

5.05. LIGHTING UPGRADES AT MOSSMAN POOL, CARAVAN PARK AND SHOWGROUNDS AND PORT DOUGLAS SPORTING CLUB REPAIR WORK

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RECOMMENDATION

That Council resolve to:

- 1. Allocate \$90,000 from the 2015/2016 Capital Budget for the replacement of floodlighting at the Mossman Pool;**
- 2. Allocate \$80,000 from the 2015/2016 Capital Budget for the replacement of street lighting at the Mossman Caravan Park;**
- 3. Allocate \$40,000 from the 2015/2016 Capital Budget for the replacement of street lighting at the Mossman Show Grounds;**
- 4. Allocate \$50,000 for the engineering design and documentation of sportsfield lighting at the Douglas Football Club; and**
- 5. Allocate \$20,000 from the 2015/2016 Capital Budget for the replacement of existing ceiling sheeting in the change rooms at the Port Douglas Sporting Club.**

EXECUTIVE SUMMARY

A number of Council owned assets have been inspected over the past month and found to be in poor condition. These inspections have been initiated after the sudden collapse of a light pole within the Mossman Pool precinct.

Lighting in public areas such as parks, sportsfields and pool areas is essential for the enjoyment of the facilities and provides an increased level of security, allows for passive surveillance and addresses the principles of "Crime Prevention Through Environmental Design" (CPTED).

The light poles in our public areas range in height from 6 metres to 25 metres and represent significant structural elements. The structures must be regularly inspected and maintained; and a replacement program implemented to ensure community safety. Additionally, the lights are fed from overhead or underground power and live wires and faulty circuits can pose a high risk to facility managers and users.

This report recommends that Council allocate capital budget to design and/or install infrastructure across a number of Council owned facilities to rectify issues raised through the recent audits.

BACKGROUND

Mossman Pool and Caravan Park

On Thursday 3 March 2016, a light pole within the Mossman Pool precinct collapsed (refer figure 1 below showing the collapsed pole). Council's Building Facilities Officer immediately closed the pool to the public and organised an electrician to de-energise the collapsed pole. The pool remained closed until the remaining poles were inspected.

The poles were tubular steel construction and the pole that collapsed corroded from the inside. The recommendation from the inspection was that all of the poles needed to be removed. The pool reopened to the public on Monday 7 March 2016.



(Above) Figure 1 Collapsed pole at the Mossman Pool

There are 16 smaller lights within the Mossman Caravan Park grounds and carpark area that were also inspected. It was found that the poles were constructed of the same material and of a similar age to the pole that collapsed and a number of the poles were showing signs of corrosion and structural weakness. The high risk poles have been removed and the remaining poles are planned to be replaced.

Mossman Show Grounds

The light poles at the Mossman Show Grounds were inspected on Friday 4 March 2016, as a result of the issues at the Mossman Pool. During the inspection three street lighting poles were identified as high risk and have been removed. These poles will need to be replaced prior to the Mossman Show which is held on the second last weekend in July.

Douglas Football Club

The light poles at the Douglas Football Club were inspected on Monday 14 March 2016, as a result of the issues at the Mossman Pool. The inspection was completed by a Consulting Structural Engineer (under Council's direction) and during the inspection four of the six timber poles were identified as high risk and the remaining two poles had advanced deterioration. It was recommended that all six poles be removed and these were removed Monday 4 April 2016.

Port Douglas Sporting Club

The gyprock ceiling in the change rooms partially collapsed on Saturday 5 March 2016. The Building Facilities Officer organised for the loose gyprock to be removed and an electrician was engaged to remove a light fitting. The remaining gyprock has been temporarily fixed using screws and the rooms are safe for use.



(Above) Figure 2 Area of partial collapse



(Above) Figure 3 Area of partial collapse

The ceilings need to be replaced and the lighting reinstated by the electrician.

