



SOUTH BURNETT
REGIONAL COUNCIL

AGENDA

Late Reports

Liveability, Governance and Finance Standing Committee Meeting Wednesday, 11 October 2023

Date: Wednesday, 11 October 2023

Time: 9:00am

**Location: Warren Truss Chamber
45 Glendon Street
Kingaroy**

**Mark Pitt PSM
Chief Executive Officer**

Order Of Business

0	Property & Facility Management.....	3
L.1	Application for Funding under the 2023/2024 Queensland Government Minor Infrastructure and Inclusive Facilities Fund - Butter Factory Park, Nanango and Murgon Skate Park, Murgon.....	3

0 PROPERTY & FACILITY MANAGEMENT

L.1 APPLICATION FOR FUNDING UNDER THE 2023/2024 QUEENSLAND GOVERNMENT MINOR INFRASTRUCTURE AND INCLUSIVE FACILITIES FUND - BUTTER FACTORY PARK, NANANGO AND MURGON SKATE PARK, MURGON.

File Number: 11/10/2023
Author: Manager Facilities and Parks
Authoriser: Chief Executive Officer

PRECIS

Applications for funding under the 2023/2024 Queensland Government Minor Infrastructure and Inclusive Facilities Fund for replacement of amenities at Butter Factory Park, Nanango and the construction of new amenities at the Murgon Skate Park.

SUMMARY

That Council apply for grant funding under the 2023/2024 Queensland Government Minor Infrastructure and Inclusive Facilities Fund for capital expenditure on two projects – Replacement Toilet Facilities to Butter Factory Park in Nanango and the construction of new amenities at the Murgon Skate Park.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council:

That Council endorse the two applications for grant funding under the Minor Infrastructure and Inclusive Facilities Fund to replace inadequate toilet facilities at Butter Factory Park, Nanango with larger accessible amenities and for the construction of a new accessible facility at the Murgon Skate Park.

FINANCIAL AND RESOURCE IMPLICATIONS

The Butter Factory Park toilet is manifestly inadequate for the park usage especially on weekends. Murgon Skate Park does not currently have any amenities.

The Minor Infrastructure and Inclusive Facilities Fund will provide up to 80% of the Project Cost with a maximum possible contribution of \$350000.00.

New amenities for the Murgon Skate Park is not currently included in the forward Capital Works budget and therefore unfunded.

Butter Factory Park toilet replacement is included in the 23/24 Capital works program with a budget of \$220000.00 funded from depreciation.

Council's total contribution for the two applications will be \$94,000. Councils' contribution to the grant will be diverted from Butter Factory Park amenities project.

Grant funding will significantly reduce Councils financial contribution and hopefully allow two priority amenities facilities to be constructed installed in the region.

LINK TO CORPORATE/OPERATIONAL PLAN

Annual Operational Plan 2023-24

OPL/14 Management of Council's buildings and facilities including operational maintenance programmes, commercial and community leases and cost-effective asset management programs to meet agreed service levels.

OPL/04 Provide well planned and maintained open space, parks and rail trails network to meet the recreation and social needs of the community.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

There has been consultation with the Parks Co-ordinator and Parks Technical Officer to confirm suitability of the proposed buildings.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

The *Building Act 1975* through the *National Construction Code* requires new facilities to be accessible. Further, the first two additional cubicles are required to be ambulant compliant.

A building approval and plumbing approval will be required for each building.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct Policy/Local Delegation Implications.

ASSET MANAGEMENT IMPLICATIONS

The regional toilet facility inspection program identified the Butter Factory park facility as being in poor condition and inadequate for the park's usage. Replacement with a new more suitable building may reduce ongoing operational costs and provide a more suitable facility for park patrons.

Construction of an amenities building in the Murgon Skate Park will create ongoing operational expenditure for cleaning and maintenance and will require funding for future depreciation.

