

Richmond
Valley
Council



AGENDA

Extraordinary Council Meeting

I hereby give notice that an Extraordinary Meeting of Council will be held on:

Date: Thursday, 28 March 2019

Time: 4pm

**Location: Council Chambers
10 Graham Place, Casino**

**Vaughan Macdonald
General Manager**

**THIS PAGE IS
INTENTIONALLY LEFT BLANK**

ORDER OF BUSINESS

1	ACKNOWLEDGEMENT OF COUNTRY.....	5
2	PRAYER.....	5
3	APOLOGIES	5
4	DECLARATION OF INTERESTS.....	5
5	GENERAL BUSINESS	6
5.1	Living Museum Relocation & Visitor Information Centre Establishment Update.....	6

1 ACKNOWLEDGEMENT OF COUNTRY

The Mayor will provide an Acknowledgement of Country by reading the following statement on behalf of Council:

"Richmond Valley Council recognises the people of the Bundjalung Nations as Custodians and Traditional Owners of this land and we value and appreciate the continuing cultural connection to lands, their living culture and their unique role in the life of this region in the past, present and future."

2 PRAYER**3 APOLOGIES****4 DECLARATION OF INTERESTS**

5 GENERAL BUSINESS

5.1 LIVING MUSEUM RELOCATION & VISITOR INFORMATION CENTRE ESTABLISHMENT UPDATE

Author: Ryan Gaiter, Chief Financial Officer / Manager Mid-Richmond

EXECUTIVE SUMMARY

At Council's Ordinary Meeting of 19 March 2019, an alternate option for the relocation of buildings from the HealthOne site was put forward for consideration under Item 17.1 as follows:

That

- 1. Council proceed with the relocation and re-establishment of the existing Living Museum Building on the north-east end of Reserve 82910 as set out in Figure 1 of this report, pending approval from Crown Lands for the extension of the gazetted land. Allowing enough room to extend the building to house the Museum and Visitor Information Centre, setting aside the south-western side of the existing path/old shelter shed site for public open space and future covered BBQ, gazebos and picnic facilities.*
- 2. Council note that the interim storage option on land adjacent to the entry to Stan Payne Oval for one building will not be required.*
- 3. Council demolish the remaining buildings.*

Since the demolition of the gazebo to accommodate the relocation of the two buildings, Councillors have received feedback from the community that the open space and vista which has been created by the demolition is sought-after. Questions have been raised about whether locating the two buildings in this area is the best outcome.

Council officers have completed a preliminary assessment of the alternative option with details included in the body of the report. There are cost implications associated with the extension of the Living Museum building and either demolishing or finding an alternate location for the former CTC building. Reflections Holiday Parks Trust and the Living Museum have been consulted on the alternate option and their position has been provided to Councillors.

A number of risks were identified should Council change its decision to move the two buildings to the Central Precinct of the Reflections Holiday Park. Further detailed investigations of the alternative option would be required which would delay the HealthOne project as the relocation of the two buildings is scheduled for the end of April 2019 so that the site is clear for the HealthOne project to proceed.

Council Officers have been continuing negotiations with Crown Lands and Reflections Holiday Park's Trust Executive Officers to establish the best way forward to co-locate and re-establish two community facilities being the Evans Head Living Museum, and former Community Technology Centre (CTC), both within Reserve 82910, Reflections Holiday Park's Central Precinct. The reserve is Crown Land under the control of two Crown Land Managers, Richmond Valley Council and Reflections Holiday Park.

To proceed with co-locating the buildings within Reserve 82910 under the one Crown Land Manager, Council negotiated an extension of the current gazetted parcel which previously housed the gazebo structure. By doing so, Council will maintain ownership of both assets, within the area under the management of Council, and this outcome negates the need to utilise Stan Payne Oval as a temporary storage site for the second building. By Council maintaining ownership of both assets, part of the second building is proposed to be used as the visitor information centre.

