



## **Notice of Facilities Committee Meeting**

A Facilities Committee Meeting` will be held in the Ballina Shire Council Chambers, 40 Cherry Street, Ballina on **Thursday 19 June 2014 commencing at 4.00 pm.**

### **Business**

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

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A handwritten signature in black ink, appearing to read 'Paul Hickey', is written over a horizontal line.

Paul Hickey  
**General Manager**

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

**2. Declarations of Interest**

**3. Deputations**

## **4.1 Lake Ainsworth - South Eastern Precinct - Options**

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### **4. Committee Reports**

#### **4.1 Lake Ainsworth - South Eastern Precinct - Options**

**Delivery Program**      Asset Management

**Objective**              To consider the options report for the Lake Ainsworth South Eastern Precinct

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#### **Background**

Council has established a project to examine options to renew or upgrade the Lennox Surf Club and the south eastern precinct of Lake Ainsworth. An important objective of the project is to assess the preferred ways to integrate the building options into the Lake Ainsworth Precinct and to consider management and amenity improvements for this area generally.

This review is intended to advance the concepts established in the Lake Ainsworth Crown Reserve Masterplan (*hereafter the masterplan*). This masterplan was adopted by Council in 2005, albeit that it was not adopted by the State Government, primarily as they did not support the preferred road layout options identified in the plan.

In 2013 Council awarded a contract to prepare the options report for this project to consultancy group, Complete Urban. At a workshop held 24 March 2014, Complete Urban presented to Councillors their initial report.

The masterplan proposes the closure of the road on the Eastern side of Lake Ainsworth. This road is the main access to the NSW Lake Ainsworth Sport and Recreation Facility. Complete Urban reported that the management of the facility had communicated their concerns in relation to this proposal.

In response to this, Complete Urban were requested by Council to review road options that could provide reasonable access to the facility and respond to the issues associated with the current road, which led to the decision in the masterplan to close the road.

The purpose of this report is to formally present the Complete Urban report to Council, including the further work on the eastern road options.

#### **Key Issues**

- Development of a plan for the precinct and the club facility that supports the needs of the community and the environment
- Consistency with Lake Ainsworth Crown Reserve Masterplan
- Estimated cost of works and funding

### Information

#### Precinct Plan

A copy of the Complete Urban report is attached (Attachment A). In brief, the key elements of the report are summarised as follows.

- Car parking – layout options for formalised car parking are provided. These options relocate the parking adjacent to the eastern road to other areas in the precinct, to mitigate impacts on the lake environment. The capacity of the carparking within these options has been assessed as equivalent to the existing capacity.
- Improved Road Configuration – The proposed amendments to the road arrangements support the provision of drainage swales for stormwater quality management. The proposal for the roads also allows for improvements to the amount of open space available to the public.
- Surf Club – The demolition of the existing surfclub and the construction of a replacement facility located to the south is recommended. The report sets out the cost estimate for this option and details of the floor space and integration of the club with the road, car parks, open space, toilet facilities and beach access.
- Lake Access – The report recommends formalising access points to the lake and this is to be supported by the provision of appropriate infrastructure. The purpose of this recommendation is to limit the access points to reduce the environmental impacts to the lake.

#### Eastern Road Options

Complete Urban has reviewed the possible options for maintaining the eastern road access to the Sport and Recreation facility. By removing the parking opportunities currently provided by the eastern road, it is intended for the proposed road to be for the sole purpose of providing access to the facility. The attached information (Attachment B) shows several options for an access road that could be designed for this purpose.

The options generally include a geometry that relocates the road infrastructure to the east, addresses drainage issues, and reduces the width to four metres (with some designated passing areas). All of the options presented in the attachment are able to meet the objectives of maintaining a reasonable level of access to the facility and provide significant improvements to the environmental management of the area.

The management of the Sport and Recreation Centre has expressed their concern in regard to the intention in the masterplan to close the eastern road. The feedback to staff from the facility management representatives is summarised below.

- The Department of Sport and Recreation receive approximately 60,000 visitations per annum. These visitations are made up of both locals using the various facilities at the centre and other visitors.
- Vehicle numbers vary, however indicative numbers show between 40-60 vehicles access the site daily via the eastern road.

## 4.1 Lake Ainsworth - South Eastern Precinct - Options

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- All of their major infrastructure is located at the southern end of the complex, including carparking and receiving areas for deliveries and other service vehicles.
- There are no sealed roads from the northern access point to the centre.
- Maintaining two access points to the centre is preferred to support safety objectives in the case of fire or other natural disasters.

The management is very supportive of the concept of general improvements to the management and amenity of Lake Ainsworth, including the option to reduce the eastern road to an access corridor only.

A key point to note is the proposals contained in the Complete Urban report for the general precinct can be applied whether the eastern road is fully closed or retained as an access road.

The masterplan, including the decision to close the eastern road, is the adopted position of Council and was made at the conclusion of a complete and consultative assessment process. While this process is acknowledged, the recommendation to this report supports the proposal to convert the eastern road to an access road. The reason for this recommendation is it appears to be the option that best meets the preferred environmental outcomes for the lake as well as acknowledging the needs of the Sport and Recreation Centre.

### Priority Program for the Works

Council has funding of \$1.35 million available for this project. Therefore it is necessary for Council to determine which works are preferred for inclusion into this first stage.

In respect of the surf club, the funds required to prepare planning approval documentation is expected to be \$92,000 and the detail design and tender specifications are estimated to be a further \$88,000. The current estimate for the construction of the building is \$3.8m.

The Council's current long term financial plan does not include any further allocation of funds for this project beyond the \$1.35 million currently available. Therefore the construction of the surf club project is dependent on either the receipt of external funding or adjusting the Council's capital works program or Council having increased land sales than currently forecast.

The Council could advance the project by proceeding with the preconstruction activities required for planning approval only (i.e. allow \$100,000) on the understanding that applications for grant assistance are more likely to be successful for projects where planning permission is already in place.

However the Council should also be mindful there are risks associated with this approach if there is a significant time gap between planning approval and when the capital funds are provided for the project. These risks can include costs to amend the design and planning approval to ensure the proposal remains contemporary.

Furthermore, maintenance and other works have recently been implemented in the existing building and some members of the surf club have expressed concerns about demolishing the building too soon after this investment.

## 4.1 Lake Ainsworth - South Eastern Precinct - Options

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Based on Council's experiences with the Ballina Lighthouse and Lismore Surf Life Saving Club there will no doubt be disagreement with Council in respect to the management of the future facility, particularly when Council places a priority on revenues generated from the building firstly going back into the building.

It is highly likely that any process to obtain planning approval will take at least 12 months with significant consultation needed with the Lennox Head Surf Club. This timeframe will bring the project closer to State and Federal elections when there may be opportunities to obtain grant funding.

The other alternative to this is that priority can be given entirely to works within the precinct. The benefit of this option is that it enables funds to be used immediately to benefit the lake environment.

The following table provides information in relation to the preliminary cost estimates for the different elements of the precinct plan proposal.

The total cost for the work (if the eastern road improvements are included) is approximately \$200,000 above the available funds.

**Table One - Southern Foreshore Community Park Precinct**

Item	\$
Design Development/Planning Approvals/ Detailed Design & Tender Documentation	40,000
Demolition Works Road	40,000
New Paths	222,000
Structures Over Water	290,000
Road Works/Cul-de-sac	240,000
Landscaping	74,000
Street Furniture and Amenities	264,000
Eastern Road	300,000
Car parking	61,000
<b>Total</b>	<b>1,531,000</b>

To meet the current funding available Council could reduce the allocations for structures over water and street furniture. These items will be the subject of further review and cost estimating during detail design anyway.

However, if it is the case that the above funds are still required, then these elements are the ones that are more easily staged. By delivering the core infrastructure of roads, drainage, paths and landscaping first, Council will have achieved establishing the base to which further amenity type improvements can follow.

### Community Feedback

The last meeting of the B Ward Committee requested further consultation with the community associations interested in this project to be undertaken by Complete Urban. In response to this request a meeting was held 3 June 2014.

## 4.1 Lake Ainsworth - South Eastern Precinct - Options

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From the staff observations of the discussion, the majority support appeared to lie with the precinct plan option marked as Attachment C to this report.

Further feedback is expected, however it was also observed that the initial response of the majority at the meeting was that the concept of the access road had merit, subject to the design confirming that it could provide the required environmental mitigation measures.

The meeting also discussed the car parking associated with the path on the southern end of the lake. The Complete Urban design shows the parking on the southern side of the road. This side was selected to maximise the distance from the lake to the hard surface, however it is also acknowledged that this increases the number of pedestrians crossing the road and the cars are parked immediately adjacent to the caravan park.

It is possible to move some, or all, of these car parks to the northern side of the road. Another option is to reduce the number of car parks provided.

The meeting supported the proposal to consolidate the number of access points to the lake, however concerns were expressed that the board walk proposal may be too restrictive meaning the volume of people using the access points may result in unacceptable outcomes. The detail design phase could address this by either designing the board walk to allow access to the lake or simply reducing the scale of the board walk.

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

In respect to the funding for this project it is important to acknowledge that the funds have been sourced from the sale of operational land at Ross Street, Lennox Head.

Also, the current Council, as one of its first actions at the 28 September 2012 Ordinary meeting, resolved as follows in respect to the allocation of these funds:

*Resolution 270912/5 - That Council authorises the allocation of \$400,000 from the proceeds of the Ross Street land sale to engage a suitably qualified firm to prepare the detailed designs and associated plans for the redevelopment of the Lennox Head Surf Club, including improved drainage and parking outcomes, along with the possible closure of the eastern road access, as per the Lake Ainsworth Master Plan. The remaining Ross Street land sale proceeds are to be retained for the balance of the works required for this project.*

This resolution has meant that there is a presumption that some of the land sale proceeds will be allocated to obtaining approvals for the redevelopment of the Lennox Head surf club. Council needs to be mindful of this resolution when considering its preferred allocation of the monies available.

The Complete Urban report provides information in respect of the cost of the different options. For the surf club, demolition and replacement is reported as the most cost effective option.



## 4.1 Lake Ainsworth - South Eastern Precinct - Options

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For the precinct plan, it is expected that the conversion of the eastern road to an access road is less expensive than the alternative option to close and rehabilitate the eastern road and upgrade the western road.

In respect to the monies available to be allocated, the funds held in reserve from the land sale at the start of this financial year was \$1,350,000. Expenditure to date for this financial year is \$17,055.

The tender Council accepted with Complete Urban was based on a number of stages, with the contract able to be terminated after planning approvals are obtained, assuming Council then determines not to proceed with the next stage of the project based on adequate funding not being available.

An extract from the 22 August 2013 Ordinary meeting report on the tender for this project, explaining the contract, is as follows:

*Stage 1 of the contract will require Complete Urban Pty Ltd to undertake a review of the existing structure and report back to Council with options to either refurbish the existing building or to replace the entire building. Based on the options report, Council will then determine the scope of works for Stages 2 – 5.*

*A summary of the proposed stages, along with the tender figure for both options, is as follows (all figures ex GST):*

*Stage 1 – Review and Consultation - \$13,530  
Stage 2 – Concept Designs - \$26,690 or \$40,255  
Stage 3 – Design Development and Planning Approvals - \$35,300 or \$56,350  
Stage 4 – Detailed Design and Documentation - \$50,185 or \$103,335  
Stage 5 - Contract Administration and Site Supervision - \$40,375 or \$65,300*

*The contract states that stages four and five will be implemented subject to Council sourcing funding to allow the works to proceed. If no funding is allocated by Council then these stages will not be implemented.*

*The recommendation to this report is to accept the tender for the maximum amount of \$278,770 which is the tendered sum for the option to replace the building. This amount is the maximum to be paid under the tender, subject to approved variations, with the actual sum paid being dependent on the outcome of the two main options.*

### **Consultation**

Complete Urban has undertaken consultation with key stakeholders interested in this project.

This report briefly describes the feedback noted at a recent meeting with community representatives. Also, staff have communicated with the management of the Sport and Recreation Centre. The Council will also need to consult with Crown Lands Department in respect of this proposal.

### Options

#### **A. Precinct Plan Options**

The options for Council in respect of the precinct plan are:

1. Endorse the concepts in the Complete Urban report.
2. Amend part of the proposed concepts.
3. Reject the concepts.

If the Council is supportive of option one, there are several road layouts provided in the report. Of these option four (Attachment C) is recommended as it reduces the amount of hard surface and moves more of the infrastructure to the south, away from the lake.

For this option, the next phase to further develop the design will provide opportunities to review the issues identified in the earlier information regarding the initial community feedback for the proposal.

By providing in principle support to the concepts Council is confirming that its preferred direction is the balance in the report between open space amenity, environmental protection, surf club integration, car parking capacity and traffic management.

Option two is relevant if the Council prefers a different balance between these elements. For example, the report has been prepared on the basis of an objective to provide the same number of car parks as the current arrangements.

Alternatively, if the Council was prepared to accept an increased use of the street system (and the increased distance from these parks to the area), then more open space can be created for recreational and environmental purposes. Other aspects of the plan can be amended also if that is the direction of Council.

Overall, it is considered that the report provides an appropriate balance between the factors to be considered at this location. Therefore option one is recommended and this will enable the design to progress to the next phase.

#### **B. Eastern Road Options**

The options in respect of the eastern road are:

1. Maintain the adopted masterplan direction to close the eastern road
2. Provide an access road to the Sport and Recreation Facility.

For the reasons discussed in the report, option two is recommended as it is considered to provide the best balance between all the competing interests in this location. Significant environmental benefits can be obtained by reducing the road to a local access road and direct access is still available to the Sport and Recreation Centre.

## **4.1 Lake Ainsworth - South Eastern Precinct - Options**

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It is acknowledged that this is inconsistent with Council's adopted position in respect to the Lake Ainsworth Masterplan and Council is well within its rights to retain its position to close the eastern road.

Importantly, the options for the eastern road can be determined independently of the options for the precinct plan. This means if Council wishes to retain its long adopted position of closing the eastern road, the precinct plan can still continue to be implemented, as per the Complete Urban report.

### ***C. Allocation of Monies***

The next item needing clarification is the allocation of the available monies.

The two options are:

1. Allocate all available funds to undertake works to implement the precinct plan as per table one of this report, subject to the funding limitations available (i.e. the table one schedule of works is higher than the available funding).
2. Allocate \$100,000 to obtain planning approval for the new surf club, with the balance of the available funds allocated to undertaking the works in table one, subject to the funding limitations available. These funds would be deducted from the structures over water and street furniture and amenities allocations.

As Council has previously passed a resolution to allocate monies to the surf club approval process option two is included as the preferred recommendation.

If Council did not support this option the amount of \$100,000 would be allocated back to structures over water and street furniture and amenities.

### ***D. Precinct Plan Community Consultation Options***

The final matter requiring direction from Council is the next steps in the community consultation process. The following options are available.

1. Conduct a public exhibition of the Complete Urban report (without indicating a preferred direction from Council for some or all of the elements of the report).
2. Conduct a public exhibition of the Complete Urban report with Council's preferred direction included.
3. Advance to the next phase of the project and consult with key stakeholders regarding detail design issues.

Option three is considered a valid option on the basis that Council has consulted with key stakeholders to date and further consultation will be undertaken as the project develops, especially through the planning process.

The advantage of this option is the project is not delayed for approximately three months by an exhibition and reporting period.

The disadvantage of this option is the wider community has not yet been consulted and the key stakeholder groups have only recently been made aware of the recommendations from Complete Urban.

## 4.1 Lake Ainsworth - South Eastern Precinct - Options

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While further consultation will be a part of the next phase, options one and two provide the opportunity for the Council to receive feedback on the report, specifically in regards to the key decisions such as the retention or demolition of the surf club and the issue of the eastern road.

As these are important decisions to guide the direction of the project, public exhibition is recommended.

Furthermore, a public exhibition including Council's current preference is typically more valuable to residents interested in a matter and this in turn assists Council to understand the community response to a proposal.

For this reason, option two is recommended.

The recommendations that follow are listed separately to allow Council to determine which way it wishes to proceed in respect to the entire project.

### RECOMMENDATIONS

#### A. Precinct Plan Options

1. That Council endorses as its preferred option, the recommendation in the attached report from Complete Urban (Attachment A) that the strategic direction for the renewal and upgrade of the Lennox Head Surf Club be the demolition of the current facility and construction of a new facility on the site immediately to the south of the current facility.
2. That Council endorses as its preferred option that the further design for the Lake Ainsworth area is to be based on Attachment C to this report.

#### B. Eastern Road Options

3. That Council endorses that its preferred option for the redesign of the Eastern Road, is as an access only road, as per the drawing Option 2 in Attachment B to this report.

#### C. Allocation of Available Monies

4. That Council confirms its preferred allocation of the currently available monies is as follows, subject to further detailed design and assessment:

<b>Southern Foreshore Community Park Precinct</b>	<b>\$</b>
Design Development/Planning Approvals/ Detailed Design & Tender Documentation	40,000
Demolition Works Road	40,000
New Paths	222,000
Structures Over Water / Street Furniture / Amenities	253,000
Road Works/Cul-de-sac	240,000
Landscaping	74,000
Eastern Road	300,000
Car parking	61,000
<b>Total</b>	<b>1,230,000</b>

<b>Lennox Head Surf Club</b>	<b>\$</b>
Design Development and Planning Approvals	100,000

#### **4.1 Lake Ainsworth - South Eastern Precinct - Options**

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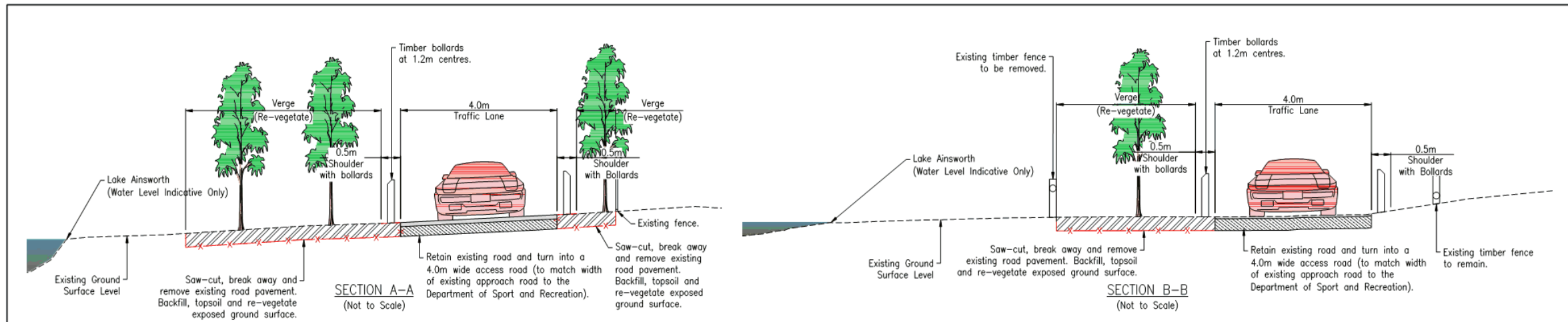
*D. Precinct Plan Community Consultation Options*

5. That Council authorises for public exhibition the attached report from Complete Urban, along with Council's preferred approaches as per points one to four, with a further report to be presented to Council assessing the response to the exhibition.

