



## 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 **Monday 9 December 2013 commencing at 4.00 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 flourish 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 and Costing Update**

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### **4. Committee Reports**

#### **4.1 Marine Rescue Centre - Design and Costing Update**

**Delivery Program** Operations Support

**Objective** To provide an update on the design and estimated cost of the Marine Rescue Search and Rescue Co-ordination Centre.

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#### **Background**

At the Facilities Committee meeting held 7 August 2013, Council received several design options for the proposed Marine Rescue Search & Rescue Co-ordination Centre.

In response to this information, at the Council meeting held 22 August 2013, the following was resolved:

- 1. 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, subject to point six below.*
- 2. That Council ensure that cyclists can ride through the area without having to dismount.*
- 3. That Council investigate the need for a backup search and rescue co-ordination base.*
- 4. That the total project budget includes the restoration of the carpark in that location.*
- 5. That Council not take any action in respect to the top floor of the toilet block until confirmation is received on the back up search and rescue co-ordination base and Council receives a report on the costs / benefits of retaining or removing the roof.*
- 6. In respect to point one, Council confirms its preferred option is for the removal of the kiosk from the design of the building.*

The purpose of this report is to provide an update on the work completed to date.

#### **Key Issues**

- Progress on design
- Overall cost
- Funding

#### **Information**

A final concept design for the project has been prepared in response to Council's August 2013 resolution. A copy of this design is attached as per as attachment one.

## 4.1 Marine Rescue Centre - Design and Costing Update

The attached drawings show minor alterations to the building to exclude the kiosk and changes to the deck areas on the upper floors. These changes have been discussed and agreed with the Marine Rescue Volunteers.

Discussions have also been held with the Volunteers in regards to the need for a backup search and rescue co-ordination base, as per point five of the August resolution. The Volunteers referred this matter to Marine Rescue NSW, who in turn has responded with advice that a backup base is not required. The reason for this is that operational control in cases of large disasters can be managed at a regional level.

A copy of this advice is provided as attachment two.

Council's architect has undertaken a review of the upper floor of the toilet block and concluded that the overall appearance and functionality of the building would be improved with the removal of the upper floor and the provision of a new roof line, which would extend past the building. The architectural advice supporting this removal is provided as attachment three.

The Quantity Surveyor's report, as per attachment four, indicates that the cost to remove the upper floor and install a new roof is approximately \$43,000.

As per attachment four, the estimated total cost for the project, including construction of the car park and demolition of the existing tower, is now \$2,034,888.

A summary of the cost breakdown is provided below.

<b>Description</b>	<b>Amount (\$)</b>
Design and Project Management	117,490
Construction of new building	1,311,709
Refurbishment of public toilets	133,245
Demolition of existing tower	33,000
Construction of car park	164,344
Environmental Items	9,680
Contingency 15%	265,420
<b>Total</b>	<b>2,034,888</b>

### **Legal / Resource / Financial Implications**

The total funding expended and / or allocated in Council's long term financial plan for this project is \$1,750,000, with expenditure to date of approximately \$49,000. A dissection of the funding and expenditure to date is as follows:

<b>Description</b>	<b>2012/13 (Actual \$)</b>	<b>2013/14 (Budget \$)</b>	<b>2014/15 (Budget \$)</b>	<b>Total</b>
Actual Expenditure to Date	21,000	28,000	0	49,000
Budget Balance	0	72,000	1,629,000	1,701,000
<b>Total Budget</b>	<b>21,000</b>	<b>100,000</b>	<b>1,629,000</b>	<b>1,750,000</b>
<b>Source of Funding</b>				
Community Infrastructure Reserve	21,000	100,000	879,000	1,000,000
Grant Funding	0	0	750,000	750,000
<b>Total</b>	<b>21,000</b>	<b>100,000</b>	<b>1,629,000</b>	<b>1,750,000</b>

## **4.1 Marine Rescue Centre - Design and Costing Update**

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The 2013/14 funding of \$100,000 is available in Council's Community Infrastructure Property Reserve, however the 2014/15 funding is dependent on property sales and the finalization of the Lennox Head Cultural and Community Centre insurance claim, to generate income for that reserve. Also, as yet, there is no confirmed grant funding for the project.

This means that construction of the facility cannot proceed until the funding sources for 2014/15 are confirmed.

Based on the latest Quantity Surveyor's report, the total construction cost is \$2,034,888. Recognising that the Quantity Surveyor's report would not include the expenditure incurred in 2012/13 (i.e. \$21,000) the total budget could be rounded to \$2,050,000. This represents a shortfall in the currently allocated funding of \$300,000 (i.e. \$2,050,000 less \$1,750,000).

### **Consultation**

Council officers and the project architect have continued to consult with the Marine Rescue Volunteers in relation to this project.

### **Options**

In respect to the concept design there are two options available:

- 1) Endorse the complete revised design, as per this report, which provides for the refurbishment of the public toilet facility (including the removal of the upper floor), a revised site layout for pedestrian / cyclist traffic, construction of car park and demolition of the old tower; or
- 2) Endorse a revised design as per option 1), with the retention of the upper floor of toilet facilities, thereby saving approximately \$43,000 in construction costs.

At this early stage the preference is to proceed on the basis of option one, with the understanding that if savings need to be made to the project, then the retention of the upper floor of the toilet facilities is one option available.

In respect to funding, this report also highlights that the allocated funding is \$300,000 short, albeit that the grant funding component is only a desired goal, with no funding currently available.

The Council position has consistently been that other levels of Government (State or Federal) should be funding this project, in part or in full, as the service provided is a State Government based service.

Unfortunately, to date, there has been no funding commitment from the State Government, with the only possibility of funding being a Pre-Federal election announcement from the then member for Page, Ms Janelle Saffin, of \$750,000 from the Regional Development Australia Program. The new Federal Government has subsequently confirmed they will not be honouring this commitment.

