2478

Ph 02 6686 9313

BN 98599604

Member of the Australian Men's Shed Association

March 27th 2013

Attention General Manager, Paul Hickey,

The Ballina Community Men's Shed thanks Council for its generous support in agreeing to lease to the Men's Shed 44 Fishery Creek Road, West Ballina. As directed, we prepared a DA (2012/452) which subsequently has been approved, for the Men's Shed to operate from that site, to build a 40 x 20 shed and to modify the existing house for Men's Shed use.

The cost of the proposed development is great and our resources are limited. We therefore request Council to consider refunding or waiving costs associated with the lodging of the DA, the accompanying mandatory construction certification costs, charges for the critical stage inspections of the proposed works, Developer Contributions and other charges council would normally charge us. We have paid the fee associated with the DA when we lodged, and have been quoted the other costs (listed overleaf) as the development proceeds.

Our reasons for the request to waive these fees are :

- 1.The proposed development will bring considerable improvements and add value to the Council owned property and so Council will considerably benefit from it as the owner of the land.
An additional 40x20m shed workshop ; 3 Phase power connected to the site ; stormwater drainage improvements to the property ; improved parking and roadways
- 2.The Ballina Community Men's Shed brings considerable community benefit
To the growing membership themselves and their families
Considerable benefit to many other community health groups through the various contributions of Men's Shed projects
- 3.Considerable additional site works and infrastructure are required for that particular low lying property to comply with building requirements in addition to normal construction costs
Fill ; retaining walls ; special stormwater requirements ; making 3 Phase power available to that site.

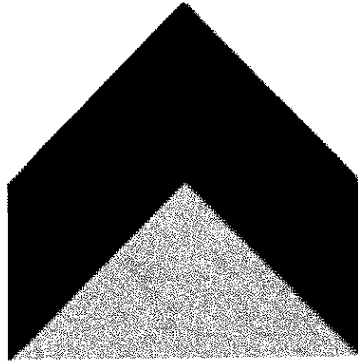
We would ask that you could bring our request to the appropriate body within Council. Thank you

Regards.

Graham Eggins (Team Leader) Mob 0416 004 013
Ballina Community Men's Shed

**Total of Ballina Shire Council costs and charges
either paid or quoted to date (March 30 2013)**

DA cost paid 26/10/12 Rec no 264496 (Please re-imburse)Incl GST		\$1,470
Dev App Fee	920	
Advertising Standard	315	
Compliance Levy – Plan	75	
Planning Reform Levy	160	
Professional Fees Flood Plain Analysis requested by Council	(Paid)	\$550
Further costs quoted at time of lodgment incl GST		\$3,417
S68 Application – New WC + Additional	200	
Plumbing & Drainage Inspection Fee	450	
Building Inspection Fee – Commercial/Industrial	880	
Sediment & Erosion Control Kit – non PCA	12	
Construction Certificate – Commercial/Industrial	1000	
Long Service Levy	875	
Civil Inspection Fee quote (3% of \$250,000)		\$7,500
Civil Construction Bond quote (5% of \$250,000) (Refundable)		\$12,500
Developer Contributions as per Schedule 1 on Approved DA		\$37,385.03
North West Ballina Roads	8,588.56	
Roads Administration	130.36	
West Ballina Sewerage (DSP Area B)	10,817.40	
West Ballina Water (DSP Area B)	4992.99	
Rous Water 2009	12,855.72	
Total Ballina Shire Council Costs and Charges		<u>\$62,822.03</u>



**Ballina Community
Men's Shed**
Shoulder to Shoulder
Member of the
Australian Men's Shed Association

Relocation & Expansion Project



Ballina Community
Men's Shed
Shoulder To Shoulder

Ballina Men's Shed Committee

Graham Eggins
Cliff Stone
Neville Foster
Cedric Stedman
Allan Belyea
Chris Genat
Alec Rich



Relocation & Expansion Project



1. Mission Statement

The Ballina Community Men's Shed Relocation & Expansion Project is a campaign to raise capital funds so as to build a workshop centre/creative meeting place primarily for men in the Ballina Shire and surrounding districts.

Social isolation and a lack of active meeting places for men who enjoy sharing, learning and enjoying diverse hobbies, is an issue for many towns throughout Australia. Exploring new interests and enabling men to display and/or discover their skills set is what the Men's Shed seeks to address. The positive health, social and community benefits are becoming widely recognised by health professionals and are what contributes to the astounding success and growth of the Men's Shed movement in Australia. The Ballina Community Men's Shed has been a member of the Australia Men's Shed association (No 377) for three years and the number of men's sheds has almost doubled in that time.

