

SPECIAL COUNCIL Business Paper



LISMORE
City Council

JULY 31, 2001



NOTICE OF SPECIAL COUNCIL MEETING

A SPECIAL MEETING of LISMORE CITY COUNCIL will be held at the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on TUESDAY, JULY 31, 2001, at 6.00pm and members of Council are requested to attend.

(Ken Gainger)
GENERAL MANAGER

July 26, 2001

SPECIAL COUNCIL BUSINESS AGENDA

July 31, 2001

PUBLIC ACCESS SESSION:

PAGE NO.

OPENING OF MEETING AND PRAYER (MAYOR):

APOLOGIES AND LEAVE OF ABSENCE

CONDOLENCES

DISCLOSURE OF INTEREST

MAYORAL MINUTES

1-2

REPORTS

1-12

SUSPENSION OF STANDING ORDERS

(Consideration of the Suspension of Standing Orders to debate matters raised during Public Access).

CONFIDENTIAL MATTERS - COMMITTEE OF THE WHOLE

1-5

INDEX

REPORTS

PAGE NO.

- Proposal for Acquisition of Property Nos. 505, 25365 1-8
- Memorial Baths Redevelopment 9-12

CONFIDENTIAL MATTERS - COMMITTEE OF THE WHOLE

Lismore Square Property Negotiations and Former Commonwealth Bank Building (180 Molesworth Street) 1-5

MAYORAL MINUTE

Subject/File No: Temporary Relocation of Neighbourhood Centre

The owner of Lismore Shopping Square has indicated the expansion of the Shopping facility could be imminent. The Development Application expires in August 2002, so there is a sense of urgency to start the project.

The main obstacle preventing the development is the relocation of the neighbourhood centre. I have previously discussed informally with Councillors the option of temporary relocation of the Neighbourhood Centre into the former Commonwealth Bank Building located in Molesworth Street. There was sufficient interest in this option to approach the centre to seek their views on this option. Contact was made with the president of the centre, Gai Longmuir. Gai's reaction was a preference to move straight into the Library building, but also indicated if they had to move into the bank building there would be problems with disabled access, sufficient room and, although it was not mentioned, I assume parking may also be a problem.

Gai also indicated they supply a free breakfast to homeless people and it would not be good for the image of the CBD to supply the breakfast on the steps of the bank building. The building has a rear access and a suitable room at the rear where breakfast could be accommodated; consequently I feel this objection could be overcome. The building is opposite the transit centre and is well served by public transport. Also there is ample parking in the rowing club or the Kirkland's Riviera car park. Parking would not be a problem.

I also am of the opinion disabled access could be provided and with 442 square metres of lettable space on the ground floor and 385 square metres on the first floor, there would be ample room given the existing building has only 450 square metres approximately, which includes stairwells and toilets.

Council has yet to receive the final management plan from Gibson Consulting and by the time Council calls for expressions of interest, for renovation of B Block, employs an Architect to prepare a Development Application and it is advertised, then the Architect has to prepare plans and specifications to enable tenders to be called, I believe eight (8) months could be the earliest works could proceed. Then there is the construction period, which could be 6 months. The resulting 14 months is well beyond the time McConaghy Holdings would wish to commence the building.

I believe it is imperative Council prepare proper specifications and calls tenders for the renovation of block B at the Old High School site, as experts I have talked to indicate the cost could be in the order of \$2 million, which would put the project beyond Council's financial capacity, given its commitment to the flood levee, the memorial baths rebuild and the restoration of the gasworks site.

If Council is serious in its endeavours to promote Lismore as the regional shopping centre, then I cannot see any alternative to relocating the Neighbourhood Centre into the Commonwealth Bank Building to clear the way for McConaghy Holdings to commence the expansion of Lismore Square.

Recommendation

- 1 Subject to a firm indication from McConaghy Holdings, it is about to commence expansion of Lismore Square, Council give notice to the Neighbourhood Centre that Council intends to relocate the centre to the Commonwealth bank Building, Molesworth Street or any other suitable Building.
- 2 McConaghy Holdings, at the appropriate time, take out an option on the Commonwealth Bank Building to purchase in Council's name.
- 3 Prior to proceeding to initiate the renovation of B Block of the Old High School site, a quantity surveyor be engaged to prepare a preliminary estimate of cost of the project.
- 4 Items 1, 2 and 3 are subject to suitable arrangements between Council and McConaghy Holdings on the sale of Council property which I believe is currently being arranged by the General Manager through Mr Lovett.

