
NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 11 NOVEMBER 2020
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

1. DEVELOPMENT APPROVALS

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 3.1.6 – Encourage developers to consider energy efficiency and sustainable building design options in new developments DP – 3.1.6.1 - Ensure compliance with relevant building codes and regulations

Executive Summary

This report provides information to Council on the approved Development Applications for the month of October 2020.

Report

The approvals for the month of October bring the total approved Development Applications for the financial year to 29 with a total value of \$12,780,903.00

DA No.	Location	LOT/DP	Description	Value	Assessment Time/Days
2020/38	Papworth Lane, Narromine	102/589164	Transportable Dwelling	\$180,794	42
2020/41	Algalah Street, Narromine	8/30/758759	Demolition	\$50,000	41
2020/43	Waterford Circuit, Narromine	104/1120161	Dwelling	\$265,500	23
2020/45	Dandaloo Street, Trangie	5/1/3903	Garage with Awning	\$16,000	30
2020/46	Culling Street, Narromine	3/5/758759	Storage Shed	\$9,000	21
2020/48	Meringo Street, Narromine	1/304726	Carport & Pergola	\$20,000	11
2020/16	Dappo Road, Narromine	59/755131	Subdivision	\$1,403,721	65

There are currently 4 applications under assessment.

1. DEVELOPMENT APPROVALS (Cont'd)

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2000

Risk Management Issues

Nil

Internal/ external Consultation

Nil

Attachments

Nil

RECOMMENDATION

That the information be noted.

2. HUBNSPOKE PROJECT UPDATE

Author: Director Community and Economic Development
Responsible Officer: Director Community and Economic Development
Link to Strategic Plan: CSP – 2.3.2 Support the growth and development of new and existing businesses and industry

Executive Summary

The purpose of this report is to update Council on the development of the HubnSpoke Coworking space planned for 37 Burraway Street and request a final budget allocation to undertake the project.

Report

The scope of works has been finalised with a staged approach to project completion. Requests for Quotation have now been received with quotations received above the previous budget allowance.

Previous reports have outlined the expected project costs to be \$237,500 (of which \$217,000 in available funding had been determined).

Due to the increased demand for tradesman at this time as a result of Government stimulus and other grant funding, it has taken some time to finalise quotations.

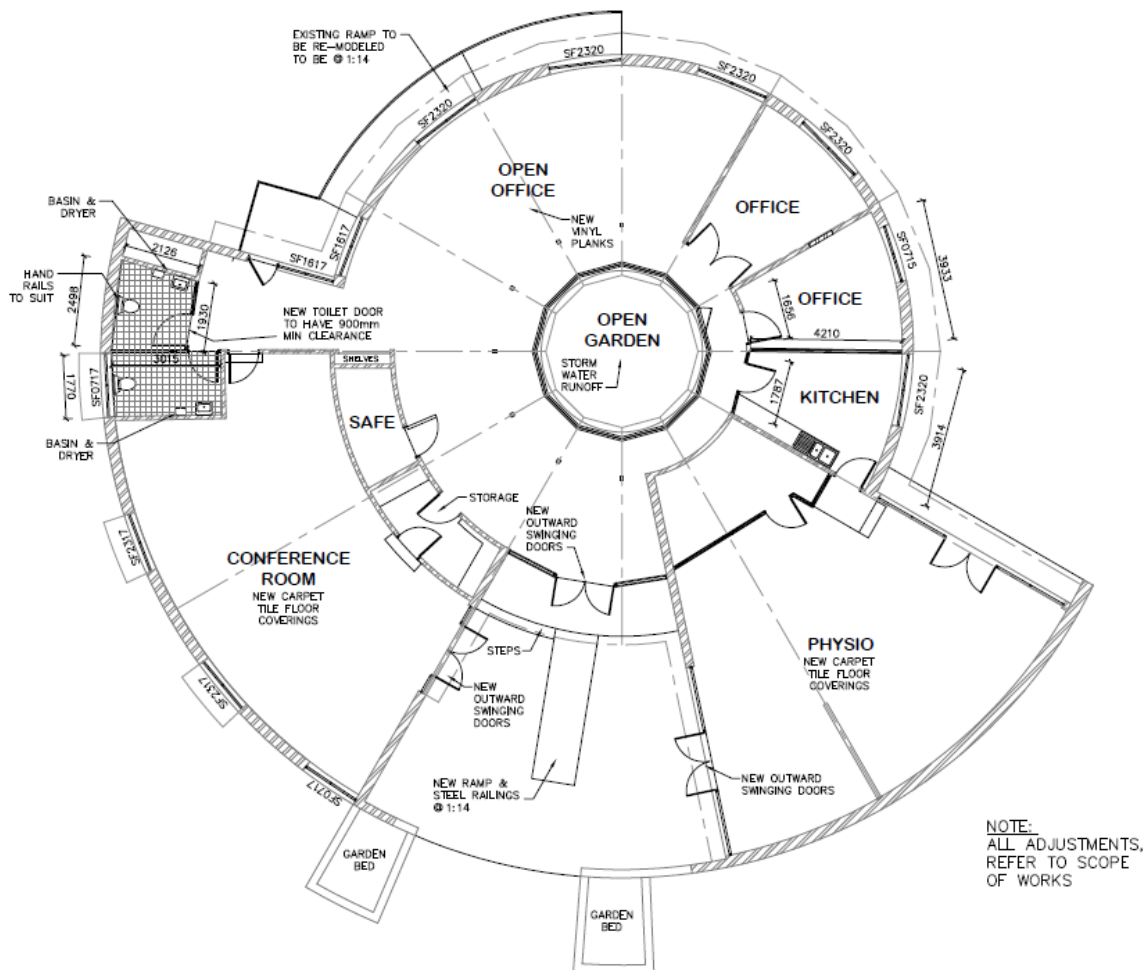
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2. HUBNSPOKE PROJECT UPDATE (Cont'd)

