



Notice of Facilities Committee Meeting

Notice is hereby given that a Facilities Committee Meeting` will be held in the Ballina Shire Council Chambers, 40 Cherry Street, Ballina on **Wednesday 7 August 2013 commencing at 5.15 pm.**

Business

1. Apologies
2. Declarations of Interest
3. Deputations
4. Committee Reports

A handwritten signature in black ink, appearing to read 'Paul Hickey', with a long horizontal line underneath.

Paul Hickey
General Manager

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1. Apologies
 2. Declarations of Interest
 3. Deputations
-

1. Apologies

2. Declarations of Interest

3. Deputations

4.1 Marine Rescue Centre - Design Update

4. Committee Reports

4.1 Marine Rescue Centre - Design Update

Delivery Program Operations Support

Objective To provide an update on the design options for the Marine Rescue Search & Rescue Co-ordination Centre.

Background

At the meeting held on 28 March 2013, Council resolved to accept the tender from GeoLink Environmental Management & Design to undertake the design, documentation and contract administration for the new Marine Rescue Search & Rescue Co-ordination Centre.

Since their appointment GeoLink Environmental Management & Design have undertaken extensive reviews of the proposed site and have consulted extensively with the Marine Rescue Volunteers.

The purpose of this report is to discuss the outcomes of the work completed to date.

Key Issues

- Design options
- Preferred way forward

Information

A copy of the original concept design for this project is attached to this report (attachment one).

From their design process, GeoLink Environmental Management & Design are now proposing to relocate the building to the east of the existing car park, remove the public toilets from their initial design and refurbish and maintain the existing public toilets. The basis for these changes is discussed below.

From the site investigations it has been identified that relocating the building approximately a further 15 metres to the east will enhance the line of site for the volunteers, in particular for the area to the north of the river mouth.

The site investigations included a radar survey of the area beneath the proposed building site. Also completed is a review of threatened flora species listed under the *Threatened Species Conservation Act 1995* (TSC Act) and the *Environment Protection and Biodiversity Protection Act 1999* (EPBC Act) that may occur at the site. Both studies established that there are no specific constraints on this site.

GeoLink also suggest that the existing public toilet block is structurally sound and although not an attractive building, alterations and refurbishment would

4.1 Marine Rescue Centre - Design Update

negate the need to demolish the building at a later stage. This approach would result in the public toilets in the new building being removed and the overall “footprint” of the building being reduced.

Plans of the revised building and site location are attached (attachment two). Also attached are estimated costs (attachment three). These costs are based on the more detailed design and the budget estimate is \$1,412,088. This is an increase of approximately \$74,500 from the original concept design. The change is due to improvements to the level of finish to the building and to provide air conditioning for the upper floors. One of the reasons to now provide air conditioning is to assist with climate control for the radio and other electronic equipment for the Coast Guard.

GeoLink has provided an alternative design (attachment four) for consideration. This design proposes an increase in the capacity of the kiosk/café. This alternative design has been costed at \$1,717,000, an increase of approximately \$300,000 on the earlier estimate.

The cost estimates referred to in this report have been reviewed by a quantity surveyor.

The architect for this project will be attending the meeting to present the above information and answer any questions.

Legal / Resource / Financial Implications

The Council budget for this project is a total of \$1,750,000 (\$150,000 in 2012/13 budget and \$1.6m in the 2013/14 budget). Council has expended \$21,000 to date leaving remaining funds of \$1,729,000.

However the current budget is based on a grant contribution of \$800,000 for the project. It is hoped that the Federal election will provide this funding, however if the grant is not forthcoming Council will need to pursue other funding options.

As the detailed designs are being further advanced more accurate estimates are now becoming available. With a construction budget of \$1.412m, plus the current Geolink contract of \$150,000, this leaves very little contingency for other costs such as Council planning fees etc. based on the total budget of \$1,750,000. Therefore the budget will need to be very closely monitored, albeit that \$800,000 of the budget is not actually yet available.

The objective is to finalise the design and obtain all relevant approvals to ensure the project is ready to proceed once funding is confirmed.

Consultation

GeoLink has consulted with the Marine Rescue Volunteers, the Open Spaces and Reserves staff, and Dune Care Volunteers in relation to the changes to the design and relocation of the building.

Options

1. Council select the original concept design as provided by GeoLink Environmental Management & Design as the preferred option.
2. Council select the revised design and location for the Marine Rescue Search & Rescue Co-ordination Centre, including retention of the existing public toilets.
3. Council select the alternative design, which provides for a larger kiosk/café area for the building.

Option three provides a superior building space, however this comes at a substantial increase in cost. The larger building space only expands the café area and does not provide direct assistance to the volunteers. It is unlikely that rental returns will be anywhere near sufficient to offset the additional costs and therefore this option is not recommended.

Option two was an outcome of the design because it increased the visibility from the centre for the volunteers. Retaining the existing toilets provided savings that have been used to achieve a design close to the allocated project budget. For these reasons option two is preferred when compared to option one.

The feedback to GeoLink from the consultation with the Marine Rescue Volunteers is that the volunteers endorse the proposed changes in location and design.

RECOMMENDATION

That Council endorses option two, as outlined in this report, to relocate the Marine Rescue Search & Rescue Co-ordination Centre to the east and refurbish the existing toilet facilities, as the preferred design option for this project.

Attachment(s)

1. Original Concept Plans
2. Revised Building Design
3. Revised Building Design - Costing Details
4. Alternative Building Design

4.1 Marine Rescue Centre - Design Update

OPERATIONS + RADIO LEVEL
60 sq.m elevated workspace
6 built-in workstations
display wall for projection/maps
chart table for collaborative rescue operations
kitchenette + storage
wc + wash room
secure external gantry for window cleaning



ENTRY/SELF CONTAINED CAFE LEVEL/TEACHING SPACE
60 sq.m ground level self contained cafe
Connection to covered outdoor + upgraded park
Secure entry to SARC lobby, lift + stairs
Covered parking for 3 cars + storage
Public amenities