The men's shed is a non-commercial and a non-profit organisation and so provides a relaxed and social workplace environment.

Our priorities: Safety first. Relationships second. Projects third.

We love to achieve worthwhile projects we can rightly be proud of while working without the stress and pressure of commercial expectations.

It is costly to provide a safe workshop. This document invites you to know our journey, our vision for the future and to consider partnering with us.

Relocation & Expansion Project



Ballina Community
Men's Shed
Shoulder To Shoulder

2. Progress

The Ballina Men's Shed has been located at Southern Cross K-12 School, Chickiba Drive East Ballina during most of its 3 years and has well and truly outgrown this current workshop. Until now space, timetabling, and an inability to cater for more than one activity 'woodwork' have limited us. We have only been able to safely cope with those men who have managed to find us. We would love to cater for the many more enquires we have received and the broad range of interests expressed by both current members and those inquiring. These include metalwork, basic mechanics, gardening, computers, electronics, art, cooking, model engineering and other social activities like cards. The skill set of members may vary over time so the best shed designs cater for flexibility.

With a pressing need to cater to more men with a greater diversity of interests a vision to create a much larger, lasting structure, specific to our needs has been planned by Ballina Men's Shed Committee.

The project was given a tremendous start when the Ballina Shire Council agreed to lease to Ballina Men's Shed, 44 Fishery Creek Road West Ballina. This property has an existing 2 Bedroom dwelling on lands measuring 4000m². Development consent has been received for the erection of an additional 40x20m shed on the front portion of the property. The plans allow for the partitioning of this shed to provide rooms that cater to the specific interests of current members and will allow for expansion and diversity well into the future.

The location is less than 5 minutes walk from River Street and is closer to the Ballina CBD than the majority of West Ballina.

Relocation & Expansion Project



3. Product /Service

Ballina Community Men's Shed is the only Men's Shed in Ballina. When fully developed it will offer diverse activities and hobby experiences for men who attend. Meeting times will expand from the present two mornings per week with a safety maximum of 18 men, to a new facility that can cater for up to 50 men at anyone time for 6 days a week.

Having a central location for our various activities will assist with men being able to access the facility more easily. An on site office will facilitate the smooth running of the men's shed.

Issues for men in Australia

In Australia men represent 78% of all suicides, die in greater numbers than women from almost all non-sex-specific health problems. They have higher mortality rates with a 5-year lower life expectancy rate and are less likely to seek medical help until later stages in the illness

Issues for men in Ballina

Of the male population 44% are aged 50 and over. Over 500 have disabilities in the 20-59 age group. The unemployment rate for males remains around 7%.

How the issues above will be addressed by the Ballina Men's Shed

The men's shed provides major preventative and restorative health outcomes targeting all men over 15 who are not in full-time employment.

The Men's Shed provides social inclusion and fellowship for many otherwise isolated men. The Relocation and Expansion of Ballina Men's Shed will enable us to more efficiently tackle these serious male health and social concerns.

By engaging men, encouraging them in constructive endeavours, building camaraderie and providing regular information and speakers on health issues relevant to men we will be delivering substantial social and health outcomes for the people of Ballina Shire.

The Ballina Men's Shed is open for all men including those who are retired, unemployed, those with disabilities (often with helpers), men suffering depression or social disconnection, youth and school students. Many of these are or have been represented by members of the present men's shed. We have received many referrals from medical practitioners, Centrelink, employment agencies, Ballina Shire Council and other community organisations.

Relocation & Expansion Project



Ballina Community
Men's Shed
Shoulder To Shoulder

4. Project Sequence

A. Site preparation

- Tree removal
- Surveyor pegging
- Scraping grass / topsoil from 40 x 20 m2 shed slab site
- Scraping grass and topsoil from car park area and small new road area
- Obtaining, spreading and compacting clean fill for the slab site
- Obtaining, gravel and spread for all weather car parks and road
- Building a retaining wall for the required elevation for the fill.

B. Shed erection

- Preparation for concrete slab – pre-plumbing, tie downs, reinforcement
- Pour the concrete slab and prepare surface
- Shed kit delivery & Shed erection

C. Services

- Plumbing for the shed – down pipes & water supply
- 22,000 litre tank
- Storm water spreader at south east block corner
- Sewer to toilets
- Electrical – lighting, power
- 3 Phase connection

D. Fit-out

- Dividing rooms of the skillion section of the shed
- Building the loft over the northern section and rooms underneath
- Fit out meeting room / kitchen
- Tiling bathroom
- Stairs to the loft
- Storage racks
- Benches
- Cupboards
- Install dust extractors

E. Exterior

- Landscaping
- Fence & security
- Signage
- Rear Garden

Relocation & Expansion Project







5. Costs and Funding

Projected funds needed to complete the project are approximately \$275,000.

