

Mayoral Minute

Subject **Regional & Local Community Infrastructure Grants**

- 1. That Council allocate:**
\$679,000 to the Goonellabah Sports and Aquatic Centre Youth Plaza
\$245,500 to the Nesbitt Park upgrade
\$145,000 to Rural Halls with \$1,049,000 sourced from the Regional & Local Community Infrastructure Program and \$20,500 from Council's Urban Sports Facilities Fund.

- 2. That Council make an application to the Regional & Local Community Infrastructure Program – Strategic Projects for a \$4.5 million Main Street Revitalisation project requesting \$2.75 million from the Government**

Background

The Australian Government announced on November 18, 2008 that it will contribute \$300 million to local councils and shires and their communities in 2008-09 to stimulate growth and economic activity across Australia.

The funding will be available for new construction and major renovations or refurbishment of assets, ranging from access facilities such as walkways and boat ramps; through to social and cultural spaces; facilities for recreation, tourism, children, youth and seniors; and environmental initiatives.

The Regional and Local Community Infrastructure Program has two components.

The first component, known as the Regional and Local Community Infrastructure Program (RLCIP), will provide funding of \$250 million in 2008-09 which will be distributed to all local councils and shires on the basis of a methodology which includes relative need, population and growth.

These funds will be available for additional and ready-to-proceed community infrastructure projects, and for additional stages of projects that are currently underway.

Council will be required to enter into an agreement with the Commonwealth by January 30, 2009 to receive the payment. Funding must be expended by September 30, 2009.

Lismore City Council was allocated \$1,049,000 under this program.

The second component is known as the Regional and Local Community Infrastructure Program – Strategic Projects (RLCIP – Strategic Projects). A total of up to \$50 million is available in 2008-09 to local government on a nationally competitive basis.

Funding will be available for large strategic projects seeking a minimum Commonwealth contribution of \$2 million.

Larger projects and projects which include partnership funding will be given preference. A council or group of council's can only submit one application.

Projects will be assessed by the Department of Infrastructure, Transport, Regional Development and Local Government (DITRD&LG) on a tight timetable.

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Eligible projects must be 'ready-to-proceed' (the project must be ready to commence construction within six months of signing the Funding Agreement [contract]), or may be additional stages to projects that are currently underway.

Completed applications must be received by the DITRD&LG by 4pm on 23 December 2008.

Workshop

At the Workshop held on November 24, 2008, projects which met the RLCIP and RLCIP – Strategic Projects guidelines were discussed.

1. For the RLCIP, these included:
 - a) Youth Plaza, Goonellabah Sports and Aquatic Centre
 - b) Nesbitt Park
 - c) Rural Halls

2. For the RLCIP – Strategic Projects:
 - a) Margaret Olley Arts Centre
 - b) C Block
 - c) City Hall
 - d) Riverbank
 - e) Main Street Revitalisation (Woodlark St)
 - f) Car park shade cover

It was agreed that a Mayoral Minute would be prepared and submitted to the December 9, 2008 Council which sets out how funding could be allocated between projects discussed as part of the RLCIP, as well as a proposal for the RLCIP – Strategic Projects.

A. Projects – RLCIP

As advised, Council has been allocated a total of \$1,049,000 under this program and the following projects meet the funding guidelines.

Youth Plaza, Goonellabah Sports and Aquatic Centre - \$679,000

The proposed works are in accordance with the youth plaza design developed in close consultation with the Goonellabah community. Additional information on the project including a Youth Plaza background memo and Designs are attached. The total project cost has been calculated at \$679,000.

A cost not quantified in the above estimates relates to car parking as this will be assessed as part of the development consent process.

While not discussed specifically at the Workshop, the works required to complete Tucki Tucki Creek to the approved preferred design are estimated at \$1.06 million. Of this, \$415,000 is funded in the GSAC project budget leaving a shortfall of approximately \$642,000 to be staged in future budgets. This work is not recommended to be funded from the RLCIP grant.

Nesbitt Park - \$245,500

The proposed works are in accordance with Stage 1 of the adopted Master Plan for Nesbitt Park that has been developed through wide and ongoing community consultation. Additional information on the project including a Nesbitt Park Master Plan background memo, Budget Projections and Overall Site Plan are attached.

The project can be undertaken on a staged basis with three stages. Stage 3 which includes the BMX track and revegetation has not been costed.

Stage 1 & 2 works have been costed at a total of \$636,000, however \$113,800 has been included in the 2008/09 Budget from Council's funds. The residual amount required to fund the staged works are:-

Stage 1	\$245,500
Stage 2	<u>\$276,700</u>
Total	\$522,200

Rural Halls - \$145,000

There are 29 rural halls in the Lismore local government area. At the Workshop, it was suggested that a contribution of \$5,000 be allocated to each rural hall for improvement works as long as they were able to meet the RLCIP guidelines. This would require \$145,000 to be committed to rural halls.

A list of all rural halls is attached.

Each rural hall will be requested to advise by January 20, 2009 what improvement works they would undertake and provide a commitment from them to meet the RLCIP guidelines.

Summary – Projects RLCIP

The discussion at the Workshop proposed a combination of projects to expend the \$1,049,000 available. A summary of the projects and staged amounts follows:

Goonellabah Youth Plaza	All Works	\$ 679,000
Nesbitt Park	Stage 1	\$ 245,500
	Stage 2	\$ 276,800
Rural Halls	29 x \$5,000	<u>\$ 145,000</u>
	Total Cost	\$1,346,300

As there is insufficient funding to undertake all the works, and assuming the priority is the Youth Plaza and it is to be fully funded, it is recommended that the following works proceed:-

Youth Plaza	All Works	\$ 679,000
Nesbitt Park	Stage 1	\$ 245,500
Rural Halls		<u>\$ 145,000</u>
	Total Cost	\$1,069,500

The \$20,500 funding shortfall between the Federal Grant and Total Cost is to be met by the uncommitted 2008/09 Urban Sports Facilities balance.