REPORT

Butter Factory Park toilet requires replacement. It is inadequate for the park's peak usage, is approaching end of life, and is not currently accessible. The Murgon Skate Park does not currently have an amenity building and patrons are required to use the toilets in QEII park some distance away.

It is proposed to replace the current single cubicle Butter Factory facility with a new building containing one Accessible cubicle and a further two Ambulant cubicles. This project is included in the 23/24 Capital Works program with a budget of \$220000.00. The current estimated project cost is \$237000.00.









The proposed new building for the Murgon Skate Park also has a single accessible cubicle with a further 2 ambulant cubicles. The current estimated project cost is \$233000.

Round 2 of the State Government "Minor Infrastructure and Inclusive Facilities Fund" is open for grant applications with a closing date of 16 November 2023. It provides for multiple projects however each site must have a separate application.

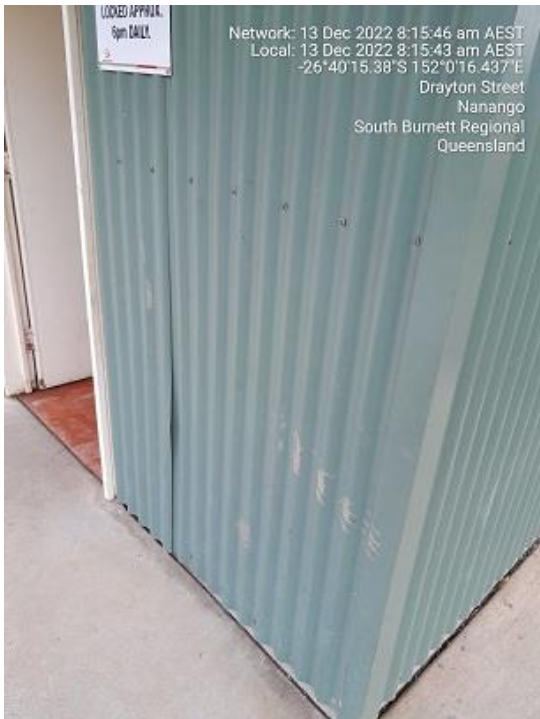
The Funds "Inclusive and Accessible" category provides total funding of \$30m with a maximum possible contribution of \$350000.00 per project. The grant funding will contribute a maximum 80% of the project value with Council required to contribute the balance.

Budget estimates and preliminary plans have been attached for both proposals. The proposed building plan is the same for both sites.

ATTACHMENTS

1. **Condition Inspection - Butter Factory Park**  
2. **Proposed Building Plan - Butter Factory Park and Murgon Skate Park.**  
3. **Butter Factory Park - Budget Estimate**  
4. **Murgon Skate Park - Budget Estimate**  

BUILDING CONDITION ASSESSMENT- Site Inspection Record			
Site: Nanango – Butter Factory Park			
Date Inspected: 13/12/22		Inspected by: Chris Kackell	
Building General Description: Colorbond building. 1 PWD toilet.			
Asset Component	Score	Notes	Photos
Sub Structure	6	Concrete slab. Some major cracking.	
Super Structure	5	Timber frame	
Roof Cladding	7	Colorbond corrugated iron. Very dirty. Gutters full of leaves and starting to rust.	
External Finishes	6	Colorbond corrugated iron. A lot of scuff marks and dents. Timber posts need repaint.	
Internal Finishes	7	Chip board sheeting. Needs repaint	
Floor Coverings	8	Painted floor. Badly worn and stained.	
Fittings	7	Stainless steel basin. Dripping tap	
Services	N/A		
External Services	7	Drinking fountain. Old and dirty	
Overall Condition Score	7		
<p>Notes: Showing it's age. PWD toilet does not comply with current laws. This single toilet is not sufficient for the amount of use this park gets. Consider replacement.</p>			







