



**LATE AGENDA FOR ORDINARY MEETING
TO BE HELD IN COUNCIL CHAMBERS, BUNDABERG
ON TUESDAY 25 JANUARY 2022, COMMENCING AT 10.00 AM**

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Governance	
G6 Moore Park Surf Lifesaving Club Inc - Surrender and New Lease	2

**Item****25 January 2022****Item Number:**

G6

File Number:**Part:**

GOVERNANCE

Portfolio:

Organisational Services

Subject:

Moore Park Surf Lifesaving Club Inc - Surrender and New Lease

Report Author:

Nicole Sabo, Property & Leases Officer

Authorised by:

Gavin Steele, General Manager Community & Environment

Link to Corporate Plan:

Our organisational services - 3.2 Responsible governance with a customer-driven focus - 3.2.3 Administer statutory compliant governance operations incorporating insurance; risk management; property management and Council policies and procedures.

Background:

Council is the freehold owner of Lot 3 on RP 847129 located at Park Drive, Moore Park Beach ('Property'). Moore Park Surf Lifesaving Club Inc ('Club') lease a portion of the Property known as Lease C ('Lease'). The Lease is due to expire on 31 December 2032.

The Club intends to lodge a Development Application for their new building. The Annexed plan shows that part of the proposed new building will be outside of the Lease area. To remedy this, the current Lease will need to be surrendered and a new lease entered into for the amended area.

Council adopted a masterplan on 27 April 2021 for the Moore Park Beach Masterplan 'Spaces and Places' ('Masterplan'). The Masterplan allows for facilitating a new surf lifesaving club building and the proposed change to the lease area is compatible with the Masterplan.

As part of the development the Club will build public toilets. Council will be responsible for the maintenance, stocking, cleaning and electricity charges. The Club wish for the toilet block to remain within their lease area and an additional clause will be inserted into the lease to cover Council's responsibilities.

All other terms of the lease will remain as per the current lease to the Club. Fees associated with the surrender, survey plan preparation and registration of both the lease and the survey plan will be approximately \$3,000. Given the circumstances around the lease area amendment, Council may wish to consider who will be

responsible for these fees. The term of the Lease will be for 10 years from the Commencement Date.

Council proposes to apply the exception to the tender requirements contained in section 236(1)(b)(ii) of *Local Government Regulation 2012* given that the disposal is for the purposes of a lease to a community organisation.

Associated Person/Organization:

Moore Park Surf Lifesaving Club Inc

Consultation:

NIL

Chief Legal Officer's Comments:

Pursuant to section 236(1)(b)(ii) of the *Local Government Regulation 2021*, Council may dispose of the property by way of lease to Moore Park Surf Lifesaving Club Inc without first offering the lease by way of tender given that the proposed lessee is a community organisation.

Policy Implications:

There appears to be no policy implications.

Financial and Resource Implications:

There appears to be no financial or resource implications.

Risk Management Implications:

There appears to be no risk management implications.

Human Rights:

There appears to be no human rights implications.

Indigenous Land Use Agreement (ILUA) Implications:

There appears to be no ILUA implications.

Attachments:

↓1 Annexure A

Recommendation:

That:-

- 1. the current lease to the Moore Park Surf Lifesaving Club Inc be surrendered;**
- 2. Council apply the exception contained in section 236(1)(b)(ii) of the *Local Government Regulation 2012*; and**
- 3. the Chief Executive Officer be authorised to enter into a lease to Moore Park Surf Lifesaving Club Inc for part of Lot 3 on RP847129 for a term of 10 years.**

GENERAL NOTES:

- CONTRACTOR TO CONFIRM DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
- CONTRACTOR TO CONFIRM STABILITY OF EXISTING BUILDING STRUCTURE WITH STRUCT. ENG PRIOR TO DEMOLITION

