



**AGENDA FOR ORDINARY MEETING
TO BE HELD IN COUNCIL CHAMBERS, BUNDABERG
ON TUESDAY 26 APRIL 2016, COMMENCING AT 10.00 AM**

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**Item****26 April 2016****Item Number:**

D1

File Number:

.

Part:

EXECUTIVE SERVICES

Portfolio:

Executive Services

Subject:

Appointment to Committees and other bodies

Report Author:

Peter Byrne, Chief Executive Officer

Authorised by:

Peter Byrne, Chief Executive Officer

Link to Corporate Plan:

Nil -

Background:

Councillors represent Council on both Council and many Community Committees/Organisations. This provides Council with opportunities to be kept up to date with the issues faced by the various community groups, and also to be instrumental in furthering the enhancement and development of the Bundaberg Region.

Councillors have met informally, considered options and agreed on representation for various Council and Community Organisations.

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

There appear to be no financial or resource implications.

Attachments:

Nil

Recommendation:

That Council's representatives to the following Council and Community Organisations be as follows:-

- (1) Fleet Management Advisory Committee - Cr WR Trevor and Cr WA Honor;
- (2) IT Steering Advisory Committee - Cr HL Blackburn and Cr GR Barnes
- (3) Regional Arts Development Fund Committee - Cr JA Peters;
- (4) Gallery Exhibitions Committee - Cr JA Peters;
- (5) Gallery Acquisitions Committee - Cr JA Peters;
- (6) Bundaberg Landfill Facility Community Consultation Group - Cr WA Honor and Cr SA Rowleson;
- (7) Bundaberg Region Cycling Action Advisory Group - Cr WA Honor and Cr DJ Batt;
- (8) Bundaberg Report Sport & Recreation Advisory Group - Cr DJ Batt;
- (9) Bundaberg Region Water Safety Advisory Group - Cr DJ Batt;
- (10) Community Conservation Advisory Committee - Cr WR Trevor;
- (11) Lake Monduran Advisory Committee - Cr WA Honor and Cr GR Barnes;
- (12) Community Grants Panel - Cr DJ Batt and Cr JA Peters;
- (13) Iconic Events Advisory Committee - Cr JA Peters;
- (14) Bundaberg Region Inclusive Communities Advisory Committee - Cr JA Peters;
- (15) Sister Cities Advisory Committee - Cr GR Barnes, Cr CR Sommerfeld, Cr DJ Batt and Cr PR Heuser;
- (16) Wide Bay Burnett Regional Organisation of Councils - Cr JM Dempsey and Cr WR Trevor;
- (17) Wide Bay Burnett Regional Roads and Transport Group - Cr JM Dempsey and Cr WA Honor;
- (18) Bundaberg Port Trade Development Group - Cr JM Dempsey (with Cr GR Barnes as proxy);
- (19) Bundaberg Groundwater Area Advisory Committee - Cr JP Bartels and Cr WR Trevor (with Cr PR Heuser as proxy);
- (20) Traffic Advisory Committee - Cr WA Honor and Cr CR Sommerfeld;
- (21) Wide Bay Burnett Regional Planning Advisory Committee - Cr CR Sommerfeld (with Cr HL Blackburn as proxy);
- (22) Wide Bay Burnett Regional Water Supply Strategy Management Committee - Cr JP Bartels and Cr PR Heuser (with Cr WA Honor as proxy);
- (23) Bundaberg Area Committee Crime Stoppers Queensland - Cr SA Rowleson and Cr JA Peters;
- (24) Public Safety Consultative Committee (an Advisory Committee of the Bundaberg Safe Night Out Precinct Inc.) - Cr JM Dempsey and Cr DJ Batt;
- (25) Disability Sector Network - Cr JA Peters;
- (26) Seniors Network - Cr JA Peters;

- (27) Bundaberg Region Mental Wellbeing Alliance - Cr JA Peters;
- (28) Youth Hub and Youth Sector - Cr JA Peters;
- (29) Reef Guardian Council - Cr WR Trevor and Cr SA Rowleson;
- (30) UDIA - Cr JM Dempsey, Cr WR Trevor, Cr HL Blackburn and Cr CR Sommerfeld;
- (31) UDIA Working Committee - Cr HL Blackburn and Cr CR Sommerfeld.

**Item****26 April 2016****Item Number:**

D2

File Number:

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Part:

EXECUTIVE SERVICES

Portfolio:

Executive Services

Subject:

Business Bundaberg Advisory Committee - Change of Councillor Representation

Report Author:

Peter Byrne, Chief Executive Officer

Authorised by:

Peter Byrne, Chief Executive Officer

Link to Corporate Plan:

Economy - 4.3.1 Diversified, prosperous and innovative industry sectors

Previous Items:

G2 – Bundaberg Region Futures Advisory Committee – Change of Branding/Name and Additional Committee Member – Ordinary Meeting – 22 July 2014

G1 – Bundaberg Region Futures Advisory Committee - Additional Committee Member – Ordinary Meeting – 27 June 2012

D1 – Bundaberg Region Futures Advisory Committee - Additional Committee Member - Ordinary Meeting – 7 June 2011

M1 – Bundaberg Region Futures Program – Reformation as an Advisory Committee Ordinary Meeting - 21 September 2010

Background:*History:*

Committed to the economic prosperity and development of the regional economy, the Bundaberg Futures Program originally established in 2003, was reformed by Council in September 2010 as the Bundaberg Region Futures Advisory Committee (BRFAC) in partnership with the Port of Bundaberg. This initiative is the peak economic development advisory group providing strategic economic development services and advice to Council.

BRFAC was initially funded by the Australian Government in 2003, through the then Department of Transport and Regional Services (DOTARS) as part of a local structural adjustment package and was subsequently funded for a number of years by the former Bundaberg City, Burnett, Isis and Kolan Shire Councils, Bundaberg Region Tourism and the Port of Bundaberg.

Post amalgamation, BRFAC has been wholly funded by the Bundaberg Regional Council and the Port of Bundaberg. The Bundaberg Region Futures Advisory Committee, with membership comprising of the following representatives:-

- *Bundaberg Regional Council Representatives - Mayor, Deputy Mayor, Economic Development Portfolio Spokesperson, Chief Executive Officer and Manager Commercial Business & Economic Development;*
- *Manager – Port of Bundaberg;*
- *Director – Gladstone Ports Corporation Ltd.*

Key objectives of the program include:-

To work in partnership with business, community and all levels of government to undertake the following objectives:-

1. *Business Development and Attraction - Identify opportunities for existing business expansion and/or new enterprise development that would result in economic growth in the Bundaberg Regional Council District.*
2. *Industry Replacement - Continue industry replacement where opportunities arise (business attraction and development) throughout the Bundaberg Regional Council area.*
3. *New Economic Opportunities - Facilitate the 'higher level' delivery of economic development initiatives to achieve new economic opportunities in the Bundaberg Regional Council District.*

In addition to this, the Program Consultant works closely with Council's Economic Development Unit to achieve the above objectives and deliver actions contained within the Bundaberg Region Economic Development Strategy 2014-2024 (known as the 'Better Climate for Business' strategy).

In line with the launch of the 'Better Climate for Business' strategy and the branding of Council's Economic Development Unit as 'Business Bundaberg' it was felt appropriate to recommend to Council the re-branding of the peak Economic Development Advisory Committee as the Business Bundaberg Advisory Committee. This would deliver a more consistent message and brand to both internal and external stakeholders and includes the Program Consultant also be re-branded and this role will in future be known as the Business Bundaberg Program Consultant.

At the meeting of the Bundaberg Region Futures Advisory Committee on 11 June 2014, it was decided to recommend to Council that the change the name of the peak Economic Development Advisory Committee from 'Bundaberg Region Futures Advisory Committee' to 'Business Bundaberg Advisory Committee'; and to reflect the ongoing involvement on the Committee invite the Regional Manager of DSDIP, as a member of the 'Business Bundaberg Advisory Committee'. These changes were resolved by Council at its meeting of 22 July 2014.

With the change of portfolio responsibilities following the Quadrennial Elections of March 2016, it is now suggested that the Councillor Representation on the Advisory Committee be expanded to include the Mayor, Deputy Mayor, Governance & Communications Portfolio Spokesperson, and Tourism & Regional Growth Portfolio Spokesperson.

With the additional Councillor representatives, it is proposed that the membership would be:-

- Bundaberg Regional Council Representatives - Mayor, Deputy Mayor, Governance & Communications Portfolio Spokesperson, Tourism & Regional Growth Portfolio Spokesperson, Chief Executive Officer and Manager Commercial Business & Economic Development;
- Manager – Port of Bundaberg;
- Director – Gladstone Ports Corporation Ltd; and
- Regional Manager - Department of State Development Infrastructure & Planning.

Associated Person/Organization:

Bundaberg Region Futures Advisory Committee; Port of Bundaberg (auspiced by Gladstone Port Corporation Ltd)

Consultation:

This matter has previously been informally discussed by all Councillors.

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

There appear to be no financial or resource implications.

Attachments:

Nil

Recommendation:

That the membership of the Business Bundaberg Advisory Committee be expanded to comprise the following Councillor Representatives:-

- ***Mayor***
- ***Deputy Mayor***
- ***Governance & Communications Portfolio Spokesperson; and***
- ***Tourism & Regional Growth Portfolio Spokesperson.***

**Item****26 April 2016****Item Number:**

E1

File Number:

.

Part:

FINANCE

Portfolio:

Organisational Services

Subject:

Financial Summary as at 1 April 2016

Report Author:

Anthony Keleher, Chief Financial Officer

Authorised by:

Andrew Ireland, General Manager Organisational Services

Link to Corporate Plan:

Governance - 4.4.5 Responsible financial management and efficient operations

Background:

In accordance with *Section 204 of the Local Government Regulation 2012* a Financial Report must be presented to Council on a monthly basis. The attached Financial Report contains the Financial Summary and associated commentary.

Associated Person/Organization:

Nil.

Consultation:

Mayor, Cr JM Dempsey

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

There appear to be no financial or resource implications.

Risk Management Implications:

There appear to be no risk management implications.

Attachments:

1 Financial Summary as at 1 April 2016.

Recommendation:

That the Financial Summary as at 1 April 2016 (as detailed on the 13 pages appended to this report) – **be noted by Council.**

Financial Summary
as at 01 Apr 2016

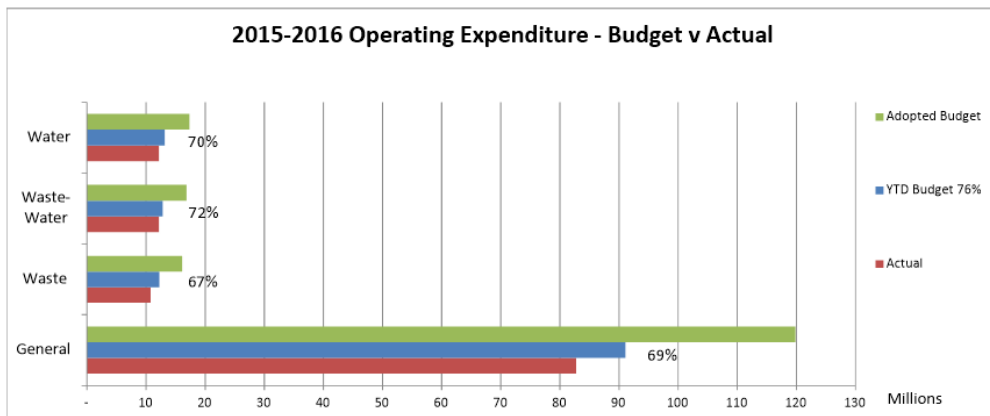
	Council			General			Waste			Wastewater			Water		
	Actual YTD	Adopted Budget	% Act/ Bud	Actual YTD	Adopted Budget	% Act/ Bud	Actual YTD	Adopted Budget	% Act/ Bud	Actual YTD	Adopted Budget	% Act/ Bud	Actual YTD	Adopted Budget	% Act/ Bud
<i>Progress check - 76%</i>															
Operating Activities															
<i>Revenue</i>															
General Rates and Utility Charges	133,643,466	139,708,608	96%	69,377,310	72,209,450	96%	13,609,105	13,746,500	99%	25,380,895	26,142,658	97%	25,276,156	27,610,000	92%
Less: Discounts and pensioner remissions	(7,490,133)	(7,443,000)	101%	(6,914,876)	(6,868,000)	101%	(194,439)	(192,000)	101%	(212,181)	(210,000)	101%	(168,637)	(173,000)	97%
	126,153,333	132,265,608	95%	62,462,434	65,341,450	96%	13,414,666	13,554,500	99%	25,168,714	25,932,658	97%	25,107,519	27,437,000	92%
Fees and Charges	17,259,393	23,252,752	74%	13,051,694	18,257,232	71%	2,906,450	3,637,320	80%	571,165	783,150	73%	730,084	575,050	127%
Interest Revenue	2,195,389	2,912,373	75%	678,883	1,562,000	43%	39,251	125,382	31%	633,330	383,151	165%	843,925	841,840	100%
Operating Grants, Subsidies & Donations	9,825,745	11,961,412	82%	9,822,624	11,961,412	82%	-	-	-	-	-	-	3,121	-	-
Sale of Developed Land Inventory	-	387,000	0%	-	387,000	0%	-	-	-	-	-	-	-	-	-
Total Operating Revenue	155,433,860	170,779,145	91%	86,015,635	97,509,094	88%	16,360,367	17,317,202	94%	26,373,209	27,098,959	97%	26,684,649	28,853,890	92%
<i>Operating Expenses</i>															
Employee, Material and Services Costs	82,344,779	122,533,627	67%	56,298,591	84,570,744	67%	10,034,056	15,118,967	66%	7,724,550	10,725,520	72%	8,287,582	12,118,396	68%
Finance Costs	2,924,098	4,086,294	72%	1,450,861	1,925,294	75%	281,768	370,000	76%	1,010,311	1,551,000	65%	181,158	240,000	75%
Depreciation	32,603,789	43,471,718	75%	24,998,788	33,331,717	75%	455,223	606,964	75%	3,432,438	4,576,584	75%	3,717,340	4,956,453	75%
Total Operating Expense	117,872,666	170,091,639	69%	82,748,240	119,827,755	69%	10,771,047	16,095,931	67%	12,167,299	16,853,104	72%	12,186,080	17,314,849	70%
Operating Result	37,561,194	687,506		3,267,395	(22,318,661)		5,589,320	1,221,271		14,205,910	10,245,855		14,498,569	11,539,041	
<i>Transfers to</i>															
NCP Transfers	1	-		(11,195,542)	(14,927,389)	75%	(872,580)	(1,163,441)	75%	5,364,104	7,152,138	75%	6,704,019	8,938,692	75%
Total Transfers	1	-		(11,195,542)	(14,927,389)	75%	(872,580)	(1,163,441)	75%	5,364,104	7,152,138	75%	6,704,019	8,938,692	75%
Movement in Unallocated Surplus	37,561,193	687,506		14,462,937	(7,391,272)		6,461,900	2,384,712		8,841,806	3,093,717		7,794,550	2,600,349	
Unallocated Surplus (Deficit) brought forward from prior year(s)	(1,337,961)	(1,337,961)	100%	(8,901,145)	(8,901,145)	100%	(1,768,696)	(1,768,696)	100%	(3)	(3)	100%	9,331,882	9,331,882	100%
Unallocated Surplus (Deficit)	36,223,232	(650,455)		5,561,792	(16,292,417)		4,693,204	616,016		8,841,803	3,093,714		17,126,432	11,932,231	
Capital Activities															
<i>Council's Capital Expenditure (Excludes Donated Assets)</i>															
Council Expenditure on Non-Current Assets	26,684,688	62,809,791	42%	18,739,964	44,420,901	42%	36,545	304,000	12%	6,143,870	14,556,890	42%	1,764,309	3,528,000	50%
Loan Redemption	5,263,541	8,274,000	64%	3,651,877	5,715,000	64%	289,773	390,000	74%	1,116,398	1,884,000	59%	205,493	285,000	72%
Total Capital Expenditure	31,948,229	71,083,791	45%	22,391,841	50,135,901	45%	326,318	694,000	47%	7,260,268	16,440,890	44%	1,969,802	3,813,000	52%
Cash opening balance (incl. investments)	76,934,152	76,934,154													
Cash closing balance (incl. investments)	120,784,665	65,119,291													

Please note Year to Date (YTD) Budget is the 2015/2016 2nd Quarter Revised Budget

Further to the Financial Summary Report as at 01 April 2016, I provide the following key highlights.

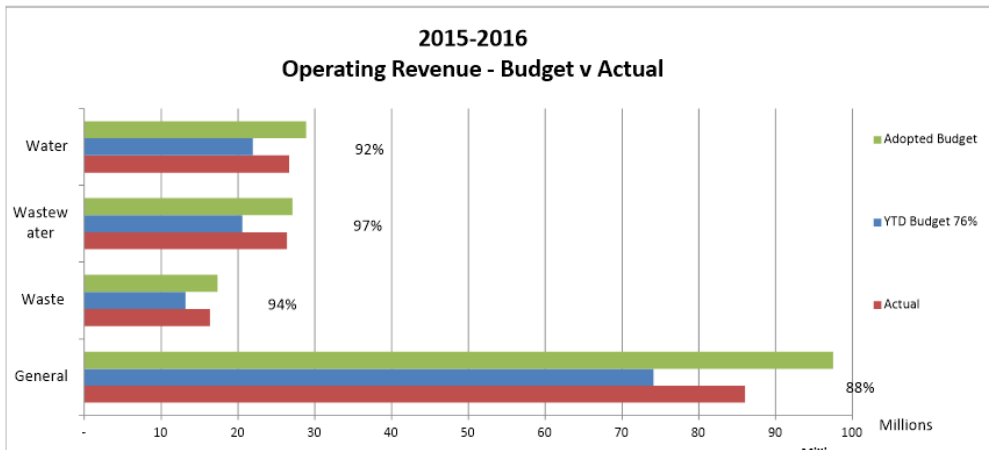
Operating Expenditure

- Overall total Operating Expenditure is closely aligned with the budget across all funds.
- Employee, Material and Services costs are tracking as expected this financial year.
- 3rd Quarter Debt Service payment was made on 14th March 2016. The next payment is due on 15th June 2016.



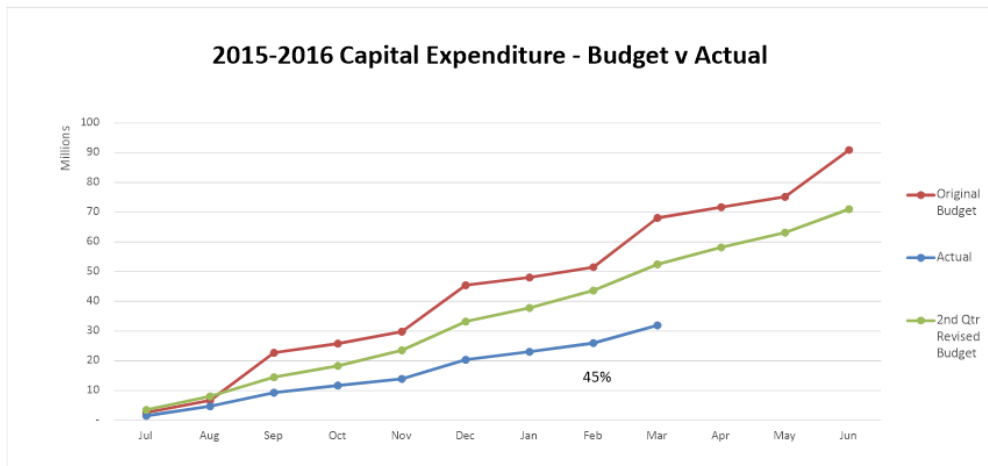
Operating Revenue

- Rates have been levied for the 2nd half of the 2015/2016 FY.
- Bulk Water Sales and Private Works receipts are higher than expected for the 2015/2016 FY.
- Additional funds are being held in the Wastewater Fund due to the delay in delivery of Major Capital Projects resulting in increased Interest Revenue.



Capital Expenditure

- The 3rd Quarter loan redemption payment was made on 14th March 2016.



- For more details regarding Capital Expenditure projects please refer to the Project tables below.

2016 Financial Year**A Year to Date Summary of Capital Projects, with a budget exceeding \$500,000**

Department	Project Description	Status	Monitor (Descriptor)	Revised Budget	2016 FY YTD Actuals	% Spend	Est Final Cost 2016	\$ Variance	Comments	
Water and Wastewater	Deering Place Innes Park - New Sewer Pump Station & Pressure Main	Scheduled Action	Construction Commenced, completion expected May	1,600,000	740,169	46%	2,549,061	949,061	RBR completed - \$949,061 represents work being completed that is funded by Developer Contributions	
	Rubyanna STP - Design & Construction of Plant	Delivery In Progress	40% Design complete. Early site works to start late April 2016	6,350,000	1,854,089	29%	6,327,100	(22,900)	Revised Budget Submitted	
	Project Administration and Control (All Stages)	Delivery In Progress	NA	450,000	404,913	90%	500,000	50,000	Revised Budget Submitted	
	Rubyanna STP - Trunk Pipelines Concept Design & Survey	Complete	Complete	1,300,000	1,136,881	87%	1,150,000	(150,000)	Revised Budget Submitted	
	Rubyanna River outfall for Rubyanna WWTP	Concept Development	Currently out to tender. Tender closes early May. Construction anticipated to commence in July.	1,700,000	187,715	11%	220,000	(1,480,000)	Revised Budget Submitted	
	Rubyanna WWTP Pipeines - Springhill Road to RWWTP	Complete	Construction Complete	600,000	488,281	81%	500,000	(100,000)	Revised Budget Submitted	
	Rubyanna WWTP Pipelines - Darnell Street Sewerage Cutting	Delivery In Progress	Delivery In Progress	150,000	131,526	88%	150,000	-		
				<i>Subtotal</i>	<i>10,550,000</i>	<i>4,203,405</i>	<i>40%</i>	<i>8,847,100</i>	<i>(1,702,900)</i>	
	Gin Gin Water Treatment Plant Upgrade	Delivery In Progress	PAC dosing equipment to be installed by the end of April 2016.	900,000	453,651	50%	900,000	-		
	Transfer Mellifont Street to KWTP	Delivery In Progress	Progressed up to Chainage 460m, total length is 840m	800,000	571,628	71%	800,000	-		
Bundaberg Port Sewerage Infrastructure	Delivery In Progress	Project Complete	1,122,890	1,132,604	101%	1,132,604	9,714	RBR completed		

2016 Financial Year**A Year to Date Summary of Capital Projects, with a budget exceeding \$500,000**

Department	Project Description	Status	Monitor (Descriptor)	Revised Budget	2016 FY YTD Actuals	% Spend	Est Final Cost 2016	\$ Variance	Comments
Major Projects	Bundaberg Showgrounds Development - Delivery In Progress	Delivery In Progress	Construction commenced - practical completion estimated 28 Oct 2016	9,500,000	580,948	6%	4,700,000	(4,800,000)	Budget of \$4.8M moved to 2017 FY
	Multi-Use Sport and Community Centre (Multiplex)	Complete	Complete	190,000	198,704	105%	198,704	8,704	Revised Budget Request Submitted
	Demolition of remaining buildings at old Bundaberg Showgrounds	Complete	Complete						
			<i>Subtotal</i>	<i>9,690,000</i>	<i>779,652</i>	<i>8%</i>	<i>4,898,704</i>	<i>(4,791,296)</i>	
Information Systems	Corporate Applications - Core System Replacement Project - Initial product scope and product selection	Scheduled Action	Tender to open June	266,365	424,790	159%	647,262	380,897	Revised Budget Submitted
	Corporate Applications - Core System Replacement Project			2,000,000	-	0%	1,744,599	(255,401)	Revised Budget Submitted
			<i>Subtotal</i>	<i>2,266,365</i>	<i>424,790</i>	<i>19%</i>	<i>2,391,861</i>	<i>125,496</i>	
Roads and Drainage	Sprayed Bitumen Resurfacing Programme 2015/2016	Practically Complete	Construction complete, contractor claim being finalised	1,604,000	1,259,502	79%	1,604,000	-	
	Hughes Road Extension - Windermere Road to Wearing Road 2015/2016	Delivery In Progress	Tender awarded to Berajondo. Construction has commenced.	1,500,000	388,811	26%	1,300,000	(200,000)	Received competitive tender , Budget Revision Submitted
	Causeway Drive/Miller Street/Woongarra Scenic Drive - Intersection Upgrade 2015/2016	Complete	Construction complete, contractor claim finalised	1,200,000	1,196,348	100%	1,196,348	(3,652)	
	Miara Road Upgrade	Complete	Construction complete, contractor claim finalised	500,000	409,433	82%	409,433	(90,567)	
	Sylvan Drive Moore Park Beach - Pavement Rehabilitation	Complete	Construction complete, contractor claim finalised	700,000	594,817	85%	594,817	(105,183)	
	Coonarr Road Upgrade	Complete	Construction complete, contractor claim finalised.	800,000	706,860	88%	706,860	(93,140)	
	Walla Street Bridge Rehabilitation Project	Design Stage	Design to be finalised	775,000	13,705	2%	775,000	-	
	QS5 Bituminous Microsurfacing Program 2015/2016	Scheduled Action	Construction to commence in April.	750,000	2,162	0%	680,000	(70,000)	
	Dahls Road Upgrade	Delivery In Progress	Construction commenced.	600,000	65,759	11%	600,000	-	
	Asphalt Resurfacing Program 2015/16	Practically Complete	Construction complete, contractor claim to be finalised. Linemarking to be undertaken	750,000	732,781	98%	735,000	(15,000)	
Thabeban Drainage Upgrade - Stage 1 - Thabeban Trunk Drainage System	Complete	Complete	738,978	738,978	100%	738,978	(1)		
Childers Streetscape - Stage 6	Complete	Complete	810,000	815,660	101%	815,660	5,660		

2016 Financial Year**A Year to Date Summary of Capital Projects, with a budget exceeding \$500,000**

Department	Project Description	Status	Monitor (Descriptor)	Revised Budget	2016 FY YTD Actuals	% Spend	Est Final Cost 2016	\$ Variance	Comments
Parks, Sport & Natural Areas	Christsen Park - On Street Parking and bus drop-off facility	Design Stage	Demolition and Construction activities to commence in April	350,000	25,351	7%	350,000	-	
	Construction of new Car Park (Roads Costs to be journalled to Parks work order)	Design Stage	Demolition and Construction activities to commence in April	-	498	100%	-	-	
			<i>Subtotal</i>	<i>350,000</i>	<i>25,849</i>	<i>7%</i>	<i>350,000</i>	<i>-</i>	
Community & Environment	Animal Pound Facility	Design Stage	Tender to open April	1,387,000	52,445	4%	1,387,000	-	Budget for 2016 to be reduced and moved to 2017

Moderate + High Governance Projects - Life to Date

A Life to Date Summary of Moderate + High Governance Projects, with a budget exceeding \$500,000 over the life of the works

Department	Project Description	Status	Monitor (Descriptor)	Original Budget	Current Revised Budget	LTD Actuals	Est Final Cost	Comments	
Water and Wastewater	Deering Place Innes Park - New Sewer Pump Station & Pressure Main	Scheduled Action	Construction Commenced, completion expected May	1,800,000	1,800,000	918,347	2,727,239	RBR completed - \$949,061 represents work being completed that is funded by Developer Contributions	
	Rubyanna STP - Design & Construction of Plant	Delivery In Progress	40% Design complete. Early site works to start late April 2016	95,726,237	54,387,000	4,274,418	54,387,000	Revised Budget Submitted	
	Purchase of Land	Complete	Complete		2,667,537	2,667,536	2,667,537		
	Rubyanna SPS Concept Study	Complete	Complete		53,700	53,700	53,700		
	Project Administration and Control (All Stages)	Delivery In Progress	NA		1,005,000	785,500	1,005,000	Revised Budget Submitted	
	Project Administration and Control (All Stages)	Delivery In Progress	NA		-	204,177	-	Non Capital Transactions expenses from prior year WIP. Revised Budget Submitted	
	Rubyanna STP - Trunk Pipelines Concept Design & Survey	Complete	Complete		6,986,791	7,055,146	6,986,791	Revised Budget Submitted	
	Rubyanna River outfall for Rubyanna WWTP	Concept Development	Currently out to tender. Tender closes early May. Construction anticipated to commence in July.		3,400,000	187,715	3,400,000	Revised Budget Submitted	
	Rubyanna WWTP Pipleines - Springhill Road to RWWTW	Complete	Construction Complete		600,000	488,281	600,000	Revised Budget Submitted	
	Rubyanna WWTP Pipelines - Darnell Street Sewerage Cutting	Delivery In Progress	Delivery In Progress		150,000	131,526	150,000		
	Decomissioning of East Bundaberg WWTP	Design Stage	Concept Options Review		1,800,000	6,953	1,800,000		
	<i>Subtotal</i>				<i>95,726,237</i>	<i>71,050,028</i>	<i>15,854,953</i>	<i>71,050,028</i>	
		Gin Gin Water Treatment Plant Upgrade	Delivery In Progress	PAC dosing equipment to be installed by the end of April 2016.	1,100,000	1,100,000	595,917	1,042,266	
		Transfer Mellifont Street to KWTP	Delivery In Progress	Progressed up to Chainage 460m, total length is 840m	2,015,000	2,015,000	1,954,546	2,182,918	
	Bundaberg Port Sewerage Infrastructure	Delivery In Progress	Project Complete	1,500,000	1,542,890	1,551,056	1,551,056	RBR completed	

Moderate + High Governance Projects - Life to Date

A Life to Date Summary of Moderate + High Governance Projects, with a budget exceeding \$500,000 over the life of the works

Department	Project Description	Status	Monitor (Descriptor)	Original Budget	Current Revised Budget	LTD Actuals	Est Final Cost	Comments
Major Projects	Bundaberg Showgrounds Development - Multi-Use Sport and Community Centre (Multiplex)	Delivery in Progress	Construction commenced - practical completion estimated 28 Oct 2016	9,500,000	15,000,000	1,202,039	15,000,000	Budget of \$4.8M moved to 2017 FY
	Demolition of remaining buildings at old Bundaberg Showgrounds	Complete	Complete	150,000	190,000	198,704	198,704	Revised Budget Request Submitted
	<i>Subtotal</i>			<i>9,650,000</i>	<i>15,190,000</i>	<i>1,400,744</i>	<i>15,198,704</i>	
Information Systems	Corporate Applications - Core System Replacement Project - Initial product scope and product selection	Scheduled Action	Tender to open June	-	647,262	424,790	647,262	Revised Budget Submitted
	Corporate Applications - Core System Replacement Project	Scheduled Action	Tender to open June	4,500,000	4,963,538	-	4,963,538	Revised Budget Submitted
	<i>Subtotal</i>			<i>4,500,000</i>	<i>5,610,800</i>	<i>424,790</i>	<i>5,610,800</i>	

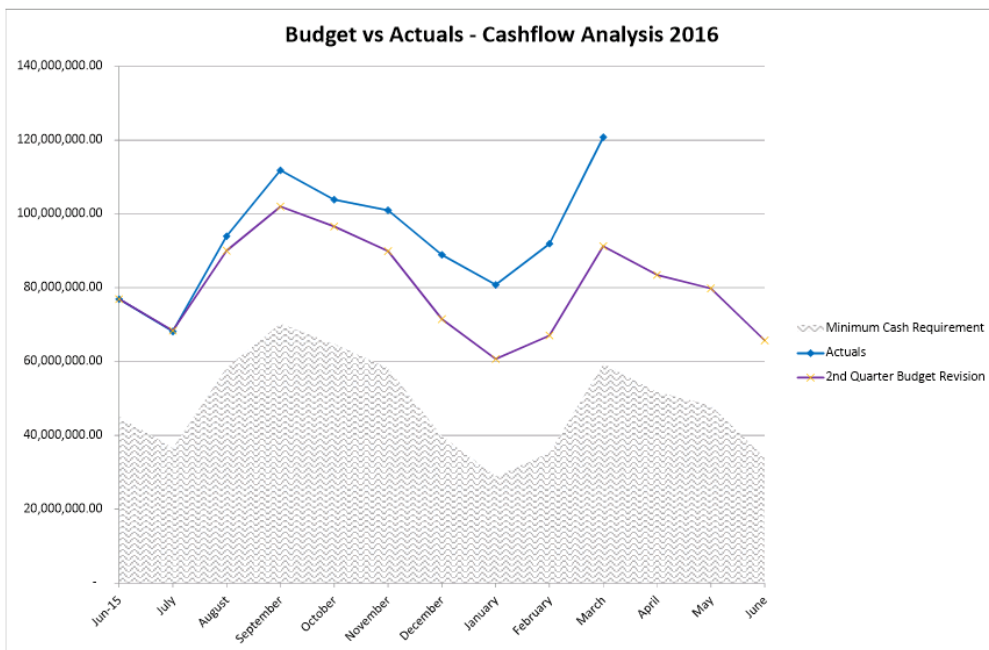
Moderate + High Governance Projects - Life to Date

A Life to Date Summary of Moderate + High Governance Projects, with a budget exceeding \$500,000 over the life of the works

Department	Project Description	Status	Monitor (Descriptor)	Original Budget	Current Revised Budget	LTD Actuals	Est Final Cost	Comments
Roads and Drainage	Sprayed Bitumen Resurfacing Programme 2015/2016	Practically Complete	Construction complete, contractor claim being finalised	1,604,000	1,604,000	1,259,502	1,604,000	
	Hughes Road Extension - Windermere Road to Wearing Road 2015/2016	Delivery In Progress	Tender awarded to Berajondo. Construction has commenced.	1,500,000	1,500,000	389,277	1,300,000	Received competitive tender , Budget Revision Submitted
	Causeway Drive/Miller Street/Woongarra Scenic Drive - Intersection Upgrade 2015/2016	Complete	Construction complete, contractor claim finalised	1,200,000	1,200,000	1,416,228	1,416,228	
	Miara Road Upgrade	Complete	Construction complete, contractor claim finalised	800,000	500,000	409,433	409,433	
	Sylvan Drive Moore Park Beach - Pavement Rehabilitation	Complete	Construction complete, contractor claim finalised	1,200,000	700,000	594,817	594,817	
	Coonarr Road Upgrade	Complete	Construction complete, contractor claim finalised.	700,000	800,000	706,860	706,860	
	Walla Street Bridge Rehabilitation Project	Design Stage	Design to be finalised	775,000	775,000	13,705	775,000	
	QS5 Bituminous Microsurfacing Program 2015/2016	Scheduled Action	Construction to commence in April.	900,000	750,000	2,162	680,000	
	Dahls Road Upgrade	Delivery In Progress	Construction commenced.	600,000	600,000	65,759	600,000	
	Asphalt Resurfacing Program 2015/16	Practically Complete	Construction complete, contractor claim to be finalised. Linemarking to be undertaken	735,000	750,000	732,781	735,000	
	Thabeban Drainage Upgrade - Stage 1 - Thabeban Trunk Drainage System	Complete	Complete	550,000	942,001	942,001	942,001	
Childers Streetscape - Stage 6	Complete	Complete	1,150,000	1,260,000	1,279,475	1,279,475		
Parks, Sport & Natural Areas	Christsen Park - On Street Parking and bus drop-off facility	Design Stage	Demolition and Construction activities to commence in April	800,000	800,000	31,095	800,000	
	Construction of new Car Park (Roads Costs to be journalled to Parks work order)	Design Stage	Demolition and Construction activities to commence in April	-	-	498	-	
			<i>Subtotal</i>	<i>800,000</i>	<i>800,000</i>	<i>31,593</i>	<i>800,000</i>	
Community & Environment	Animal Pound Facility	Design Stage	Tender to open April	1,250,000	1,800,000	70,250	1,800,000	Budget for 2016 to be reduced and moved to 2017

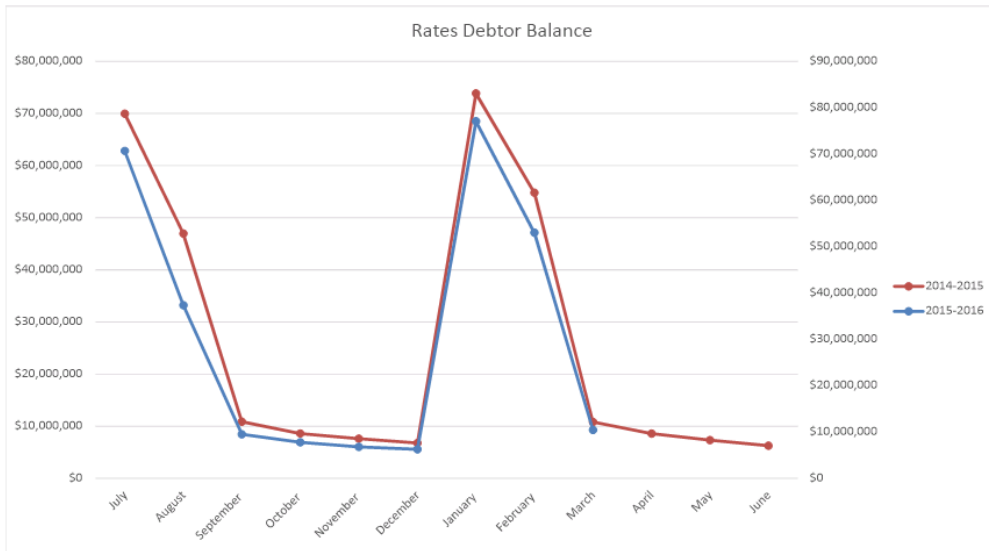
Cash Flow

- The Cash Balance as at 1st April 2016 is higher than forecast due to the delay in progress of major Capital Projects.
- The current Cash Balance is significantly higher than the minimum Cash Balance required by Council.
- No liquidity issues are foreseeable in the near future.
- Financial Services is working with Major Projects to determine next year’s cash flow requirements. Council’s minimum cash requirements at 30 June 2016 will be adjusted to accommodate the capital program using an 18 month rolling forecast.



