



Vincent Street
CESSNOCK 2325

13 February 2008

To All Councillors

You are hereby notified that the next Meeting of the Strategic & Community Services Committee will be held in the Council Chambers on Wednesday, 20 February 2008, commencing at 6.30 pm, for the purpose of transacting the undermentioned business.

**B R MORTOMORE
GENERAL MANAGER**

AGENDA:

PAGE NO.

(1) APOLOGIES.

(2) CONFIRMATION OF MINUTES.

Minutes of the Strategic & Community Services Committee
Meeting held on 6 February 2008

(3) OFFICERS' REPORTS

ACTING DIRECTOR STRATEGIC & COMMUNITY SERVICES

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(4) QUESTIONS WITHOUT NOTICE.

OFFICER'S REPORTS

ACTING DIRECTOR STRATEGIC & COMMUNITY SERVICES REPORT NO. 10/2008

**SUBJECT: HOWE PARK (ABERMAIN) DRAFT MASTERPLAN AND PLAN OF
MANAGEMENT**

Community Facilities Planner, Ms K Jordan, reports:-

BACKGROUND:

Howe Park (Abermain) is a 1.6 hectare outdoor sporting facility utilised by local sporting clubs and schools year round for cricket, rugby league and passive recreation. The facilities provided to cater for these activities include a sporting oval and an amenity building.

In line with Council's Management Plan a review of all major recreational settings has been undertaken over the past two (2) years. Through this review the recreational and sporting opportunities available within Howe Park were identified and are now presented within a draft Plan of Management (PoM). The draft PoM forms the basis for the development of a Masterplan for Howe Park. The Masterplan compliments and supports the draft PoM and specifically outlines a number of works to be completed at the site over the next 3-5 years via a staged approach.

Both the draft PoM and Masterplan for Howe Park are presented within this report and copies of each document have been included within the enclosure documents.

REPORT

Draft Plan of Management

The Local Government Act (1993) requires Council to prepare PoM for all its community land. To date Council has reviewed and adopted a number of site specific PoMs including Miller Park (Branxton) and Margaret Johns Park (Kurri Kurri).

The draft PoM developed for Howe Park is a legal document that provides a clear framework for the future management of the site. The plan contains detailed information relating to the present use of the land and intentions about future development, planned usage as well as current and proposed leases and licenses over the site.

In preparing the draft plan, consultation with the key stakeholders of the site was undertaken including Cessnock District Cricket Association, Abermain Hawks Rugby League Football Club, Council Officers, Department of Lands and the general public.

The draft PoM will be utilised in conjunction with the Masterplan to achieve each of the objectives listed within the action plan for Howe Park. The PoM will ultimately act as a guide for all future development within the site.

Masterplan

An assessment of the future direction of Howe Park (Abermain) commenced in 2006 culminating in the development of a draft Masterplan for the site. Consultations were undertaken with all identified sporting groups including Cessnock District Cricket Association, Abermain Hawks Rugby League Football Club, Council staff, Department of Lands and the general public.

The creation of the draft Masterplan is recognition of the opportunities that exist for Howe Park and the capacity for the site to further address the recreational needs of the local community. The draft Masterplan incorporates a number of completed and proposed works to be undertaken over the following years including:-

Component of Masterplan	Estimated cost \$	Year
Replacement of the boundary fence with 1.8m high plastic coated chain wire fencing	15,500	2006/07
Installation of:- <ul style="list-style-type: none">• Advance stock trees• Automatic irrigation• Floodlighting	5,000 25,000 40,000	2008/09
Power and water upgrade to the site	80,000	2009/10
Construction of a new amenity block to incorporate a kiosk, changerooms, a referee's room/first aid room, storage, male female and accessible toilets	220,000	2009/10
Formalisation of the entry way and carparking adjacent to the new amenities	40,000	2010/11
Establishment of a training field in the northern portion of the site	10,000	2010/11
Estimated total cost of Masterplan	435,500	

It is important to note that the abovementioned costs are estimates only and that the PoM and Masterplan will be reviewed on an annual basis in line with the preparation of prioritised capital works programs. The annual review will determine actual costs and timeframes associated with each specific component of the project.

In line with the Local Government Act (1993) it is proposed to place the draft PoM and Masterplan on public exhibition for forty-two (42) days. Hard copies of the plans will be placed on exhibition at Council's administration building, Kurri Kurri Library and Cessnock Library. In addition the plans will be linked to Council's homepage and all identified key stakeholders will be notified of the exhibition period.

RECOMMENDATION that:

1. Council place the draft Plan of Management for Howe Park (Abermain) on public exhibition for a period of forty-two (42) days;
2. Council place the Masterplan for Howe Park (Abermain) on public exhibition for a period of forty-two days; and
3. At the conclusion of the exhibition period a further report be prepared for Council's consideration.