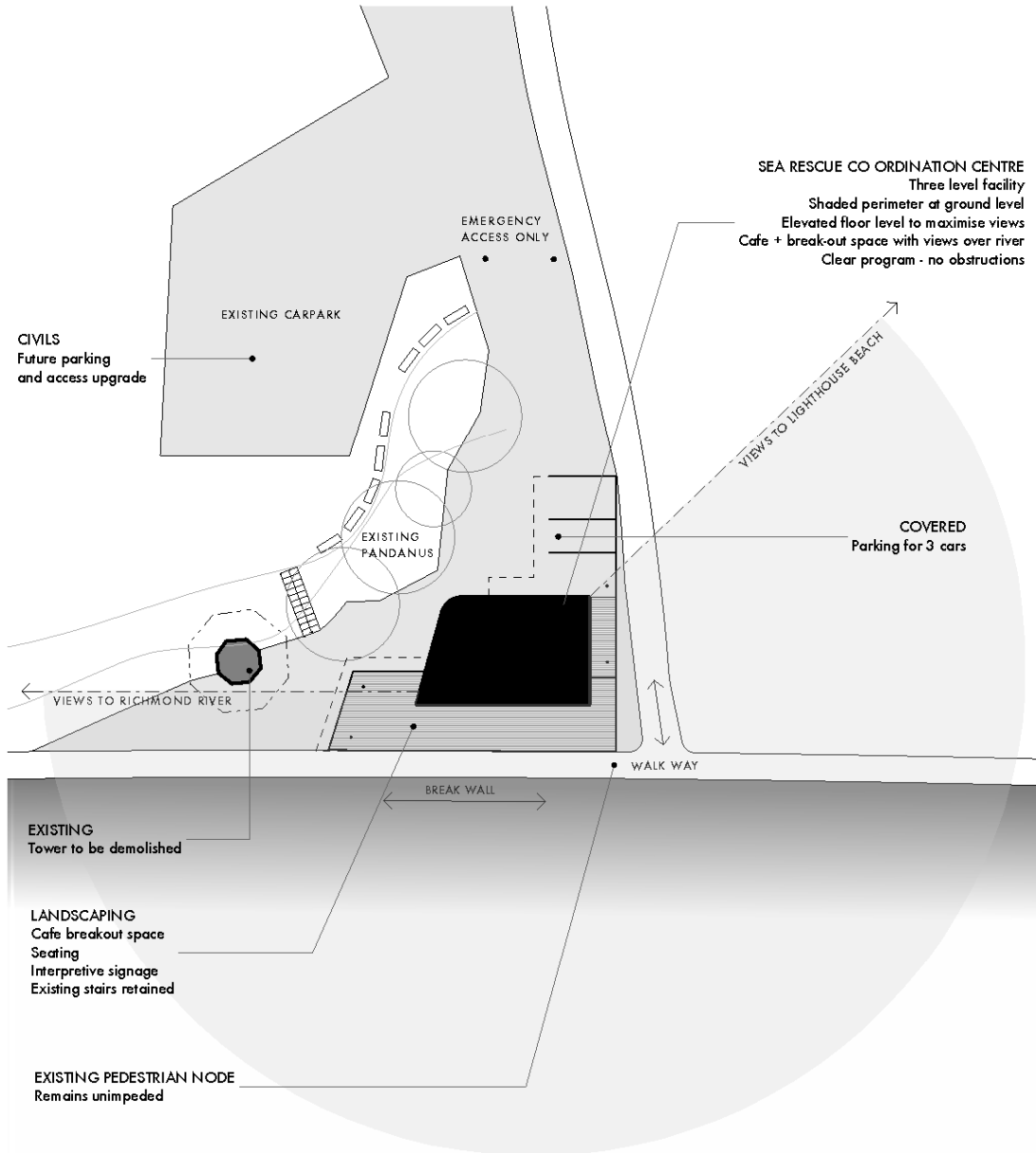
SARC + TEACHING LEVEL
60 sq.m elevated multi purpose workspace
35 chairs in teaching mode
6 collaborative work desks in SARC mode
display wall for projection/maps
kitchenette + storage
wc + wash room
secure external gantry for window cleaning

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4.1 Marine Rescue Centre - Design Update



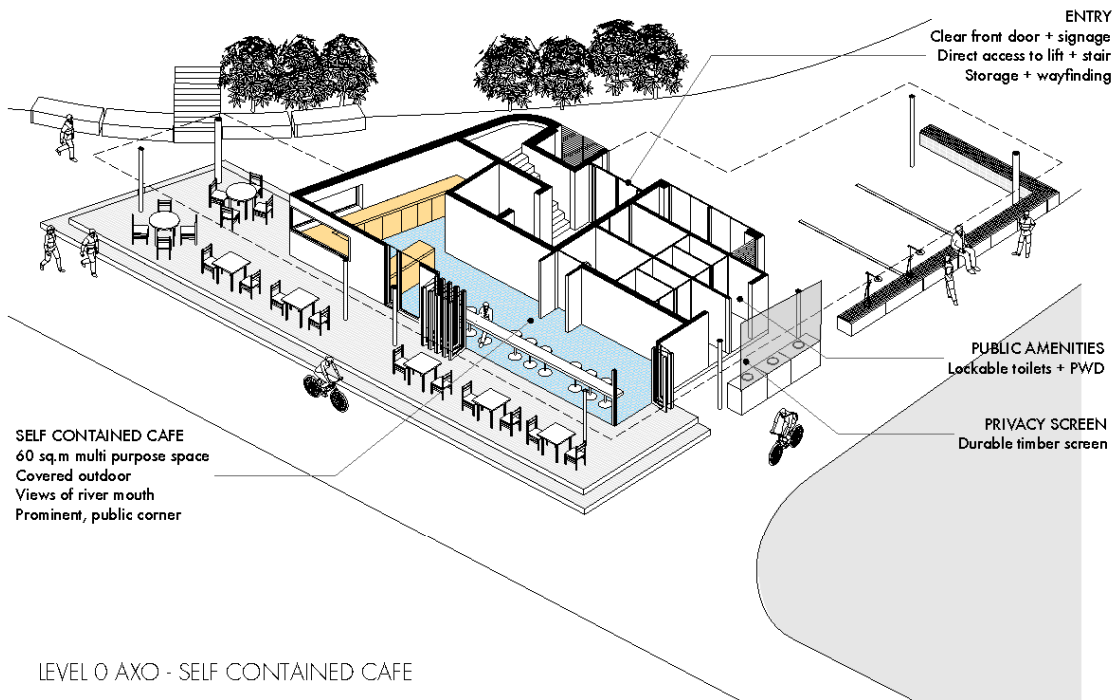
MASTERPLAN

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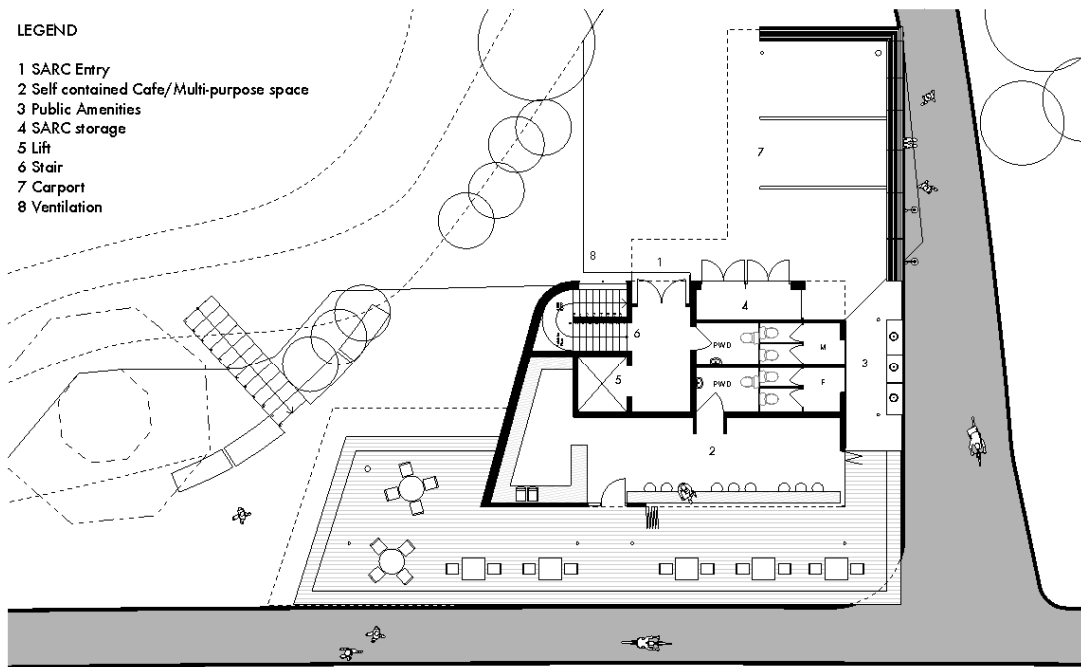
4.1 Marine Rescue Centre - Design Update