## **4.1 Marine Rescue Centre - Design and Costing Update**

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At this point in time, rather than increasing Council's contribution to the project, the recommendation is to increase the funding from other bodies, including not only the State and Federal Governments but also from the Marine Rescue Volunteers

The Volunteers have been doing an excellent job raising funds for this project, with any funds raised earmarked for the internal refurbishment of the building.

With there still being a high need for funding for actual construction costs, it is reasonable to also ask whether any of the volunteer fundraising can be allocated to the building construction.

The recommendation that follows provides for an increase in the total budget, with that increase offset by additional external contributions. If endorsed it will then be a matter for Council to continue to seek funding from those external parties.

The next step in this project is to obtain planning consent for the construction of the building and by Council endorsing the concept design presented, the appointed consultants (GeoLINK) will then be in a position to finalise and lodge the planning application.

As an update on the planning approval, to comply with the relevant planning requirements and approvals process, GeoLink have completed the Review of Environmental Factors (REF). This document has been submitted to Council for an initial review.

Once the final REF is submitted and is then being assessed by our planning staff, opportunities will continue to be sought for additional external funding for the project. Council will only be in a position to call tenders for construction once that additional funding is confirmed, and the planning consent is in place.

### **RECOMMENDATIONS**

1. That Council endorses for the purposes of lodging a planning application, the revised design, as attached to this report, for the Marine Rescue Centre, with this design providing for the refurbishment of the public toilet facility (including the removal of the upper floor), a revised site layout for pedestrian / cyclist traffic, construction of car park and demolition of the old tower.
2. That Council authorises a \$300,000 increase in the total budget for this project, with this increase to be included in the 2014/15 financial year. The \$300,000 is to be sourced from additional external contributions (i.e. State and Federal Government grants and / or external fundraising opportunities such as those currently being undertaken by the Marine Rescue Volunteers).
3. That Council authorises the Mayor and General Manager to continue to pursue funding opportunities for this project with our local State and Federal Members, along with confirming the financial contributions to the project from the Ballina Marine Rescue Volunteers.

#### **4.1 Marine Rescue Centre - Design and Costing Update**

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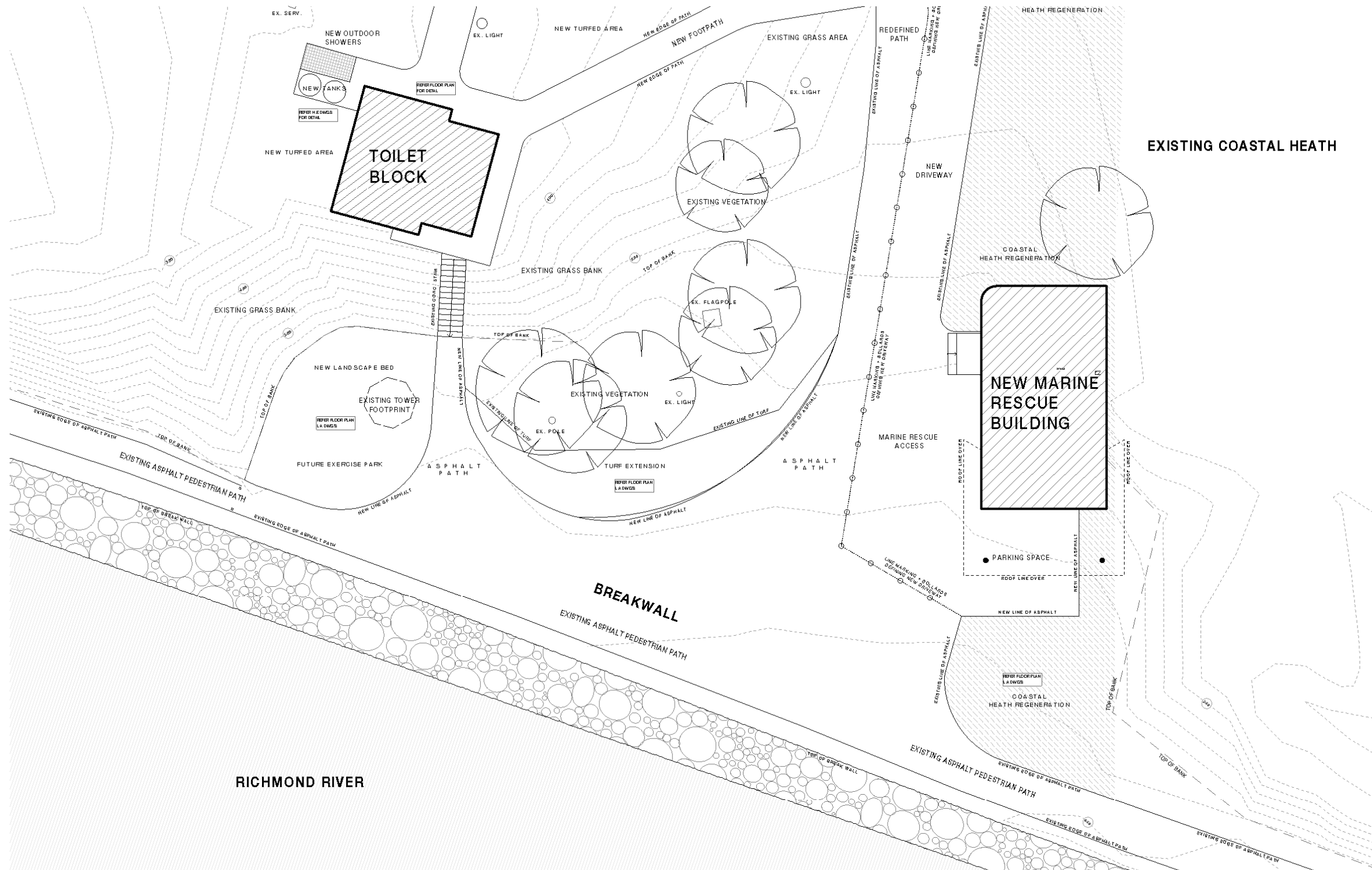
##### **Attachment(s)**