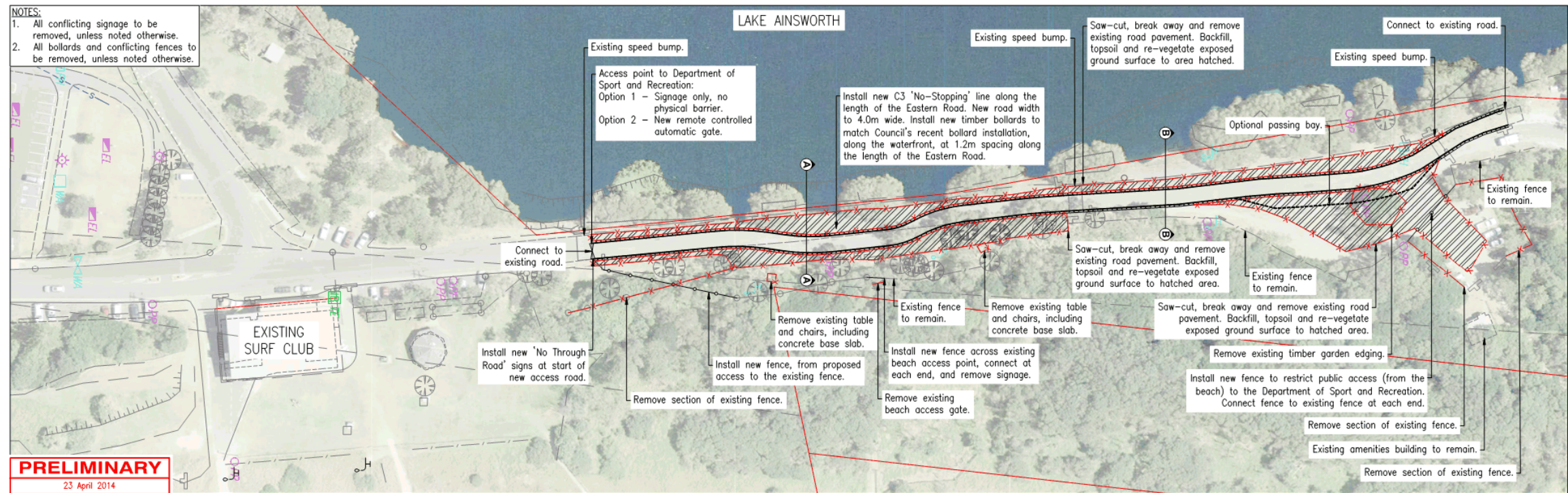
**Attachment(s)**

1. Attachment A - Lake Ainsworth Lennox Head Surf Club Stage 1 Report (Under separate cover)
2. Attachment B - Lake Ainsworth Eastern road options combined Fig 2
3. Attachment C - Lake Ainsworth Option 4 Consolidated Concept Plan

Attachment B



- OPTION 1:**
- Reuse existing road surface and reduce to 4.0m wide (road drains to lake).
  - Control parking by installing bollards along each side.
  - Control access to Department of Sport and Recreation.



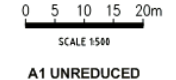
**PRELIMINARY**  
23 April 2014



**Ballina Shire Council**  
Eastern Road Re-design  
Option 1

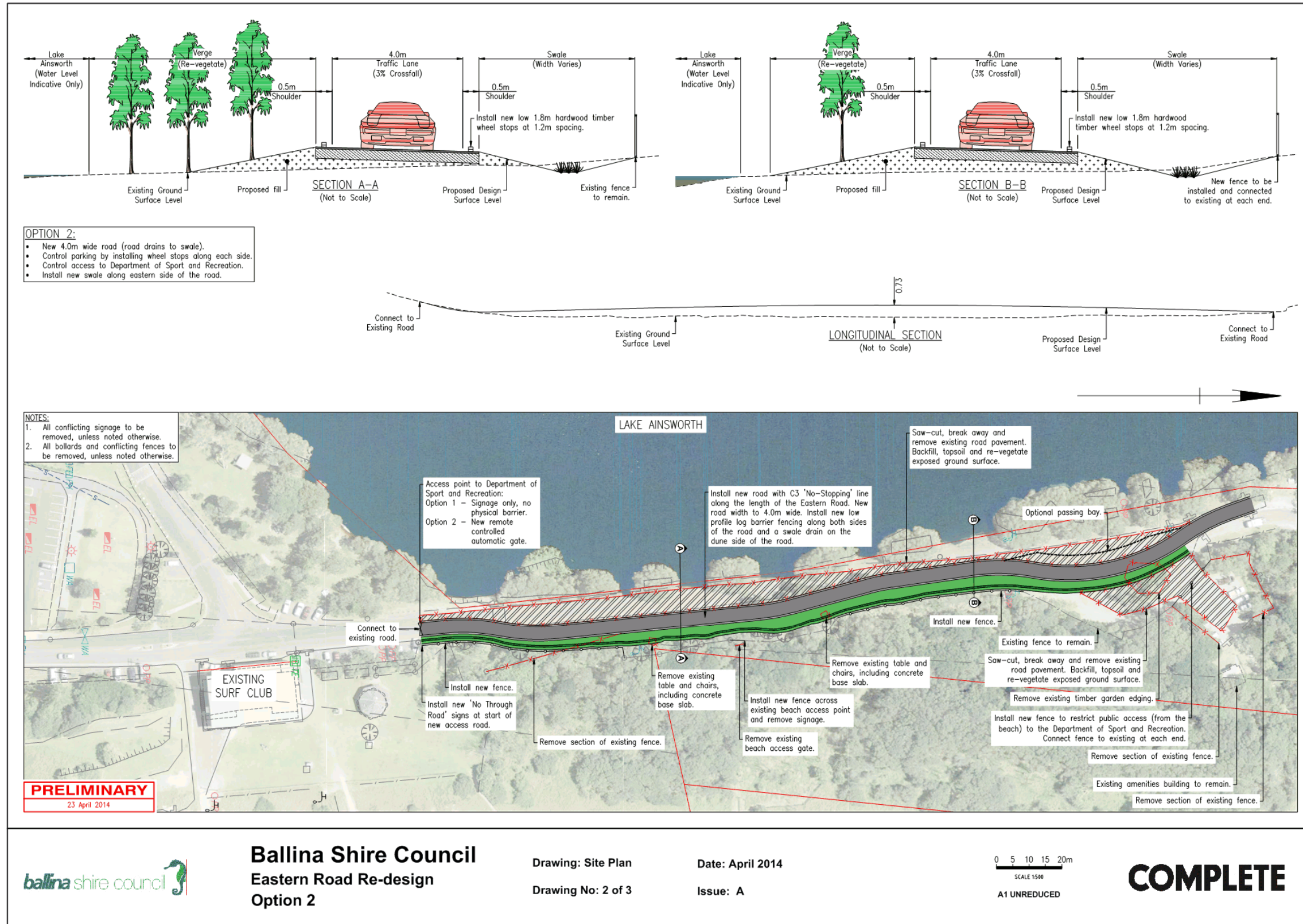
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Drawing No: 1 of 3

Date: April 2014  
Issue: A

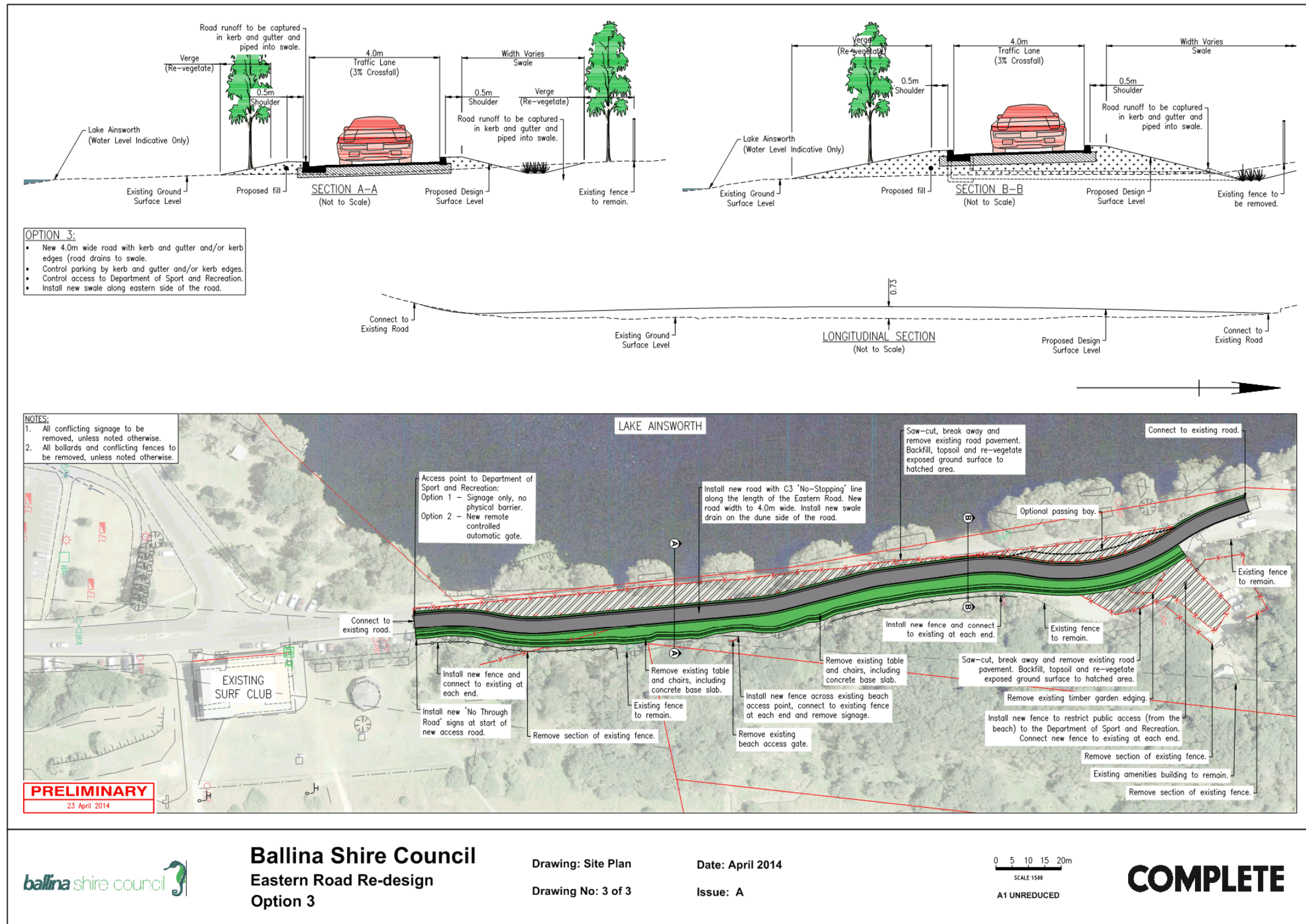


**COMPLETE**

Attachment B

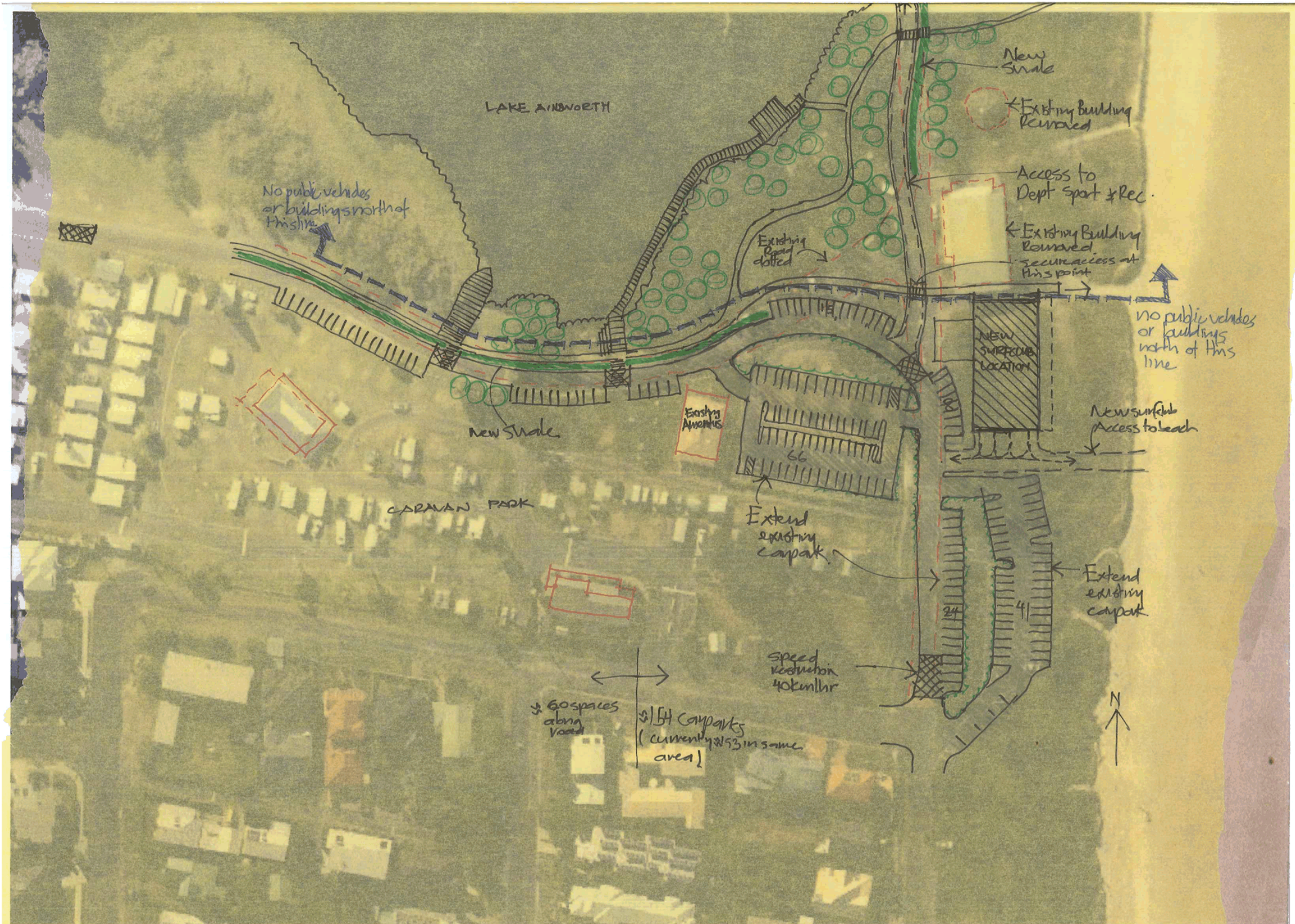


Attachment B





Attachment C



## **4.2 Wollongbar Sports Fields - Project Update**

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### **4.2 Wollongbar Sports Fields - Project Update**

**Delivery Program** Open Spaces and Reserves

**Objective** To review the project budget based on the latest available information.

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#### **Background**

At the Facilities Committee meeting held 19 November 2013, Council resolved to confirm the budget for the Wollongbar Sports Fields project at \$7,153,106. This budget was derived following a workshop to review the costs for the various components of the project and to then determine the agreed level of works. At that time, the cost of works expenditure already undertaken, or committed to be undertaken, was \$2,119,924. Following this decision in November 2013, architectural services were engaged to undertake the design of the buildings for this project. This report discusses the implications to the budget arising from this more detailed design process.

#### **Key Issues**

- Project budget

#### **Information**

The architect and staff have met with representatives of both the rugby and tennis clubs on several occasions to assess the functional needs for the proposed facilities.

For the rugby area, the design has identified benefits in constructing separate buildings, one for the rugby clubhouse and one for the public facilities and change rooms. Design drawings for the proposed arrangements are provided in Attachment One. In the design the buildings are integrated, however the physical separation assists with future management and current funding issues.

The Council's intent for the Tennis Club has been to provide a "like for like" replacement of the existing facilities at Alstonville. The club has been consulted during the design phase and a design drawing is provided as Attachment Two.

The adopted budget for all these buildings is currently \$650,000 with \$300,000 allocated to the tennis clubhouse and the balance of \$350,000 being for the rugby amenities building (with the club to then fund the clubhouse). Both designs (excluding the rugby clubhouse) have been costed by a quantity surveyor (QS).

## 4.2 Wollongbar Sports Fields - Project Update

The QS report for the tennis clubhouse has a preliminary estimate of \$372,049 (ex GST), \$72,000 over the current budget. One option is to stage the provision of the storage shed and hit up wall that are included. These elements are provided at the existing facility and are estimated to cost \$72,000.

The preliminary design provided for metal cladding on the walls of the building however the tennis club has requested a brick construction for ease of maintenance and longevity of the building. This change to the proposed building materials increases the building cost by \$11,000.

Council's architect prefers the design of the metal cladding for design appearance and he does not consider the maintenance of this material to be an issue compared to the brick option. The Council may wish to provide further direction in respect of this issue.

The QS report for the rugby amenities building has a preliminary estimate of \$499,483 (ex GST), \$150,000 over the budget. A response to these budget issues is discussed in the options section of this report. Also a section 96 application to amend certain consent conditions was lodged with Council on 17 April 2014. Following the determination of this application, Council's consultant will advance the detailed design drawings for the sporting fields and associated infrastructure with the aim to call tenders for the construction works by August 2014, with construction expected to commence in late 2014.

### Legal / Resource / Financial Implications

The adopted budget for this project is as per table one.

**Table One – Budget (\$'000) (November 2013)**

<b>Description</b>	<b>Budget</b>
Part A: Roadworks and Associated Works	1,203
Part B: Stormwater Drainage and Associated Works	400
Part C: Sewerage Reticulation	75
Part D: Water Reticulation	72
Part E: Miscellaneous:	
Rugby Amenities Buildings	350
Architectural Design and Documentation	45
Approval Fees for Clubhouses	8
Tennis Clubhouse	300
Tennis Courts	360
Final Grade and Trim Sports Surfaces	21
Cultivate Subgrade with Gypsum for Ground Cover	107
Oz Tuff Turf to Rugby Oval	59
AC Netball Courts	100
Grass Netball Courts	20
Power supply to site	300
Pit and Pipe Infrastructure	105
Ancillary Cabling	90
Site Main Switchboard and Formed Pit Underneath	70
Precinct Switchboards	60
Rate Two Lighting Ramses Street	80
Internal Street Lighting Category P3 for Ramses Street	55
Lighting to Car Park – Sealed Spaces	55
Tennis lighting – Poles and Luminaires	130
Rugby lighting – Poles and Luminaires - one field	90
Netball lighting – Poles and Luminaires - two courts	50
Chain Wire Fence, Bollards, Gates, Council Fees	72

## 4.2 Wollongbar Sports Fields - Project Update

Description	Budget
<b>Sub Total – Parts A to E</b>	<b>4,277</b>
Additional PC Items	99
Contingency (15%)	657
Add Expenditure Incurred or Committed as at June 2013	2,120
<b>Total Estimated Expenditure</b>	<b>7,153</b>

Attachment Three to this report provides the more detailed budget for this project as reported to the November 2013 meeting.

As per that attachment Council reviewed all the various works that could be included in the project and identified works as essential, desirable, items to be amended through a section 96 and extras.

The attachment lists the works in the various columns with the Total Funded column being the items that were ultimately included in the works program.

The information outlined earlier in table one provides a summary of the works included.

Table two, as follows, then details how Council is funding these works.

**Table Two – Summary of Funding Sources by Financial Year**

Description	2012/13	2013/14	2014/15	Totals
BBRC Grant	1,758,000	2,738,000	0	4,496,000
Interest Accrued on Grant	0	141,000	0	141,000
Commercial Opps Reserve	0	1,684,000	0	1,684,000
Sports Fields Capital Budget	0	0	148,000	148,000
Ballina Heights Loan Reserve	0	284,000	0	284,000
Property Development Reserve	0	400,000	0	400,000
<b>Total</b>	<b>1,758,000</b>	<b>5,247,000</b>	<b>148,000</b>	<b>7,153,000</b>

All of these funds are available, with the 2014/15 Sports Fields Capital budget available from 1 July 2014.

In respect to actual expenditure to date that information is summarised in table three.

**Table Three – Expenditure to Date**

Description	2012/13	2013/14	Total
Advertising	5,193	0	5,193
Dominic Finlay Jones – Architect	0	25,250	25,250
Geotechnical	17,040	0	17,040
Council Fees	1,231	3,849	5,079
Council Staff	6,557	8,090	14,647
Council Plant	0	6,690	6,690
Cardno Design Contract	43,305	46,577	89,882
Legals for BBRC	17,094	687	17,781
Newton Denny Chapelle – Planning	76,170	5,900	82,070
Peachey Earthmoving	1,531,197	69,682	1,600,879
Project Management - Zerk	57,016	48,168	105,184
Valuations for BBRC	2,000	2,250	4,250
Other	1,538	9,395	10,932
<b>Total</b>	<b>1,758,341</b>	<b>226,537</b>	<b>1,984,878</b>

## **4.2 Wollongbar Sports Fields - Project Update**

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This total expenditure figure of \$1,984,878 is actually less than the expended and committed figure in table one as table three represents actual expenditure incurred. Committed expenditures that have not yet been incurred include the Cardno contract for the design of the fields, along with items such as project management.

