

Mission Beach Community Association

Representing Residents & Ratepayers of the villages of Mission Beach

Garra's Beach, Big Bay, Nambour, Mission Beach, Wesseling Beach, South Mission Beach, Tamboonier Beach

Chief Executive Officer
Mr M Kelleher
Cardwell Shire Council
PO Box 401
TULLY QLD 4854

FILE

February 14, 2006

Dear Mark

Multi Purpose Centre

We deferred a letter we had prepared in response to your letter of 12th December 2005 thinking that the questions and issues we intended to raise might be answered by the presentation of the Final Feasibility Report at Council on February 9th 2006.

This was not the case. In fact, our anxiety has been further heightened by your personal refusal to make the draft Joint Development Agreement with EQ available in take-a-way form... not only to the community, but to the media and to councillors. The scrutiny of this document in draft stage with the acknowledgement that EQ have approved it, and that Council resolved to accept it in principle, is an essential safeguard for the community. Even at the presentation, further amendments were suggested demonstrating the wisdom of scrutiny. When will this document be available in the interests of transparency? Clearly, after it has been signed off is unacceptable. We recall that both Marc Rowell MP and Hon. Desley Boyle have stressed the imperative of community consultation.

The financial modelling remains a highly questionable assumption. We have not yet received a response to our Submission dated 1/12/05 which may have addressed this and other issues of concern. Martin Lambert advised on 9/2/06 that only Futsal have committed to the usage and proposed charges in writing. While he asserts that all other proposed user groups/sports have indicated verbal agreement to usage and charges, information we have would question these commitments. Are we to assume that Year 1 in the 5 Year Analysis is for a part year? If not, on what basis has a revenue increase of 61% been assumed for Year 2, 10% in Year 3 and so on? Are you going to deny these user groups access to alternative venues (Eg. The Igloo) to forcefully apply increased charges?

Back to the letter we deferred. The issues unfortunately were not addressed by the presentation of the Final Feasibility Report, so we are compelled to seek answers now.

1. Can you confirm that an application was made to FNQ Area Consultative Committee (Resolution 26/6/2004) to assist funding the feasibility study? Was it successful? Has the funding been used to offset costs?

President: Bill Shannon Secretary & Contact: Allan Ogden Phone: 07 4068 9933
Postal Address: 54 Mission Drive South Mission Beach Qld 4852
E-mail Address: aog29769@bigpond.net.au

2. You stated that the Project Steering Committee (PSC) followed an 'open and accountable process'. To our knowledge, these meetings were not publicly advertised, nor do we know who the members are, particularly those representing the interests of the community and nor do we know how they were appointed. Will you please provide MBCA with copies of the minutes from these meetings? Will you also copy us on the brief prepared by the PSC to Lambert Recreation Planning to guide its preparation of the feasibility study.
3. Is your claim in the Sport & Recreation submission for \$900k that Council will underwrite any shortfall in funding revocable or is there any possibility that this claim is, or may become, true?
4. We wonder how THS received approval for \$600k under the Smart Schools Subsidy in December 2005 given that the Final Feasibility Report was not presented until February 2006. Is this subsidy conditional in any way? For example, upon submission of Final Feasibility; success in applying for additional funding sources; etc. Will THS still be able to access this subsidy if the Centre as proposed is not built?
5. We have forwarded you a copy of the 87 page Aquatic Facility Needs Analysis and Feasibility Study. It is clear that double standards have been applied. Not only was the Aquatic Facility accorded priority in the 'Sports & Recreation Facilities Plan of 2000' to which you refer, the committee had to undertake 2 surveys at their cost as a Council(s) directive. The community has not yet seen convincing evidence that the Multi-Purpose Centre meets the expectations of ratepayers Shire wide. The 2000 study is outdated. It does not reflect the changing demographic of the Shire over the last 5 years. A Civic/Cultural Centre identified in the 2000 study is a different animal from the current MPC proposal. Where is the specific Needs Analysis for this specific multi-purpose centre?
6. What other options and what other locations have been considered and discarded? Will you accept that the Centre, even as it is proposed, could have been built elsewhere? The only funding difference for capital works would be lack of access to EQ Amenities Upgrade Funding (\$540k). The maximum amount of \$1.5m from S&R (for facilities not on school grounds) could substitute for the EQ Smart Schools Subsidy (\$600k). If it was not a shared facility, would such an extravagant facility be required?
7. Your letter reveals that Vantage Cultural Planning (VCP) Needs Analysis & Market Research suggested "A hall with seating for 700 was envisaged". In addition, CSC resolution 15/6/95 refers to a venue that 'involves up to 300 people'. Why then are you contemplating building a Centre with seating for 1000 people Or is the information supplied to the TT (3/11/05) 'complex to seat 1000 or 800 at tables' incorrect? It was restated in your letter of 12/12/05. By the way, we assume your claim that it does not have a capacity greater than Cairns Civic Centre is in error given that CCC seats 670. Where is the justification for the size of this proposed complex?
8. Where is the Cost/Benefit Analysis promised by the Mayor? (TT 8/12/05). Have you, or will you, brief an independent professional (such as a major accounting firm like KPMG) to take into account:
 - Loss of revenue from the Igloo
 - Interest on borrowings to finance construction
 - Continuing financial obligations to maintain the Igloo
 - Economic income foregone by siting the facility at THS in lieu of an area capable of accommodating the convention market