LEVEL 0 AXO - SELF CONTAINED CAFE

LEGEND

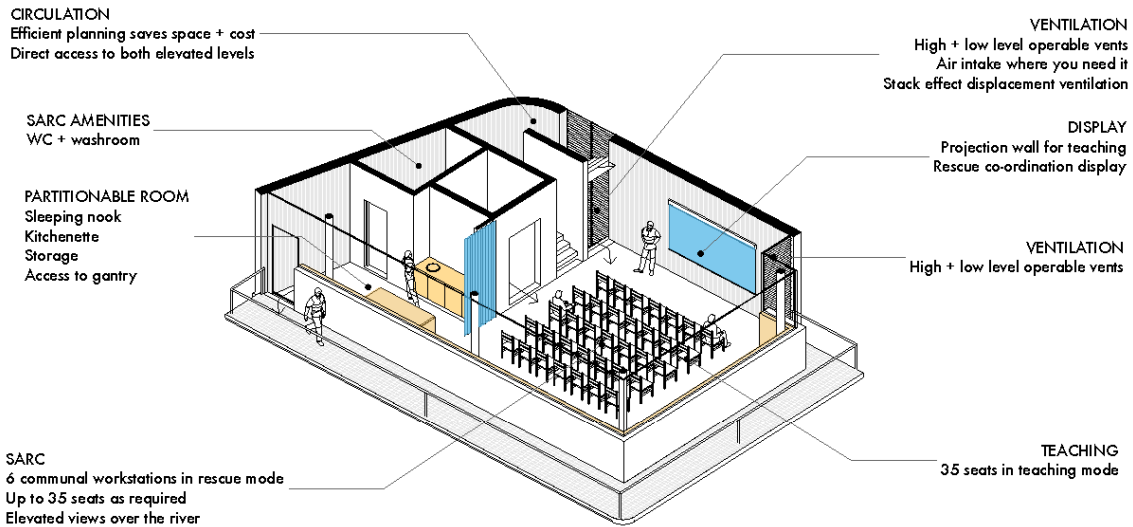
- 1 SARC Entry
- 2 Self contained Cafe/Multi-purpose space
- 3 Public Amenities
- 4 SARC storage
- 5 Lift
- 6 Stair
- 7 Carport
- 8 Ventilation



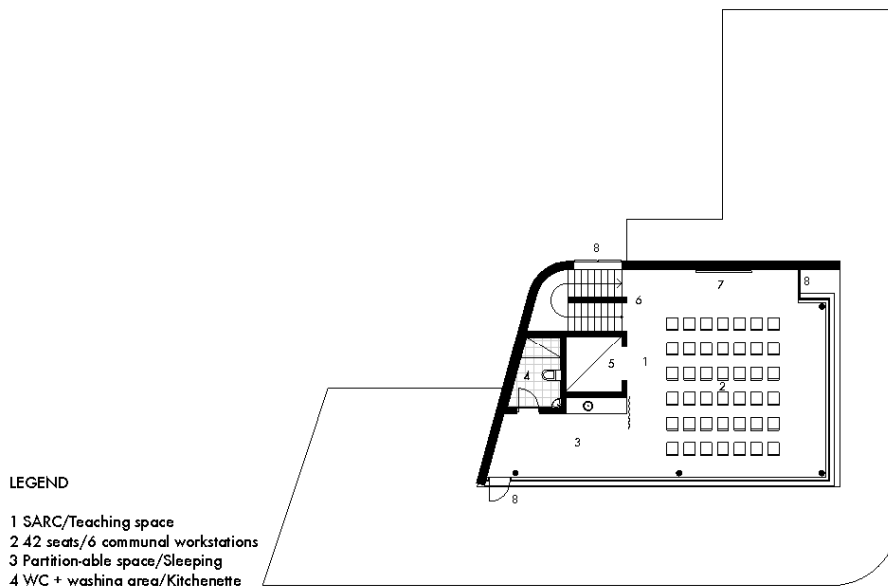
LEVEL 0 PLAN - SELF CONTAINED CAFE



4.1 Marine Rescue Centre - Design Update



LEVEL 1 AXO - SARC/TEACHING



- LEGEND**
- 1 SARC/Teaching space
 - 2 42 seats/6 communal workstations
 - 3 Partition-able space/Sleeping
 - 4 WC + washing area/Kitchenette
 - 5 Lift
 - 6 Stair
 - 7 Display
 - 8 Ventilation

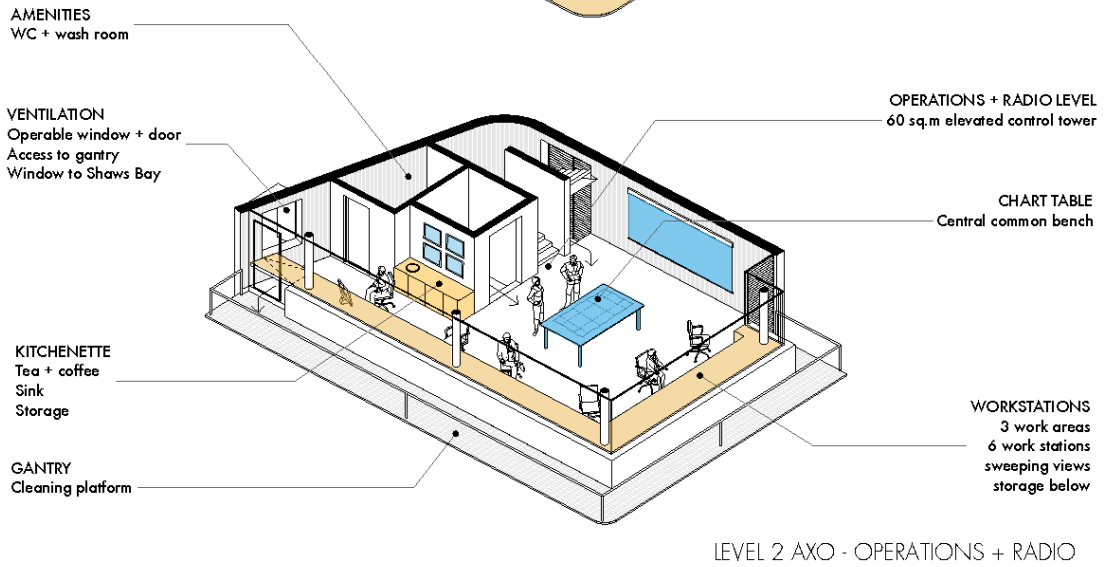
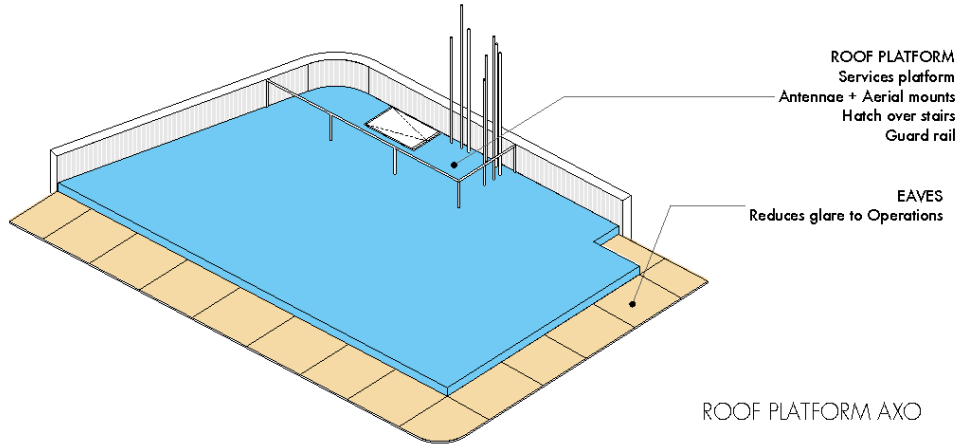
LEVEL 1 PLAN - SARC/TEACHING