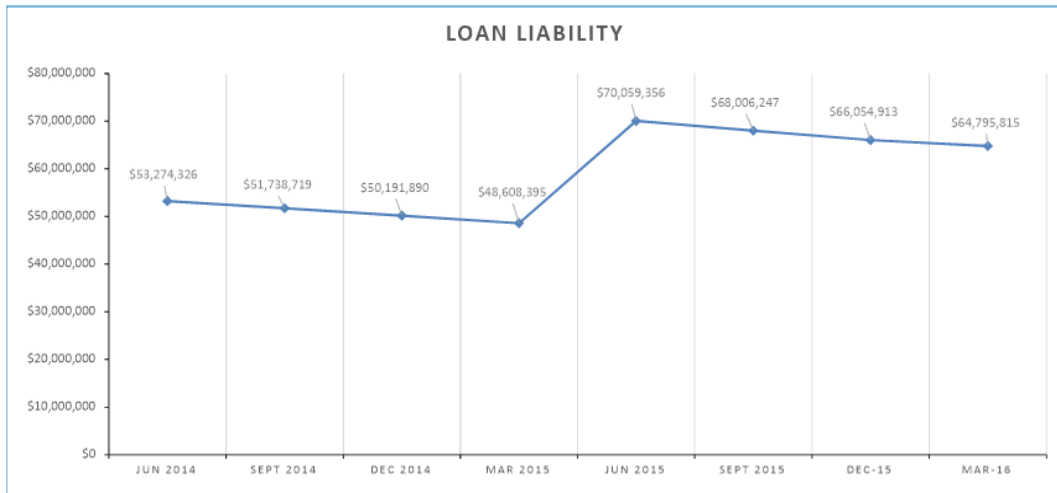
Rates Debtor

- Council's Rates are levied in July and February each financial year.
- The latest levy was raised in February 2016.
- Currently the Rates Debtor balance sits at \$10m



Loan Liability

- The loan liability currently sits at \$64.8m.
- The 3rd Quarter loan repayment was made on 14th March 2016.
- Council aims to draw down loans in April or May if required.



- Individual loan balances as at 31st March 2016 are as follows:

Account Name	Closing Balance as at 31 March 2016
1008 Bundaberg Airport	13,910,513.89
1008 Aviation Precinct	502,284.36
1022 Elliott Heads Caravan Park	300,615.63
1027 Fleet Management	3,050,430.88
1031 Hall of Aviation	1,615,267.85
1040 Kolan Gardens Aged Care	306,678.13
1045 Burnett Heads Holiday Park	81,321.95
1069 Sewerage Services	27,348,315.79
1081 Water Services	4,041,023.12
1120 General Facilities	8,091,057.52
1129 Waste Services	5,548,305.87
Grand Total	64,795,814.99

**Item****26 April 2016****Item Number:**

F1

File Number:

.

Part:

GOVERNANCE

Portfolio:

Organisational Services

Subject:

Council Policy Suite

Report Author:

Christopher Joosen, Governance Manager

Authorised by:

Andrew Ireland, General Manager Organisational Services

Link to Corporate Plan:

Governance - 4.4.6 A commonsense approach to planning, coordination and consultation

Background:

The *Local Government Act 2012* (the 'Act') states in part that its purpose is to provide for a system of local government that is accountable, effective, efficient and sustainable. Section 4 of the Act details certain local government principles that underpin Council's operation, namely:

- a) transparent and effective processes, and decision-making in the public interest;
- b) sustainable development and management of assets and infrastructure, and delivery of effective services;
- c) democratic representation, social inclusion and meaningful community engagement;
- d) good governance of, and by, local government; and
- e) ethical and legal behaviour of Councillors and local government employees.

Whilst the Act is Council's primary statute, other legislation also places statutory obligations on Council in the conduct and operation of its business. To ensure Council can satisfy its statutory "charter" and adhere to the principles above, it is necessary to develop policies to ensure Council operates in an accountable and transparent manner. Additionally certain legislation / regulations require Council to develop a policy to address particular matters.

Listed below is the suite of policies that it is necessary for Council to have in place in order to satisfy its charter. These policies have been adopted by previous Council and remain in force until such time as they are rescinded, amended, or any sunset clause takes effect.

It is pointed out that some of these policies have been subject to minor amendment since their adoption by Council. These amendments are primarily as a result of administrative change – eg, legislation being renumbered. It is the writer's understanding the practice has been that they have been formally re-considered by Council only when there has been substantive change to the actual policy.

Notwithstanding, practice is that certain of these policies are submitted to Council post-election for their review and to consider if any require amendment or other action.

It is considered desirable to have a comprehensive review of all Council policies at this time. However it is logistically difficult to review the entire suite at the one time. Accordingly it is suggested that the suite be partitioned into blocks and the policies be considered over a series of workshops in coming months. Council would then be in an informed position to amend and revise policies as they deem appropriate and formally adopt them at a subsequent meeting of Council.

It should be pointed out that this approach does not leave Council exposed from a policy perspective. All existing policies have force and effect until they are amended, replaced or rescinded. Additionally, certain policies are listed for the purpose of providing a comprehensive suite to Council, ie "GP-3-001 - Revenue Policy", but these would only be adopted by Council as part of the annual budget process.

Following is a list of policies proposed for consideration and subsequent adoption. They have been partitioned to facilitate a logical discussion of related matters.

DEPARTMENT	POLICY	POLICY NUMBER	PRIORITY FOR REVIEW
Organisational Services	Administrative Action Complaints Policy	GP-3-109	1
Organisational Services	Code of Conduct for Councillors Governance Policy	GP-3-041	1
Organisational Services	Conduct of Council Meetings Policy	GP-3-044	1
Organisational Services	Councillor Access to Information Governance Policy	GP-3-012	1
Organisational Services	Councillor's Confidentiality of Council Information Governance Policy	GP-3-014	1
Organisational Services	Entertainment and Hospitality Expenditure Governance Policy	GP-3-010	1
Organisational Services	Fraud and Corruption Management Policy	GP-3-084	1
Organisational Services	Integrated Risk Management Governance Policy	GP-3-002	1
Organisational Services	Internal Audit Governance Policy	GP-3-034	1
Organisational Services	Public Interest Disclosure Policy	GP-3-022	1
Organisational Services	Reimbursement of Expenses and Provision of Facilities for Councillors Governance Policy	GP-3-047	1
Organisational Services	Advertising Expenditure Governance Policy	GP-3-008	2
Organisational Services	Bundaberg Regional Council Media Relations Governance Policy	GP-3-049	2
Organisational Services	Community Engagement Governance Policy	GP-3-045	2
Organisational Services	Quality Policy	GP-3-078	2

DEPARTMENT	POLICY	POLICY NUMBER	PRIORITY FOR REVIEW
Organisational Services	Recordkeeping Governance Policy	GP-3-043	2
Community & Environment	Burial on Private Property Policy	GP-3-125	2
Community & Environment	Cemetery Management Policy	GP-3-116	2
Community & Environment	Commemorative Plaques and Memorials Policy	GP-3-019	2
Community & Environment	Eat Safe Bundaberg Region Policy	GP-3-120	2
Community & Environment	Environmental Governance Policy	GP-3-023	2
Organisational Services	Alcohol and Drug Policy	GP-3-097	3
Organisational Services	Employee Code of Conduct Governance Policy	GP-3-031	3
Organisational Services	Equal Employment Opportunity Governance Policy	GP-3-011	3
Organisational Services	Workplace Harassment and Bullying Governance Policy	GP-3-015	3
Community & Environment	Community Financial Assistance Governance Policy	GP-3-067	3
Community & Environment	Exhibitions Policy	GP-3-121	3
Community & Environment	Moncrieff Entertainment Centre - Fee Relief Subsidy Governance Policy	GP-3-075	3
Community & Environment	Rent Policy - Community Housing	GP-3-118	3
Community & Environment	Special Events Grant Policy	GP-3-111	3
Community & Environment	Sport Championship Funding Program Policy	GP-3-123	3
Organisational Services	Asset Disposal Policy	GP-3-013	4
Organisational Services	Debt Policy	GP-3-004	4
Organisational Services	Discount Policy	GP-3-086	4
Organisational Services	Interest on Trust Funds	GP-3-108	4
Organisational Services	Investment Policy	GP-3-009	4
Organisational Services	National Competition Policy	GP-3-096	4
Organisational Services	Non-Current Asset Recognition Policy	GP-3-037	4
Organisational Services	Non-Current Assets Valuation Policy	GP-3-036	4
Organisational Services	Pensioner Rate Remission Policy	GP-3-007	4
Organisational Services	Purchasing Policy - Acquisition of Goods & Services	GP-3-048	4
Organisational Services	Rates Recovery Policy	GP-3-035	4
Organisational Services	Revenue Policy	GP-3-001	4
Organisational Services	Revenue Statement	GP-3-038	4
Organisational Services	Valuation of Non-current Assets	GP-3-107	4
Organisational Services	Water Leak Relief Policy	GP-3-082	4
Infrastructure & Planning	Trade Waste Policy	GP-3-042	4
Infrastructure & Planning	Water Supply Outside Declared Water Area	GP-3-079	4

Associated Person/Organization:

Nil.

Consultation:

Senior Officers of Council.

Legal Implications:

There is a statutory requirement for Council to adopt a certain number of these policies. Other policies are proposed for adoption to facilitate accountable and transparent decision making.

Policy Implications:

Each individual policy has policy implications. A decision to modify / amend or not adopt a certain policy in the proposed suite would have some policy impact.

Financial and Resource Implications:

Certain individual policies have financial and resource implications. A decision to modify / amend or not adopt a certain policy in the proposed suite may have some financial and resource impact.

Risk Management Implications:

Certain individual policies have risk management implications. A decision to modify / amend or not adopt a certain policy in the proposed suite may have some risk management impact.

Attachments:

Nil

Recommendation:

That the contents of this report be received and noted by Council.



Item

26 April 2016

Item Number:

F2

File Number:

.

Part:

GOVERNANCE

Portfolio:

Organisational Services

Subject:

Audit and Risk Committee - Appointment of Committee Members

Report Author:

Andrew Ireland, General Manager Organisational Services

Authorised by:

Andrew Ireland, General Manager Organisational Services

Link to Corporate Plan:

Governance - 4.4.6 A commonsense approach to planning, coordination and consultation

Background:

The Audit and Risk Committee is an advisory committee reporting to Council required under the provisions of Section 105(2) of the *Local Government Act 2009*. The legislation requires that the Committee must meet at least twice a year, however, the Bundaberg Regional Council Audit and Risk Committee has typically met on a quarterly basis.

The Committee is an advisory committee to Council that offers independent advice and assurance to the Chief Executive Officer and Council on the adequacy of financial and management controls in policy making and operational areas and systems. The Committee is required to:

- Review the Audit Plan and recommend its adoption by Council;
- Review internal audit reports and findings;
- Review correspondence and reports provided by external auditors;
- Review risk assessment processes and projects;
- Act as Council's contact for reporting fraud and irregularities; and
- Provide recommendations to Council and management as required.

Section 201 of the *Local Government Regulation 2012* requires that the Committee's membership be comprised of two (2) Councillors and two (2) external independent members. Traditionally, Council has appointed the Mayor and one other Councillor to the Committee, as well as two permanent appointees to substitute for Committee members who may be unavailable for particular meetings.

The appointment of two external, independent members to the Committee provides greater assurance of independent oversight and probity in relation to the role and activities of the Committee.

Best practice suggests that at least one of the external members should have an appropriate accounting or similar background to provide additional expertise to Council.

Council officers provide support to the membership behind the scenes and at meetings, but have no official role or membership status within the Committee. Generally, the Chief Executive Officer and other senior officers attend Audit and Risk Committee meetings as observers, and participate in meetings to provide advice or respond to questions.

As well as the legislation, a Bundaberg Regional Council Audit and Risk Committee Charter is in place that outlines the requirements of the Committee's membership. The Charter stipulates the need to review the membership following a quadrennial local government election, and deals with the appointment of the external independent members to the Committee. The recommendations from this report are in line with the Charter's requirements.

In accordance with the legislative requirements outlined above, this report seeks two outcomes:

1. That Council appoint two elected members to the Audit and Risk Committee and two permanent appointees to substitute for the Committee members should the Committee members be unavailable to attend a meeting(s);
2. That Council authorise the Chief Executive Officer to undertake and complete the appointment of the two external independent members of the Audit and Risk Committee, and report the outcomes back to Council.

During the informal discussions relating to Committee Representations (item 1 of today's meeting – Appointment to Committees and other bodies), Councillors have recommended that Cr JM Dempsey and Cr HL Blackburn be appointed as Council Representatives to the Audit & Risk Committee, (with Cr GR Barnes and Cr DJ Batt as proxies).

Associated Person/Organization:

As the requirement to have an Audit and Risk Committee in place is mandated by the Local Government legislation and is an integral part of Council's overall audit and risk management framework, the Department of Infrastructure, Local Government and Planning and the Queensland Audit Office are interested stakeholders.

Consultation:

Chief Executive Officer, Council's Internal Auditor, Portfolio Councillor.

Legal Implications:

The requirement for an Audit and Risk Committee is mandated by Section 105(2) of the *Local Government Act 2009*, with the membership requirements for the Committee set out in Section 210 of the *Local Government Regulation 2012*. Failure to establish a committee and its membership would be a breach of this legislation.

Policy Implications:

The establishment and operation of the Audit and Risk Committee is the subject of Council's Internal Audit Governance Policy (GP-3-034). The recommendation from this report satisfies the policy's requirements.

Financial and Resource Implications:

The operation of the Audit and Risk Committee generates a cost to Council via the fees paid to the external members, together with the time and resources contributed from Councillors and Officers.

The cost of operating the Committee has been estimated at \$5,000 for the 2016/17 financial year, which is comprised solely of the fees paid to the external members.

Risk Management Implications:

The purview of the Audit and Risk Committee is to assist Council in identifying risks and internal control weaknesses within its operations so these can be eliminated or mitigated.

Attachments:

Nil

Recommendation:

That Cr JM Dempsey and Cr HL Blackburn be appointed as Council Representatives to the Audit & Risk Committee (with Cr GR Barnes and Cr DJ Batt to act as proxies).

Further, that the Chief Executive undertake and complete the appointment of two external independent members of the Audit & Risk Committee with appropriate expertise, and report the outcomes back to Council.

**Item****26 April 2016****Item Number:**

F3

File Number:

.

Part:GOVERNANCE &
COMMUNICATIONS**Portfolio:**

Organisational Services

Subject:

3B North Street, Childers - Change of Tenure Request - Department of Education & Training - Isis District State High School - Over part of Lot 2 on SP104027

Report Author:

Nathan Powell, Property Leasing Officer

Authorised by:

Andrew Ireland, General Manager Organisational Services

Link to Corporate Plan:

Governance - 4.4.6 A commonsense approach to planning, coordination and consultation

Background:

The background information below was provided to Council for its consideration at a meeting held 15 December 2015.

“As Council is aware there have been some concerns from the Childers community regarding the Isis District State High School (IDSHS) agricultural program and their continued use of land at North Street, Childers. Following discussions with Council, the Department of Education and Training has recently requested to formalise tenure over part of land described as Lot 2 on SP104027, located at 3B North Street, Childers, being approximately 0.62 hectares (map attached).

The Department of Education and Training is currently investigating the acquisition of additional suitable land to support the school’s program, however, in the interim have requested to formalise the use of above mentioned land by way of a Permit to Occupy / License / Lease or Sale to the Department of Education and Training.

The then Isis Shire Council purchased the site in 2006 from the Department of Education and Training for the purpose of establishing a new aquatic centre. Council has no immediate plans to develop the site.

It is understood that there has been a suggestion that Council enter a Permit to Occupy for Educational and Agricultural purposes with the Department of Education and Training for a period of 3 years.

Whilst the author is not aware of the detail of the proposed use there has been some media discussion that the school may keep animals on the site as part of the use. Council has in place Local Law No 2 (Animal Management) 2011 that regulates the type and number of animals that can be kept on lands within the region.

The land also has a designation under Council's recently gazetted Planning Scheme of "Sport & Recreation". A review by Council's Development Assessment team indicates that it may be open for Department of Education and Training to confirm an existing use right over the land as a continuation of their historical agricultural program, which has operated in this area for an extended period. Development Assessment advise that should this be accepted then the use will not be considered to give rise to Assessable Development and no further land use planning approval will be required to be issued by Council."

Council resolved as follows:

"That the Chief Executive Officer:

- 1. be authorised to finalise a 3 year Permit to Occupy with the Department of Training & Education for Agricultural/Education purposes over part of land described as Lot 2 on SP104027, located at 3B North Street, Childers; and*
- 2. advise the Department of Training & Education of the requirements of the Planning Scheme and Council's Local Laws."*

The Department of Education and Training has now advised it requires exclusive use of the site and the tenure granted under a Permit to Occupy does not satisfy this. Consequently the Department has now sought a lease over the site as this will grant it exclusive access. The general definition of a Permit to Occupy or Licence is a non-exclusive right to occupy land whereas a lease is an exclusive interest over land.

The term of lease requested is for the original 3 year period and under similar conditions as the original Permit to Occupy previously offered to the Department.

Associated Person/Organization:

Department of Education and Training; Isis District State High School

Consultation:

Chief Executive Officer; Planning and Development Manager – Richard Jenner was consulted as per comments in the report dated 15 December 2015.

Portfolio Spokesperson – Cr HL Blackburn

Divisional Councillor – Cr WR Trevor

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

There appear to be no financial or resource implications.

Risk Management Implications:

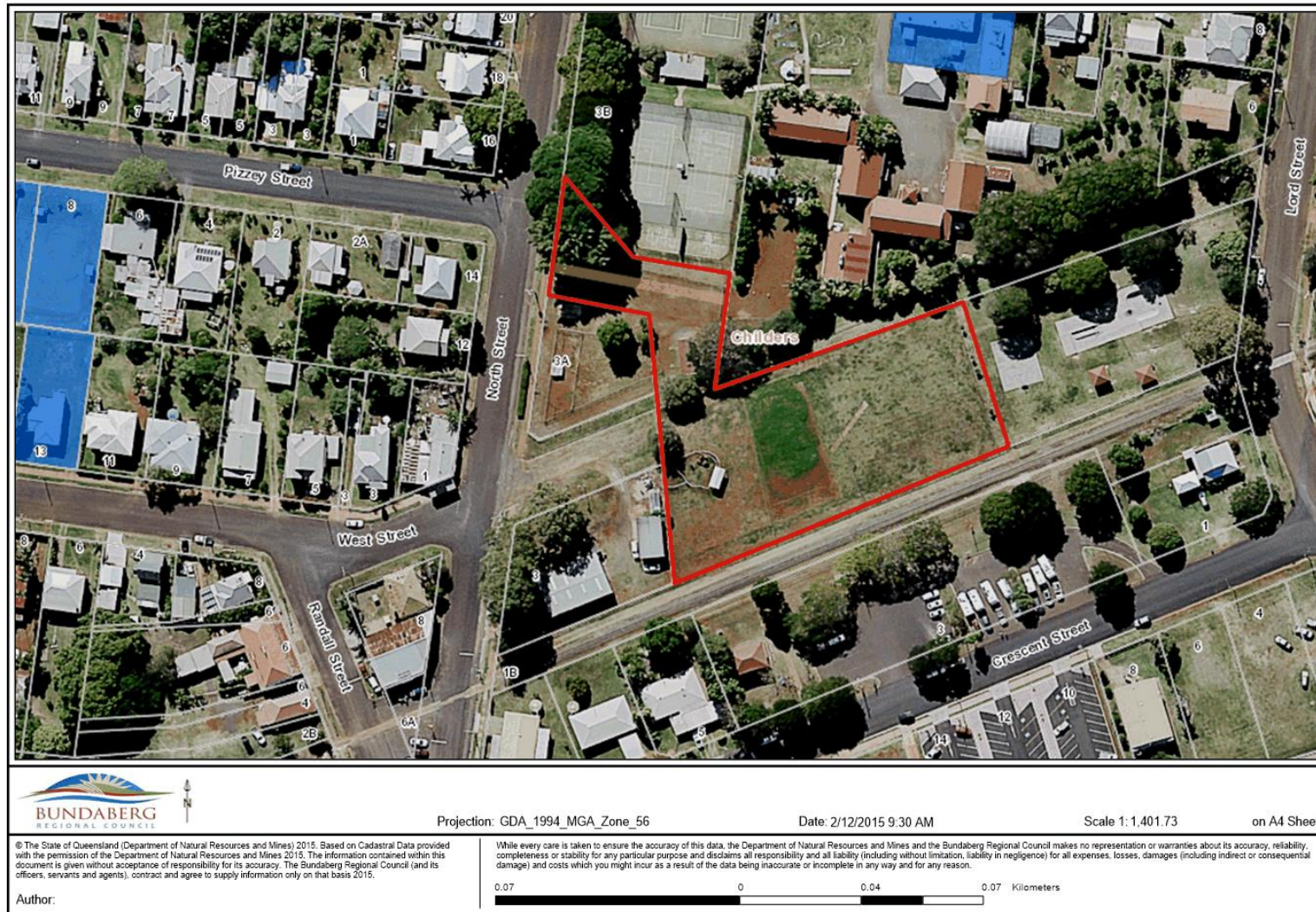
A formal tenure over the land gives certainty to all parties. To avoid consequent issues the use needs to comply with Council's Local Laws and Planning instruments.

Attachments:

- 1 Aerial Map - Isis District State High School Lease Area

Recommendation:

That the Chief Executive Officer be authorised to finalise a 3 year lease over part of land described as Lot 2 on SP104027, located at 3B North Street, Childers, for agricultural/educational purposes.



**Item****26 April 2016****Item Number:**

F4

File Number:

.

Part:GOVERNANCE &
COMMUNICATIONS**Portfolio:**

Organisational Services

Subject:

Plantation Road, Avondale - Renewal/Conversion of Term Lease over Lot 60 on CP905326

Report Author:

Nathan Powell, Property Leasing Officer

Authorised by:

Andrew Ireland, General Manager Organisational Services

Link to Corporate Plan:

Governance - 4.4.6 A commonsense approach to planning, coordination and consultation

Background:

The Department of Natural Resources and Mines is investigating the renewal and/or conversion to freehold of Term Lease 231513, over land described as Lot 60 on CP905326, Plantation Road, Avondale.

The lease is currently used for grazing purposes and expires 31 May 2017. The Department seeks Council's views, comments or objections to be considered when assessing the application.

Associated Person/Organization:

Department of Natural Resources and Mines

Consultation:

The views of relevant officers were sought and listed below are their comments:

Department of Infrastructure & Planning:

Development Assessment Manager, Richard Jenner confirms there are no objections from a land use planning perspective.

Planning Services Engineer, Roads & Drainage Services, Hennie Roux advised that he has no objections on the Department's proposal.

Department of Community & Environment:

Operational Supervisor, Natural Resource Management, Nick McLean advises he has no objection to or further considerations for the renewal or conversion to freehold.

Portfolio Spokesperson – Cr HL Blackburn

Divisional Councillor – Cr JP Bartels

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

There appear to be no financial or resource implications.

Risk Management Implications:

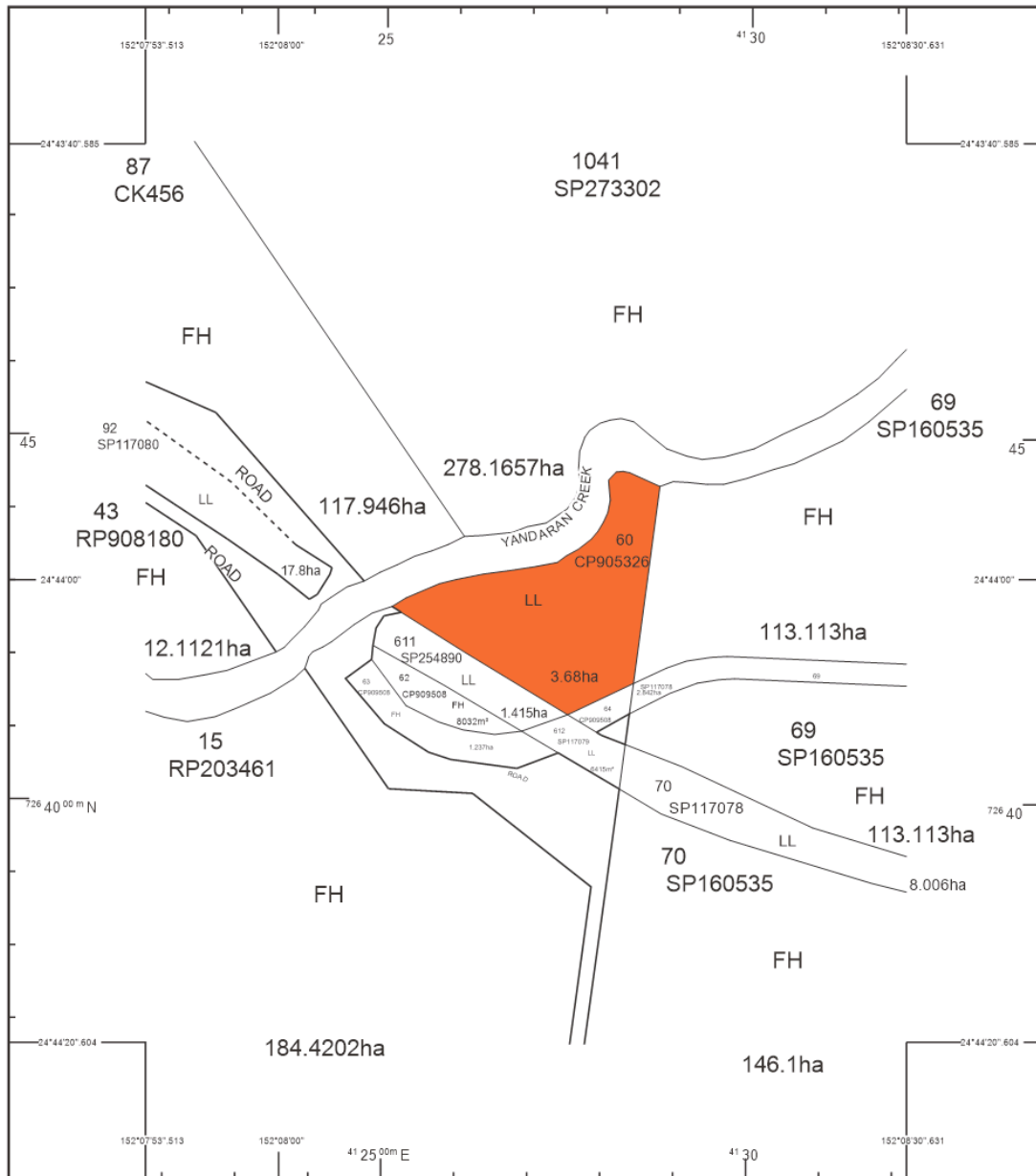
There appears to be no risk management implications.

Attachments:

- 1 Department of Natural Resources and Mines SmartMap
- 2 Aerial Photo (close) - Plantation Road, Avondale
- 3 Aerial Photo (wide) - Plantation Road, Avondale

Recommendation:

That the Department of Natural Resources and Mines be advised Council offers no objection to the renewal or conversion to freehold of Term Lease 231513 over land described as Lot 60 on CP905326, located on Plantation Road, Avondale.