- Opportunity cost of capital by either reducing rates or upgrading existing facilities in Tully (Igloo), Mission Beach (Frogs Hollow), Cardwell
- Testing the assumptions on revenue, costs and forward projections of the Feasibility Study

Mark, we are sure that you would like MBCA to give up on this issue. As a matter of conscience to our members (currently 196) we cannot. Some people acknowledge that Tully High School needs a better hall – not everyone agrees that ratepayers should have to contribute to it. Many people have no real argument with Tully having a modest Civic Centre – assuming that ratepayer dollars are spent equitably in other parts of the Shire. The nub of the issue is the lack of process and the lack of transparency. We do not believe that Council has informed the community sufficiently on the financial obligations of the proposed Centre or indeed, the proposed costs for them to use it. Two public meetings in Tully (one of which was advertised only in Tully on a noticeboard) and a press release on the Draft Feasibility in the TT could hardly be considered to be widespread community consultation. Too many people remain ignorant of the detail assumed in the Feasibility Study and the longer term implications. We hope that you respect our right to seek answers on behalf of our members and trust that you will provide full disclosure.

Yours sincerely

Allan Ogden
Secretary



COUNCIL
OF THE
SHIRE OF CARDWELL

TULLY 4854
NORTH QUEENSLAND

Your Ref:

Our Ref: 364566MK:va

TELEPHONE: (07) 4043 9100
FACSIMILE: (07) 4068 1772
EMAIL: cardwellshire@yesc.qld.gov.au

23 February 2006

Mr Allan Ogden
Secretary
Mission Beach Community Association
54 Mission Drive
MISSION BEACH QLD 4852

Dear Sir

RE: TULLY MULTI PURPOSE CENTRE

Thank you for your most recent correspondence regarding progress with the Tully Multi Purpose Centre (TMPC).

As you are aware, the Council has unanimously decided to take the next step in bringing this project to a reality, that is, to seek funding from both State and Federal Departments and Agencies towards the capital cost of these proposed facilities.

You are also aware the Council has provided an opportunity for public scrutiny and input into this project over the past year and has provided information through various forums, including public meetings and the local media and has responded directly to your organisation on several occasions regarding the proposal.

As the Council has now taken the decision to proceed to the next stage of the project I am not in a position to allocate any further resources to answer the raft of questions you have now raised again in this most recent correspondence. The Council's priority is to now ensure the Government Departments and Agencies have sufficient information to make an informed decision on the merits of providing funding towards the TMPC.

I would also like to reassure you all information relating to this project is available for Councillors. However, I reiterate the draft Agreement or "Contract" proposed to be made between the Council and the Department of Education for the management of the Centre, will not be available for the general public or the media until both parties agree the document can be released.

In relation to providing a further copy of the Consultancy brief, I have attached a copy of the correspondence dated 9 June 2005 as requested.