To: **The General Manager**
Strategic & Community Services
Committee – 20 February 2008

S EADE
ACTING DIRECTOR STRATEGIC &
COMMUNITY SERVICES
13 February 2008

ACTING DIRECTOR STRATEGIC & COMMUNITY SERVICES REPORT NO. 11/2008

**SUBJECT: CESSNOCK COMMUNITY PERFORMING ARTS CENTRE -
CONSTRUCTION PROGRESS REPORT**

Recreation and Community Services Manager, Ms N Benson, reports:-

On 16 October 2007 North Construction and Building Pty Ltd were engaged to undertake construction of the Cessnock Community Performing Arts Centre (PAC) and works commenced on the site on 29 October 2007.

The PAC has been divided into three (3) sections and they are referred to as Building A, B or C. A description is as follows:-

- Building A is the two (2) storey building closest to Aberdare Road;
- Building B is the centre building that has been demolished; and
- Building C is the building closest to the Aberdare Tavern that has been demolished with the exception of the façade.

Building A will comprise community offices, meeting rooms, Senior Citizens Room and toilets and changerooms. Electrical and plumbing rough-ins have been completed in this building as have all of the internal wall framings and the majority of the plasterboard wall linings to the first floor.

Building B will be the theatre, stage and foyer area. The former building has been demolished and new concrete piers have been poured. Concrete has been poured for the ground slab of the building as well as the understage lift pit. External stormwater drainage to the car park has also been completed.

Forecast activities for the coming month include:-

- Installation of air conditioning ductwork, ceiling linings and waterproofing to Building A;
- Pouring and forming of the understage insitu walls for building B; and
- Fabrication of tiered seating structural steel for the theatre.

Construction of the car parks on the site and in Castlemaine Street will be undertaken by Council and is scheduled to commence in June 2008. Some landscaping works will be completed by Council's Parks staff and this is planned for July 2008.

Works at the site have not proceeded in accordance with the program as both rain and latent ground conditions have caused delays. North Construction and Building Pty Ltd have adjusted the program to suit the current site conditions and have concentrated on works in sheltered areas such as Building A.

Liaison with the Cessnock Senior Citizen's Association and the Samaritans continues with meetings regarding fit-out and timeframes held at regular intervals. Community consultation has been maintained through correspondence and meetings with local schools, dance groups and performing arts committees.

Due to the significance and high public profile of the Cessnock Community Performing Arts Centre, Council will be provided with monthly update reports until the project is completed.

RECOMMENDATION that the information be noted.

To: ***The General Manager***
Strategic & Community Services
Committee – 20 February 2008

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ACTING DIRECTOR STRATEGIC & COMMUNITY SERVICES
REPORT NO. 12/2008

**SUBJECT: REPORT OF THE CESSNOCK CITY COUNCIL ACCESS COMMITTEE
 HELD ON 4 FEBRUARY 2008**

A meeting of the Cessnock City Council Access Committee was held on 4 February 2008 and reports as follows:-

Attendees at the meeting included Ms Nicole Benson (Recreation & Community Services Manager) in the chair, Cr Bob Pynsent, Mr Owen Partridge, Mr Dale Dickey (Transport & Road Safety Manager), Ms Natalie Drage (Social Planner), Ms Jessica Forbes (Trainee Community Worker), Mr Grant Hamilton (Building Surveyor), Ms Tracy Sharp (Senior Assessment and Policy Officer), Mr Nick Charters (Guest Speaker - ParaQuad).

GUEST SPEAKER

Mr Nick Charters, Community Support Officer of ParaQuad, introduced himself to the committee and gave a presentation on the services ParaQuad provides to the community.

ParaQuad is funded to provide service to the New South Wales area and has branches in both Newcastle and Sydney. ParaQuad is funded by the Department of Ageing, Disability and Home Care Service and through community donations. ParaQuad provides many services such as:-

- Provides support to individuals and families
- Case Management
- Access to health professionals
- Outreach across New South Wales
- Production of a regular newsletter
- Information regarding products and aids, such as continence equipment
- Advocacy and lobbying
- Provider of short and long term accommodation targeted to their client group
- Access advice and provider of access equipment

Mr Charters was thanked for his informative presentation and left business cards for the Access Advisory Committee to display and distribute to the community.

RECOMMENDED that the information be noted.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. DISH AT CORNER OF WOLLOMBI ROAD AND IVAN STREET

Ms Drage reported that Council's Work's Department have advised that in due course they are to undertake repairs to the dish at the corner of Wollombi Road and Ivan Street.

RECOMMENDED that the Access Advisory Committee be notified when these works have been completed.

2. LINE MARKING OF THE CAR PARK AT PEACE PARK

Ms Benson presented to the meeting a costing and design of the line marking proposed for the car park at Peace Park. The costing for the works is \$17,000.00. Funding for these works will be factored into the Recreation and Community Infrastructure Car Parks program for Council's consideration in March this year.

RECOMMENDED that the funds be factored into the Recreation and Community Infrastructure Car Parks program for Council's consideration in March this year and that the committee be kept up to date regarding the line marking to the car park.

CORRESPONDENCE

Newsletter from the ParaQuad service was distributed for viewing.

RECOMMENDED that the information be noted.

GENERAL BUSINESS

1. MOBILITY MAPS

Council is to update its Mobility Maps for both Cessnock and Kurri Kurri CBDs. A copy of the mobility maps for Cessnock and Kurri Kurri was distributed in the meeting and Ms Drage enquired of the committee as to what should be looked for in undertaking a walk of the central business areas within each of these townships. It was suggested that hearing loops, accessible car parking, accessible toilets, pedestrian crossings and traffic lights be noted. Mr Charters advised that he would like to be involved in this process.

