

ORDINARY MEETING 26 APRIL 2012	17
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BABINDA MICOMMUNITY BUILDING – BILL WAKEHAM PARK, BABINDA – DIVISION 1

K Richardson: 10/2/1-29: #3535628

RECOMMENDATION:

That Council notes the construction of the MiCommunity Building at Bill Wakeham Park, Babinda being funded under the Flexible Funding Pool (FFP) for Natural Disaster Recovery Projects, as part of the Queensland Natural Disasters Jobs and Skills Package.

INTRODUCTION:

MiHaven Pty Ltd (MiHaven) has received Federal and State Government funding to construct a cyclone-rated building in the Babinda Township for the benefit of the community. It is proposed that it be constructed at Bill Wakeham Park (Babinda Showgrounds) Lot 132 on SP246991, King Street Babinda.

MiHaven has requested Council sign a Commercial Building Contract for the construction of this facility which is to become a Council asset.

BACKGROUND:

In November 2011 Council resolved to provide in principle support for the establishment of a Babinda Mill Memorabilia Hall at 87 Munro Street. Further discussions however between Council officers, Chamber of Commerce and Industry Queensland, the Babinda Chamber of Commerce and MiHaven Pty Ltd revealed that the ongoing operation aspects of the facility were not within the capacity of the Babinda Chamber of Commerce, and that an alternate use and site for the building was required. A review of Council's assets by Project Stakeholders determined that there is a need for a multi-purpose building containing small kitchenette, amenities and storage facilities within the Babinda area at Bill Wakeham Park (Babinda Showgrounds).

The Babinda Showgrounds (BWP) are described as Lot 132 on SP246991, King St Babinda, is a Reserve for Recreation Show & Sports Ground with Council as Trustee.

The proposed community building is being funded under the Flexible Funding Pool (FFP) for Natural Disaster Recovery Projects, as part of the Queensland Natural Disasters Jobs and Skills Package. The project name is "MiCommunity - Babinda" (the project)

The project proposal has been developed by the Jobs and Skills Development Officer in consultation with Council's Planning Strategies and Economic Development branches, the Babinda Chamber of Commerce and the Babinda Projects Steering Committee. The project is being hosted by Job Find in a partnership with MiHaven (a division of MiCorp Property) as the Project Manager. MiHaven in association with Nik Collins of Collins Warehousing will provide work experience and training in a variety of construction skills for project participants. It is expected that 12 local job seekers will be involved.

Council, on 19 April 2012 approved the following resolution, under the Minor Property Matter delegation to cover the planned construction period

That Council issues a Trustee Permit to MiHaven Pty Ltd (MiHaven) for the MiCommunity Building over part of Lot 132 on SP246991 known as Bill Wakeham Park (BWP), Babinda for a period of six (6) months subject to the following conditions:

- Local Authority Standard Terms Document for Trustee Leasing registered under dealing no 713488911
- State's Mandatory Standard Terms Document for a Trustee Lease registered under dealing no 711932933
- MiHaven obtaining all necessary approvals including the lodgement of a Development Application, Building Application and Resource Entitlement;
- The Trustee Permit containing a condition that should MiHaven not be successful in obtaining the appropriate approvals, the Trustee Permit will terminate.

COMMENT:

The project will deliver a cyclone-rated building for the Babinda community, which will deliver improved opportunities for a variety of community and sporting groups in the locality to carry to their day to day business. Assets in BWP are becoming increasingly tired and this project will deliver renewed infrastructure to meet Council's community service obligation in a financially responsible manner.

The objectives of the FFP are to assist communities with rebuilding projects and to increase the skills and work experience of eligible job seekers. As well as a range of other criteria, projects need to have a positive impact on the local community, maximise job and training opportunities for job seekers, and provide longer term benefits for the community.

In addition to being available for community use, the new facility will complement other initiatives currently underway within the Showgrounds. Works have recently been completed on the refurbishment of one of the existing sheds (Krackow Pavilion) within the precinct to enable use by the Babinda's Men's Shed. The construction of this new building adjacent will provide improved synergies and increase community capacity. A conceptual layout of the proposed infrastructure in the context of the existing facility is provided in Attachment A.

