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LOANS TO Comm Organisations

28 MAR 2006

TWEED SHIRE COUNCIL
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ASSIGNED TO: Rayner M.
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FAX

Tweed Heads Police & Community Youth Club
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To:	Mike Rayner, A/GM Tweed Shire Council	Fax no:	02 6670 2429
From:	Mark Madden, Tweed Heads PCYC Manager		
Date:	28 March 06	No pages:	5
Subject:	Tweed Heads PCYC Facility Project & Council Fees		

Lot 1 DP 133066 Florence St, T.H.

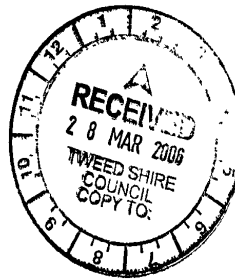
Dear Mr Rayner

I am forwarding a submission seeking Council approval on waiving fees relating to our facility development project, which I am keen for Council Administrators to be aware of.

The construction company has advised that we need to have the issue (of water supply) resolved by mid April, so it does not impede the overall construction project

I look forward to Council's response I am also forwarding the submission by mail which will include various letters of support.

Regards





28 March 2006

Mike Rayner
A/General Manager
Tweed Shire Council
PO Box 816
Murwillumbah NSW 2484
cc/- Council Administrators: Max Boyd, Lucy Turnbull & Garry Payne

Dear Mr Rayner

Tweed Heads PCYC Facility Development Project (DA 04/0533, CC05/0698)

As you may be aware the Tweed Heads PCYC is undertaking a significant redevelopment of its building to provide improved facilities and services for young people and the wider community, which is anticipated to be completed by August

The project, consisting of an extension and facility improvements, will encompass an auditorium capable of holding youth dance parties and other events which can also be divided into 2 multi-purpose rooms, a games room, canteen/café area, educational room equipped with computers, band rehearsal space, new offices and toilets, and a new roof on the existing building. An office and access to other facilities will be made available for other youth and community agencies to utilise in the upgraded Club.

Improvements to the existing building include replacing the roof and guttering, replacing & upgrading exit doors, electrical work, painting and refurbishment of the sports floor

The current range of services of the club include:

- A range of sport and recreational activities - basketball, boxing, break dancing, monthly dance parties, gymnastics, kindy gym, judo, ju-jitsu, concert band/music, weights gym and limited school holiday activities.
- Crime prevention and youth development services - alternative schooling program (Partnerships in Learning), personal development program for at risk young people (Break Away), young women's personal development program (Girlfriend), truancy patrols, case management of young offenders, school lecturing programs and Traffic Offenders Program.
- Fundraising initiatives - markets, trivia night, raffles, barbecues, golf day, donations.
- A community pre-school also operates from the PCYC facility 5 days a week

Tweed Heads Police & Community Youth Club

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ACN 000 041 056 * Donations of \$2 and over are tax deductible * ABN 89 401 152 271

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Although predominantly focusing on services for young people, PCYC membership is open to all ages. In 2005 the club had over 700 registered members, ranging from 2 years old to 80.

Over 16,000 attendances were recorded for last year and it is anticipated that membership and attendances will increase significantly with the opening of the new facilities.

The new facilities will allow a greater diversity of services including:

- Enhanced youth entertainment options – dance parties, band nights, movie nights, drop-in activities (pool, electronic games, listening to music, watching tv and videos)
- Rock band rehearsal space feeding in to band nights
- Education and training programs – continuation of PIL, Traffic Education Program, homework support and other opportunities including support of such programs as Links to Learning, Youth Pathways, JPET and vocational training programs
- Enhanced school holiday activities for youth and children (possibly funded vacation care)
- Other sport and recreation activities – drama, indoor soccer, floorball
- Art and craft activities
- Increased fitness activities (for young people to seniors) – aerobics and boxercise
- Greater opportunities to participate and cater for Youth Week activities and other special events
- Access to other youth services and workers

Although planning for the project commenced some three years ago, the range of improved facilities and services to be provided is consistent with local youth needs based on the recent youth needs analysis commissioned by Council (of which I participated on the steering committee) and the Tweed Coolangatta Community Safety Action Plan.