In respect to the BBRC legal and valuation costs these expenses are no longer being charged to this budget and a fee is also now being charged to grant applicants to minimise the cost to Council.

### **Consultation**

Both the rugby and tennis clubs have been consulted and have provided input to the designs.

### **Options**

The current budget includes an amount of \$656,502 for contingencies as per table one. In total the latest cost estimates for the buildings indicate a budget shortfall of \$222,000 (\$72,000 plus \$150,000). From a risk management perspective it is preferred for the contingency sum to be maintained at the above amount, at this early stage of the project.

However, the cost estimates for the civil works will be further reviewed once detail design is completed and should Council proceed to tender, market pricing information will then be available.

Typically it is reasonable to reduce the budget amount for contingency once further market and design information is available to eliminate or transfer some of the project management risks. An appropriate contingency sum is required to ensure the Council is in a position to respond to latent conditions, required changes of scope, design issues and reasonable contract variations.

Therefore the options for Council are:

1. Revise the total budget by an increase of \$222,000
2. Review the budget following the detail design and tender evaluation phases of the project, and in the interim reduce the contingency budget.

The disadvantage of option one is that it would divert funds from other projects or delay this project until sufficient funds are available. This is not preferred until it is determined that such action is essential.

Selecting option two now does not preclude revising the budget later, if necessary, prior to awarding a tender. The tender assessment process can be used to change the scope of works and reduce the pricing. On this basis option two is recommended, however it is important Council note the risks associated with reducing the contingency sum at this point in time.

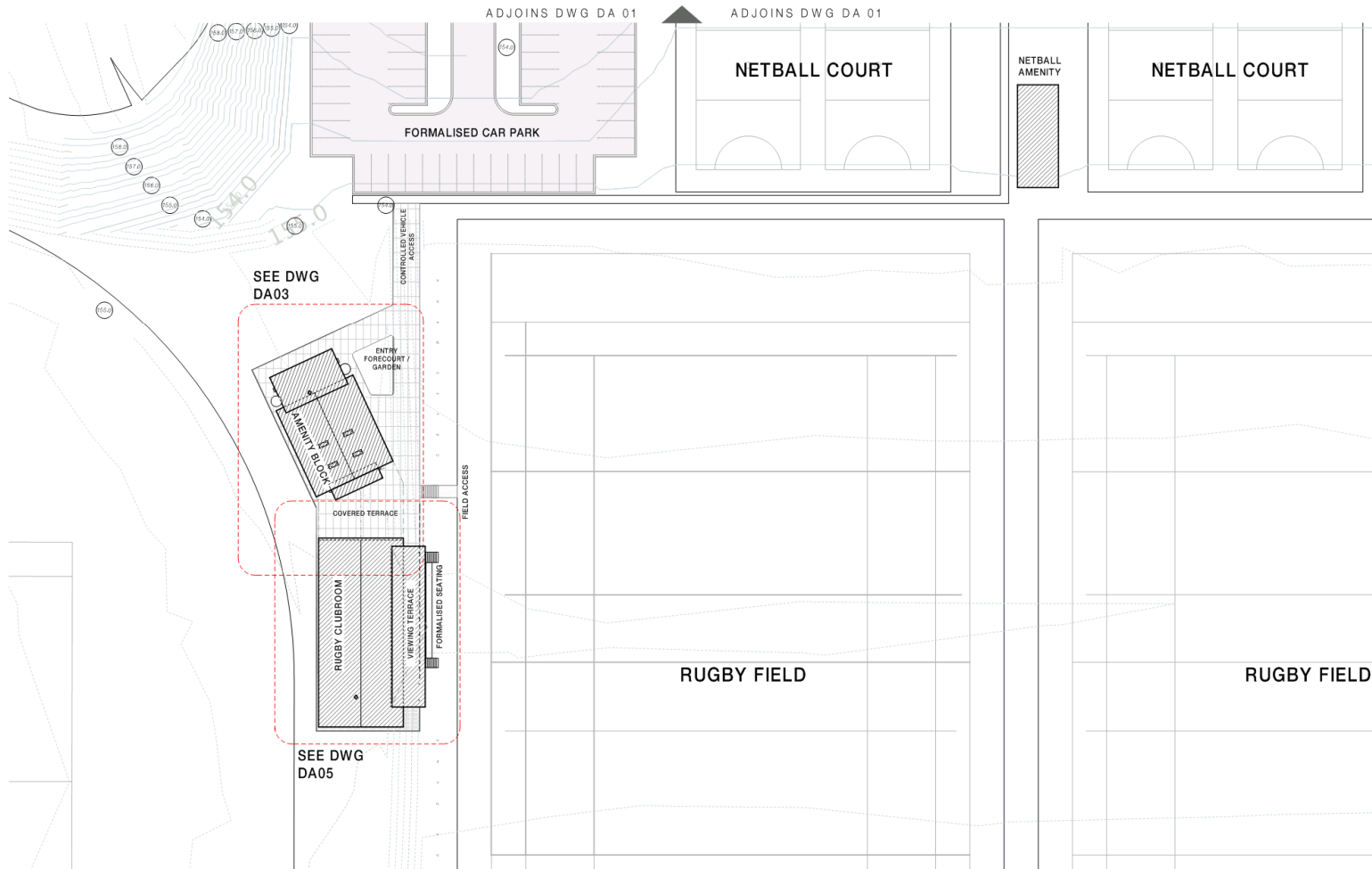
**RECOMMENDATIONS**

1. That Council approves an increase of \$222,000 to the budget line items for clubhouse and amenities buildings within the Wollongbar Sports Fields project budget, with the source of these funds to be a corresponding reduction in the contingency allocation.
2. That Council notes the need to reassess the contingency budget during the next phases of the management of this project.

**Attachment(s)**

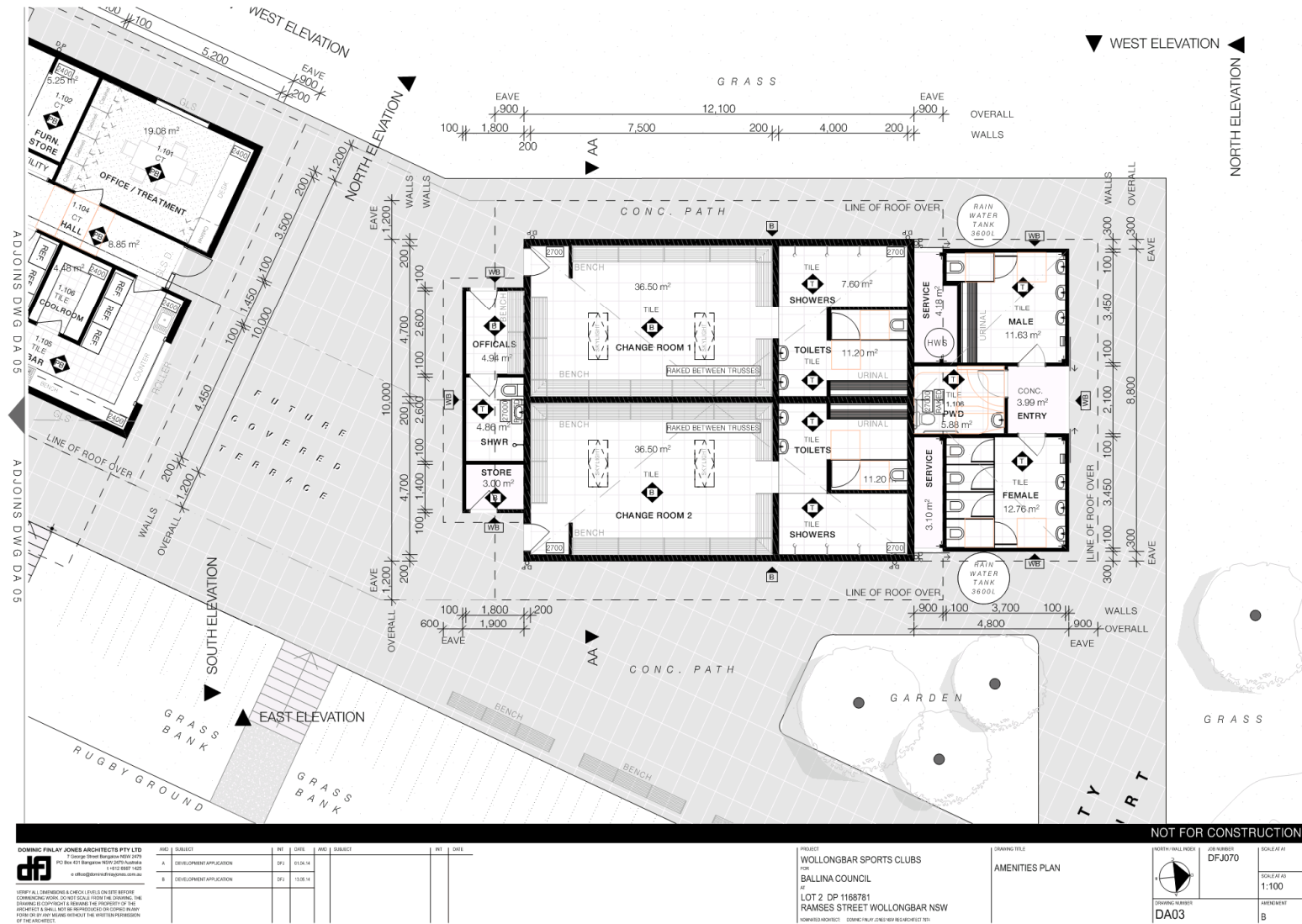
1. Attachment 1 - Wollongbar Sports Field - Rugby Clubhouse + Amenities Amended
2. Attachment 2 - Wollongbar Sporting Fields - Tennis Clubhouse Amended
3. Attachment 3 - Budget Summary as presented to Council during July to December 2013

Attachment 1



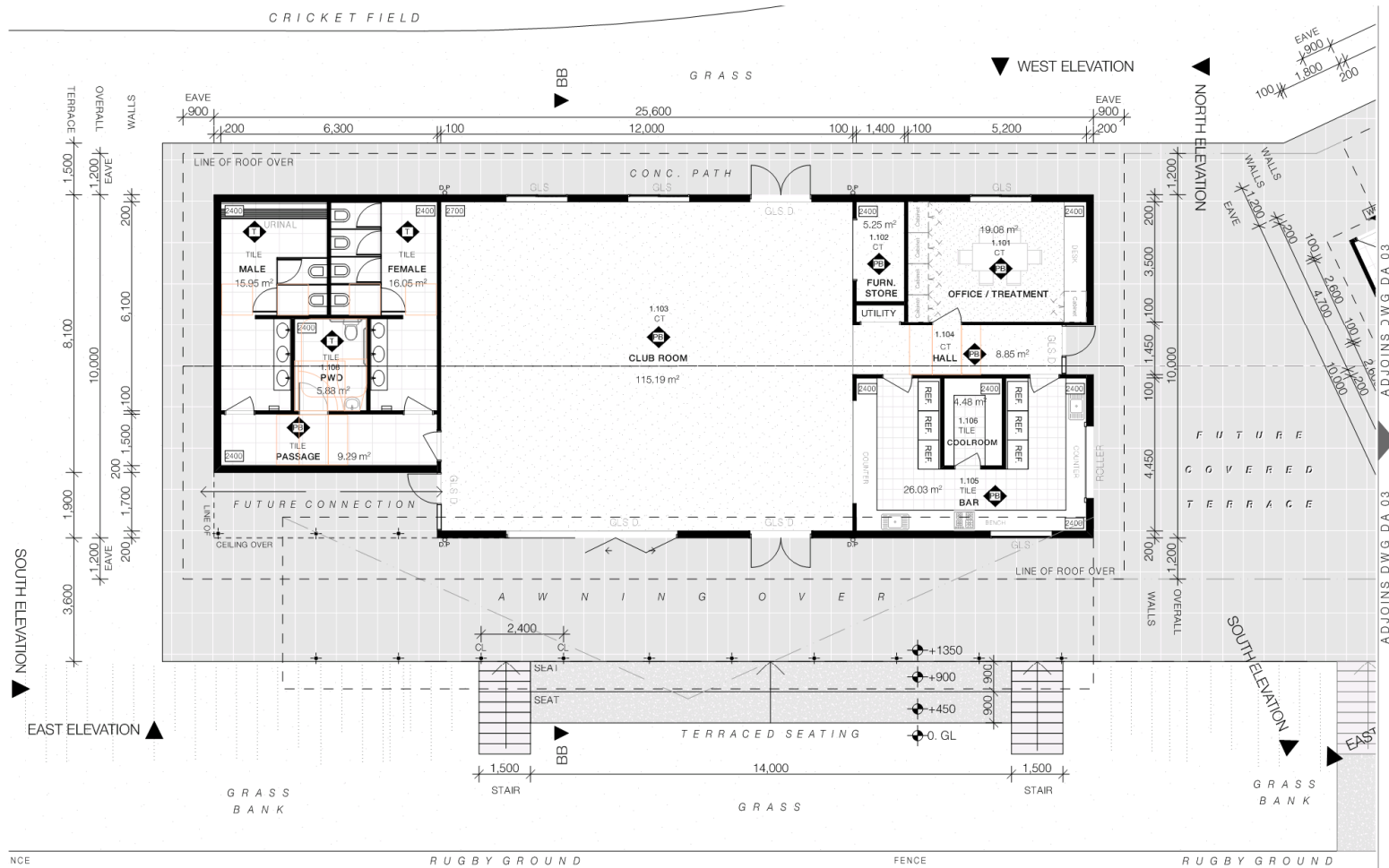
 <b>DOWNING FIRLAY JONES ARCHITECTS PTY LTD</b> 10/111 George Street, Ballina NSW 2460 PO Box 421 Ballina NSW 2460 T +61 67 559 1425 E info@downingfirlayjones.com.au		NO. SUBJECT A DEVELOPMENT APPLICATION SP1 03/14 B DEVELOPMENT APPLICATION SP2 13/14	INT. DATE SP1 03/14 SP2 13/14	NO. SUBJECT INT. DATE	PROJECT WOLLONGBAR SPORTS CLUBS FOR BALLINA COUNCIL AT LOT 2 DP 1168781 RAMSES STREET WOLLONGBAR NSW <small>FORMERLY MOORVILLE COMMON FIRM WOLLONGBAR DISTRICT</small>	DRAWING TITLE SITE PLAN CONT.	NORTH-WALL POLE  DRAWING NUMBER DFJ070 SCALE (A1) 1:500 AMENDMENT B	NOT FOR CONSTRUCTION
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Attachment 1





Attachment 1

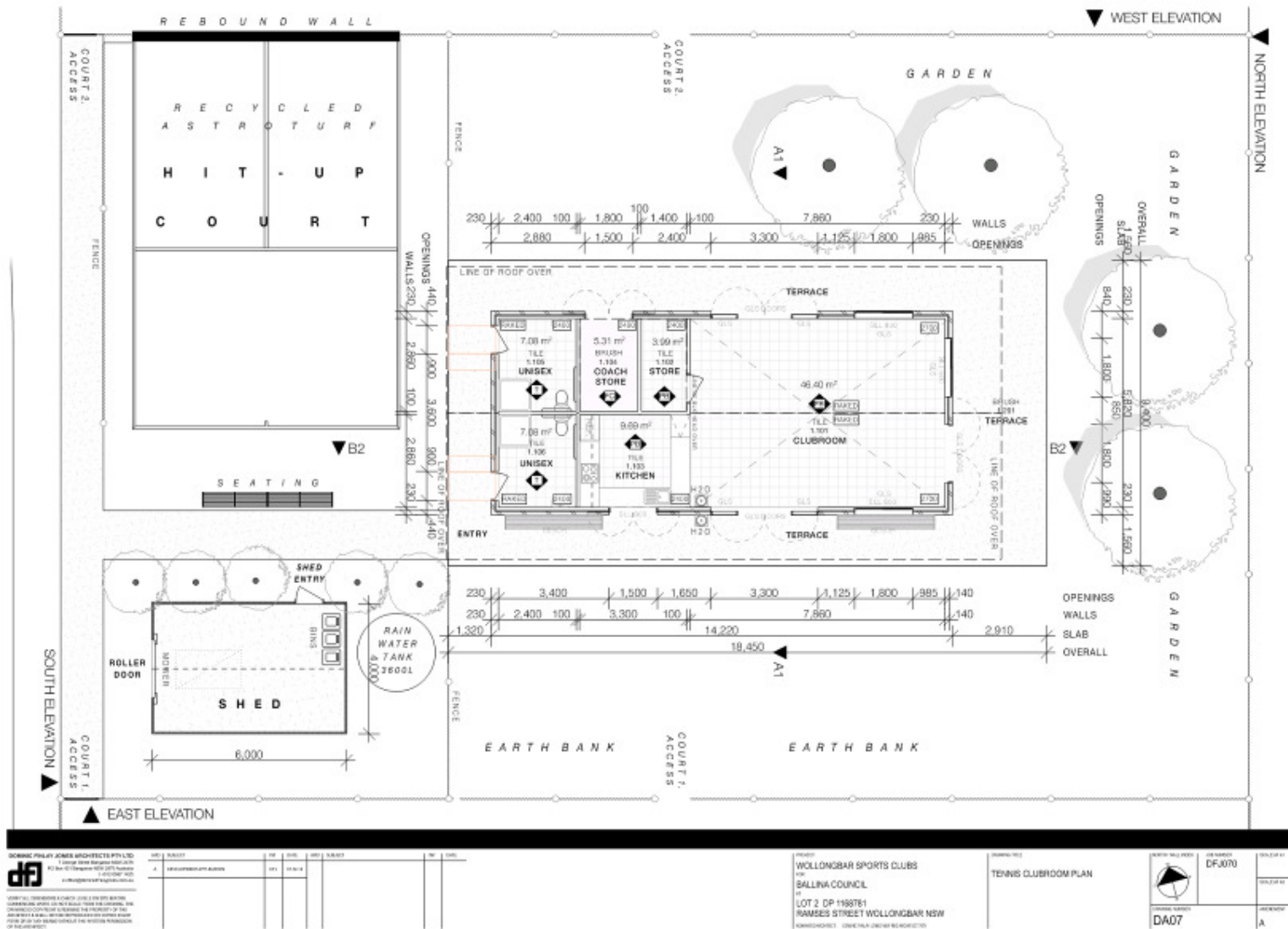


**NOT FOR CONSTRUCTION**

<p><b>DOMING FINLAY JONES ARCHITECTS PTY LTD</b>                  1/100 GERRARD STREET SOUTH                  SYDNEY NSW 1585                  PH: 02 9550 1233                  E: info@domingfinlayjones.com.au</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO</th> <th>SUBJECT</th> <th>REV</th> <th>DATE</th> <th>BY</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>DEVELOPMENT APPLICATION</td> <td>SP1</td> <td>02/14</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>DEVELOPMENT APPLICATION</td> <td>SP1</td> <td>13/14</td> <td></td> <td></td> </tr> </tbody> </table>	NO	SUBJECT	REV	DATE	BY	CHK	1	DEVELOPMENT APPLICATION	SP1	02/14			2	DEVELOPMENT APPLICATION	SP1	13/14			<p>PROJECT:                  WOLLONGBAR SPORTS CLUBS                  FOR                  BALLINA COUNCIL                  LOT 2 DP 1168781                  RAMSESE STREET WOLLONGBAR NSW</p>	<p>DRAWING TITLE:                  RUGBY CLUBROOM PLAN</p>	<p>DATE:                  DFJ070</p> <p>SCALE:                  1:100</p> <p>AMENDMENT:                  B</p>
NO	SUBJECT	REV	DATE	BY	CHK																	
1	DEVELOPMENT APPLICATION	SP1	02/14																			
2	DEVELOPMENT APPLICATION	SP1	13/14																			

VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORKS. DO NOT SCALE FROM THIS DRAWING. THE DIMENSIONS OF CONSTRUCTION SHALL BE THE DIMENSIONS OF THE ARCHITECT'S WORK. ALL WORK SHALL BE APPROVED BY THE BALLINA COUNCIL BEFORE COMMENCING WORKS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORKS AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE WORKS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORKS AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE WORKS.