Comment from Manager Economic Development & Tourism – Andrew Lovett

I refer to the report titled "Lismore Square Property Negotiations and former Commonwealth Bank Building" contained in the Business Paper.

Comment from Acting Co-ordinators Art in the Heart Project - Colleen Dowd & Karuna Fielden

The comments made by the Manager – Economic Development and Tourism in the report on the matter to the Special Meeting to be held July 31, 2001 are supported. Lismore Neighbourhood Centre is opposed to relocation to this particular property.

LISMORE CITY COUNCIL – Special Meeting held July 31, 2001

Subject/File No: PROPOSAL FOR ACQUISITION OF PROPERTY NOS. 505, 25365
(CWK:CD:S790)

Prepared By: Group Manager Business & Enterprise – Craig Kelly

Reason: At the request of Councillors

Objective: To seek a resolution of Council.

Management Plan Activity: Recreational Facilities

Background:

Earlier this year the Masterstroke Multi Sports Facility (Masterstroke) ceased trading and a Liquidator was appointed.

At the auction of Masterstroke and the associated properties on June 29, 2001 the entire property was passed in. The facility and associated properties continue to be marketed by L J Hooker, Lismore.

Following the meeting of Council of July 10, 2001, a question without notice was posed by Cr Chant, requesting an inspection of the Masterstroke facility and some evaluation of its potential as a facility for Goonellabah.

An inspection was organised for July 13, 2001 and Councillors King, Chant, Irwin, Suffolk and Baxter were able to attend.

Steps taken since the inspection:

Since the inspection correspondence was sent to the marketing agent regarding the possibility of the property being withheld from sale pending a meeting of Council. This was not accepted by the Liquidator, however the Liquidator proposed that any offers received by the Marketing Agent below the existing list price would be referred to Council prior to being accepted.

Council engaged the services of Mr Brian Downes of the Venture Group to provide a preliminary assessment of the facility, with a view to it being a replacement for the proposed development on the Goonellabah Town Centre site. A summary of his comments are included below and a copy of his report is attached. Mr Downes previously advised Council on the Goonellabah Indoor Sports and Leisure Centre.

Council engaged the services of Mr Paul Tsikleas of Tsikleas & Andrews to provide an independent valuation of the property and structures. A summary of these comments are included below.

Council staff have undertaken a brief review of files and made preliminary investigations into the likely costs and benefits associated with the development of the adjoining land.

A review of property and other files associated with the Masterstroke development were also reviewed.

Recreation Consultant Comments – Brian Downes, Venture Group:

The complex was inspected with Council's Recreational Planner, Alex Wilford, and the L J Hooker agent on Wednesday, July 18, 2001.

LISMORE CITY COUNCIL – Special Meeting held July 31, 2001

Report – Proposal for Acquisition of Property Nos. 505, 25365

The basic brief requested a report on the facility and equipment and its possible application to replace the proposed Sports and Leisure Centre off Oliver Ave, Goonellabah.

The attached notes detail the extent of the facility, state of readiness and areas of concern for any proposed future use as a public sports and aquatic centre by Lismore City Council.

The feasibility and community consultation undertaken for the proposed Centre off Oliver Ave, identified a number of community needs:

- Indoor Sports Centre;
- Coffee Shop/Meeting Place;
- Youth Drop In and Learning Facility;
- Focus for all ages to meet within that precinct;
- Eight lane, 25 metre pool with some provision for hydrotherapy and fun water;
- Access for schools use.

The Masterstroke facility would not accommodate many of these community needs, with the only expansion possible in the present car park, which, if used for erection of an indoor sports hall, would leave no area for parking.

It is my opinion that this property is not suitable for a public sports and aquatic centre to replace the proposed Oliver Ave facility.