COMMENT

The unexpected and urgent nature of these projects highlights the importance of long term financial plans and asset management plans. The Infrastructure Group has been systematically working to update asset registers, review asset condition assessments and ensure capital and operational budgets reflect the useful life and depreciation rates of Council assets. This is an ongoing process that aims to reduce the likelihood and frequency of these issues in the future.

The asset management approach of continuously inspecting and assessing useful lives of Council assets will reduce the likelihood of these urgent repairs. With robust asset management plans and condition assessments, Council will be better positioned to implement intervention programs to renew assets before they fail.

PROPOSAL

That Council resolve to:

1. Allocate \$90,000 from the 2015/2016 Capital Budget for the replacement of floodlighting at the Mossman Pool;
2. Allocate \$80,000 from the 2015/2016 Capital Budget for the replacement of street lighting at the Mossman Caravan Park;
3. Allocate \$40,000 from the 2015/2016 Capital Budget for the replacement of street lighting at the Mossman Show Grounds;
4. Allocate \$50,000 for the engineering design and documentation of sportsfield lighting at the Douglas Football Club; and
5. Allocate \$20,000 from the 2015/2016 Capital Budget for the replacement of existing ceiling sheeting in the change rooms at the Port Douglas Sporting Club.

FINANCIAL/RESOURCE IMPLICATIONS

Mossman Pool

In the 2015/2016 Capital Budget, Council allocated \$30,000 to re-grout the pool tiles at the Mossman Pool. There is \$14,000 remaining in this budget and it is recommended that this is allocated to the pool lighting project.

In the 2015/2016 Capital Budget, Council allocated \$85,000 for the installation of a fire hydrant at 4 Mill Street – Mossman. The project has been completed and the final project cost is \$20,000. At the Ordinary Council Meeting 23 February 2016, Council allocated \$20,000 from this budget to the Macrossan Street Bin project, leaving \$45,000 in the budget. It is recommended that this is allocated to the pool lighting project.

In the 2015/2016 Capital Budget, Council allocated \$167,000 for the Borzi Road Upgrade project. The project has been completed and the final project cost is \$151,000. There is \$16,000 remaining in the budget and it is recommended this is allocated to the pool lighting project.

In the 2015/2016 Capital Budget, Council allocated \$142,000 for the Grogan Street footpath upgrade. The project has been completed and the final project cost is \$114,000. There is \$28,000 remaining in the budget and it is recommended that \$15,000 is allocated to the Pool lighting project.

The total reallocation of funds from the above four projects totals \$90,000; which is the project estimate to replace the lighting around the pool.

Mossman Caravan Park

In the 2015/2016 Capital Budget, Council allocated \$142,000 for the Grogan Street footpath upgrade. The project has been completed and the final project cost is \$114,000. There is \$28,000 remaining in the budget and \$15,000 of this has been allocated to the Mossman Pool Lighting project. It is recommended that \$13,000 is allocated to the Caravan Park lighting project.

In the 2014/2015 Capital Budget, Council allocated \$250,000 for the upgrade of the Creb Track (First Log Bridge). The budget was carried forward into 2015/2016 and the project has been completed at a final project cost of \$129,000. There is \$121,000 remaining in the budget and it is recommended that \$67,000 is allocated to the Caravan Park lighting project.

The total reallocation of funds from the above two projects totals \$80,000; which is the project estimate to replace the lighting at the caravan park.

Mossman Show Grounds

In the 2014/2015 Capital Budget, Council allocated \$250,000 for the upgrade of the Creb Track (First Log Bridge). The budget was carried forward into 2015/2016 and the project has been completed at a final project cost of \$129,000. There is \$121,000 remaining in the budget and \$67,000 of this has been allocated to the Caravan Park lighting project, leaving \$54,000. It is recommended that \$40,000 is allocated to the Mossman Show Grounds lighting project.