As a result of extending the gazetted land under Council management the proposed layout of the buildings for re-establishment has been altered to suit the vegetation and contours of the site as shown in *Figure 1*.

RECOMMENDATION

That

1. Council consider and note the information provided from investigating the alternative option,
2. Council proceed with the relocation and re-establishment of both community buildings within Reserve 82910 as set out in Figure 1 of this report, pending approval from Crown Lands for the extension of the gazetted land,
3. Council note that the interim storage option on land adjacent to the entry to Stan Payne Oval for one building, will not be required.

DELIVERY PROGRAM LINKS

Connecting People and Places

PP1 Fresh and Vibrant Community

PP1.3 Provide clean, safe and accessible open spaces and recreational services to the community and visitors

BUDGET IMPLICATIONS

The estimated costs of the two options are included in the report. Funds are available from the sale of the land for the HealthOne project. Surplus funds will be invested in the upgrade to Council's Library and Administration building.

REPORT**Background**

A HealthOne facility for Evans Head was announced by the NSW Government in November 2017. Council was approached by NSW Health for assistance in identifying a suitable site in Evans Head for the establishment of HealthOne, an integrated primary and community health care facility. Council resolved at its August 2018 Ordinary Meeting to proceed with the sale of part of the land at 19-25 Woodburn Street Evans Head to NSW Health to enable the Health One facility establishment to proceed at this site.

Following the Council decision, existing occupiers on the site, The Evans Head Living Museum and Community Technology Centre Incorporated, were advised of this decision and provided a notice to vacate. Council also resolved to assist the Museum to find a new location.

The community of Evans Head provided Council with a petition of over 200 signatures to save the buildings and following this Reflections Holiday Parks tabled the possibility to re-establish the museum building/s within the Central Precinct of the Holiday Park. This option was favoured by the Living Museum Committee and Council as it kept the facilities within the central area of Evans Head, and provided an opportunity to generate tourism to the Central Precinct of Reflections Holiday Park.

Alternative Option Investigations

Following a motion to investigate an alternative option at Council's Ordinary Meeting 19 March 2019, a preliminary assessment has been conducted of the option to move The Living Museum building and extend it to house a Visitor Information Centre. This option would require either the demolition of the former CTC building or an alternate location identified.

Social & Community Impact

The Living Museum building would be available for displays however the Museum Committee has advised that the second building is essential to support the work they do to prepare displays and Museum information. They are not supportive of this option.

Given the petition that was received by Council in late 2018, seeking the retention of all buildings on the HealthOne site, an alternate location for the former CTC building would preferably need to be found. A petition with over 200 signatures calling for the CTC and Living Museum buildings to be saved due to their historic value was acknowledged by Council at the October 2018 Ordinary Meeting

Since the demolition of the gazebo to accommodate the relocation of the two buildings, Councillors have received feedback from the community that the open space and vista which has been created by the demolition is sought-after. Questions have been raised about whether locating the two buildings in this area is the best outcome.

Reflections Holidays Parks has advised they would consider this option if the offering provided within the building is consistent with what was provided as justification when its Board supported the extension to the land management area.

Vegetation & Site Impact

Consideration would need to be given to the design of an extension onto the Living Museum Building to avoid or minimise any potential impact on the existing vegetation. It has been estimated that a suitable extension should provide an additional 35m² of floor space.

The concrete slab which remains on the former gazebo would need to be removed or altered to make safe for the public should a building not be placed in its location. The impact of removing the slab to the three large fig trees in the area would need to be assessed and an ecologist report may be required.

By not placing the former CTC building onto the former gazebo slab, new open space and vistas have opened up for visitors to this area as well as the permanent residents within the Holiday Park.