Matters of some concern are:

- Poor people circulation within, requiring extra supervision and overheads.
- Entrance/sense of arrival, very poor.
- Squash is not favoured at this time and usage would be poor.
- Squash court area could not be recycled for an indoor sports court as it is too narrow.
- Access for disabled persons is poor.
- Fire exits and hose reels do not conform and would be expensive to retrofit.
- Steps and varying levels within the complex would lead to a high liability factor.
- Small pool needs to be surveyed for crack.
- Ozone filtration plant not finished and needs survey.
- No trading figures were available.
- It is a "sports and fitness" centre best managed by an owner/operator.
- Not seen as the type of commercial venture that councils would generally be involved in.

As time did not permit, a full feasibility could not be completed and without any trading figures, any estimate of the extent of Council's contribution to running costs was not possible.

Recreation Planner Comments – Alex Wilford:

The Masterstroke facility has operated and been developed (in an 'ad hoc' manner) as a commercial sport and fitness centre which caters for a relatively small section of the community. It is unsuitable as a community sport and recreation facility and should not be considered as a replacement for the Indoor Sports and Leisure Centre proposed for the Goonellabah Town Centre site. Some of the major shortcomings of the facility include:

- The facility is located on the eastern periphery of the residential area of Goonellabah, well away from the majority of potential users.

LISMORE CITY COUNCIL – Special Meeting held July 31, 2001

Report – Proposal for Acquisition of Property Nos. 505, 25365

- The facility has been developed in an 'ad hoc' fashion, leaving distinct areas that would be difficult to manage effectively and efficiently; essentially the aquatic elements, the squash area and the gym would require dedicated supervision which would increase operating costs.
- The swimming pools have narrow concourse areas and virtually no circulation space. The 25m pool is isolated and would require dedicated supervision at all times. This pool is essentially a training pool for squad training and lap swimming. The smaller pool is considered too deep to operate effectively as a learn to swim pool.
- The general condition, appearance and layout of the facility is poor and well below the standards expected of a modern community sport and recreation facility.
- The facility includes 5 squash courts, which appear to be in reasonable condition. Unfortunately the popularity of squash is in decline and there would appear to be little demand for these facilities. The squash court area could not be redeveloped to house an indoor multi-purpose court or to cater for other more relevant activities.
- The facility does not meet the community needs identified in the feasibility study undertaken for the Goonellabah Indoor Sports and Leisure Centre or the Lismore Recreation Needs Study.

Any further investigation should only be on the basis of purchasing the property as a commercial investment of Council. This would require a detailed feasibility study to be undertaken by a consultant highly experienced in similar commercial sport and fitness operations.

Manager - Building and Regulation Comments – Peter Craig:

A brief inspection of the premises was conducted on Friday July 13, 2001. Full access to the whole premises was not available at the time. The inspection did, however, identify the following issues that need to be further investigated:

- **Unauthorised Work**

An extension of the Gymnasium at the southern end of the building appears to be unauthorised. It may be possible to regularise these works through the issue of a Building Certificate, however this area and the fire implications it has on the remainder of the building in regard to the Building Code of Australia needs further investigation.

A detailed inspection of the remainder of the building is also needed to clarify any other unauthorised works.

- **Uncompleted Work**

New amenities approved under a 1997 Building Approval have commenced but not been completed. The approval required amongst other matters a range of fire safety conditions such as provision of emergency lighting, exit signs, fire hose reels, access and facilities for the disabled, and additional egress. These matters would need to be completed.

- **Land Use Matters**

As stated previously, access to some areas of the building was not available at the time of inspection. It is believed that there are three sole-occupancy residential units within the complex that need further investigation.

- **Fire Safety Matters**

Inspection disclosed significant fire safety concerns in regard to egress, emergency lighting and exit signs, compartmentation, smoke detection and alarm systems and fire fighting appliances such as fire hose reels and fire extinguishers. The degree of work required to be done in this area can only be determined by a detailed inspection.

- **Conclusion**

The premises clearly have a range of issues that need to be completely investigated by Council to enable a comprehensive list of required works to be compiled. Should Council require a post-haste report on these premises it would take at least two weeks to assess, research and document our findings and we would of course need immediate access to the whole building.