RECOMMENDED that Council advise Mr Charters when inspections will take place and that the updated mobility maps are presented at the next meeting.

2. SPECIAL OLYMPICS NSW STATE SHORT AND LONG COURSE SWIMMING EVENT

Ms Drage provided an overview of the Special Olympics NSW State Short and Long Course Swim Meet scheduled to occur at the Cessnock Pool and the Kurri Kurri Aquatic Centre, 23rd and 24th February 2008. The swim meet is for people with an intellectual disability. It is expected that around 330 competitors, ranging from 7 to 70 years will participate in the swim meet. A torch relay will leave the Cessnock Police Station for the Cessnock Pool on Saturday 23rd February at 8am as part of the opening ceremonies.

QUESTIONS WITHOUT NOTICE

1. PEDESTRIAN PATHS AND ACCESS ISSUES

The accessibility and availability of pedestrian paths suitable for wheelchairs and electric scooters in the East Cessnock and Kurri Kurri areas was raised. It was mentioned that community members who use these routes and who require a wheelchair or motorised scooter, are facing challenges accessing safe pedestrian facilities. It was suggested that Council consider marking areas on the side of roadways as cycleways to alleviate this situation.

RECOMMENDED that feedback be provided to Council regarding the usual routes used by residents who require a wheelchair or motorised scooter for transport and that Council investigate actions that could be undertaken to improve access.

RECOMMENDATION that Council endorse the report of the Cessnock City Council Access Committee meeting held on 4 February 2008.

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ACTING DIRECTOR STRATEGIC & COMMUNITY SERVICES
REPORT NO. 13/2008

SUBJECT: PUBLIC TOILETS IN IGA CAR PARK

Recreation and Community Services Manager, Ms N Benson, reports:-

BACKGROUND

Council is the owner of the toilet block in the IGA car park which has been closed to the public for the past two and a half years due to increasing vandalism at the site as well as the unsafe disposal of needles and syringes. The building contains male and female public toilets as well as a separate toilet and small storage area that are both used by staff working in the Popular Café and Gift-A-Fair gift shop 57 Vincent Street Cessnock. This use of the separate toilet and storage area has been a long standing arrangement between Council and the original owners of the commercial premises located at that address.

In November 2006 Council resolved to factor funds into the Recreation and Community Services 2007/08 budget for the demolition of the toilet block, and to give the owner of the building at 57 Vincent Street Cessnock eight (8) months notice for alternative toilet and storage arrangements to be made. Funding was approved and available from 1 July 2007.

REPORT

In July 2007 Council contacted the owners of the commercial premises located at 57 Vincent Street Cessnock through the managing agent, Jurds Real Estate, to advise of the proposed demolition of the former toilet block and the subsequent need for the owners to make alternative toilet and storage arrangements.

At the same time a development application for the demolition of the former toilet block was being prepared. It was discovered that the toilet block was constructed over two (2) lots of land: one being Council's Lot 11 DP 613614, which is the carpark at the rear of the IGA shopping centre store and the other being the owner's of the commercial premises at Lot 122 DP 806816, 57 Vincent Street, Cessnock. In order for the development application to be lodged the signatures of all owners is required. Jurds Real Estate advised that the owners of the commercial premises did not give consent for the former toilet block to be demolished.

Alternatives to the former toilet block being demolished include leaving the structure in its current form with Council continuing the ongoing maintenance, or licencing the entire building to the owners of the commercial premises at 57 Vincent Street. As Council does not have a future use for the former toilet block a draft licence agreement for the use of the building was prepared.

Under the licence agreement (a copy has been included with the Enclosure Documents) the owners of the commercial premises at 57 Vincent Street will be responsible for the ongoing maintenance of the building including cleaning, general maintenance and repair of fittings and fixtures etc as well as all costs and expenses and outgoings connected with the building. Council would be responsible for any structural repairs and following an inspection of the building by Council's Building Services Coordinator, these are expected to be minimal if any at all in the short to medium term.

In terms of the funding that was approved by Council, there is currently \$20,000 in the Recreation Buildings Planned Maintenance Program to cover the costs associated with the demolition of the former toilet block and reinstatement of the site. Quarterly financial reviews have revealed that no budget allocation was made this financial year for the purpose of undertaking reactive maintenance to Council's community halls and facilities (minor repairs following vandalism, electrical repairs, plumbing repairs etc...). Considering that Council does not need to expend any funds on the former toilet block it is proposed that the \$20,000 funds be transferred into the Community Buildings Planned Maintenance and Capital Works Program to cover the costs associated with the reactive maintenance.

RECOMMENDATION that:

1. Council's Seal be affixed to the Licence Agreement between Council and the owner's of 57 Vincent Street, Cessnock for the use of the toilet block within the IGA Carpark.
2. \$20,000 be transferred from the Recreation Buildings Planned Maintenance Program to the Community Buildings Planned Maintenance and Capital Works Program.

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