

# **WARRUMBUNGLE SHIRE COUNCIL**

## **Ordinary Meeting – 18 July 2019**

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### **Item 22 Coolah Youth and Community Centre Building**

<b>Division:</b>	Development Services
<b>Management Area:</b>	Development Services
<b>Author:</b>	Acting Manager Property and Risk – Kelly Dewar
<b>CSP Key Focus Area:</b>	Community and Culture
<b>Priority:</b>	CC5 Smaller communities across the shire remain sustainable.

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### **Reason for Report**

At the February Ordinary 2019 Council Meeting a presentation was made by representatives of the Coolah Youth and Community Centre Inc. in regards to transfer of ownership of the Coolah Youth and Community Centre Hall. It is requested that Council consider accepting the transfer of the centre, located at 10-12 Binnia Street, Coolah, on Lots 1 and 2 DP 986752, to Councils control.

### **Background**

The Coolah Youth and Community Centre Inc. (CYCCI) is requesting that the Coolah Youth and Community Centre be transferred to Council ownership as Community Land. The centre is currently run by the CYCCI and is used by local community groups on a regular basis. There is great demand from the community for a venue to hold private and public functions.

### **Issues**

The CYCCI wishes to focus on conducting youth activities and not the running of the centre.

The proposal put forward by CYCCI to Council for consideration is as follows:

- Coolah Men's Shed Group is looking for a place to locate a shed for the Men's Shed.
- The Coolah Men's Shed Group wants to build a shed on the land next to the centre.
- The Coolah Men's Shed members would utilise the kitchen and amenities at the centre and contribute to the maintenance and management of the centre.
- The maintenance and management of the centre would be Council's responsibility if the centre was to be transferred into Council's ownership.
- Council would need to establish a set of fees and charges for the use of the centre to align with the other Council owned community facilities throughout the Shire.
- Council's Operational Plan and Delivery Program enable schools and local not-for-profit organisations to request a hire fee waiver and as such no income is generated from these bookings.
- The Coolah Men's Shed would be required to hire the centre and pay any fees due unless a waiver by Council is granted.

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Financial considerations will need to be taken into account if Council accepts ownership of the centre. Any works or upgrades required to be undertaken to the facility will require supplementing out of Council's general fund, as the income generated from halls is minimal, and at the present time, does not cover the maintenance and running costs of each facility.

The Coolah Community Development Co-ordinator (CCDC) has indicated that the Coolah District Development Group (CDDG) will assist Council by applying for grants wherever possible to assist fund any works or upgrades required if Council agree to accept ownership of the facility.

On 3 April 2019, Council staff undertook an inspection of the building. It was noted the facility was in relatively sound condition.

On 4 June 2019, an independent building and pest inspection was undertaken by a licenced builder on Council's behalf to report on the condition of the building. As a result of the inspection the following matters were identified:

### *Internal*

- *Internal linings are of rendered brick, fibro and hardiflex. Cracked sheets are evident within the toilet/bathroom areas*
- *Tilework is in fair condition. Cracked and missing tiles are visible*
- *Timber floors are in good condition. Other floor coverings are in average condition*
- *Paintwork is fair.*

### *External*

- *The external cladding is of brick and fibro cladding to the gables and eaves. There is slight cracking in the brick mortar at the front of the building*
- *Paintwork is fair*
- *The dwelling has a metal roof and guttering installed. The roof iron is showing signs of rust but remains sound*
- *Timber and aluminium windows are installed. Replacing of cracked glass will have to be included in the future maintenance programme*
- *Paint work is in fair condition*
- *An electric hot water system is installed.*

### *Roof Cavity*

- *The roof cavity structure is of steel trusses and timber frames in good condition*
- *There is no insulation installed at ceiling level nor under the roof iron*
- *No water leaks were visible.*

### *Sub-Floor*

- *The foundations consist of brick piers*
- *Ant caps are installed*
- *The sub floor soil is dry*
- *All timber members are in very good condition*
- *An inspection of the sub floor towards the front of the building was denied*

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*due to no crawl space.*

### *Pest Inspection*

- *An inspection of internal soft woods revealed no termite activity*
- *The sub- floor is off cypress pine with no evidence of termites*
- *Ant caps are installed*
- *The roof cavity was clear of any infestation*
- *Perimeter and sub floor sprays would be advisable in the future maintenance programme.*

### *Notes*

- *The doors opening inwards into the toilet areas will require the hinges changing to meet fire and premises standards regulations*
- *The front timber doors facing north will require new locks to comply with fire regulations*
- *Internal doors if they don't comply could be removed*
- *We estimate the repairs mentioned above and upgrades for compliance would be approximately \$8,000 - \$9,000.*

Council owns community halls in Coonabarabran, Baradine, Binnaway, Mendooran, Purlewaugh and Dunedoo that are hired out to community members to hold large functions. Coolah does not currently have a Council owned community facility that can be hired out to hold large functions like the other towns in the Shire.

It is understood the community agreed to allow the former Coolah Hall (now Pandora Gallery and Library) to be utilised for library and art gallery purposes; funding for the fitout for the gallery and library was provided through Regional Partnerships Funding during 2006. It is advised that the changes occurred a number of years ago, and circumstances surrounding the need for a community hall have now changed.