Attachment 2



## Attachment 2



Attachment 3

WOLLONGBAR SPORTS FIELDS - BUDGET SUMMARY - AS PRESENTED TO COUNCIL DURING JULY TO DECEMBER 2013										
DESCRIPTION	Unit	Qty	Rate	Total Project	Items Funded			Total Funded	Excluded / (Extras)	
					Essential	Desirable	Section 96 Extras			
<b>PART A - ROADWORKS AND ASSOCIATED WORKS</b>										
<b>PRELIMINARY WORKS</b>										
Cleaning and grubbing, removal of old fences and remove vegetation including chipping and disposal	Ha Prov Qty	5	10,000.00	52,000	52,000		52,000	0		
Site Construction Temp Fencing / Health and Safety Building Standard about perimeter of work areas	m	3,600	10.00	36,000	36,000		36,000	0		
Provision for traffic	item	1	20,000.00	20,000	20,000		20,000	0		
<b>EARTHWORKS</b>										
Respread topsoil to a depth of 150mm on footpaths, batters and playing fields and balance areas.	m3	9,855	4.90	48,290	48,290		48,290	0		
Remove to site stockpile and replace unsuitable material as per site inspection/direction	m3	500	9.00	4,500	0		0	4,500		
Earthworks won on site for use on leads to roads, verges, batters and fields										
Selected earthworks on cut to fill for sports fields & building pad and access roads and car parks.	m3	17,240	8.60	148,264	148,264		148,264	0		
Extra to Rip 'medium/hard' rock, load out and place on sports fields	m3	500	4.40	2,200	0		0	2,200		
Extra for detailed excavation in rock for services (Provisional Quantity)	m3	50	241.00	12,050	0		0	12,050		
Subgrade replacement under road pavements (being for extra over depth beyond 300mm)	m3	500	30.00	15,000	0		0	15,000		
<b>KERB AND GUTTER</b>										
Standard concrete kerb and gutter complete including compaction of foundation and kerb adaptors.	m	340	55.00	18,700	18,700		18,700	0		
(a) Layback Kerb and gutter fronting residential lots	m	2,140	55.00	117,700	0		0	117,700		
(b) Layback Kerb and gutter elsewhere	m	340	40.00	13,600	13,600		13,600	0		
(c) Edge Restraint fronting residential lots	m	860	40.00	34,400	0		0	34,400		
(d) Edge Restraint elsewhere	m	164	45.00	7,380	7,380		7,380	0		
Trim and compact roads/parking area subgrade (excl construction access)	m2	13,500	3.20	43,200	43,200		43,200	0		
<b>INTERNAL PAVEMENTS</b>										
Pavement material as specified. Supply and spread including compaction and trimming. Solid volume.										
(a) Base Course DGB20 - sealed roads and car park (100mm)	m3	1,150	86.00	98,900	98,900		98,900	0		
(b) Sub - Base Course DGS40 - sealed roads and car park (100mm)	m3	1,150	82.00	94,300	94,300		94,300	0		
(c) Sub - Base Course CBR 15 - unsealed car park (100mm)	m3	1,150	65.00	74,750	74,750		74,750	0		
<b>PAVEMENT SURFACING</b>										
Primer seal with 7mm	m2	11,595	3.65	42,322	42,322		42,322	0		
Asphaltic concrete surfacing including supply, broom, prime coat, place, compact and test.	m2	11,595	14.25	165,229	0		0	165,229		
(a) 25mm compacted depth to roads and car parks	m2	11,595	7.00	81,165	81,165		81,165	0		
(b) Two coat seal to roads and car parks										
<b>CONDUITS</b>										
Conduits for Telstra. Excavate and backfill, including disposal of surplus material, supply, lay and joint as specified. 125mm dia, conduit pipe and warning tape. (Provisional Quantity)	m	1,000	55.00	55,000	55,000		55,000	0		
Service conduits for water supply. Excavate and backfill including disposal of surplus material, supply, lay and joint 100mm dia, conduit pipe. (Provisional Quantity)	m	40	50.00	2,000	2,000		2,000	0		
Brass markers placed in kerb. (Provisional Quantity)	No	4	150.00	600	600		600	0		
<b>SUBSOIL DRAINS</b>										
(a) Subsoil drains complete with 100mm dia corrugated PVC subsoil pipe including excavation, supply, lay, connection to gullies or manholes, cleanouts and backfill with approved filter material, including disposal. (Provisional Quantity)	m	3,100	28.00	86,800	0		0	86,800		
(b) Additional Twin Subsoil along major toe of cut batters (Provisional Quantity)	m	40	42.00	1,680	0		0	1,680		
<b>LANDSCAPING</b>										
Grassing to non turf coverage including stick raking and mtce of all areas except sealed roads and car parks	Item	1	84,800.00	84,800	84,800		84,800	0		
(a) Turfing including supply, place, fertilise and maintenance on maintenance areas	Item	1	34,400.00	34,400	0		0	34,400		
(b) Planting within site along road corridors	Item	1	113,500.00	113,500	0	30,000	30,000	83,500		
(c) Establishment of turf on sporting fields	Item	1	60,000.00	60,000	60,000		60,000	0		
(d) Landscaping replanting with rainforest species between batter and boundary	m2	18,000	6.00	108,000	108,000		108,000	0		
<b>CONCRETE</b>										
Concrete footpath/bikeway 25mpa, including excavation, form, SL62 reinforcement, place, joints and trim.										
(a) Bikeway 2m wide x 150mm thick (Provisional)	m	960	105.00	100,800	0		0	100,800		
(b) Internal linkage paths 1.2m wide x 100mm thick (Provisional)	m	340	90.00	30,600	30,600		30,600	0		
(c) Rammed Sl entry to Rifle Range - 1.2m wide x 100mm thick	m	190	90.00	17,100	0		0	17,100		
Standard pram ramps (Provisional)	No	4	400.00	1,600	1,600		1,600	0		
<b>SIGNS</b>										
Supply and erection of street or directional signs complete	No	4	325.00	1,300	1,300		1,300	0		
Supply and erection of traffic signs complete as specified	No	2	600.00	1,200	0		0	1,200		
(a) Hazard Marker	No	2	750.00	1,500	1,500		1,500	0		
(b) No Through Road	No	3	750.00	2,250	2,250		2,250	0		
(c) Keep left	No	1	750.00	750	750		750	0		
(d) Give Way										
<b>LINEMARKING</b>										
Supply and install line marking and use of marker discs for parking bays and as specified	PSum	1	10,000.00	10,000	10,000		10,000	0		
Miscellaneous line marking (if needed)	PSum	1	10,000.00	10,000	0		0	10,000		
<b>TESTING</b>										
(a) Testing of earthworks quality and compaction to Level 1 standard (building platforms only)	Psum	1	2,000.00	2,000	2,000		2,000	0		
(b) Density Testing Bulk Earthworks at rate of 1 per 1,000m3.	No	27	288.00	7,776	7,776		7,776	0		
(c) Density Testing Gravel Pavements at rate of 1 per 100m.	No	20	250.00	5,000	5,000		5,000	0		
(d) CBR Testing - Subgrade and Site CBR 15 Materials as directed (Provisional Qty)	No	12	750.00	9,000	9,000		9,000	0		
<b>WALLS / FENCING</b>										
Retaining wall area including concrete footings - Rock boulder wall max. H = 2m (Provisional Quantity)	m2	70	267.00	18,690	0		0	18,690		
<b>MISCELLANEOUS</b>										
Field survey control to contractor and finish level DTM survey and supply of as constructed drawings	PSum	1	20,000.00	20,000	20,000		20,000	0		
<b>TOTAL PART A - ROADWORKS AND ASSOCIATED WORKS</b>				<b>1,916,295</b>	<b>1,142,646</b>	<b>30,600</b>	<b>30,600</b>	<b>713,049</b>		

(CONTINUED ON FOLLOWING PAGE)

Attachment 3

WOLLONGBAR SPORTS FIELDS - BUDGET SUMMARY - AS PRESENTED TO COUNCIL DURING JULY TO DECEMBER 2013										
DESCRIPTION	Unit	Qty	Rate	Total Project	Items Funded			Total Funded	Excluded / (Extras)	
					Essential	Desirable	Section 96 Extras			
<b>PART B - STORMWATER DRAINAGE AND ASSOCIATED WORKS</b>										
<b>PIPEWORK</b>										
Excavate for, supply, lay and joint including sand backfill to obvert										
(b) 375mm dia RCP Class 3	m	675	95.00	64,125	64,125		64,125	0	64,125	0
(c) 450mm dia RCP Class 2	m	280	144.00	40,320	40,320		40,320	0	40,320	0
(d) 600mm dia RCP Class 2	m	150	188.00	28,200	28,200		28,200	0	28,200	0
(e) 750mm dia RCP Class 2	m	40	350.00	14,000	14,000		14,000	0	14,000	0
(f) 900mm dia RCP Class 2	m	110	483.00	53,130	53,130		53,130	0	53,130	0
Extra excavation in rock (Provisional Quantity)	m3	10	250.00	2,500	0		0	2,500	0	2,500
Extra sand / dust back filling road to subgrade if ordered (Provisional Quantity)	m3	10	150.00	1,500	0		0	1,500	0	1,500
a) Stormwater Quality Treatment Devices	No	7	10,000.00	70,000	70,000		70,000	0	70,000	0
<b>STORMWATER PITS</b>										
Construct junction pits complete including extra excavation beyond trench width, covers, step irons, benching										
(a) 600 x 900 Field Inlet	No	10	1,350.00	13,500	13,500		13,500	0	13,500	0
(b) 600 x 900 with Galv Grate Inlet (Heavy Duty) and Lintel	No	32	1,805.00	57,760	57,760		57,760	0	57,760	0
(c) 2100 x 1200 Reinforced Concrete Box Culvert and Headwalls(Prov Item)	No	1	25,000.00	25,000	25,000		25,000	0	25,000	0
<b>INLETS / OUTLETS</b>										
Standard concrete precast outlet/inlet including headwall complete for:										
(a) 375mm dia	No	5	405.00	2,025	2,025		2,025	0	2,025	0
(b) 450mm dia	No	1	450.00	450	450		450	0	450	0
Stone pitching for scour protection (as directed) (Prov Qty)	m2	100	185.00	18,500	0		0	18,500	0	18,500
Table drains from headwall inlets/outlets to downstream (Prov Qty)	m	100	5.00	500	500		500	0	500	0
<b>EROSION AND SEDIMENT CONTROL</b>										
Erosion Control Devices (Provisional Quantity)										
(a) Type 1 (Rock or Hay Bale Check Dams)	No	8	250.00	2,000	2,000		2,000	0	2,000	0
(b) Type 3 (Filler Fabric Fence)	m	400	8.00	3,200	3,200		3,200	0	3,200	0
(c) Type 5 (Wrap Gully Pits)	No	37	85.00	3,145	3,145		3,145	0	3,145	0
(d) Construction exit (incl cobble)	Item	1	3,500.00	3,500	3,500		3,500	0	3,500	0
(e) Extra Over for Stormwater sediment pond as detailed (earthworks / pipework included)	Item	1	7,000.00	7,000	7,000		7,000	0	7,000	0
Survey and supply of as constructed drawing to Local Authority standard by NDC	Psum	1	5,000.00	5,000	5,000		5,000	0	5,000	0
CCTV										
Closed Circuit Television Testing for Stormwater lines (CCTV)	m	1,834	4.11	7,538	7,538		7,538	0	7,538	0
<b>TOTAL PART B - STORMWATER DRAINAGE AND ASSOCIATED WORKS</b>										
				<b>422,893</b>	<b>400,393</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>400,393</b>	<b>22,500</b>
<b>PART C - SEWERAGE RETICULATION WORKS INTERNAL</b>										
<b>PIPEWORK</b>										
Excavate trenches including backfilling and disposal of excess spoil as directed including										
a) 150mm dia pipes of average depths: PVC SN8	m	120	75.00	9,000	9,000		9,000	0	9,000	0
b) Up to 2.0m deep	m3	5	241.00	1,205	0		0	1,205	0	1,205
Extra over Item 1 for excavation in rock (Provisional Quantity)										
<b>MANHOLES</b>										
Construction of 1050 dia standard manholes and lamp holes complete	No	3	2,500.00	7,500	7,500		7,500	0	7,500	0
Supply and construct house connection branches complete	No	3	210.00	630	630		630	0	630	0
Survey and supply of as constructed drawing to Local Authority standard	Psum	1	1,000.00	1,000	1,000		1,000	0	1,000	0
CCTV of Gravity Sewer Mains	m	120	12.29	1,475	1,475		1,475	0	1,475	0
Small Rising Main To SMH including pressure test of main	m	510	50.00	25,500	25,500		25,500	0	25,500	0
E-One Package Pump Station Duplex complete, including supply, install, commission to electrical supply	No	1	30,000.00	30,000	30,000		30,000	0	30,000	0
<b>TOTAL PART C - SEWERAGE RETICULATION INTERNAL</b>										
				<b>76,310</b>	<b>75,105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>75,105</b>	<b>1,205</b>
<b>PART D - WATER RETICULATION WORKS</b>										
<b>PIPEWORK</b>										
Excavation in trench	m	955	65.00	62,075	62,075		62,075	0	62,075	0
Extra backfilling trenches under road pavements Compacted Measure	m3	20	65.00	1,300	0		0	1,300	0	1,300
Extra Over Item 1 for excavation in rock (Provisional Quantity)	m3	5	250.00	1,250	0		0	1,250	0	1,250
Supply and installation of hydrant complete	No	5	872.00	4,360	4,360		4,360	0	4,360	0
Installation of stop valves complete	No	4	800.00	3,600	3,600		3,600	0	3,600	0
<b>WATER SERVICES</b>										
Domestic water services complete incl supply and installation of associated fittings	Item	2	515.00	1,030	1,030		1,030	0	1,030	0
SURVEY										
Survey and supply of as constructed drawings to Local Authority standards	Psum	1	500.00	500	500		500	0	500	0
<b>TOTAL PART D - WATER RETICULATION WORKS</b>										
				<b>74,115</b>	<b>71,565</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>71,565</b>	<b>2,550</b>
<b>PART E - MISCELLANEOUS / ELECTRICAL TRENCHING</b>										
Rugby Amenities	Psum	1	250,000.00	250,000	250,000		250,000	100,000	350,000	(100,000)
Architectural Design and Documentation	Psum	1	45,000.00	45,000	45,000		45,000	0	45,000	0
Approval Fees for Clubhouse	Psum	1	8,000.00	8,000	8,000		8,000	0	8,000	0
Tennis Clubhouse	Psum	1	200,000.00	200,000	200,000		200,000	100,000	300,000	(100,000)
Tennis Courts	No	6	60,000.00	360,000	360,000		360,000	0	360,000	0
Final Grade and trim sports surfaces	m2	42,600	0.50	21,300	21,300		21,300	0	21,300	0
Cultivate subgrade with gypsum for establishment of ground cover	m2	42,600	2.50	106,500	106,500		106,500	0	106,500	0
Supply and install Oz turf to Rugby oval ( one off)	m2	10,120	5.80	58,696	58,696		58,696	0	58,696	0
Provide AC Netball Courts complete	No	4	30,000.00	120,000	0		0	100,000	20,000	0
Power supply to site	No	4	5,000.00	20,000	20,000		20,000	0	20,000	0
Major underground pit and pipe infrastructure based on ultimate master plan	Psum	1	300,000.00	300,000	300,000		300,000	0	300,000	0
Ancillary cabling	Psum	1	105,000.00	105,000	105,000		105,000	0	105,000	0
Site main switchboard and formed pit underneath	Psum	1	90,000.00	90,000	90,000		90,000	0	90,000	0
Precinct switchboards	Psum	1	70,000.00	70,000	70,000		70,000	0	70,000	0
Internal street lighting based on a Category P3 installation excluding Peares Creek Road connection	Psum	1	120,000.00	120,000	0		0	80,000	40,000	0
Rate two lighting for Ramseys Street	Psum	1	80,000.00	80,000	80,000		80,000	55,000	130,000	0
Internal street lighting Category P3 for Ramseys Street connection only	Psum	1	55,000.00	55,000	55,000		55,000	55,000	110,000	0
Lighting to car park - Sealed spaces only	Psum	1	55,000.00	55,000	55,000		55,000	0	55,000	0
Lighting to cycleway / footpath	Psum	1	100,000.00	100,000	100,000		100,000	0	100,000	0
Rate two lighting for Peares Creek Road	Psum	1	40,000.00	40,000	40,000		40,000	0	40,000	0
Tennis lighting - Poles and luminaires only for all courts	Psum	1	130,000.00	130,000	130,000		130,000	0	130,000	0
Rugby lighting - Poles and luminaires only for one field	Psum	1	90,000.00	90,000	90,000		90,000	50,000	140,000	0
Netball lighting - Poles and luminaires only for two courts	Psum	1	50,000.00	50,000	50,000		50,000	0	50,000	0
Lighting to remaining cricket, rugby and netball areas	Psum	1	230,000.00	230,000	230,000		230,000	0	230,000	0
Supply and install 1.8m chain wire fence to southern boundary	m	500	85.00	42,500	42,500		42,500	0	42,500	0
Supply and install bollards to detail 1,000 lineal metres @ 1500 cis	No	120	75.00	9,000	9,000		9,000	0	9,000	0
Supply and install lockable gates to detail	each	2	3,000.00	6,000	6,000		6,000	0	6,000	0
Council fees for connections and inspection fees	Psum	1	15,000.00	15,000	15,000		15,000	0	15,000	0
<b>TOTAL PART E - MISCELLANEOUS</b>										
				<b>2,836,996</b>	<b>1,731,800</b>	<b>255,196</b>	<b>190,000</b>	<b>350,000</b>	<b>2,526,996</b>	<b>310,000</b>
<b>SUB TOTAL - PARTS A TO E</b>										
				<b>5,326,659</b>	<b>3,421,509</b>	<b>285,796</b>	<b>190,000</b>	<b>380,000</b>	<b>4,277,305</b>	<b>1,049,304</b>
ADD ADDITIONAL PC ITEMS				99,375	99,375				99,375	0
ADD CONTINGENCY		15%		813,898	528,133				656,502	157,396
<b>TOTAL ESTIMATED EXPENDITURE AS AT JUNE 2013</b>										
			<b>Total</b>	<b>6,239,881</b>	<b>4,049,016</b>	<b>328,665</b>	<b>218,500</b>	<b>437,000</b>	<b>5,033,182</b>	<b>1,206,699</b>
<b>ADD EXPENDITURE INCURRED OR COMMITTED AS AT JUNE 2013</b>										
				2,119,924					2,119,924	
<b>TOTAL ESTIMATED PROJECT COST</b>										
				<b>7,446,533</b>					<b>7,153,106</b>	

### **4.3 Community Services - Infrastructure Options**

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#### **4.3 Community Services - Infrastructure Options**

**Delivery Program** Community Facilities and Services

**Objective** To further consider a proposal to modify the usage of the Ballina Visitor Information Centre and the Kentwell Community Centre.

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#### **Background**

On 29 March 2014 the Council adopted a recommendation from its Finance Committee, which met on 18 March. That recommendation authorised the General Manager to commit resources to investigate a concept of transferring the function of Council's visitor services to the Kentwell Community Centre, and the existing Ballina Visitor Information Centre on River Street being adapted for use as a community meeting space.

The following report provides an update concerning further staff discussions that have been held in relation to this proposal. It is fair to say that the additional discussion has been prompted by more recent organisational budgetary considerations.

#### **Key Issues**

- Optimising service delivery
- Promotion of operational efficiencies

#### **Information**

There has now been a number of factors that have contributed to a "rethink" of the staff recommendations that were made to the Council's Finance Committee on 18 March.

Firstly, it should be said that staff believe a transfer of visitor functions to the Kentwell Community Centre remains a viable and practical option. It is considered to have locational advantages over the existing River Street site and would be beneficial in terms of addressing limited staffing options which currently exist in relation to servicing the meeting spaces within the Kentwell Community Centre.

