

ORDINARY MEETING 7 JULY 2015	5.9
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PROPOSED RELOCATION OF DIXIE'S SHED

Paul Hoyer: General Manager Operations

RECOMMENDATION:

That Council resolve to:

- 1. Relocate Dixie's Shed from its current site to the rear of Lot 3/PTD20936;**
- 2. Undertake to remove the Dixie's Shed in one piece if possible;**
- 3. Allocate an amount of \$4000.00 to cover costs associated with the relocation;**
- 4. Require the Douglas Shire Historical Society Inc. to enter into a Trustee Lease with Council with an agreed annual rate for future use of Dixie's shed;**
- 5. To delegate authority to the Mayor and the Chief Executive Officer in accordance with section 257 of the Local Government Act 2009 to negotiate, determine or resolve any and all matters associated with the relocation of Dixie's shed.**

EXECUTIVE SUMMARY:

The building referred to as "Dixies Shed" is located on the Boating & Fisheries Reserve, Lot 149 on SR868 on Dickson Inlet, Port Douglas. Dixie's Shed ("Shed") is a c.1883 Customs Boathouse. Dixie's Shed is regarded as an important structure for the region and in relation to the formation of Port Douglas and the ensuing Douglas Shire in the late 1870s/early1880s.

Due to operational requirements and constructions contracts the Department of Fisheries (DAF) requires the shed be removed from its current location. The Shed is required to be removed from the site by Sunday July 14, 2015.

DAF have offered to "flatpack" the shed and provide the shed to Council for storage or reassembly. Alternatively DAF has offered to pay for the relocation costs, further to a submitted quotation, to a Council site.

Lot 3 PTD20936 at 19 Wharf Street, Port Douglas has been recommended as the most suitable site for the relocation of the Shed.

BACKGROUND:

The building referred to as "Dixies Shed" is located on the Boating & Fisheries Reserve, Lot 149 on SR868 on Dickson Inlet, Port Douglas. Dixie's Shed ("Shed") is a c.1883 Customs Boathouse which was moved to its current site in the 1970s. The shed is approximately 7.5 m X 7.5 m in size and is a low single level building. Various external and internal pictures of the shed are provided in Attachment 1.

Dixie's Shed is regarded as an important structure for the region and in relation to the formation of Port Douglas and the ensuing Douglas Shire in the late 1870s/early1880s. It is considered by the Douglas Shire Historical Society (DSHS) that this building should be conserved.

This building is also the subject of the National Trust of Queensland interest in North Queensland generally. Cairns Regional Council reviewed and identified Dixie's Shed to be of local significance.

On May 21, 2015 Council officers were advised by the Douglas Shire Historical Society Inc. of the proposed demolition of Dixie's Shed. The demolition was to occur on May 26, 2015. DAF has entered into a contract for a shed to be constructed on its site. Dixie's Shed is not seen as suitable for DAF's needs.

After correspondence between DAF, the Mayor, the Douglas Shire Historical Society and council staff, the Minister (for DAF) suspended the demolition of the shed for 28 days up to 30 June, 2015. The extension was to give Council an opportunity to remove the Shed from the site. A copy of the letter is provided in Attachment 2.

A subsequent meeting between staff from DAF (Bob Russell District Manager, QLD Boating & Fisheries Patrol), the Mayor, members of the Douglas Shire Historical Society, Peter Dutilis (RECS Engineering) and General Manager Operations was held. At this meeting an inspection of the Shed was undertaken and the DAF District Manager agreed to dismantle and "flat pack" the shed at DAF's cost for removal by Council. A verbal extension until July 14, 2015 was given at the meeting for Council officers to find a possible location for the shed and to obtain a quotation for the removal of the Shed as a whole, i.e. in one piece. Removal of the shed as a whole was the preferred option of the DSHS.

COMMENT:

Council has received a quotation for the removal of the Shed as a whole piece to be relocated to a nearby block of land. The quotation (\$4000.00 GST inclusive) includes loading shed onto trailer, relocating shed to temporary site nearby in Port Douglas and setting shed down onto temporary blocks. The DAF has agreed via an email for Council to invoice DAF for the quoted costs if the move goes ahead. DAF has also emphasised the need for the shed to be removed from their site by July 14, 2015.