B. Projects – RLCIP – Strategic Projects

After consideration of the funding guidelines and the status of the suggested projects, there are three projects eligible for a funding submission. These include the Margaret Olley Arts Centre, C Block and Main Street Revitalisation.

The other projects have been excluded due to insufficient time to collect and provide the information required by the guidelines (City Hall and car park shade cover), or the project cost being lower than the project threshold (Riverbank).

Margaret Olley Arts Centre - \$8.275 million

The Margaret Olley Arts Centre is to be purpose built and will be fully equipped to present new art developments, and cater to burgeoning community needs. The facility has been positioned to grow city revitalisation through wider engagement with the creative industries and the enhancement of cultural tourism in Lismore City.

An executive summary for the project is attached.

The estimated cost for this project is \$8.275 million with the application under the RLCIP – Strategic Projects to be for \$3 million. Other external sources of funding totalling \$2 million are being targeted, thus Council's contribution will be \$3.275 million.

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Council's contribution of \$3.275 million will need to be sourced from borrowings. As a result, annual loan repayment costs of approximately \$300,000 will need to be factored into Council's recurrent budget as well as the increased operating costs.

Manager – Finance

At the time this project was added to the Major Capital Works program, it was acknowledged that Council would need to seek additional revenue sources to fund the increased costs associated with loan repayments and operating costs. One option centred on an application for a special general rate increase. It was envisaged that this project would be a 2010/11 proposal.

Due to timing constraints, it is not possible to seek a special rate variation increase for 2009/10 hence the 2009/10 Budget will be directly impacted by loan repayment costs.

In addition, Council cash flow projections are reliant on approximately \$4 million to \$5 million in land sales during 2008/09 to meet capital costs associated with the GSAC and short term internal loan commitments for industrial land development and commercial land purchases. With the development markets slowing dramatically due to the economic crisis, concern is expressed about Council's ability to fund current requirements and the additional loan repayments without impacting the recurrent works and services program.

As the Art Gallery is a major building project, Council is required to seek approval from the Department of Local Government before borrowing any loan funds. From a financial perspective, approval to borrow cannot be assured and therefore this raises doubts about Council's ability to meet all the funding guidelines within the required timeframe.

Manager Assets and Support Services

The conditions of any funding agreement would include a requirement that the project be physically commenced within six months of signing such agreement. Based on the indicative timelines provided by the government, they expect to announce successful bids in February 2009 and have funding agreements signed within one month of the announcements. This is a very tight timeframe to meet.

It is considered that the only way possible for Council to meet such a timeline is to call tenders in January 2009 for design and construction of the centre. The concept design that has already been prepared would form the basis of the tender.

Potential tenderers would be required to use this design as a basis for progression, rather than to start from scratch. This would allow the tender process to be relatively simple as it would remove the relatively subjective element of aesthetic design from the process. Council would effectively be assessing the ability of tenderers to progress the design through the technical and specification phase, and to actually construct the building. Conducting the process in this way would also be more attractive to potential tenderers given that they would not be required to develop or submit a concept design for consideration. Often with design and construct tenders, this process is time consuming and expensive for tenderers as they must undertake it before submitting their tender. It can also discourage companies from submitting a bid given that there is no guarantee of receiving any work.

Tenders would close in early February and be assessed in time for consideration at the March 2009 Council meeting. By this time, the government should have announced the successful grant recipients and Council would be in a position to know whether it could proceed with awarding a contract. If Council is not successful in receiving funding, no tenders would be accepted, although Council may choose to progress with preparation of a development application for the project in order to be prepared for work to be undertaken in the future once funding has been secured.

Based on the work that has been undertaken by the Architect to date in preparing a concept design the following is a cost estimate for the project.

Item	Cost
Design Development and Preliminaries (12% of construction)	\$636,000
Construction – building only (from Architect)	\$5,300,000
Construction – landscaping and car parking	\$600,000
Internal fit-out	\$250,000
Development application fees etc.	\$60,000
Development contributions (section 94, section 64 etc.)	\$150,000
Project Management	\$200,000
Sub-total	\$7,196,000.00
Contingency – 15%	\$1,079,400
Total	\$8,275,400

The project timeline will be extremely tight due to the conditions to be placed on the funding by the federal government.

It needs to be remembered that the minimum contribution available from the federal government will be \$2.0 million. Whilst it is not compulsory for Council to contribute any funding towards a project, it is considered unlikely that any project seeking 100% funding from the federal government would be successful. There are very few other projects in Council that require this level of funding. A condition of the program is also that each Council may submit only one project for consideration.

Summary

Considering the significance of this project and the total project cost of \$8.275 million, there is insufficient time to undertake an appropriate due diligence process that allows carefully considered decisions. This raises concerns about what would be delivered and at what final cost.

In addition, bringing forward development will result in Council having to consider a deferral or elimination of other projects or programs in 2009/10 at least as short-term finances would be stretched to the limits. In regards to approval from the Department of Local Government to borrow for a major building project, approval cannot be assumed for the reason that Council's immediate ability to fund its share of the project cost is questionable.

While the opportunity to access this funding is inviting, for the reasons above it is not recommended that Council make an RLCIP – Strategic Projects grant application for this project. In short this project in terms of merit and priority is clearly the preferred proposal for an application but it appears to be premature in respect of our ability to fund it and is tight in terms of project delivery.