Sport & Recreation, as the Asset Owner of the site, have agreed to locating the community building within the grounds of BWP adjacent to the Krackow Pavilion. It is intended that community use of the building be managed through Council Park Booking system. It is not intended for the sole use of one community or sporting group, but rather a multi-use space available to the wider community.

CONSIDERATIONS:

Corporate and Operational Plans:

Council's Corporate Plan 2009-1014, 2011 Revised Edition lists the following Goal, Objectives and Key actions:

Goal 2: Building Vibrant Communities

Objectives: To build more creative, innovative and self-reliant communities where participation in community life is enabled and encouraged.

2.2 Improve the quality and opportunities for use of public space across the region.

Goal 5: Creating a Prosperous Region

Objectives: To increase the region's capacity for long-term economic growth by supporting opportunities for local businesses and local employment.

5.1 Support more diverse urban and rural economies.

5.3 Plan and make financial capital decisions with the state of the local economy in mind.

Statutory:

The assessment of the development application for Material Change of Use has been undertaken in accordance with the provisions of the Sustainable Planning Act 2009 and approved under delegated authority.

Policy:

General Policy 1:05:02 states that Council recognises that there is value in Council supporting specific initiatives or projects that will have significant economic benefits for all or parts of the local government area.

Any development application over the site will be considered in accordance with the applicable provisions of CairnsPlan.

Financial and Risk:

Construction cost of the building is \$150,000.00 exc GST and is being fully funded through the Flexible Funding Pool for Natural Disaster Recovery Projects, a joint venture between the Department of Education, Employment and Workplace Relations (DEEWR) and the Queensland Government and is at no cost to Council. Income will be generated through Park Booking fees paid by the various users of the building and will generated back into the maintenance and upkeep of the reserve and its associated facilities.

A comparative assessment of similar facilities within the region provides the following operational impacts for Council

Item	Budgeted Amount
REVENUE	
1829 - Venue Hire Community Facilities *	4,320.00
EXPENDITURE	
3800 - Internal Charges - Job Charging **	1,616.08
3511 - Depreciation - Buildings	3,000.00
2515 - Garbage Collection Services ***	
2545 - Toilet Services & Supplies	154.00
2535 - Security Services ***	
3007 - Electricity - Non FBT	800.00
Total operational costs	-1,250.08

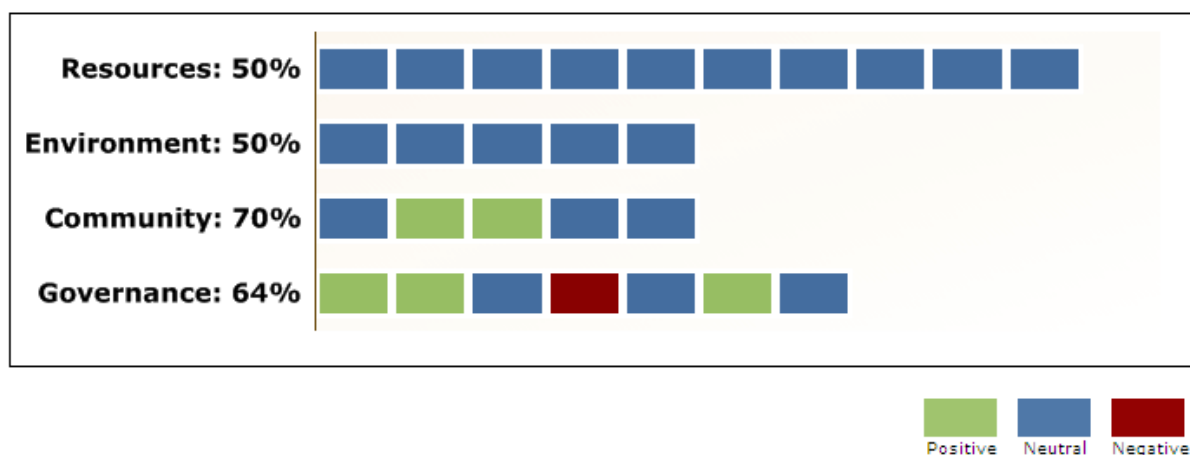
* assume 3 hire pw @ \$30 per hire, x 48 weeks

** Cleaning

***garbage collection & Security services will be absorbed into overall costs for BWP

Sustainability:

The Cairns Regional Council Sustainability Assessment has been completed in relation to the approval for the construction of this facility. In undertaking this analysis, officers answer a series of questions based on the four sustainability principles. The table below shows how many of the questions generated a positive rating (green), a neutral or not applicable rating (blue) or a negative rating (red) to each question.