STANDARD MAP NUMBER
9348-42334



SUBJECT PARCEL DESCRIPTION

DCDB	60/CP905326
Lot/Plan	3.68ha
Area/Volume	LANDS LEASE
Tenure	BUNDEBERG REGIONAL
Local Government	AVONDALE
Locality	43102/37
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 15/03/2016
 For additional information regarding this SmartMap see page 2.
 Shading Rules have been applied.
 DCDB 14/03/2016

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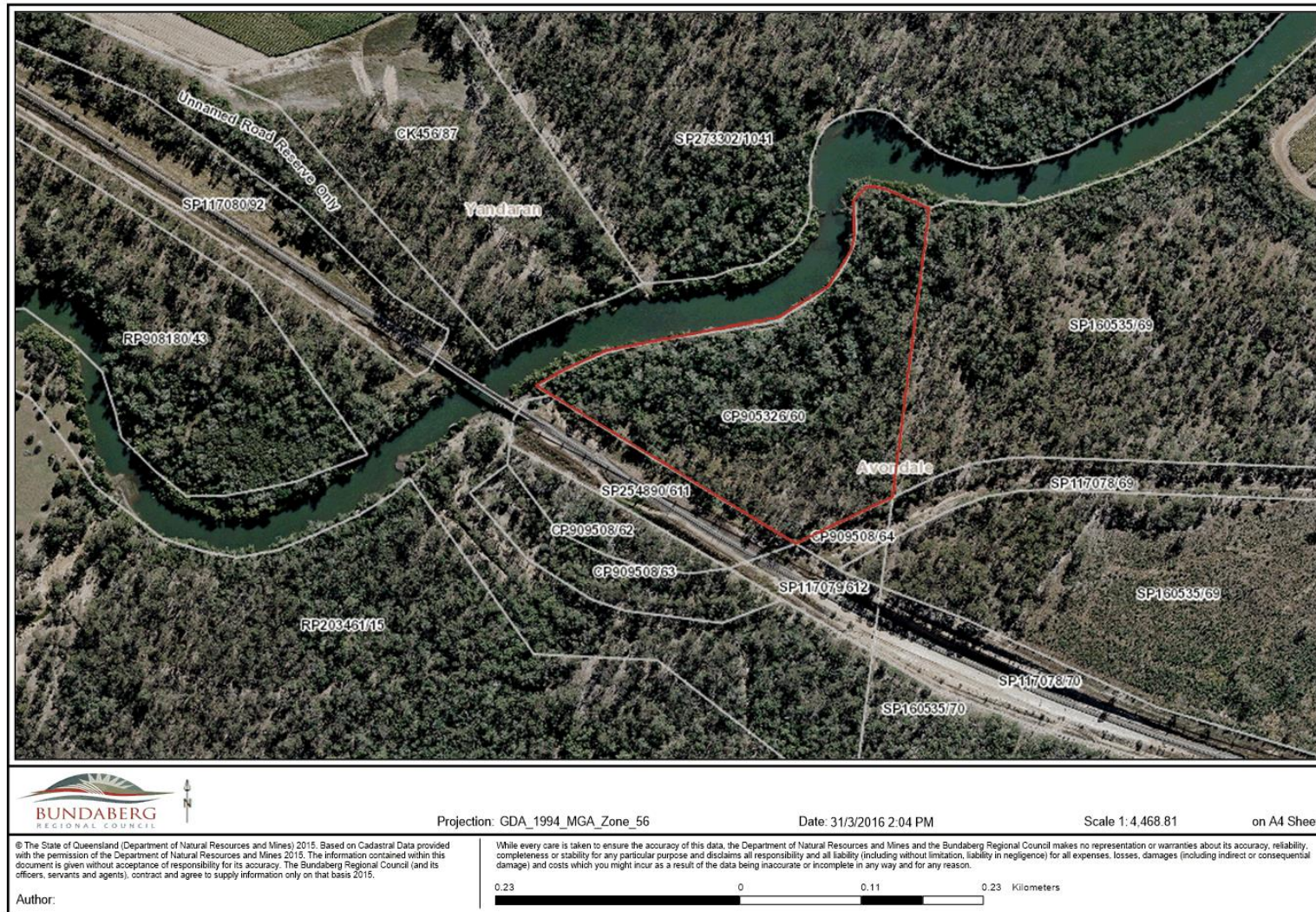


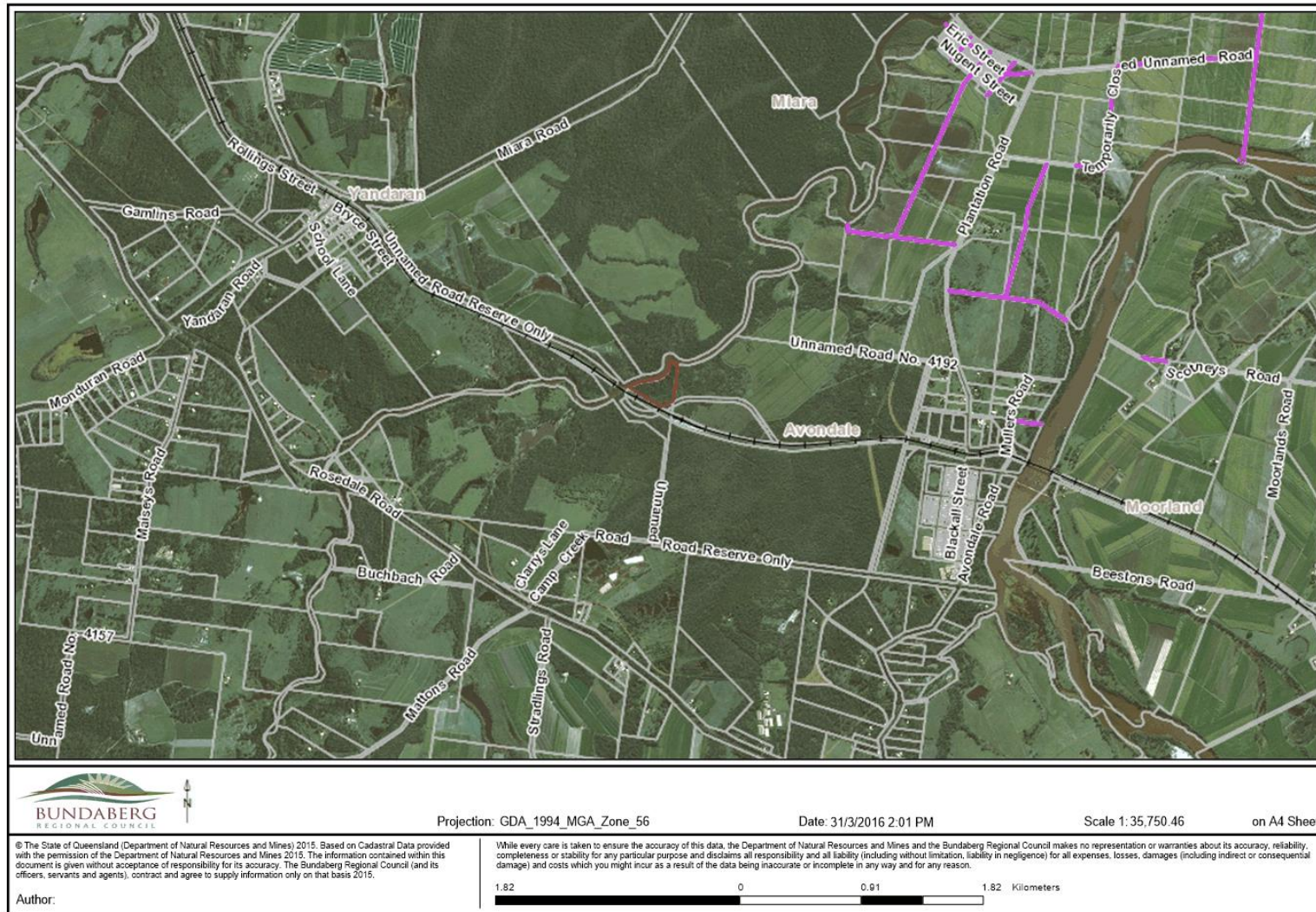
SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



(c) The State of Queensland,
(Department of Natural Resources and Mines) 2016.







Item

26 April 2016

Item Number:	File Number:	Part:
F5	.	GOVERNANCE & COMMUNICATIONS

Portfolio:

Organisational Services

Subject:

Mingo Road, Morganville - Renewal of Term Lease over Lot 200 on BON1290

Report Author:

Nathan Powell, Property Leasing Officer

Authorised by:

Andrew Ireland, General Manager Organisational Services

Link to Corporate Plan:

Governance - 4.4.6 A commonsense approach to planning, coordination and consultation

Background:

The Department of Natural Resources and Mines is investigating the renewal of Term Lease 208785 over land described as Lot 200 on BON1290, Mingo Road, Morganville. The lease is currently used for grazing purposes and expires 9 May 2017. The Department seeks Council’s views, comments or objections to be considered when assessing the application.

Council has been limiting any approval or requesting the State to limit any leases to a maximum term of 10 years. Council should be consistent with the application of this and again request the term be no more than 10 years.

Associated Person/Organization:

Department of Natural Resources and Mines.

Consultation:

The views of relevant officers were sought and listed below are their comments:

Department of Infrastructure & Planning:

Development Assessment Manager, Richard Jenner confirms there are no objections from a land use planning perspective.

Planning Services Engineer, Roads & Drainage Services, Hennie Roux advised that he has no objections on the renewal of lease.

Department of Community & Environment:

Operational Supervisor, Natural Resource Management, Nick McLean advises he has no objection to the renewal of the lease for grazing purposes.

Division Councillor

Division 3 Councillor, WA Honor advised that he has no objection to the re-leasing of the block.

Portfolio Spokesperson – Cr HL Blackburn

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

There appear to be no financial or resource implications.

Risk Management Implications:

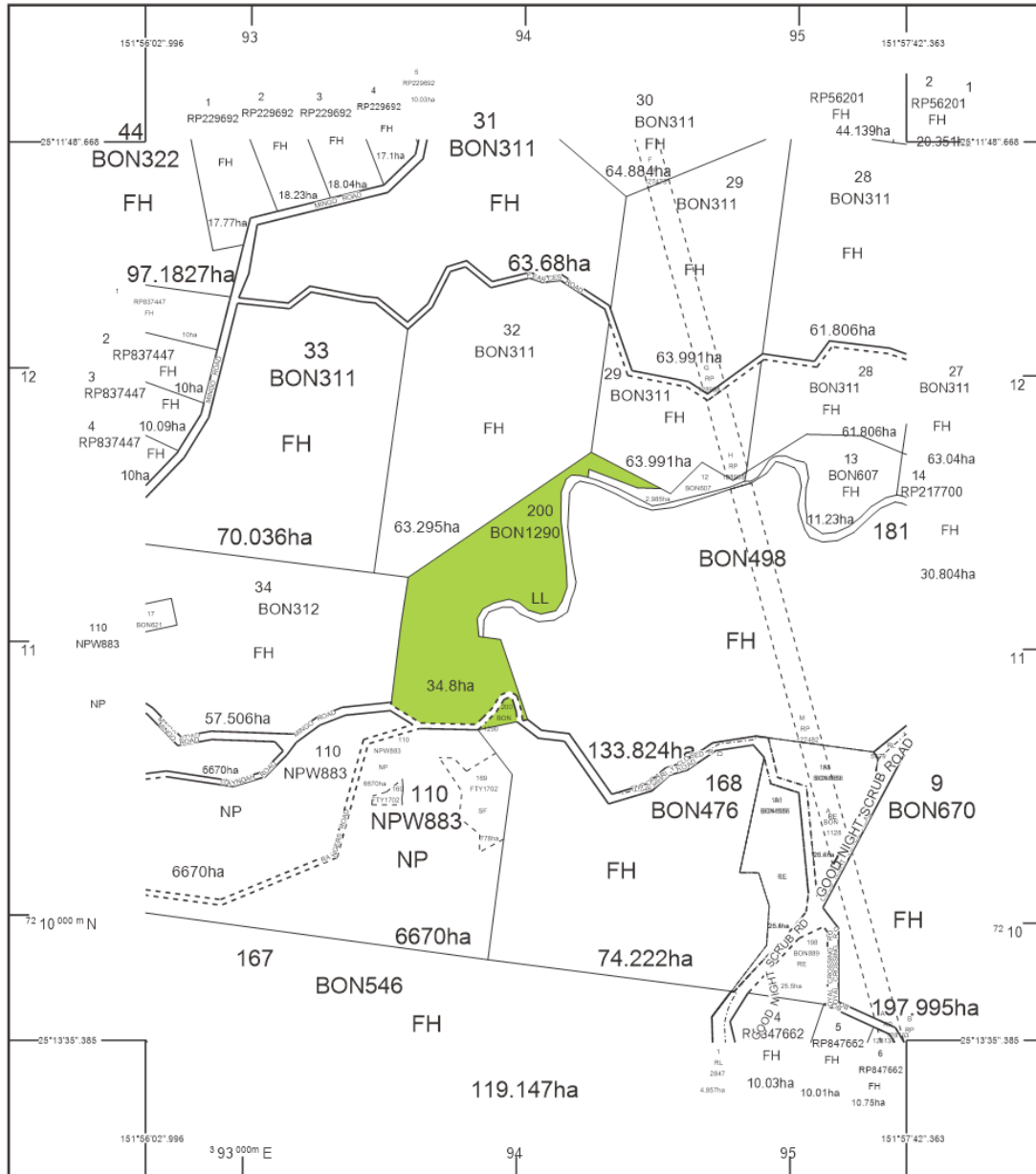
There appears to be no risk management implications.

Attachments:

- 1 Department of Natural Resources & Mines SmartMap - Mingo Road, Morganville
- 2 Aerial map (close) - Mingo Road, Morganville
- 3 Aerial map (wide) - Mingo Road, Morganville

Recommendation:

That the Department of Natural Resources and Mines be advised Council offers no objection to the renewal of Term Lease 208785 over land described as Lot 200 on BON1290, located on Mingo Road, Morganville, for a term no greater than 10 years.



STANDARD MAP NUMBER
9247-12243



MAP WINDOW POSITION & NEAREST LOCATION

151°13'35" E 72°10'00" N
3.36 KM

SUBJECT PARCEL DESCRIPTION	
DCDB	200/BON1290
Lot/Plan	34.8ha
Area/Volume	LANDS LEASE
Tenure	BUNDABERG REGIONAL
Local Government	GOOD NIGHT
Locality	42502/123
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 15/03/2016
For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.

DCDB 14/03/2016 (Lots with an area less than 3000m² are not shown)

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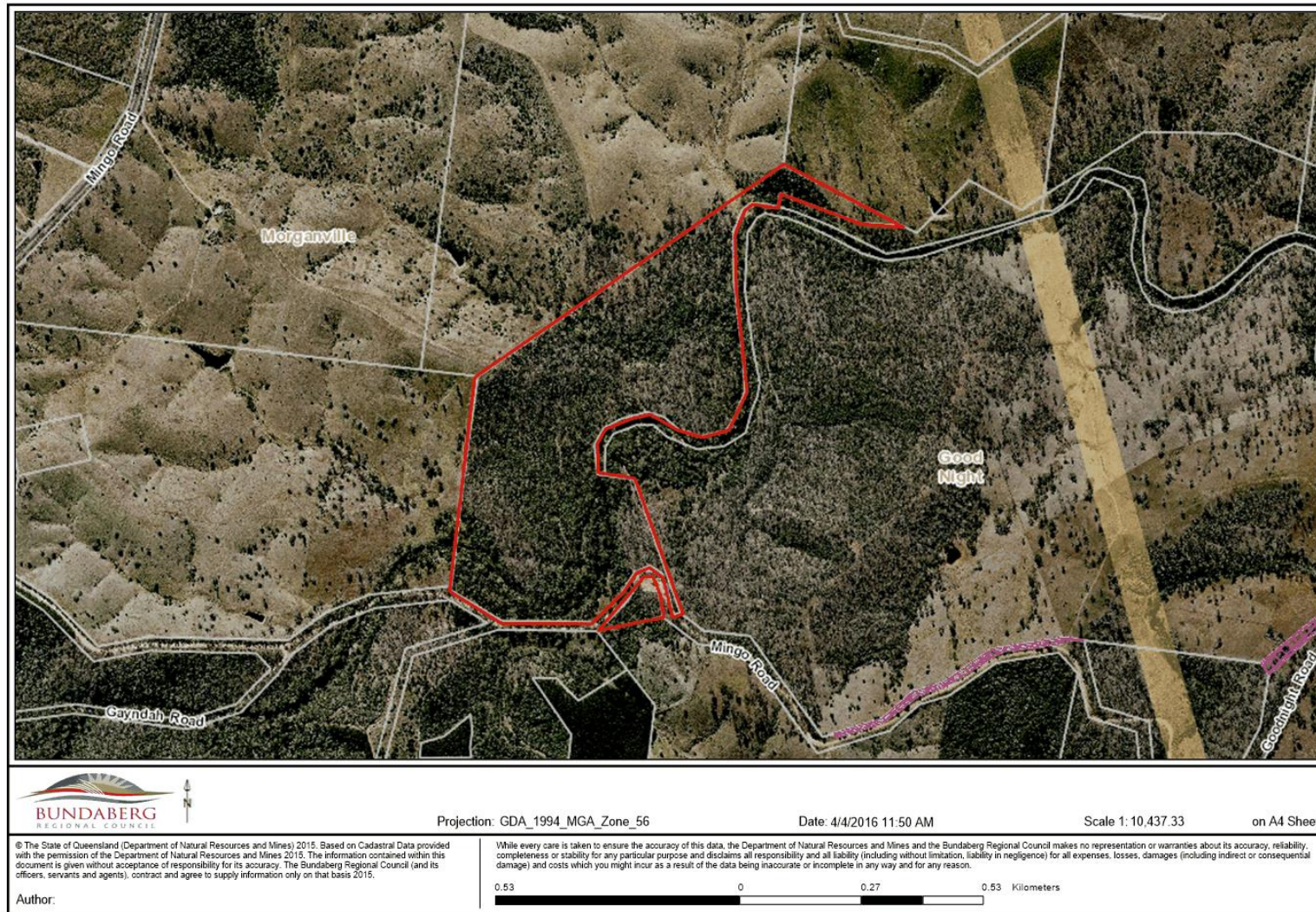
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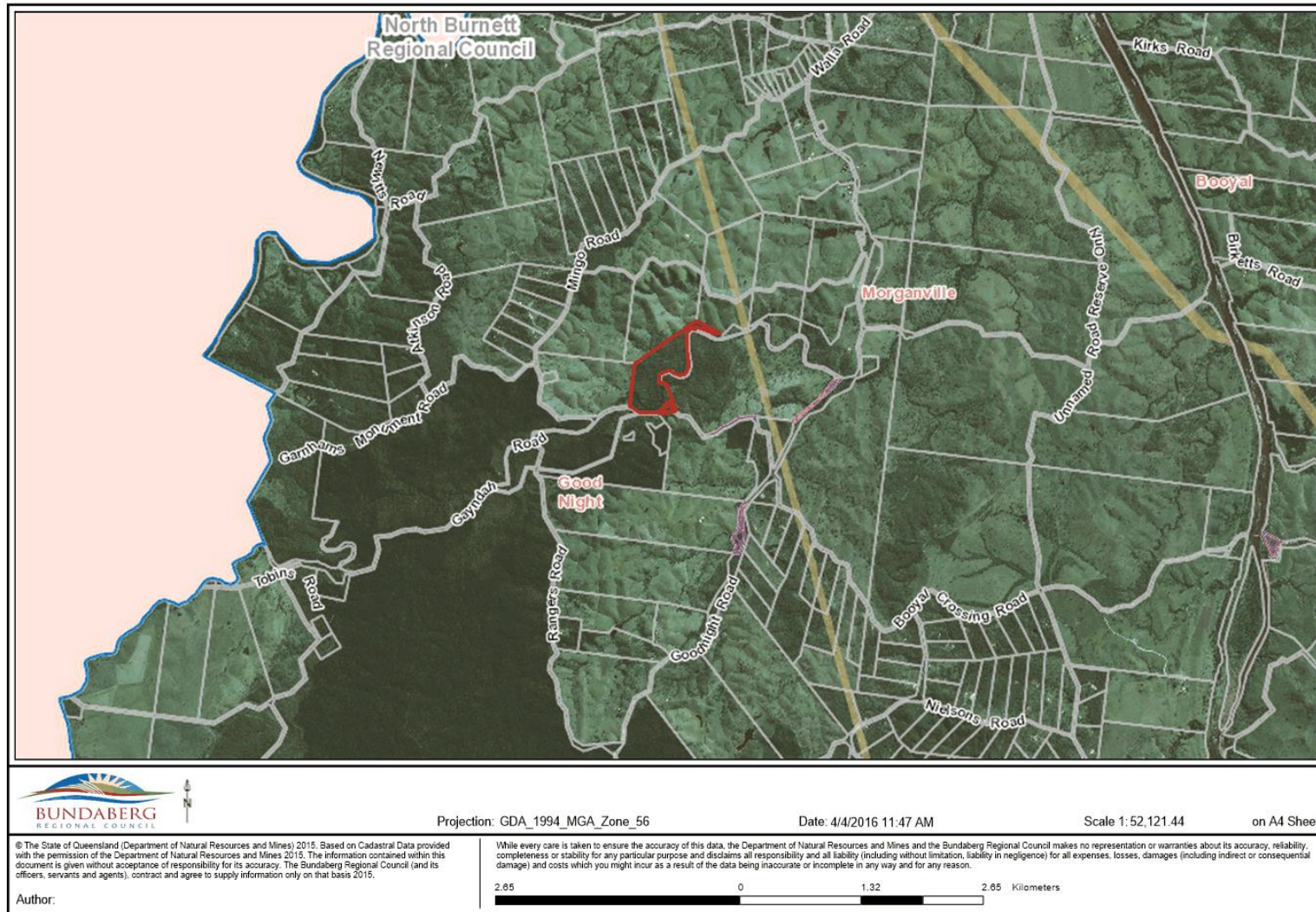
SmartMap
An External Product of SmartMap Information Services
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(c) The State of Queensland, (Department of Natural Resources and Mines) 2016.







**Item****26 April 2016****Item Number:**

M1

File Number:

231.2016.103.1

Part:HEALTH & REGULATORY
SERVICES**Portfolio:**

Community & Environment

Subject:

Coffee Van at Moore Park Beach pursuant to "Commercial Use of Local Government Controlled Areas and Roads" Policy

Report Author:

Gavin Crawford, Manager Waste & Health Services

Authorised by:

Gavin Steele, General Manager Community & Environment

Link to Corporate Plan:

Community - 4.1.2 Equitable access to adequate services and well maintained facilities

Background:

Application for Commercial Use of Local Government Controlled Areas & Roads received from Sunita Butler on 16 March 2016, to set up a coffee van on the grassed area adjacent to the car park for the Moore Park Beach Surf Life Saving Club, on Surf Club Drive (see attached). The applicant is proposing to sell coffee, tea, water, soft drinks and pre-packaged food items sourced from local wholesalers. No other businesses selling the same or similar products are located within 1.5 km of the proposed site as the kiosk at the caravan park has been closed for some time. Hours of operation are requested to be 7 am – 6 pm daily, however, this may vary seasonally.

Associated Person/Organization:

Julie Barazza – Coordinator Environmental Health

Consultation:

Geordie Lascelles – Branch Manager Parks, Sports & Natural areas

Divisional Councillor – Cr JP Bartels

Legal Implications:

There appear to be no legal implications.

Policy Implications:

The approval would be conditioned in accordance with PD-7-291 Commercial Use of Local Government Controlled Areas and Roads Policy.

Financial and Resource Implications:

Annual fee payable to Council for Commercial Use of Roads is currently \$675.

Risk Management Implications:

Applicant is required to hold current Public Liability Insurance at all times in accordance with PD-7-291 Commercial Use of Local Government Controlled Areas & Roads Policy.

Attachments:

- 1 Aerial view
- 2 Photograph 1 of proposed area
- 3 Photograph 2 of proposed area

Recommendation:

That approval be granted for Sunita Butler to operate a coffee van daily on the grassed area adjacent to the car park for the Moore Park Beach Surf Life Saving Club, on Surf Club Drive, Moore Park Beach - subject to the conditions of Council's "Commercial Use of Local Government Controlled Areas and Roads" Policy, and payment of the prescribed Annual Fee.







**Item****26 April 2016**

Item Number:	File Number:	Part:
N1	qA1066725	COMMUNITY & CULTURAL SERVICES

Portfolio:

Community & Environment

Subject:

Regional Arts Development Fund (RADF) project approvals: Round 2, 2015-2016

Report Author:

David Cornwell, Operational Supervisor Libraries, Arts & Theatre

Authorised by:

Gavin Steele, General Manager Community & Environment

Link to Corporate Plan:

Community - 4.1.4 A community that values the arts and culture

Background:

The Regional Arts Development Fund (RADF) has a maximum amount of \$3,603 available for Round 2 applications. One application was received during Round 2 of 2015-2016 for funding totalling \$1,200. The RADF Advisory Committee approved the \$1,200 requested for this project.

The Project:

Applicant	Childers Arts Council (Organisation)
Project Name	Simply Still Life
Funding Requested for	Michael Winters to conduct new Still Life workshop
RADF Category	1.Developing Regional Skills
Primary Art Form	Visual Arts
Total Project Budget	\$2,150
Amount Requested	\$1,200
Comments / Recommendation	<p>This was a well presented proposal which aligned with RADF priorities and objectives.</p> <p>This Group is very active in the arts community and will benefit from this Tutors knowledge and share this knowledge with the local arts community. Unanimously recommended for full funding.</p>

Associated Person/Organization:

Indhi Neish – RADF Liaison Officer

Consultation:

Consultation has been held with the RADF Advisory Committee Members, including the RADF Liaison Officer, Indhi Neish, and the RADF Chair, Councillor Judy Peters.

Legal Implications:

Bundaberg Regional Council (BRC) is required to ratify RADF funding approvals as per the agreement between BRC and Arts Queensland.

Policy Implications:

The RADF Project is supported by the Bundaberg Regional Council's Art and Culture Policy and the BRC Cultural Plan.

Financial and Resource Implications:

- RADF is a joint agreement between Arts Queensland and BRC, with each party usually contributing 50% of funds.
- For 2015-2016 this amount was \$36,000 from Arts Queensland and \$45,000 from BRC, totalling \$81,000 to fund regional arts projects.
- An additional \$5990 was returned to the pool from a cancelled 2014-2015 RADF project.
- \$10,000 of the funding allocated by Arts Queensland has been assigned to an Artist In Residence Strategic Initiative.
- This brought the total amount for RADF projects to \$76,990 at the start of Round 1 2015-2016.
- Projects funded in Round 1 totalled \$73,387, leaving \$3,603 for Round 2 and Out of Round applications.
- If this application is approved by Council, there will be an amount remaining of \$2,403. This amount will be available for any out-of-round applications to the end of this financial year, after which the funding will roll over into next financial years RADF available monies.

Risk Management Implications:

There appears to be no risk management implications.

Attachments:

Nil

Recommendation:

That Council approve the release of \$1,200 of Regional Arts Development Funding to the Childers Arts Council for its Simply Still Life workshop - in accordance with the recommendations of the RADF Advisory Committee.

**Item****26 April 2016****Item Number:**

O1

File Number:

fA47509

Part:

WASTE & RECYCLING

Portfolio:

Community & Environment

Subject:

Engagement of ENB Consulting on a 12 month contract

Report Author:

Gavin Crawford, Manager Waste & Health Services

Authorised by:

Gavin Steele, General Manager Community & Environment

Link to Corporate Plan:

Governance - 4.4.5 Responsible financial management and efficient operations

Background:

ENB Consulting have been engaged periodically by Council's Waste and Recycling Section since April 2014 to carry out Mulch Quality Sampling and assist with the development of Management Plans and processes to ensure the Waste and Recycling Section meet both Environmental and WH&S compliance requirements.

Michaela Read (ENB Consulting) has also been engaged by Council's Water and Wastewater section to assist with the development of Environment Management Plans, Risk Assessments and associated documents since November 2013. Ms Read currently has access to Council IT systems including access to Objective, Outlook, as well as a dedicated Council mail address. Ms Read has also taken part in Council specific training such as IMS and Objective familiarisation training.

ENB Consulting, in conjunction with Waste staff, were responsible for the development of the sampling procedure for the sampling and analysis of contaminated mulch following the asbestos contamination issue in 2014. As there is no standard mulch sampling procedure available, ENB developed a procedure based on the Department of Health Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia, May 2009. Mulch sampling was undertaken in general accordance with this guideline however at an increased sampling rate due to the nature of mulch compared with homogenous soil. ENB Consulting have been conducting the mulch sampling and analysis for Waste and Recycling on a regular basis since 2014.

ENB Consulting has also assisted in the development of a number of management plans for the Waste Section which have helped in Waste and Recycling meeting licence compliance requirements. Ms Read has an in-depth knowledge of Waste, Council systems, and Environmental legislation and understands the requirements of the section. She has developed a good working relationship with Waste staff.

ENB Consulting rates are extremely competitive and have often go above and beyond required expectations to provide a high level of customer service (Schedule of rates is attached for reference).

In view of the above and with consideration given to the time it would take to educate and train another consultant in the requirements of Councils Waste section, Waste and Recycling would like to formally engage ENB Consulting on a 12 month basis to assist with document development and carry out scheduled sampling and analysis of mulch as defined by PD-7-408 Mulch Processing and Quality Control. ENB would be engaged for 16 hours /week to assist with document development in the first 6 months and then as required but not exceeding 16hrs/week (sampling) in the second 6 months.

Waste and Recycling Section has suggested that Council enter into a medium-sized contract with ENB Consulting under an exception to inviting written quotes or tenders and that a one year contract period would be advantageous to provide certainty for council into the future.

A medium-sized contract is defined in Section 224 (2) of the *Local Government Regulation 2012* as follows:

224 Entering into particular contracts

(2) *A medium-sized contractual arrangement is a contractual arrangement with a supplier that is expected to be worth, exclusive of GST, \$15,000 or more but less than \$200,000 in a financial year, or over the proposed term of the contractual arrangement.*

Council's Strategic Supply Section has advised that Council can take this action in terms of Section 235 (b) of the *Local Government Regulation 2012* as follows:

235 Other exceptions

A local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if-

(b) *the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders.*

Associated Person/Organization:

Kerry Dalton, Coordinator Waste and Recycling.

Consultation:

Waste and Recycling Staff, Waste and Health Manager, Purchasing.

Legal Implications:

Allowed under Section 235 (b) of the *Local Government Regulation 2012*.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

Schedule of Fees attached.

Risk Management Implications:

There appears to be no risk management implications.

Attachments:

- 1 Schedule of Fees

Recommendation:

That pursuant to provisions of Section 235(b) of the Local Government Regulation 2012, Council enter into a medium size contractual arrangement with ENB Consulting to provide Consulting Services to Council's Waste and Recycling Section for a period of 1 year.

Michaela Read
Partner | Job Manager | Senior Environmental Scientist

P: PO Box 3012 Bundaberg Q 4670
M: 0438 739 081
E: m.read@enbconsulting.com.au
W: www.enbconsulting.com.au



8 December 2015

Our Ref: P15-010

Ms Kerry Dalton – Coordinator Waste & Recycling Environmental Compliance
Bundaberg Regional Council
PO Box 3130
BUNDABERG Qld 4670

Dear Kerry,

Schedule of Fees for Environmental Consultancy Waste Management Facilities

We refer to your request for our Company to continue to provide environmental services at Bundaberg Regional Council's (BRC) waste management facilities (WMF). We thank you for the opportunity to provide assistance on this project and we are pleased to submit the following schedule of fees for your consideration.

Scope of Work

1. **Office Based Work** – Document preparation involving procedures, work instruction and management plans. While office based work may involve site visits to any of BRC's WMFs, it is generally considered low risk and charged accordingly.
 - Office based work undertaken at BRC's site office will be charged at \$54.50 per hour (plus GST).
2. **Field Based Work** – Mulch quality sampling and reporting. Work associated with mulch sampling involves asbestos sampling as per ENB Consulting proposal P14-012 dated 11 December 2014.
 - Field based work will be charged at \$80 per hour (plus GST) with deliverables being charged at \$1,280 per report per site and disbursements such as PPE to be charged at cost.

Invoicing will be undertaken fortnightly with hourly based work not exceeding 32 hours per fortnight. Payment is to be made as per existing Creditor Details for ENB Consulting.

We trust that the above fee proposal satisfies your requirements and look forward to working with you.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'M Read', is written over a light blue horizontal line.

Michaela Read
BSc AES MEIANZ
Partner | Project Manager | Senior Environmental Scientist

Budget for mulch sampling

Site	Cost for Sampling	Deliverable	Disbursements	ENB Total	Lab Estimate	Courier	Total per event
Uni Drive	\$ 2,900.00	\$ 1,280.00	\$ 200.00	\$ 4,380.00	\$ 1,400.00	\$ 400.00	\$ 6,180.00
Qunaba	\$ 780.00	\$ 1,280.00	\$ 200.00	\$ 2,260.00	\$ 350.00	\$ 100.00	\$ 2,710.00
Meadowvale	\$ 650.00	\$ 1,280.00	\$ 200.00	\$ 2,130.00	\$ 245.00	\$ 70.00	\$ 2,445.00
Childers	\$ 650.00	\$ 1,280.00	\$ 200.00	\$ 2,130.00	\$ 245.00	\$ 70.00	\$ 2,445.00
Tirroan	\$ 550.00	\$ 1,280.00	\$ 200.00	\$ 2,030.00	\$ 210.00	\$ 60.00	\$ 2,300.00
Woodgate	\$ 550.00	\$ 1,280.00	\$ 200.00	\$ 2,030.00	\$ 210.00	\$ 60.00	\$ 2,300.00

Sites	Completed				Proposed to complete 2015/2016 FY		Proposed for 2016/2017 FY		
	Aug-15	Feb-15	May-15	Dec-15	Feb-16	May-16	Aug-16	Dec-16	May-17
Uni Drive	Uni	Uni	Uni	Uni Dr		Uni Dr			
Qunaba	Qunaba	Qunaba	NA	NA	Qunaba			Qunaba	
Meadowvale	Meadowvale	Meadowvale	Meadowvale	Meadowvale			Meadowvale		
Childers	Childers	Childers	Childers		Childers			Childers	
Tirroan					Tirroan			Tirroan	
Woodgate		Woodgate			Woodgate			Woodgate	

If Dec 2016 is clean then next due is Dec 2017 annually based on clean results
annually based on clean results
annually assuming Feb 2016 samples clean
annually assuming Feb 2016 samples clean
annually assuming Feb 2016 samples clean

Legend	Contaminated with ACM	Cost to complete 2015/2016 FY \$	13,935.00	Proposed cost for 2016/2017 \$	18,380.00
	No ACM Detected				

**Item****26 April 2016****Item Number:**

P1

File Number:

EM/0044

Part:ENVIRONMENT & NATURAL
RESOURCES**Portfolio:**

Community & Environment

Subject:

Trustee Lease - Barolin Nature Reserve

Report Author:

Geordie Lascelles, Branch Manager - Parks, Sport & Natural Areas

Authorised by:

Gavin Steele, General Manager Community & Environment

Link to Corporate Plan:

Environment - 4.2.1 A natural environment that is valued and sustainable

Background:

At its meeting of 19 May 2015, Council resolved to enter into an agreement with Greenfleet to undertake a revegetation project at the Barolin Nature Reserve. This agreement included the transfer and registration of carbon abatement and was signed in August 2015 and entered on Council's legal register (A2159). Greenfleet and Council then sought approval from the Queensland Department of Natural Resources and Mines (DNRM) as the owner of the land. DNRM advised that while it fully supported the tree planting project, it does not support the registration and transfer of a carbon abatement interest on community purpose trust land.

DNRM recommends that Council offer a standard 30 year trustee lease to Greenfleet with a clause that confirms that Council as trustee cannot enter into another agreement under the Carbon Farming Initiative Act and the Carbon Abatement Interests provisions of the Land Act. The trustee lease should also confirm that Greenfleet will retain ownership of the planted trees for the duration of the lease, after which they become the property of the State.

The trustee lease will be over the entire of the Reserve (Lot 12 on SP225498) but will not conflict with Council's existing agreement with Greenfleet, nor hinder Council's ability to manage the land as trustee. For example, Council can light controlled fires on the Greenfleet planted area (Section 7.7 of the agreement) and can graze stock once the trees are established (Section 7.15). Under the existing agreement, the Greenfleet planted area is mapped and excludes a generous corridor for a future road and a proposed retention basin.