1. Attachment One - Marine Rescue Tower Final Design
2. Attachment Two - Advice from Marine Rescue NSW regarding backup search and rescue co-ordination base
3. Attachment Three - Toilet Upgrade Report
4. Attachment Four - Quantity Surveyor Report





<p><b>dfj</b> DOMINIC FINLAY JONES ARCHITECTS PTY LTD 7 George Street Ballina NSW 2479 PO Box 431 Ballina NSW 2479 T 66126881 F 66126882 e office@domfinlayjones.com.au</p> <p><small>VERIFY ALL MEASUREMENTS ON SITES BEFORE COMMENCING WORK. DO NOT SCALE FROM THE DRAWING. THE DRAWING IS COPIED FROM 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>REV</th> <th>SUBJECT</th> <th>INT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>SKETCH</td> <td>DFJ</td> <td>25.09.13</td> </tr> </tbody> </table>	REV	SUBJECT	INT	DATE	A	SKETCH	DFJ	25.09.13	<p>PROJECT BALLINA SEA RESCUE FOR BALLINA SHIRE COUNCIL AT LOT 7025, DP NORTH WALL BALLINA NSW</p> <p><small>NORTH WALL PROJECT - DOMINIC FINLAY JONES ARCHITECTS PTY LTD</small></p>	<p>DRAWING TITLE PERSPECTIVE</p>	<p><b>NOT FOR CONSTRUCTION</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;">  NORTH WALL CD502             </td> <td style="width: 30%; text-align: center;">                 JOB NUMBER DFJ043             </td> <td style="width: 40%; text-align: center;">                 SCALE/DATE SCALE/DATE 1:100 DATE A             </td> </tr> </table>	 NORTH WALL CD502	JOB NUMBER DFJ043	SCALE/DATE SCALE/DATE 1:100 DATE A
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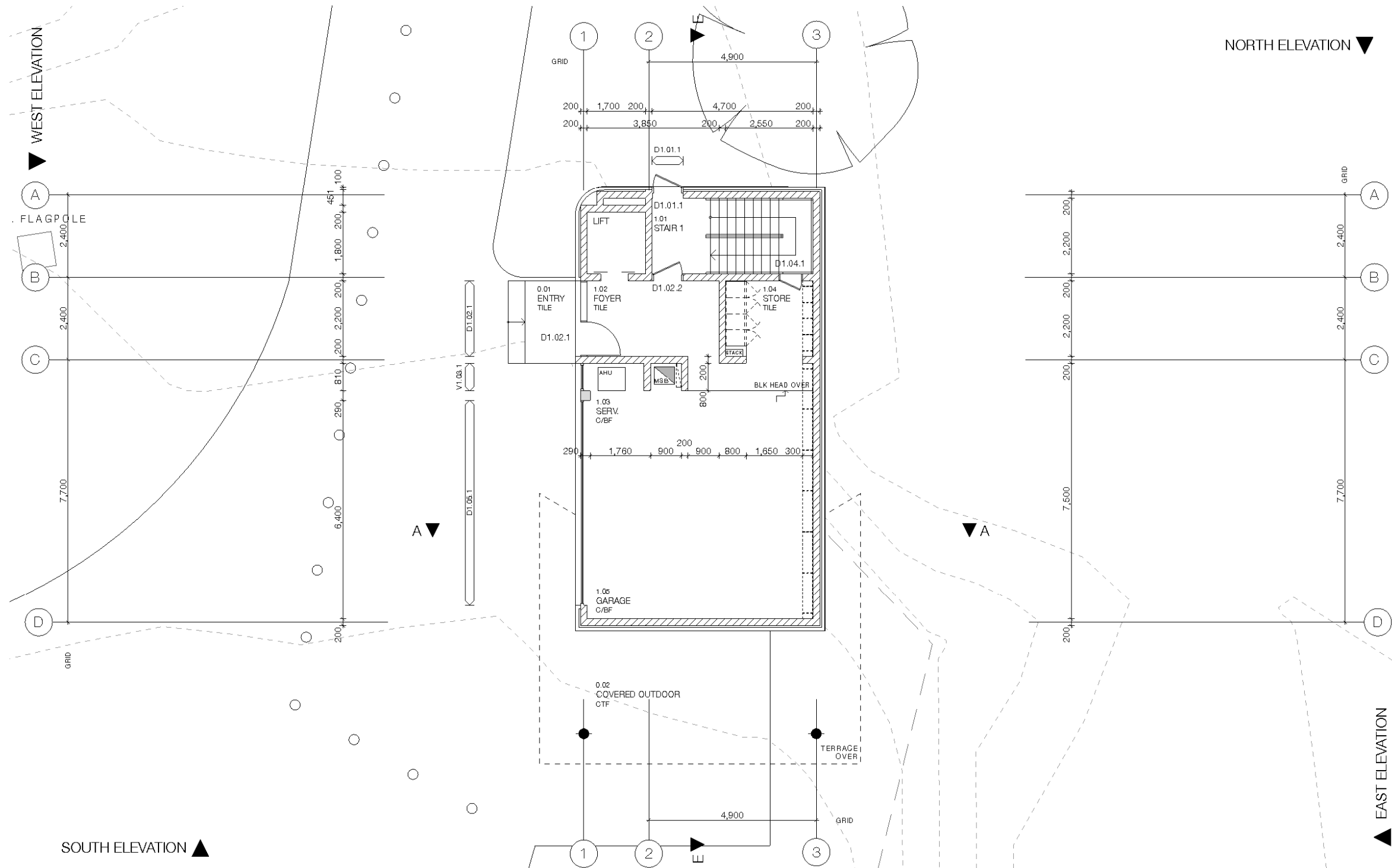
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 FOR  
 BALLINA SHIRE COUNCIL  
 AT  
 LOT 7025 DP  
 NORTH WALL BALLINA NSW