Property Valuer Comments – Tsikleas & Andrews

Paul Tsikleas, valuer, was engaged to provide a property valuation report for the Masterstroke Complex.

This report separately values the two land areas and the site improvements. A summary follows:

- Building Improvements – an analysis of recent specialised property sales in Lismore determined that the market value of similar building improvements can be assessed as being 20% of replacement cost. Using this model it was determined that the market value of the improvements was \$400,000.00.
- Land value (squash court site) – given the 2(a) Residential zoning and the sites area of 4830m², it was concluded that the land on which the improvements are constructed had a value of \$100,000.00.
- Land value (Holland Street site) – this lot although having an area of 6.8ha currently enjoys the benefits of only one dwelling entitlement and has a 1(a) General Rural zone. These limitations were taken into consideration and the value was determined to be \$100,000.00.

In addition to the valuations provided the report made several observations regarding the site which are recorded below in full.

The Masterstroke Complex has evolved, and as such lacks the continuity and layout generally required for multi use sports complexes. Its layout presents management problems, especially as far as the swimming pools are concerned. The Masterstroke complex has been developed by private enterprise to provide training and sports facilities. It has not been designed or constructed as a public recreational facility and as such has its deficiencies.

It is recommended appropriately qualified consultants be engaged to assess the Complex for its suitability as a public recreational facility.

Subject to gaining such advice, purchase of the Masterstroke Complex is only recommended to parties who are prepared to spend the money required to upgrade it and operate it as a private recreational or sporting complex.

LISMORE CITY COUNCIL – Special Meeting held July 31, 2001

Report – Proposal for Acquisition of Property Nos. 505, 25365

Comments regarding development on the Goonellabah Town Centre Site

Council was approached some time ago by Consolidated Properties regarding opportunities which may exist for them to make available additional land to assist Council with its Goonellabah Sports Centre options.

Following this approach staff prepared several proposals, the better of which was forwarded to Consolidated Properties for consideration. These plans were received favourably and Council was advised on July 23, 2001 that “Consolidated Properties confirms that it will provide the subject land to Council for use as a Sports Centre at no cost to Council”.

This reply provides opportunities for Council to provide a far less constrained Sports Centre on the Gordon Blair Drive, Goonellabah site.

Manager Client Services Comments regarding potential subdivision of Land

Client Services has made a preliminary examination of the feasibility of developing the area of open space, being lot 12 in DP 858912, which forms part of the Masterstroke Sports Facility sale. This lot has been previously graded and shaped to create a golf driving range.

The lot has access to Holland Street in the east and Tucki Tucki Creek in the South. On the North the abuttal is the Northern Star media centre and on the west, a Country Energy Sub-station.

The lot has an area of 6.818ha and is zoned 1(a)(general rural).

The points of consideration are:

- Council should not purchase the site if it cannot be developed in some form that leads either to on selling or community value. If it remains vacant it can only be seen as an area of open space requiring maintenance i.e. a liability.
- To develop the site for sale as vacant lots requires re-zoning to an appropriate residential or industrial zone. Such a re-zoning would be likely to take 9 months.
- Of the abovementioned possible zones it is considered that residential is to be preferred. Council already has a considerable investment in industrial land in its Goonellabah subdivision and sales are fairly slow at this time.
- Within any rezoning or development action which council may undertake, there are opportunities to retain the area adjacent to Tucki Tucki Creek as public open space. It would also be possible to provide vehicular and pedestrian access to the creek.
- The development would also provide for a vehicular access from Holland Street to the Masterstroke facility. This would enhance the facilities usability by the Community as the current Ballina Road access is less than desirable.

If Council were to undertake a detailed feasibility study of the land use options for the Golf Driving Range site, the following would be required.

- Detailed site and infrastructure study leading to constraints and opportunities mapping.
- Investigation of land sales potential.

LISMORE CITY COUNCIL – Special Meeting held July 31, 2001

Report – Proposal for Acquisition of Property Nos. 505, 25365

- Investigation of potential to extend the Tucki Tucki Creek walkway.
- Investigate purchase implications on future development of Gordon Blair Drive proposal.