The trustee lease will not conflict with Council's existing agreement with Greenfleet. It will allow the project to proceed and gives confidence to Greenfleet to make a substantial investment in the Barolin Nature Reserve as a voluntary carbon offset.

Associated Person/Organization:

Nick Maclean – Operational Supervisor, Natural Resource Management; Carl Moller – Natural Areas Officer; Greenfleet; Department of Natural Resources and Mines

Consultation:

Council's Property Leasing Officer confirmed that the trustee lease must include Mandatory Standard Terms as required by the State.

Principal Land Officer, Department of Natural Resources and Mines confirmed that planting trees on a community purpose reserve that facilitates or improves maintenance and use of a reserve is a function of the trust. The trustee lease arrangement will provide Greenfleet with the protection while the trees are growing and prevents any new agreement under the Carbon Farming Act.

Council's Manager Development Assessment confirmed that a trustee lease over part of a lot cannot be issued for more than 10 years without triggering the need for a development approval for reconfiguring a lot under the Sustainable Planning Act. A 30 year lease can be issued over the entire lot.

Portfolio Spokesperson – Cr WR Trevor

Legal Implications:

For the duration of the Trustee Lease, Council will be unable to enter into another agreement under the CFI Act and the Carbon Abatement Interests provisions of the Land Act in relation to Greenfleet's plantation of trees and the associated carbon.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

There are no financial or resource implications as the preparation of a trustee lease is routine.

Risk Management Implications:

There appears to be no risk management implications.

Attachments:

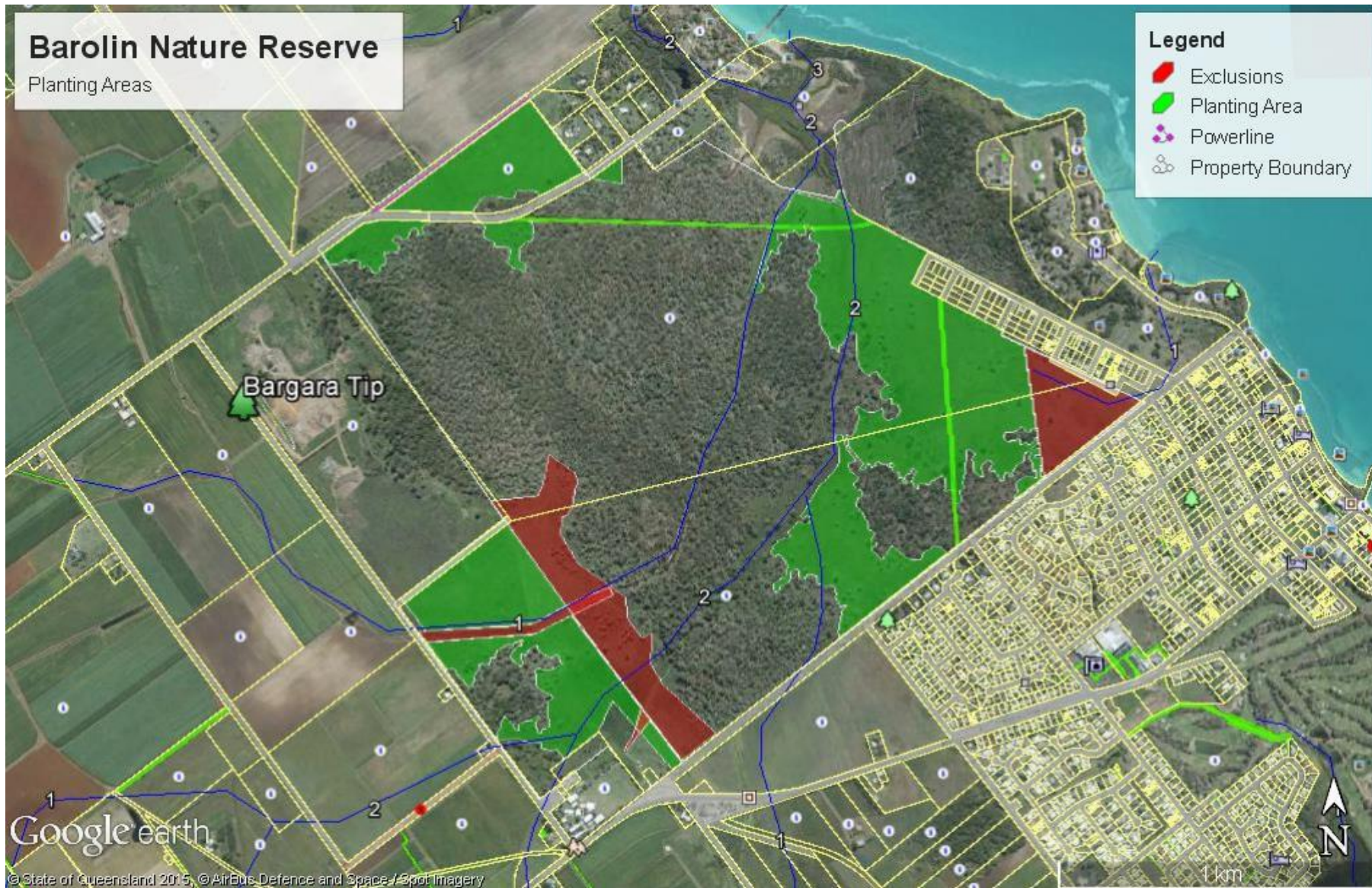
- 1 Barolin Nature Reserve Tree Planting Areas

Recommendation:

That Council offer Greenfleet a Trustee Lease for a period of 30 years over land described as Lot 12 on SP225498, located at 605 Bargara Road, Mon Repos (known as the Barolin Nature Reserve).

Further, that the Chief Executive Officer be authorized to formalise the Trustee Lease to incorporate the recommendation from the Department of Natural Resources and Mines that:-

- (a) confirms that Council as trustee cannot enter into another agreement under the Carbon Farming Act and the Carbon Abatement Interests provisions of the Land Act; and**
- (b) confirms that Greenfleet will retain ownership of the planted trees for the duration of the lease, after which they become the property of the State.**



**Item****26 April 2016****Item Number:**

S1

File Number:

qA1066572

Part:

ECONOMIC DEVELOPMENT

Portfolio:

Community & Environment

Subject:

Council Support for the Bundaberg Region Multi-use Sports and Community Centre (Multiplex) - Stage 2

Report Author:

Cameron Bisley, Branch Manager - Commercial Business & Economic Development

Authorised by:

Gavin Steele, General Manager Community & Environment

Link to Corporate Plan:

Environment - 4.2.3 The provision of quality infrastructure that meets the region's current and future needs

Background:

Engineering firm GHD Australia were originally engaged through a formal tender process in September 2013 to develop the original (full) scope of works for the \$24M Bundaberg Region Multi-use Sports and Community Centre (Multiplex). Since completion of both the original design and Council's site preparation works,

Council has applied for financial assistance to construct the Multiplex facility through a number of funding programs including Natural Disaster Relief and Recovery Arrangements (NDRRA) and Rounds 1 and 3 of the National Stronger Regions Fund (NSRF). Council was unsuccessful in securing the needed funding through NDRRA and NSRF (Round 1), in part because Council was unable at that time to confirm the mandatory Queensland Government financial contribution (\$8M). The application was subsequently ruled ineligible. Notification of the funding outcome for NSRF Round 3 is expected in July 2016.

Due to the inability to secure funding for the project as a whole, Council subsequently made the decision to divide the scope of construction into two stages. Stage 1 of this project (scheduled for completion in October 2016) includes a three-court sports hall, gymnastics hall, weights and cardio exercise area, and community meeting rooms. Council was successful in securing \$5M of the \$13.7M project under the Queensland Government's Building our Regions (BOR) Program. This BOR (Round1) funding was announced by the Queensland Government in December 2015.

Council is now seeking funding for Stage 2 construction under Round 2 of BoR. This project includes the following features, which provide the missing elements that transform this facility into the Wide Bay’s premier venue for sporting, community and business related events.

Multiplex – Stage 1 Features (Out of scope; currently under construction)	Multiplex – Stage 2 Features (In scope for BoR Round 2)
<ul style="list-style-type: none"> • Three-court sports hall (2300 m²) • Gymnastics hall of 900 m² • Weights/cardio area • Group fitness area • Facilities for persons with disabilities • Storage areas • Three meeting/community rooms for general community use • Canteen facilities • Air conditioning to selected areas • Hot water system using solar, gas and electric services • Compliant levels of natural light and ventilation • Car parking • Outdoor recreation spaces • Adjoining parklands and playgrounds 	<ul style="list-style-type: none"> • Sports/civic hall of 1500 m² with retractable seating <ul style="list-style-type: none"> ○ Banquet style seating capacity of approximately 1000 ○ Theatre style seating capacity of approximately 2000 • Two community function rooms • Commercial kitchen • Café facilities • Air conditioning to selected areas • Breakout space • Male and female amenities, including facilities for persons with disabilities • Foyer and lobby to civic hall

Stage 2 features provide for increasing economic growth and employment by improving the potential to host major state and national sporting competitions, large community events and major business conferences. Furthermore, this facility will build strong partnerships between Queensland Police-Citizens Youth Welfare Association (PCYC), the facility operator, and community groups, sporting organisations, local and state government, and other private sector entities to deliver community programs. In addition, should we face future natural disasters Stage 2 will significantly improve Bundaberg’s recovery and emergency evacuation capabilities.

For more information related to economic and community benefits related to the Multiplex Stage 2, please reference the attached Business Case and Cost Benefit Analysis.

The total project cost is estimated at \$12.26M with \$5M being applied for under *BoR (Round 2)* and the balance of \$7.26M being provided by Council.

The first step in the BOR application process includes submitting an expression of interest (EOI). Applicants whose projects have been shortlisted will receive approval to submit a detailed application. It is a mandatory requirement to include a Council Resolution indicating Council’s support for submitting the EOI, and that Council has committed to the management associated with ongoing capital maintenance and depreciation costs. ***Please note that operational costs are not included in future financial commitments, as these costs will be managed by PCYC.***

Associated Person/Organization:

Andrew Beckenhauer, Economic Development Officer – Emerging

Consultation:

Cr JM Dempsey, Cr DJ Batt and Chief Executive Officer

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

A capital cost plan has been prepared by quantity surveyors, Wilde and Woollard (Qld) Pty Ltd. Linking the capital cost estimate with scope, Council proposes the following cost-sharing model under the *Building our Region Fund* between the Queensland Government and Council.

Funding Source	Funding Inclusions	Funding Exclusions (covered by either Council or PCYC)
Bundaberg Regional Council	\$7,260,000	\$464,900
Queensland Government	\$5,000,000	\$ -
Total	\$12,260,000	\$464,900

Exclusions

Exclusions from the funding package for Stage 2 construction, but still required as part of the project, include the following components:-

Cost	Responsibility
Consultancy fees (e.g. refined designs, building certification, etc.)	Council
Project and work management	Council
Portable long service leave	Council
Curtains and blinds	Council
Kitchen equipment	Council
GST	Council
Sports equipment	PCYC
Loose furniture	PCYC
Authority fees and approval costs	Council; development approval paid in full
Headworks charges	No cost, as the facility will be used for not-for-profit purposes
IT and Communications equipment	Cabling included in Stage 2 construction costs; Telecommunications equipment (e.g. phones, etc.) will be the responsibility of PCYC

Managing Ongoing Costs

Council is in ongoing negotiations for the management of the Multiplex facility. It is also noted that Council will assume responsibility for ongoing capital maintenance and depreciation costs.

Capital maintenance and depreciation expenditure has been forecasted with costs adjusted annually based on local government Council Cost Index (CCI). Council has estimated the relative capital maintenance costs to be 1% of the building cost or approximately \$122,600 per annum. Depreciation expense has been calculated using criteria as determined by Queensland Treasury Corporation and is approximately \$153,250 per annum (based upon an 80 year life). For the purposes of the calculations below, Council has factored an annual CCI increase of 2.21% (based upon Local Government Association of Queensland's figure using data as at December quarter of 2014).

Projected Combined Maintenance and Depreciation Expenditure

Year	Projected Operational and Maintenance Expenditure
2018	\$275,850
2019	\$281,946
2020	\$288,177
2021	\$294,546
2022	\$301,055

Risk Management Implications:

There appears to be no risk management implications.

Attachments:

- 1 Business Case
- 2 Cost Benefit Analysis
- 3 Cost Plan
- 4 Design Drawings

Recommendation:

That Council:

- (a) support the submission of the funding application (expression of interest and detailed application if shortlisted) for constructing the Bundaberg Region Multi-use Sports and Community Centre (Multiplex) Stage 2 under the Building our Regions (Round 2) funding program; and**
- (b) commit to the upfront and ongoing capital maintenance and depreciation costs associated with construction of the Multiplex Stage 2.**



Bundaberg Region Multi-use Sports and Community Centre (Stage 2)



Business Case

Prepared for funding consideration under the National Stronger Regions Fund (Round 3)

14 March 2016

Submission ID: NSRF300018



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Executive Summary

The Wide Bay Burnett region is ranked 65th out of 67 regions nationwide in terms of economic performance (based upon population, employment and productivity).¹ Given the economic disadvantage across the region, Bundaberg Regional Council (Council) is uniquely positioned to deliver substantial benefit to the local community through construction of the Bundaberg Region Multi-use Sports and Community Centre (Multiplex) – Stage 2. This project includes a 1500 m² sports/civic hall, function rooms, commercial kitchen, and a café, which provide the missing features that transform this facility into the Wide Bay's premier venue for sporting, community and business related events.

These elements provide for increasing economic growth, private investment, and employment by improving the potential to host major state and national sporting competitions, large civic and community events and major business conferences. Furthermore, this facility will build strong partnerships between Queensland Police-Citizens Youth Welfare Association (PCYC), the facility operator, and community groups, sporting organisations, local and state government, and other private sector entities to deliver community programs. Ultimately, Stage 2 of the Multiplex will improve liveability throughout our region by strengthening community interaction, and should we face future natural disasters, significantly improve Bundaberg's recovery and emergency evacuation capabilities.

Council is seeking a partnership with the Australian Government to assist with funding the construction of Stage 2. Total project will cost \$12.26M with \$5M being applied for under the NSRF and the balance of \$7.26M being provided by Council.

The Bundaberg Multiplex Stage 2 will provide a number of beneficial outcomes during both the construction and operational phases. These benefits include the following:

- Promote regional economic growth, supported by Bundaberg becoming a competitive location to host major state and national sporting events and large community functions. The Cost Benefit Analysis (CBA) estimates the total economic output during the construction phase at **\$21.7M for the Bundaberg LGA economy and \$43.5M for the Australian economy**.
- Alleviate chronic regional unemployment during the construction phase and underpinning sustained future employment far beyond the construction period. The CBA estimates this project will create a total of **87.7 FTEs** in the Bundaberg LGA economy (during construction) and a total of **36.6 FTEs** through ongoing indirect tourism expenditure.
- Increased economic productivity and capacity measured in the amount of visitors and economic value that is brought to the Bundaberg Region when hosting large events. Total anticipated contributions to the Bundaberg LGA economy equate to **\$4.5M per annum** from ongoing indirect tourism expenditure and a total contribution of **\$2.2M per annum** towards Bundaberg's gross regional product (GRP).
- Under the proposed management of the PCYC, Stage 2 of the Bundaberg Multiplex will have a positive impact on our region's overall wellbeing through the strengthening of partnerships with schools, sporting organisations, community organisations, and other institutions (e.g. Wide Bay Primary Health Network). Closer collaboration between these groups, enabled by

¹ National Economics 2015, *State of the Regions Report 2015-16*, p. x.



state of the art facilities, will help to alleviate social, economic, and health related inequities that contribute to regional disadvantage.

- The Bundaberg Region has a Socio-Economic Index for Areas (SEIFA) score of 930 indicating a higher socio-economic disadvantage than Queensland (1002) and Australia (1000).²
- The Index of Relative Socio-economic Disadvantage (IRSD) places Bundaberg in the second decile nationally (2nd most disadvantaged of all regions).³
- Youth unemployment (15-24 year olds) in the Wide Bay statistical area (SA4) of 21.6%, compared to Queensland's rate of 14.3%⁴ and Australia's rate of 12.1%.⁵
- The Bundaberg Region ranks 74 out of 476 localities in Queensland in relation to youth disengagement (with ranking of 1 being the highest).⁶
- 7 out of 10 people are overweight or obese in the region, with high rates of chronic disease (e.g. Type 2 diabetes) compared to state and national levels.⁷

In addition to supporting positive economic, social and health-related outcomes, Stage 2 of the Multiplex will further assist with improving Bundaberg's disaster management and evacuation capabilities. In 2013 the Bundaberg Region experienced unprecedented natural disaster events which impacted considerably on the local community. In total the 2013 Bundaberg floods caused the displacement of some 7,500 people with approximately 2,000 housed in various evacuation centres around Bundaberg. In addition, there were approximately 4,040 properties directly affected, and in excess of 620 businesses impacted. It was only 2 years earlier in 2010/11 when floods of similar magnitude (albeit less damaging) affected the same parts of the Bundaberg Region. As a result of these two natural disasters, Council finalised the remaining recovery projects associated with the Natural Disaster Relief and Recovery (NDRRA) program in 2014/15, taking the total expenditure on NDRRA projects to approximately \$200 million.

In times of natural disaster, the Multiplex will serve as the primary functioning evacuation centre, dramatically improving emergency management coordination and contributing the following benefits:

- Consolidated services and improved access to support
- Centralised, adequate building capacity to allow for safe housing of the majority of evacuees, with the ability to scale up and scale back as required
- Higher quality building standards (including air conditioning) for high care evacuees
- Located on the city fringe close to established hospitals, health clinics and pharmacies

Complete delivery of the Bundaberg Multiplex represents a vital piece of regional infrastructure that has the ultimate potential for strengthening regional economic growth and supporting community resilience, which are foundational elements of the vision and long-term strategies of the Bundaberg Region Council 2031 Community Plan.

² Wide Bay Medicare Local 2014, *Comprehensive Needs Assessment Report 2014-2015*, p. 12.

³ Wide Bay Medicare Local 2014, *Comprehensive Needs Assessment Report 2014-2015*, p. 12.

⁴ Queensland Government Statistician's Office 2015, *Regional youth unemployment, may 2015*.

⁵ Trading Economics 2016, *Australia youth unemployment rate*, <http://www.tradingeconomics.com>

⁶ *Dropping off The Edge Report 2015* – Queensland Summary Statistics.

⁷ Wide Bay Medicare Local 2014, *Comprehensive Needs Assessment Report 2014-2015*, p.2



Project Scope

Background

Engineering firm GHD Australia were originally engaged through a formal tender process in September 2013 to develop the original (full) scope of works for the \$24M Multiplex. Since completion of both the original design and Council's site preparation works, Council has applied for financial assistance to construct the Multiplex facility through a number of funding programs including Natural Disaster Relief and Recovery Arrangements (NDRRA) and Round 1 of the National Stronger Regions Fund (NSRF). Council was unsuccessful in securing the needed funding through NDRRA and NSRF (Round 1), in part because Council was unable at that time to confirm the mandatory Queensland Government financial contribution (\$8M). The application was subsequently ruled ineligible.

Due to the inability to secure funding for the project as a whole, Council subsequently made the decision to divide the scope of construction into two stages. Stage 1 of this project (scheduled for completion in October 2016) includes a three-court sports hall, gymnastics hall, weights and cardio exercise area, and community meeting rooms. Bundaberg Regional Council was successful in securing \$5M of the \$13.7M project under the Queensland Government's Building our Regions (BOR) Program. This BOR (Round1) funding was announced by the Queensland Government in December 2015.

Based upon Council's ability to proceed with Multiplex Stage 1, GHD Australia has again been engaged to revise the design documentation (see uploaded Multiplex Drawings), and furthermore, Council has engaged Wilde and Woollard (quantity surveyors) to deliver a revised cost plan for Stage 2 based upon the revised scope of works (see uploaded Multiplex Cost Plan).

Multiplex Stage 2 is 'investment ready' and will offer, among other elements, a sports/civic hall (with stage and retractable seating), function rooms, a commercial kitchen and café area. An illustration of the Multiplex facility can be found below; additional design documents can be found in the uploaded document titled NSRF300018_Multiplex_Stage2_Drawings. The complete scope of works under this project can be referenced in the document titled NSRF300018_Project_Plan.

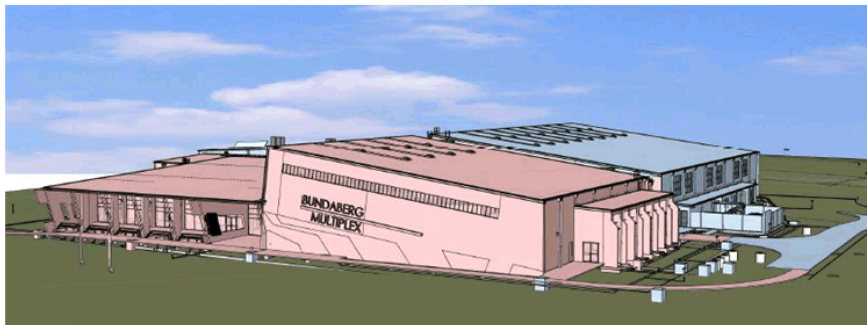


Figure 1: Completed Multiplex – Stage 2 Civic Entry

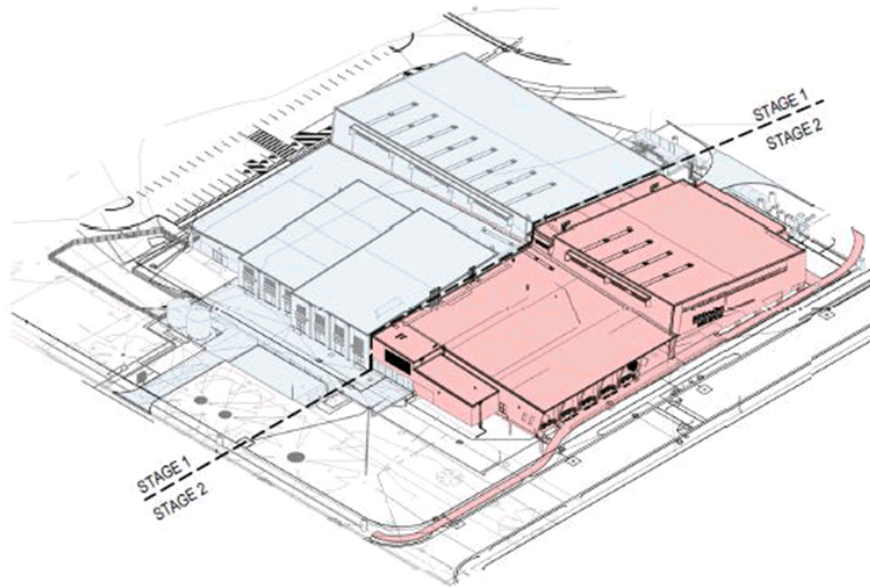


Figure 2: Completed Multiplex - Stage 1 and 2

Bundaberg Multiplex Stage 2 Project Schedule

Contingent upon funding support, construction of the Multiplex Stage 2 would begin in January 2017 and extend until September 2017. Project schedule details can be referenced at NSRF300018_Multiplex_Stage2_Schedule.

Bundaberg Multiplex Features

Stage 2 of Bundaberg Multiplex augments Stage 1 features and provides for a complete, purpose built multi-function centre, with key features that include a sports/civic hall; function rooms; a commercial grade kitchen allowing for both food preparation and service; showers and toilet amenities; air-conditioning; and on-site storage capacity. Key features of both Stage 1 and 2 are included in the table below:



Table 1: Bundaberg Multiplex: Stage 1 versus Stage 2 Features

Bundaberg Multiplex – Stage 1 Features	Bundaberg Multiplex – Stage 2 Features
<ul style="list-style-type: none"> • Three-court sports hall with ability to convert to an entertainment area (2300 m²) • Gymnastics hall of 900 m² • Weights/cardio area • Group fitness area • Facilities for persons with disabilities • Storage areas • Three meeting/community rooms for general community use • Canteen facilities • Air conditioning to selected areas • Hot water system using solar, gas and electric services • Compliant levels of natural light and ventilation • Car parking • Outdoor recreation spaces • Adjoining parklands and playgrounds 	<ul style="list-style-type: none"> • Sports/civic hall of 1500 m² with retractable seating <ul style="list-style-type: none"> ○ Banquet style seating capacity of approximately 1000 ○ Theatre style seating capacity of approximately 2000 • Two community function rooms • Commercial kitchen • Café facilities • Air conditioning to selected areas • Breakout space • Male and female amenities, including facilities for persons with disabilities • Foyer and lobby to civic hall

Capital Costs and Funding Model

A capital cost plan has been prepared by Wilde and Woollard (Qld) Pty Ltd, highly qualified Quantity Surveyors (please refer to NSRF300018_Cost_Plan). Linking the capital cost estimate with scope, Bundaberg Regional Council proposes a cost-sharing model under the National Stronger Regions Fund between the Australian Government and Bundaberg Regional Council.

Table 2: Capital Funding Model – Stage 2

Funding Source	Inclusions	Exclusions
Bundaberg Regional Council	\$7,260,000	\$464,900
Australian Government	\$5,000,000	\$ -
Total	\$12,260,000	\$464,900

The cost plan prepared by Wilde and Woollard indicates a total project cost of \$12,260,000. After accounting for project exclusions, Council's estimate for Stage 2 construction is \$12,724,900, which is in line with project costs used in the cost benefit analysis prepared by Lawrence Consulting. Project exclusions, found in the table above will be covered in full by either Council or PCYC (as facility operator), and can be found in greater detail within NSRF300018_Project_Plan.

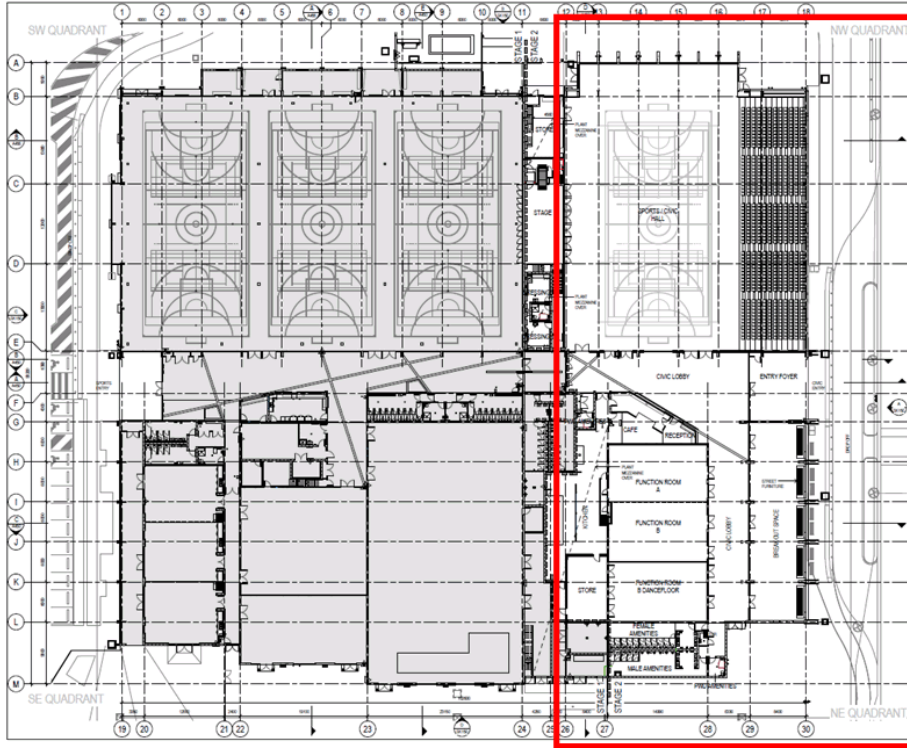


Figure 3: Bundaberg Multiplex Stage 2 Floor Plan

Stage 2 Outlined in Red

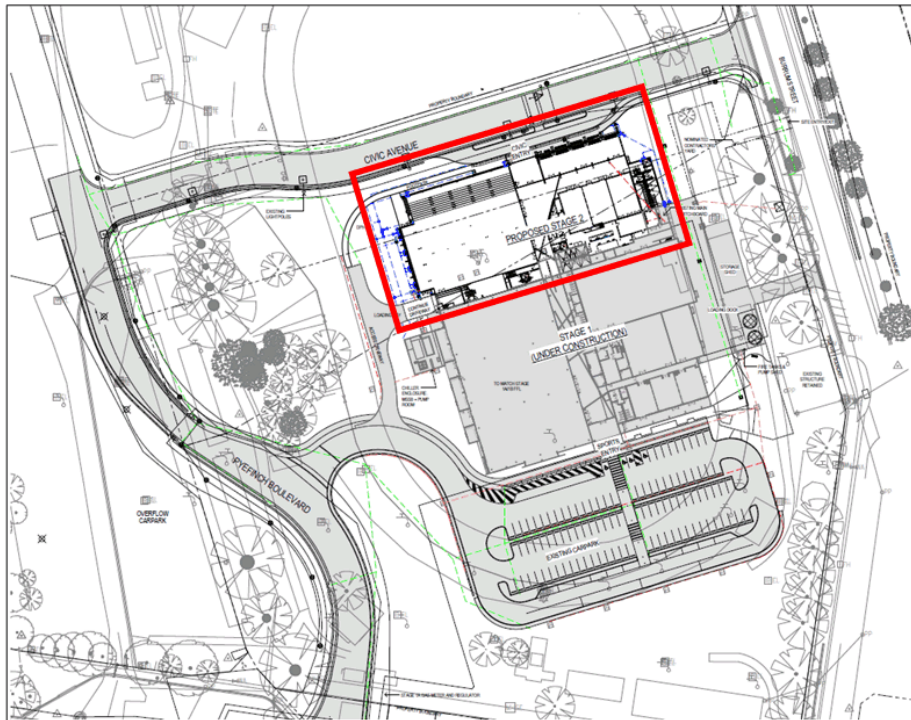


Figure 4: Bundaberg Multiplex Site Plan

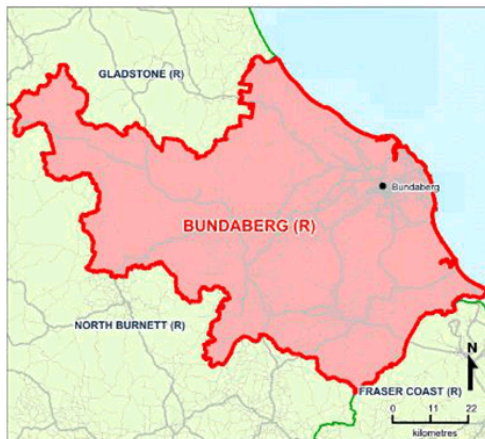
If the future need for disaster management should arise, the completed Multiplex (Stages 1 and 2) would provide for a strategically located and scalable evacuation centre, allowing for efficient deployment and use of disaster relief staff. The Multiplex design is based on the Australian Red Cross Preferred Sheltering Practices for Emergency Sheltering in Australia guidelines and will:

- Have the capacity to accommodate nearly the equivalent number of evacuees as those facilities utilised in Bundaberg's 2013 unprecedented flood event
- Meet the short-medium term evacuation needs of the community
- Provide for a range of sheltering, including cultural, religious and medical needs
- Capacity to provide specific use areas such as quarantine, elderly and/or patient care areas
- Provide a management area for support services
- Provide toilets, hand basins, baby change and shower facilities
- Provide general breakout spaces separate from the primary sheltering/sleeping areas
- Include a backup generator linked to essential power circuits
- Provide loading areas and hardstands to allow for installation of temporary facilities
- Allow for dedicated areas for large scale waste receptacles and management for removal



Regional Overview

The Bundaberg Region is situated approximately four hours' drive or a 55 minute flight north of Queensland's capital, Brisbane. The region covers more than 6,000 square kilometres and boasts diverse natural resources and facilities, reflected in its offshore, coastal, riverine, city, rural and protected environments. The Bundaberg Region has an approximate population of 94,000 people and includes the smaller nearby communities of Childers, Gin Gin, Bargara and Woodgate. The area lays claim to the internationally renowned Southern Great Barrier Reef, Mon Repos Turtle Rookery, Bundaberg Rum, and the famous aviator Bert Hinkler.



Bundaberg City is the provincial hub of this vibrant, unique region, and is centred on the Burnett River. It is the commercial and service centre, as well as distribution point for the region. Bundaberg hosts a range of industries to support its regional economy, including agriculture, healthcare, engineering, manufacturing, and tourism related services.

Residents and visitors have access to a wide variety of services and infrastructure, including three major hospitals, public schools and colleges, and major campuses of CQUniversity and Institute of Technical and Further Education (TAFE). The city is a vital regional business hub for Queensland, boasting excellent shopping, cultural and tourism facilities. The city has an active business community, who share their expertise to build a strong and sustainable regional economy.

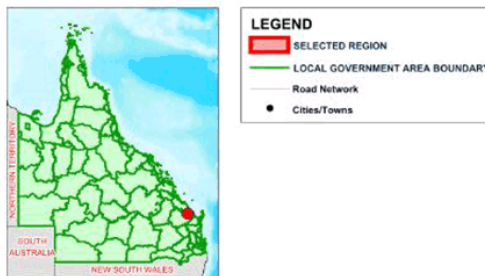


Figure 5: View of Bundaberg Region in Queensland (Source: Queensland Regional Profiles)



Bundaberg Region Economic and Social Indicators

Demographic Profile

A number of economic and social indicators of the Bundaberg Region have been provided in the following pages. Key characteristics of the demographic profile, unemployment figures, and the quantified level of socioeconomic disadvantage provide supporting evidence for the need and demand for construction of the Multiplex Stage 2.