DESIGNED BY: DOMINIC FINLAY JONES ARCHITECTS PTY LTD

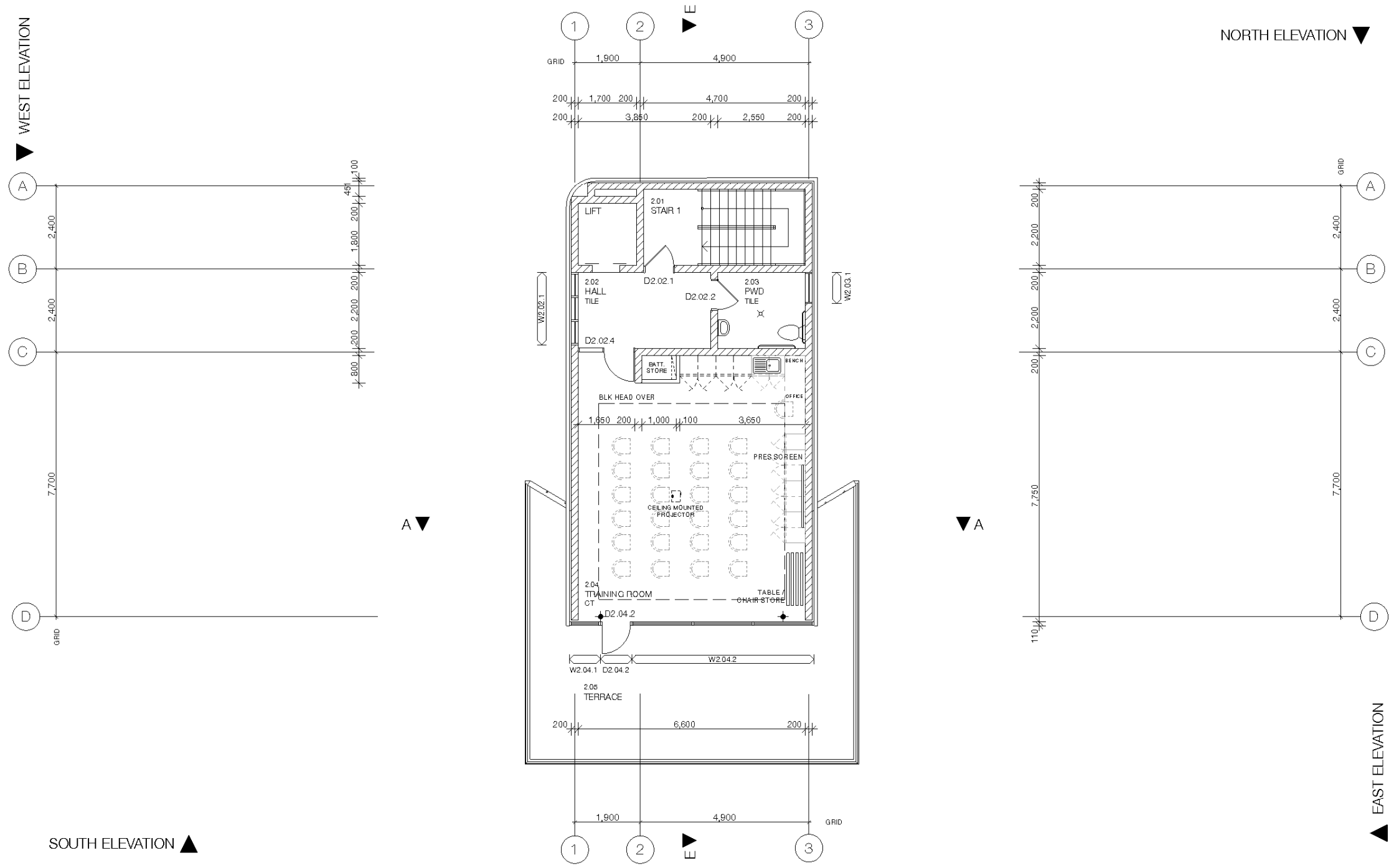
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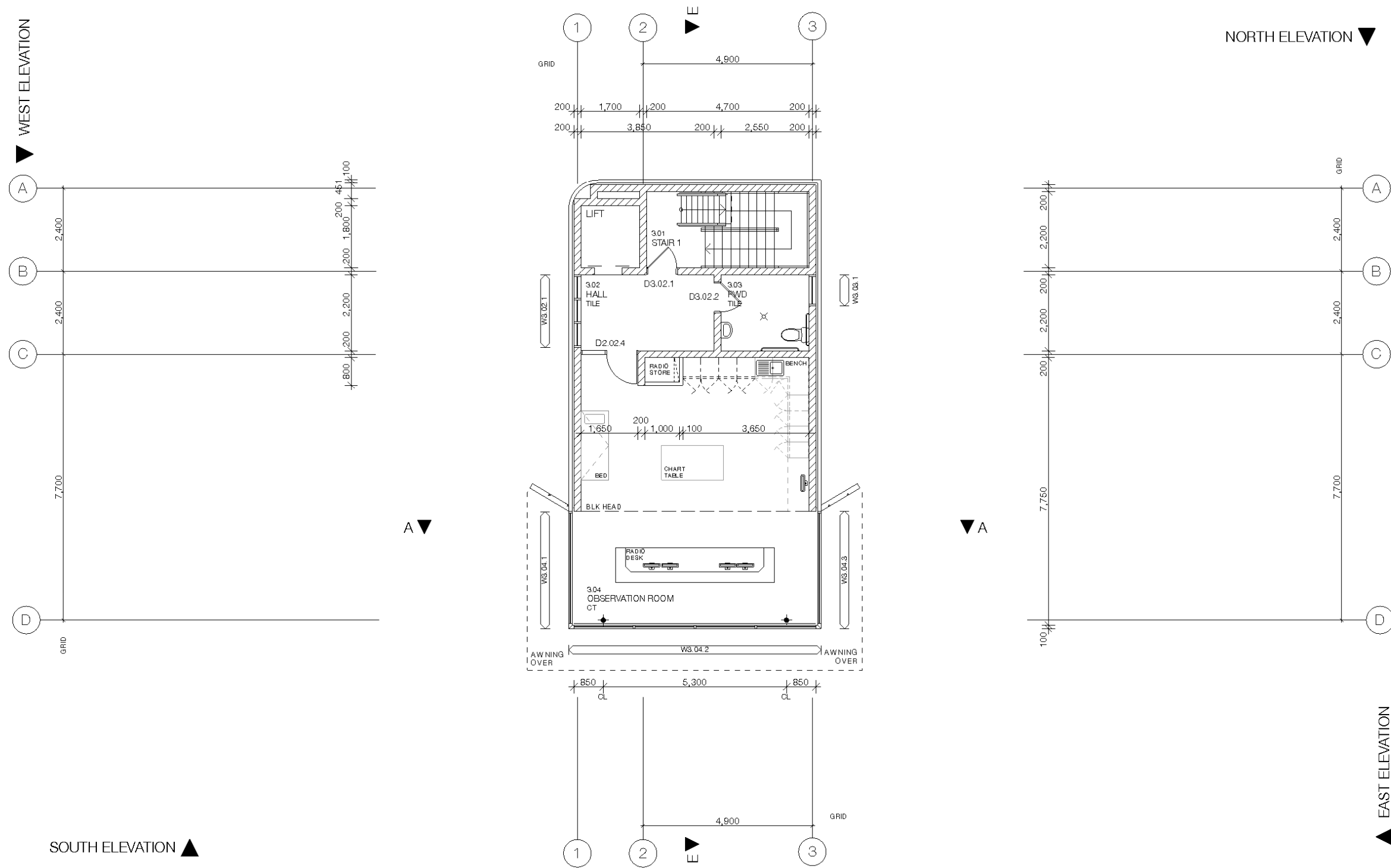
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