In addition to the input of the other groups of Council, I estimate that Client Services would require approximately three weeks to complete a detailed feasibility study of land use potential for the golf driving range.

Manager, Planning Services comments

The subject land, together with that to the south owned by Mr. Kirkland, comprise an 'island' of rural zoning amongst the various urban zonings in Goonellabah, and it is understood that this situation could have arisen when the 1996 Urban Development Strategy identified lack of sewerage capacity for the land. I do not have current information on sewerage capacity, but the land could not be rezoned for a residential or industrial purpose unless all services were available.

Potential development of the land has been discussed briefly with the A/Manager, Economic Development, along the lines of developing an 'employment creation' zone focussing on light industry, manufacturing, etc., to complement the industrial estate to the east.

The land does not have optimal amenity for residential development, being south facing and sandwiched between an industrial estate and an electricity substation. However, to balance this there is the proximity of the RSL Club and sports grounds and the possibility of complementary development on the Kirklands site. It is understood that a nearby residential subdivision developed by Council as a joint partner on land between Taylors Road and Blue Hills Avenue has sold poorly and subsequent stages have not proceeded.

Should there be capacity for reticulated water and sewerage provision to the land, then it should be considered for inclusion in the review of the Urban Development Strategy which is to be recommenced shortly.

Manager - Finance & Administration Comments – Rino Santin

This is an opportunity that needs to be carefully considered taking account of all the issues. If Council resolves to proceed, then we would need to allow for a reasonable timeframe to assess the options.

If this site is to be purchased as a substitute for the Goonellabah Indoor Sports and Leisure Centre, then its acquisition and development could be partially funded from:

- a) Section 94 - Community Facilities Plan (maximum of 18.5% of the total costs); and
- b) Profit of Land Sales (preliminary guide \$85,000).

The balance would need to be derived from other sources such as:

- reprioritising existing capital works;
- borrowings; or
- a combination.

The preferred option is to reprioritise existing capital works. This would be no different from the funding issues we would face with the building of this facility on the Town Centre site, but to a lesser dollar amount.

LISMORE CITY COUNCIL – Special Meeting held July 31, 2001

Report – Proposal for Acquisition of Property Nos. 505, 25365

If this site is to be purchased as a business venture, then its acquisition and development would need to be evaluated on a commercial basis and it would need to provide a sufficient return to Council. The likely source of funding would be borrowings with some reduction for any land sale profit.

This option would be difficult to assess as there are no 'books' readily available to inspect but the fact remains that the previous business, although the exact details are unknown, did go into liquidation.

To proceed with either option will require the allocation of both financial and staffing resources. It is estimated that to proceed with the evaluation of the community facility option, around \$25,000 will be required. It will be a lesser amount for the business venture option, as the amount of external assistance required is reduced.

The review of the opportunity on this basis is supported as it assists with the clarification of the outcomes Council anticipates and acknowledges the limited staff resources.

Proposed Way Forward

Should Council wish to proceed with a more thorough evaluation of Masterstroke, the best means of securing exclusive rights over the property is to negotiate an option to purchase. An option to purchase will require payment of consideration and agreement on a price to be paid for the properties. Agreement on this price is difficult, given the very limited knowledge that Council has at present.

An alternative is that Council does not seek an option but rather continue the current arrangement while any evaluation takes place. If the Liquidator receives an acceptable offer in the interim, Council can make a decision to enter into a bidding process for the property or terminate all investigations into the property.

The business evaluation of the site would encompass a review of previous trading, patronage and seasonality. Following discussions with both the Marketing Agent and the Liquidator, no such information is available at present. Further sources of this information, including the mortgagee, could not be canvassed as part of this review, however some overall model of cost and revenue streams of the facility must be developed for analytical purposes.

Depending on the prevailing view of Council, it is proposed that further more detailed evaluations are conducted to establish the business case of Masterstroke. Combined with this a consulting architect and other recreation specialists may need to be engaged to provide supporting opinion in the absence of a trading history.

The project to complete the more substantial review required is expected to cost in the vicinity of \$25,000 inclusive of staff costs. A review of the business case alone is expected to cost less than this.

