



## **NOTICE OF SPECIAL COUNCIL MEETING**

**A workshop presentation by Dr. John Woollett, CMR Consultants, Brisbane, will be conducted on the Draft Feasibility Study into the Co-location of Council Buildings and Services and the Richmond-Tweed Regional Library Administration Centre at the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on THURSDAY, JULY 30, 1998, at 6.00pm.**

**The workshop will be immediately followed by a Special Council Meeting to enable Council to nominate its preferred option.**

**Members of Council are requested to attend.**

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**(Ken Gainger)**  
**GENERAL MANAGER**

**July 23, 1998**

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Special Council Meeting held on 30/7/98

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## **SPECIAL COUNCIL BUSINESS AGENDA**

**30/7/98**

**PUBLIC ACCESS SESSION:**

**PAGE NO.**

**OPENING OF MEETING AND PRAYER (MAYOR):**

**APOLOGIES AND LEAVE OF ABSENCE**

**DISCLOSURE OF INTEREST**

**MAYORAL MINUTES**

**REPORT**

- \* Draft Feasibility Study into the Co-location of Council Buildings and Services and the Richmond-Tweed Regional Library Administration Centre.

**QUESTIONS WITHOUT NOTICE**

***NOTE: Dinner will be provided at 5.30pm prior to the Workshop and the Special Meeting.***

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**Subject/File No:** FEASIBILITY STUDY INTO THE CO-LOCATION OF COUNCIL BUILDINGS AND SERVICES (S119)

**Prepared By:** Anne Meagher, Manager-Community Services

**Reason:** To seek a determination from Council as to its preferred option in regard to the co-location of Council buildings and services

**Objective:** To ensure the feasibility of co-locating a number of Council buildings and services

**Management Plan Activity:** Strategic Plan Link 5, 5.1 and 8.

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**Background:**

Council resolved on December 9, 1997 to engage consultants to undertake a Feasibility Study into a proposal to co-locate the Local and Regional Library services, the Regional Art Gallery and the partial or full suite of Council's Administrative and Professional services on its Magellan Street site. Expressions of interest were invited and Brisbane based CMR Consultants appointed to undertake the Feasibility Study.

**The Concept:**

The concept involves the co-location of a number of Council services on the location of the existing Gundurimba and Terania Shire Buildings, owned by Council and situated at 59 Magellan Street. The Study investigated three options:

*Option 1:* A new and expanded purpose built Local and Regional Library facility incorporating the reference collection and genealogy facilities, expanded Lismore Regional Art Gallery incorporating merchandising area, community meeting rooms and possibly a cafe.

*Option 2:* Incorporating Option 1 but with the provision of a limited Council administrative presence to include cashiering and information function and the Economic Development Unit.

*Option 3:* Incorporating Option 1 but with the full suite of Council's administrative and professional functions.

**Key Issues:**

The Brief required that the Feasibility Study address the following key issues:

1. *Economic Feasibility* including the viability of the three options listed, the potential for a combined sympathetic community/commercial development, the potential for private sector development of public infrastructure and a detailed financial plan for funding the project.
  2. *Spatial Needs Analysis* including the positioning of the building in terms of the surrounding architectural landscape and streetscape and its entrance onto Magellan Street.
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3. *Site Considerations and Attributes* including assessment of the heritage significance of the Gundurimba and Terania buildings and consideration of the following options:
  - (a) Retention of the Terania and Gundurimba buildings and adaptive re-use of both buildings and the integration of a new rear extension in a sympathetic style,
  - (b) Maintenance of the existing facades and integration of new construction,
  - (c) Removal/demolition of the Gundurimba and Terania buildings, and
  - (d) Retention of only one building.
4. *Concept Plans* which incorporate a design which is both functional and intimate in its intended relationship with the public and vital in its potential to draw on and contribute to the civic and commercial future of the City.

### **The Process:**

As part of the reporting requirements of the consultancy agreement between CMR Consultants and Council, the Consultants will present two reports to Council:

1. A Draft Feasibility Study providing an assessment of all the options and including a recommendation on the preferred option. This Draft Report is attached and will form the basis of the workshop presentation to Council on July 30, 1998. Following the workshop presentation Councillors will be asked to nominate their preferred option in order that the Consultants provide additional information and detail in respect of the preferred option. This process allows Council to have significant input into the Study at the draft stage prior to its finalisation.
2. A Final Feasibility Study providing an assessment of all options but in particular the preferred option will be presented to Councillors at a workshop on Monday, 14 September, 1998. A final decision will then be made at the Council meeting of October 6, 1998.

### **Manager - Financial Services Comments**

Financial comments will be addressed at the workshop.

### **Public Consultations**

Extensive consultation has occurred with all user groups, however, broad consultation with the public is not intended at this stage of the process and would be undertaken once Council has made a decision regarding the project's feasibility.

### **Other Group Comments**

Other Group comments have been sought via their involvement and participation on the Project Working Party.

### **Recommendation**

That Council nominate its preferred option to enable the Consultants to proceed further with the development of that option.