Table 3: Summary of Demographic Profile for the Bundaberg Region, Wide Bay and Queensland⁸

Region	Bundaberg LGA	Wide Bay Burnett (SA4)	Queensland
<i>Total Population</i>	94,283	288,597	4,722,447
<i>Population Breakdown</i>	18.5% aged 0–14 years 59.9% aged 15–64 years 21.6% aged 65+ years Median age of 44.4 years	19.0% aged 0–14 years 59.1% aged 15–64 years 21.8% aged 65+ years Median age of 44.6 years	19.8% aged 0–14 years 66.2% aged 15–64 years 14.0% aged 65+ years Median age of 36.8 years
<i>Family Demographics</i>	25,053 families in total 46.7% couple families with no children 35.3% couple families with children 16.8% one parent families	76,203 families in total 47.7% couple families no children 34.8% couple families with children 16.7% one parent families	1,148,179 families in total 39.5% couple families with no children 42.8% couple families with children 16.1% one parent families
<i>Employment</i>	11.1 % Unemployment rate 22.5% Percent of families with children under 15 and no parent employed	11.1% Unemployment rate 23.6% Percent of families with children under 15 and no parent employed	6.5% Unemployment rate 13.5 Percent of families with children under 15 and no parent employed
<i>Education</i>	39.1% with highest level of schooling of year 11 or 12 (or equivalent)	38.7% with highest level of schooling of year 11 or 12 (or equivalent)	55.3% with highest level of schooling of year 11 or 12 (or equivalent)
<i>Income and Rent</i>	\$423 - median total personal income / week \$50,960 - median total family income / year \$280 - median rent/week for a 3 bed house	\$407 - median total personal income / week \$49,088 median total family income / year \$275 - median rent/week for a 3 bed house	\$587 - median total personal income / week \$75,556 median total family income / year \$350 - median rent/week for a 3 bed house

⁸ Queensland Government Statistician's Office 2016, *Queensland regional profiles*.



Population Growth

The Bundaberg LGA has an estimated resident population of 94,283 people as at 30 June 2014. The region population has growth at 1.5% and 0.9% p.a. over the past ten and five years respectively. The Queensland Government projects the region’s population to reach 121,191 people by 2036. This represents an average annual growth rate of 1.1% between 2011 and 2036.⁹ Developing a vibrant CBD with attractive and functional community spaces that include community hubs like the Multiplex will only contribute to and support this trend of future population growth.

High Unemployment

While the Bundaberg Region’s local economy is supported by a number of industry types and plays a role in servicing the broader Wide Bay area, the Bundaberg Region exhibits chronically high unemployment rates, which at September Quarter 2015 was 11.1% and directly in line with that of the Wide Bay area (also at 11.1%). As can be seen in the graph below the Bundaberg Region’s unemployment rate has consistently tracked well above that of Queensland over the last 5 years, which at the same period had an unemployment rate of only 6.5%.¹⁰

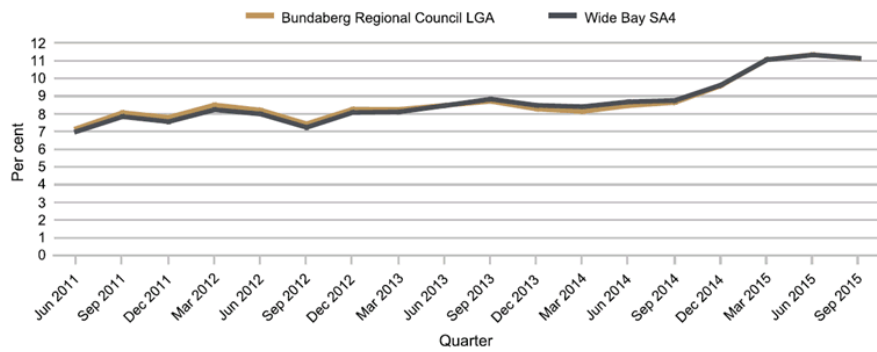


Figure 6: Unemployment rate, Bundaberg Regional Council LGA versus Wide Bay SA4

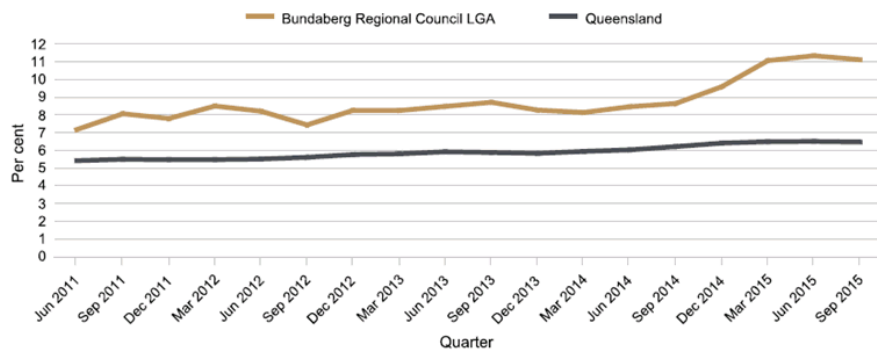


Figure 7: Unemployment rate, Bundaberg Regional Council LGA versus Queensland

⁹ Queensland Government Statistician’s Office 2016, *Queensland regional profiles*.
¹⁰ Queensland Government Statistician’s Office 2016, *Queensland regional profiles*.



Youth Unemployment

Youth unemployment (15 to 24 year olds) in the broader Wide Bay statistical area (SA4) reached 21.6% as at May 2015, and based upon distinctly similar unemployment trends in the Bundaberg Region (shown in the figure above), it is highly probable that youth unemployment may be commensurate, if not higher, in the Bundaberg Region.¹¹

Table 4: Youth unemployment rate by Statistical Area Level 4 in Queensland

SA4	May 2014	May 2015	Annual change
	— % —		percentage point
Brisbane - East	13.2	11.3	-2.0
Brisbane - North	8.6	11.9	3.3
Brisbane - South	15.7	14.0	-1.6
Brisbane - West	13.0	11.9	-1.2
Brisbane Inner City	8.8	10.5	1.8
Ipswich	19.3	16.6	-2.6
Logan - Beaudesert	16.5	16.5	0.0
Moreton Bay - North	19.2	13.7	-5.5
Moreton Bay - South	10.1	8.5	-1.6
Cairns	21.8	21.5	-0.3
Darling Downs - Maranoa	11.4	9.6	-1.8
Fitzroy	10.5	12.7	2.2
Gold Coast	13.8	14.8	0.9
Mackay	8.4	13.2	4.7
Queensland - Outback	11.9	15.6	3.7
Sunshine Coast	12.4	13.3	1.0
Toowoomba	12.1	11.9	-0.2
Townsville	11.2	18.6	7.4
Wide Bay	17.5	21.6	4.2
Queensland	13.6	14.3	0.6

Socioeconomic Disadvantage

Overall, the region demonstrates a degree of disadvantage with an ABS 2011 Index of Relative Socio-economic Disadvantage (IRSD) of 930 compared to 1002 for Queensland and 1000 for Australia.

Table 5: Population by IRSD quintiles, Bundaberg Regional Council LGA and Queensland, 2011

LGA / State	Quintile 1 (most disadvantaged)	Quintile 2	Quintile 3	Quintile 4	Quintile 5 (least disadvantaged)
	— % —				
Bundaberg (R)	48.6	32.8	10.8	7.0	0.8
Queensland	20.0	20.0	20.0	20.0	20.0

The percentage of persons in Bundaberg Regional Council LGA in the least disadvantaged quintile was 0.8% while the percentage of persons in the most disadvantaged quintile as 48.6%.¹²

¹¹ Queensland Government Statistician's Office 2015, Regional youth unemployment, may 2015.

¹² Queensland Government Statistician's Office 2016, *Queensland regional profiles*.



Furthermore, the Regional Australia Institute provides a regional competitive index through its online tool [In]Sight, which measures the institutions, policies and factors that determine the level of productivity of a region. This index measures ten themes and 68 indicators that focus on economic drivers that determine longer term competitiveness. [In]Sight ranks the Bundaberg Region at 247 out of 563 local government areas, notably with human capital ranked at 414, economic fundamentals ranked at 440, and labour market efficiency ranked at 443.¹³

Lastly, the national *Dropping off The Edge* Report 2015 classified Bundaberg in the highest category of disadvantage, “Most Disadvantaged” and within the top 40 of Queensland’s most disadvantaged statistical local areas. Out of 476 localities in Queensland, Bundaberg scored an average rank of 128, which in part, can be attributed to factors that include¹⁴:

Table 6: Bundaberg Statistics from Dropping off the Edge Report, 2015¹⁵

Criterion	Rank
Long term unemployment	27
Unemployment	38
Young adult disengagement	74
Domestic violence	98
Criminal convictions	99
Average rank across 22 variables	128

Note: Lower scores in the table above signify greater disadvantage.

¹³ Regional Australia Institute. Insight – Australia’s Regional Competitiveness Index. <http://insight.regionalaustralia.org.au/>

¹⁴ *Dropping off the Edge 2015*. <http://www.dote.org.au/findings/queensland/>

¹⁵ *Dropping off the Edge 2015* – Queensland Summary Statistics.



Needs Analysis and Strategic Direction

Bundaberg Region Council has undertaken a needs analysis to illustrate how the Bundaberg Multiplex addresses various needs throughout the region. The following evidence has been documented (in no prioritised order) from a variety of reports and project stakeholders.

1. Project Services Property Group (QLD Government, Department of Public Works), Prefeasibility Analysis Report - Bundaberg Showgrounds (May 2012)

The report identifies that the most appropriate use for the reserve sites (i.e. proposed location for the Multiplex facility), amongst other complementary uses, is a multi-purpose community centre incorporating: seniors; indoor sports; emergency evacuation; parklands and green space; and integration with freehold site. The needs analysis nominates a variety of information sources including previous studies, past community consultation and current perceived community demands from Councillors and Council officers engaged with the community. While the report examines various uses as individual entities, it notes the ability to share core resources within a single facility as beneficial.

NB: Attempts to upload this document have been unsuccessful due to its size exceeding 15MB; hence it can be provided upon request via Council's large file share capability

2. Ross Planning, Bundaberg Regional Council Regional Sport & Recreation Strategy (2010)

Regional level facilities recommended in the strategy to be progressed include: a 4-court indoor facility in Bundaberg (for basketball and other indoor sports); and a dedicated gymnastics facility in Bundaberg that meets regional standards. Please reference the uploaded document titled NSRF300018_Bundaberg_Sport_Rec_Strategy.

3. Ross Planning, Wide Bay Burnett Regional Recreation and Sport Strategy (2010)

Key recommendations of the strategy include: Construction of a new 4-court indoor facility at Bundaberg (basketball, futsal, gymnastics, table tennis, volleyball, netball, cricket, badminton, boxing, martial arts and gymnasium); and to construct a new dedicated facility in Bundaberg that meets regional standards. Please reference the uploaded document titled:

NSRF300018_Wide_Bay_Rec_Sport_Strategy.

4. Bundaberg Regional Council, Bundaberg Region 2031 (2011)

Numerous catalysts within the Community Plan are aligned with the proposed facility, in particular: 'The creation of public precincts, green spaces and community gardens in our major population centres'; 'Quality public transport options and multi-purpose pedestrian and cycle ways to link major population centres within our region, and multi-purpose community hubs on the coast and within the hinterland'; 'A wide variety of sporting, recreational and cultural facilities, including facilities that make better use of our existing coast, river, dam waters and the development of purpose-built community facilities as signature landmarks'; 'The development of a purpose built regional performing arts, civic and convention complex and the activation of community spaces for arts and culture'; 'Consider preservation of our built and natural heritage within future land use planning'; and 'On-going major water, sewerage and public infrastructure projects that cater for projected population increases in our major population centres'. Please reference the uploaded document NSRF300018_BRC_2031_Community_Plan.



5. Bundaberg Regional Council Corporate Plan 2014-2019¹⁶

Several identified outcomes within Bundaberg Regional Council's Corporate Plan 2014-2019 are supported by the proposed facility, namely:

- **Community:** A vibrant, inclusive and caring community
 - A safe, active and healthy community,
 - Equitable access to adequate services and well maintained facilities
- **Environment:** A sustainable, managed and healthy environment
 - A quality, aesthetically-pleasing built environment that meets basic community needs
 - The provision of quality infrastructure that meets the region's current and future needs
- **Economy:** A strong and sustainable regional economy
 - Support and facilitate employment opportunities for the community
 - Diversified, prosperous and innovative industry sectors
 - Foster a flexible, supportive and inclusive business environment
- **Governance:** A responsive, cohesive, sustainable, ethical and accountable council
 - Strong regional advocacy
 - Responsible financial management and efficient operations
 - A common sense approach to planning, coordination and consultation

6. Bundaberg Regional Council Economic Development Strategy 2014-2024¹⁷

The potential for the Bundaberg Multiplex to strengthen economic potential and support community resilience are foundational elements of the economic development strategies of the Bundaberg Regional Council, Wide Bay Burnett Regional Organisation of Councils and the State of Queensland. This project specifically addresses the guiding principles from Council's economic development strategy 'A Better Climate for Business' that includes the following key pathways for growth: Strong economic leadership and collaboration, Infrastructure investment and development and Investing in our people.

¹⁶ Bundaberg Regional Council. *Bundaberg Region Council Corporate Plan 2014-2019*. www.bundaberg.qld.gov.au

¹⁷ Bundaberg Regional Council. *Economic Development Strategy 2014-2024*. www.bundaberg.qld.gov.au



Community and Stakeholder Engagement

*Bundaberg Region 2031*¹⁸ is a document that defines and strategically plans the Bundaberg Region's community vision for the future. *Bundaberg Region 2031* covers the Bundaberg Regional Council local government area, and reflects the uniqueness and diversity of our many distinct local communities. The plan defines a long term vision for our region with ambitious aspirations, in keeping with the Queensland Local Government Act 2009, which requires local governments to develop long-term community plans covering at least ten years.

Expanding on the long term overarching vision, *Bundaberg Region 2031* details seven community outcome areas that are considered vital for the future of the region. For each of these outcome areas, *Bundaberg Region 2031* outlines various priorities, goals and catalysts from Council and the community, designed to achieve the community's preferred vision for our future – Bundaberg region: vibrant, progressive, connected and sustainable.

This plan is a blueprint for residents, businesses, governments, organisations and Council to work together for a better region. It provides for ongoing planning by other governments, community and local industry in order to maintain the reasons we enjoy living here, and enhance the unique qualities of the region for future generations.



OUR *future* SPIRIT



¹⁸ Bundaberg Region 2031 Community Plan



Community Consultation

Through extensive engagement as part of the community planning project, the Bundaberg Regional community has provided Council with four clear and distinct desired outcomes.

Firstly, our regional community seeks a vibrant economy. The community responded positively to the concept of built community spaces, constructed using local talent and expertise, with 63% of respondents believing places to meet were important. Within this desired outcome, the community believes it is critical to grow local jobs, delivered by supporting and facilitating employment opportunities for the community. When engaged to help determine catalyst projects and initiatives that would deliver this goal, the community supported enhancing the Bundaberg region's reputation as providing a quality lifestyle and as an innovative health and community care hub (developed through significant whole-of-community projects like a regional multi-purpose/emergency evacuation centre).

Our regional community also seeks sustainable environmental planning and design. The community responded positively to the concept of developing more fixed community infrastructure, with 89% believing quality built infrastructure was important. Within this desired outcome, the community believes that prioritising regional infrastructure is critical. When engaged to help determine catalyst projects and initiatives that would deliver this goal the community supported ongoing major public infrastructure projects, which would include an emergency evacuation centre that could cater for projected population increases.

Moreover, our regional community seeks an empowered and creative place. The community responded positively to the concept of purpose built community recreation space, with 59% of respondents indicating arts and cultural services were important and 72% believing sport and recreational facilities were important. Within this desired outcome, the community places a priority on empowering creativity, delivered by supporting the arts and culture. When engaged to help determine catalyst projects and initiatives that would deliver this goal, the community supported development of a purpose built regional performing arts, civic and convention complex and the activation of community spaces for arts and culture.

Lastly, our regional community seeks a connected community, full of life. The community responded positively to the concept of safer community infrastructure, designed to insulate and protect our residents in times of emergency, with 86% of respondents indicating that community safety was important and 87% indicating that adequate emergency services were of importance. Within this desired outcome, the community places a priority on regional wellbeing, delivered by ensuring a safe, active and healthy community. When engaged to help determine catalyst projects and initiatives that would deliver this goal, the community declared their support in the delivery of a variety of sporting, recreational and cultural facilities. This includes the development of purpose-built community facilities as signature recreational landmarks.



Project Stakeholders

Bundaberg Regional Council is the sponsor of this project; however there are a number of stakeholders that have particular relevance to future operations, programs and general support for the Multiplex. Please reference the attached letters of support from the stakeholders below, which reinforce the importance that this project will have on economic and social outcomes.

Table 7: Bundaberg Multiplex Stage 2 – Project Stakeholders

Stakeholder Name	Relevance to Project
Bundaberg and North Burnett Tourism (BNBT)	Peak regional tourism organisation, which has identified the expansion of the Multiplex through Stage 2 as a strategic priority in the region's 2020 Destination Tourism Plan. Furthermore, Stage 2 of the Multiplex provides the capacity to host conferences and events of a high yielding but discerning market, and the creation of a purpose-built venue will make a tremendous difference to Bundaberg and the region to capture a share of this market.
Member for Hinkler Keith Pitt, MP	As Federal Member for Hinkler, Mr Pitt MP has recognised the Multiplex and its expansion as part of Stage 2 as a priority project for the region that fulfils the Australian Government's desire to strengthen regional Australia.
PCYC	Bundaberg is recognised as a socially, economically and health disadvantaged community which met the criteria for the establishment of a PCYC. PCYC supports construction of Stage 2 to expand its services and engagement with the community across all sectors and age groups.
Urban Development Institute of Australia (UDIA)	Advocate for the Multiplex as a driver to help improve Bundaberg's economic situation and seek to provide relief to one of the highest unemployment rates in the country.
Wide Bay Burnett Regional Organisations of Councils (WBBROC)	WBBROC endorses the Bundaberg Multiplex project as it fulfils the Wide Bay Burnett Regional Recreation Strategy for constructing a new 4-court indoor facility in Bundaberg, and furthermore aids in boosting social and economic development in a disadvantaged region.
Regional Development Australia	Supports the Multiplex Stage 2, which has the capacity to bring about improved economic potential, increased employment opportunities, and long-term viability within the Bundaberg Region.
Queensland Department of Housing and Public Works	Supports Stage 2 of the Multiplex relative to disaster management planning, added capacity to accommodate a significant number of evacuees, and aiding the Department in better responding to accommodation long term needs of evacuees.
Qld Department of Natural Resources & Mines	Strong support for the project including approval for Council as trustees of the State Reserve to develop this land and revitalise the Bundaberg CBD.
Queensland Police Service	Supports construction of Stage 2 of the Multiplex to further improve the region's capabilities around disaster management coordination and allowing for adequate capacity for safe housing of evacuees in times of natural disaster.
Red Cross	Supports construction of Stage 2 of the Multiplex to further improve the region's capabilities around disaster management coordination and allowing for adequate capacity for safe housing of evacuees in times of natural disaster.
Salvation Army	Supports construction of Stage 2 of the Multiplex to further improve the region's capabilities around disaster management coordination and allowing for adequate capacity for safe housing of evacuees in times of natural disaster.
Member for Burnett Stephen Bennett, MP	As Member for Burnett, Mr Bennett MP has recognised Stage 2 of the Multiplex as a priority project for the region in terms of community and economic development, as well as future disaster management planning.
Queensland School Sport Volleyball	Supports construction of a four-court venue, delivered through Stage 2, which can potentially host larger competitions, including the Queensland State Championship.
Wide Bay School Sport Board	Supports construction of the Multiplex Stage 2 for the promotion, hosting and support of school, state and community sport in the Wide Bay area.
Bundaberg Schools Volleyball	Supports completion of Stage 2 to provide a facility that allows for larger competitions to be held in one venue, as well as allow elite teams from outside the region to compete and train in the region.



Options Analysis

To objectively review all options in relation to construction the Multiplex – Stage 2, Council has considered and evaluated the following options, which include:

1. Do nothing – not constructing Stage 2 of the Bundaberg Multiplex
2. Constructing Stage 2 and fulfilling the intended outcomes of a complete multi-use facility

Option 1 – Do Nothing (Multiplex Stage 2 not constructed)

- **Benefit:** no additional capital and ongoing maintenance costs for Stage 2 components
- **Disadvantage:**
 - **Multi-use facility**
 - Key elements of Stage 2 (i.e. 1500 m² civic hall, commercial kitchen, and additional function rooms) would not be constructed, significantly reducing the scope of services and activities that could be held at the Multiplex
 - Basic PCYC operations and services (through use of Stage 1 of the Multiplex) are able to continue, but at a vastly scaled-down scope
 - Sport and recreation strategies, as well as major events attraction potential, will not be fully realised
 - The positive economic, social and health related outcomes provided by a fully developed Multiplex facility will remain unfulfilled in a region with relatively high disadvantage
 - **Disaster evacuation facility**
 - Further disaster evacuations may require use of multiple, inefficient and non-preferred facilities – space which would otherwise be provided by construction of the 1500 m² civic hall under Stage 2
 - Continued logistical challenges through the inability to consolidate services and improve access to support
 - Continued lack of centralized/adequate building capacity for evacuee housing
 - Inability to efficiently manage preparation and distribution of food to evacuees
 - Inability to easily scale up and scale back as required
 - Inability to provide higher quality building standards (e.g. air conditioning) for high care evacuees including the sick and elderly
- **Costs:**
 - **Multi-use facility**
 - Significant opportunity cost to the regional productivity through inability to promote the Bundaberg Region as a destination for major events
 - Flow-on business investment and employment that would otherwise support the Bundaberg Region hosting major events will not be realised
 - **Disaster evacuation facility**
 - Unnecessarily high/avoidable costs in relation to currently inefficient evacuation centre operations, which could otherwise be mitigated through Stage 2 expansion



- **Risks:**
 - **Multi-use facility**
 - Unrealised economic benefits through the potential of hosting major sporting, community and business events, which would otherwise be accommodated through Stage 2 expansion
 - **Disaster evacuation facility**
 - Future disasters may continue to require multiple evacuation centres
 - Identified community needs are not addressed, limitations of existing facilities continue, and asset conditions deteriorate
 - The greater the number of evacuation centres required during an event, the greater the complexity of the operation in terms of response, logistics and planning. The increased complexity of such operations can impact the efficacy of the disaster response and recovery, decision-making, and interventions, exposing local government and the State to potential serious consequences including litigation
- **Stakeholder impact:**
 - **Multi-use facility**
 - Economic growth in the form of complementary development and business investment within the Multiplex precinct may be hindered and/or not progress
 - State sporting organisations holding existing competitions in Bundaberg are unable to grow due to the lack of facilities, impacting participating athletes as well as the economic potential derived from increased visitation from outside the region
 - **Disaster evacuation facility**
 - Potential issues for the community to respond to self-evacuation advice through perception of the current evacuation centres' capacity and quality being inadequate
 - The logistics of providing services to such a large number of evacuation centres, and the resources required to relocate evacuees during the emergency, places an incredible drain on local, State and Federal resources

Option 2 – Construct Multiplex Stage 2

- **Benefit:**
 - **Multi-use facility**
 - Investment in Stage 2 construction will encourage economic growth and regional productivity through flow-on business and investment, fuelled by Bundaberg increasing its potential to host major state and national sporting, community and business events
 - Increased regional employment throughout the construction phase; sustainable employment opportunities well beyond construction due to increased visitation and wider economic value that is brought to the Bundaberg Region from events attraction
 - Address both local and regional Sport and Recreation Strategy goals



- Development and strengthening of regional partnerships between PCYC and collaborative organisations (e.g. schools, sporting organisations, community organisations, etc.) that help foster the meaningful community interaction and alleviate social, economic, and health related inequities that contribute to regional disadvantage
 - Key elements of the Stage 2 (i.e. 1500 m² civic hall, commercial kitchen, and additional function rooms) would significantly expand the scope of community-based services and activities provided by PCYC and collaborating organisations
 - **Disaster evacuation facility**
 - Centralised, adequate building capacity to allow for safe housing of vast majority of evacuees, with the ability to scale up and scale back as required
 - Removal of disaster management planning and logistical challenges through consolidated services and improved access to support
 - Ability to scale up and scale back as required
 - Higher quality building standards (including air conditioning) particularly for high care evacuees (sick/elderly)
 - Ability to efficiently manage preparation and distribution of food to evacuees
- **Disadvantage:**
 - Construction cost for Stage 2 and ongoing maintenance considerations (shared between Council and operator).
- **Costs:**
 - Upfront capital investment and ongoing capital maintenance and depreciation costs to be managed by Council; recurrent operational costs to be transferred to operator via suitable management agreement. See Project Plan for additional detail.
- **Risks:**
 - Please reference uploaded document titled NSRF300018_Risk_Management_Plan.
- **Stakeholder impact:**
 - **Multi-use facility**
 - Expanded programs managed by PCYC and collaborative community groups will support greater sport/recreation participation and interaction amongst different user groups, fostering social inclusion amongst all demographics but especially with youth, aged, disabled and disadvantaged persons.
 - State sporting organisations holding existing competitions in Bundaberg are able to grow and expand, providing greater participation for athletes as well as increased economic potential derived from visitation from outside the region
 - **Disaster evacuation facility**
 - Centralised disaster evacuation facility brings benefits related to more efficient staffing, logistics and policing resources, including volunteers and recovery programs
 - Building quality and will allow for the safe housing of high care evacuees negating the need for out of region relocation for at risk evacuees



- A scalable evacuation centre capability would ultimately impose reduced demand on resources and facilitate a better-managed evacuation centre thus providing better outcomes for evacuees
- Greater incentive for the community to respond to self-evacuation advice through improved perception of the evacuation centre's capacity and quality

Assessment of Options

Due to the nature of the project and the multiple outcomes for both the community and Council, the assessment of options has been undertaken via a matrix of the desired outcomes with a ranking against each option. The lowest ranking of 1 indicates a poor outcome while the highest ranking of 3 indicates the strongest positive outcome. Options that provide the same individual outcome can achieve the same individual ranking. The highest overall total achieved by adding all individual rankings is considered the most suitable option to progress the project.

As a result of this assessment **Option Two** is the preferred option for realising maximum benefit to the Bundaberg Region.

Table 8: Assessment of Options

Outcome	Option One	Option Two
Improved level of economic growth and activity	1	3
Increased regional productivity	1	3
Addresses disadvantage throughout the region by increasing employment opportunities	2	3
Increases investment and builds partnerships throughout the region	2	3
Project and Applicant are viable and sustainable	3	3
Minimise financial capital risks to Council	3	2
Deliver identified community, sport and recreation strategy goals	2	3
Address identified evacuation centre limitations from previous natural disaster events and ensure future resilience	2	3
Total	16	23



Assessment Criteria

The sections below provide supporting evidence for each of the respective Assessment Criteria and play an important role in supporting this business case. Each of the four Assessment Criterion have also been included within the uploaded document titled NSRF300018_Criteria_1_to_4.

1. Contribution to Economic Growth in the Region

As a major commercial and industrial hub of the Wide Bay Burnett Region, the Bundaberg Region's economy is driven largely by its traditional stronghold sectors of healthcare, agriculture, manufacturing, and retail trade with increasing growth in tourism and other service industries. Increasing opportunities in these growth sectors will assist in diversifying the region's economy. Stage 2 construction of the Bundaberg Multiplex represents the critical infrastructure to further unlock this economic and community development through increased employment and productivity levels.

Construction of Stage 2 of the Multiplex will provide the missing elements from Stage 1 and create far greater opportunities for economic growth and business investment by providing the potential for Bundaberg to host state and national sporting competitions, large community events, and major business conferences. The positive economic outcomes of these events will be measured far beyond the construction phase by the amount of visitors and wider economic value that is brought to the Bundaberg Region during these events. Moreover, it is expected that hosting such events will act as a catalyst for increased business investment in local amenities and services to cater to an increase in visitors and long-term sustainable tourism.

Lawrence Consulting was commissioned by Bundaberg Regional Council to undertake a cost benefit analysis (CBA) of the Bundaberg Multiplex Stage 2 Project (see uploaded document titled NSRF300018_Cost_Benefit_Analysis). Direct and indirect incremental benefits of Stage 2 (i.e. surplus to the net benefits derived from Stage 1) which have been considered as part of the CBA include:

- Increase in value added to regional economy (i.e. supply chain and consumption effects) associated with the construction of the proposed Multiplex;
- Net economic benefits flowing from visitation and spending impacts associated with visitors attending conferences and events at the Multiplex facility, including community, sporting and cultural events; and
- Consumer surplus associated with users of the Multiplex facility, particularly where there is either no direct fee or reduced/subsidised charges involved with participation or attendance in organised events or programs.

Value Added from Construction Phase

The regional economic impact – i.e. direct, indirect and consumption-induced – associated with the construction phase of the Multiplex Stage 2 project on the economy of the Bundaberg LGA includes:

- An estimated direct output of \$10.8M, additional flow on increases in output of \$7.2M through other industries, and a further \$3.6M can be associated with consumption-induced effects.
Total combined output equates to \$21.7M.



- Estimated direct income (wages and salaries) of \$1M, with \$1.4M in additional income generated through flow on effects in other industries, and \$0.8M from household spending;
Total combined income equates to \$3.2M.
- Approximately 30.6 FTE's, with an additional 57.1 employment positions supported indirectly through other industries, and household consumption
Total combined employment impact equates to 87.7 FTEs.
- An estimated contribution to GRP of \$2.7M from direct effects, flow on impact of \$3.1M through other industries, and an additional \$1.8M attributed to consumption-induced effects.
The total value added from the construction phase equates to \$7.5M, a 0.19% increase to the GRP for the Bundaberg LGA (\$4.0 billion).

Indirect Visitor Expenditure

The Bundaberg Multiplex is also expected to be a significant cultural and tourism attraction for both local residents and visitors to the region. The provision of substantial conference facilities included in Stage 2 of the Multiplex will contribute to greater economic impact by attracting more visitors to the Bundaberg region, especially those from outside the region. An additional 11,250 visitors are expected to attend conferences and other events – including sporting, cultural, community and business events – upon completion of Stage 2, based on the current schedule of events provided by Council and comparison with benchmarks for other similar regional community facilities.

Taking into account regional length of stay, visitor origin and expenditure patterns, **the gross annual stimulus to the Bundaberg economy associated with the expected additional attendance numbers at the Multiplex following Stage 2 is estimated at \$2.2M.**

Indirect Tourism Expenditure

The economic impacts of indirect tourism expenditure associated with additional conferences and events held at the Bundaberg Multiplex upon completion of Stage 2 for the Bundaberg LGA include:

- An estimated direct output of \$2.2M, additional flow on increases in output of \$1.1M through other industries, and \$1.2M associated with consumption-induced effects
Total combined output equates to \$4.5M.
- Estimated direct income (wages and salaries) of \$0.6 million, \$0.2 million in additional income generated through flow on effects in other industries, and \$0.3M from household spending
Total combined income equates to \$1.1M.
- Approximately 18.8 FTE's, with an estimated additional 17.8 employment positions supported indirectly through other industries and household consumption.
Total combined employment impact equates to 36.6 FTE's.
- An estimated contribution to GRP of \$1.1M from direct effects, flow on impact of \$0.5M through other industries, and an additional \$0.6M in gross regional product can be attributed to consumption-induced effects.
The total value added from indirect tourism expenditure equates to \$2.2M to the GRP for the Bundaberg LGA (\$4.0 billion).



Cost benefit analysis

Cost-benefit analysis generally assesses the impact of a project on the economic welfare of the community, and is therefore a key element in any public sector cost-benefit analysis. For a project to be considered viable, the discounted streams of benefits should be greater than the associated costs, leading to a positive net present value, or Benefit Cost Ratio (BCR) greater than 1. Where the BCR is higher than 1, the more substantial the benefit to the community.

In aggregate, the **NPV analysis suggests substantial net benefits of approximately \$38.69M** flowing from the proposed Stage 2 of the Bundaberg Multiplex Project, with a **BCR of 3.46** and **internal rate of return (IRR) of 46%**, indicating that the project offers significant societal benefits well in excess of costs.

Potential for sustained economic benefits beyond construction

Bundaberg Regional Council has in the past leveraged its relationship with Sports Marketing Australia to help build relationships with regional sporting organisations and attract major sporting events to the region. These events, with relatively large competitor/attendee numbers, have traditionally been focused on outdoor sporting competitions due to the lack of suitable facilities for hosting indoor sporting events of similar size and scale. As can be seen from the table below, 13 sporting events held within the Bundaberg Region between 2009 and 2012 provided a total flow on economic benefit of \$21.4M.

The addition of Stage 2 of the Multiplex will provide the missing elements for a purpose-built sports and community centre with the added capacity to attract large scale indoor sporting events along with the economic benefit derived from increased tourism and visitation within the region. The impact of increased visitation and tourism through such major events will naturally promote increased employment and business investment throughout the region. Stimulus to long-term, sustainable employment beyond the construction period will come from the related services that support the inflow of visitors and Bundaberg's tourism industry (e.g. accommodation, food service, retail, etc.).



Table 9: Major sporting events and related economic benefit in the Bundaberg Region (2009-2012)¹⁹

Event	Days	Competitors/ Crowd	Partner Rate **	Economic Benefit ***
<i>2009 Tennis Pro Tour</i>	7	466	1.8	\$2,228,598
<i>2010 Tennis Pro Tour</i>	7	466	1.8	\$2,228,598
<i>2010 Crusty Demons Show</i>	1	7000 *	N/A	\$569,333
<i>2010 Bowls Test Match Aus v NZ</i>	5	100	2	\$366,000
<i>2010 Australian Cricketers Assoc. Masters Tour</i>	1	3000 *	N/A	\$244,000
<i>2010 Cricket QLD Junior Championships</i>	6	200	2.2	\$936,960
<i>2011 Tennis Pro Tour</i>	7	466	1.8	\$2,228,598
<i>2011 QLD School Sport Football</i>	4	160	2	\$468,480
<i>2011 BMX QLD State Championships</i>	7	800	2.4	\$4,645,760
<i>2011 QLD School Sport 14 Years Cricket</i>	4	144	2	\$421,632
<i>2012 Tennis Pro Tour</i>	7	466	1.8	\$2,228,598
<i>2012 Tennis Australia ITF</i>	7	232	2.2	\$1,268,019
<i>2012 Hockey QLD U13 Women's Championships</i>	5	860	2.4	\$3,567,280
			Total	\$21,401,858

* Represents total crowd numbers for the event. The total economic benefit in dollars is calculated based upon the assumption that 33% of attendees travelled from outside the region.