Financial Assessment (Estimated Costs)Alternative Option – relocate one building and extend to accommodate a VIC – estimated costing

Relocation & stumping of museum building, including high load escort, equipment hire and travel charge within 100kms. (Contracted Price)	\$76,800
Asbestos removal and waste disposal (Contracted Price)	\$5,400
Building works from asbestos removal (quote)	\$5,000
Connection of essential services Water & Sewer (\$24,652) & Electrical (\$60,500) (Essential Energy upgrade required)	\$85,152
Multi-use Toilet Facility (\$2,000 per m ²) (estimate)	\$10,600
Demolition of large gazebo brick building & playground (contracted price)	\$15,000
Paint building and minor internal renovation (estimate)	\$10,000
Cost to demolish CTC Building (quoted)	\$57,800

Gazebo Slab removal and concrete disposal (\$13,000), site and soil rehabilitation – ecology reports flora/fauna (minimum) \$35,000 (estimate)	\$48,000
Extension to Living Museum Building for VIC (\$2000/m2 @ 35m2) (estimate – 7mx5m extension)	\$70,000
Contingency (soil testing, asbestos sampling, planning and engineering) (15%)	\$57,562.80
Total Estimated Costs	\$441,314.80

Current option - Relocate two buildings to Central Precinct – estimated costing

Relocation & stumping of Building 1 & 2, including high load escort, equipment hire and travel charge within 100kms. (Contracted Price).	\$125,800
Asbestos removal (Contracted price)	\$10,800
Building works from asbestos removal (quote)	\$10,000
Connection of essential services. Water & Sewer (\$29,652) & Electrical (\$60,500) (Essential Energy upgrade required)	\$90,152
Multi-use Toilet Facility – (\$2,00 per m2) (estimate)	\$10,600
Demolition of large gazebo brick building & playground (contracted price)	\$15,000
Paint buildings and minor internal renovation (estimate)	\$20,000
Contingency (soil testing, asbestos sampling, planning and engineering) (15%)	\$42,352.80
	\$324,704.80

Project Update

The area within the Reflections Holiday Park identified for the relocation of both community buildings, is Crown Land with parcels being separately managed by both Council and Reflections Holiday Parks as Crown Land Managers.

Council resolved at the Ordinary Meeting held 18 December 2018, to proceed with the demolition of the gazebo on Lot 3 DP 829998 to allow for the relocation of the current Living Museum building to this parcel and to negotiate with Reflections Holiday Parks and Crown Lands to establish a site to co-locate the second building.

Following extensive consultation with Crown Lands and Reflections Holiday Park Trust Executive Officers, the preferred option is to have both the buildings sit with the one Crown Land Manager and for Council to maintain ownership of both assets.

Reflections Holiday Park's Board resolved on 8 February 2019, to approve the transfer of management of land within Reserve 82910 (Evans Head) to Richmond Valley Council through the

increase in Lot 3 of DP 829998 as shown in *Figure 1* of this report. (Copy of Reflections letter attached)

Council was also required to provide a resolution from the Evans Head Recreation Reserve Trust consenting to the extension of the land management area approved by Reflections. The report provided justification for the extension to enable two buildings to be relocated for The Living Museum and a new Visitor Information Centre with the resolution as follows:

Council resolved at the February 2019 Evans Head Recreation Reserve Trust Meeting to:

1. *Note the report provided which outlines the need for this land transfer to occur to enable a HealthOne to be developed and The Evans Head Living Museum to be relocated.*
2. *Consent to the extension of the gazetted Crown Land parcel under the control of the Reserve Trust within Reserve 82910, as shown in Figure 3 of this report and approved by Reflections Holiday Parks.*
2. *Authorise the General Manager to execute the required documents, including affixing the Council seal where required, to enable this land transfer to be completed.*

The original concept was to re-establish the Living Museum building at the site of the former gazebo and to establish the Visitor Information Centre in the former Community Technology Centre (CTC) building within the proposed extended reserve area.