LEGEND

AR	AMBULANT COMPLIANT RAILS
BCT	BABY CHANGE TABLE
BL1	STAINLESS STEEL BASIN C/W FLARED LEVER PILLAR TAP AND COLORBOND SHROUD
BP1	STAINLESS STEEL BASIN C/W BUTTON ACTION TAP AND COLORBOND SHROUD
ID	INDUCT PLASTIC CISTERN
SH	STAINLESS STEEL SHELF
TRH	TOILET ROLL HOLDER
WA	STAINLESS STEEL AMBULANT COMPLIANT PAN
WD	STAINLESS STEEL DISABLED COMPLIANT PAN

OF SLAB

DOOR SCHEDULE

NO.	HEIGHT	WIDTH	DESCRIPTION
01	2040	916	COLORBOND CLAD - HOLLOW CORE DOOR
02	2040	825	COLORBOND CLAD - HOLLOW CORE DOOR
03	2040	916	COLORBOND CLAD - HOLLOW CORE DOOR



LEGEND

CRS	COLORBOND ROOF SHEETING
CWS	COLORBOND WALL SHEETING
TVS	TIMBER VENTILATION SCREEN

DOOR SCHEDULE

NO.	HEIGHT	WIDTH	DESCRIPTION
01	2040	916	COLORBOND CLAD - HOLLOW CORE DOOR
02	2040	825	COLORBOND CLAD - HOLLOW CORE DOOR
03	2040	916	COLORBOND CLAD - HOLLOW CORE DOOR

Estimate - 1 x Acc, 2 x Am Restroom - Butter Factory Park, Nanango
Landmark K9505 Caretaker - Skillion roof

Description	Item	Notes	Quantity	Cost	Total
Landmark K9595		Supply of kit including fit out gear		\$ 78,355.00	\$ 78,355.00
Landmark - construction incl. slab				\$ 61,710.00	\$ 61,710.00
Prelims					
Soil test				\$ 1,600.00	
Hydraulic Design		Enviro Water		\$ 1,750.00	
Site plan		PassivDesign		\$ 1,500.00	
Building Approval		Private Certifier		\$ 3,000.00	
Plumbing Approval		SBRC		\$ 1,500.00	
Site establishment					
Temporary Fencing		Say 80m		\$ 4,000.00	
Site Toilet				\$ 1,200.00	
Create building platform				\$ 7,500.00	
Demolition of existing				\$ 15,000.00	
Make good paths and turf				\$ 10,000.00	
Fencing repairs				\$ 4,000.00	\$ 51,050.00
		Sub total			\$ 191,115.00
		Contingency and cost escalation - 10%			\$ 19,112.00
		Total estimated cost			\$ 210,227.00
		Contractors margin - 12.5%			\$ 26,285.00
		ESTIMATED PROJECT COST (+GST)			\$ 236,512.00

**Estimate - 1 x Acc, 2 x Am Restroom - Murgon Skate Park,
Landmark K9505 Caretaker - Skillion roof**

Description	Item	Notes	Quantity	Cost	Total
Landmark K9595		Supply of kit including fit out gear		\$ 78,355.00	\$ 78,355.00
Landmark - construction incl. slab				\$ 61,710.00	\$ 61,710.00
Prelims					
Soil test				\$ 1,600.00	
Hydraulic Design		Enviro Water		\$ 1,750.00	
Site plan		PassivDesign		\$ 1,500.00	
Building Approval		Private Certifier		\$ 3,000.00	
Plumbing Approval		SBRC		\$ 1,500.00	
Sewer connection		By SBRC - estimate only - at cost		\$ 5,000.00	
Water connection		SBRC fee schedule - 20mm service		\$ 1,117.00	
Site establishment					
Temporary Fencing		Say 80m		\$ 4,000.00	
Site Toilet				\$ 1,200.00	
Create building platform				\$ 7,500.00	
Make good paths and turf				\$ 12,000.00	\$ 40,167.00
Sub total					\$ 180,232.00
Contingency and cost escalation - 10%					\$ 18,023.00
Total estimated cost					\$ 198,255.00
Contractors margin - 17.5%					\$ 34,695.00
ESTIMATED PROJECT COST (+GST)					\$ 232,950.00