Ballina Shire Council has already provided us with an excellent site and we are seeking further assistance through the waiving of development and building charges normally associated with development for profit.

Grants and requests for funding from both the State and Federal Governments have been submitted, but these have yet to be determined. Approaches will be made to various charitable foundations, businesses, service clubs, churches, community groups and individuals to assist with the needed funds.

Current fundraising efforts

The Men's Shed has also undertaken various fundraising ventures. These include – regular Bunnings Sausage Sizzles, a very successful Monster Garage Sale and a contract to make 50 Indian Myrna Bird Traps for Ballina Council. We aim to follow these events with more monster sales and a major fundraising dinner.

Gifts in Kind

We are seeking the assistance of services or building products in kind from the business community. See section 4 for schedule of works and capital that you may be able to assist with.

We are also counting on the many men's shed members and their friends to help with some aspects of labour at planned working bee days during the project.

We seek your support for this tremendous community project in any way that you think you can help. Together we can do it.

Relocation & Expansion Project



Ballina Community
Men's Shed
Shoulder To Shoulder

6. Tax deductibility

Ballina Community Men's Shed (BN 985599604) is a trading name of Ballina Salt & Light Inc (BN 9896156), ABN 12 217 916 846 which has charity status and also Deductible Gift Recipient status with the Australian Tax Office so that donations over \$2 are tax deductible. Ballina Salt & Light Inc is associated with the Ballina Baptist Church which initiated the Ballina Community Men's Shed.

Cheques may be made payable to Ballina Community Men's Shed and posted to PO Box 904, Ballina NSW 2478. Please include with your cheque your name (Business or Private name) and your reply address and a receipt will be posted to you for you to claim on your tax.

Gifts in kind. Please contact the following Ballina Men's Shed Committee members.

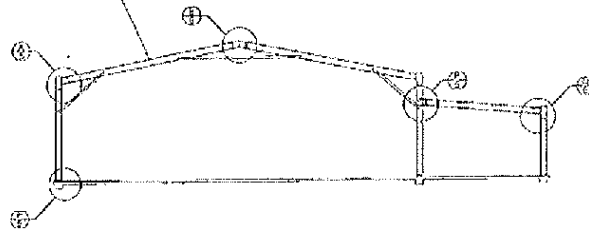
7. Contact

Team Leader	Graham Eggins	02 6686 9313	0416 004 013
Project Contact	Neville Foster	0412 448 388	
Alternate Contact	Cliff Stone	02 6687 7411	0427 299 942