WALL LEGEND

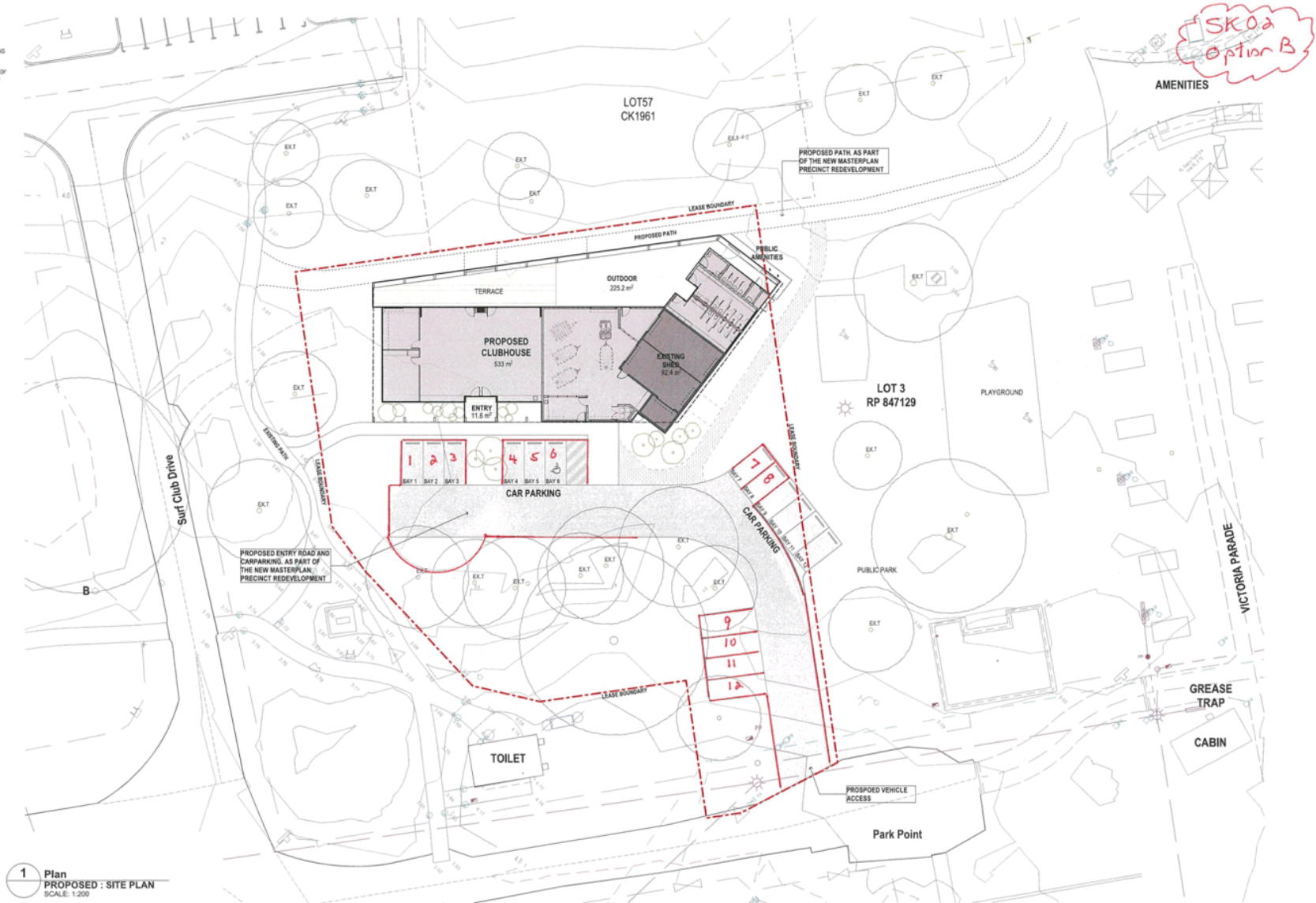
- EXISTING WALLS
- PROPOSED WALLS

FINISHES LEGEND

- CONC. CONCRETE
- CONC/C CONCRETE COLOURED
- T/W TILE
- V/VL VINYL

AREAS

- EXISTING SHED 92.4m²
- PROPOSED 442.9m²
- TOTAL 535.3m²



1 Plan
PROPOSED : SITE PLAN
 SCALE: 1:200

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Key Plan			
D	DEVELOPMENT APPROVAL	JS	07.10.2021
C	CLIENT REVIEW	JS	20.09.2021
B	CLIENT INFORMATION	JS	23.09.2021
A	CLIENT INFORMATION	JS	08.09.2021
REV	REVISION	REV	



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client **SLSQ MOORE PARK BEACH**
 project **SURF LIFE SAVING CLUBHOUSE**
 MOORE PARK BEACH

project number **128 AM**
 drawing name **PROPOSED : SITE PLAN**
 drawing number **A0.11**
 drawn by **JS**
 scale **1:200@A1**
 checked **JA**
 rev **D**