C Block - \$2 million

The redevelopment of C Block is seen as a possible project suitable for the RLCIP – Strategic Projects program. This space will serve as both a space for youth services and storage/program area for the Margaret Olley Arts Centre.

While designs and plans are not available, it is anticipated that these could be prepared in time to meet the timeframe.

For C Block, development works totalling \$2 million are estimated to meet all likely demands. As this is the minimum amount, an application for this amount could be made. This proposal requires no direct contribution from Council and in that respect is low risk to Council. However the redevelopment and use of C Block also needs to be considered in the context of the wider cultural precinct in light of the fact that it is not in line with the approved master plan and DCP.

As this proposal does not have any partnership funding attached, it may not receive a priority ranking from the assessment authority.

Main Street Revitalisation - \$4.5 million

By deliberate staging of the works to separate intersection treatment from the redevelopment of Woodlark Street itself there is a worthy project suitable for the RLCIP – Strategic Projects program.

A significant amount of planning and consultation has already occurred on this project, and meeting the required timeframe is achievable.

A project cost of \$4.5 million is envisaged with \$2.75 million requested from the RLCIP funding. The balance will be made up of \$750,000 from Water and Sewerage Funds to undertake main replacement works and \$1.0 million would be borrowed.

As distinct from major building projects, infrastructure borrowings do not require special approval from the Department of Local Government. Annual loan repayment costs of approximately \$100,000 would be funded by the surplus on contract works from the Contractors Reserve

This project is low risk from a financial perspective and as it is funded from resources currently available management is confident of meeting guideline and timeframe requirements. As a Council can only submit one application under the funding guidelines, this project is the one which, taking all factors into account, is best suited to this round of RLCIP funding.

The big attraction is that the upgrade of Woodlark Street as an item of public infrastructure is inevitable but works of this nature are usually financed by Council. By securing a grant for around half the Stage 1 project cost it is a highly desirable outcome and directly frees up borrowing capacity for the Olley Centre, for the future.

Youth Plaza

Background

The overall plan for the Oliver Avenue, Goonellabah site is to create a leisure activity precinct for the Goonellabah community and the residents of Lismore as a whole. The site consists of several components including the sports and aquatic centre, youth plaza / skate park and the Tucki Creek rehabilitation works. Whilst the centrepiece of the development is the sports and aquatic centre, an integral component of the site is the youth plaza which has been designed to create a multipurpose venue that will provide active and passive areas in which young people can participate in a variety of activities. Furthermore the youth plaza will provide an important focal point and activity centre for young people to congregate and participate in numerous activities without entrance / participation fees.

Design

The Goonellabah community have been consulted throughout the design process of the youth plaza. Initially within development of the primary elements of the design and more recently with the development of the concept plans. Amendments and suggestions have been incorporated within the design as a result of the community consultation process. The overall feedback to the exhibited youth plaza plans has been very positive for these works to proceed.

The primary design elements are depicted on an attachment and are summarised below.

- Skate Park facilities: The entire paved (concrete) area including the stairwells, rails, seating, etc has been designed so that it can be skate-able. Furthermore, the consultation identified that the skate park facilities should be well spaced out, multi directional and cater for a range of skating abilities.
- Half basketball court: An informal half basketball court/space has been included as a central component of the plaza design.
- Stage Area: A small stage is included within the layout to allow for some forms of entertainment including but not limited to musicians, DJ's and other gatherings.
- Seating: Seating has been provided throughout the plaza to enable small congregations of young people to meet and chat, whilst being able to observe the activities within the plaza. The consultation process identified the importance of users of the skate facilities being able to observe other skaters / riders.
- Passive Space: Consultation with the various school groups noted the need for passive space within the plaza. Furthermore, the inclusion of passive spaces in the form of the grouped seating, the stage area and the art walls have been included to provide space for boys and girls within a multi facet facility.
- Shade: Landscaping within the area will take into consideration the need to provide shelter, furthermore shade sail type structures have been included within the cost allowance but are not currently depicted within the attached design perspectives.
- Lighting: The area is not intended to be used at night, therefore only security lighting has been included within the cost estimate.
- Other: Provision for drink fountains has been made within the design.

Costs

The cost estimate for the construction of the Youth Plaza / Skate Park has been divided into two stages. Stage 1 being the majority of the works including all integral elements to the design, and stage 2 being the construction of an additional skate element (skate bowl). The separation of works is depicted on an attachment.

ITEM	COST
Stage 1 – Construction	\$556,000
Stage 2 – Construction	\$123,000
Total Construction	\$679,000
Budget Allowance	\$0
Required Funds	\$679,000

As previously detailed, the design has been developed to enable the potential for a two stage construction. The construction of both stages of works at concurrently would provide better economies of scale for the project as this would reduce internal administration costs and reduce overall project costs as the necessary plant (equipment) is available on site.

A provisional sum allowance of \$15,000 has been allowed for the painting of the youth plaza. This could be deleted to reduce the capital investment, however advice to Council is that the painted areas will enhance the appeal and minimise graffiti within the youth plaza.

Discussions with Council's Development Assessment Engineer noted that no contributions would be levied under Section 94 of the Environment & Planning Act and Lismore Contributions Plan 1999. It was acknowledged that the Youth Plaza is ancillary to the sports & aquatic centre which has been levied as part of the sports & aquatic centre development consent conditions. Furthermore, the comments from the development assessment engineer are consistent with recent Council park developments.