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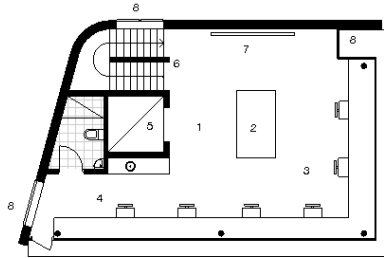
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4.1 Marine Rescue Centre - Design Update



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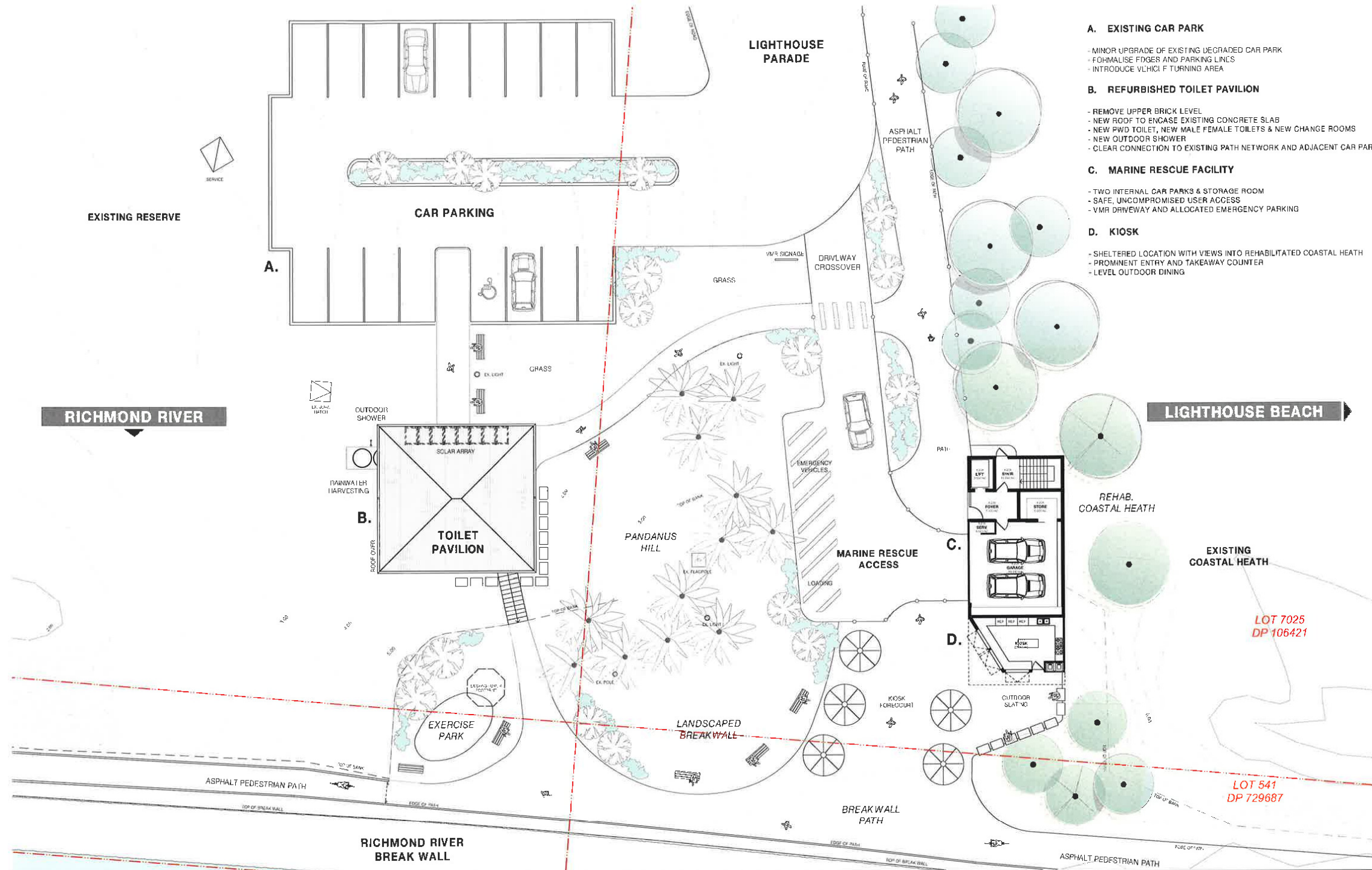
- 1 Operations room
- 2 Chart table
- 3 Workstations
- 4 Amenities
- 5 Lift
- 6 Stair
- 7 Screen
- 8 Ventilation



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- A. EXISTING CAR PARK**
 - MINOR UPGRADE OF EXISTING DEGRADED CAR PARK
 - FORMALISE EDGES AND PARKING LINES
 - INTRODUCE VEHICLE TURNING AREAS
- B. REFURBISHED TOILET PAVILION**
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- D. KIOSK**
 - SHELTERED LOCATION WITH VIEWS INTO REHABILITATED COASTAL HEATH
 - PROMINENT ENTRY AND TAKEAWAY COUNTER
 - LEVEL OUTDOOR DINING

DOMINIC FINLAY JONES ARCHITECTS PTY LTD
 7 George Street Darlinghurst NSW 2470
 PO Box 431 Bungalow NSW 2479 Aust 2770
 t: 02 9567 1425
 e: office@dominicfinlayjones.com.au