Public Consultations

Not required at this time. Outcomes of previous community consultations were considered by Mr Brian Downes, in his comments.

Other Group Comments

Not required.

Author's Response to Comments from Other Staff

Not required.

Conclusion

The overwhelming view of Mr Brian Downes and Mr Alex Wilford is that the Masterstroke facility does not meet the requirements of a public community facility. These views are supported by the comments included by the independent valuer. The most likely course of action is that the facility be operated as it currently stands, following changes made by Council to ensure that the building is consistent with the appropriate building regulations. The unknown question at this point is whether Council sees this as an investment worthy of further investigation.

The facility would operate as a complementary facility to any development undertaken on the Goonellabah Town Centre site.

As stated in Mr Walker's comments the proposed property development has limited potential to return a financial benefit to Council in the short term. This has, however, the added benefits of providing necessary infrastructure (roads, cycleways and access to Holland Street) to be paid for out of the proceeds of this development.

With the absence of a likely purchaser apart from Council, it would appear that there is sufficient time to complete an evaluation of the facility on purely commercial grounds and report this to Council without the need to negotiate the price of an option or the associated cost. Should an alternate purchaser emerge Council can re-evaluate its options at that time.

Recommendations (ENT09)

1. The Masterstroke facility not be purchased as a substitute for the development of a leisure facility on the Goonellabah Town Centre site;
2. That an evaluation be undertaken to ascertain if the Masterstroke facility can be purchased outright as a commercial investment of Council with a view to being operated by an independent lessee.
3. Council not enter into an option to purchase the Masterstroke facility, but rather write to the marketing agent seeking an assurance that any bids received by the marketing agent below the existing asking price be referred to Council for consideration prior to acceptance

Subject/File No: Memorial Baths Redevelopment
P6768

Prepared By: Alex Wilford, Recreation Planner

Reason: To resolve matters arising from the Council Workshop held on July 25, 2001

Objective: To proceed with the project

Management Plan Activity: Swimming Pools

Background:

Following the last meeting of the Memorial Baths Project Team held on 21 June 2001, it became apparent that the direction of Council would be required in relation to a number of issues before the tender documents for the Memorial Baths design works could be prepared. At the July 10, 2001 Council meeting it was resolved to conduct a workshop to finalise issues relating to:

- The current condition of the Memorial Baths;
- Community expectations;
- The minimum facilities/components to be provided in the initial development; the additional facilities/components, which may be provided at a later stage;
- Staging of the works;
- Site constraints;
- Land purchase; and
- Project budget.

It was also resolved to invite representatives of interested groups/users such as the pool manager, swimming club, water polo, schools, the Lismore RSL, the Lismore RSL Sub-Branch and Southern Cross University.

A Council workshop was subsequently held on July 25, 2001. The purpose of this report is to formally resolve a number of matters arising from the workshop as discussed separately below.

Facilities to be Provided:

As per the results of discussion and straw polls held during the workshop the minimum inclusions to be provided as part of initial development and those additional/other facilities that may be provided at a later stage were determined as follows.

Minimum Inclusions

Main Pool

- 50m x 20m (8 lanes)
- Allow for water polo (2m depth for 30m)
- Provision for heating at a later stage
- Disabled access

Program Pool

- 25m x 10m
- Heated water
- Disabled access
- Possibly integrated with Leisure pool

Leisure Pool (including Toddlers Pool)

- Approximately 200m² free form water space
- Varying depths
- Beach entry
- Heated water

Change Rooms

- Male and female change rooms / toilets
- 2 unisex disabled / family change rooms / toilets to be included
- Approximately 250m² total floor space

Grandstands

- Re-use and duplicate existing 2 grandstands
- Provide roof/shade over grandstands

Filtration Disinfection

- New systems to meet NSW Health Department guidelines

New Entrance Building incorporating:

- Kiosk/café
- Reception
- Office space
- First aid room
- Storage

Existing Memorial building to be used entirely by the Lismore RSL Sub-Branch

Pool Shade / Enclosures

- Option 1 - the program, leisure and toddlers pools are to be fully shaded.
- Option 2 – the program, leisure and toddlers pools to be enclosed.
- Tenderers will be required to provide costings for both options.