It is also the case that the meeting spaces that are presently available for casual hire within the Kentwell Community Centre have been essentially 'at capacity' for the last few years and are inadequate to cater for ongoing demand. Replacing and increasing the availability of community meeting space by adapting the existing Visitor Information Centre for that purpose remains an option worth considering in the future.

### **4.3 Community Services - Infrastructure Options**

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Clearly, the scope of work required to convert both buildings for the alternative uses would be a considerable cost. In light of the relatively “tight” Council capital and operating budgets, staff have been reluctant to engage architectural services at this time. Apart from potential costs associated with the conversions, the extra factors that have now come into play in staff discussions are as follows:

#### ***Alternative or additional venue for visitor services***

There are two matters for consideration here. Firstly, the Council has expressed an interest in providing visitor services within the Lennox Head Cultural and Community Centre. This is yet to be actioned but is supported. The extent to which additional resources may be required, or whether existing community facilities or customer service staff can be trained to meet accreditation requirements, is under consideration.

The extent to which the administration and foyer areas within the Lennox Head Cultural and Community Centre will need to be modified for the additional service also needs to be assessed. However, initial investigations show that, at a minimum, the addition of a customer service desk is likely.

The second matter that is relevant in these considerations is the recent announcement by the State Government concerning planning for a new highway service centre on the western side of the Pacific Highway/Teven Road interchange in West Ballina. Roads and Maritime Services have recently called for expressions of interest (Eoi) by parties to operate this proposed centre. The Eoi provides that provision is to be made within the new development for visitor services. It would be expected that the selected operator of the new centre will contact Council in due course (assuming the relevant approvals are obtained and the centre is constructed) to ascertain how it wishes to provide a level of visitor services. Council’s deliberations in relation to that option may have consequences for service delivery elsewhere in the shire.

#### ***Supervision at the Kentwell Community Centre***

As outlined in the earlier report in relation to this matter, community facilities staff attend the Kentwell Community Centre on a part time basis to undertake reception duties and assist casual hirers where appropriate.

Whilst customer feedback is that this support is greatly valued, this deployment of staff impacts on service delivery at our other facilities. This situation has been alleviated to some extent with the recent commencement of Jackie Hoy in the position of Community Facilities Team Leader. However, it remains preferable to try and find an alternative solution to the current staffing demand at Kentwell.

It is now proposed that expressions of interest be called from not for profit-type groups or organisations to provide reception and support services for casual hirers of the Kentwell Community Centre meeting rooms, preferably five days each week. In return, the selected organisation would occupy the front administration section of the building at a “peppercorn” rental, from which the organisation would conduct its operations.

### 4.3 Community Services - Infrastructure Options

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Ideally, the new “tenant” would be compatible in terms of their operations with the other reasonably long-standing tenants within the building.

This model of service delivery is a bit unusual for a local government authority. However, it is potentially a good solution in the particular circumstances as staff look to respond to the challenges of a restricted budgetary situation.

#### ***Friends of the Library***

The other factor that staff has had regard for is the situation relating to the Friends of the Library (Friends).

Councillors will recall having considered the Friends group in its recent deliberations concerning the refurbishment of the Ballina Library. Initially, Friends had indicated that it would financially support the library renovation but subsequently withdrew that support when the Council decided it would not authorise the library expanding into the Richmond Room, for the time being.

Friends had been offered a space within the Ballina Visitor Information Centre (VIC) to conduct its activities, however this offer was declined.

Friends, under a new executive, have now written to Council indicating it would gratefully accept the offer of the area at the rear of VIC if it remains available.

From staff's perspective, this is an acceptable arrangement, subject to the details of the relationship being agreed to and documented. It is envisaged that the area to be allocated to Friends can be adequately defined without the need for walls or other partitions to be erected. Most importantly of course, the current operations of the VIC will not be adversely affected by the “loss” of this space.

It is envisaged the area could be offered to Friends for an initial period of two years. Thereafter, the arrangement would be reviewed having regard for the broader operational needs of Council. It would be made clear to Friends that the Group cannot be guaranteed ongoing use of the building beyond the initial period.

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

Essentially, this report and the one presented to Council's Finance Committee meeting on 18 March have been about attempting to utilise staff and other public resources more effectively.

Whilst staff is appreciative of the Council's support to examine options for the relocation of the services, it is suggested that the status quo be maintained for the time being. The only “downside” of this is that there may be occasion where demand for meeting space within the Kentwell Community Centre is not able to be accommodated. However, staff will attempt to minimise these occurrences through the allocation of space within our other community facilities, where practicable.

#### **Consultation**

No community consultation has occurred in relation to the matter contained in this report.



## 4.3 Community Services - Infrastructure Options

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### Options

In relation to engaging architectural services to investigate options for adapting the Ballina Visitor Information Centre and part of the Kentwell Community Centre, it is open to the Council to request that this be done. This is the current position.

Upon further consideration of this option however, particularly having regard for the current budgetary pressures and the NSW Government's announcement concerning the proposed highway service centre and the inclusion of visitor facilities within it, the preferred option is to take no action for the time being.

In relation to staffing at the Kentwell Community Centre, Council has the option of maintaining the current arrangements of part time attendance and reception services. The preferred course however is to assess whether there are any community-based organisations which might benefit from the use of the reception/administration area in return for providing support for casual hirers of these meeting spaces. If this option is not able to be implemented (through a lack of interest from community groups) staff will continue to retain existing services.

In relation to the use of the area at the rear of the Ballina Visitor Information Centre by Friends of the Library, the Council may either support or decline this proposal. The preference is to support the proposal.

The Council may prefer to invite public expressions of interest for the use of this available area, to improve transparency of the process. It is suggested however that this is not necessary as the arrangement of the Friends' occupation of this quite small area would only be temporary. Also, Friends operate to support another Council service, being the Library, therefore it is suggested a competitive process would not be warranted.

### RECOMMENDATIONS

1. That Council notes the contents of this report relating to options for the use of the Ballina Visitor Information Centre and the Kentwell Community Centre.
2. That Council, for the time being, take no further action to investigate the transfer of services between the Ballina Visitor Information Centre and the Kentwell Community Centre based on the contents of this report.
3. That an expression of interest process be initiated, inviting Ballina based not for profit and community based organizations to temporarily occupy the administration area of the Kentwell Community Centre, at a "peppercorn" rental, in return for the provision of reception and support services for casual hirers of meeting rooms within this facility.
4. That Council offers the Friends of the Library the use of the rear area of the Ballina Visitor Information Centre for an initial period of two years, at a "peppercorn" rental. That the General Manager be authorized to finalise the terms and conditions associated with this usage agreement, with the Council seal to be attached to any agreement, if necessary.

#### **4.4 Multi Purpose Indoor Sports Facility - Project Update**

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#### **4.4 Multi Purpose Indoor Sports Facility - Project Update**

**Delivery Program** Community Facilities and Services

**Objective** To further examine site options for the future construction of a multi-purpose indoor sports facility.

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#### **Background**

The Council, at its Ordinary Meeting held on 27 March 2014 considered a report in relation to the abovementioned facility. That report was one of a number which the Council has considered in recent years as it has endeavoured to select a site for this facility and a building layout which best responds to the community's needs, and which is affordable.

Following its most recent deliberations, the Council decided to confine its further consideration of a site for the proposed facility to its own land located within the Southern Cross Industrial Estate in Ballina.

The Council resolved as follows:

- 1. The Council notes the contents of this report relating to the planning for a new multi-purpose sports facility and draft master planning for the Kingsford Smith Reserve in Ballina;*
- 2. That the Council commits to planning for a multi-purpose indoor sports facility on Council-owned land within the Southern Cross Industrial Estate in Ballina. That the General Manager prepare a further report which identifies options and a preferred site within the estate.*

This report aims to respond to the above resolution.

#### **Key Issues**

- Provision of community-based infrastructure.
- Timeline and resource implications.
- Alternative use of industrial land.

#### **Information**

Two aerial photographs are attached to this report. The first of these illustrates an area of the Southern Cross Industrial Estate in the vicinity of Boeing Avenue and Cessna Crescent, highlighting parcels of land owned by the Council which are presently zoned for industrial purposes and available for purchase or lease. One could describe these parcels as being "ready to go" for development, subject of course to relevant Council approvals being obtained.

#### **4.4 Multi Purpose Indoor Sports Facility - Project Update**

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For the purpose of illustration only, a nominal site area of 8,000m<sup>2</sup> has been selected and drawn on the plan on the site opposite the Harvey Norman Centre in Boeing Avenue. This provides a “feel” for the area of land that is likely to be required for a new facility.

This is simply based on a building floor area of 3,625m<sup>2</sup> for a three court, single level facility and a reasonable allowance being made for carparking. That building configuration is one of a number of options that have previously been presented to the Council by our consultant, PDT Architects. The site area and shape would ultimately depend on the detail of a specific proposal.

The highlighted area in blue opposite to and on the northern side of the Harvey Norman Centre cannot be considered for the new indoor facility at this time. The reason for this is that these allotments were rezoned, at the request of Council’s Commercial Services Unit, to facilitate bulky goods retailing. The effect of the change in zone is also to preclude indoor sporting and recreation facilities. If the Council wished to pursue the development on one or other of these parcels, it would be necessary to further adjust the Local Environmental Plan 2012 (LEP).

If the Council wishes to nominate part of the land adjacent to the Harvey Norman Centre for the facility, it will be necessary to prepare a planning proposal and have that assessed and determined by the Minister for Planning. This procedure would take about six to twelve months, at best estimate, and resources are currently available for this purpose. Concurrently, Council could engage its consultant to prepare a development application for the facility on that site, but it would not be submitted to Council’s Development and Environmental Health Group for assessment until it became evident that the planning proposal was likely to be approved.

The second aerial photograph illustrates a conceptual future planned northern expansion of the Southern Cross Industrial Estate, including an extension of Boeing Avenue and provision for a new road linkage between North Creek Road and the Ballina Byron Gateway Airport.

This expansion area is the subject of current rezoning action involving the preparation of various technical reports by or on behalf of Council’s Commercial Services Unit.

The point of providing this future development plan is to illustrate that medium to longer term site options for the construction of an indoor sporting facility within the Southern Cross Estate will be available if the Council chose not to provide for it on land that is already developed.

A primary benefit of seeking to rezone land that is immediately adjacent to the Harvey Norman complex (along Boeing Avenue) is that the Council is being seen to be responsive to an identified community need for indoor sporting infrastructure.

To “hold off”, as it were, and wait for part of the northern area of the Southern Cross Industrial Estate to be rezoned and developed (ie the land becomes physically available and fully serviced) would likely cause considerable further delay for the project.

#### 4.4 Multi Purpose Indoor Sports Facility - Project Update

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Proceeding with the Boeing Avenue site would enable the Council to be well placed to attract grant funds (assuming consent is obtained) for the facility's construction. The Council would have provided a very tangible commitment to the project.

Alternatively, considering the facility as part of the broader planning for the expansion of the Southern Cross Industrial Estate has the potential to provide for a more integrated outcome and would not directly impact on the land adjacent to the Harvey Norman complex that has been specifically identified by the Council for bulky goods retailing purposes. Importantly, the land zoned for bulky goods purposes is intended as a key location to service demand for bulky goods facilities in the shire to the year 2026.

The only other Council-owned site within the Southern Cross Industrial Estate which might be considered for the facility is land fronting Piper Drive which is currently leased to Norfolk Homes, and on which relocatable dwellings are being manufactured. Norfolk Homes' lease continues until December 2015, apparently with no option to renew. The company's desire to continue with its operation on this site beyond the current lease term has not been ascertained.

If the Council wished to signal that this is the preferred site for a future indoor sports facility, additional work can be undertaken to confirm its suitability in terms of available area etc. It is noted that under the terms of Council's LEP, the development and use of the Piper Drive site for the proposed indoor sports facility is currently permissible with the Council's consent.

#### **Crown Lands Legislation White Paper**

Since the 27 March 2014 report to Council the NSW State Government has issued a White Paper that is reviewing how Crown land is currently managed. An overview of that White Paper, as per the Crown Lands' website, is as follows:

*The NSW Government recently undertook a comprehensive review of all legislation that regulates Crown land. The Government plans to develop consolidated, streamlined legislation to underpin the management of Crown land in the future. The White Paper contains proposals to develop one new piece of legislation that will replace eight existing Acts, streamline existing provisions, simplify the management of Crown reserves and reduce red tape.*

A copy of the White Paper is available via the following link:

[http://www.lpma.nsw.gov.au/crown\\_land/comprehensive\\_review\\_of\\_nsw\\_crown\\_land\\_management/crown\\_land\\_legislation\\_white\\_paper](http://www.lpma.nsw.gov.au/crown_land/comprehensive_review_of_nsw_crown_land_management/crown_land_legislation_white_paper)

One of the key proposals arising from this review is the possibility that Crown land, that is not of Regional or State significance, will be transferred to the ownership of the local council. There is a range of criteria that will need to be met for this to occur but what this potentially does do is improve the feasibility of Crown land sites, such as the Old Depot site, or even Kingsford Smith Reserve, as viable options for the placement of this facility.

#### **4.4 Multi Purpose Indoor Sports Facility - Project Update**

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For example, if Council was not required to finance the acquisition cost of the Old Depot site the benefits of locating the indoor sports facility on that location, from a financial perspective, far outweigh the revenue foregone by using zoned industrial land at the Southern Cross Estate. Submissions close for the White Paper on 20 June 2014 and Council's Strategic and Community Facilities Group is in the process of providing a response to the draft document.

#### **Sustainability Considerations**

- **Environment**  
The future construction of an indoor sporting facility should have negligible environmental impacts if it were to be constructed on land within the Southern Cross Industrial Estate. The selected site would have been through a rigorous environmental impact assessment process that will have concluded its suitability for the type of development envisaged and/or for general industrial purposes.
- **Social**  
The new facility will be the Council's response to a demonstrated community demand for improved public indoor recreation infrastructure.
- **Economic**  
The ability for the Council to deliver the new facility will be balanced against the competing demands for available Council funds. In all likelihood, the construction of the new facility will be contingent upon the receipt of external funding.

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

The Council has explored numerous options for the construction of the proposed indoor sporting facility. These investigations have predominantly related to public land (both Council and Government owned), with more recent consideration also given to other privately owned property.

The Council's decision to now plan for the facility within the Southern Cross Industrial Estate will mean that the selected land will be withdrawn from potential sale, or will not be available for commercial lease. This will have consequential impacts to projected income to be derived from the estate. The approximate extent of this impact can be assessed by reference to the land pricing table that is provided on the first attachment to this report.

Council has approximately \$350,000 still set aside; being funds sourced from Council's Property Reserves, to advance this project.

#### **Consultation**

Community engagement concerning the provision of an indoor sporting facility in Ballina has been extensive over a prolonged period. However, the more recent decision by the Council to plan for the facility within the Southern Cross Industrial Estate has not been the subject of formal community consultation. This will be undertaken if either a development application or a planning proposal is prepared.

### Options

Having considered and subsequently rejected other site options, the Council's current position is to plan for the facility on land it owns within the Southern Cross Industrial Estate.

The site options contained in this report include developed land opposite or north of the Harvey Norman site, "greenfield" land comprising a future expansion of the estate, or land adjacent to Piper Drive which is leased to a private company until December next year.

In the case of both the currently developed land (on Boeing Avenue) and the "greenfield" area, an amendment to the Council's local environmental plan is required before the Council could assess and favourably determine a development application. A planning proposal to enable the development on the Boeing Avenue land will be substantially less difficult to process, and involve a much shorter timeframe than one relating to the "greenfield" area. Similarly, a site on Boeing Avenue would be more easily developed and involve less capital expense than the alternative site.

As a general observation the third site, fronting Piper Drive and currently occupied by Norfolk Homes, would appear to be relatively straight forward to develop, and the proposed use is currently permissible under the terms of the LEP, with Council's consent. A development application could be prepared, assessed and determined during the remaining period of the current lease. Funding is available within the current budget to enable this.

The remaining options available to the Council are to abandon planning for the facility, select an alternative site or revisit one of the other sites that have previously been rejected.

Irrespective of the site that is ultimately chosen, and for which development consent is obtained, it is relevant to note that a funding commitment for the construction of a new facility and associated infrastructure has not been allocated in the Council's four year Delivery Program.

As funding is still not available for construction an interim option could be for Council to delay a further decision on this project until the outcomes from the current Crown Lands White Paper are known. This paper has the potential to completely change Council's attitude to the use of Crown land, particularly if there are plans to transfer certain parcels to the outright ownership of Council.

It is unclear what the final timeframe will be on the State Government to finalise its review, but what is known is that pilot programs on the proposals in the White Paper will commence shortly with a mixture of coastal, regional, metropolitan and rural councils. Ballina has not been selected as one of those pilots.

Due to the large potential upside of the White Paper the preference is to defer any further action on the indoor sports centre until the White Paper is finalised. This will then allow Council to revisit this matter within the next six to 12 months. Overall this is considered to be the preferred option as there could be significant benefits gained from the Crown Land review.

#### **4.4 Multi Purpose Indoor Sports Facility - Project Update**

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If Council was not supportive of this approach as it requires a more immediate response the preferred option would be to obtain consent for the Piper Drive site currently held under lease until the end of 2015. Council would then ensure a new lease arrangement is not entered into and that the land is not nominated for sale.

Council's consultant would then commence preparation of a development application, including an environmental impact assessment and design plans of the facility. If approved, funding for the project would then be sought.

#### **RECOMMENDATIONS**

1. That Council notes the contents of this report relating to siting options for the construction of a proposed indoor sporting and recreation facility within the Southern Cross Industrial Estate in Ballina.
2. That Council confirms that no further action is to be taken on the preferred site for the Indoor Sports Facility, until the outcomes of the current State Government review of the Crown Lands Legislation is known, as this review has the potential to significantly improve the feasibility of utilising Crown land as the preferred location for this facility.

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

1. Aerial photograph - Industrial Land Supply / Southern Cross Industrial Estate, Ballina
2. Aerial photograph - General Arrangement Layout / Ballina 'Airport Road'



**Industrial Land Supply**  
**Southern Cross Industrial Estate, Ballina**

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## 4.5 Ballina Surf Club - Project Update

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### 4.5 Ballina Surf Club - Project Update

**Delivery Program** Governance and Finance

**Objective** To determine how Council wishes to progress the construction of Building B.

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#### **Background**

The construction of the new Ballina Surf Club has seen the completion of the main building, the realignment of Compton Drive and the opening of the new car park. The major item still to be completed is referred to as Building B, being the storage shed.

The report that follows provides options for the construction of this building, an update on the funding of the project, along with any other outstanding matters relating to the finalisation of the project.

#### **Key Issues**

- Building B options
- Funding

#### **Information**

The last major update Council received on the status of this project was in June 2013 where Council resolved as follows:

1. *That in respect to the occupation of the Ballina Surf Club building, Council approves the offer of a 20 year sub-licence to the Ballina Lighthouse and Lismore Surf Lifesaving Club, based on the standard terms and conditions as outlined within this report. Council approves the attaching of the Council seal to this sub-licence.*
2. *That Council confirms, subject to further discussion, that this sub-licence agreement will entitle the Ballina Lighthouse and Lismore Surf Lifesaving Club to use of the upstairs function / meetings rooms without paying a hire charge (other costs such as cleaning still applicable) based on one week night per month (Monday to Thursday) and three nights per annum (Friday or Saturday) for presentations etc.*
3. *That Council notes the occupation of the café and kiosk will be the subject of a further report once the expressions of interest process closes.*
4. *That Council notes the contents of the current status of the budget for the Ballina Surf Club building.*
5. *That Council gives in-principle support to the kiosk rental being directed to the Ballina Lighthouse and Lismore Surf Club with this matter to be resolved once Council assesses the expressions of interest for the café and kiosk.*

## 4.5 Ballina Surf Club - Project Update

Since that date Council has issued the lease for the kiosk and café with both facilities having now operated since late December 2013. The Ballina Lighthouse and Lismore Surf Lifesaving Club (BLLSLSC) has also occupied the facility since December 2013, albeit that they have not signed the licence forwarded to them by Council. This issue is dealt with later in this report.

In respect to the budget the most recent update on that component of the project was reported to the Commercial Services meeting on 15 October 2013 where Council endorsed the following budget information.