Cost of the project is in excess of \$1.7 million and is being funded through PCYC State Office/NSW Police Service (\$1 million), Cwith Dept Transport & Regional Services (\$291,875), Tweed Heads Bowls Club (\$82,810), Tweed Shire Council (\$50,000), NSW Sport & Recreation (\$27,500) and the Tweed Heads PCYC (balance of around \$250,000 generated from local fundraising activities)

The commitment and contribution from PCYC to the project is significant (\$1.25 million) particularly when one considers that the building is on crown land managed by Council and leased by PCYC (current lease expiring in December 2010 with a further 10 year option)

Council's contribution of \$50,000 from the Drug Prevention Strategy is greatly appreciated, however the ongoing requests by Council for fees relating to the project is of much concern

Fees imposed by Council to date consist of.

Development contribution fees (consisting of Water Headworks - \$12,110 Sewerage Headworks - \$9,772 Contribution to Tweed Road Plan - \$10,859 Contribution to Council's Admin/Tech Support facilities - \$69)	\$32,810.00
Construction Certificate & other related fees	
• CC application fee	\$1,177.00
• Long Service Levy handling fee	\$19.80
• Erosion & Sediment Control Works	\$45.00
• Engineer Inspections	\$85.00
• Install Stormwater Quality Control Device	\$35.00
• Connect Stormwater to Public Drain	\$30.00
• Sewer Additional Connection Fee	\$35.20
• Plumbing Inspections	\$300.00
• Building Inspections	\$425.00
Total	\$36,962.00

To date we have paid all fees with the exception of the DA development contributions which is being paid in annual instalments

Recently we received an additional request from Council's Trade Waste Officer, Gary Cain to pay \$4,131 to increase the water supply to the building to a 50mm connection (tax invoice not provided) I forwarded a fax to Gary Cain and Peter Holmes on that day seeking advice on how that fee is calculated and I'm still awaiting a reply.

This latest fee (which one could argue should be accommodated with the Water Headworks fee) will take the total of Council imposed fees to \$41,093. In over 12 years experience working with PCYC in NSW including 11 years in State Office I have not encountered such significant fees being imposed by a council for a PCYC facility project, including completely new buildings.

PCYCs in both NSW and Queensland generally receive significant support from councils with building projects through donations/grants, waiving/reduction of DA/CC related fees and in-kind works.

Some recent examples include:

All three Gold Coast PCYC projects supported by Gold Coast Council over the past 2 years:

- Ashmore PCYC - \$930,000 in funding from GCCC, \$26,000 in DA related fees waived, CC and other fees limited to approx \$5,000, in-kind works to the value of \$20,000.
- Gold Coast PCYC, Broadbeach Waters - \$265,000 in funding from GCCC, over \$20,000 in DA/CC related fees waived
- Nerang PCYC - \$115,000 in funding, fees totalling \$3,000 waived. In 1997 GCCC also provided \$300,000 to the club for major works

Across NSW PCYCs have been supported by Councils in recent years across the State including

- Waiving/reduction of DA and CC related fees – Broken Hill, Coffs Harbour (fees of approx \$15,000 of which \$14,000 was waived/reimbursed), Gosford, Kempsey, Lithgow, Liverpool, Port Stephens and Young (nil fees to PCYC).
- Significant financial contribution to building projects – Bourke (new club, Council providing facility & cost of upgrading), Gosford (over \$500,000), Liverpool (over \$2 million), Marrickville (provided new facility), Tamworth & Young (over \$1 million).
- Operating subsidies and grants – Armidale, Bathurst, Fairfield, Lake Macquarie, Marrickville, Moree, Mudgee, North Sydney, Parramatta, Port Stephens, Randwick, Shellharbour, Sutherland & Tamworth

Recommendations

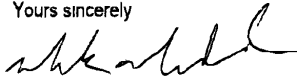
I seek approval for Council to waive the water connection fee for \$4,141 and ask that Council reconsiders waiving or significantly reducing the development contribution fees of which \$30,622.67 remains to be paid

Any further fees imposed by Council will reduce our budget available for equipping the facility to the determinant of the proposed facilities and services, and our users

PCYC is a non-profit company working in partnership with the NSW Police providing a range of services to divert young people from crime and to provide developmental opportunities for young people and the wider community through sport, recreation and education

I am also forwarding a number of letters of support for our project from a range of local agencies and stakeholders. I look forward to Council's reply. Please let me know if you require any additional information.

Yours sincerely



Mark Madden
Manager