

ADDITIONAL ITEM

10 November 2010
To the Ordinary Meeting

Director's Report
Shire Services Department

6.12 Community Buildings Upgrades

TRIM REFERENCE: F2010/00301 - D02423663

AUTHORS: Julie Vaughan, Manager Community Development

SUMMARY

Report on successful submission of \$659,000 Round 3 Regional and Local Community Infrastructure Program (RLCIP) funding for the improvement of eight highly utilised community buildings:

- Buff Point Scout Hall;
- Cynthia St Neighbourhood Centre and Occasional Care Bateau Bay;
- Gravity Youth Centre Lake Haven;
- Wyong District Youth and Community Hall Kanwal;
- San Remo Neighbourhood Centre;
- Summerland Point Community Hall;
- Toukley Arts and District Art Society Centre; and
- Tuggerah Community Hall.

RECOMMENDATION

That, subject to review of the funding agreement, Council accept the Federal funding allocation of \$659,000 for the upgrade to eight highly utilised Council owned community buildings.

BACKGROUND

The Regional and Local Community Infrastructure Program (RCLIP) was announced by the Prime Minister at the Australian Council of Local Government inaugural meeting on 18 November 2008 as part of the Nation Building Economic Stimulus Plan. Since its inception, the RCLIP has made more than \$1 billion available to local government authorities to build and modernise community infrastructure.

Council has been successful in obtaining grants under all three funding rounds.

Round 1:

During Round 1 Council obtained funding to:

- Extend the Buff Point shared pathway,
- Extend the Mannering Park shared pathway,
- Construct the award winning Canton Beach playground,
- Provide 6 additional netball courts at Baker Park, and
- Construct an all accessible toilet block at Saltwater Creek playground.

These projects are all completed.

Round 2:

Under Round 2 of the program Council was successful in obtaining \$648,000.00 to revamp eight community centres/halls;

- Tunkuwallin Hall
- Colongra Bay Hall
- Myrtle Brush Hall
- The Cottage
- Halekulani Hall
- Hedor St Hall
- Wyong Old School site
- Kulnura Hall.

Upgrade works under this round are well into construction and are to be completed by 31 December 2010.

THE PROPOSAL

Round 3:

On 18 June 2010, the Prime Minister announced that additional funding of \$100 million for the RLCIP would be made available in 2010-11.

This funding was to assist councils to build and modernise community facilities, including town halls, libraries, community centres, sports grounds and environmental infrastructure and is aimed at strengthening our communities during the economic recovery by supporting local jobs and provide long-term benefits to communities by renewing and upgrading local infrastructure.

The application period for Round Three RLCIP \$100 million opened on Monday 5 July 2010 and closed at 5.00pm AEST Friday 29 October 2010.

In July 2010 Council submitted a successful funding application for \$659,000.00 to upgrade eight community centres/halls.

Councillors were briefed on the intended halls and the likely scope of works in July.

In anticipation of receiving the grant funds Council staff have completed a colour palate for each of the buildings to ensure a consistent theme for the repainting works.

The approved scopes of works for the upgrade projects are as follows:

Upgrade to Buff Point Scout Hall

- Refurbishment of underfloor supports and external cladding;
- Gutters and downpipes;
- Renewal of vinyl flooring;
- Internal and external painting;
- Lighting and electrical upgrades;
- Replacement of kitchen bench;
- Upgrade of the entrance; and

- Construction of a carpark including the sealing of an area at least 650m² with asphalt, line marking, landscaping and the installation of at least 45 bollards.

Upgrades to Cynthia Street Neighbourhood Centre and Occasional Care, Bateau Bay

Neighbourhood Centre:

- Replacement of gable boarding;
- Soffits and down lights;
- Repainting of parking bays,
- Construction of kerbing and installation of directional signage in the car-park;
- Painting of all gables, bargeboards and fascias on the north elevation;
- Modification of all door closers to enable them to remain open at 90°;
- Extension of fencing to south of building;
- Replacement of torn shade sail;
- Replacement of partitions in toilets;
- Change cisterns to dual flush and installation of timed flow taps;
- Sealing and painting of all walls, ceilings and doors in the toilets;
- Replacement of vinyl flooring in the kitchen; and
- Upgrade of kitchen; and

Occasional Pre School:

- Refurbishing staff toilets;
- Replacement of vinyl flooring;
- Refurbishment of bathrooms and installation of spring loaded taps;
- Fixing roof leaks;
- Repair of guttering and downpipes and;
- Internal painting.