**Table One - Budget Update – October 2013 (\$)**

Description	Expended October 2013	Remaining Expenditure	Updated Budget
<b>Main Building</b>			
Building Contract	3,534,500	3,000	3,537,500
<b>Sub Total</b>	<b>3,534,500</b>	<b>3,000</b>	<b>3,537,500</b>
<b>Consultant's Fees</b>			
Acoustics – CRG	3,500	2,700	6,200
Architect – Archimages	184,100	5,900	190,000
Electrical / Mechanical Engineering – MDA	64,900	5,100	70,000
Engineering and Project Mgmt – Ardill Payne	302,000	8,000	310,000
Geotechnical – Shaw Urquhart	15,000	0	15,000
Planning – Newton Denny Chapelle	29,400	5,600	35,000
Quantity Surveyor – Turner Townsend	4,000	0	4,000
Other Specialist Sub Consultants	26,100	0	26,100
<b>Sub Total</b>	<b>629,000</b>	<b>27,300</b>	<b>656,300</b>
<b>Other Costs</b>			
Council / DPI Fees	398,600	6,400	405,000
Council Field Staff	34,800	5,200	40,000
Credit on Council Section 94 Contributions	0	(124,000)	(124,000)
Crane Hire	12,000	0	12,000
Legal Fees – Allens	78,200	0	78,200
Security, Elect Equip / Furn – CAV and Ors	42,900	21,100	64,000
Signage – Armsign	12,500	0	12,500
Other Miscellaneous Costs	102,900	7,100	110,000
<b>Sub Total</b>	<b>681,900</b>	<b>(84,200)</b>	<b>597,700</b>
<b>Total – Main Building</b>	<b>4,845,400</b>	<b>(53,900)</b>	<b>4,791,500</b>
<b>Other Infrastructure Works</b>			
Storage Shed – Revised Estimate	0	500,000	500,000
Car Park and Pathway – Revised Estimate	10,200	389,800	400,000
Compton Drive	155,000	595,000	750,000
Electrical - Temp Low Voltage Connection	0	11,500	11,500
Electrical Substation	0	100,000	100,000
Land Acquisition – 4,000 sq metres @ \$10	0	40,000	40,000
Stairs from Shared Pathway to front	0	50,000	50,000
Contingency	0	57,000	57,000
<b>Sub Total</b>	<b>165,200</b>	<b>1,743,300</b>	<b>1,908,500</b>
<b>Total Project</b>	<b>5,010,600</b>	<b>1,689,400</b>	<b>6,700,000</b>

The car park, pathway and Compton Drive works have since been completed which leaves the major works outstanding as the construction of Building B.

The information that follows provides an overview of the status of this project, along with updates on all other outstanding matters.

**Building B - Options**

In respect to the construction of Building B, three proposals have been put forward, being:

- Option One - Two storey storage shed with gym included
- Option Two - One storey storage shed with gym included
- Option Three - Storage shed as originally envisaged without gym

The reason why the gym has been included in options one and two is that Councillors have expressed an interest in retaining room three in the main surf club building (located on the first floor at the western end of the building), as a meeting / function room. As this is the area where a gym was originally located it will be necessary to relocate the gym space to Building B to ensure that the BLLSLSC receive the facilities originally proposed.

Meeting room three has not been hired to date due to uncertainty over its future, plus it was also being used on an interim basis for storage. Council’s Community Facilities Team has been advised to offer the room for hire in the short term to generate revenues, as and when opportunities arise.

The original planning consent and design for Building B was based on an area of approximately 384 square metres to store boats, life saving equipment etc.

Following Councillor feedback in respect to the relocation of the gym, basic concept plans have been drawn up for options one and two, with these plans included as the first two attachments to this report. A Quantity Surveyor’s (QS) report was then prepared and a copy of that report is included as the third attachment. Table two provides a summary of the QS report, along with an estimated cost for option three (the original plan) based on the application of the standard square metre rates applied in options one and two.

**Table Two – Building B Options**

<b>Description</b>	<b>Option 1 (\$) Two Storey with Gym</b>	<b>Option 2 (\$) One Storey with Gym</b>	<b>Option 3 (\$) One Storey without Gym</b>
Building Area – square metres	630	643	392
Add bin enclosure	included	included	32
<b>Total Area</b>	<b>630</b>	<b>643</b>	<b>424</b>
QS construction rate per square metre	763	743	Say 750
<b>Estimate</b>	<b>480,000</b>	<b>478,000</b>	<b>318,000</b>
Add approximate area of change rooms	15	15	15
Construction rate per square metre	750	750	750
Indicative cost estimate for change rooms	12,000	12,000	12,000
Indicative cost for passenger lift	15,000	0	0
<b>Estimate including Change Rooms</b>	<b>507,000</b>	<b>490,000</b>	<b>330,000</b>

Points of note in respect to these figures include:

- A basic design for option three is included as attachment four, albeit that the gym is included. Once the gym is removed, the floor space is 392 square metres. This is largely consistent with the original planning consent (i.e. 384 square metres).

#### 4.5 Ballina Surf Club - Project Update

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- Archimages Architecture, being the firm who designed the main building, has expressed some concerns that the increased floor space of the storage shed with the gym included may impact on the visual amenity of this location, along with there being ground space limitations, therefore their preference is to provide a two storey facility as per option one.
- A bin enclosure is included in the estimates for all three options. This was not included in the original plan however based on the actual operation of the café, additional enclosure space is now needed for two industrial bins and for four to ten glass bins for the cafe to cover bottles used as part of their liquor license. There is also a need for two to four extra bins for the function rooms. Currently there is no space or area to store extra bins that is not unsightly, and / or does not create issues of public use, where exclusive use is needed.
- Table two includes an allowance for additional space for change rooms in all three options. The need for these facilities has been raised by some residents and it is a matter for Council to determine whether it wishes to include basic change rooms as an extension to Building B.
- The estimates in table two exclude professional fees, development application and construction certificate fees, additional Council developer contributions, service connections etc.
- A Section 96 Application to amend the original consent (DA 2011/541) will be required if the gym is relocated to Building B due to its increase in size, with developer contributions most likely applicable, albeit that Council has the ability to waive contributions for community facilities.
- The building areas are based on feedback from the BLLSLSC. The BLLSLSC has now provided a more detailed concept plan for their preferred layout for Building B and that plan is included as attachment five. The total floor area in that design is 635 square metres. This plan has not been separately costed and the QS square metre rate could potentially increase due to the variety of services proposed in this latest design.
- The BLLSLSC's plan also proposes that the building be designed to accommodate a second level at some stage in the future. This will result in additional costs for footings, framing etc.
- The BLLSLSC recognise that this building will cost more and they have verbally advised that they are prepared to pay for any amount relating to the construction cost of this building, above \$600,000; i.e. if the building costs more than \$600,000 they will pay the extra. If Council supported this proposal the details of what is included in the construction cost would need to be clearly documented before any tender was accepted to ensure that there were no disputes at the end of the project.
- The BLLSLSC has also expressed concern that the QS construction rates of approximately \$750 per square metre may be on the low side and if this is correct it could result in a further increase in cost.

With all of this information available, it is important to have an understanding of the latest situation with respect to the total budget. That information is outlined in the following table.

Table Three - Budget Update – June 2014 (\$)

Description	Estimate Oct 2013	Expended to Date	Remaining Expend	Estimate June 2014
<b>Main Building</b>				
Building Contract	3,537,500	3,532,300	0	3,532,300
Additional Works	0	16,800	0	16,800
<b>Sub Total</b>	<b>3,537,500</b>	<b>3,549,100</b>	<b>0</b>	<b>3,549,100</b>
<b>Consultant's Fees</b>				
Acoustics – CRG	6,200	6,200	0	6,200
Architect – Archimages	190,000	191,100	0	191,100
Electrical / Mechanical Engineering – MDA	70,000	71,100	0	71,100
Engineering and Project Mgmt – Ardill Payne	310,000	309,300	0	309,300
Geotechnical – Shaw Urquhart	15,000	15,000	0	15,000
Planning – Newton Denny Chapelle	35,000	40,300	0	40,300
Quantity Surveyor – Turner Townsend	4,000	8,000	0	8,000
Other Specialist Sub Consultants	26,100	14,800	0	14,800
<b>Sub Total</b>	<b>656,300</b>	<b>655,800</b>	<b>0</b>	<b>655,800</b>
<b>Other Costs</b>				
Asphalt and Line Marking	0	16,100	0	16,100
Bike Racks	0	5,600	0	5,600
Council / DPI Fees	281,000	274,200	0	274,200
Council Field Staff	40,000	46,100	0	46,100
Crane Hire – Aboods and Universal	12,000	13,400	0	13,400
Legal Fees – Allens	78,200	80,600	0	80,600
Security, Elect Equip / Furn – CAV and Ors	64,000	68,700	0	68,700
Signage – Armsign	12,500	12,500	0	12,500
Other Miscellaneous Costs	110,000	83,500	0	83,500
<b>Sub Total</b>	<b>597,700</b>	<b>600,700</b>	<b>0</b>	<b>600,700</b>
<b>Total – Main Building</b>	<b>4,791,500</b>	<b>4,805,600</b>	<b>0</b>	<b>4,805,600</b>
<b>Other Infrastructure Works</b>				
Storage Shed - Construction	500,000	0	500,000	500,000
Storage Shed - Fees and Charges (10%)	0	0	50,000	50,000
Car Park and Pathway	400,000	408,200	0	408,200
Compton Drive	750,000	789,900	0	789,900
Electrical - Temp Connection plus Generator	11,500	65,500	30,000	95,500
Electrical Substation	100,000	84,700	36,300	121,000
Under Bore	0	23,300	0	23,300
Land Acquisition – 4,000 sq metres @ \$10	40,000	0	40,000	40,000
Stairs from Shared Pathway to front	50,000	0	50,000	50,000
Showers	0	0	15,000	15,000
Contingency (5%)	57,000	0	41,500	41,500
<b>Sub Total</b>	<b>1,908,500</b>	<b>1,371,600</b>	<b>762,800</b>	<b>2,134,400</b>
<b>Total Project</b>	<b>6,700,000</b>	<b>6,177,200</b>	<b>772,800</b>	<b>6,940,000</b>

The column titled Estimate October 2013 represents the budget review reported to Council in October 2013 whereas the Estimate June 2014 column represents the latest budget based on expenditure to date (6 June 2014), along with any remaining expenditure. The final column represents an increase of \$240,000 over the current budget provisions (i.e. \$6,940,000 less \$6,700,000).

The reasons for this variance are:

1. Main Building – This item is fairly close to budget with actual expenditure \$14,100 over budget. The major reason for this variance is the \$16,800 expended on additional works on the main building.

These works were undertaken by Goldsmiths Pty. Ltd. and involved the creation of a dry store area to support the operations of the Lighthouse Beach Café, the installation of a kitchenette space comprised of a large bench with storage cupboards and a double sink, as well as space for a large fridge. This combination has allowed for function room customers to be able to self cater their meetings and events with a preparation space and ability to wash up and clean for themselves that was not present before. This has vastly improved the value of the spaces for hire to the community. There were also modifications to some of the adjoining storage space to maintain a similar amount of storage for function furniture. The works were considered essential to improve the functionality of the building. The café lessee made a small cash contribution to aspects of this work that related to their café operations.

2. Building B - The revised estimate includes \$550,000 for Building B, inclusive of \$50,000 for fees and charges, whereas previously Council had provided a total budget of \$500,000. This new estimate is largely consistent with the QS report, albeit that there are concerns that the QS estimate could be on the low side. There is also the proposal from the BLLSLSC where they are prepared to fund works over \$600,000. If the estimate for Building B was increased to a net cost of \$600,000 inclusive of fees and charges, the budget variation would increase by another \$50,000 to \$290,000.
3. Car Park and Compton Drive - These works are \$48,100 over budget based on final costs. This variation resulted from a number of reasons particularly for costs such as the installation of electrical conduits, excavation permits and associated documentation to obtain the relevant planning pre-construction conditions and monies expended on interim parking arrangements due to Building B still being in the planning phase.
4. Temporary Power Supply - The largest variation in table two is for the temporary power supply, which is \$105,000 over budget once the additional costs for the substation are included. This is the most disappointing aspect of this variation in that Council has been required to hire and fuel a generator since December 2013, while we await the provision of an electrical substation from Essential Energy. The delivery of this facility was originally anticipated in March / April 2014 with the expected date now July 2014.

This substation was ordered in December 2013 and the professional advice received was that the substation could not be ordered prior to that date due to uncertainties that existed over the final road realignment along with the need to finalise the NSW State Aboriginal Land Council claim over part of this area.

A member of Council's Civil Services Group was subsequently asked to review the processes involved in the ordering of that equipment and the advice forthcoming is that, in the opinion of the reviewer, the construction of the substation could have been ordered when the land claim was resolved in June 2013, thus significantly reducing the time needed to hire the generator. Based on this internal review an insurance claim has now been lodged with the firms managing this aspect of the project for Council.

## 4.5 Ballina Surf Club - Project Update

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The preliminary amount included in that claim is \$80,000, with the final amount to be determined once costs are finalised. The likelihood of success of this claim is uncertain, albeit that Council's insurers and legal advisers are of the opinion that the amount is claimable, which is why the claim has proceeded.

5. Under Bore – This amount of \$23,300 was for placing electrical conduits directly impacted by the road works. The under bore was required in lieu of a standard trench because of the number of services that needed to be avoided.
6. Land Acquisition – Land Acquisition – The allowance of \$40,000 is a nominal figure only. The final cost of this land acquisition, which Council is required to acquire by compulsory acquisition for the Compton Drive realignment, will be based on a valuation as determined by the Valuer General.
7. Showers – An allowance of \$15,000 has been included for a second outside shower structure. Based on peak demand for the existing facility the provision of a second shower is a preferred outcome, albeit that this work is not essential.
8. Change Rooms – An allowance of \$12,000 has been included in the Building B estimates for change rooms. Again these facilities are desirable, but not essential.

### Budget Strategies

There are a number of strategies available to address this budget variance.

1. Cancel Relocation of Gym – This will save from \$150,000 upwards. In favour of this option is that it is consistent with the original plan. Against this option are the benefits that this relocation brings to the overall operation of the facility.

Council's Manager – Community Facilities and Customer Service has provided the following comments in respect to these works:

- *There are obvious operational benefits to maintaining a clear separation of BLLSLSC and 'Council' areas.*
- *To enable security access for gym members into the upstairs space would create compromises to security with relation to the function rooms and café storage areas and it would be better to simply keep surf club members in their own clearly defined areas.*
- *Likewise, there would be the potential for general public/community facilities customers/café patrons to possibly access surf club areas. Anything to keep the different areas separate should be encouraged and engineered.*
- *The current gym space has received nothing but positive feedback from potential customers who have enquired after it over the last few months.*
- *The room is more discrete and private than the other two function rooms and has been highlighted as being very desirable for meetings, training, planning days, yoga etc – as opposed to the other two rooms which are perhaps more suited to the larger private functions.*



#### 4.5 Ballina Surf Club - Project Update

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- *The assessment of the room is that this room could well become the workhorse of the surf club as far as our operations go. Sustaining many bookings throughout the week and reducing ongoing wear and tear on the other rooms.*
- *Whilst the functions rooms are in the early days of operation, and usage continues to grow, it is hard to accurately project how long it will take to reach consistent regular bookings as per the other centres, however it is believed that this function room could easily bring in between \$500 - \$1,000 per/week once established. This is actually a fairly conservative figure with an expectation of only around five bookings per week (across a range of booking types) as the rates of hire are higher than those available at Lennox or Kentwell Community Centres. Over time this weekly income could possibly double, or more.*

Based on this information, the expenditure of \$150,000 plus appears to be justifiable, particularly on the revenues that can be generated to finance the overall operation of the building, subject to Council being in a position to fund the additional capital expenditure.

2. BLLSLSC Additional Contribution – The BLLSLSC has been invoiced approximately \$29,000 (ex GST) for additional works they requested as part of the project. This contribution has not yet been recognised in the budget and represents additional funding for the project. This invoice has not been paid to date.
3. Delete Stairs – The budget includes an allowance of \$50,000 for stairs connecting the front of the surf club to the existing pathway. These are non-essential works and should only be undertaken if Council is in a position to afford the works. The deletion or deferral of these works is recommended.
4. Engineering Works Contribution – Both Compton Drive and the car park were undertaken by Council's Engineering Works Section as part of their overall roads program. That program has a number of budget unders and overs and it is recommended that this variation of \$39,000 be funded from that program. This action is recommended.
5. Delete Showers – As mentioned this is a non essential item and the \$15,000 expenditure could be deleted or deferred. This action is recommended.
6. Savings from other Major Capital Works – Council has achieved a saving of \$20,000 from the construction of the new animal pound. This saving can be applied to this project. This action is recommended.
7. Reduce Contingency from 5% to 3% - As this project comes to a conclusion there should be less risks in respect to cost variations and with Building B expected to be a relatively straight forward construction project the contingency percentage could be reduced. A reduction to 3% of the remaining expenditure represents a saving of approximately \$22,000.
8. Delete Change Rooms – Councillors need to determine whether this type of facility is needed. An amount of \$12,000 could be saved by deleting these facilities. The public toilets are available for changing and the deletion of these works is recommended.

## 4.5 Ballina Surf Club - Project Update

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The amount of \$12,000 is not actually identified in Table Three as it currently forms part of the Building B estimate. If the change rooms are included this means that there will be extra difficulties in trying to ensure Building B remains within the final estimate approved by Council.

9. Temporary Power Claim – As outlined earlier Council will be claiming costs from the specialist consultants who managed this aspect of the project and certain items such as the showers and stairs could be deferred until the outcome from this claim was known. If Council is successful the non-essential works could then proceed.

These budget strategies are summarized in the following table.

**Table Four – Budget Options**

Item	Saving (\$)
1. Leave Gym in Main Building	150,000
2. Additional Contribution – BLLSLSC	29,000
3. Delete Stairs	50,000
4. Contribution – Engineering Works	39,000
5. Delete Showers	15,000
6. Animal Pound Saving	20,000
7. Reduce contingency from 5% to 3%	22,000
8. Delete Change Rooms	12,000
9. Insurance Claim	80,000
<b>Total</b>	<b>417,000</b>

Items two to seven represent realistic options with those adjustments totalling \$175,000.

Item one (leave gym in main building) is dependent on Council's preferred outcome for Building B.

Item eight (change rooms) is actually not a saving to the current budget but an additional cost that Council can seek to avoid.

Item nine (insurance claim) is a claim only and there is no guarantee any funding will eventually result from that claim.

Based on the original variation of \$240,000, if items two to seven are supported, this still leaves a shortfall of \$65,000.

The only real option to finance this amount is to transfer funds from Council's Property Reserves. Funds from those reserves are largely committed however at the May 2014 Ordinary meeting Council resolved to sell land referred to as the Old Tintenbar Quarry.

The contract for the sale of this land has been signed and Council is expected to receive net proceeds of approximately \$75,000 after legal costs etc. Typically these funds would have been transferred to Council's Property Reserves however \$65,000 of those funds could be applied to this project as they have not yet been allocated in Council's budget.

The one other concern is that these budget adjustments may not be sufficient if the QS estimate for Building B is incorrect and the actual construction tender comes in above the current estimates. That figure is not quantifiable and represents an on-going risk to the project.

### **BLLSLSC - Tenure**

To date the BLLSLSC has not signed any occupation documentation and their latest position on this issue is included in their correspondence to Council dated 17 April 2014. A copy of that correspondence is included as the final attachment to this report.

The issues that arise from that correspondence include:

- Aboriginal Programs – A key condition that Council supported in our discussions with the NSW State Aboriginal Land Council to ensure that the Aboriginal Land Claim was removed from land where Compton Drive is now realigned was that the BLLSLSC would proactively pursue Aboriginal based programs. The MOU Council signed with the JALI Land Council to allow removal of the land claim includes the following clause to recognise this:

*Council to encourage the participation of Aboriginal youth and the broader Aboriginal Community in the programs conducted by the Ballina Lighthouse and Lismore Surf Lifesaving Club by way of terms of lease of Lot 540 DP 729687, Lot 379 DP 755684, Lot 1 DP 758047 and Lot 7028 DP 10643158.*

The timeframe in the MOU for this action states

*Upon entering into of lease to the Ballina Lighthouse and Lismore Surf Lifesaving Club.*

The BLLSLSC correspondence dated 17 April 2014 demonstrates little in the way of any pro-active steps being taken. Also the comments that it is unreasonable to attach social outcomes to property tenure are also disappointing.