CONSULTATION:

Consultation to date has occurred within Council with representatives from all Departments; the Babinda Projects Steering Committee which includes representatives from the Babinda Chamber of Commerce, the Babinda Taskforce and the Department of Employment, Economic Development and Innovation along with Council officers and the Divisional Councillor.

Through these networks it is understood that the additional community facility at Bill Wakeham Park has been discussed and supported through a number of existing forums within the Babinda community.

OPTIONS:

That Council notes the content of this report.

CONCLUSION:

This building will provide a valuable community asset which will benefit the wider Babinda Community at no cost to Council, whilst providing work experience, training and other economic benefits during its construction.

ATTACHMENTS:

Attachment A – Site location
Attachment B – Building Plan
Attachment C – Locality Map

Kylie Richardson
Facilities & Contracts Supervisor

Tim Dendle
Team Leader Sport & Recreation

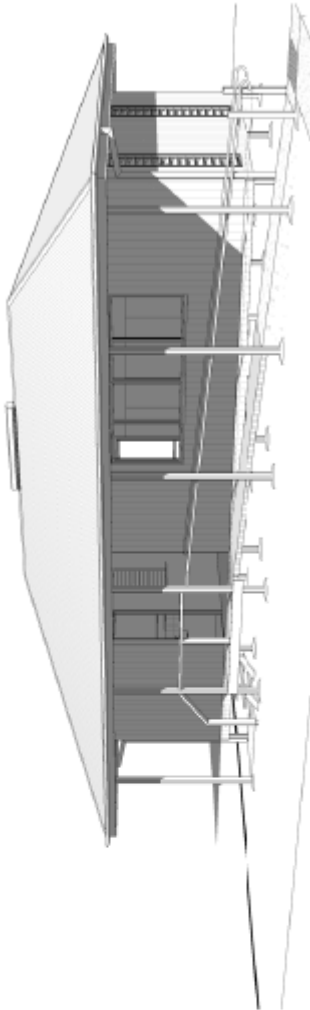
Malcolm Robertson
A/Manager Parks & Leisure

Ian Lowth
General Manager Community Sport & Cultural Services

Attachment A



MiCommunity - Babinda



1 Site Plan
1:500

Sheet Number	Drawing List Sheet Name	Issue
A01	Site Plan	D
A02	Floor Plan	D
A03	Roof Plan	D
A04	Reflected Ceiling Plan and Finishes Schedule	D
A05	Elevations	D
A06	Section and Details	D
A07	Architectural Details	D
A08	Internal Elevations	D
A09	Door Schedule and Details	D
A10	Window Schedule and Details	D
E01	Electrical Plan	F
L01	Drainage Plan	D
901	Footboard Floor Framing Plan	D