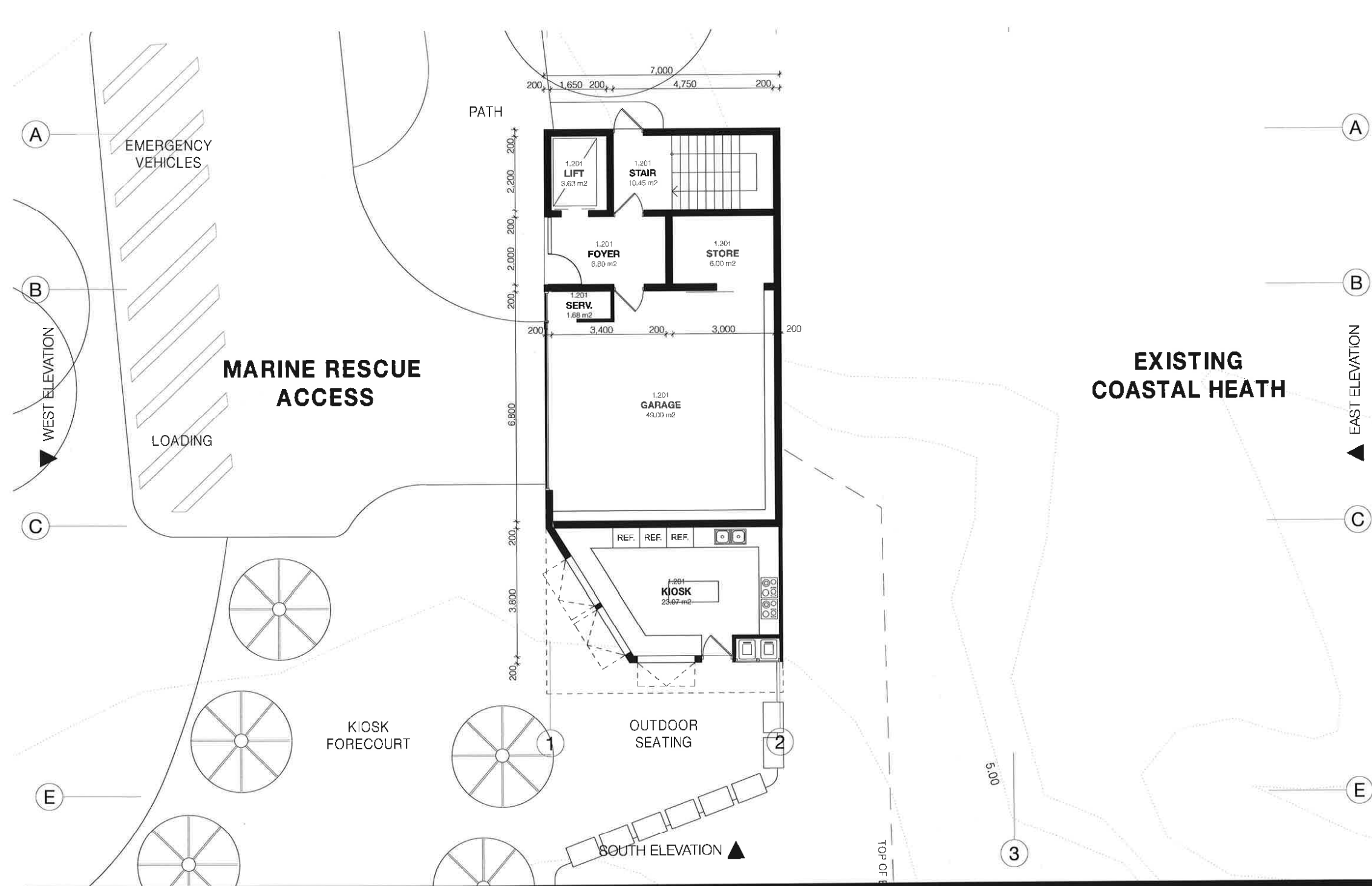
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A	SKETCH		29/07/13			

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PROJECT
BALLINA SEA RESCUE
 FOR
BALLINA SHIRE COUNCIL
 AT
LOT 7025 DP 106421
NORTH WALL BALLINA NSW

URBAN TITLE
SITE PLAN

NORTH WALL IND #	JOB NUMBER	SCALE AT 1
	DFJ043	
DRAWING NUMBER	SCALE AT AS	AMPLIFICATION
PRES01	1:100	A



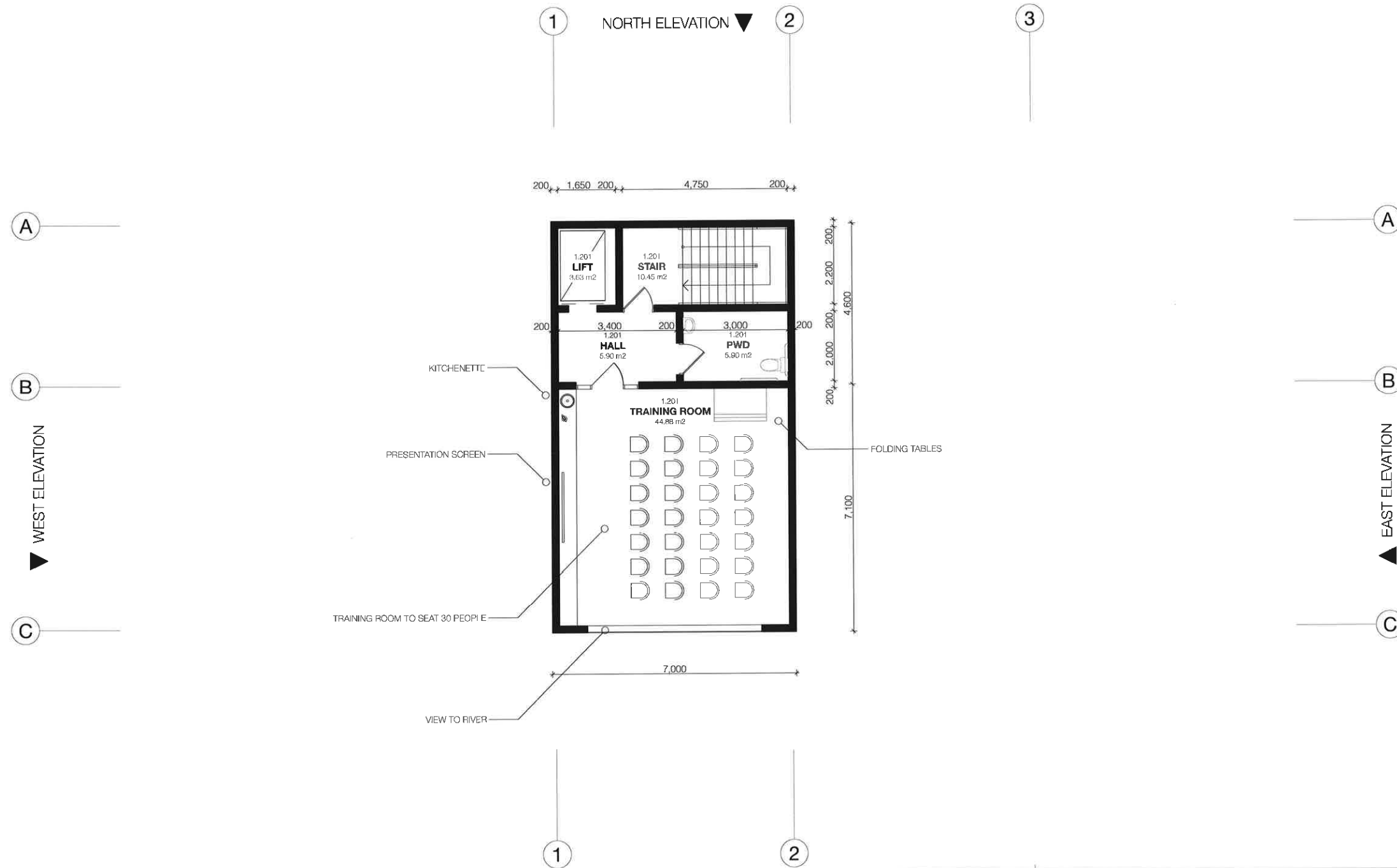
DOMINIC FINLAY JONES ARCHITECTS PTY LTD
 7 George Street (opposite NSW 2479)
 PO Box 431 Ballina NSW 2479 Australia
 t +61 2 6681 1426
 e dfinlay@dominicfinlayjones.com.au