** Partner rate accounts for event attendees in addition to the competitors. For example, if 100 competitors attend an event with a partner rate of 1.5, then total attendees would equate to 250 (i.e. 100 competitors + 150 accompanying individuals).

*** Total economic benefit is based on Tourism Research Australia's average daily spend of a sports tourist of \$244 (June 2010).

The table above demonstrates the Bundaberg Region's capacity to host major sporting events, albeit at outdoor venues. The sport and recreation strategies for the Bundaberg Region and broader Wide Bay Burnett (uploaded to the portal) both recommend the construction of a four court indoor facility that meets regional sporting standards. Due to this lack of infrastructure the Bundaberg Region has not been able to pursue hosting of major indoor events that would otherwise take advantage of such sporting facilities.

Moreover, this constraint has negatively impacted regional sporting organisations by stunting their growth and ability to meet the logistical and planning demands of their expanding competitions. The inability for local sporting organisations to accommodate growing competitions of regional significance comes with large opportunity costs – both in terms of reduced sporting opportunities for athletes and the lost recurring economic benefit to the Bundaberg Region from forgone tourism expenditure.

Examples of these impacts are noted in the sections below.

¹⁹ Data collected from Sports Marketing Australia Pty Ltd.



Basketball

"The Wide Bay Burnett has a low level of provision of [facilities for] indoor sports"²⁰, and "...new indoor facilities of a regional standard are needed at Bundaberg."²¹ "Indoor facilities in Bundaberg are at capacity", and "...need more capacity as a matter of urgency. Basketball Queensland has advised that the Bundaberg Basketball facility is in desperate need of upgrading. This facility currently has one indoor court and two (low quality) outdoor courts (which are rarely used)."²²

"There are nine venues identified as basketball facilities in the Wide Bay Burnett Region", and with the exception of the Hervey Bay PCYC (which has three basketball courts), there are no facilities that meet the standards for regional and/or state held competitions.²³

Basketball Queensland has determined the following regional standard facility standards²⁴:

- a minimum of 3 indoor courts (however, depending on age, 4 courts would be preferred)
- sufficient lighting to conduct games safely
- spectator seating for 40+ is desirable

Bundaberg is a long-time participant in the Queensland Basketball League which is a senior representative competition played against major centres in Queensland (Cairns to the north, Gold Coast to the South and Toowoomba to the West). With the construction of the Multiplex Stage 2, Bundaberg will have the largest sporting facility within the Wide Bay Burnett Region, and could potentially attract the following events and competitions:

Event	# of Competitors	Number of Days
Under 12 Boys & Girls State Classic	500	4 days (annual)
Under 14 Girls State Classic	300	4 days (annual)
Under 14 Boys State Classic	400	4 days (annual)
Under 16 Girls State Classic	400	5 days (annual)
Under 16 Boys State Classic	400	5 days (annual)
Under 18 Boys & Girls State Classic	500	4 days (annual)
Australian Junior Championships	250	7 days (2 years)

For Basketball Queensland State Championships that require between 3-4 courts and range between 400-500 competitors over 5 days, the approximate direct spend equates to \$1,242,450 based on a 1.2 accompanying rate and an average local spend of \$251 per person²⁵.

Note: The partner rate accounts for event attendees in addition to the competitors. In the example above, if 450 competitors attend the event with a partner rate of 1.2, then total attendees would equate to 990 (i.e. 450 competitors + 540 accompanying individuals).

²⁰ Wide Bay Burnett Regional Recreation and Sport Strategy, p. 31.

²¹ Wide Bay Burnett Regional Recreation and Sport Strategy, p. 25.

²² Wide Bay Burnett Regional Recreation and Sport Strategy, p. 30.

²³ Wide Bay Burnett Regional Recreation and Sport Strategy, p. 30.

²⁴ Wide Bay Burnett Regional Recreation and Sport Strategy, p. 30.

²⁵ Tourism Research Australia – September 2015



Gymnastics

Gymnastics Queensland is the governing gymnastics body in Queensland and has determined its regional facility standards as follows²⁶:

- An 800m² indoor facility with a ceiling height of eight metres and sufficient lighting
- Change rooms (male and female)
- Judges' meeting room
- Cafeteria/ canteen
- Designated first aid area
- Space for 800 spectators.

With the construction of the Multiplex Stage 2, Bundaberg could potentially host the following competitions:

- Regional Women's Artistic Gymnastics (annually)
- Regional Men's Artistic Gymnastics (annually)
- Regional Trampoline Sports (annually)
- Regional Cheerleading (annually)

Gymnastics Queensland have a state championship for each discipline, which includes approximately 230 competitors and officials over 2-3 days. The direct spend for these competitions equates to approximately \$606,165 based upon a 2.5 accompanying rate and an average local spend of \$251 per person²⁷.

Volleyball

Volleyball Queensland, as the governing body for the state, recommends a minimum of 3 indoor courts (4 courts being optimal) to host regional tournaments. At present there are no individual sporting facilities throughout the Wide Bay area that meet these standards for regional competitions. However with the construction of the Multiplex Stage 2, Bundaberg could potentially host the following volleyball competitions:

1. Queensland School Volleyball U15 and U19 competitions

In previous years, there has been no single venue in the Bundaberg Region to accommodate these competitions, and consequently, matches have been held at separate locations, causing logistical and planning issues for event organisers and teams. With addition of the Multiplex Stage 2, these competitions could potentially be hosted entirely at the Multiplex venue, as well as accommodate the approximate 300 people that attend the competition.

The direct spend for these 4 day competitions equates to approximately \$301,200 based upon 300 people attending and an average local spend of \$251 per person.²⁸

²⁶ Wide Bay Burnett Regional Recreation and Sport Strategy, p.45.

²⁷ Tourism Research Australia – September 2015

²⁸ Tourism Research Australia – September 2015



2. Matches and tournaments through the South Queensland Volleyball League

South Queensland Volleyball League hosts a tournament every September – attracting teams/clubs from across Queensland. Due to lack of appropriate facilities to host the tournament, the club must hire the sporting halls at local schools, which is limited to just two courts. Under the current arrangement, the club is unable to expand current tournament numbers without going to a second venue, which is not ideal for planning and logistical needs.

Plans are underway for the further development of the South Queensland Volleyball League (from Gladstone to Sunshine Coast). The formation of this league and subsequent tournaments held in Bundaberg could secure games from the Queensland PVL (Premier Volleyball League) as 'showcase' games that will be held in our region. Having these facilities will also attract much needed development programs for regional areas.

3. Club volleyball competitions through Bundaberg and District Volleyball Association

Bundaberg District Volleyball Association conducts weekly club competitions and weekly training sessions in which they currently hire venues at local schools. The Association also holds an annual tournament each September which attracts teams from across Queensland. At the present the club is unable to expand on tournament entries, as a single venue with the capacity to accommodate all competitors is not available.

Commonwealth Games

From 4 to 15 April 2018, the XXI Commonwealth Games will be held on the Gold Coast. Over 11 days of competition, 6,500 athletes and officials from 71 member countries and territories will participate in 17 sports, including para-sports for elite athletes with disabilities. It is one of the biggest international multi-sporting events in the world.

With Stage 2 completed and Bundaberg able to promote a state of the art sporting facility, Council would be in optimal position to work with the Queensland Department of Tourism, Major Events, Small Business and the Commonwealth Games to attract participating athletes to Bundaberg as a training ground. Promotion of the region and its facilities during the Commonwealth Games would be yet another means to realise economic benefits through increased tourism and visitation within the region.

Upon finalisation of Stage 2, on average, each year the Multiplex is projected to attract upwards of 64,500 additional attendees for recreation/leisure activities and 11,250 visitors from outside the region to attend larger sporting competitions, community events, and business conferences. The economic benefits to the broader Bundaberg region as a result of this project are evident, both in terms of job creation and induced visitor attraction and spend, and are detailed in the independent Cost Benefit Analysis included in this application.



2. Addressing Disadvantage in the Region

The Bundaberg Region has long faced disadvantage in relation to economic, social and health related issues. Factors under these areas play a significant role in Bundaberg's overall community health and well-being. Research has shown that disadvantage or poor rankings in any of these areas tends to have a "clustering" effect that precipitates poor outcomes in different but interrelated areas (e.g. determinants such as level of wealth and income, employment, and lifestyle choices such as exercise can have a direct effect on a person's health and well-being, such as obesity levels). Elements of disadvantage, which will be addressed by construction of the Multiplex Stage 2, are included in the sections below.

Economic Disadvantage

The Bundaberg Region is faced with economic disadvantage from several perspectives, and most notably through the following issues:

- A chronically high regional unemployment rate of 11.1%, compared to Queensland's rate of 6.5%²⁹ and Australia's rate of 6.0%³⁰.
- Youth unemployment (15 to 24 year olds) in the broader Wide Bay statistical area (SA4) of 21.6%, compared to Queensland's rate of 14.3%³¹ and Australia's rate of 12.1%.³²
- Regional Australia Institute ranks the Bundaberg Region's human capital at 414, economic fundamentals at 440, and labour market efficiency at 443 out of a total of 563 local government areas.³³

As demonstrated above, the Bundaberg Region has significant challenges with unemployment and general macroeconomic indicators. Development of Stage 2 of the Multiplex will directly address these elements of economic disadvantage, particularly with the ongoing issue of regional unemployment. Throughout the construction period of Stage 2 alone, a combined total of 87.7 FTE employment positions will be generated.³⁴

Upon completion of Stage 2 of the Multiplex, the Bundaberg Region will have a purpose-built sporting and community centre that positions the region to host state and national sporting competitions, community events and business conferences. The anticipated flow on business and investment needed to support increased tourism and visitation from outside the region would provide further economic benefit far beyond the construction period and into the future. Within the Bundaberg LGA, an estimated 36.6 additional FTE employment positions would be created to support associated economic growth and increased activity.

²⁹ Queensland Government Statistician's Office 2016, *Queensland regional profiles*.

³⁰ Australian Bureau of Statistics. <http://www.abs.gov.au/>

³¹ Queensland Government Statistician's Office 2015, Regional youth unemployment, may 2015.

³² Trading Economics 2016, *Australia youth unemployment rate*, <http://www.tradingeconomics.com>

³³ Regional Australia Institute. *Insight – Australia's Regional Competitiveness Index*. <http://insight.regionalaustralia.org.au/>

³⁴ Lawrence Consulting, *Bundaberg Multiplex Stage 2: Economic Assessment*.



Social Disadvantage

- Bundaberg Region has a Socio-Economic Index for Areas (SEIFA) score of 930 indicating a higher socio-economic disadvantage than Queensland (1002) and Australia (1000).³⁵
- The Index of Relative Socio-economic Disadvantage (IRSD) places Bundaberg in the second decile nationally (2nd most disadvantaged of all regions).³⁶
- 44.4% of Bundaberg residents have a total personal income less than \$20,800 per year (equivalent to poverty line) as compared with 34.6% for Queensland.³⁷
- 22.5% percent of families with children under 15 and no parent employed; as compared with 13.5% for Queensland.³⁸
- The national *Dropping off The Edge* Report 2015 classified Bundaberg in the highest category of disadvantage, “Most Disadvantaged” and within the top 40 of Queensland’s most disadvantaged statistical local areas. Out of 476 localities in Queensland, Bundaberg scored an average rank of 128 (rank of 1 is most disadvantaged), due to low scores across the following areas (lower numbers signify greater disadvantage within the 476 localities ranked):³⁹
 - 27th highest long-term unemployment and 38th highest average unemployment and
 - 74th highest Young adult disengagement
 - 98th highest in domestic violence and 99th highest in criminal convictions

The factors that contribute to social disadvantage are both complex and interrelated. The statistics above show a combination of high unemployment, a large percentage of residents’ personal income below the poverty line, and high youth disengagement – all factors that help perpetuate unwanted lifestyle and behavioural choices among community residents. Moreover, a region’s relative social disadvantage may also be measured by the access to (or lack of) social resources and the influence on a community’s ability to participate in society.⁴⁰ Confronting and defeating these issues will take a coordinated approach that involves the necessary community-based programs, as well as the appropriate facilities from which these programs can be effectively delivered.

Stage 2 of the Bundaberg Multiplex, will provide the missing elements for a *complete* community asset that provides an important hub to reduce social disadvantage and encourage broad-based social inclusion. The addition of Stage 2 will ensure that members of the region are provided with not only premier sporting facilities, but also a community hub that provides the programs and support channels for social inclusion, a constructive learning environment, and guidance for leading a healthy and positive life.

Social inclusion is an important focus for PCYC to ensure that disadvantaged members of the community have the same opportunities for participation. Particularly for residents with lower levels of

³⁵ Wide Bay Medicare Local 2014, *Comprehensive Needs Assessment Report 2014-2015*, p. 12.

³⁶ Wide Bay Medicare Local 2014, *Comprehensive Needs Assessment Report 2014-2015*, p. 12.

³⁷ Wide Bay Medicare Local 2014, *Comprehensive Needs Assessment Report 2014-2015*, p. 14.

³⁸ Queensland Government Statistician’s Office 2016, *Queensland regional profiles*.

³⁹ *Dropping off The Edge Report 2015* – Queensland Summary Statistics.

⁴⁰ Wide Bay Medicare Local 2014, *Comprehensive Needs Assessment Report 2014-2015*, p. 12.



income (and correspondingly lower levels of disposable income), families are challenged when needing to pay for products/services such as gym membership and sport/leisure centre membership. Under management of PCYC, discounted sport, health and recreation memberships for disadvantaged groups within the region will be available. In the 2013/14 year alone, nearly 15,000 people participated in unpaid activities (e.g. Indigenous Programs, basketball games and hall hire) at the Bundaberg PCYC facility, a venue which is grossly inadequate for the range of services and programs that PCYC is able to provide. With the addition of the civic hall, commercial kitchen and function rooms as part of Stage 2 construction, discounted community access will help to maximise participation in PCYC and community programs with the aim of engaging members of the community most in need (e.g. disaffected youth) to improve physical fitness, health and self-confidence.

Stage 2 of the Bundaberg Multiplex will provide the additional facilities to aid with delivering a number of essential PCYC programs, including sporting activities and its U-Turn Program, which is aimed at working with disengaged youth that have entered the justice system. This program helps with developing life skills and building healthy relationships, with the ultimate outcome to assist participants in obtaining work experience and reintegrating themselves into the community in a positive manner. These essential programs provide the opportunity to develop social networks, organisational and leadership skills, promotion of group and community identity, and development of positive (rather than anti-social) personal interests.

Health Disadvantage

Obesity and Disease

Figures for physical inactivity in Wide Bay Medicare Local's Comprehensive Needs Assessment indicate that 40.9% of Bundaberg residents are physically inactive, compared to 36.9% for Queensland and 34.3% for Australia. To put this into perspective, the Wide Bay Region has a rate of 41.6% physically inactive residents making it the second worst Medicare Local compared to the rest of Australia.⁴¹ This translates into 23.1% of Bundaberg residents aged 18 and over being categorised as obese versus 18.9% for Queensland and 18% for Australia.⁴²

Research has also identified direct links between excess weight and the risk of developing diabetes (as well as cardiovascular disease, musculoskeletal conditions and some cancers). The rate of Type 2 diabetes in Wide Bay is also amongst the highest in Australia, with the rate of Type 2 diabetes in the Wide Bay Region ranked 5th out of 61 Medicare Locals.⁴³ As a consequence of high Type 2 diabetes rates, diabetes hospitalisation rates for the Wide Bay are also above the Queensland rates for both males and females, translating into a higher number of potentially avoidable hospital admissions (3422) than the identified baseline for Queensland (3044).⁴⁴

Investing in obesity prevention strategies, in particular increasing physical activity and healthy eating, offer the best hope for combating high levels of obesity and the subsequent onset of chronic disease. Stage 2 of the Multiplex provides the critical facilities, including increased sporting facilities, a

⁴¹ Wide Bay Medicare Local 2014. *Comprehensive Needs Assessment Report 2014-2015*. p. 17.

⁴² Wide Bay Medicare Local 2014. *Comprehensive Needs Assessment Report 2014-2015*. p. 18.

⁴³ Wide Bay Medicare Local 2014. *Comprehensive Needs Assessment Report 2014-2015*. p. 21.

⁴⁴ Wide Bay Medicare Local 2014. *Comprehensive Needs Assessment Report 2014-2015*. p. 27.



commercial kitchen for cooking workshops, and expanded function rooms that enable delivery of such programs and services. Furthermore, there is enormous potential for PCYC, as facility manager and program coordinator, to partner with Bundaberg Regional Council, schools, community organisations, and other institutions (e.g. Wide Bay Primary Health Network) to develop targeted health programs focusing on physical activity, nutrition, obesity prevention, and improving challenging behaviour.

To show the demand for these activities and programs, Bundaberg Regional Council facilitated 'Youth Summit 2015' in April 2015. This event provided young people with the opportunity to contribute their input and discussion on Council's *Social Development Action Plan* and the actions in the plan that affect them. Invitations to participate in the summit were extended to all of the region's state and private high schools, as well as the youth services sector to nominate those young people who may not be attending school, aged 12-18 years. 100 students attended 'Youth Summit 2015', with representatives from all high schools across the region.

In line with *Council's Social Development Action Plan 2014-2017*, participants were asked about the types of activities or information that would assist youth to achieve a healthy and active lifestyle. 132 responses were gathered, which indicate preferences to be the following:

- More physical activity sessions/workshops/events directed at young people
- More promotion of healthy lifestyle campaigns and healthy eating options
- Better promotion of sporting groups, when sign up times are on and how to access them

Construction of Stage 2 of the Multiplex will help fulfil the preferences of Bundaberg youth as well as achieve the associated goal to "safeguard the health and wellbeing of the community through promotion and education" under Council's *Social Development Action Plan*.⁴⁵ As a future hub for regional sporting groups and events, information regarding sporting participation can be posted at the facility and via the PCYC website. Moreover, the breadth of physical activity sessions/workshops/events would be greatly expanded through the addition of the sports/civic hall. Lastly, with the addition of a full commercial kitchen, Council and other community groups will have the ability to deliver healthy eating lifestyle campaigns for the region's youth, which in the past have not been available due to the lack of appropriate facilities.

Age Demographics

The Wide Bay Region currently has the highest proportion of people aged 65 years and older in Queensland, and this proportion is expected to expand during the next decade.⁴⁶ Caring for the needs of this population group will be essential to ensure they have supportive programs and facilities in relation to health, independence and active social participation within the community.

The Bundaberg Multiplex directly supports these needs and will ultimately provide an age-friendly physical and social environment, which provides quality social support structures and overall community inclusion. The Bundaberg PCYC runs senior citizens friendship clubs which strive to provide the older generation a fun, healthy and friendly place to meet and socialise with other senior

⁴⁵ Bundaberg Regional Council. *Social Development Action Plan 2014-2017*. p 11.

⁴⁶ Wide Bay Medicare Local 2014, *Comprehensive Needs Assessment Report 2014-2015*, p. 15.



citizens from the Bundaberg Region. Local senior citizens can also enjoy indoor bowls, cards and other games and activities, and the PCYC currently has 30 to 40 regular members who attend these activities. The PCYC also received many requests from other senior citizen groups who want to use the facility for other events and activities throughout the year to which the PCYC supports.

3. Increasing Investment and Building Partnerships

Partnership with PCYC as Multiplex Operator

There are a number of collaborative partnerships that will underpin the future success of the expanded Multiplex and help drive sustained economic benefit from increased tourism and major events attraction. As the Bundaberg Region faces a combination of social, economic and health related inequities, our region's path to overcoming these disadvantages will be built on the foundational partnerships that leverage this facility to its full potential. A key player in these relationships will be PCYC, future operators of the Multiplex.

PCYC is a network of Australian non-profit community organisations, the mission of which is to ensure that young people are active in life; develop their skills, character and leadership; and prevent and reduce crime by and against young people. PCYC's capacity to engage young people on a broad scale is unmatched within Queensland. As a result of its 67+ years of continuous commitment to young people, PCYC has earned its reputation as a safe and dependable place for young people to interact with each other, with local police, and the broader community. With a membership base of approximately 80,000 members, the Association caters for approximately 3,500,000 attendances annually and engages approximately 50,000 young people under 25 each year.

The Association's vision of "Enhancing Queensland Communities through Youth Development" is achieved through the continual delivery of a strong suite of sporting, recreational, youth development, early-intervention, diversionary, crime-prevention and welfare programs and activities that are responsive to identified community need. PCYC also has a strong history of engaging with vulnerable young people who are disconnected or at risk of disconnecting from their families, education, employment and communities. PCYC channels these young people into a range of programs, activities and services in order to empower and transform young lives by reorienting them to a more positive future, connecting them with opportunities and easing life transitions.

PCYC is successful in managing community sport and recreation venues as it has a focus on venues being recognised as a hub of activity that, while having a focus on young people, also ensures that there is engagement with the whole community across all sectors and age groups. There are a number of benefits in operating with this vision. The partnership with the police identifies the venue as a safe place by young people and parents as well as senior groups who use the facilities. The range of users demonstrates that there is genuine intergenerational interaction which assists in breaking down perceptions between community members and encourages learning and tolerance of a broad range of views and cultures.

A major determinant in establishing a PCYC in a community is the socio-economic status of the region with the majority of branches located in high need communities. Bundaberg is recognised as a socially, economically and health disadvantaged community which met the criteria for the



establishment of a PCYC fourteen years ago and is still relevant today. Based on this need, PCYC expects that no one is excluded from PCYC activities due to their economic circumstance with the capacity for branches to offer sponsorship to the branch activities and reduced fees and charges to community agencies that provide support services to disadvantaged community members.

PCYC branches currently deliver a broad suite of programs that caters for the whole of community but the major focus is on the youth age group and children. Branches conduct more than 100+ crime prevention/reduction activities across Queensland aimed at diverting young people from criminal or antisocial activities. Furthermore, PCYC is the largest community provider of School Age Care services in Queensland with 130+ services scattered across the State. Please reference NSRF300018_PCYC_Program_Suite for a list of potential programs and activities to be delivered as part of Stage 2 delivery of the Multiplex.

Stage One of the Multiplex will allow PCYC to centralise Bundaberg PCYC operations as well as expand their activity programs to the community. If Stage 2 is constructed, the final design layout of the Multiplex will provide a range of new opportunities, and the extended scope would broaden collaboration and partnerships that minimise social/health inequities and corresponding regional disadvantage. In particular PCYC could open the door for enormous opportunity with community organisations and healthcare related institutions to partner on mutual projects and initiatives that include:

- Promotion of physical activity and healthy eating through supportive physical and social environments
- Obesity prevention strategies
- Youth development through a range of program, activities and events and set within a positive, engaging environment
- Age friendly environments that support not only Bundaberg's youth, but also create a supportive social environment for the health and wellbeing of Bundaberg's growing population of elderly residents

Partnerships with Other Organisations

Equally as important will be development of collaborative partnerships with relevant community, sporting, government, and private entities in relation to events and services provided at the Multiplex. The organisations below have expressed their support and comprise the partnerships that may further develop upon construction of Stage 2 of the Bundaberg Multiplex. Along with each organisation is an excerpt from their respective letters of support that provides further evidence of their support in this project.



Urban Development Institute of Australia, Queensland (Bundaberg Branch)

"On behalf of the Bundaberg Branch of UDIA (Qld), we fully support the Council's application for funding support for Stage 2 of the Bundaberg Multiplex.

We congratulate Council on showing initiative by commencing construction of Stage 1 of this very significant project for Bundaberg and District. It makes absolute sense to continue with the 2nd Stage as soon as practically possible so as to take advantage of all facets of the complex.

UDIA (Qld) is one of the lead organisations working with both private and Government sectors to encourage economic stimulus for our region.

Without doubt, having a facility that is capable of seating up to 1000 people at tables and double that in seating is something that we have needed for decades. Most other comparable regions already have such a facility. Bundaberg and district are recognized as having one of the highest unemployment levels in the country as well some of the worst statistics in terms of average incomes and welfare dependency. No region in the country needs a 'leg up' more than the Bundaberg Region. And Government financial support for worthwhile projects is a very tangible and intelligent way to help our disadvantaged community.

Our region is over-looked numerous times each year to host significant events because of a lack of such a facility. Construction of Multiplex will deliver an economic benefit to the region beyond the construction period. This project will further support areas of social and economic disadvantage within the region and will specifically provide the missing features that transform the Multiplex into a centrally-located and fully-equipped facility to improve Bundaberg's disaster management and evacuation capabilities."

*Bill Moorhead
President
UDIA Qld, Bundaberg Branch*

Queensland Police Service

"The QPS would significantly benefit from this facility for its use as a PCYC disaster management centre and evacuation centre/shelter in times of disasters. Currently the Bundaberg PCYC is temporarily operating from a discussed church building until the Bundaberg Multiplex is completed. The current arranges are far from favourable and limits the capabilities of the PCYC to provide optimum you support services for the Bundaberg region. Given the high level of youth unemployment in the Bundaberg region the establishment of a highly functional PCYC is invaluable. The construction of stage 2 of the Bundaberg Multiplex will only expand and improve on the future capabilities of the Bundaberg PCYC and its community support programs."

*Patrick Swindells
Inspector
Bundaberg Patrol Group*



Bundaberg North Burnett Tourism

"Bundaberg North Burnett Tourism (BNBT) is the peak tourism industry body for the Bundaberg and North Burnett regions and has a commitment to market the destination, service visitors and lead the industry to achieve the region's 2020 visitor expenditure target.

Construction of a multi-purpose facility is a strategic priority for the destination as mentioned in our Bundaberg North Burnett Destination Tourism Plan 2014-2020.

Conferences and meetings are a high yielding but discerning market and the creation of a purpose-built venue such as the Multiplex will make a tremendous difference to Bundaberg and the region to capture a share of this market. A delegate attending a meeting or conference in the region spends on average \$250 per night as compared to a leisure visitor who spends \$140 per night (according to Tourism Research Australia [TRA] Business Events Report 2012).

At present, the lack of a 100-400 people meeting/conference facility limits business generation from the lucrative regional small to medium meetings and conference market such as the regional Queensland and national corporate, technical and business sectors as well as Government and Association conferences and meetings, in particular. There is also the opportunity for the Multiplex to attract the regional business and technical exhibitions, symposia, congresses, business incentive group events, marketing events, special celebrations, seminars, public or trade shows, product launches, annual general meetings, study programs, corporate retreats and training programs.

The proposed Multiplex would be a game changer providing immediate and real economic benefits including delegate spend on a range of local goods and services such as accommodation, food and beverage, local ground transport, recreational activities and shopping. In fact, most local tourism and service related businesses will be beneficiaries to some extent."

*Katherine Mergard
General Manager
Bundaberg North Burnett Tourism*

Wide Bay School Sport Board

"Wide Bay School Sport wishes to support your application for funding to assist in the building of Stage 2 of the Bundaberg Multiplex. The building of official standard volleyball courts would optimise the hosting of future State Volleyball Championships in Bundaberg. Wide Bay School Sport would see this new facility as a valuable asset in the promotion, hosting and support of school, state and community sport in the Hervey Bay and Wide Bay areas.

We look forward to our continued partnership with Bundaberg Regional Council and wish your organisation success in gaining this funding."

*Justin Lane
Wide Bay School Sport Officer*



Queensland School Sport Volleyball

"The Queensland School Sport Volleyball committee is a constituent body of Queensland School Sport. Our organisation is tasked with the supervision of and administration of State Championships, State Teams and National Championships when hosted in Queensland. The preferred facility configuration for hosting State 15 and 19 years championships and SSA 15 years National Championships is a four court venue. This facilitates a higher standard of competition and allows for better spectator participation. As part of the state roster for sports, Volleyball is allocated to Wide Bay region as part of this rotation.

With the inclusion of a sports/civic hall, additional function (break-out) rooms, commercial kitchen and café as part of Stage 2, the Bundaberg Multiplex will have the essential elements to potentially host major state and regional sporting events."

Ron Mackay

Chair, Queensland School Sport Volleyball

Bundaberg Schools Volleyball

"On behalf of Bundaberg Schools Volleyball I would like to express our full support of Bundaberg Regional Council's efforts to construct Stage 2 of the Bundaberg Multi-use Sports and Community Centre. I have been involved in playing, coaching and convening volleyball in the Bundaberg area in both schools and the community, for more than 20 years. Having access to a Multiplex facility would be extremely beneficial to our local inter-school volleyball competition which is currently run across three separate venues due to the limited court space and the number of teams we have participating. In terms of regional and state level sport, a Multiplex facility would enable us to run trial days and larger competitions at the one venue. Bundaberg is hosting the U19 State Titles for volleyball in 2016 and as the convenor of this tournament, not having a single venue to accommodate the competition has added logistical and planning issues that would be solved through having a Multiplex facility.

We also have our local Volleyball Association who currently hire school facilities for training and competition. Our local Men's representative team has been extremely successful in state wide competitions in recent years and I know they would value access to a facility of this standard. The Multiplex would allow us to host teams from other metro areas for competitions and provide an option for elite teams to train at when in the area."

Sandi Cooper

High School Volleyball Co-ordinator



Red Cross

"Red Cross has a comprehensive program to "Develop Local Capacity and Representation" with regard to disaster management, disaster preparedness and response across the Bundaberg Regional Council area. This program supports and works in concurrence with the Corporate Plan vision of moving towards regional self-reliance and sustainability. The program aims to build the capacity of volunteers from local communities, so that we could better support members of the community who are more vulnerable to the impacts of disasters (including children, young people, people with a disability, and older people living alone). The second aim is to implement the Emergency Shelter program in the region including the training of council staff. Further, it will build community resilience and will continue to enhance the community's ability to respond to, and recover from disasters. The main outcomes of the program are:

- To have local volunteers trained to represent Red Cross at a local level
- To roll-out the Emergency Shelter training to local volunteers, including council staff
- Improve Red Cross response time to emergencies in the region.

The Multiplex will strongly assist in Red Cross meeting our humanitarian objectives in the region, [and] will enhance a truly local involvement and capacity building in the community based on principles of a world-wide accepted humanitarian movement. This site will be frequently used by our Bundaberg Red Cross volunteers all year around."

Collin Sivalingum
Emergency Services Coordinator

Investment Opportunities

The Bundaberg Multiplex poses a unique opportunity for Council to revitalise a disused showgrounds facility and create a centrally-located, iconic destination with community orientated facilities. As a cornerstone investment, a completed Multiplex with Stage 2 elements will help to facilitate further business investment and development in Bundaberg. Beyond the scope of this funding application, yet still within the vision of the precinct upon which the Multiplex will be built, Council is mindful of future long-term consideration for site master planning, integration with surrounding developments and communities, town planning and land tenure constraints.

Bundaberg Regional Council's overarching Planning Scheme has been developed to sustainably manage future land use, development, and the long-term progress of the Bundaberg Region. Council's vision for this precinct, which includes potential for an educational precinct adjacent to the Multiplex, directly supports Council's objectives for strengthening the economy, supporting local communities and facilitating appropriate investment in infrastructure that will complement the long-term sustainability of the Multiplex precinct and the region as a whole.

A fully developed Multiplex with all completed elements (including Stage 2 construction) is the critical community asset that will underpin development of a new educational precinct, be it the relocation of the existing CQUniversity campus in Bundaberg or development of a new university within the Bundaberg Region.



The site provides 4.3 hectares of unconstrained land on which to locate the core university campus with additional land available for car parking and recreational facilities. The site is within 400 metres of the Bundaberg CBD, with direct pedestrian connectivity being available under the railway line. Additional land is available for on-campus accommodation as well as a range of commercial uses that would meet the convenience needs of students and employees of the campus, as well as visitors to the broader precinct. The Council's vision is to create a modern, inner-city style campus that would be more attractive to potential students and provide this type of experience without the need to move to Brisbane.

The site is preferred to the current CQUniversity campus site for a number of reasons including:

- Its location will support the broader Council strategy of revitalising the Bundaberg CBD;
- It is a more attractive proposition for the provision of student accommodation, increasing the attractiveness of the Bundaberg campus for prospective students;
- It provides the opportunity to create an education precinct, providing opportunities to the local Bundaberg State High School and the nearby TAFE campus; and
- There is a longer term opportunity to provide additional community facilities on the site that both the university and the broader community can take advantage of.

The concept has support from the Vice Chancellor of CQUniversity and the head of the Bundaberg campus. Officers from State Development, Infrastructure Local Government and Planning, Economic Development Queensland and Property Queensland have also been briefed on the concept and have given conditional support. EDQ are currently preparing additional development scenarios for the site and are carrying out feasibility analysis of all concepts, including the relocation of CQUniversity.



Figure 8: Bundaberg Multiplex Precinct / Old Showgrounds Redevelopment – Proposed Land Use Plan



Figure 9: Bundaberg Multiplex Precinct / Old Showgrounds Redevelopment – Existing CQUniversity Bundaberg Campus overlaid on Old Showground site

To reference the images above, please see NSRF300018_Multiplex_Precinct_Planning.



4. Project and Applicant Viability and Sustainability

Management Framework

Bundaberg Regional Council places a high priority on financial sustainability across all Council operations. Moreover, whilst Council is ultimately required to serve the region by providing essential services and infrastructure, it is also required to consider the upfront capital costs and 'whole of life' costings for proposed projects to ensure future sustainability and the interest of the community at large. In support of Council's financial position, please reference the uploaded document titled NSRF300018_Financial_Statements.