Through investigations of the site with engineers, it was recommended the placement of the two buildings should be swapped around. By doing this no vegetation will be required to be removed and the cost to reconnect essential services to the facilities will be less as the internal fittings of the buildings will be closer to services. The placement of the building that will accommodate the Visitor Information Centre closer to the existing Kiosk provides a better outcome.

The proposal to swap the building locations necessitated the need for a further resolution of Council which was included in the March meeting Business Paper.



Figure 1: Proposed extension of land management area and building layout

CONSULTATION

Council received a petition from members of the Evans Head community supporting the re-location of the buildings from 19-25 Woodburn Street Evans Head which will allow for the development of the Health One facility. Another issue raised by community members at the time was with regard to the demolition of the gazebo on the Council controlled land in the Recreation Reserve.

Council considered these views as well as the evidence and support for its removal to activate the central precinct of the Holiday Park, and determined to proceed with the demolition which has now been completed. Suggestions were received from several Community members for alternate sites for the Living Museum building to be relocated, being to the Evans Head Aerodrome and a parcel Council owned land in the industrial area. Both sites were considered by Council and determined to not be a viable solution, nor preferable to the Living Museum.

Consultation has occurred with Crown Lands, Reflections Holiday Parks Trust and The Living Museum Committee who have all provided support for the required changes and through this, a resolution to permit the extension of the land parcel has been forwarded to Crown Lands for consideration.

The demolition of the gazebo which was required to accommodate the relocation of the two buildings has changed the feel of the area and Councillors have received feedback from the community that the open space and vista which has been created by the demolition is sought-after. Questions have been raised about whether locating the two buildings in this area is the best outcome.

CONCLUSION

This report is to notify Council of the proposed change in the positioning of the two buildings in the Central Precinct. The changed location by swapping the two buildings necessitates a resolution of Council which this report seeks.

It is acknowledged that since the demolition of the gazebo the open space and vistas that are now being experienced are being valued by members of the community. However, Council has made previous resolutions which have been progressed in consultation with The Living Museum, Reflections Holiday Parks and Crown Lands to achieve the desired outcome of a new central location for The Living Museum and its second building which supports its activities. This building will now include a new Visitor Information Centre which is something that has been sought by the Evans Head business community and supported by Reflections.

The report also advises Council that the temporary storage of the second building will not be required, pending the approval by Crown Lands of the extension to the gazetted land area managed by Council.

ATTACHMENT(S)

- 1. Reflections Holiday Park Resolution of Executive Officers for extension to gazetted land.**



8 February 2019

Mr Vaughan Macdonald
General Manager
Richmond Valley Council
Locked Bag 10
CASINO NSW 2470

cc - via email: Latoya Cooper – latoya.cooper@richmondvalley.nsw.gov.au

Dear Vaughan

Re: Evans Head Living Museum Relocation – Resolution of NSW Crown Holiday Parks
Land Manager Board (trading as Reflections Holiday Parks)

Further to our recent correspondence and discussions in relation to the above matter, I can advise that the NSW Crown Holiday Parks Land Manager Board (*trading as Reflections Holiday Parks*), has adopted the following resolution:

The NSW Crown Holiday Parks Land Manager resolved on 8 February 2019 to:

Approve the transfer of management of land within Reserve 82910 (Evans Head) to Richmond Valley Council through the increase in Lot 3 as per drawings P-E_9370-1001 dated 23 January 2019.

Attachment 1 of this correspondence is a copy of the drawing quoted within this resolution.

We look forward to working with Council as your plans evolve.

In the meantime, you are welcome to contact our Executive Manager, Capital Works, Mr Jack Plimmer, if you require any further information or assistance on telephone 0438 147 335.

Yours sincerely

Steve Edmonds
Chief Executive Officer

Reflections Holiday Parks is the trading name for NSW Crown Holiday Parks Trust | ABN 26 087 692 248
PO Box 212 Carrington NSW 2294 | (02) 49145500 | reception@reflectionsholidayparks.com.au
www.reflectionsholidayparks.com.au

[illegible]