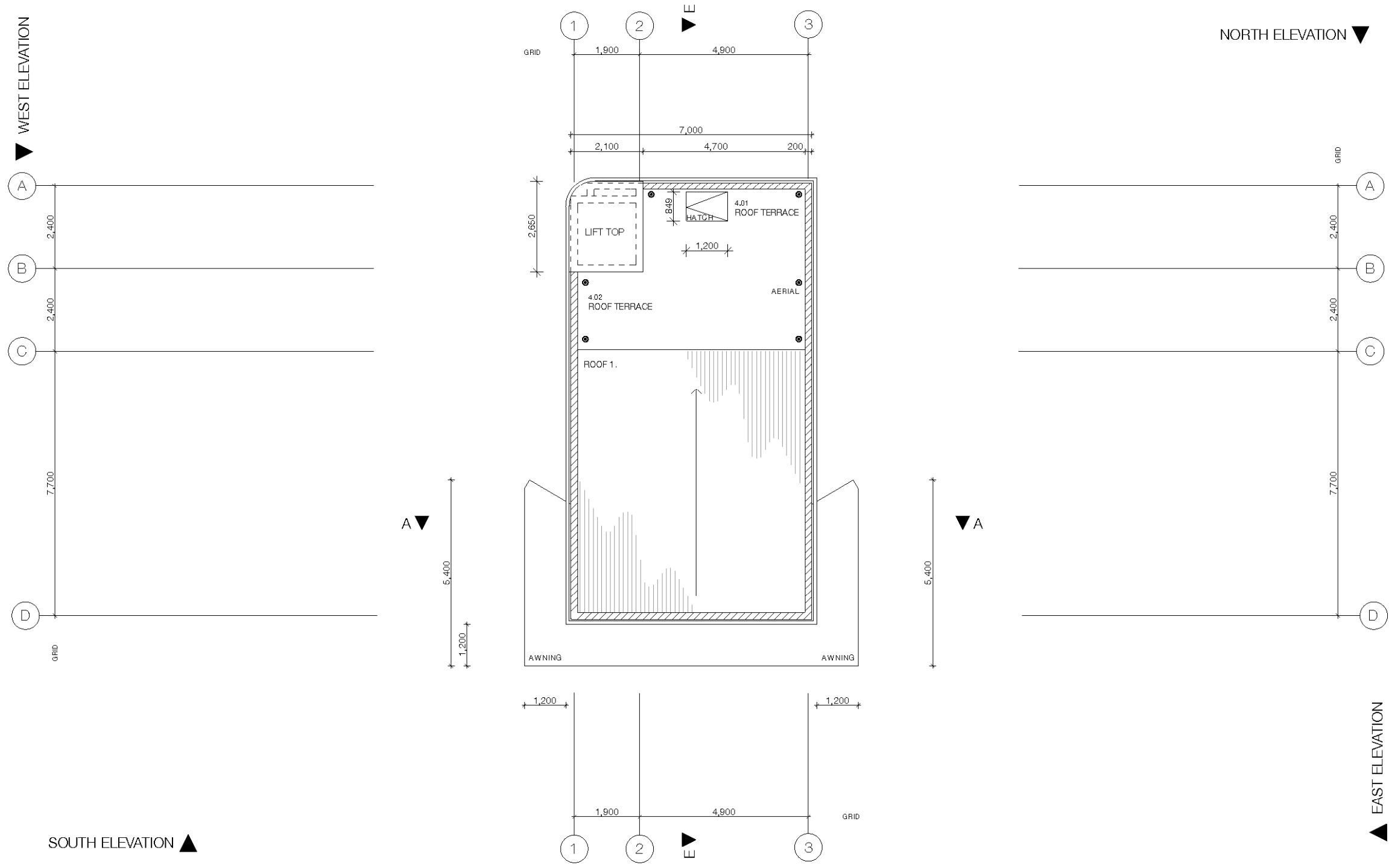
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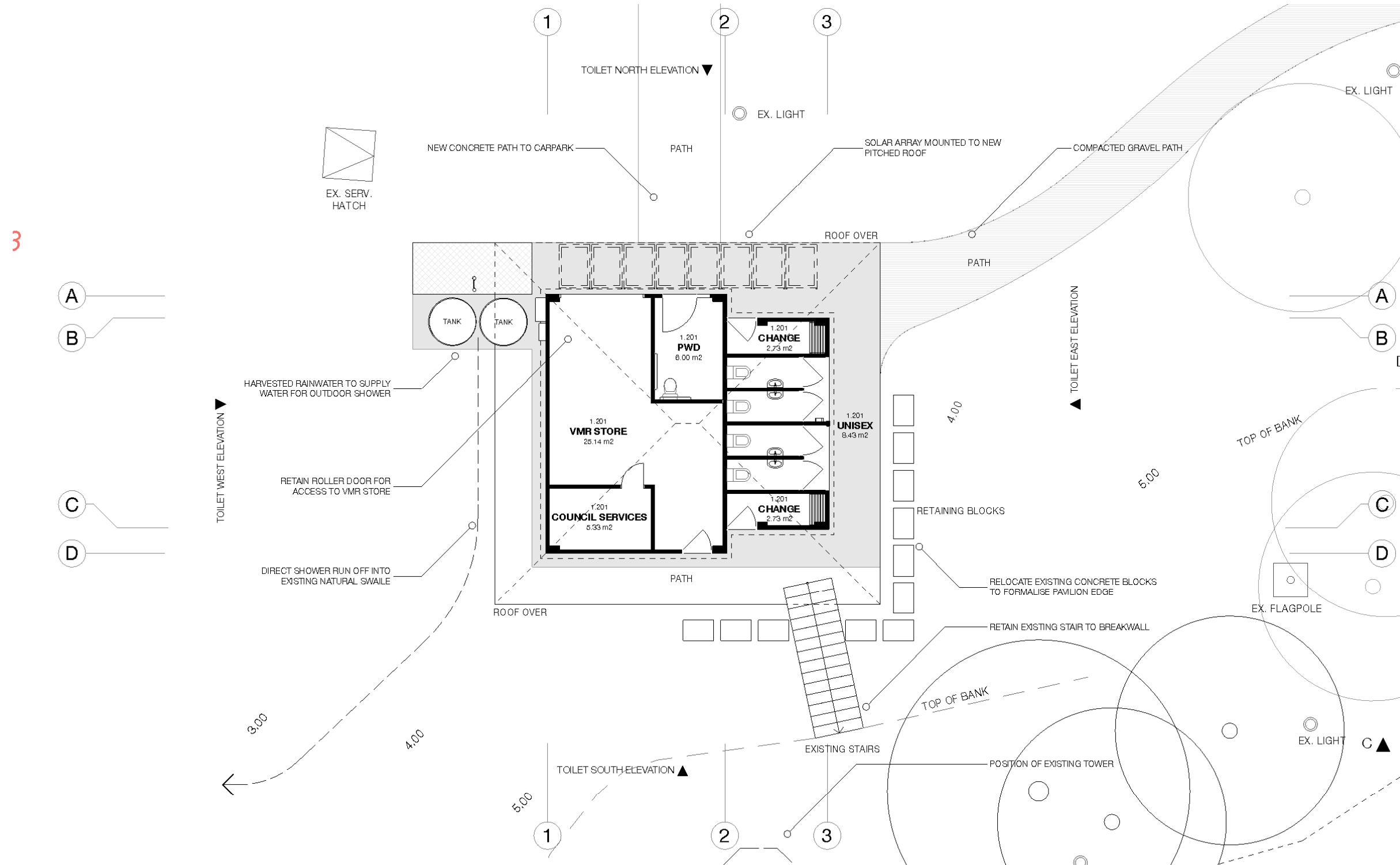
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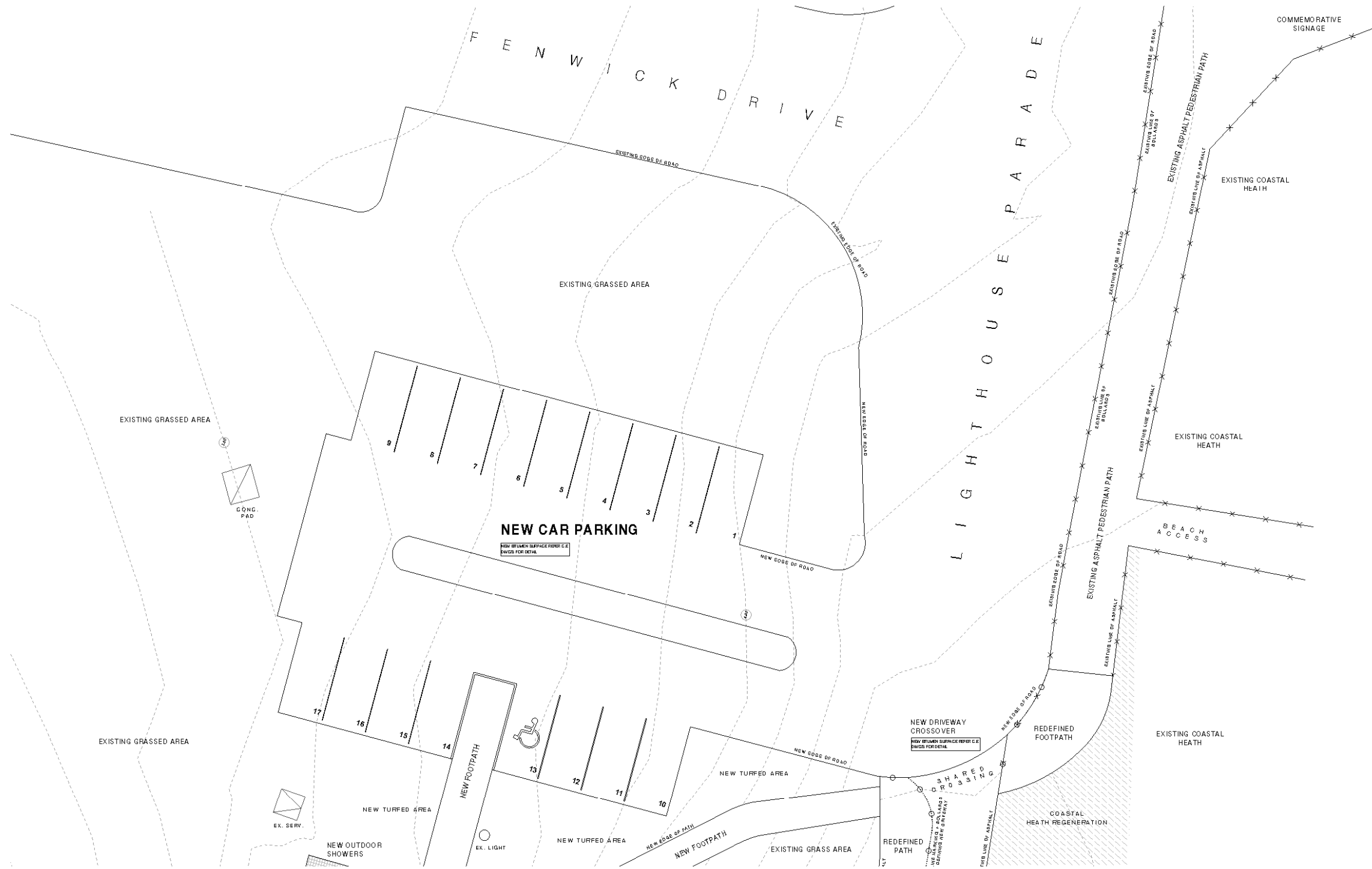
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PROJECT  
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 AT  
 LOT 7025 DP  
 NORTH WALL BALLINA NSW  
DOMINIC FINLAY JONES ARCHITECTS PTY LTD