Council has performed due diligence to ensure the long-term viability of the Multiplex, as well as Council's fiscal responsibility to meet funding obligations. Significant investigation and research has been undertaken to ascertain appropriate models for the operation of similar sized and functioning multiuse sports and community centres. Council has selected a model, whereby PCYC Bundaberg will manage and operate the Bundaberg Multiplex, a model which has proven very successful and sustainable throughout Queensland. Under this management framework, Council has committed to long term asset management and covering future capital maintenance expenditure. For more information related to Council's commitment to long term asset management and meeting ongoing financial obligations, please reference NSRF300018_Asset_Cost_Management.

The diversity in PCYCs across Queensland is dependent on the facilities and needs of the local community. The commonality in PCYCs is their capacity to operate sustainably in all communities and the development of staffing models and operating strategies that are effective in maximising the facility operations. The variations in branches are from facilities of more than several thousand square metres to facilities of 200 square metres; from a turnover of more than \$3 million a year to branches with turnover of less than \$300k; staffing from 120 employees to only a handful of staff.

The sustainability of branches is achieved from a spread of revenue raising opportunities. Other than the five Indigenous PCYCs which are totally funding reliant, branches generate income from their own activities on a user pays basis also through School Age Care operations, fundraising, donations and grant funding. PCYC Queensland overall generates approximately 87% of its operational revenue which means with only 13% from grants, branches will continue to provide a high level of service delivery even if grant funding is tightened in tough economic times.

PCYC, as a not for profit entity, manage and operate numerous multi-function facilities throughout the State under a diverse range of models, most often not as the facility owners but as lessees or management contractors. A proposed management agreement framework will be finalised between Council and PCYC, with PCYC committing to the facility's management and operations. The table below provides an indication of the items that will require addressing within a management agreement contract and suggests whose responsibility the various components is likely to rest with at this preliminary stage.



Table 10: Management Framework

Item	Responsibility		
	PCYC	Council	Combined/ Shared
Local Board over-seeing facility operations with various PCYC, Council and Community representatives			✓
Daily operations and administration (opening, closing, supervision, bookings, hiring, events etc.)	✓		
All revenues from fees/charges collected via facility usage, hiring etc.	✓		
Electrical and communication services and charges	✓		
Sewerage and general land rates		✓	
Water consumption	✓		
Waste collection services	✓		
Cleaning and consumables	✓		
Minor maintenance (e.g. light bulbs)	✓		
Major maintenance (e.g. repair air conditioning)		✓	
Plant servicing and certifications (e.g. fire protection systems, emergency generators)		✓	
Security systems, monitoring and patrols			✓
Insurances	✓	✓	✓
Out-door vegetation maintenance immediately surrounding buildings	✓		
Out-door vegetation maintenance of adjoining feature landscapes		✓	
Fit out of sports rooms and administration rooms	✓		
Fit out of function rooms and civic hall (e.g. tables & chairs)		✓	
Car park lighting and surface maintenance		✓	
Signage and naming rights		✓	

Project Viability

Stage 2 of the Bundaberg Multiplex is 'investment ready', and contingent upon a successful funding application, the project construction could commence in January 2017 - well within the requirement of 12 months from signing the funding agreement. Furthermore, in accordance with the National Stronger Regions Funding guidelines, all necessary licenses and approvals have been granted and can be found in the uploaded document titled NSRF300018_Licenses_and_Approvals.

Managing Project Risks

Bundaberg Regional Council recognises that risk management is an integral part of good management practice and critical to its ability to achieve strategic and operational objectives. Council has conducted a risk review for construction of the Bundaberg Multiplex Stage 2, detail of which can be found in uploaded document titled NSRF300018_Risk_Management_Plan.



Experience in Managing Grant Funding and Similar Projects

Bundaberg Regional Council's Major Projects Unit was formed in 2011 for the express purpose of delivering Council's substantial infrastructure investments in an efficient and effective manner and boasts personnel with significant experience in all aspects of project life cycle and management. In 2013/14, the Major Projects unit was responsible for the delivery of almost \$70 million of Council's capital works covering a range of road, water, wastewater, recreation and building infrastructure and another \$35 million in 2014/15.

Through NDRRA, the Council has successfully delivered \$130 million in region wide road works as part of State/Federal Government disaster funding packages. These projects were delivered by Council's project managers and incorporate several substantial contract packages established via tender processes; some of which are in excess of \$30 million. This has also assisted in the development of Council's systems and internal project management capacity for the delivery of sizable work programs.

In addition to the NDRRA projects mentioned above, Council has successfully delivered \$15.8 Million of State and Federal Government funded natural disaster resilience and mitigation projects. These projects were identified through the development of the Burnett River Floodplain Action Plan in late 2013. This Action Plan is a culmination of an extensive scientific, engineering and community consultation process that was undertaken over a two year period. The flood levee and road works provide direct evacuation to reduce risk to human life and to avoid large scale air evacuations in major flood events. They will enable the residents of the isolated areas to be more resilient and self-supporting during periods of flooding. It will provide a reduced strain on emergency and recovery services, improved public safety and allow continual resupply route.

In another flood related project, and in addition to these flood works, Bundaberg Regional Council reclaimed and stabilised an area of flood eroded river bank which was once the Midtown Marina. Council's Major Projects team met tight timelines imposed by funding guidelines to deliver reclamation and stabilisation works and subsequently developed this area into parklands; affording the community an opportunity to relax at the lower river bank level and enjoy the river activities.

Further examples of Council's capacity to deliver are evidenced by the Bundaberg Airport upgrades. Representing a substantial investment in infrastructure for the region, the overall airport upgrade involved a significant amount of civil and building works delivered via a combination of internal and external resources. Council was the project manager of this \$24 million investment that included funding support from State and Federal Governments. Design and construction occurred from 2009 to June 2011.

Full detail regarding Council's experience can be found in the uploaded document entitled NSRF300018_Delivered_Project_Examples.



Natural Disaster Preparedness and Resilience

In 2013 the Bundaberg Region experienced unprecedented natural disaster events which impacted considerably on the local community. In total the 2013 Bundaberg floods caused the displacement of some 7,500 people with approximately 2,000 housed in various evacuation centres around Bundaberg. In addition, there were approximately 4,040 properties directly affected, and in excess of 620 businesses impacted. It was only 2 years earlier in 2010/11 when floods of similar magnitude (albeit less damaging) affected the same parts of the Bundaberg Region.

Legislative Context

While the primary purpose of Stage 2 of the Bundaberg Multiplex will focus on economic growth, addressing disadvantage, promoting positive health outcomes, and building regional investment opportunities for a more sustainable region, construction of Stage 2 also presents a significant opportunity to improve the Bundaberg Region's natural disaster management capabilities. Local government has an obligation to provide disaster management facilities under the Disaster Management Act 2003. Recent events including the January 2013 floods highlighted that the capacity and capability of existing disaster management facilities in Bundaberg are insufficient for major events. The National Strategy for Disaster Resilience outlines that vulnerability to disasters is likely to increase with time due to climate change and the increasing complexity and interrelated nature of everyday systems⁴⁷. Consequently Bundaberg Regional Council will need to continue to prepare and plan for disasters and provide appropriate facilities into the future.

Section 80 of the Disaster Management Act 2003 outlines that local government must ensure it has a disaster response capability including evacuation centres. Local government is also required to have a Local Disaster Management Plan that conforms to the legislation and the Queensland Local Disaster Management Guidelines. Bundaberg Regional Council's Local Disaster Management Plan is regularly reviewed by the District Disaster Management Group on behalf of the State and has been assessed as meeting the requirements of the legislation. Bundaberg Regional Council has an Evacuation Sub-Plan that identifies a number of possible evacuation centre locations across the region. Fundamental to activating any location as an evacuation centre is an assessment of risk to ensure the facility is suitable for use as an evacuation centre and approval from the Local Disaster Coordinator.

⁴⁷ National Strategy for Disaster Resilience p. 1



Gap Analysis of Existing Disaster Management and Evacuation Facilities

A number of key limitations were identified in the 2013 flood evacuation centres review that need to be addressed. These include:

- Need for consolidated services and improved access to support
- Lack of adequate building capacity to allow for the safe housing of vast majority of evacuees including the ability to easily scale up and scale back as required
- Need for more efficient staffing and resourcing including management, supervision and policing at a significantly reduced number of individual centres
- Demand for higher quality building standards including air conditioning particularly for high care evacuees including the sick and elderly
- Importance of access roads and building footprint beyond the Q500 modeled flood event
- Demand for zonal capability allowing for segmentation of evacuees and activities
- Requirement for onsite food preparation via a full commercial kitchen
- Need for adjacent formed parklands / open space
- Location on the city fringe close to established hospitals, health clinics and pharmacies
- Accessibility to public transport but also within walking distance to major services
- Greater incentive for the community to respond to self-evacuation advice through improved perception of the evacuation centre's capacity and quality
- Need for adequate space for helicopter landing, separate from established airport flight paths
- Substantial car parking and loading bays in close proximity

Ultimately, the greater the number of evacuation centres required during an event, the greater the complexity of the operation in terms of response, logistics and planning, which impacts the Local, District and State Disaster Management Groups, as well as the Local, District and State Disaster Coordination Centres. The increased complexity of such operations can impact the efficacy of the disaster response and recovery decision making and interventions, exposing local government and the State to potential serious consequences including litigation.

It is critical to also note that the evacuation centres were servicing and aiding significantly more people than just the number of registered evacuees for sleeping purposes. Additional persons would typically be those that had been evacuated from their residence but were able to sleep at family and friends homes that remained unaffected. These persons still required the services of evacuation centres for emergency supplies and meals; first aid treatments; transfer points for relocation; information updates; access to recovery services; and other auxiliary functions. Therefore the number of people requiring services was considerably higher than the estimated 2,000 persons accommodated within Council-operated evacuation centres.



Fulfilling Disaster Management and Evacuation Centre Requirements

All requirements identified in the gap analysis above have been considered during the development of conceptual designs for the complete Multiplex (Stages 1 and 2). The floor plan in particular has been prepared to ensure these key areas are able to be provided when the building is being operated as an evacuation centre.

The previous Department of Housing and Public Works has undertaken a body of work in relation to evacuation centre resource planning and the Australian Red Cross also provided guidance on accommodation capacity calculations. Using the previous Department of Housing and Public Works figures as a guide, the calculation for accommodation Multiplex capacity is in the following table.

Table 11: Multiplex Capacity/Accommodation Guide

Space	Area (m ²)	Number of spaces at 5 m ² per person	Number of spaces at 3.5 m ² per person
3 court sports hall (Stage 1)	2281	456	652
Gymnastics area (Stage 1)	899	180	257
Total (Stage 1 only)	3180	636	909
Sports/civic hall (Stage 2)	1495	299	427
Total (Stage 1 and 2)	4675	935	1336

The addition of Stage 2 construction, will add an additional area of 1495 m² (from the new sports/civic hall alone) and increase the number of spaces for evacuees to 935 and 1336, using the generic ratios for sleeping arrangements at 5 m² and 3.5 m² per person respectively. Furthermore, these numbers do not account for the additional space available through the numbers community/function rooms, which could provide separate zones for quarantine, elderly and/or patient care areas.

Other elements of Stage 2 construction provide the critical space necessary for the evacuation centre to function, namely: toilet and shower amenities; commercial kitchen; food service/consumption areas; administration rooms; registration/reception; and recovery services. This facility will excel in meeting the short-medium term evacuation needs of the community. Moreover, the building quality and fit out will allow for the safe housing of high-care evacuees negating the need for out of region relocation for at risk evacuees.

For these reasons, the Bundaberg Multiplex will improve sustainability and resilience for a region faced with the threat of recurring natural disasters by improving disaster recovery and emergency evacuation capabilities.



Disaster Management and PCYC

The majority of PCYCs across Queensland are listed with the local Disaster Management Plans and are available for use as evacuation centres and/or recovery centres during major disasters. During major flood events a number of branches played a role as evacuation centres; during cyclones Yasi and Larry, North Queensland branches were used for evacuation centres. Even branches in Brisbane have been used as recovery centres following severe storms and were on standby as evacuation centres during the 2012 floods. The Bundaberg branch was used as a transition area during the floods between the helicopter rescues and moving people to the evacuation centre site.

The challenge of building facilities for disaster responses is not knowing if/when they will be needed and how the facility will be utilised the vast majority of the time when not used as a disaster-related venue. Operating the Multiplex as a PCYC provides an ideal outcome in ensuring there is every effort made to maximize the benefit of the facility on a daily basis, yet can be transitioned rapidly to meet the community requirements when a major event does occur.



Appendix A – Example PCYC Operational Costs

Existing Queensland PCYC facilities’ ability to operate in a financially sustainable manner are demonstrated in the figures below representing 4 regional PCYC facilities in Queensland. It is expected that a suitable management agreement between Council as the facility asset owner and PCYC as the facility manager will allow for a replication of these demonstrated sustainable operational funding models.

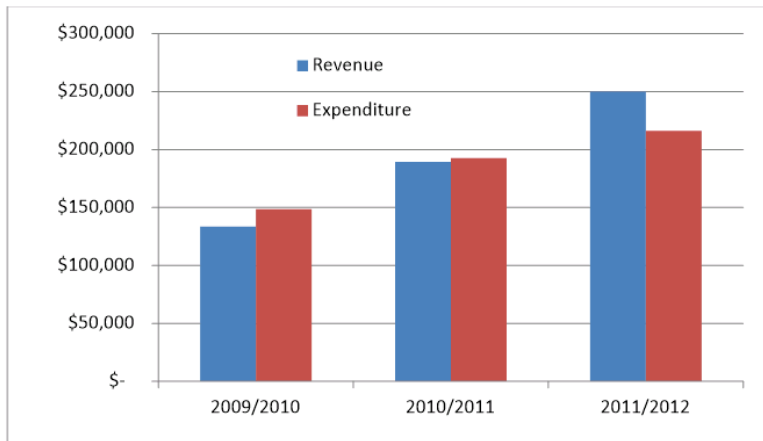


Figure 10: Example 'A' Regional PCYC Operational Funds

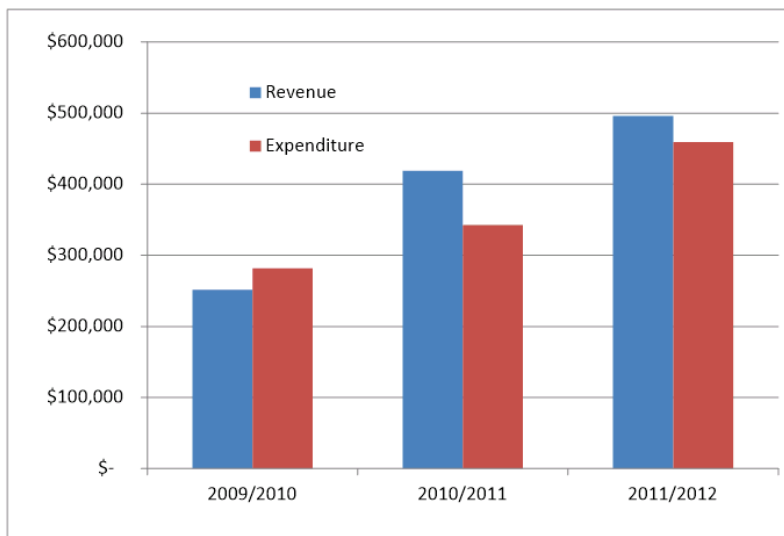


Figure 11: Example 'B' Regional PCYC Operational Funds

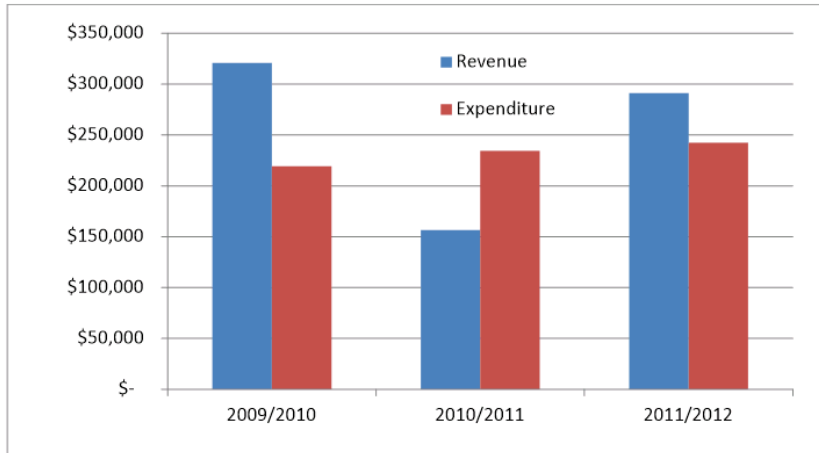


Figure 12: Example 'C' Regional PCYC Operational Funds

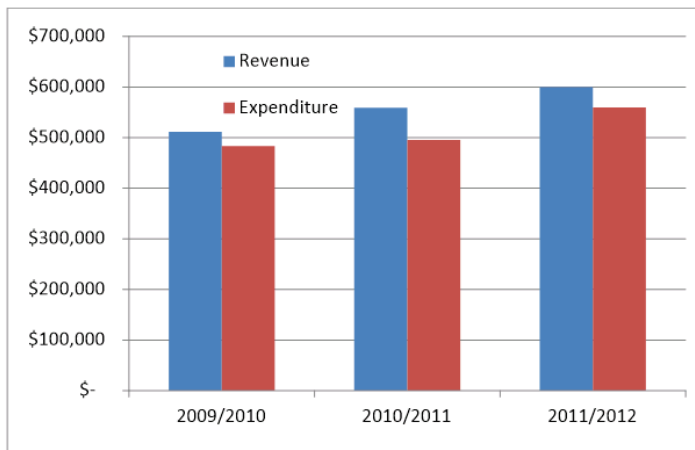


Figure 13: Example 'D' Regional PCYC Operational Funds



References

Bundaberg Multiplex Precinct / Old Showgrounds Redevelopment

Reference: NSRF300018_Multiplex_Precinct_Planning

Bundaberg Multiplex Stage 2 Schedule

Reference: NSRF300018_Multiplex_Stage2_Schedule

Bundaberg Multiplex Stage 2 Design Drawings

Reference: NSRF300018_Multiplex_Stage2_Drawings

Bundaberg Region 2031 Community Plan

Reference: NSRF300018_BRC_2031_Community_Plan

Bundaberg Regional Council Economic Development Strategy 2014-2024

Reference: NSRF300018_BRC_Economic_Dev_Strategy

Bundaberg Regional Council Sport and Recreation Strategy

Reference: NSRF300018_Bundaberg_Sport_Rec_Strategy

Bundaberg Regional Council Social Development Action Plan 2014-2017

Reference: NSRF300018_BRC_Social_Development_Plan

Dropping off The Edge Report 2015

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Website: <http://www.dote.org.au/findings/queensland/>

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Reference: NSRF300018_Cost_Benefit_Analysis

National Economics 2015, State of the Regions Report 2015-16, p. x.

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Wide Bay Burnett Regional Recreation and Sport Strategy

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Wilde and Woollard – Bundaberg Multiplex Stage 2 Cost Plan

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 **Bundaberg Multiplex
Stage 2:
Economic Assessment**



Prepared for Bundaberg Regional Council

March 2016





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INTRODUCTION

Lawrence Consulting was commissioned by Bundaberg Regional Council (BRC) to undertake an economic assessment of Stage 2 of the proposed Bundaberg Multiplex Project, the aim of which is to demonstrate the economic benefit of the Project and subsequently ensure the efficient allocation of public and private funding. Stage 1 of the Multiplex has commenced construction, however Council is seeking to realise the full utility value of the facility for the community through completion of Stage 2.

The scope of the economic assessment included:

- Evaluation of the direct costs and benefits to the community resulting from the Multiplex Project (Stage 2); and
- Evaluation of the potential wider economic impacts as a result of the Multiplex Project (Stage 2).

This report details the following key components of the economic assessment undertaken:

- Evaluation framework and guidelines;
- Cost benefit analysis (including approach, key inputs and assumptions and scenarios modelled);
- Results of analysis, including Net Present Value (NPV) and Benefit Cost-Ratio (BCR);
- Sensitivity analysis; and
- Wider economic impact analysis.

The following sections of this report present the results of the economic impact analysis.

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Lawrence Consulting does not warrant the accuracy of this information and accepts no liability for any loss or damage that you may suffer as a result of your reliance on this information, whether or not there has been any error, omission or negligence on the part of Lawrence Consulting or its employees.





PROJECT METHODOLOGY

Project Overview

As part of its strategic vision to revitalise the Bundaberg City and region, Bundaberg Regional Council proposed the construction of Stage 2 of the new Bundaberg Region Multi-use Sports and Community Centre (Multiplex), the objective of which is to provide the following beneficial outcomes to the region:

- Promote regional economic growth, supported by Bundaberg becoming a competitive location to host major regional and state sporting and business events;
- Increased economic productivity and capacity measured in the amount of visitors and economic value that is brought to the Bundaberg Region when hosting large sporting, business conferences and community events;
- Additional flow-on business and employment in local amenities and services that cater to an increase in visitors and long-term sustainable tourism;
- Growth in business investment and related employment opportunities associated with development and operation of businesses that will complement the Bundaberg Multiplex in adjacent land parcels within the Multiplex Precinct; and
- Under the proposed management of PCYC, the Bundaberg Multiplex will open the door for new partnerships with schools, community organisations, and other institutions (e.g. Wide Bay Primary Health Network) to fulfill similar strategic objectives for alleviating social, economic, and health related inequities that contribute to regional disadvantage.

The Bundaberg Multiplex will act as a marquee investment for the future of the community and provide a significant attraction for persons considering relocating to the region or to hopefully deter those who wish to leave the region. The project has the ability to generate construction employment and lasting employment through events attraction and sports tourism.

Stage 2 of the Multiplex will include, among other elements, a 1500m² sports/civic hall, community function rooms, a commercial kitchen and a café. The facility will be operated by the PCYC, a successful model implemented throughout Queensland in the management of multi-use sports and community centres. The types of sporting, recreation and community events possible at the facility will provide a greater level of participation and involvement from all demographics, but in particular those disadvantaged and youth groups.

In addition to supporting positive economic, social and health-related outcomes, the Multiplex will assist with improving Bundaberg's disaster management and evacuation capabilities. In 2013, the Bundaberg Region experienced a natural disaster that impacted considerably on the local community. A key issue was the need to evacuate residents to safe shelters during the response phase and to provide temporary accommodation and social services during the recovery phase. Existing facilities were utilised in accordance with the Local Disaster Management Plan however the capacity and capability of facilities was insufficient for the event. It was identified following the event, that additional disaster management facilities are required in Bundaberg.

The facility will act as a purpose built evacuation centre during future disaster events and will be able to accommodate in the order of 1,000 evacuees. The proposed site of the Multiplex is close to strategic support functions such as doctors, hospitals, Council Administration Centre, Centrelink and Recovery Centre locations.



Socio-Economic Analysis

The capacity of the Multiplex project to impact the regional economy cannot be overstated given the relatively high levels of socio-economic disadvantage experienced across the Bundaberg local government area (LGA) and the subsequent constraints currently placed on economic growth across the region. The Bundaberg LGA compares poorly to averages for Queensland and Australia across a range of socio-economic indicators used to define the level of disadvantage in the region, specifically:

- Socio-economic indexes for areas (SEIFA);
- Per capita income;
- Average wages and salaries income;
- Gross regional product (GRP) per capita;
- Unemployment rate and employment ratio; and
- Employment capacity (participation rate, dependency ratio, employment self-sufficiency).

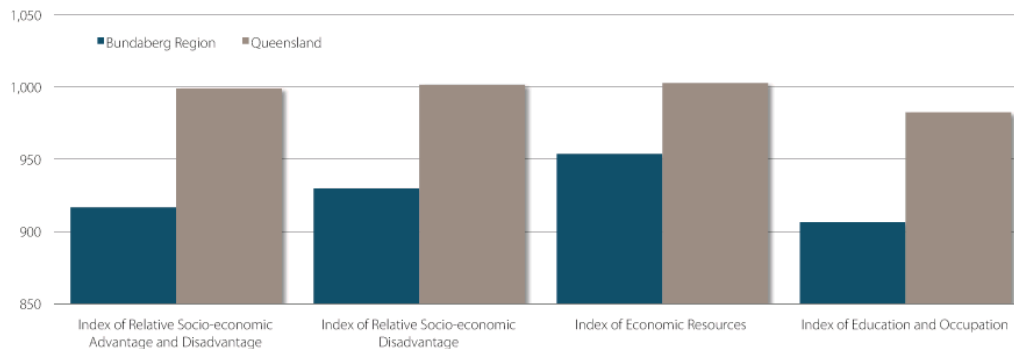
Socio-Economic Indexes for Areas

The Bundaberg region is significantly more disadvantaged than the majority of other areas across Australia with regards to socio-economic indicators and opportunities. Socio-economic Indexes for Areas (SEIFA) have been constructed to allow comparison of the social and economic conditions of regions across Australia. The reference score for the whole of Australia is set to 1,000, with lower scores indicating lower socioeconomic status. The four indexes in SEIFA 2011 are:

- Index of Relative Socio-economic Disadvantage
- Index of Relative Socio-economic Advantage and Disadvantage
- Index of Economic Resources
- Index of Education and Occupation

The Bundaberg LGA recorded SEIFA index scores below the national average (i.e. 1,000) and the weighted average for Queensland, meaning it is relatively more disadvantaged than the majority of other areas and LGAs across Queensland – where it ranks in the lower 40% of LGAs across all four indicators – and Australia.

Socio-Economic Indexes for Areas



Note: Reference score for Australia = 1,000
Source: ABS 2011 Census, Lawrence Consulting





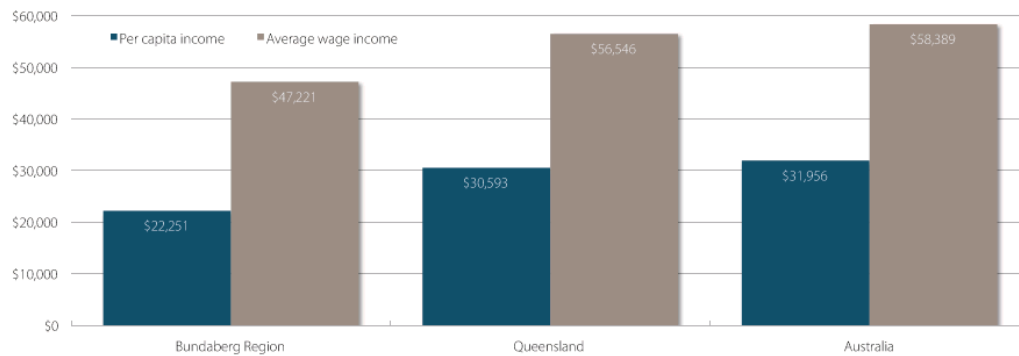
Table 1: Socio-Economic Indexes for Areas				
Index	Bundaberg Region			Queensland
	Score	Rank – Australia (out of 559)	Rank – Queensland (out of 74)	Score
Index of Relative Socio-economic Advantage and Disadvantage	916.88	102	27	999.13
Index of Relative Socio-economic Disadvantage	929.98	112	26	1,001.68
Index of Economic Resources	953.80	137	27	1,002.92
Index of Education and Occupation	906.52	69	19	982.52

Note: Reference score for Australia = 1,000
 Source: ABS 2011 Census, Lawrence Consulting

Income

The Bundaberg LGA has significantly lower per capita and wage and salary income levels than both Queensland and Australia. Per capita income in the region was \$22,251 in 2012/13, which was approximately 27% lower than Queensland (\$30,593) and 30% below Australia (\$31,956). Similarly, average wage and salary income in the region (\$47,221) was lower by 17% and 19%, respectively, than the averages for Queensland (\$56,546) and Australia (\$58,389).

Personal Income



Source: ABS 6524.0, Lawrence Consulting

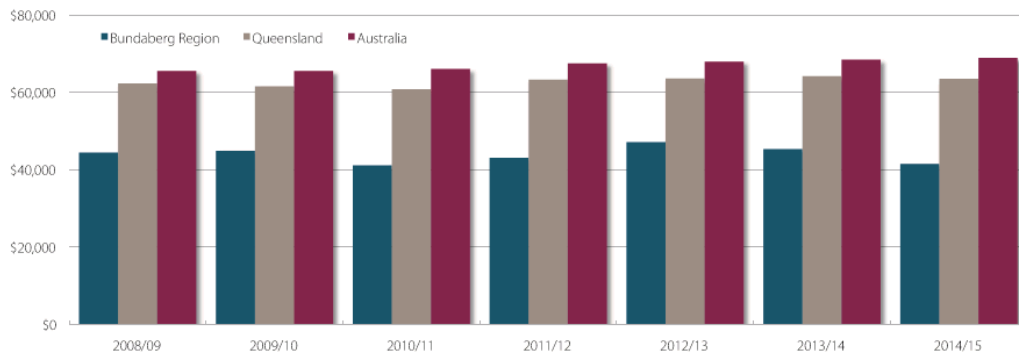
Gross Regional Product

Gross regional product (GRP) for the Bundaberg region (\$4.0 billion in 2014/15) has decreased at an annual rate of 0.7% over the past five years, in contrast to average annual growth rates of 2.4% and 2.6%, respectively, for Queensland and Australia over the same period. The Bundaberg LGA recorded real GRP per capita of \$41,550 in 2014/15, significantly lower by approximately 35% and 40%, respectively, than the averages for Queensland (\$63,584) and Australia (\$68,978).





GRP per Capita

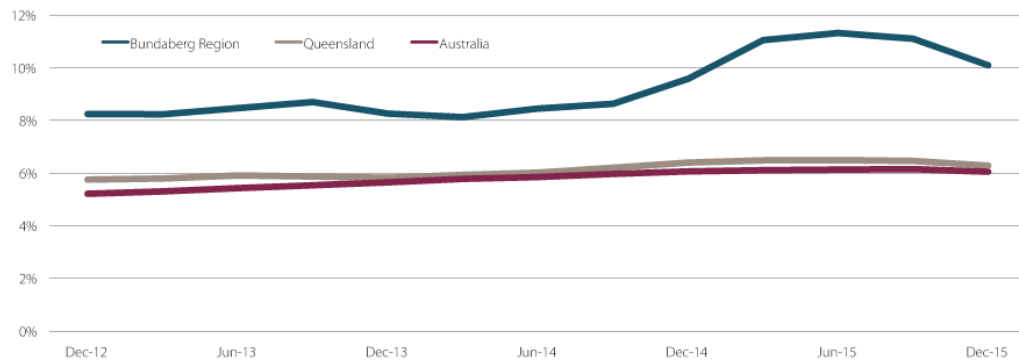


Source: ABS 6524.0, Lawrence Consulting

Labour Market

Labour market conditions in the Bundaberg Region are significantly weaker than other areas, with the unemployment rate recording a level of 10.1% in the December Quarter 2015, which was substantially higher than the levels for Queensland (6.3%) and Australia (6.1%). The number of employment persons in the Bundaberg Region was 36,738 persons in the December Quarter 2015, which represented a decrease of almost 3,800 persons – or approximately 10.3% lower – than the peak recorded in the September Quarter 2015.

Unemployment Rate

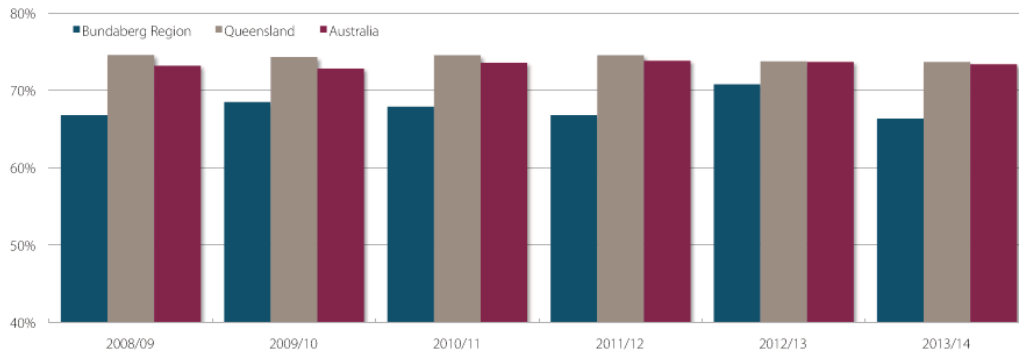


Source: DEEWR

The employment ratio – i.e. the number of employment persons as a percentage of the total working age population (15-64 years) – in the Bundaberg Region was 66.4% in 2014, which was lower than the averages for Queensland (73.7%) and Australia (73.4%). This ratio is important as it is used to evaluate the ability of the local economy to create jobs and therefore is used in conjunction with the unemployment rate for a general evaluation of the labour market. Having a high ratio means that an important proportion of the population in working age is employed, which in general will have positive effects on the GDP per capita.



Employment Ratio

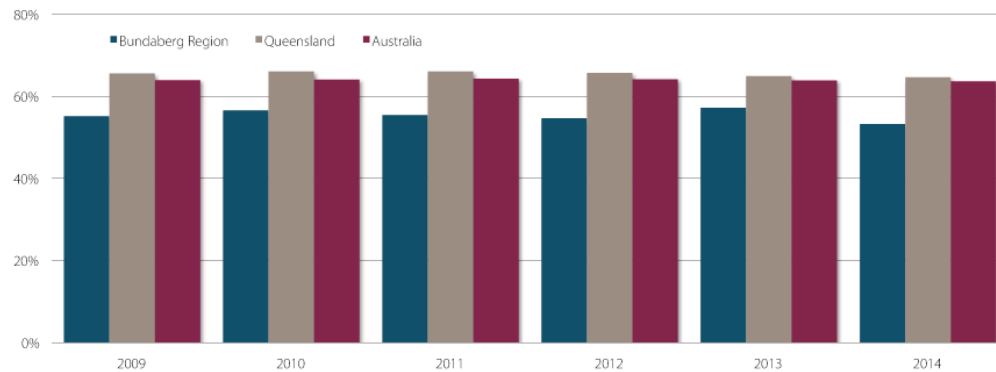


Source: DEEWR, ABS 3185.0, Lawrence Consulting

Employment Capacity

The participation rate (i.e. the proportion of the resident population aged 15 and over in the labour force) in the Bundaberg LGA was 53.3% in 2014, representing an annual decrease of 4.0 percentage points from the average for 2013 (57.3%), whilst also being significantly lower than the averages for Queensland (64.7%) and Australia (63.7%).