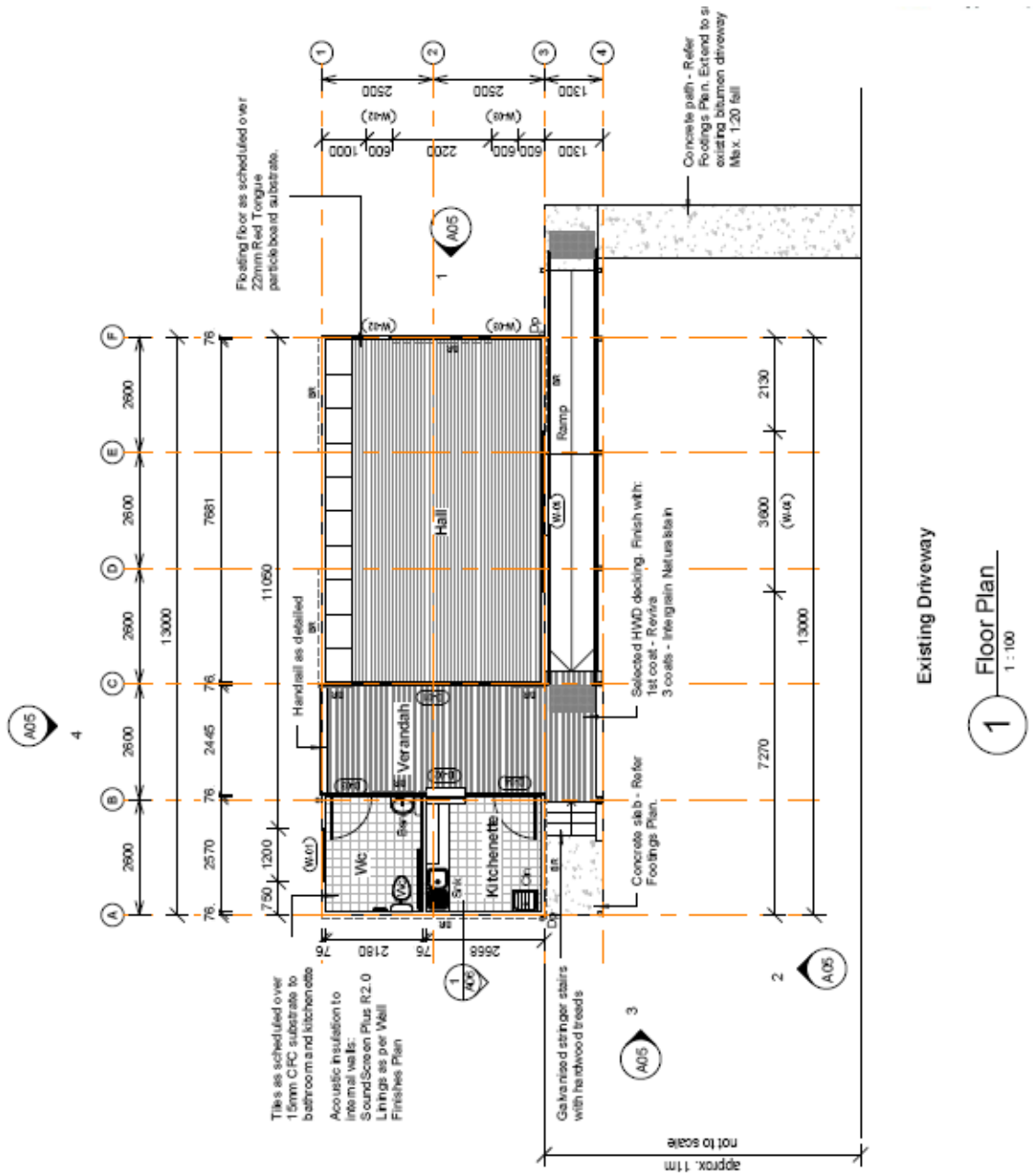
General Notes

- Check all dimensions on site prior to commencing work.
- Do not scale from this drawing.
- Figure dimensions are to take preference over scaled work.
- All work to be carried out in accordance with the relevant Australian Standards, the Building Code of Australia & Local Authority regulations.
- Timber framing to be in accordance with AS 1684.3-1999 UNO.
- Schedules lenses, etc used in 3D model only. Contractor to confirm quantities prior to finishing on project or ordering materials.

Terminology

- Temple protection to be provided by:
 - (1) Concrete slab on ground to AS 2870. Ensure minimum 75mm exposed slab edge for inspection.
 - (2) All slab penetrations to be protected by proprietary 200mm x 100mm x 10mm metal plates.
 - (3) All slab penetrations to be protected to AS 1004.1-2 (Internal & P2 external). Provide certificates of treatment.

Attachment B – Building Plan



Existing Driveway

1 Floor Plan
1:100

Attachment C – Locality Map