NO	DESCRIPTION	DATE
1	SKETCH	2013.07.15

PROJECT:
 BALLINA SEA RESCUE
 FOR:
 BALLINA SHIRE COUNCIL
 AT:
 LOT 7025 DP
 NORTH WALL BALLINA NSW

DRAWING TITLE:
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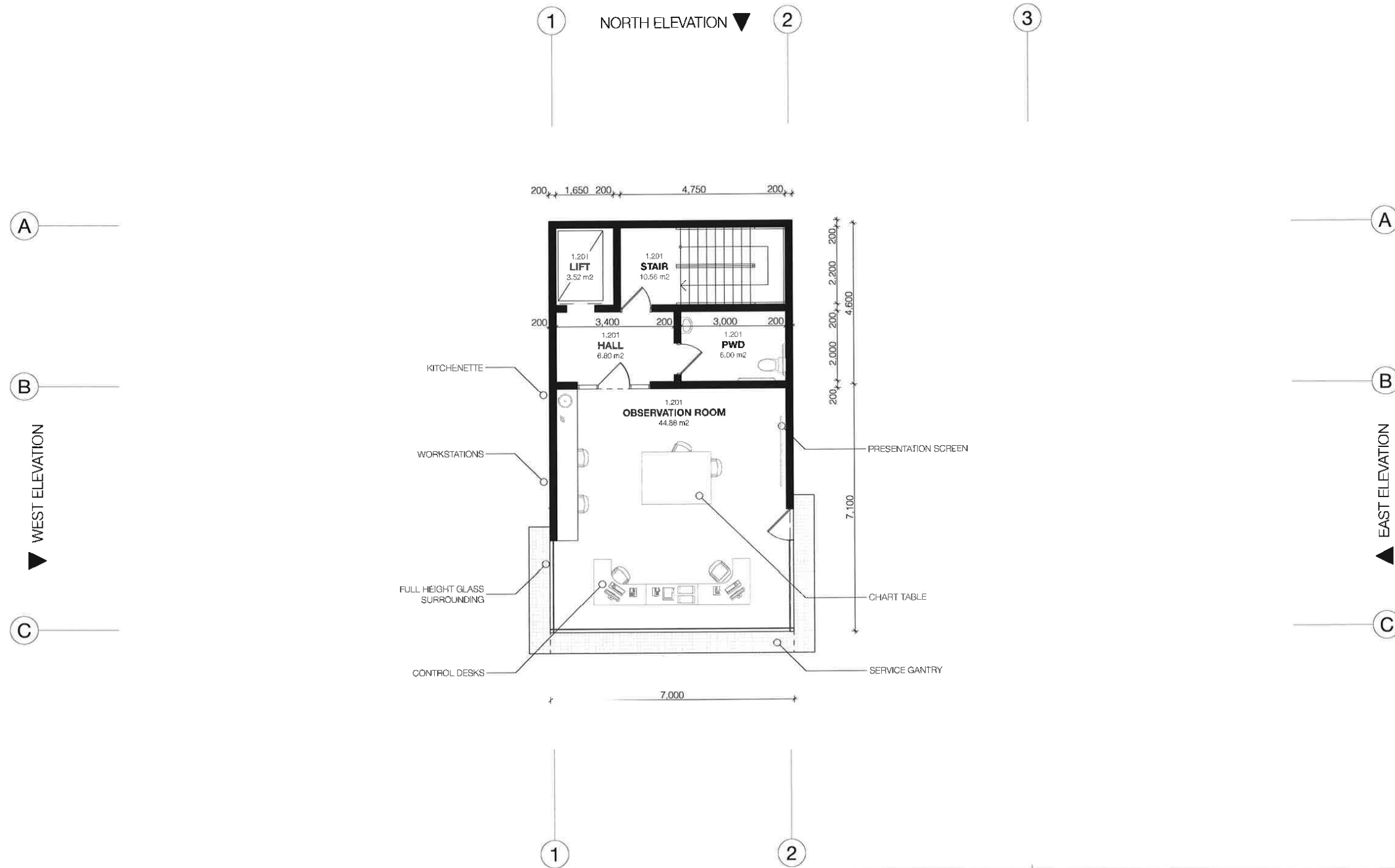
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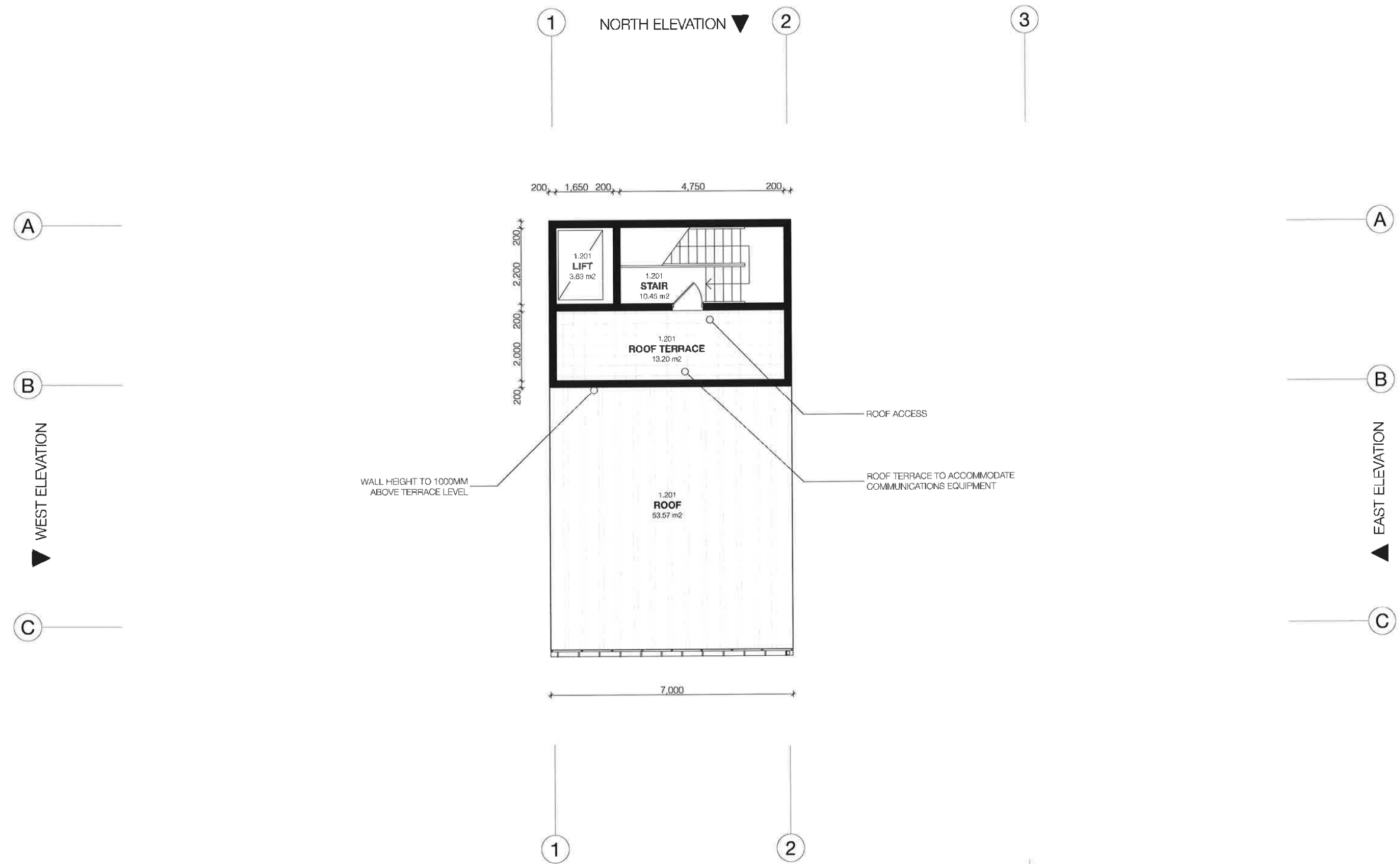
<p>DOMINIC FINLAY JONES ARCHITECTS PTY LTD 7 Garra Street Ballina NSW 2478 PO Box 431 Ballina NSW 2478 Australia t 66 2537 3620 e info@dominicfinlayjones.com.au</p> <p><small>VERIFY ALL DIMENSIONS & CHECK LEVELS ON SITE BEFORE COMMENCING WORK. DIMENSIONS FROM THE DRAWING. THE DRAWING IS COPYRIGHT & REMAINS THE PROPERTY OF THE ARCHITECT & SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</small></p>	REV	DATE	BY	DATE	REVISION
	A	20.03.13	DFJ		