Upgrade to Gravity Youth Centre, Lake Haven

- Removal of the cyclone fencing and installation of safety barrier to ramps;
- Landscaping;
- Extension of the store room;
- Replacement of the damaged ceiling in the toilets;
- Replacement of highlight windows with safety glass;
- Construction of disabled access for the performance deck;
- Installation of a security fence at least 95m long and 2m high with two gates to the rear of the building;
- Installation of roof anchors;
- Internal and external painting; and
- The installation of a kickboard to the stage.

Upgrade of Wyong District Youth & Community Hall, Kanwal

- Internal and external rendering all brickwork and painting all visible elevations;
- Refurbishment and painting of internal toilets;
- Resealing of parquet flooring;
- Refurbishment of external entrance;
- Painting of handrails and installation of glazed tiles to stairs and landing; and

- Upgrade of the carpark including sealing and linemarking an area of at least 740m², installation of bollards and landscaping and; upgrade of light fittings.

Upgrade to San Remo Neighbourhood Centre

- Replacement of shed roof and guttering;
- Landscaping works;
- Relining of the car park;
- Removal of power poles;
- Replacement of concrete disabled access path;
- Seal and painting of ceilings, walls and doors in all toilets; and
- Replacement of all cisterns to dual flush and installation of new partitions in all toilets.

Upgrade to Summerland Point Community Hall

- Renewal of the roof with metal sheeting;
- Moving the lamp post;
- Replacing taps and painting in amenities;
- Internal painting;
- Installation of shade sail over meeting area;
- Installation of iron handrail; and
- Construction of disabled access to the front entrance.

Upgrade to the Toukley Arts & District Art Society Centre

- Refurbishment of internal toilets including replacing taps and painting;
- Refurbishment and installation of two skylights to externally accessed toilets;
- Reconfiguration and painting of disabled toilet;
- Kitchen refurbishment;
- Replacement and repair of guttering;
- Painting all external elevations; and
- Landscaping and extension of concrete path.

Upgrade of Tuggerah Community Hall

- Refurbishment of wall cladding and external painting;
- Replacement of guttering and rainwater down pipes;
- Upgrade to drainage to prevent flooding/damp under floor;
- Internal painting;
- Renewal of ceiling tiles to main hall;
- Installation of lighting;
- Installation of new carpet to stage area changing rooms;
- Upgrade paving and disabled entry ramps;
- Installation of roof anchors;
- Entrance upgrade; and
- Sand and seal flooring.

The works will provide improved facilities for members of the community in the region. The facilities for upgrade were chosen based on need (in terms of the state of repair of the

building), high utilisation by the community and the ability for the existing management committee of the building to participate in the upgrade.

OPTIONS

N/A

STRATEGIC LINKS

Accessing this upgrade funding will assist the asset management of Councils community building portfolio.

Annual Plan

The funding provides Council the opportunity to meet its asset management program for eight community buildings.

Contribution of Proposal to the Principal Activity

N/A

Link to Shire Strategic Vision

Priority Objective	How the proposal contributes or links to the Priority Objectives in Shire Strategic Vision and Annual Plan
<p>Communities - Communities will be vibrant, caring and connected with a sense of belonging and pride in their local neighbourhood.</p>	<p>Council provides and maintains a network of community facilities including community centres/halls, youth centres, childcare centres, libraries and senior citizens centres. Council's community facilities serve as a focus for community activities and interests, as well as venues for social and community support services.</p> <p>Council's facilities are focal points for communities, strengthening communities by bringing people together. Beneficial community outcomes include an improvement in community life, cohesion and identity.</p> <p>Provision of improved quality community centred services creating improvement in delivering such outcomes.</p>
<p>Travel - There will be ease of travel within the Shire, and to other regional centres and cities. Travel will be available at all hours and will be safe, clean and affordable.</p>	<p>N/A</p>