Quotations have now been received, and further \$101,000 is required for completion of the works.

Item	Budget
Expenses	\$318,000
Income	
Previously approved (Lease, NSC, State Grant)	\$217,000
Quarterly budget review November 11 2020	\$101,000
Income total	\$318,000

In order to ensure that a reasonable project budget could be determined some items including landscaping, automatic front doors and building render were removed from the Scope. These items may be undertaken in a future grant application. Undertaking the work on these items at a later date will not be a detriment to the project.



2. HUBNSPOKE PROJECT UPDATE (Cont'd)

Financial Implications

The impact of the recommendation and the Quarterly Budget Review will be an allocation from Council's General Fund Reserve of \$101,000.

It is worth noting that the facility is in need of some repair and these repairs will largely be made as a result of the asset renewal.

While the project is clearly over the expected allowance initially considered, the addition of a co working space is considered a priority with evidence of strong demand to use the facility still apparent.

Should approval not be gained for the additional funding a revised scope would be determined with works proceeding on the basis of this reduced scope.

Legal and Regulatory Compliance

Environmental Planning & Assessment Act 1979
National Construction Code
Narromine Shire Council Procurement Policy 2019

Risk Management Issues

There are several risk management issues to mitigate. These include the need to ensure that the budget for the redevelopment of the building is adequate.

The building works do have a provision for the removal and repair of asbestos. This will be managed in accordance with usual best practice. As with most buildings of this age there is some risk that additional asbestos may be found and may need to be removed.

While initial estimates meant that a request for quotation process was followed prices submitted are above the threshold for when tenders would routinely have been called. Given that Council has already received a number of quotations for the works, it is considered that a competitive process has been undertaken, and it is therefore recommended that Council not invite tenders under the extenuating circumstances provision of Section 55(3)(i) of the Local Government Act 1993.

Internal/External Consultation

Narromine Shire Council's Executive Manager Planning
Narromine Shire Council's Health, Building & Environmental Services Manager
Marathon Health OT Consultants

2. HUBNSPOKE PROJECT UPDATE (Cont'd)

RECOMMENDATION

1. That Council proceed with the development of the Co Working space as outlined at 37 Burraway Street including the additional funding allocation of \$100,980 as outlined in the November 2020 Quarterly Budget Review.
2. That Council not invite tenders for the works under section 55(3)(i) of the Local Government Act 1993, due to extenuating circumstances being that a competitive process has already been undertaken, and therefore a satisfactory result would not be achieved by inviting tenders.

**Phil Johnston
Director Community and Economic Development**