A currently unknown element with the project is the potential need to increase parking facilities as a direct result of the youth plaza's construction and operation. Discussions with Council's Development Assessment Engineer suggests that the need for additional car parking spaces will be assessed at the development consent stage, whereby the patronage numbers of the sports and aquatic centres operation can be assessed and the need for additional car spaces can be accurately measured. The design of the car park and overall number of car spaces for the sports and aquatic centre did not include the potential increase in traffic numbers as a result of the youth plaza's inclusion in the overall project works. Furthermore, there is very limited space for expansion of the current car park facilities. To confirm, the costs for additional car parking spaces has not been included within the cost estimate.

It should be noted that the costs for the youth plaza design services have absorbed by the sports and aquatic centre construction budget.

Timeframe

The design consultant is currently progressing the concept design layouts to the construction issue drawing stage. As a guide, a summary of the project timeline is outlined below:

Finalisation of Design Drawings – 2 weeks
Compilation and submission of DA paperwork – 2 weeks
DA assessment – 8 weeks
Amendment of Design Drawings – 2 weeks
CC Submission – 4 weeks
Tender Process – 10 weeks
Appointment of Contractor – 1 week
Commence Works – 4 weeks

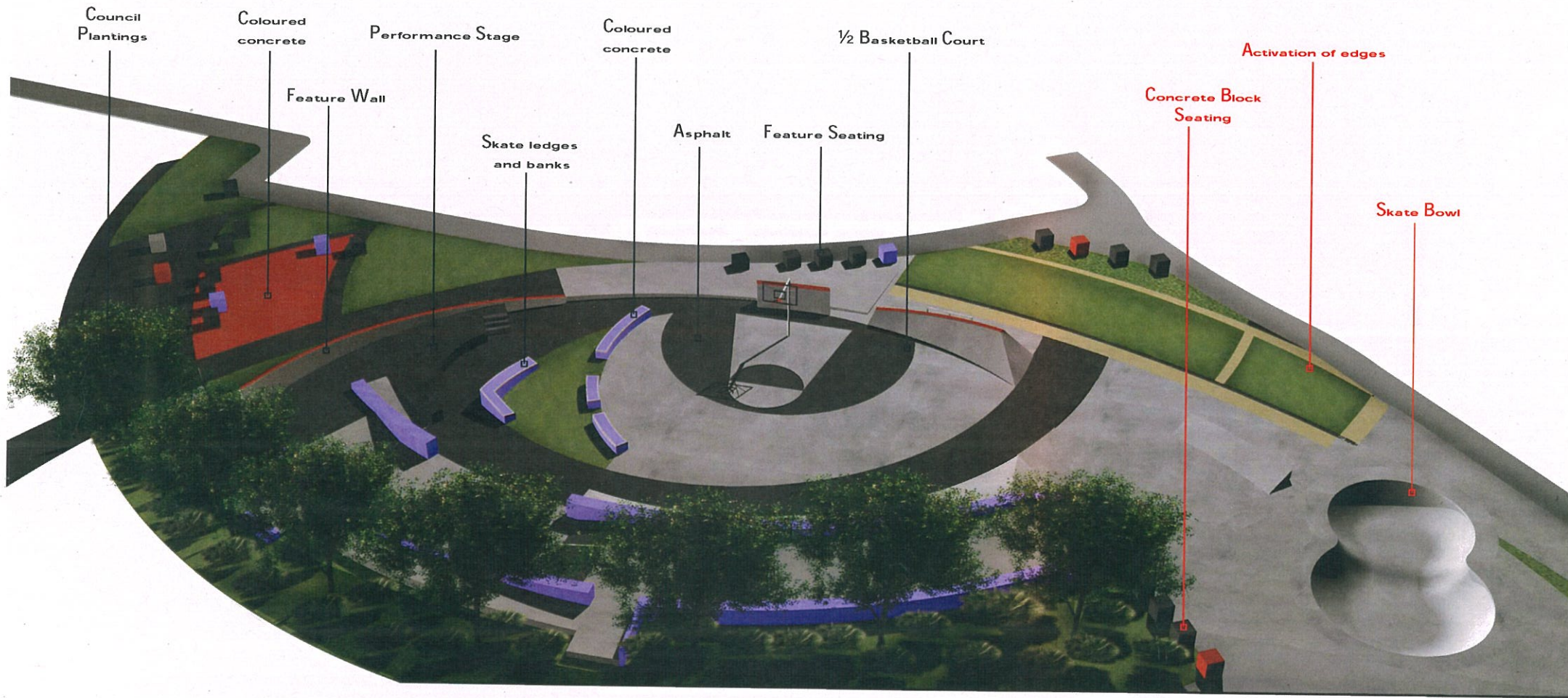
It is anticipated that the youth plaza / skate park works could be completed within the required timeframe of September 2009.

Recommendation

That funding from the federal government grant monies to the value of \$719,400 be made available for the completion of stage 1 and 2 of the youth plaza / skate park.

STAGE 1

STAGE 2



GOONELLABAH YOUTH PLAZA
CONCEPT DESIGN - BIRDSEYE VIEW
SCALE: NTS (A3) DATE 21.11.08

REF: 72015 SD A





GOONELLABAH YOUTH PLAZA
CONCEPT DESIGN - STAGE 1+2
SCALE: NTS (A3) DATE 21.11.08

REF: 72015 SD A



Nesbitt Park Master Plan

Background

The Master Plan for Nesbitt Park has been developed through wide and ongoing community consultation.

An audit of community facilities in South Lismore was conducted a number of years ago and the absence of developed parkland was identified as a major community concern. The community strongly communicated the view that, in comparison to other urban areas within the Lismore LGA, South Lismore lacked sufficient areas of developed parkland.