Priority Objective	How the proposal contributes or links to the Priority Objectives in Shire Strategic Vision and Annual Plan
<p>Facilities and Services - Communities will have access to a diverse range of affordable and coordinated facilities, programs and services.</p>	<p>The upgrade project will:</p> <ul style="list-style-type: none"> • Provide greater accessibility to community services and programs for Shire residents. The project will provide synergistic meeting places for informal groups, organisations and individuals and modernise community facilities for communities to socialise, develop their education, undertake training and improve employment opportunities. • Address the needs of the local indigenous population: A number of the community centres for which funding has been applied facilitate Aboriginal outreach and support programs. • Improve recreational facilities: A number of community centres for which funding has been applied facilitate recreation and leisure activities including children playgroups, card playing, arts and crafts, religious studies, tai chi, gym/fitness and sporting activities. • Improve children, youth and seniors facilities: A number of community centres for which funding has been applied facilitate children after school care, children playgroups, a variety of youth activity and support services, as well as a variety of senior activity and support services.
<p>Education - The community will be well educated, innovative and creative. People will attain full knowledge potential at all stages of life.</p>	<p>A number of community centres for which funding has been applied facilitate public art spaces, language classes, cultural awareness initiatives, as well as meeting places and support services for a variety of ethnicities.</p>
<p>Employment - There will be a strong and sustainable business sector and increased local employment built on the Central Coast's business strengths.</p>	<p>The project will create and sustain both long and short term employment across a variety of sectors. Employment opportunities will be created for construction staff and tradesmen, architects and designers, Council project staff, as well as contracted plant/equipment operators and providers. Sustained employment will be created for various in service community organisations and providers.</p> <p>The project will also create opportunities for self reliance for services (through hiring out of rooms/offices, catering, etc.)</p>
<p>Telecommunications - Information communication technology will be consistent with world's best practice and adaptive to technological advances across all sectors.</p>	<p>N/A</p>

Priority Objective	How the proposal contributes or links to the Priority Objectives in Shire Strategic Vision and Annual Plan
Natural Areas - Areas of natural value in public and private ownership will be enhanced and retained to a high level in the context of ongoing development.	N/A
Environmental Programs - There will be a sense of community ownership of the natural environment through direct public involvement with environmental programs.	N/A

Financial Implications

Council provides and maintains a network of community facilities including community centres/halls, youth centres, childcare centres, libraries and senior citizens centres.

Council contributes to capital infrastructure maintenance for community facilities annually, however, some facilities are not optimal for current community use.

As part of Council's revised asset management system Council will be proactive regarding its asset management and is keen to upgrade existing facilities to appropriately reflect true community usage. The upgrade project will revive a dilapidated community asset to improve its functionality and improve usage. The works will greatly improve the aesthetic of the building, making it more attractive to potential hirers.

By upgrading a highly utilised community facility, the asset will become a more economically viable and sustainable resource. Council's financial contribution of \$52,669 will be funded over two financial years with \$26,334.50 taken between January - June 2011 and the remainder funded between July – December 2011 from Community Building Maintenance.

Principles of Sustainability

The project will create and sustain both long and short term employment across a variety of sectors. Employment opportunities will be created for construction staff and tradesmen, architects and designers, Council project staff, as well as contracted plant/equipment operators and providers. Sustained employment will be created for various in service community organisations and providers.

The project will also create opportunities for self reliance for services (through hiring out of rooms/offices, catering, etc.) It is anticipated that once upgraded many halls will receive increased usage, which will assist the management committee in meeting the ongoing maintenance costs.

The community centre upgrade works will reduce the current outstanding maintenance at each facility. Upgrade works will provide for a safer, healthier environment for clients and staff, improving efficiency and reducing operational downtime created by injury and/or illness.

Sustainable Long term benefits of the project include:

- Provision of improved quality community centred services creating improvement in community life, cohesion and identity.
- Provision of greater accessibility to community services and programs for Shire residents.
- Provision of synergistic meeting places for informal groups, organisations and the people of the Shire
- Modernisation of a community facility for communities to socialise, develop their education, undertake training and improve employment opportunities.
- Provision of a more economically viable and sustainable community resource.

CONSULTATION

Annual asset inspections are conducted on all community facilities.

In addition, for the purpose of this funding a review of current utilisation rates and stakeholder engagement was undertaken where possible.

Without this funding these works are unlikely to have been undertaken for many years.

Councillors were briefed on the intended halls and the likely scope of works in July the approved works are consistent with the intent of that briefing.

GOVERNANCE

N/A

CORPORATE RISKS

N/A

CONCLUSION

It is recommended that the Round 3 funding for the RLCIP grant of \$659,000 for upgrade of eight community halls be accepted by Council. It is understood that Council will be required to contribute up to \$52,669 towards the upgrade works, this will be sourced from operational funding over two years.

ATTACHMENTS

Nil.