

MAYORAL MINUTE TO SPECIAL MEETING OF CLARENCE VALLEY COUNCIL ON 6TH SEPTEMBER 2007.

PROPOSED ACQUISITION OF SALVAGE MATERIALS FROM THE WHERRETT PARK SPORTS COMPLEX DEMOLITION

SUMMARY

This Minute proposes the purchase by the Council of materials from the demolition of the Wherrett Park Sports Complex in Maclean. The Special meeting was called by the Mayor to enable full Council to make a decision on the proposal. As demolition work has commenced a Council decision needs to be now made.

RECOMMENDATION

That the Council confirm its desire to purchase the structural steel and flooring materials from the Wherrett Park Sports Complex in Maclean, for an all up price of \$40,000 and that the cost of the acquisition be further discussed at the time of consideration of the 30 September quarterly budget review.

BACKGROUND

The Council was recently shown plans of the proposed extension of the Mareeba Aged Accommodation complex in Maclean and had the timetable of the project outlined by representatives of Mareeba. The Council had previously approved of the development which included the demolition of the Wherrett Park Sports Complex.

Early on Monday 3rd September, Councillor Jim Simmons alerted me to the opportunity for the council to acquire certain materials from the demolition, and the urgency of a decision in view of the fact that the demolition works were to commence that morning. Cr Simmons and I met with the demolition team leader Mr Phil Walsh of Architectural Salvage Pty Ltd to discuss briefly his program for the demolition. We inspected the building and the materials that were available to purchase which included all steel and timber floors of both the basketball court and the 4 squash courts as well as other items such as lights, nets backboards etc.

I stated to Mr Walsh my view that his asking price represented value and that it would be a sound idea for council to purchase and store the materials in the expectation that a site could be found for the re-erection of the facility for the benefit of the Maclean and district sporting community. I then conveyed this information to DGM Mr Donges.

ISSUES

The Council will recall the community anxiety caused two years ago when it was first mooted that Mareeba would purchase the Sports Centre property for the expansion of

its residential aged care programs. There was a great deal of concern that the sporting facilities would be lost to the various age groups and the Council was pressed to take steps to ensure that did not happen.

I appreciate that the time frame for the building demolition does not give Councillors much time to consider this proposal. I am advised that there may be one or more private investors interested in developing indoor sports facilities similar to the Werrett Park Sports Centre, either on Council owned land or perhaps on a privately owned site if a suitable site were available. These materials in my view would be suitable and exceptionally well priced for re-use in such a development.

Planning for the development of the Yamba Recreation Centre is progressing. The proposal to acquire these salvaged materials will not in any way negatively impact on that building, given councils previous unanimous decisions thereon and including the substantial budget commitment in 2007/08.

The materials as described appear to be in good condition and suitable for re-use. This will have to be reassessed when a firm development proposal is available for the council to consider. Meanwhile, the proposal is that the materials be properly stored in a suitable location (Maclean Works Depot) so they don't deteriorate.

I believe that a unique one off opportunity is now presented to Council to obtain suitable materials at well below market value which could provide a low cost platform for a much needed, desired and similar replacement facility. My strong view too is that council action to purchase will be very well received and valued in the local community.

Ian Tiley
Mayor
Clarence Valley Council
5th September 2007.