It is a very simple process to include a clause or a schedule that states that the BLLSLSC will proactively pursue Aboriginal programs as part of their occupation of the building. For anyone to suggest this is unreasonable is in itself unreasonable and indicates that the other party is not acting constructively to resolve issues. The position of the BLLSLSC on this matter highlights the difficulties that Council continues to have with the Executive of the BLLSLSC to resolve outstanding matters.

- Licence – As mentioned the BLLSLSC has not signed any occupation documentation to date. Council has previously resolved to provide a licence to the BLLSLSC, with licence being the preferred option, as it allows Council access to the licenced area as and when required. This is Council's standard practice for community and volunteer based groups as the professionalism of these types of groups can wax and wane over time as members come and go.

The BLLSLSC continue to make the licence a major issue and it appears pointless to continue to ask BLLSLSC to sign a licence when they refuse to do so. This being the case Council could resolve to offer a lease for the area to then determine whether BLLSLSC will even sign that documentation.

## **4.5 Ballina Surf Club - Project Update**

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- Cash Contribution – A payment of \$200,000 has now been received from BLLSLSC with the \$100,000 outstanding. The earlier mentioned invoice of \$29,000 also remains unpaid.

The fact that the BLLSLSC is requesting that Council finish all facilities prior to making the final payment of \$100,000 also raises concerns as to what conditions they will attach to that payment.

For example if Council does not build their preferred design for Building B does this mean that the payment will not be forthcoming? This condition again reflects the approach taken by BLLSLSC. Council, on behalf of the community, has expended and committed in excess of \$4m in funding to this facility, which is in excess of the original funding proposed and realistically the \$100,000 outstanding is already owed to Council for works completed.

Ideally the preference would be for the BLLSLSC to pay the \$100,000 to Council prior to any works commencing on Building B to avoid further disputes.

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

The information section contains detailed budget information.

### **Consultation**

Consultation has been continuing with the BLLSLSC and Crown Lands.

### **Options**

The main issues canvassed in this report are options for Building B, the project budget and the outstanding tenure arrangements with the BLLSLSC.

In respect to Building B, Councillors have verbally expressed the view that Council should support the relocation of the gym. The comments from Council's Manager – Community Facilities and Customer Service, also support that proposal.

Table three provides a revised estimate of \$550,000 for this building with there being some concerns that the actual price could be higher, particularly based on the preferred design from the BLLSLSC as per attachment five.

Table four, along with support from Council's Property Reserves, highlights how Council can fund the majority of the variation to the project budget, based on a \$550,000 allowance for Building B.

However we also have the proposal from the BLLSLSC advising they will finance any costs over \$600,000.

If Council wishes to advance this option this means there is a further shortfall of \$50,000 assuming that Council supports the earlier recommended budget amendments.

## 4.5 Ballina Surf Club - Project Update

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The options to finance this extra \$50,000 are:

- a) BLLSLSC increase their offer - Advise the BLLSLSC that Council's maximum contribution to Building B is \$550,000 and ask that BLLSLSC fund any expenditure over that figure. The BLLSLSC's current limit is \$600,000, however it is reasonable to ask that they reduce this threshold to \$550,000.

The original budget had an allowance of \$300,000 for Building B and even with the transfer of the gym, which is estimated to cost \$150,000 Council has still significantly increased its contribution to this aspect of the project.

- b) Council finance the difference - The Council Property Reserves are one viable funding source albeit that Council conducted a significant review of those reserves as part of the 2014/15 budget preparations and the majority of those funds are earmarked for major projects such as the Marine Rescue Tower, the Wollongbar Residential Land and the Wigmore Arcade redevelopment.

The residual of the sale proceeds from the sale of Old Tintenbar Quarry, being an estimated \$10,000 (i.e. \$75,000 less \$65,000 allocated earlier), could be allocated to this \$50,000 shortfall, which would then leave a deficit of \$40,000.

Ideally Council should not continue to draw on reserve funds to balance projects and the preferred option would be to look at reallocating funding available for other projects.

In reviewing this Facilities Committee meeting agenda the obvious project is the funding allocated for the multi purpose indoor sports centre. As per that earlier report Council has approximately \$350,000 still set aside for this project and with the recommendation for that report being deferral for at least six months, the preference is to reallocate the \$40,000 shortfall from that budget. That still leaves \$310,000 available to advance the sports centre, as and when required.

In identifying a preferred approach the general feeling is that Council (i.e. the community) has already contributed a massive amount of funding to this project. However the proposal from the BLLSLSC also limits Council's exposure to a maximum of \$600,000. This has a significant benefit in that the current estimates for Building B are indicative only and it is unclear as what the actual tendered price for the building will be.

Overall, on balance, to ensure that the final project delivers the best outcomes to the community the preferred option is to finance Building B to \$600,000. This allowance must include all Council fees and charges, consultancy costs, construction costs etc.

The only exception would be any developer contributions applicable to the planning consent, with Council hopefully in a position to waive those contributions.

If Council endorses a Building B budget, with Council's contribution limited to \$600,000, the revised total project budget and recommended funding would be as follows.

**Table Five – Recommended Budget and Funding**

Description	Estimate
<b>Expenditure</b>	
Main Building (complete)	4,805,600
<b>Other Infrastructure</b>	
Storage Shed – Construction	550,000
Storage Shed - Fees and Charges (10%)	50,000
Car Park and Pathway	408,200
Compton Drive	789,900
Electrical - Temp Connection plus Generator	95,500
Electrical Substation	121,000
Under Bore	23,300
Land Acquisition – 4,000 sq metres @ \$10	40,000
Change Rooms (not included)	0
Stairs (deleted)	0
Showers (deleted)	0
Contingency	19,500
<b>Sub Total</b>	<b>2,097,400</b>
<b>Total Project</b>	
	<b>6,903,000</b>
<b>Funding</b>	
Federal Government Grant	2,300,000
BLLSLSC – Original Contribution	300,000
Ballina Shire Council Property Reserves	4,100,000
Plus BLLSLSC – Additional Contribution	29,000
Plus Council Engineering Works Contribution	39,000
Plus Council Transfer Animal Pound Savings	20,000
Plus Council Sale of Tintenbar Quarry	75,000
Plus Council Transfer Sports Centre Budget	40,000
<b>Total</b>	<b>6,903,000</b>

In respect to the preferred design for Building B (i.e. one storey, two storey, BLLSLSC concept plan etc) rather than recommending a preferred approach in this report the preference is for Council to firstly confirm the funding available. This will then allow staff and the BLLSLSC to examine building options that will meet the funds available.

The other matter outstanding is the tenure arrangements with the BLLSLSC. As per the earlier comments it is ultimately not a major issue for Council with respect to the licence or lease, albeit that licence is the preferred option. In order to move forward it is recommended that Council amend its position to offer a lease to determine whether the BLLSLSC will actually sign that documentation. The one condition on this is that the lease needs to recognise the proactive Aboriginal strategies that the BLLSLSC must be undertaking and reporting on to Council.

It is still uncertain as to whether the BLLSLSC will sign the documentation as they constantly refer to actions being taken at a State level. It is unknown when those actions or directions from a State level will be forthcoming.

In respect to the \$100,000 owing, ideally, based on the difficulties of negotiating with the BLLSLSC, the preference is to have the \$100,000 paid before Council accepts the tender for Building B. However, the risk with this is that the BLLSLSC will not agree to this request, which again delays the project.

The recommendation that follows provides a number of points to ensure that all the matters raised in this report are clearly highlighted. This also then allows Councillors to amend or delete any items, as required.

### RECOMMENDATIONS

1. That in respect to the construction of Building B (storage shed) Council confirms its preference is to have the gym located in Building B.
2. That Council approves a contribution from Council of \$600,000 for the construction of Building B, inclusive of all costs associated with the design and approval of the building (excluding any developer contributions), with the General Manager authorised to call tenders for its design and construction.
3. That in respect to the design of Building B the determination of whether it is one storey, two storey, size etc is to be made by the General Manager in consultation with the BLLSLSC, as part of the approval process, recognising that the amended design will require an amended planning consent. If agreement cannot be reached between the parties the matter is to be reported back to Council for determination.
4. That in respect to the BLLSLSC's proposal to pay any additional costs for the construction of Building B over \$600,000, Council confirms its in principle support for this proposal as per point two. The General Manager is to ensure that any agreement for BLLSLSC to pay the difference is documented and signed clarifying the costs to be included in the \$600,000 prior to any tender for the works being accepted.
5. That in respect to the \$100,000 owing to Council by the Ballina Lighthouse and Lismore Surf Life Saving Club (BLLSLSC) Council confirms its preference is not to accept a tender for construction of Building B until the \$100,000 previously committed is paid to Council.
6. That in respect to the tenure arrangements with the BLLSLSC Council authorises the General Manager to provide a lease rather than a licence as previously resolved for the occupation of the building. This amendment is conditional upon the lease having a clause, or a reference schedule, or any other form of signed agreement stating that the BLLSLSC will proactively pursue Aboriginal participation in the Surf Club with the actions taken to be reported annually to Council.
7. That Council authorises the deletion of the additional showers (estimated cost \$15,000) from the current project budget, with this item to be reviewed once the project is completed.
8. That Council authorises the deletion of the construction of the stairs from the main building to the shared pathway (estimated cost \$50,000) from the current project budget, with this item to be reviewed once the project is completed.
9. That Council not include the provision of separate change rooms (estimated cost \$12,000) in the construction of Building B due to overall budgetary constraints and due to there being no clearly demonstrable essential need for these facilities.

#### 4.5 Ballina Surf Club - Project Update

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10. That Council authorises an amended budget for this entire project as per table five of this report; i.e.

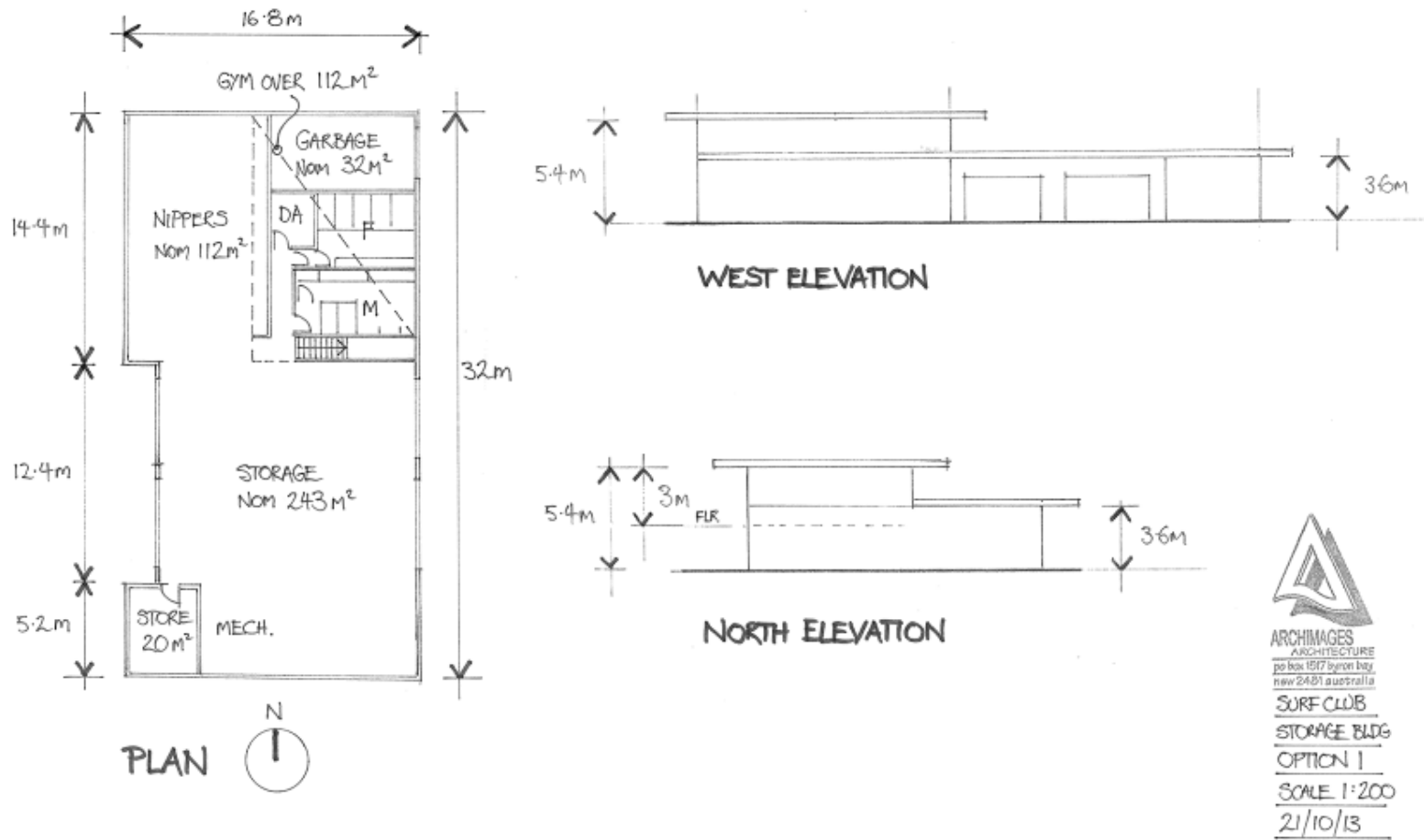
<b>Description</b>	<b>Estimate</b>
<b>Expenditure</b>	
Main Building (complete)	4,805,600
<b>Other Infrastructure</b>	
Storage Shed – Construction	550,000
Storage Shed - Fees and Charges (10%)	50,000
Car Park and Pathway	408,200
Compton Drive	789,900
Electrical - Temp Connection plus Generator	95,500
Electrical Substation	121,000
Under Bore	23,300
Land Acquisition – 4,000 sq metres @ \$10	40,000
Change Rooms (not included)	0
Stairs (deleted)	0
Showers (deleted)	0
Contingency	19,500
<b>Sub Total</b>	<b>2,097,400</b>
<b>Total Project</b>	<b>6,903,000</b>
<b>Funding</b>	
Federal Government Grant	2,300,000
BLLSLSC – Original Contribution	300,000
Ballina Shire Council Property Reserves	4,100,000
Plus BLLSLSC – Additional Contribution	29,000
Plus Council Engineering Works Contribution	39,000
Plus Council Transfer Animal Pound Savings	20,000
Plus Council Sale of Tintenbar Quarry	75,000
Plus Council Transfer Sports Centre Budget	40,000
<b>Total</b>	<b>6,903,000</b>

#### Attachment(s)

1. Archimages - Option One - Two Storey
2. Quantity Surveyor's Report - Options One and Two
3. Option Three - Basic Floor Plan - Gym to be deleted
4. BLLSLSC - Preferred Design
5. BLLSLSC - Latest Correspondence

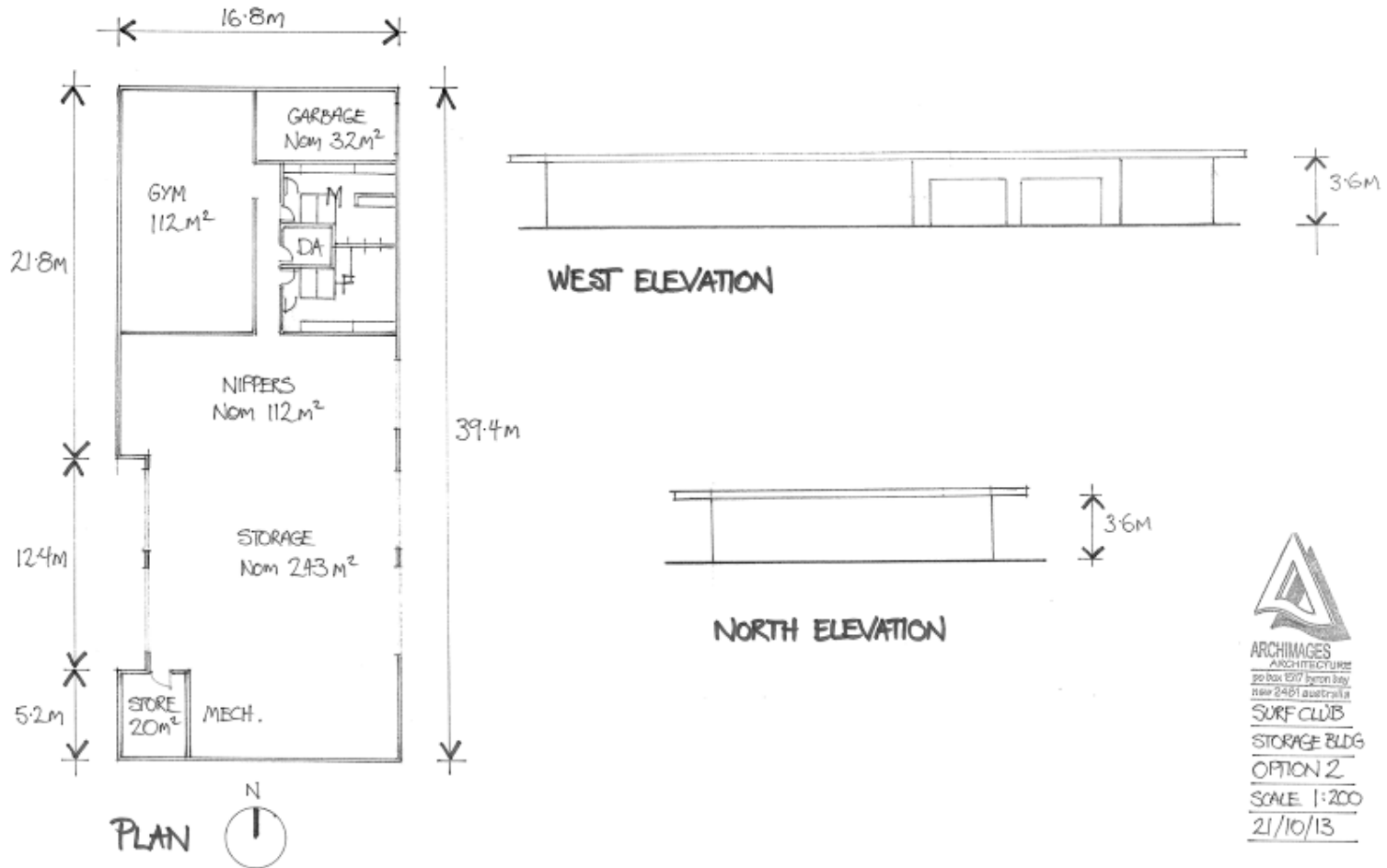


Attachment 1



  
ARCHIMAGES  
ARCHITECTURE  
po box 1517 Byron Bay  
new 2481 australia  
SURF CLUB  
STORAGE BLDG  
OPTION 1  
SCALE 1:200  
21/10/13

Attachment 1



  
ARCHIMAGES  
ARCHITECTURE  
PO BOX 197 BYRON BAY  
NSW 2481 AUSTRALIA  
SURF CLUBS  
STORAGE BLDG  
OPTION 2  
SCALE 1:200  
21/10/13

## Attachment 2

## Elemental Detail



Project: Ballina Surf Club Storage		Details: Option1 - Two Storey					
Building: Ballina Surf Club Storage							
Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
	Option 1 - Two Storey						
	SUBSTRUCTURE				62,160		62,160
	UPPER FLOORS				22,400		22,400
	STAIRS				5,400		5,400
	ROOF				115,500		115,500
	EXTERNAL FACADE				79,920		79,920
	INTERNAL WALLS				21,060		21,060
	INTERNAL DOORS				2,100		2,100
	WALL FINISHES				10,000		10,000
	FLOOR FINISHES				17,020		17,020
	CEILING FINISHES				3,200		3,200
	FITMENTS				20,000		20,000
	PLUMBING AND DRAINAGE				20,000		20,000
	MECHANICAL				1,000		1,000
	ELECTRICAL				18,900		18,900
	FIRE - excluded						0
	LIFT				5,000		5,000
	Sub Total				403,660		0
	PRELIMS		8 %		32,293		32,293
	MARGIN		5 %		21,798		21,798
	CONTINGENCY		5 %		22,888		22,888
	GFA	630	m2	762.92	480,638		480,638