Participation Rate



Source: ABS 3235.0, DEEWR & Lawrence Consulting

The dependency ratio is the ratio of the economically dependent proportion of the population to the productive part. The economically dependent proportion is recognised to be children who are too young to work and individuals that are too old, that is, generally, individuals under the age of 15 and over the age of 65. The productive part makes up the gap in between (ages 15-64), or the labour force. This ratio is important because as it increases, there is increased strain on the productive part of the population to support the upbringing and pensions of the economically dependent.

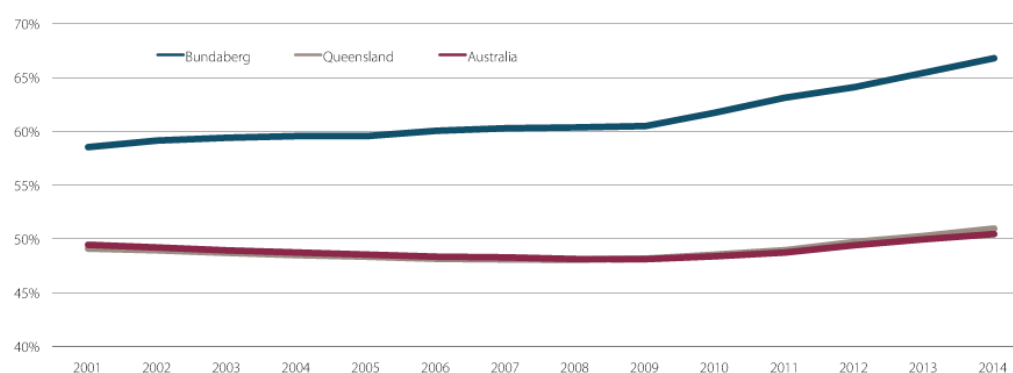
The dependency ratio in the Bundaberg Region was 66.8% in 2014, which was significantly higher than the averages for Queensland (51.0%) and Australia (50.5%). Between 2009 and 2014, the dependency ratio for the Bundaberg Region increased by 6.3 percentage points, which was higher than the average rise for Queensland (up 2.8 percentage points) and Australia (up 2.3 percentage points).



Economic Assessment of Bundaberg Multiplex Project: Stage 2



Dependency Ratio



Source: ABS 3235.0, Lawrence Consulting

Summary

Table 2: Socio-Economic Indicators			
Indicator	Bundaberg Region	Queensland	Australia
Socio-Economic Indexes			
Index of Relative Socio-economic Advantage and Disadvantage	916.88	999.13	1,000.00
Index of Relative Socio-economic Disadvantage	929.98	1,001.68	1,000.00
Index of Economic Resources	953.80	1,002.92	1,000.00
Index of Education and Occupation	906.52	982.52	1,000.00
Income			
Per capita income	\$22,251	\$30,593	\$31,956
Average wages and salaries	\$47,221	\$56,546	\$58,389
Gross Regional Product			
Real GRP per capita	\$41,550	\$63,584	\$68,978
Average annual % change in GRP, last 5 years	-0.7%	2.4%	2.6%
Labour Market			
Unemployment rate	10.1%	6.3%	6.1%
Employment ratio	66.4%	73.7%	73.4%
Employment Capacity			
Participation rate	53.3%	64.7%	63.7%
Dependency ratio	66.8%	51.0%	50.5%



Evaluation Framework

The economic assessment is based on a generalised Cost Benefit Analysis (CBA) framework which quantifies and compares the direct infrastructure cost (capital and recurrent) of a project with the change in economic value (benefits /cost savings) generated with the project.

The assessment has been undertaken in accordance with the relevant guidelines for CBA, specifically, the Queensland Government's *Project Assurance Framework: Cost Benefit Analysis*. Where these guidelines do not cover specific methodologies required to estimate benefits of the project (e.g. estimating wider impacts), other benefit guidance has been sought from domestic and international literature and guidelines.

The overall appraisal framework is based on welfare economic theory. This framework defines the change in economic value in terms of the following theoretical concepts:

- User consumer surplus;
- Producer surplus;
- Resource cost corrections; and
- Externalities.

The purpose of the CBA was to determine whether the community will enjoy a net benefit as a result of completion of Stage 2 of the Bundaberg Multiplex Project and to ensure efficient allocation of public resources. The CBA takes into account:

- The potential direct benefits and costs that would not otherwise occur in the absence of Stage 2 of the Multiplex Project; and
- The costs of construction and ongoing maintenance of Stage 2 of the Multiplex Project.

The CBA framework is based on an annual discounted cash flow model. The model develops 'streamed' infrastructure costs and benefits over an evaluation period extending 25 years from the first full year of operation of Stage 2 of the Multiplex Project (inclusive).

Future costs and benefits are converted to a common time dimension; the present value (PV). Present values are calculated by discounting future values using a recommended discount rate (which reflects the time value of money). The discounted costs and benefits are then combined using specific equations to produce conventional measures of economic performance.

The CBA model produces the following key measures of economic performance:

- Net Present Value (NPV) – the difference between the PV of total incremental benefits and the PV of the total incremental costs, which allows the project options to be compared on the same basis to allow determination of the greatest net benefit to the community or the most efficient use of resources. Project options that yield a positive NPV indicate that the (discounted) incremental benefits of a scenario exceed the incremental costs over the evaluation period.
- Benefit Cost Ratio (BCR) – ratio of the PV of total incremental benefits to the PV of total incremental costs. A BCR greater than 1.0 indicates that project benefits exceed project costs. However, generally, a project with a higher BCR may be preferred to protect against unexpected project delays, optimism bias or cost overruns.



Key Inputs and Assumptions

The streamed costs and benefits are based on underlying profiles of costs and demand that have been developed by the project's technical advisors and Lawrence Consulting. For Stage 2 of the Bundaberg Multiplex Project, infrastructure cost estimates were developed jointly by Bundaberg Regional Council and Wilde and Woollard Pty Ltd quantity surveyors.

Costs

The CBA incorporates the following economic costs relevant to the construction and ongoing maintenance of the Project:

- Fixed infrastructure costs, including earthworks, drainage and other infrastructure;
- Systems infrastructure;
- Other construction costs such as investigation, design and project management costs;
- Planned construction and operation risk;
- Land acquisition costs; and
- Recurrent costs, such as scheduled maintenance and operating costs.

Specifically, the proposed Stage 2 of the Bundaberg Multiplex has a capital expenditure component of approximately \$12.7 million during the construction phase; the full schedule of construction costs is outlined in the following table. Capital maintenance and depreciation expenditure has been forecasted with costs adjusted annually based on local government Council Cost Index (CCI). Council has estimated the relative capital maintenance costs to be 1% of the building cost or approximately \$127,000 per annum. Depreciation expense has been calculated using criteria as determined by Queensland Treasury Corporation and is approximately \$159,000 per annum (based upon an 80 year life). For the purposes of the calculations below, Council has factored an annual CCI increase of 2.21% (based upon Local Government Association of Queensland's figure using data as at December quarter of 2014).

Construction Stage	Cost (excl. GST)
Site Preparation	73,000
Building	10,167,000
Landscaping	128,000
Head Contract Preliminaries	1,037,000
Construction/Contract Contingency	855,000
Portable Long Service Leave	\$59,375
Consultants (Drawings, Building Certification)	\$161,625
Project Management	\$183,900
Kitchen Equipment	\$48,000
Fixtures	\$12,000
Total	12,724,900

Benefits

Direct and indirect incremental benefits of the proposed Stage 2 of the Bundaberg Multiplex – surplus to the net benefits derived from Stage 1 – which have been considered as part of the CBA include:

- Increase in value added to regional economy (i.e. supply chain and consumption effects) associated with the construction of the proposed Multiplex;

Economic Assessment of Bundaberg Multiplex Project: Stage 2



- Net economic benefits flowing from visitation and spending impacts associated with visitors attending conferences and events at Stage 2 of the Multiplex facility, including community, sporting and cultural events; and
- Consumer surplus associated with users of Stage 2 of the Multiplex facility, particularly where there is either no direct fee or reduced/subsidised charges involved with participation or attendance in organised events or programs.

Value Added from Construction Phase

The proposed Stage 2 of the Bundaberg Multiplex project is expected to cost approximately \$12.7 million in development and construction costs. After assumed displacement and leakages are taken into account, the gross stimulus for the regional economy will be approximately \$10.8 million.

Table 4: Economic Impact of Proposed Stage 2 of Bundaberg Multiplex – Construction Phase				
	Bundaberg LGA	Wide Bay Burnett	Queensland	Australia
Output (\$ million)				
Direct	10.8	10.8	12.7	12.7
Indirect	7.2	7.5	14.4	18.3
Consumption	3.6	4.0	8.6	12.5
Total	21.7	22.3	35.7	43.5
Income (\$ million)				
Direct	1.0	1.0	1.2	1.2
Indirect	1.4	1.4	3.0	3.9
Consumption	0.8	1.7	2.7	3.6
Total	3.2	4.1	6.9	8.6
Employment (fte persons)				
Direct	30.6	30.6	36.0	36.0
Indirect	33.6	34.8	59.0	70.5
Consumption	23.4	45.5	64.7	76.1
Total	87.7	111.0	159.7	182.6
Value added (\$ million)				
Direct	2.7	2.7	3.1	3.1
Indirect	3.1	3.2	6.2	7.9
Consumption	1.8	3.5	6.4	8.4
Total	7.5	9.3	15.7	19.4
% change in baseline GRP	0.19%	0.08%	0.01%	0.01%

The regional economic impact – i.e. direct, indirect and consumption-induced – associated with the construction phase of Stage 2 of the proposed Multiplex facility on the economy of the Bundaberg LGA include:

- An estimated direct output of \$10.8 million and additional flow on increases in output of \$7.2 million through other industries, for a total industry impact of \$18.1 million. A further \$3.6 million in output in the region can be associated with consumption-induced effects;
- Estimated direct income (wages and salaries) of \$1.0 million, with \$1.4 million in additional income generated through flow on effects in other industries and a further \$0.8 million from household spending;
- Approximately 30.6 direct full-time equivalent (FTE) employment positions, with an estimated additional 57.1 employment positions supported indirectly through other industries and household consumption for a total employment impact of 87.7 FTEs; and

Economic Assessment of Bundaberg Multiplex Project: Stage 2



- An estimated contribution to GRP of \$2.7 million from direct effects, with a further flow on impact of \$3.1 million through other industries for a total industry value added of \$5.7 million. An additional \$1.8 million in gross regional product can be attributed to consumption-induced effects. The total value added impact of \$7.5 million would constitute an increase of 0.19% to the GRP for the Bundaberg LGA (\$4.0 billion).

Consumer Surplus

The travel cost method is used to estimate economic use values associated with sites such as the proposed Multiplex that are used for recreation and leisure activities, especially where there is either no direct fee or reduced / subsidised charges for participants. The basic premise of the travel cost method is that the time and travel cost expenses that people incur to visit a site represent the "price" of access to the site. Thus, peoples' willingness to pay to visit the site can be estimated based on the number of trips that they make at different travel costs. This is analogous to estimating peoples' willingness to pay for a marketed good based on the quantity demanded at different prices.

Application of the travel cost method varies with respect to whether an individual or zonal approach is used. The zonal travel cost method, which is applied by collecting information on the number of visits to the site from different distances, has been adopted for this analysis. Because the travel and time costs will increase with distance, this information allows calculation of the number of visits "purchased" at different "prices," which is then used to construct the demand function for the site, and estimate the consumer surplus, or economic benefits, for the recreational services of the site.

Using the mean distance, time to the sites and estimated number of visits presented in Table 5 along with average vehicle operating costs of \$0.75 per kilometre for a medium car (RACQ) and a value of travel time of approximately one-half the average ordinary earnings in Queensland, or \$0.63 per minute (Australian Bureau of Statistics), the total consumer surplus associated with future initial use – assumed additional attendance to be approximately 64,500 per annum, based on demand comparisons and projections provided by PCYC and Bundaberg Regional Council – of Stage 2 of the proposed Multiplex facilities is estimated at \$1.1 million per annum.

Zone	Estimated total visits per annum	Mean round trip (RT) travel distance (km)	Mean RT travel time (minutes)	Driving cost per visit (\$0.75/km)	Trip time cost per visit (\$0.63/min.)	Annual consumer surplus
1 (0-10km)	51,600	6	10	119,970	325,080	445,050
2 (11-30km)	9,675	29	36	105,216	219,429	324,645
3 (31-50km)	2,580	72	59	69,660	95,899	165,559
4 (51-200km)	645	240	193	58,050	78,426	136,476
Total	64,500	-	-	352,896	718,833	1,071,729

Source: ABS 6302.0, RACQ, Lawrence Consulting

Other indirect incremental benefits of the Bundaberg Multiplex which were not considered as part of the CBA due to the level of difficulty in quantifying include:

- Public health cost savings from an elevated level of participation in active sport by a community;
- Non use benefits derived from non-users of cultural, environmental and recreational facilities who are often willing to pay for the facilities because they value the option to use the facility in future; the fact that other members of the community can use it; and the fact that future generations will enjoy the endowment left to them in the facility; and
- Social capital enhancement via volunteering benefits which is valued by volunteers' opportunity cost of time (i.e. the value they could have generated to society doing the next best alternative).

Economic Assessment of Bundaberg Multiplex Project: Stage 2



Indirect Visitor Expenditure

Bundaberg Multiplex is also expected to be a significant cultural and tourism attraction for both local residents and visitors to the region. The provision of substantial conference facilities at the proposed Multiplex will contribute to greater economic impact by attracting more visitors to the Bundaberg region, especially those from outside the region. An additional 11,250 visitors are expected to attend conferences and other events – including sporting, cultural and community events – at the Bundaberg Multiplex annually upon completion of Stage 2, based on the current schedule of events provided by Bundaberg Regional Council and comparison with benchmarks for other similar regional community facilities.

Taking into account regional length of stay, visitor origin and expenditure patterns, the gross annual stimulus to the Bundaberg economy associated with the expected additional attendance numbers at the Multiplex following Stage 2 is estimated at \$2.2 million. A summary of the indirect tourism expenditure is provided in the following table.

Expenditure type	Expenditure (\$)
Accommodation	\$289,013
Food & beverage	\$686,279
Transport	\$232,478
Retail shopping	\$835,601
Attractions	\$41,070
Other	\$66,169
Total off-site expenditure	\$2,150,610

The economic impacts of the indirect tourism expenditure associated with additional conferences and events to be held at the Bundaberg Multiplex upon completion of Stage 2 for the Bundaberg LGA include (refer table below):

- An estimated direct output of \$2.2 million and additional flow on increases in output of \$1.1 million through other industries and a further \$1.2 million associated with consumption-induced effects;
- Estimated direct income (wages and salaries) of \$0.6 million, with \$0.2 million in additional income generated through flow on effects in other industries and a further \$0.3 million from household spending;
- Approximately 18.8 direct full-time equivalent (FTE) employment positions, with an estimated additional 17.8 employment positions supported indirectly through other industries and household consumption for a total employment impact of 36.6 FTEs; and
- An estimated contribution to GRP of \$1.1 million from direct effects, with a further flow on impact of \$0.5 million through other industries for a total industry value added of \$1.6 million. An additional \$0.6 million in gross regional product can be attributed to consumption-induced effects.

Economic Assessment of Bundaberg Multiplex Project: Stage 2



Table 7: Economic Impact of Proposed Stage 2 of Bundaberg Multiplex – Indirect Tourism Expenditure				
	Bundaberg LGA	Wide Bay Burnett	Queensland	Australia
Output (\$ million)				
Direct	2.2	2.2	2.2	2.2
Indirect	1.1	1.2	1.4	1.8
Consumption	1.2	1.3	1.8	2.4
Total	4.5	4.7	5.4	6.4
Income (\$ million)				
Direct	0.6	0.6	0.6	0.6
Indirect	0.2	0.2	0.3	0.4
Consumption	0.3	0.6	0.7	0.8
Total	1.1	1.3	1.5	1.7
Employment (fte persons)				
Direct	18.8	18.8	18.8	18.8
Indirect	10.0	10.2	11.1	12.2
Consumption	7.8	15.1	16.4	18.1
Total	36.6	44.1	46.3	49.1
Value added (\$ million)				
Direct	1.1	1.1	1.1	1.1
Indirect	0.5	0.5	0.6	0.8
Consumption	0.6	1.1	1.5	1.9
Total	2.2	2.8	3.3	3.8
% change in baseline GRP	0.05%	0.02%	0.00%	0.00%

Evaluation Period

The base price year adopted is 2016, whilst the assumed construction period for Stage 2 of the Multiplex is January 2017 to September 2017. The appraisal period for the economic assessment is 2016 up to and including 25 years from the first year of operation (i.e. 2040).

Discount Rate

Consistent with relevant guidelines, a real discount rate of 6% has been adopted for the CBA. For the purposes of sensitivity testing, real discount rates of 4% and 8% have also been applied.

Economic Assessment of Bundaberg Multiplex Project: Stage 2



COST BENEFIT ASSESSMENT

The results of the CBA for Stage 2 of the Bundaberg Multiplex Project are summarised in the following table, including the total (discounted) present value incremental costs and benefits and resulting NPV and BCR. Also included are sensitivity results for lower and upper range discount rates (4% and 8%).

As expected for this type of project, costs are dominated by capital expenditures, whereas benefits are more broadly distributed across different categories, with consumer surplus, indirect visitor expenditure and direct and indirect increases in regional value added providing significant contributions.

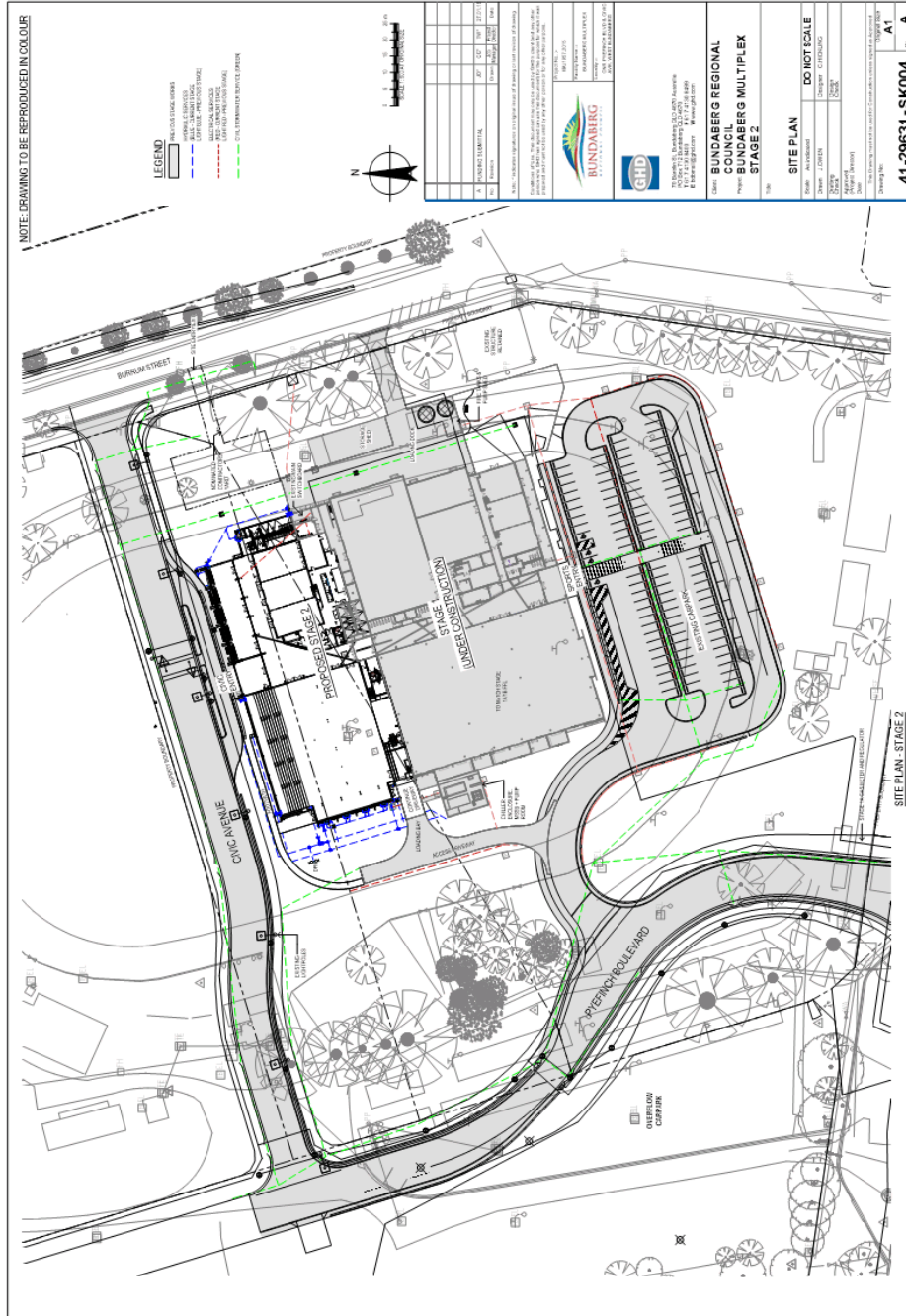
Table 8: Present Value Incremental Costs and Benefits (\$ million), NPV and BCR			
	Real discount rate		
	4%	6%	8%
Direct Infrastructure Costs			
Capital	12.24	12.00	11.78
Operating and maintenance (depreciation)	4.85	3.95	3.29
Total Infrastructure Costs	16.90	15.73	14.83
Cost Savings and External Benefits			
Increased value added from construction phase	5.51	5.40	5.30
Consumer surplus	21.03	16.94	13.93
Increased visitor expenditure	43.48	35.03	28.79
Total Benefits	67.54	54.43	44.86
NPV	50.64	38.69	30.03
IRR	46%	46%	46%
BCR	4.00	3.46	3.03

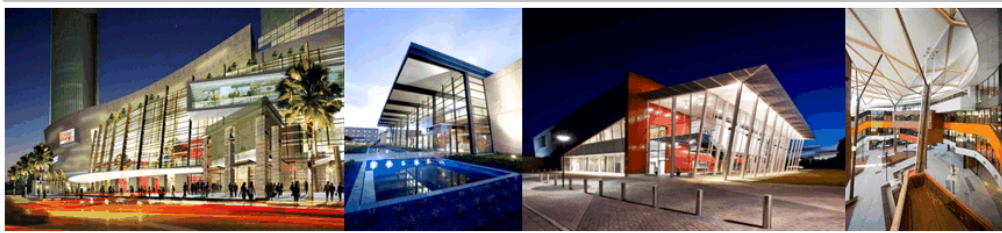
In aggregate, the NPV analysis suggests substantial net benefits of approximately \$38.7 million flowing from the proposed Stage 2 of the Bundaberg Multiplex Project, with a BCR of 3.46 and internal rate of return (IRR) of 46%, indicating that the project offers significant societal benefits well in excess of costs. This also takes into account timing differences between the earlier incurrence of costs and ongoing receipt of facility users and other benefits over the evaluation period.

Given the large volume of upfront costs and the (in general) stream of ongoing benefits, the CBA moves as expected insofar as the lower discount rate (4%) increases the NPV and BCR for the project, whilst the higher rate (8%) decreases the NPV and BCR relative to the base case, although all BCR's recorded are significantly higher than break-even.



APPENDIX A: BUNDABERG MULTIPLEX SITE PLAN





BUNDABERG MULTIPLEX

STAGE 2 COST PLAN

3 February 2016

04513

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3 FEBRUARY 2016
BUNDABERG MULTIPLEX
STAGE 2 COST PLAN



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3 FEBRUARY 2016
BUNDABERG MULTIPLEX
 STAGE 2 COST PLAN



1.0 SUMMARY

We have prepared an estimate of the construction cost for the proposed Stage 2 works to complete the Bundaberg Multiplex project. The Cost Plan amounts to **\$12,260,000 excluding GST** and is summarised as follows:

		\$
Stage 2 works		
1	Site Preparation	73,000
2	Building	10,167,000
3	Landscaping	128,000
4	Head Contract Preliminaries	1,037,000
5	Construction/Contract Contingency	855,000
TOTAL including escalation (Excl GST)		\$ 12,260,000

Escalation to anticipated commencement in July 2017 has been allowed

A detailed elemental breakdown of the cost plan is attached in Appendix 1 to this report.

2.0 BASIS OF REPORT

2.1 Drawings and Documentation

The cost plan is based upon GHD's design drawings received on 3 February 2014 and 22 September 2015.

2.2 Scope of Works and Assumptions

The scope of works is based on the 100% design information received on 3 February 2014 and design drawings received on 22 September 2015.

The estimate is based on the assumption that Stage 1 is completed prior to Stage 2 being constructed and that the Stage 2 works will be procured as a separate competitively tendered traditional lump sum contract. Our estimate includes an allowance for building cost escalation of 4% per annum to a nominal construction commencement date of July 2017.

2.3 Head Contractor's Preliminaries

The cost plan includes an allowance of 10% for Head Contractor's preliminaries (on-site and off-site overheads)

2.4 Contract contingency

An allowance of 7.5% for a client construction contingency/ project reserve has been included.

3 FEBRUARY 2016
BUNDABERG MULTIPLEX
STAGE 2 COST PLAN



3.0 EXCLUSIONS

The following are excluded from the cost plan:

- Consultants fees
- Loose furniture (FF&E)
- Curtains and blinds
- IT and Comms equipment
- Kitchen equipment
- Emergency Generator
- Padmount substation
- Authority fees and approval costs
- Headworks charges
- Latent Conditions
- GST

3 FEBRUARY 2016
BUNDABERG MULTIPLEX
STAGE 2 COST PLAN



APPENDICES

Appendix 1: Cost Plan

SUMMARY



Project: Bundaberg Showgrounds Redevelopment		Details: Cost Plan - Stage 2 Feb 2016		
Building: Bundaberg Showground Redev				
Code	Trade Description	Subtotal	Factor	Total
1	SITE PREPARATION Stage 2	72,377		72,377
2	BUILDING Stage 2	10,167,334		10,167,334
3	LANDSCAPING Stage 2	127,719		127,719
	Sub-total	10,367,430		10,367,430
4	Head Contractor's Preliminaries (10%)	1,036,743		1,036,743
	CONSTRUCTION COST (EXCL GST)	11,404,173		11,404,173
5	Construction/Contract Contingency (7.5%)	855,313		855,313
	TOTAL COST (EXCL GST)	12,259,486		12,259,486
	Escalation to anticipated commencement in July 2017 has been allowed			
GFA: 4,003.00 m2				12,259,486

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Wilde and Woollard
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 Milton Qld 4064

ELEMENTAL DETAIL



Project: Bundaberg Showgrounds Redevelopment		Details: Cost Plan - Stage 2 Feb 2016			
Building: Bundaberg Showground Redev					
Item No.	Item Description	Quantity	Unit	Rate	Amount
1	SITE PREPARATION Stage 2				
1	Site Preparation	4,003	m2	18.08	72,377
SITE PREPARATION Stage 2 TOTAL					72,377

ELEMENTAL DETAIL



Project: Bundaberg Showgrounds Redevelopment
Building: Bundaberg Showground Redev

Details: Cost Plan - Stage 2 Feb 2016

Item No.	Item Description	Quantity	Unit	Rate	Amount
1	BUILDING Stage 2				
	SUBSTRUCTURE				
1	Substructure	3,640	m2	211.72	770,655
	SUPERSTRUCTURE				
2	Columns	3,640	m2	115.95	422,054
3	Upper Floors	541	m2	150.46	81,398
4	Staircases	11	mRise	2,913.80	32,052
5	Roof	3,640	m2	349.64	1,272,701
	EXTERNAL FABRIC AND FINISHES				
6	External Walls	3,640	m2	149.38	543,756
7	External Windows	3,640	m2	109.38	398,148
8	External Doors	48	m2	1,265.32	60,735
	INTERNAL FABRIC				
9	Internal Walls	3,640	m2	138.96	505,832
10	Internal Doors	349	m2	457.64	159,716
	INTERNAL FINISHES				
11	Wall Finishes	3,640	m2	125.20	455,722
12	Floor Finishes	3,640	m2	124.23	452,185
13	Ceiling Finishes	3,640	m2	158.73	577,768
	FITTINGS				
14	Fitments	3,640	m2	397.77	1,447,875
	SERVICES				
15	Hydraulics	3,640	m2	117.76	428,641
16	Sanitary Plumbing		inc. in SF		
17	Water Supply		inc. in SF		
18	Ventilation	508	m2	175.90	89,358
19	Air Conditioning	2,412	m2	549.47	1,325,318
20	Fire Protection	3,640	m2	23.30	84,800
21	Electric Light & Power	4,003	m2	198.39	794,152
22	Communications	3,640	m2	19.51	71,020
23	Transportation Systems	1,874	m2	19.80	37,100
24	Audio Visual	3,640	m2	42.95	156,350
	TOTAL BUILDING COST	4,003	m2	2,539.93	10,167,334

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ELEMENTAL DETAIL



Project: Bundaberg Showgrounds Redevelopment	Details: Cost Plan - Stage 2 Feb 2016
Building: Bundaberg Showground Redev	

Item No.	Item Description	Quantity	Unit	Rate	Amount
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1	BUILDING Stage 2				<i>(Continued)</i>
	TOTAL FECA	3,640	m2		
	TOTAL UCA	363	m2		
	TOTAL GFA	4,003	m2		
	BUILDING Stage 2 TOTAL				10,167,334

ELEMENTAL DETAIL



Project: Bundaberg Showgrounds Redevelopment		Details: Cost Plan - Stage 2 Feb 2016			
Building: Bundaberg Showground Redev					
Item No.	Item Description	Quantity	Unit	Rate	Amount
1	LANDSCAPING Stage 2				
1	Landscaping	4,003	m2	31.91	127,719
LANDSCAPING Stage 2 TOTAL					127,719



This document provides supporting documentation for Question 24 within the Grant Management System portal. The information below provides additional detail on Wilde and Woollard, quantity surveyors who have independently assessed project costs for construction of Stage 2 of the Bundaberg Multiplex. For details related to the Multiplex Stage 2 cost plan, please reference the document titled NSRF300018_Cost_Plan.

Background

Wilde and Woollard is a group of Australian owned Quantity Surveying practices providing comprehensive cost planning and cost management services for construction projects from creation through to end of life cycle. Established for over 85 years, we have an unparalleled record of successful cost management of a broad range of project types for a wide variety of organisations.

Wilde and Woollard offers a comprehensive range of services in all facets of quantity surveying including:

- Procurement Advice
- Whole of Life Analyses
- Quantity Measurement
- Cost Planning & Cost Management
- Due Diligence
- Project Auditing
- Bank Finance Reports
- Risk Management
- Insurance Valuations
- Sinking Funds and Strategic Maintenance
- Tax Depreciation
- Value Management

Our Organisation

As cost managers, Wilde and Woollard are committed to providing our Clients with consistent, professional advice on the issues of construction cost, programming and form of contract whilst respecting the Client's goals and aspirations, financial limitations and time constraints.

Our services are wide ranging and where appropriate, extend into research and development of new techniques to resolve particular situations or ideals. This performance orientated approach has resulted in Wilde and Woollard achieving an encouraging high profile within the building industry.



Our Purpose

Wilde and Woollard help our client organisations nurture their commercial growth and prosperity. We focus on maximising your fixed assets allowing you to make the right decisions to improve your business. This occurs at both a strategic level and on individual projects. Organisations own assets to facilitate the delivery of products or services. At Wilde and Woollard we provide an integrated fixed asset planning and management service.

This approach ensures that:

- Your organisational goals determine our priorities - we work alongside you, advising you as a business partner.
- Capital is applied in a manner that supports your priorities.
- Resources are used effectively and efficiently so that best value is achieved.
- Underpinning this is our philosophy of really understanding your business motivations.

Locations

Wilde and Woollard has offices located across Australia and in South East Asia:

- Adelaide
- Brisbane
- Canberra
- Melbourne
- Perth
- Sydney
- Jakarta



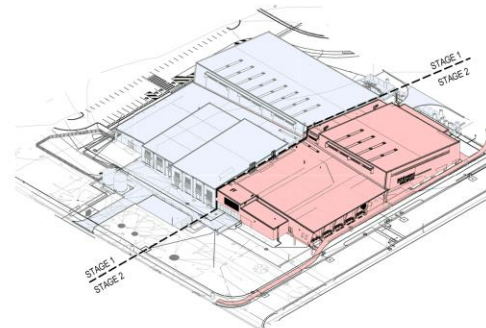
LOCALITY PLAN



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VIEW - STAGE 1 AND 2
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A FUNDING SUBMITTAL				JG*	GG*	TWP	27.01.18
No	Revision	Drawn	App	Project Manager	Director	Date	

Note: * indicates signatures on original issue of drawing or last revision of drawing

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 Facility Name: BUNDABERG MULTIPLEX
 Locality: CMAH (PVT) FINCH HILLS & CIVIC AND WEST BUNDABERG

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Client: BUNDABERG REGIONAL COUNCIL
 Project: BUNDABERG MULTIPLEX STAGE 2

Title: LOCALITY PLAN AND VIEWS

Scale: DO NOT SCALE

Drawn: J GIVERN	Designer: C HICKLING
Drafting: [blank]	Design: [blank]
Checked: [blank]	Check: [blank]
Approved: [blank]	Project Director: [blank]
Date: [blank]	Date: [blank]

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Drawing No: **41-29631-SK001** Original Size: **A1**
 Rev: **A**

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