PROJECT	BALLINA SEA RESCUE
FOR	BALLINA SHIRE COUNCIL
AT	LOT 7025 DP NORTH WALL BALLINA NSW
<small>NORTH WALL INDEX</small>	<small>DOMINIC FINLAY JONES ARCHITECTS PTY LTD</small>

DRAWING NUMBER	PRES05
JOB NUMBER	DFJ043
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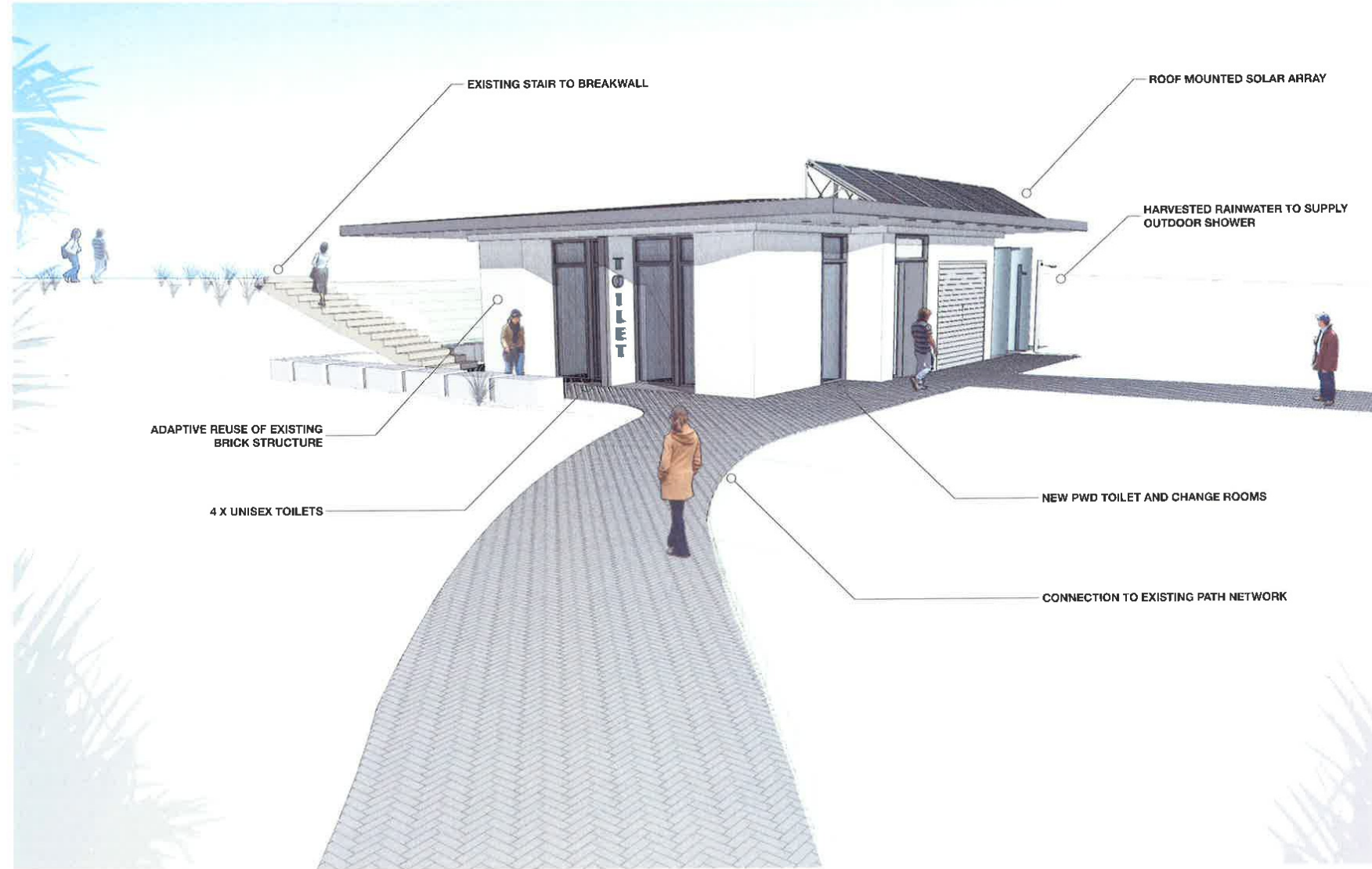


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A	SKETCH	DFJ	29.07.13																		



DOMINIC FINLAY JONES ARCHITECTS PTY LTD 7 George Street Bangalow NSW 2479 PO Box 431 Bangalow NSW 2479 Australia t +61 2 6641 1425 e office@dominicfinlayjones.com.au	AMD	SUBJECT	INT	DATE	AWR	SUBJECT	INT	DATE
	A	SKETCH		DFJ	29.07.13			

PROJECT BALLINA SEA RESCUE FOR BALLINA SHIRE COUNCIL AT LOT 7025 DP NORTH WALL BALLINA NSW <small>DOMINIC FINLAY JONES ARCHITECTS PTY LTD</small>	DRAWING TITLE VMR LEVEL 3	NORTH WALL INDEX 	JOB NUMBER DFJ043	SCALE AT A1 1:100
DRAWING NUMBER PRES07		AMENDMENT A		



