



DIRECTOR SHIRE SERVICES REPORT

14th March 2006

DSS7	RELOCATION OF SMITHTOWN TENNIS CLUBHOUSE
	FILE: 364 GRW {Folio No. *}

SUMMARY:

Reporting on the status of providing a temporary canteen at Gladstone Sporting Fields by relocating the disused Smithtown Tennis Clubhouse.



During the 2004 / 2005 financial year funding was allocated to provide a temporary canteen at the Gladstone Sporting Fields. Consequently Shire Services was asked to investigate the practicality of relocating the timber building known as the Smithtown Tennis Clubhouse to Gladstone Sporting Fields to provide a temporary canteen at Gladstone.

An assessment of the ex tennis club building indicates that it is unsuitable for the proposed purpose of serving food without substantial modification and refurbishment.

The construction of the building also makes it inappropriate for placement in a location subject to inundation during periods of flooding.

This project would produce a very basic, temporary facility for the service of packaged foods only.

The User Group has stated that it is unlikely to contribute financially, but may be able to contribute some labour.

There are a number of options available in regard to the removal of the old tennis club house and the provision of canteen facilities at Gladstone Sports Fields.

Option 1

The following table outlines estimated costs associated with achieving this project by relocating the existing timber tennis club house to the Gladstone Sports Fields for use as a canteen.

Item	Estimated cost
Re-location of Tennis Clubhouse	\$ 7,500.00
Earth mound and ground repairs to comply with Development Approval conditions and Council's Flood Risk Management Policy	\$ 3,300.00
Repairs to existing building	\$ 1,000.00
Refurbishment to permit service of packaged foods only	\$ 5,000.00
Paint interior and exterior of building	\$ 5,000.00
Electricity connection	\$ 2,000.00
Grey Water connection	\$ 1,000.00
Water connection	\$ 600.00
Total	\$25,400.00
Available funding current Financial Year	\$7,154.00
Funding shortfall	\$18,246.00

An additional \$18,246.00 would need to be allocated by Council to enable this project to proceed.

Option 2

To proceed to public tender to sell the timber building known as the Smithtown Tennis Clubhouse and channel the proceeds towards the construction of a new Gladstone canteen.

Option 3

To proceed to public tender to sell the building known as the Smithtown Tennis Clubhouse and channel the proceeds towards the development of the proposed John "Yakka" Watson Reserve at Smithtown.

Option 4

To proceed to public tender to sell the building known as the Smithtown Tennis Clubhouse and channel the proceeds towards the cost of purchasing a portable or mobile canteen fitted out to comply with the relevant food / health standards. The User Group would require a suitable vehicle to tow the canteen to and from the fields and a secure location to garage it, when not in use. It is envisaged that the mobile canteen become a Council asset and be leased to the Gladstone User Group for a nominal fee. This asset could also be utilized by other User Groups in the Shire.

The Secretary of the User Group has indicated support of the proposal for a mobile canteen.

REPORT IMPLICATIONS:

- ***Environmental***

The issues of source of fill for the mound, sediment control measures, roof water discharge and grey water disposal will need to be fully addressed (Options 1 and 2)

- ***Social***

The provision of a canteen enables the users of the Gladstone Sporting Fields to raise money for their group, which in turn would enable a cooperative approach to field improvements. The Lower Macleay Soccer Club book and use the field over winter. During the most recent summer season there were no bookings for the Gladstone fields. It appears the Lower Macleay Soccer Club would be the only users of a canteen facility should it be constructed / parked at Gladstone fields.

- ***Economic (Financial)***

Funds in the amount of \$7,154 have been allocated for the provision of a temporary canteen. Current funding is far below what would be required to achieve these limited outcomes (Options 1 and 2).

Initial enquiries suggest that a mobile canteen could be purchased. Indicative prices range from \$12,000 to \$19,000 (Option 4).

- ***Policy or Statutory***

There are no Policy or Statutory implications.

- ***Acting Director's Review***

This report provides Council with a number of options to consider regarding the upgrading of facilities at the Gladstone Sporting Fields.

The recommendation provides an effective solution.

RECOMMENDATION:

That Option 4 be pursued. Should the Lower Macleay Soccer Club cease to use the ovals at Gladstone the mobile canteen could be used by other sporting groups within the Shire.

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G R Whelan
Acting DIRECTOR SHIRE SERVICES