In December 2007 Council's Community Services staff, after significant consultative undertakings, again consulted the South Lismore community, specifically focussing on a draft master plan for Nesbitt Park. The draft plan was subsequently amended and proposed components now include: a family space which features a children's playground, sports court facility, parking and a barbeque area with seating and shade. A jogging track, new cricket practice wickets, park amenities, improved landscaping and a formal entrance to the park is also included. At this time, designs for a BMX facility have been tagged as Stage 3 and not costed following significant community safety concerns which were raised by the South Lismore Bowls Club, Council's Crime Prevention Officer and the NSW Police Community Safety Officer.

Council's Sport and Recreation Policy Group endorsed the plan at a meeting on 2 April 2008 and submitted a request for the redevelopment to be included in the Council's Management Plan. Council endorsed the plan at their July meeting subject to funding being available

Current Funding

Some funding has already been allocated to the project

The current 2008/09 Nesbitt Park budget is-

2008/09 Urban Sports Facility Fund	\$25 000
Sun Protection Strategy	\$16 400
Nesbitt Park Reserve	\$37 509
Urban SFF Reserve	<u>\$24 900</u>
TOTAL	\$103,800
Less funds already expended 08/09	<u>\$40,000</u>
<u>Current funds available</u>	<u>\$63,800</u>

Note; Funds have been expended on finalising the design, site preparation, top dressing the playground precinct, shifting an existing shelter and concrete work.

Crime Prevention

Consultations have taken place with both the NSW Police Community Safety Officer and Council's Crime Prevention Officer who have each inspected the proposed BMX site. These Officers agreed that the topography of the proposed BMX site will necessitate significant further consideration and design work to enable this particular aspect of the plan to satisfy Crime Prevention through Environmental Design guidelines. Because of these concerns and the lack of available funding at this time, it is recommended that the BMX track is not included in this current Master Plan.

Public Consultation

The public consultation process has been clearly outlined in a previous report.

However it should be noted that the delivery of any design elements will be informed by ongoing consultation with the Nesbitt Park Community Advisory Group which meets on a bi-monthly basis.

Staging

The Master Plan for Nesbitt Park contains the following recommendations with respect to staging the project. The numbering used in this document can be found in the drawing entitled "Staging Plan"

Stage 1

- (a) Entry road and internal car parking
- (b) Entry signage and planting
- (c) Drainage works – vegetated swale
- (d) Playground and equipment (all ages)
- (e) Pathway to play area
- (f) Tree planting around car parking, play area and swale
- (g) Picnic shelters and furniture near play areas
- (h) Replace fencing to remote control car club and associated upgrading work

Stage 2

- (a) Jogging Track
- (b) Multi purpose court
- (c) Re-orientate cricket wickets
- (d) Paved area outside toilet facilities
- (e) Spectator mounding
- (f) Totem Poles
- (g) Furniture to peripheral areas
- (h) Pathways, seating and awning around existing toilet and storage building

Stage 3

- (a) Revegetation works
- (b) BMX Track

Conclusion

The need to improve community facilities for residents in South Lismore are well recognised and have been documented and endorsed in Council's 2005-2009 Social and Community Plan.

The Master Plan has also been approved subject to available funding.

As the expectations of South Lismore community have been significantly raised through the community consultation process it is proposed that work commence on both stages of the project as soon as possible using some of the funding that has recently been made available to local governments by the federal government.

The planning has been completed and endorsed, the project has been fully costed and a Development Application is currently being prepared

It will be possible to complete any funded elements of the Master Plan prior to September 2009.

Nesbitt Park Development Budget Projections - December 2008

Description	Cost	Comment
Preliminaries	40,000	Design
Stage 1		
1a Car Park		
Earthworks	9,500	
Kerbing 270m @ \$65	17,550	
Bollards 120@\$50	6,000	
1b Entry		
Signage and Planting	25,000	Would greatly add to overall presentation of Park
1c Drainage		
Redevelop swale	10,000	Funded by Stormwater Management Services Charge (720.1001.15)
1d Playground Equipment		
Junior	33,900	Includes softfall and Installation
Intermediate	50,500	
Senior	33,400	
Shade 2 @ \$16500	33,000	1 further shade to be funded from Sun Protection Strategy
1e Pathway		
Pathway to playground 220 sq m @ \$65	14,300	
1f Tree Planting		
Purchase of trees 60@\$35	2,100	Community tree planting day planned
1g Furniture		
2 shelters @ \$5000	10,000	
5 picnic settings @\$3000	15,000	
Double Barbeque	7,000	
1h Fencing		
Replace fencing around remote controlled car club 180 m @\$150	27,000	Current fence does not contribute to overall presentation of Park
1i Utilities		
Provision of water and power	25,000	
TOTAL STAGE 1	359,250	
Stage 2		
2a Jogging Track		
1 km Jogging Track	67,000	Includes exercise stations every 200 metres - The One K"
2b Sports Court	65,000	Fully installed cost (half b'ball/mini soccer)
2c Cricket Wickets		
Practice cricket wickets	38,000	Relocation of current wickets for safety reasons
2d Amenities Block		
Renovation	22,000	General improvements to facility
Paving 105 sq m @ \$65	6,825	Extend paving around facility perimeter
Shade structure	16,500	Shading over paved area
2e Cricket Viewing Area		
Spectator mounding	4,950	2 mounds as per plan
2f Tree Planting		
Purchase of trees 100@\$35	3,500	Planting by community