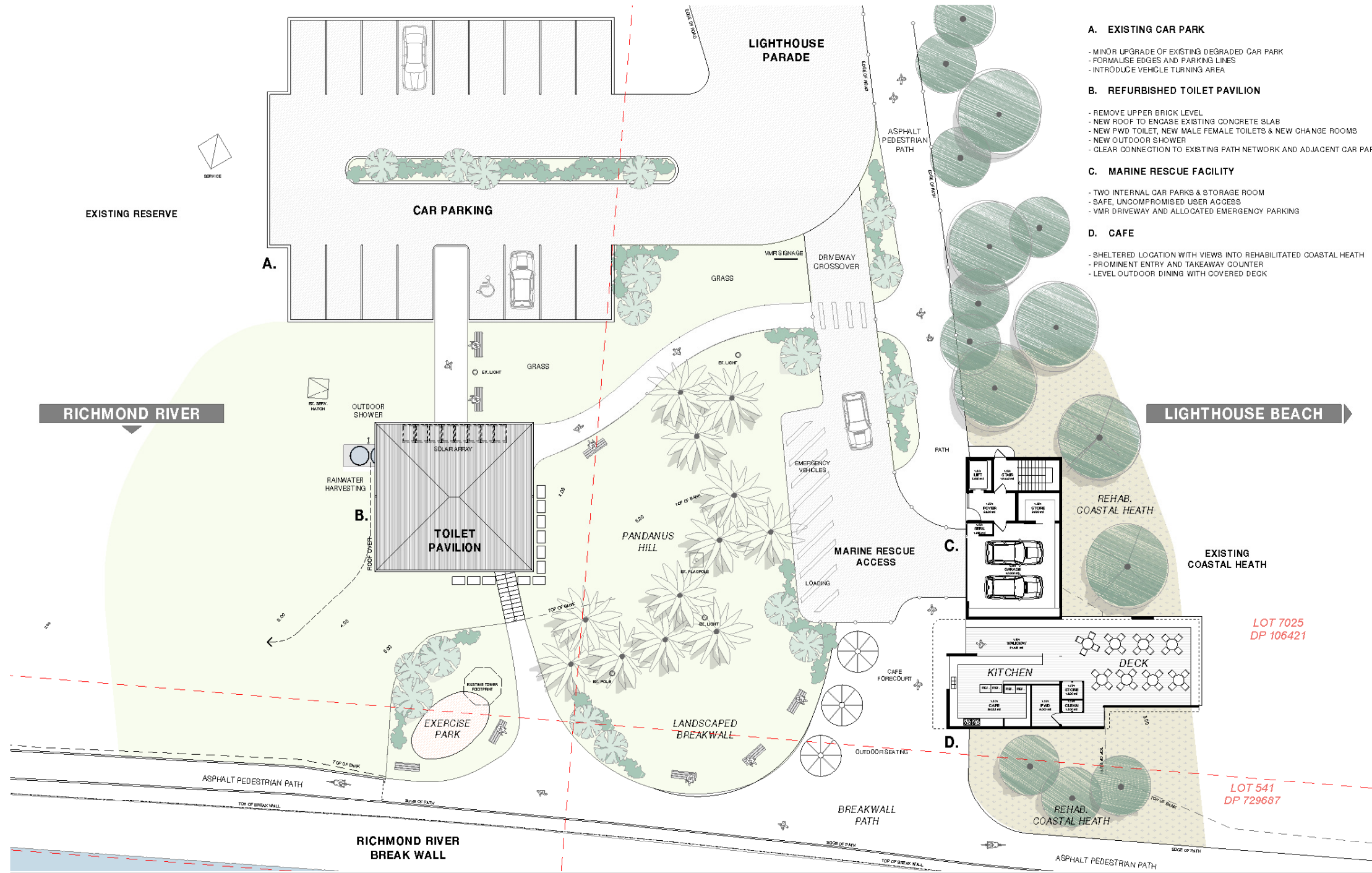
<p>DOMINIC FINLAY JONES ARCHITECTS PTY LTD 7 George Street, Ballina NSW 2478 PO Box 411, George Street, Ballina NSW 2478 1 852 8507 1426 office@dfnj.com.au</p> <p><small>VERIFY ALL DIMENSIONS & CHECK LEVELS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE FROM THE DRAWING. THE DRAWING IS COPYRIGHT & REMAINS THE PROPERTY OF THE ARCHITECT & SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO</th> <th>SUBJECT</th> <th>INT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A</td> <td>SKETCH</td> <td style="text-align: center;">DFJ</td> <td style="text-align: center;">28.07.13</td> </tr> </tbody> </table>	NO	SUBJECT	INT	DATE	A	SKETCH	DFJ	28.07.13	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO</th> <th>SUBJECT</th> <th>INT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO	SUBJECT	INT	DATE					<p>PROJECT BALLINA SEA RESCUE FOR BALLINA SHIRE COUNCIL AT LOT 7025 DP NORTH WALL BALLINA NSW</p> <p><small>ADMINISTRATOR: DOMINIC FINLAY JONES ARCHITECTS PTY LTD</small></p>	<p>DRAWING TITLE PERSPECTIVE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;"> NORTH/WALL INDEX DRAWING NUMBER PRES03 </td> <td style="width: 30%; text-align: center;"> JOB NUMBER DFJ043 </td> <td style="width: 40%; text-align: center;"> SCALE AT A1 SCALE AT A3 1:100 AMENDMENT A </td> </tr> </table>	NORTH/WALL INDEX DRAWING NUMBER PRES03	JOB NUMBER DFJ043	SCALE AT A1 SCALE AT A3 1:100 AMENDMENT A
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NORTH/WALL INDEX DRAWING NUMBER PRES03	JOB NUMBER DFJ043	SCALE AT A1 SCALE AT A3 1:100 AMENDMENT A																						

Full Estimate Summary

Job Name : BALLINA MARINE R5	Job Description
Client's Name:	Proposed Ballina Marine Rescue R5 30/07/2013

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	PRELIMINARIES	13.53		191,090		191,090
2	SITE PREPARATION	2.50		35,280		35,280
3	SUBSTRUCTURE	3.17		44,833		44,833
4	UPPER FLOORS	5.38		75,995		75,995
5	STRUCTURAL STEEL	0.71		10,000		10,000
6	STAIRS & BALUSTRADES	2.35		33,200		33,200
7	ROOF	2.36		33,257		33,257
8	EXTERNAL WALLS	5.37		75,836		75,836
9	WINDOWS AND EXTERNAL DOORS	2.57		36,330		36,330
10	INTERNAL WALLS	2.59		36,558		36,558
11	DOORS	2.67		37,675		37,675
12	FLOOR FINISHES	0.88		12,365		12,365
13	CEILING FINISHES	0.44		6,228		6,228
14	JOINERY/APPLIANCES	2.12		30,000		30,000
15	WET AREAS	0.80		11,231		11,231
16	SERVICES	14.91		210,550		210,550
17	PAINTING	1.57		22,100		22,100
18	COPPER CLADDING	12.45		175,740		175,740
19	CAFE	5.35		75,516		75,516
20	PUBLIC TOILETS	8.58		121,132		121,132
21	BUILDERS MARGIN @ 10%	9.03		127,492		127,492
22	SUBTOTAL FOR TOWER					<u>1,402,408</u>
23	ENVIRONMENTAL ITEMS	0.69		9,680		9,680
24	COST PLAN NOTES					
		100.00		1,412,088		1,412,088

Final Total : \$ 1,412,088



- A. EXISTING CAR PARK**
 - MINOR UPGRADE OF EXISTING DEGRADED CAR PARK
 - FORMALISE EDGES AND PARKING LINES
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 - SHELTERED LOCATION WITH VIEWS INTO REHABILITATED COASTAL HEATH
 - PROMINENT ENTRY AND TAKEAWAY COUNTER
 - LEVEL OUTDOOR DINING WITH COVERED DECK

dfj
 DOMINIC FINLAY JONES ARCHITECTS PTY LTD
 7 College Street, Ballina NSW 2480
 PO Box 61, Ballina NSW 2480
 14612 6987 1425
 +61 675 420 420
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REV	DATE	BY	DESCRIPTION
A	20/08/13	DFJ	SKETCH

PROJECT
 BALLINA SEA RESCUE
 FOR
 BALLINA SHIRE COUNCIL
 AT
 LOT 7025 DP
 NORTH WALL BALLINA NSW

DRAWING TITLE
 SITE PLAN

NO. RTH / WALL INDEX PRES01	JOB NUMBER DFJ043	SCALE RATIO 1:100
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