## Elemental Detail



Project: Ballina Surf Club Storage		Details: Option1 - Two Storey					
Building: Ballina Surf Club Storage							
Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
<b>SUBSTRUCTURE</b>							
1.1	Substructure complete	518	m2	120.00	62,160		62,160
							<b>62,160</b>
<b>SUBSTRUCTURE</b>							
<b>UPPER FLOORS</b>							
2.1	Upper floor	112	m2	200.00	22,400		22,400
							<b>22,400</b>
<b>UPPER FLOORS</b>							
<b>STAIRS</b>							
3.1	Stair	3	m/r	1,800.00	5,400		5,400
							<b>5,400</b>
<b>STAIRS</b>							
<b>ROOF</b>							
4.1	Roof complete	770	m2	150.00	115,500		115,500
							<b>115,500</b>
<b>ROOF</b>							
<b>EXTERNAL FACADE</b>							
5.1	External walls including allowance for windows and roller doors - lightweight to upper floor	444	m2	180.00	79,920		79,920
							<b>79,920</b>
<b>EXTERNAL FACADE</b>							
<b>INTERNAL WALLS</b>							
6.1	Internal walls complete	234	m2	90.00	21,060		21,060
							<b>21,060</b>
<b>INTERNAL WALLS</b>							
<b>INTERNAL DOORS</b>							
7.1	Single door	7	no	300.00	2,100		2,100
							<b>2,100</b>
<b>INTERNAL DOORS</b>							
<b>WALL FINISHES</b>							
8.1	Wall tiling / vinyl to wet areas - say	1	item	5,000.00	5,000		5,000
8.2	Paint other walls	1	item	5,000.00	5,000		5,000
							<b>10,000</b>
<b>WALL FINISHES</b>							
<b>FLOOR FINISHES</b>							
9.1	Wet area	64	m2	90.00	5,760		5,760
9.2	Gym	112	m2	60.00	6,720		6,720
9.3	Remainder - concrete sealer	454	m2	10.00	4,540		4,540
							<b>17,020</b>
<b>FLOOR FINISHES</b>							
<b>CEILING FINISHES</b>							
10.1	Wet area	64	m2	50.00	3,200		3,200
10.2	Gym - no ceiling	112	m2	0.00	0		0
10.3	Remainder - no ceilings	454	m2	0.00	0		0
							<b>3,200</b>
<b>CEILING FINISHES</b>							
<b>FITMENTS</b>							
11.1	Fitout to toilets / changing rooms	1	item	20,000.00	20,000		20,000
							<b>20,000</b>
<b>FITMENTS</b>							

**Elemental Detail**



Project: Ballina Surf Club Storage		Details: Option1 - Two Storey					
Building: Ballina Surf Club Storage							
Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
<b>PLUMBING AND DRAINAGE</b>							<i>(Continued)</i>
12.1	Allow for hydraulics and drainage	1	item	20,000.00	20,000		20,000
<b>PLUMBING AND DRAINAGE</b>							<b>20,000</b>
<b>MECHANICAL</b>							
13.1	Allow minimal for toilets	1	item	1,000.00	1,000		1,000
<b>MECHANICAL</b>							<b>1,000</b>
<b>ELECTRICAL</b>							
14.1	GFA allowance	630	m2	30.00	18,900		18,900
<b>ELECTRICAL</b>							<b>18,900</b>
<b>LIFT</b>							
15.1	Allow for sit on type stair lift	1	item	5,000.00	5,000		5,000
15.2	NB wheelchair type is \$20k						
<b>LIFT</b>							<b>5,000</b>

Elemental Detail



Project: Ballina Surf Club Storage Building: Ballina Surf Club Storage		Details: Option 2 - One Storey Copied from Option1 - Two Storey					
Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
	Option 2 - Single Storey						
	SUBSTRUCTURE				77,160		77,160
	UPPER FLOORS						0
	STAIRS						0
	ROOF				131,700		131,700
	EXTERNAL FACADE				75,060		75,060
	INTERNAL WALLS				24,660		24,660
	INTERNAL DOORS				2,100		2,100
	WALL FINISHES				10,000		10,000
	FLOOR FINISHES				17,140		17,140
	CEILING FINISHES				3,200		3,200
	FITMENTS				20,000		20,000
	PLUMBING AND DRAINAGE				20,000		20,000
	MECHANICAL				1,000		1,000
	ELECTRICAL				19,260		19,260
	FIRE - excluded						0
	LIFT						0
	Sub Total				401,280		0
	PRELIMS	8	%		32,102		32,102
	MARGIN	5	%		21,669		21,669
	CONTINGENCY	5	%		22,753		22,753
	GFA	643	m2	743.09	477,804		477,804

## Elemental Detail



Project: Ballina Surf Club Storage		Details: Option 2 - One Storey Copied from Option1 - Two Storey					
Building: Ballina Surf Club Storage							
Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
<b>SUBSTRUCTURE</b>							
1.1	Substructure complete	643	m2	120.00	77,160		77,160
<b>SUBSTRUCTURE</b>							<b>77,160</b>
<b>ROOF</b>							
2.1	Roof complete	878	m2	150.00	131,700		131,700
<b>ROOF</b>							<b>131,700</b>
<b>EXTERNAL FACADE</b>							
3.1	External walls including allowance for windows and roller doors	417	m2	180.00	75,060		75,060
<b>EXTERNAL FACADE</b>							<b>75,060</b>
<b>INTERNAL WALLS</b>							
4.1	Internal walls complete	274	m2	90.00	24,660		24,660
<b>INTERNAL WALLS</b>							<b>24,660</b>
<b>INTERNAL DOORS</b>							
5.1	Single door	7	no	300.00	2,100		2,100
<b>INTERNAL DOORS</b>							<b>2,100</b>
<b>WALL FINISHES</b>							
6.1	Wall tiling / vinyl to wet areas - say	1	item	5,000.00	5,000		5,000
6.2	Paint other walls	1	item	5,000.00	5,000		5,000
<b>WALL FINISHES</b>							<b>10,000</b>
<b>FLOOR FINISHES</b>							
7.1	Wet area	64	m2	90.00	5,760		5,760
7.2	Gym	112	m2	60.00	6,720		6,720
7.3	Remainder - concrete sealer	466	m2	10.00	4,660		4,660
<b>FLOOR FINISHES</b>							<b>17,140</b>
<b>CEILING FINISHES</b>							
8.1	Wet area	64	m2	50.00	3,200		3,200
8.2	Gym - no ceiling	112	m2	0.00	0		0
8.3	Remainder - no ceilings	454	m2	0.00	0		0
<b>CEILING FINISHES</b>							<b>3,200</b>
<b>FITMENTS</b>							
9.1	Fitout to toilets / changing rooms	1	item	20,000.00	20,000		20,000
<b>FITMENTS</b>							<b>20,000</b>
<b>PLUMBING AND DRAINAGE</b>							
10.1	Allow for hydraulics and drainage	1	item	20,000.00	20,000		20,000
<b>PLUMBING AND DRAINAGE</b>							<b>20,000</b>
<b>MECHANICAL</b>							
11.1	Allow minimal for toilets	1	item	1,000.00	1,000		1,000
<b>MECHANICAL</b>							<b>1,000</b>

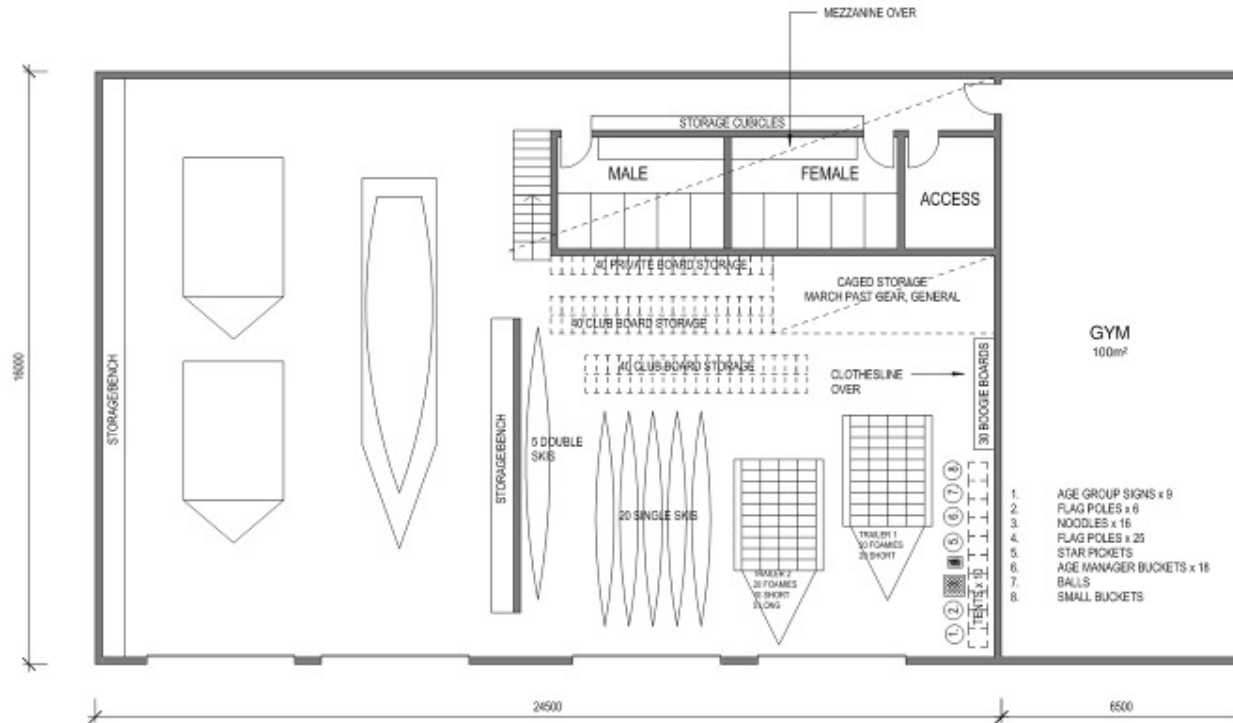
**Elemental Detail**



<b>Project:</b> Ballina Surf Club Storage				<b>Details:</b> Option 2 - One Storey			
<b>Building:</b> Ballina Surf Club Storage				Copied from Option1 - Two Storey			
Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
<b>ELECTRICAL</b>							<i>(Continued)</i>
12.1	GFA allowance	642	m2	30.00	19,260		19,260
<b>ELECTRICAL</b>							<b>19,260</b>



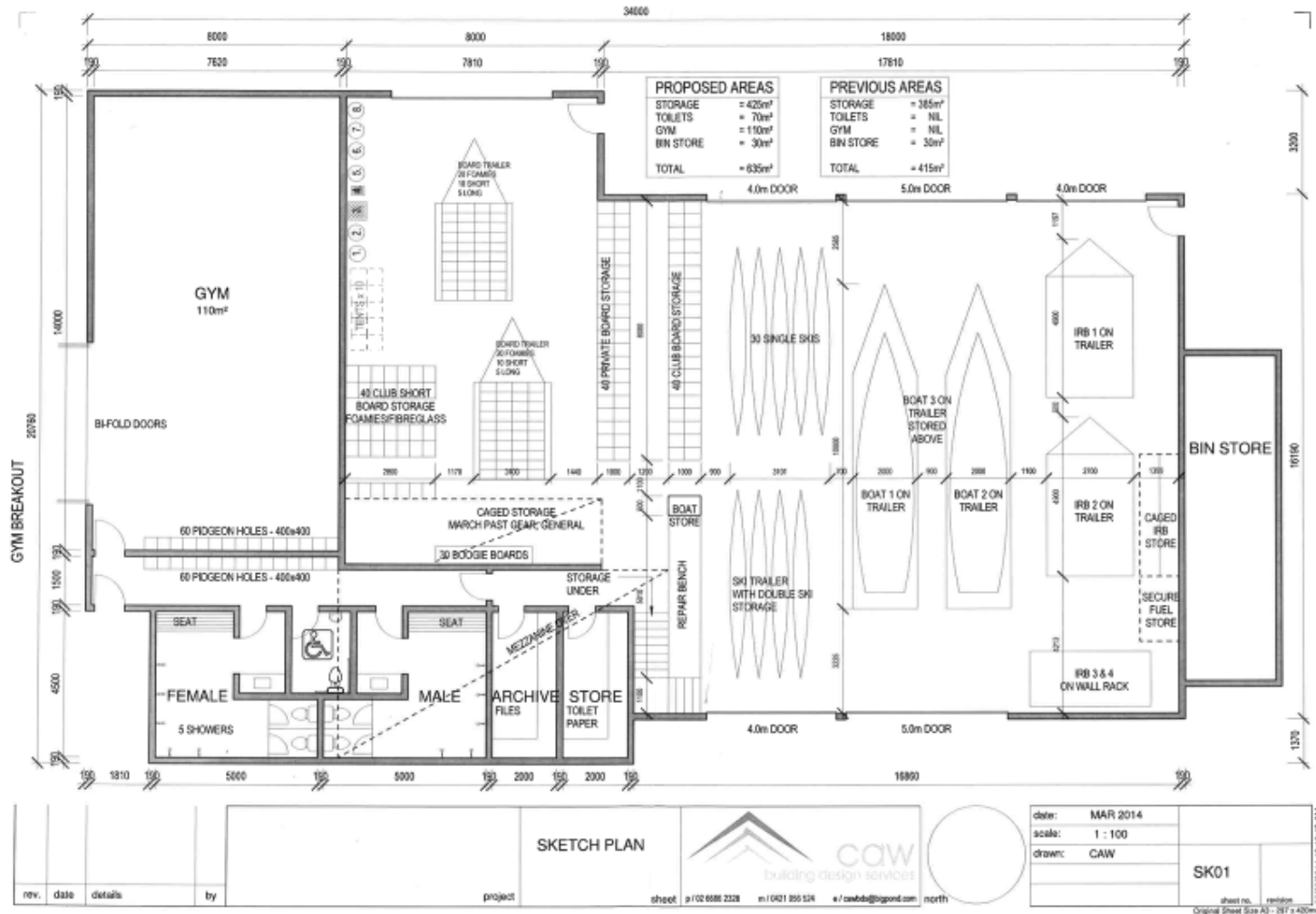
Attachment 3



1 SKETCH PLAN  
1 : 100

rev.	date	details	by	project	sheet	 caw building design services	 NORTH	date: scale: 1 : 100 drawn: Author	SK01 sheet no. revision Original Sheet Size A3 - 297 x 420mm 11/03/2014 8:45:43 PM
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Attachment 4



Attachment 5

**Ballina Lighthouse & Lismore SLSC Inc.**

*Established 13 September, 1933*

**SLSA Club of the Year 2012**

**SLS NSW Club of the Year 2012**



17 April 2014

General Manager  
Ballina Shire Council  
PO Box 450  
Ballina NSW 2478

Ballina Shire Council  
**PAID**  
\$ 200,000-  
DATE: 24, 4, 14  
REC. NO: 427456.  
ACCOUNT No. 11854-018404.

**RECEIVED**  
24 APR 2014  
**RECORDS**

Dear Mr Hickey

Thank you for your enquiry of March 2014. Our apologies for delay in responding though last evening's Board meeting was our first opportunity to consider the matter formally.

In regard to the enquiry regarding our engagement with local communities we understood we had responded to this matter in our letter to Council of 16 April 2012 and consequent discussions (Tsikleas/ McOmish July 2013).

We do re-state our earlier advice that Surf Life Saving is an inclusive organisation, and this position has not changed. Our solicitor's advice is that it is unreasonable and questionable as to enforcement to attach social outcomes to property tenure. We do have current and past members of indigenous background and they have been treated no differently to the rest of our membership. We cannot foresee why this situation would alter.

We can advise that we have been in meaningful discussions with TAFE and Department of Education to introduce a school-based Cert II in Public Safety Aquatic Rescue that we consider a great opportunity to engage local youth, including members of the local indigenous community. The program is operating in other locations through Surf Life Saving and there is no impediment to us being able to work with the Government to deliver these initiatives. Due to timing, we are proposing to re-visit this with TAFE in Term 3 2014 to roll out for Term 4 2014. The Club's Director of Education is available to discuss this Government backed program.

Our situation in regard to signing license documentation has not changed to what was previously communicated to Mayor Wright and Cr. Hordern. The matter of surf club tenure is being dealt with by Surf Life Saving NSW and the NSW Government and we are directed by Surf Life Saving NSW to not sign any license documentation at this time. We understand that the NSW Government's position will be determined shortly in any event.

In regard to payment, Surf Life Saving NSW notes that funding is for the completed facility which includes the storage area. At this point, the storage area is yet to be commenced and resolution of the space for the member's gym is yet to be determined. Notwithstanding this, we consider it appropriate that we remit \$200,000 to the Council. Under advice of Surf Life Saving NSW we will be pleased to finalise the remaining payment of \$100,000 when all facilities are complete. We would be pleased for Council to forward a receipt for our audit purposes.

We do take the opportunity to advise that the completion of works to date has created a substantial platform for delivery of quality lifesaving and beach education to the community of Ballina and we thank Council for the support in construction.

Yours faithfully,  
**Ballina Lighthouse & Lismore SLSC Inc.**

**Kris Beavis**  
Club President

**RECORDS  
SCANNED**  
26 APR 2014  
Doc No: .....  
Batch No: .....

cc. Cr. Sue Meehan

Ballina Lighthouse & Lismore SLSC Inc is Registered Gift Recipient ABN 94 923 973 436  
PO Box 590, Ballina NSW 2478 Australia email: ballinaslsc.ad@gmail.com www.ballinasurfclub.com.au  
**Vigilance & Service**

Ballina Lighthouse & Lismore SLSC Inc.  
Established 13 September, 1933



April 16, 2012

General Manager  
Ballina Shire Council  
PO Box 450  
Ballina NSW 2478

Dear Sir

**RE: PROPOSED DEVELOPMENT PROGRAMMES FOR JALI LANDS  
COUNCIL**

We refer to your recent letter seeking a commitment to support life saving initiatives and programmes for members of the local indigenous community.

Surf life saving has an enviable record of inclusiveness for all elements of the community. This attitude is firmly entrenched in the objects of our Club Constitution with a demonstrated goal to support our community in making beach visitations a safer experience for all.

We have progressed discussions through Surf Life Saving New South Wales to consider culturally appropriate training programmes we may be able to introduce in consultation with Jali. Specifically, we have initiated discussions through our State Centre with Surf Life Saving Northern Territory, Far North Queensland and South Australia that are all working productively with local communities to provide life saving skills and knowledge.

Implicit within these approaches is an understanding how to fund such programmes, as our club struggles to cover its ongoing costs now. Any additional training or support costs have the potential to create unintended liquidity issues for the Club.

Given our Club will only be providing surf life saving facilities from part of the overall development, we consider Council also needs to recognise that the outcomes need to be shared by all Community stakeholders. In this regard, we need to understand Council's contribution to the ongoing maintenance of any support programmes.

Mindful that the Club potentially will be unable to generate any income from this facility development, this is a critical issue in terms of what can be effectively funded and offered.

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Vigilance & Service

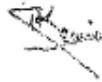
**Ballina Lighthouse & Lismore SLSC Inc.**

Accordingly, we would propose to work with Jali to understand their needs and expectations outside the frame of any Crown Land lease arrangements that would exist. Critical in this regard is the engagement of a champion to this initiative within the local indigenous community who can engender ongoing support and commitment for any programmes that are jointly developed.

With respect, Surf Life Saving Objects recognise the diversity of our community. Conditioning our land tenure to support one part of our community lacks equity and creates a situation that would be at odds with our movement's Objects.

To preview this issue; and in terms of the lease condition that has been reported to Ballina Lighthouse & Lismore SLSC Inc.; were the Club unable to meet an expectation that was tied to tenure which put our occupancy at risk, it would result in the closure of life saving in Ballina.

Yours truly,



Kris Beavis  
Club President

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