**Nesbitt Park Development
Budget Projections - December 2008**

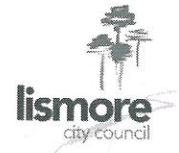
	Description	Cost	Comment
2g	Totem Poles Purchase and installation	24,000	Painting by school groups
2h	Park Furniture Seating 10 @\$900	9,000	Purchase and installation
2i	Pathway Crushed stone pathway as per plan	20,000	Pathway of similar construction to jogging track
	TOTAL STAGE 2	276,775	
Stage 3			
3a	BMX facility	Currently not costed	
3b	Re-vegetation	Currently not costed	
	TOTAL STAGE 3	0	
	TOTAL ALL STAGES	636,025	
<u>Funding Available</u>			
	Stormwater Management Services Charge	10,000	
	2008/09 Urban Sports Facilities Fund	25,000	
	Sun Protection Strategy	16,400	
	Nesbitt Park Reserve	37,500	
	Urban Sports Facilities Reserve	24,900	
		113,800	
<u>Funding Required</u>			
	Stage 1 - Total	245,450	
	Stage 2 - Total	276,775	

LIST OF RURAL HALLS

- 1 Bexhill School of Arts
 - 2 Blue Knob Public Hall
 - 3 Caniaba -Springgrove Community Hall
 - 4 Clunes Public Hall
 - 5 Coffee Camp Public Hall
 - 6 Corndale Hall
 - 7 Dorroughby/Glenview Centre
 - 8 Dungarubba Memorial Hall
 - 9 Dunoon Hall
 - 10 Eltham Public Hall
 - 11 Goolmangar School of Arts
 - 12 Jiggi School of Arts
 - 13 Keerrong Public Hall
 - 14 Koonorigan Hall
 - 15 Marom Creek Hall
 - 16 Nimbin School of Arts
 - 17 Numulgi Public Hall
 - 18 Repentance Creek Hall
 - 19 Rock Valley Public Hall
 - 20 Rosebank Public Hall
 - 21 Roy Waddell Community Centre
 - 22 Ruthven Public Hall
 - 23 South Gundurimba Hall
 - 24 The Channon Hall
 - 25 Tregeagle Hall
 - 26 Tullera Public Hall
 - 27 Tuntable Creek Hall
 - 28 Whian Whian Public Hall
 - 29 Wyrallah Hall Association
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THE OLLEY

MARGARET OLLEY ART CENTRE
LISMORE CITY, NSW AUSTRALIA



EXECUTIVE SUMMARY

The Margaret Olley Art Centre is to be purpose built and will be fully equipped to present new art developments, and cater to burgeoning community needs. The facility has been positioned to grow city revitalisation through the support and engagement with the creative industries and the enhancement of cultural tourism in Lismore City.

The facility will be called The Margaret Olley Art Centre and will feature a permanent exhibition of Margaret Olley's work. The Centre will be a fitting legacy to one of Australia's most prominent artists, born in Lismore. It will also present the future of arts practice in regional Australia and be at the forefront of contemporary practice.

The aim of The Margaret Olley Art Centre is to make Australian art and Australian history accessible to the whole of community. The facility will present Australian culture and embrace the values and heritage of ideas in regional Australia. Creativity, innovation, Lismore's stories and education will be key components of the Centre. The Margaret Olley Art Centre will be a nationally significant facility operating in regional Australia. It will be a centre for learning. The Margaret Olley Art Centre will be Australia's first 'green' Gallery.

The new facility will be situated at the corner of Keen and Magellan Streets Lismore City. It is located on the old Lismore High School site, part of the CBD and linking retail with sporting and cultural facilities. The Margaret Olley Art Centre will provide the vital link onsite between the Library and the Conservatorium of Music, forming a new cultural and civic hub.

The need for the new building comes as a result of the current facility being too small and poorly resourced, it does not function to acceptable industry standards. Lismore Regional Gallery was established in the present building in 1954, less than a year after it was condemned.

Margaret Olley Art Centre Construction Timeline

Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10
Prepare Tender	Tender out	Tenders in	Report to Council	DA Process		Construction						Fit out		Relocation		Commence operations	

In 1998 Lismore City Council held a workshop with a wide range of people from the arts and culture industries to discuss the potential use of the site (Lot 14 DP 867281) as a cultural precinct and to gauge support for its retention for this purpose. The view of the workshop participants was that the site should be retained for use as a cultural precinct, that the concept offered the opportunity to showcase Lismore's and the region's unique cultural activities and at the same time to revitalise and repopulate the central business district. In addition the business community saw the potential of the economic and social benefits that would flow from the development.

Since 2001 Lismore City Council have commissioned a series of business plans and consultant's reports to investigate the viability of establishing the new Centre onsite

These reports included:

- Business Plan for Proposed Northern Rivers Cultural/ Arts Precinct in Lismore prepared by Gibsons Consulting 2001
- Master Plan for the Lismore Cultural Precinct by Thompson Adsett Architects in association with John Mongard Landscape Architects 2004
- Master Plan (Urban Design) for the Lismore Cultural Precinct by EDAW Gillespies 2005
- Business Plan (Ideas and Recommendations) Discussion Paper for the Lismore Cultural Precinct by Tsikleas Andrews Property Solutions 2006

Following the recommendations of the Business Plan prepared by Gibsons Consulting in 2001, Lismore City Council progressed its plans to support the development of the cultural precinct and purchased the site from the Department of Education and Training. Council has since developed the **Art in the Heart** Master Plan which was formally adopted in 2006. Council's Economic Development Unit subsequently developed a companion **Cultural Centre Business Plan** to support the aims and objectives of the Art in the Heart master plan.

Site Description

The site for the Margaret Olley Art Centre is the old Lismore High School site, corner of Keen and Magellan Street, Lismore City. The old Lismore High School site property details are as follows: Lot 14 on DP 867281 - 9360m² approx. The majority of the land is zoned (5) Special Uses and is currently classified as operational land.