The community were able to utilise the school hall for community functions and events over the past years; however this arrangement has now changed and the venue is often not available; meaning no common community gathering facility is available for use for residents of Coolah, particularly for holding large functions.

Council's Community Strategic Plan (CSP) states the long term outcomes for Community and Culture are to ensure smaller communities across the shire remain sustainable. Indicators of progress seek to demonstrate that the shire hosts a range of high profile and well-patronised community, cultural and arts events and that there is minimal evidence of social and economic disadvantage throughout our communities and the use of existing community facilities.

If Council was to accept transfer of the Coolah Youth and Community Centre the Council will be addressing CSP outcomes as the centre would provide a facility in Coolah that can host community, cultural and arts events and ensure that Coolah is not socially disadvantaged by not having a facility available for hire.

### **Options**

The options available to Council are as follows;

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That Council accept the transfer of the Coolah Youth and Community Centre; classifying the land as operational land upon the transfer of the land.

That Council declines the request to transfer ownership of the Coolah Youth and Community Centre to Warrumbungle Shire Council.

### Financial Considerations

The financial information supplied by the Coolah Youth and Community Centre Hall indicated an income of \$1,350 received over the past financial year through the hiring of the hall to local groups. Expenses for the same period were electricity \$1,000, rates \$908, water charges \$400 and insurance \$1,524 totalling \$3,832.

There currently there are no bookings for the remainder of 2019 as the Coolah Youth and Community Centre Committee is no longer a functioning committee and does not hold current Public Liability Insurance.

The potential income from the hiring of the centre to community groups is \$6,350 per year; there are regular groups that will hire the centre throughout the year with the local school using the main room to sit their HSC exams.

A market appraisal of the building was undertaken by Piper Real Estate in June 2014 indicating a market valuation in the range of \$212,000 to \$262,000.

Council will need to establish a budget for the Coolah Youth and Community Centre if it was to accept ownership of the building.

The cost to Council for the running of the centre would need to include general operating expenses such as insurance, building maintenance, electricity, rates, water and cleaning costs. It is estimated that the total costs for running the hall will be \$24,149. Similar indicative costs from other Council owned facilities for 2018 are provided in Table 2.

Table 2: Council owned halls and community buildings operating costs for 2018

Facility Name	Operating Costs 2018	Total
Baradine Mechanics Institute	Operating Activities \$167 Utilities \$8,342 Building Maintenance \$588 Cleaning \$138 Pest Control \$68	\$9,304
Binnaway Community Hall	Operating Activities \$80 Utilities \$12,515 Building Maintenance \$3,281 Cleaning \$412	\$16,288
Coolah Shire Hall (Pandora Gallery and Library)	Utilities \$16,176 Building Maintenance \$4,304 Cleaning \$8,403 Security \$89	\$28,973
Coonabarabran Town Hall	Operating Activities \$513 Utilities \$34,222 Mowing and Gardens \$5,545 Building Maintenance \$7,279 Cleaning \$9,222 Pest Control \$68	\$66,938

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	Security \$9,353	
Coonabarabran Sport and Recreation Centre	Operating Activities \$80 Utilities \$27,709 Building Maintenance \$13,198 Cleaning \$9,438 Pest Control \$68 Security \$92	\$50,585
Dunedoo Jubilee Hall	Operating Activities \$80 Utilities \$8,714 Mowing and Gardens \$1,825 Building Maintenance \$4,955 Cleaning \$2,047	\$17,621
Goolhi Community Hall	Utilities \$2,061 Building Maintenance \$85	\$2,146
Mendooran Mechanics Institute	Operating Activities \$1,919 Utilities \$7,784 Building Maintenance \$4,721 Cleaning \$1,535 Pest Control \$68	\$16,027
Purlewaugh Community Hall	Utilities \$4,948 Building Maintenance \$597	\$5,545

The building and pest inspection report for the centre noted immediate works required to be undertaken to ensure compliance with fire and premises standards estimated at \$8,000 - \$9,000.

The estimate for the internal repairs to be undertaken as listed in the builder's report is \$14,500; which would also provide an allowance for some of the floor coverings to be replaced.

Capital works being external painting and roof replacement if undertaken are estimated to cost \$120,000, though it is noted that these works will not be required in the immediate future as the roof is sound, and paint is in fair condition.

Other works required can be either added to the maintenance schedule for the building for future years or funding can be actively sought by the CCDC as noted previously in this report.

Council's finances are already under significant pressures with the amount of infrastructure it currently controls and should not be taking on additional items of such significance.

At the April 2019 Ordinary Meeting of Council when adopting the Draft Operational Plan 2019/20, Council resolved that it would acknowledge that investigation will be undertaken into the possibilities of rationalisation of fixed assets, re-evaluating the use of Council properties etc.

### **RECOMMENDATION**

That Council advise the Coolah Youth and Community Centre Incorporated that it does not have an interest in accepting the transfer of ownership of the Coolah Youth and Community Centre.