Douglas Football Club

In the 2014/2015 Capital Budget, Council allocated \$250,000 for the upgrade of the Creb Track (First Log Bridge). The budget was carried forward into 2015/2016 and the project has been completed at a final project cost of \$129,000. There is \$121,000 remaining in the budget with \$67,000 of this has been allocated to the Caravan Park lighting project and \$40,000 has been allocated to the Mossman Show Grounds lighting project, leaving \$14,000. It is recommended that \$14,000 is allocated to the Douglas Football Club lighting design project.

In the 2014/2015 Capital Budget, Council allocated \$133,300 for the upgrade of the Solander Boulevard Cul-De-Sac in Port Douglas. The project has been completed at a final project cost of \$38,300. This is \$95,000 remaining in the budget and it is recommended that \$36,000 is allocated to the Douglas Football Club lighting design project.

The total reallocation of funds from the above two projects totals \$50,000; which is the project estimate to complete the design and documentation of the lighting at the Douglas Football Club.

Port Douglas Sporting Club

In the 2015/2016 Capital Budget, Council allocated \$60,000 to paint the roof and outside of the Port Douglas Sporting Club building. The painting has been completed and the final project cost is \$35,000. There is \$25,000 remaining in this budget and it is recommended that \$20,000 of this is allocated to the ceiling repair project.

RISK MANAGEMENT IMPLICATIONSMossman Pool and Caravan Park

The pool lighting is required to allow swimming after dark for training and carnivals. The caravan park lighting is required to provide security lighting and aesthetic lighting. If this lighting is not replaced, Council may suffer reputational damage and the caravan park area may suffer from potential increases in crime and perceived reductions in public safety.

Mossman Show Grounds

Three street lights were removed from the Mossman Show Grounds on 8 March 2016 after a condition assessment and site inspection revealed structural defects. The three poles provide general aesthetic and security lighting and need to be replaced. If the poles are not reinstated, there is the potential for reduced public safety and increased crime. The Mossman Show is on in late July and these poles need to be replaced prior to this large public event.

Douglas Football Club

The football club train and play fixtures at night and the removal of the floodlighting is affecting this. The staged design and then construction will help to reduce financial risks by allowing Council to complete the design phase and provide an accurate estimate of costs for the construction phase. If the lighting is not upgraded, Council will suffer reputational damage as this facility is used by locals and visitors to the Shire.

Port Douglas Sporting Club

The remaining gyprock has been temporarily secured using screws. Some of the existing lights have been removed by an electrician until the repairs have been completed. The ceiling has been secured and the risk of injury reduced to acceptable levels. If the repair work does not proceed immediately Council will begin to suffer reputational damage as this facility is used by local and visitors to the Shire. The project is small and not difficult and the financial risks are low.

SUSTAINABILITY IMPLICATIONS

- Economic:** The reallocation of budget from completed works in this year's capital works program means that Council's existing financial forecasts will not be effected.
- Environmental:** The previous lighting did not have any known environmental impacts. The opportunity to use more energy efficient lighting will be taken into account in future replacements and design.
- Social:** Each of these facilities provides a community benefit. The impact of reduced operating hours, reduced security around the facilities and aesthetic appeal may have an effect on the viability of these facilities.

CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE

This report has been prepared in accordance with the following:

Corporate Plan 2014-2019 Initiatives:

Theme 5 - Governance

5.1.1 - Establish and develop long term financial, resource and infrastructure planning to ensure ongoing capacity to fund operations and capital works programs.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

Asset-Owner Meeting the responsibilities associated with owning or being the custodian of assets such as infrastructure.

CONSULTATION

Internal: In preparing this report, information was obtained from the following Council Officers:

- Property Officer;
- Manager Governance; and
- Building Facilities Officer.

External: Nil

COMMUNITY ENGAGEMENT

Preliminary discussions have begun with the Douglas Football Club, the Mossman Swimming Pool operators and the Port Douglas Sporting Club users. Generally, these discussions have endeavored to outline Council's role and processes in finding solutions. If Council agrees with the recommendations of this report, further consultation will be undertaken with specific stakeholders to help inform and drive each projects delivery.