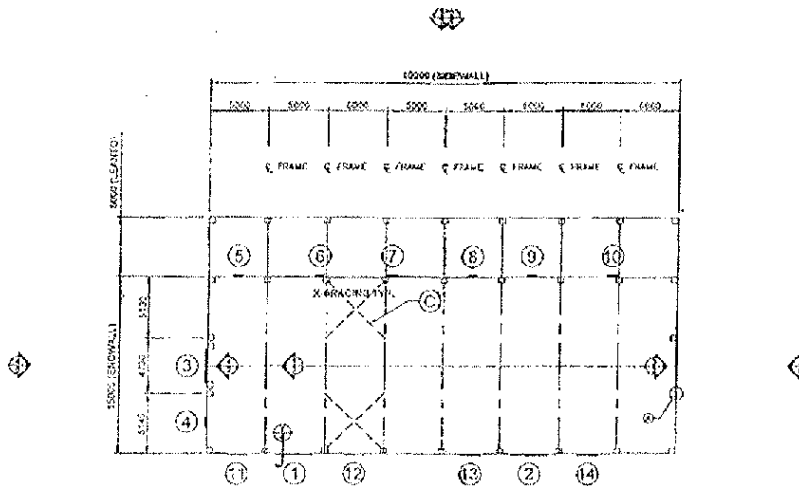


Relocation & Expansion Project

COLUMN AND RAFTER SIZE
PER MEMBER SCHEDULE
ON SHEET 6

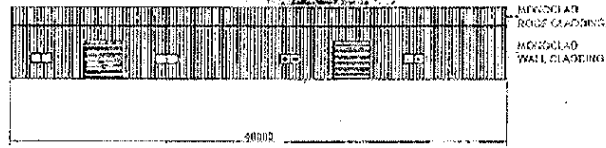


1 INTERNAL FRAME SECTION
3 SCALE: 1 = 250

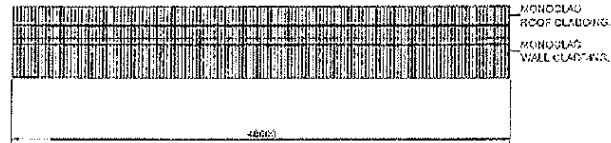


1 FOUNDATION PLAN AND MEMBER LAYOUT
1 SCALE: 1 = 500

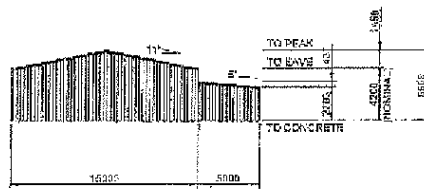
		Civil & Structural Engineers 60 Purani Street Currumbin, Qld 4812 Fax: 07 4725 5850 Email: doc@northernconsulting.com.au	Mr Timothy Roy Messer BE MIEAust RPED Registered Professional Engineer 2556960 Signature: <i>T Messer</i>
		Registered Chartered Professional Engineer Registered Professional Engineer (Structural) (QLD) Registered Consulting Engineer (Structural) (N.S.W.) Registered Engineer - (C&S) (VIC) Registered Engineer - (Struct) (TAS)	ARN 341 053 373 66 Reg. No. 2556960 Reg. No. 9855 Reg. No. 1163258 Reg. No. 2208002 Reg. No. 0228424



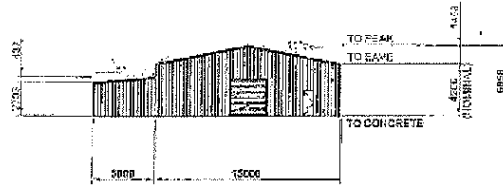
1
6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 500



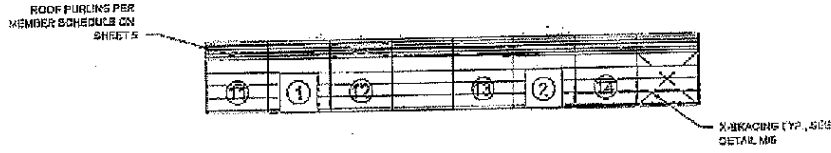
2
6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 500



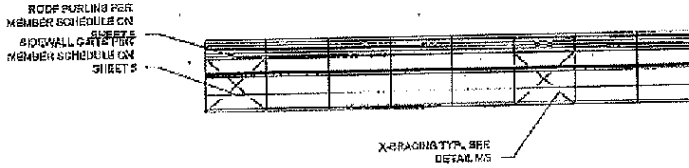
3
5 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 500



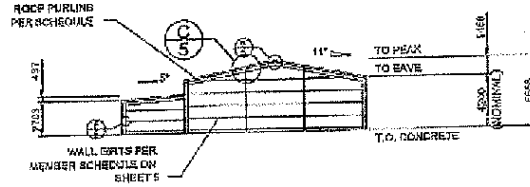
4
6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 500



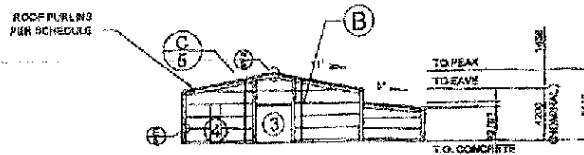
1
2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 500



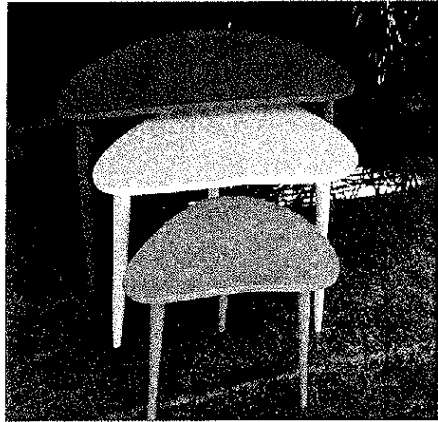
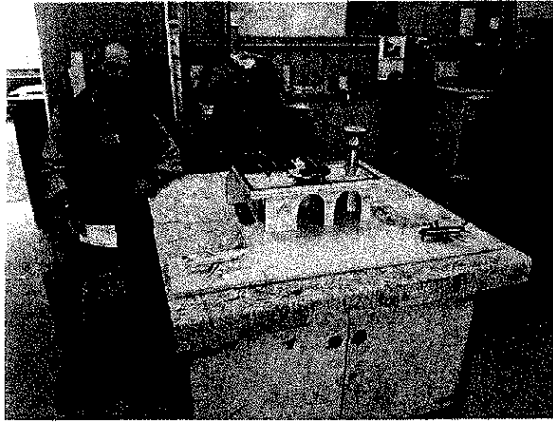
2
2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 500