Construction and Fit out Cost

The total funds required for the project have been estimated at \$8.275 million and include the construction of the Centre and associated landscaping and car parking works.

Project Funding and Delivery

Lismore City Council Contribution: An allocation of \$3.25 million from Council is required for this project.

Potential Funding Sources

Federal Government's Local Infrastructure Plan, Lismore City Council are in a strong position to apply to the Federal Government's Infrastructure Plan. The closing date is 23 December 2008. An application for \$3m is recommended.

Fund Raising, Lismore Regional Gallery has secured private donations totaling \$350,000 from Margaret Olley and Phillip Bacon, and has committed to raising a further \$650,000 by April 2009. **Southern Cross University** has committed \$500,000 to the construction of the new facility. These funds will be made available by July 2009. SCU will also contribute funds in the future on an annual basis to cover operational costs. **State Government and Federal initiatives,** Arts NSW and other State and Federal funding applications have been made. An application for \$500,000 is presently with Arts NSW, the funding outcome will be available by 31 December 2008. Green grants are also open.

LCC Asset Manager's Report

Assessment of impact of funding agreement (Regional Infrastructure) between Federal Government and Lismore City Council

The conditions of any funding agreement would include a requirement that the project be physically commenced within six months of signing such agreement. Based on the indicative timelines provided by the government, they expect to announce successful bids in February 2009 and have funding agreements signed within one month of the announcements. This is a very tight timeframe to meet.

It is considered that the only way possible for Council to meet such a timeline is to call tenders in January 2009 for design and construction of the centre. The concept design that has already been prepared would form the basis of the tender.

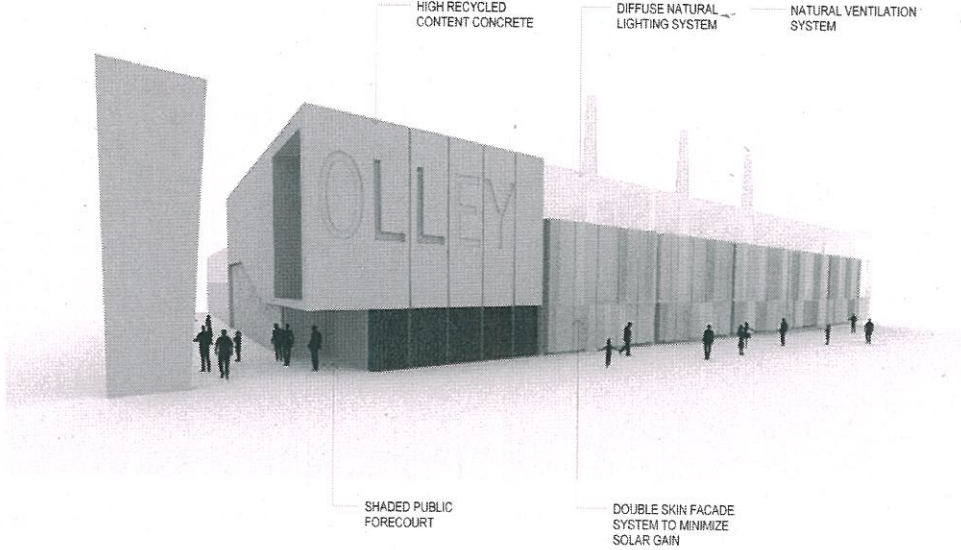
Potential tenderers would be required to use this design as a basis for progression, rather than to start from scratch. This would allow the tender process to be relatively simple as it would remove the relatively subjective element of aesthetic design from the process. Council would effectively be assessing the ability of tenderers to progress the design through the technical and specification phase, and to actually construct the building. Conducting the process in this way would also be more attractive to potential tenderers given that they would not be required to develop or submit a concept design for consideration. Often with design and construct tenders, this process is time consuming and expensive for tenderers as they must undertake it before submitting their tender. It can also discourage companies from submitting a bid given that there is no guarantee of receiving any work.

Tenders would close in early February and be assessed in time for consideration at the March 2009 Council meeting. By this time, the government should have announced the successful grant recipients and Council would be in a position to know whether it could proceed with awarding a contract. If Council is not successful in receiving funding, no tenders would be accepted, although Council may choose to progress with preparation of a development application for the project in order to be prepared for work to be undertaken in the future once funding has been secured.

Based on the work that has been undertaken by the Architect to date in preparing a concept design the following is a cost estimate for the project.

The project timeline will be extremely tight due to the conditions to be placed on the funding by the federal government. However it is considered that this project is further progressed and better placed to be delivered in such a timeframe than any others that Council may potentially consider.

It needs to be remembered that the minimum contribution available from the federal government will be \$2.0 million. Whilst it is not compulsory for Council to contribute any funding towards a project, it is considered unlikely that any project seeking 100% funding from the federal government would be successful. There are very few other projects in Council that require this level of funding. A condition of the program is also that each Council may submit only one project for consideration.