Pool Heating

- The program, leisure and toddlers pools are to be heated.
- Provision is to be made for heating the main pool at a later stage.

Storage Area/s

- Adequate storage space is to be provided (the amount of space is to be determined in liaison with the pool manager and user groups).

Cascade (Fountain)

- The cascade that currently serves as part of the pool filtration system is to be retained as an historic play feature as it is possibly the last of its kind still operating in Australia.

Grassed Area

- Sufficient grassed areas to cater for school carnivals and large attendance
- Provision of landscaped relaxation and social spaces.

Additional / Other Facilities

Complimentary Facilities

- Complimentary facilities such as health and fitness centres, crèche, swimming/water polo club rooms, addition water play elements are to be incorporated into a master plan for the site so that they can be provided at a later stage.

Project Budget:

Following considerable discussion and debate, there was general agreement that the tender documents state that Council have set a total project budget of \$4 million.

The proposed funding is as follows:

Section 94 – City Wide Levies	\$270,000
Aquatic Centre Reserves	\$820,000
Community facilities Reserves	\$180,000
Potential Dept of Sport and Recreation Grant	\$300,000 (maximum)
Balance from Loan Funding	\$2,430,000 (minimum)

It was acknowledged that \$4 million may not be sufficient for the proposed works.

Project Delivery Method:

Mr Ian Richardson from One Aquatics recommended that the project be delivered via a 'cost managed' approach in which the design works are completed in phases (or separable portions) such as:

- *Schematic / Concept Design* – site assessment, concept designs, schedule of finish and costings.
- *Design Development* - detailed architectural designs drawings including thorough schedule of finishes and specifications for all components, detailed costings and preparation and lodgement of development Application.
- *Documentation* - preparation of all documentation required for calling of tenders for the construction.

Under this approach Council would have the right to terminate the contract after each separable portion, thus it would not be committed to the total design costs from the outset.

The 'cost managed' project delivery method outlined above was endorsed by Councillors at the workshop.

Staging of the Works:

During the workshop there was considerable discussion about whether the project should be staged, and if so, what works should be undertaken in what stages. Staff recommended that the project should not be staged, but if staging were to occur that the construction of the main pool be the first priority, given the condition of the existing facility.

It was suggested that staging the works would result in increased costs to Council (price increases, repeated site establishment) and negative impacts for the general public, surrounding landholders and users of the facility due to prolonged construction and delay in providing the desired facility.

After considerable discussion a majority of Councillors present at the workshop indicated a preference for the proposed minimum inclusions to be completed in one stage. It was also agreed that additional/other facilities be incorporated into a master plan for the site so that they can be accommodated at a later stage.

Manager - Finance & Administration Comments

Not available. Comments will be sent out under separate cover.

Public Consultations

The results of previous community consultations were presented and discussed during the workshop. Representatives of the Lismore RSL Club, Lismore Swimming Club, Lismore Water

LISMORE CITY COUNCIL - Meeting held July 31, 2001

Polo, Lismore RSL Sub Branch and the Manager of the Memorial Baths attended and provided comments during the workshop.

Other Group Comments

Not required

Author's Response to Comments from Other Staff

Not required.

Conclusion

A Council workshop was held on July 25, 2001 in order to resolve a number of outstanding issues in relation to the design of the Memorial Baths redevelopment. It is proposed that the outcomes and agreements reached at the Council workshop held on July 25, 2001 and outlined in this report form the basis of the tender documents.

Recommendation

That Council resolve:

- 1) That the outcomes and agreements reached at the Council workshop held on July 25, 2001 and outlined in this report form the basis of the tender documents for the Memorial Baths redevelopment design works, as follows:-
 - a) Facilities to be provided:
 - i) The minimum inclusions are to be provided as part of the initial development with options for pool shade or enclosures to be considered.
 - ii) The additional / other inclusions are to be incorporated into a master plan for the site for provision at a later stage.
 - b) It will be stated in the tender documents that the total project budget is \$4 million.
 - c) The project is to be delivered via a 'cost managed' approach in which the design works are to be completed in phases (separable portions).
- 2) That the minimum works are not to be undertaken in stages.