Thank you again for taking an active role in providing comments on the proposed TMPC.

Yours faithfully

MARK KELLEHER
CHIEF EXECUTIVE OFFICER

Page 1

Mark Kelleher (Chief Executive Officer)
All Correspondence to be addressed to: Chief Executive Officer, Cardwell Shire Council.
Postal Address: P.O. Box 401, Tully, Queensland, 4854
Office Address: Civic Centre, 38-40 Bryant Street, Tully, Queensland, 4854

4043 9125
4068 1772

Enquiries:

Telephone: (07)
Facsimile: (07)

COPY ONLY

318041IDA:va

9 June 2005

Ms Rhonda Murdoch
Vice President
Mission Beach Community Association
54 Mission Drive
MISSION BEACH QLD 4852

Dear Madam

Re: Tully Multi-Purpose Centre

Mr Martin Lambert of Lambert Recreation Planning has passed on to Council a copy of correspondence from your Association dated 16th May 2005 and his reply dated 23rd May 2005.

Whilst Mr Lambert has addressed most of the issues raised he does point out that there are a number of matters which require a Council reply and others that will be dealt with as the Study progresses.

The following additional comments are now provided in response to your request for answers on specific issues.

Tully has always been the preferred site for the Shire's Community Centre. It is centrally located within the Shire and provides the best opportunity to support the social, educational and sporting communities. A Community Hall/Cultural Complex was first planned by Council in the mid 1970's and was designed as the second stage of the Civic Centre in Tully. Subsequent Council's developed revised concept plans during the late 1990's and in early 2000. In October 2003, the Council was approached by representatives of Tully High P&C seeking consideration to a joint approach for a project to establish a Multi-Purpose Facility at the High School. This joint approach was seen as an opportunity to establish a Community Hall incorporating other broad based community uses with a considerable saving in investment by Council in areas of both capital and recurrent costs. This is achieved as a direct benefit of the shared provision approach. Council provided its "in principle" support for a funding application being made by the school at that time under the Smart Schools Renewal Program (vide Resolution W4872 28/10/2003).

Subsequent to the decision to provide "in principle" support Council resolved to invite fee proposals from several selected consultants to prepare a feasibility study for the facility. It was agreed that both the Council and High School jointly contribute towards the cost of this Study (vide Resolution W5073 26/08/2004).

Page 1

Page 1

Ian Adcock (Director of Corporate and Community Services)

4043 9127
4068 1772

The Feasibility Study which is currently in progress provides for the following tasks:-

- Needs Analysis based on a review of existing reports, additional research and a targeted consultation program
- Site analysis and evaluation to determine any issues associated with the preferred site or sites
- Preparation of a Concept design and Site plan. The concept design will be based on a Facility Brief which will be prepared from the results of the initial consultation and investigation stage.
- Review of the proposed dual provision approach and the various partners involved in the project including their contributions to capital and operating costs.
- Detailed Financial Analysis including estimates of operating revenue from programs and events and expenditure and projections of use and programming for the centre.
- Construction Cost estimates based on the architects design concept, the facility brief and verified by a Quantity Surveyor.
- Review of management options for the centre and a recommendation as to the preferred management model
- Review of the proposed partnership agreement and recommendations on key issues and agreements needed for a final agreement.
- Preparation of a full feasibility report to integrate all of the above
- preparation of the SRQ grant application
- Liaison with all stakeholders and a steering committee
- Liaison with SRQ personnel
- briefing the Architects and working with them to produce final designs

The Council's Corporate Plan 2004-2007 lists as one of the strategies the completion of preliminary work involving concept and construction consideration for the Civic Theatre/Cultural Complex. This plan was developed through a community consultation process.

As required by legislation Council's new Corporate Plan needs to be prepared and adopted prior to the commencement of the 2007/2008 financial year. Consultation is an important part of the process in developing the Plan, particularly as it relates to seeking input through inviting public submissions and analysing the needs of the whole Shire community.

Thank you for your continued interest in this project.

Yours faithfully

KEVIN WORMALD
RELIEVING CHIEF EXECUTIVE OFFICER