DRAWING TITLE  
 TOILET BLOCK PLAN

**NOT FOR CONSTRUCTION**

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**Sandra Bailey**

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**From:** uc Ballina <uc.ballina@marinerescuensw.com.au>  
**Sent:** Monday, 9 September 2013 2:45 PM  
**To:** Chris Allison  
**Subject:** Fwd: New Build

This is the reply from Marine Rescue NSW I hope it fixes your problem if not ring me on 0423 396 720..

Regards,  
John

----- Forwarded message -----

**From:** **communications HQ** <communications@marinerescuensw.com.au>  
**Date:** Mon, Sep 9, 2013 at 1:01 PM  
**Subject:** Re: New Build  
**To:** uc Ballina <uc.ballina@marinerescuensw.com.au>

John

Good morning.

A MRNSW SARCC requires a radio room and an operations (Emergency) room. The radio room needs to be able to be closed off from the operations room, or other sound control measures applied, so as to allow the radio operators to concentrate on radio calls when other SARCC staff and external personnel are using the Operations Room to plan activities and liaise with other authorities etc. Good sound deadening in the radio room will be essential to minimise echos and reflected noise in the room.

It makes a lot of sense to have both areas collocated so that immediate liaison between radio operators and other staff can proceed effectively for the duration of the activity that is under way. There is not an MRNSW requirement to have the radio room and operations room located in separate locations and for activities that we undertake under the direction of Marine Area Command, collocation is most desirable.

Separate location of the operations room may happen in cases of large catastrophes, where operational control may be taken over by higher level personnel at a more regional level. In those cases, MRNSW would probably be playing a minor role and would be coordinated via telephone or other communications. MRNSW would still, however, utilise its radio room and collocated operations room to allow proper coordination of the role it would be directed to carry out.

I am sorting out a couple of photos of the new MRNSW Port Stephens radio room to give you an idea of the layout of a radio room utilising new generation equipment. The radio room equipment is relatively easy to cost and I will work on this. Antennas will be more difficult to cost. Your drawings show that the roof terrace area will accommodate communications equipment - we need to sort out how we can mount antennas on the roof terrace, and whether a small tower etc would be acceptable. I guess you won't have any more details of this at this stage.

I hope this helps - I will be in touch with some more info shortly.

Ian Brown  
Operational Communications Manager  
Volunteer Marine Rescue NSW

Mobile Phone 0448 036 095

1

On Sat, Sep 7, 2013 at 8:04 AM, uc Ballina <[uc.ballina@marinerescuensw.com.au](mailto:uc.ballina@marinerescuensw.com.au)> wrote:

IMPORTANT

Ian I tried to ring about information required for the new Tower but with out success.

The council requires on paper that a separate emergence room in a separate location is not a requirement as some of the council are claiming it is a requirement.

We are also at the stage where they need to know the cost and requirement for the communication fit out?

These two requirements are need before they can proceed.

Regards,

John Commander

# Architects Statement

**Architects Statement:**

Partial demolition and refurbishment of the  
Existing Ballina VMR Training Room, Store Room + Public Toilet  
North Wall, NSW 2479

**Prepared by:**

Dominic Finlay Jones Architects Pty Ltd  
7 George Street, Bangalow, NSW, 2479  
PH: 6687 1425

**For:**

Ballina Council



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## THE NEW FACILITY



The proposed integrated facility

### 1.1 Description

The new Ballina VMR facility is proposed for an adjacent site on the North Wall, pictured above.

All of the current uses of the existing facility will be provided by the proposed tower, except the provision for public toilets.

The ground floor includes lock up parking, storage, a public entry and foyer.

The first floor includes a training room, back-up radio room, amenities and deck.

The second floor includes a radio and operations room, amenities and access to the rooftop.

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## EXISTING FACILITY



The existing facility

### 2.1 Description

The existing Ballina VMR facility is split over two buildings: the concrete, timber and glass tower (pictured above, top right) and the two storey brick building (pictured above, top left).

The concrete tower is in poor condition and has had it's footings undermined, and so will be demolished once the new facility is operational.