HIGH RECYCLED
CONTENT CONCRETE

DIFFUSE NATURAL
LIGHTING SYSTEM

NATURAL VENTILATION
SYSTEM

SHADED PUBLIC
FORECOURT

DOUBLE SKIN FACADE
SYSTEM TO MINIMIZE
SOLAR GAIN

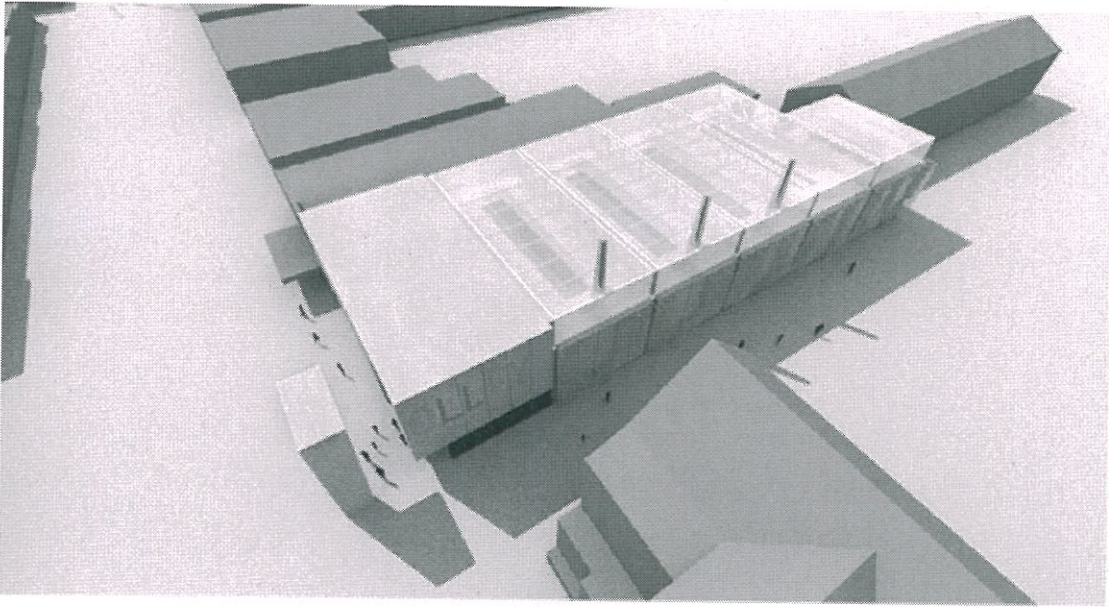


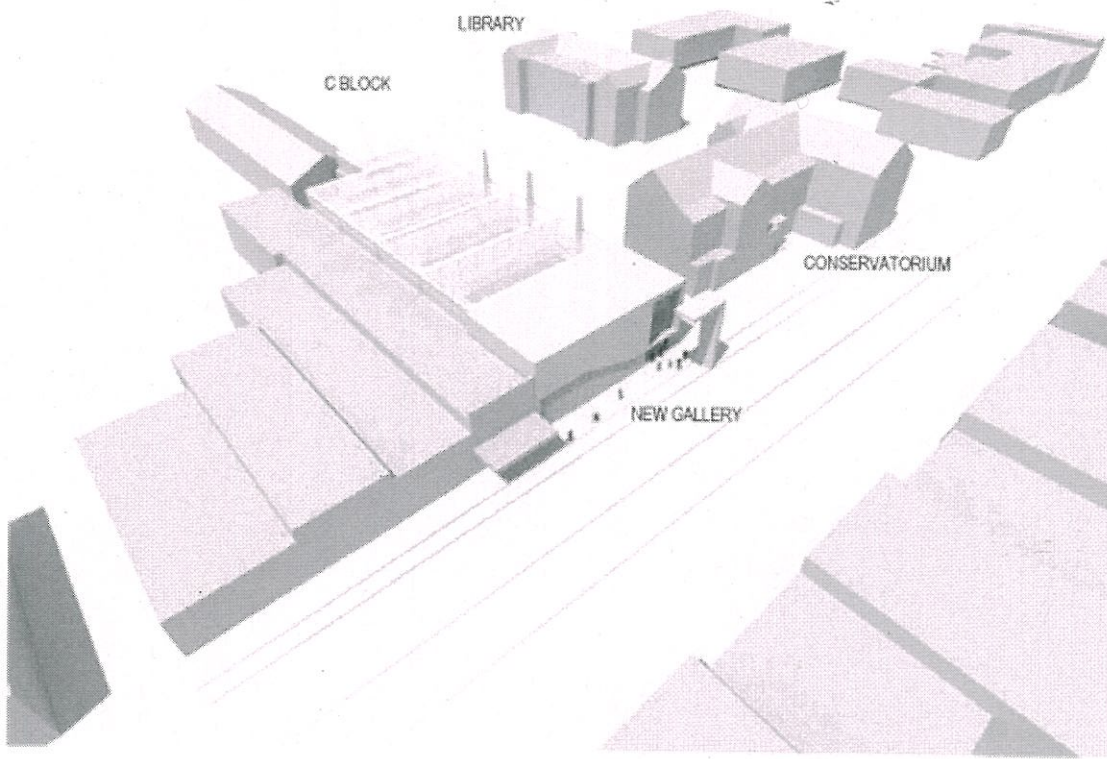
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THE OLLEY
THE MARGARET OLLEY CENTRE
Perspective View 1

LISMORE REGIONAL GALLERY
Cultural Precinct

oct 08 0631/05 C





LEGEND

- EXISTING**
- Tree to be retained
 - Hoop pine to be retained

- PROPOSED**
- Revegetation area
 - Park tree
 - Street tree
 - Garden area (Refer to plant schedule)

Note: All contours shown represent existing site levels as supplied by Lismore City Council.

design team ink
landscape architecture | urban design

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Designed	SRP
Date	14.03.08
Sheets in set	5

Project Title
Nesbitt Park
Casino Street, Lismore

Drawing Title
Overall Site Plan

Drawing Number
08/107-02



PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION

The design of carparking areas on Casino and Wilson Streets is conceptual only and subject to detailed design. Detailed designs should consider incorporation of WSUD techniques for drainage purposes.

Existing trees to be retained. Incorporate additional street tree planting of *Eucalyptus siderophloe* (Northern Grey Ironbark).



Scale 1:1000 at A1