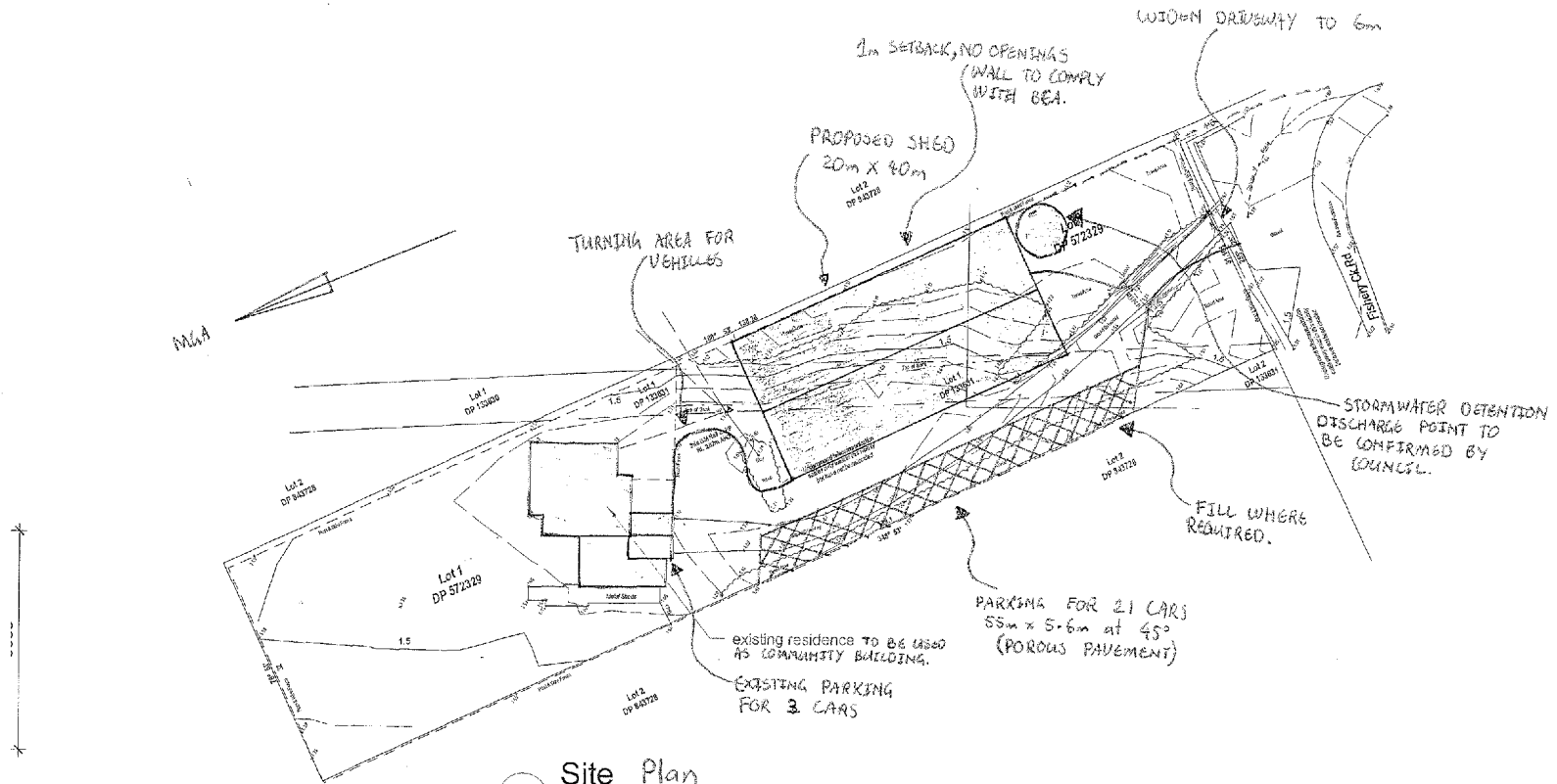
3
2 ENDWALL INTERIOR ELEVATION
SCALE: 1 = 500



4
2 ENDWALL INTERIOR ELEVATION
SCALE: 1 = 500



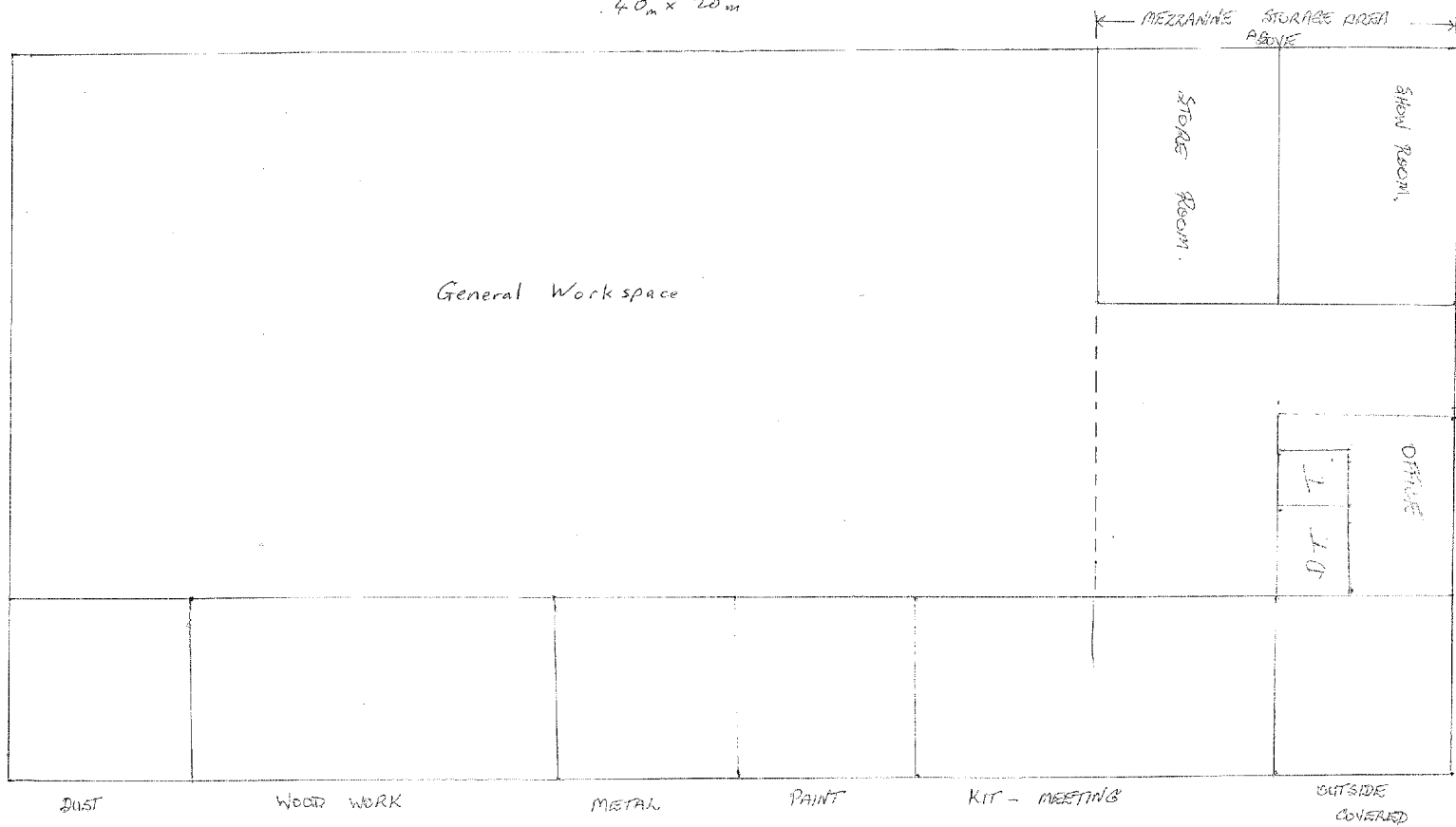
1:100



2 Site Plan
1:500
Drawn By: D P Roberts
Date: 25/10/12
No: 1a.
44 Fishery Ck Rd.
Ballina.

10.5 Community Donations.DOC

Shed Layout Showing
General & Special Areas
40m x 20m



SCALE 1 CM = 1M