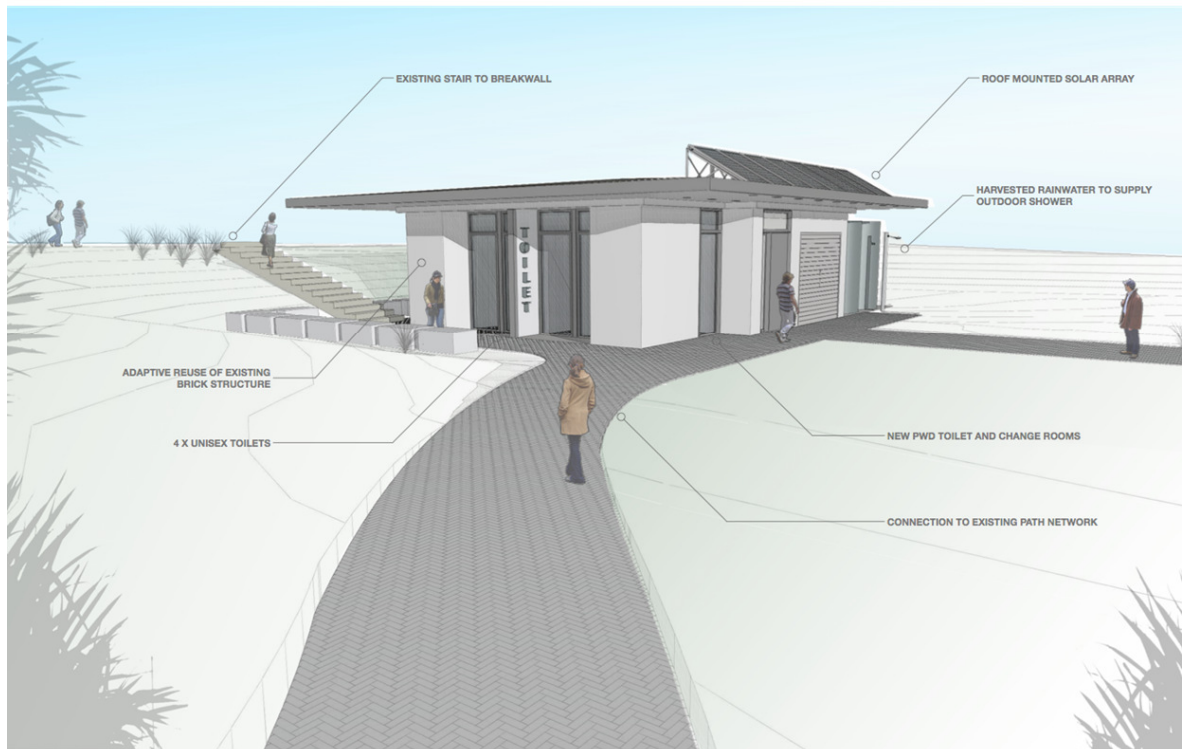
The two storey brick building will be largely made redundant by the integrated facility proposed.

The lower floor, which includes public toilets and a large store room, has some inherent value as providing public amenity - yet requires a refurbishment to bring it in-line with current design standards.

The upper level, the existing training room and office, is a poor quality space with no value to the Ballina VMR.

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## PROPOSED ALTERATIONS



The proposed alterations

### 3.1 Description

We have proposed alterations to the existing facility that include removal of the redundant upper level and an upgrade of the existing public toilets for several reasons, being:

- the existing toilets meet the number of amenities required
- it is more economical in this instance to refurbish the existing toilets than build new ones
- it allows for the separation of uses between the VMR facility and public toilet
- the existing public toilet sits adjacent to the existing carpark, providing centralised facilities for users
- removal of the upper level will reduce the bulk and scale of the building
- the addition of a metal roof will provide covered outdoor space around the edges of the building, allow rain water to be collected and stored on-site for re-use and allow for the provision of photovoltaic cells.
- the refurbishment of the existing toilets will be coupled with the addition of a PWD toilet and two change rooms, bringing it up to current design standards for accessibility
- the internal refurbishment of the toilets will be coupled with a minor external upgrade including paths, render, paint and lighting - improving the presentation of the building overall.

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### Full Estimate Summary

<b>Job Name :</b> BALLINA MARINE R8	<b>Job Description</b>
<b>Client's Name:</b>	Proposed Ballina Marine Rescue R8
	25/11/2013

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	PRELIMINARIES	10.06		191,090		191,090
2	SITE PREPARATION	0.98		18,550		18,550
3	SUBSTRUCTURE	4.00		75,948		75,948
4	UPPER FLOORS	4.70		89,266		89,266
5	STRUCTURAL STEEL	0.26		5,012		5,012
6	STAIRS & BALUSTRADES	1.74		33,040		33,040
7	ROOF	3.23		61,300		61,300
8	EXTERNAL WALLS	10.95		208,018		208,018
9	WINDOWS AND EXTERNAL DOORS	3.63		68,880		68,880
10	INTERNAL WALLS	3.00		56,932		56,932
11	DOORS	1.83		34,760		34,760
12	FLOOR FINISHES	1.24		23,519		23,519
13	CEILING FINISHES	0.77		14,586		14,586
14	JOINERY	1.63		31,000		31,000
15	WET AREAS	1.04		19,731		19,731
16	SERVICES	12.27		233,050		233,050
17	PAINTING	1.46		27,780		27,780
18	BUILDERS MARGIN @ 10%	6.28		119,246		119,247
19	SUBTOTAL FOR TOWER					<u>1,311,709</u>
20	PUBLIC TOILETS	4.77		90,703		90,703
21	PUBLIC TOILETS DEMOLITION	0.58		11,000		11,000
22	PUBLIC TOILETS ROOF	1.66		31,543		31,543
23	EXISTING TOWER DEMOLITION	1.74		33,000		33,000
24	CIVIL WORKS	8.65		164,344		164,344
25	ENVIRONMENTAL ITEMS	0.51		9,680		9,680
26	CONTINGENCY	13.04		247,797		247,797
27	COST PLAN NOTES					
		<b>100.00</b>		<b>1,899,775</b>		<b>1,899,776</b>
<b>Final Total : \$</b>						<b>1,899,776</b>