At the time of writing Council staff were negotiating with the business providing the removal quote for the cost to put the building directly onto stumps. This would avoid the need to provide security fencing around the final site and other associated costs. DSHS has expressed a desire that the shed be able to be used for office purposes by members of the DSHS. DSHS have also advised that in its view any new site is a temporary site until such time as the Shed can be returned to somewhere near its original site. DSHS has acknowledged that this final relocation may be many years down the track.

Council officers have looked at four potential sites for the relocation of the shed and these sites are listed below:-

1. **Lot 3/PTD20936, 19 Wharf Street, Port Douglas** - The site is a Reserve for which Council is trustee on Wharf Street, Port Douglas. The front of the lot has access from Wharf Street an existing brick building is located on the site and is the SES shed in Port Douglas. The shed is basically unused with SES activities being run out of the headquarters in Mossman. The rear of the shed contains an area of 500m² which is unused. It is not expected that the site will be a future SES site in Port Douglas as it is not strategically located for SES activities. There is no current SES group in Port Douglas. The Mossman SES shed location serves as the SES headquarters for the Douglas Shire. Under the planning scheme the relocation of the shed to this plan would be seen as consistent (Community & Recreational). An aerial of the site is shown in Attachment 3.

2. **Lot 2/CP857606-** this is a Reserve and the current location of the Old Courthouse in Wharf Street, Port Douglas. Whilst the site was favourable due to the existing lease with the DSHS the area for location of the Shed was small and the DSHS expressed views that the location would detract from the Old Courthouse which is seen as the most important heritage building remaining in Port Douglas.
3. **Outrigger's Site (Spinnaker Close, Port Douglas)-**this site had some merit as it would have been possible to transfer the lease from the Outriggers to DSHS once the Outriggers vacated the site. Unfortunately the outriggers have not vacated as yet. The DSHS did not favour this site due to its lack of exposure to the public, risk of vandalism and the proximity of the mangroves at the rear.
4. **Lot 56/PTD20910-(Mowbray Street, Port Douglas)-**Council freehold land beside the Council depot. The land is currently required for operational purposes and is to be fenced in the current financial year. It is not considered appropriate to place a building on freehold land unless Council has a strategic land plan in place.

PROPOSAL:

Under the Burra Charter, the basis for considering heritage conservation in Australia, the preference is for buildings to remain insitu. However, where this is not possible buildings should be relocated to ensure the maintenance of the building fabric and the ability for continued use is maintained. Given the circumstances, the most appropriate outcome is for the building to be relocated for reuse on Lot 3 PTD20936, at 19 Wharf Street, Port Douglas.

Lot 3 PTD20936 is within 50 metres of the Old Courthouse & Museum, toilet facilities are close by and there is access to power and water. The site at present can be considered unused. Future use of the site will require the DSHS to enter into a lease arrangement with Council and be responsible for the costs of any restoration and future operational and maintenance costs associated with the Shed.

It is proposed that Council allocate an amount not exceeding \$4000.00 for costs associated with the relocation being site preparation, stumping, security fencing and building application.

It is recommended that Council resolve to:

1. Relocate Dixie's Shed from its current site to the rear of Lot 3/PTD20936;
2. Undertake to remove the Dixie's Shed in one piece if possible;
3. Allocate an amount of \$4000.00 to cover costs associated with the relocation;
4. Require the Douglas Shire Historical Society Inc. to enter into a Trustee Lease with Council with an agreed annual rate for future use of Dixie's shed;
5. To delegate authority to the Mayor and the Chief Executive Officer in accordance with section 257 of the Local Government Act 2009 to negotiate, determine or resolve any and all matters associated with the relocation of Dixie's shed.

Other Options:

1. Do nothing.
This will likely result in demolition of the Shed.
2. Accept the Shed after it has been deconstructed and place it in storage.
(This is not preferred by the DSHS, will likely lead to damage and will probably result in the Shed staying in storage indefinitely).

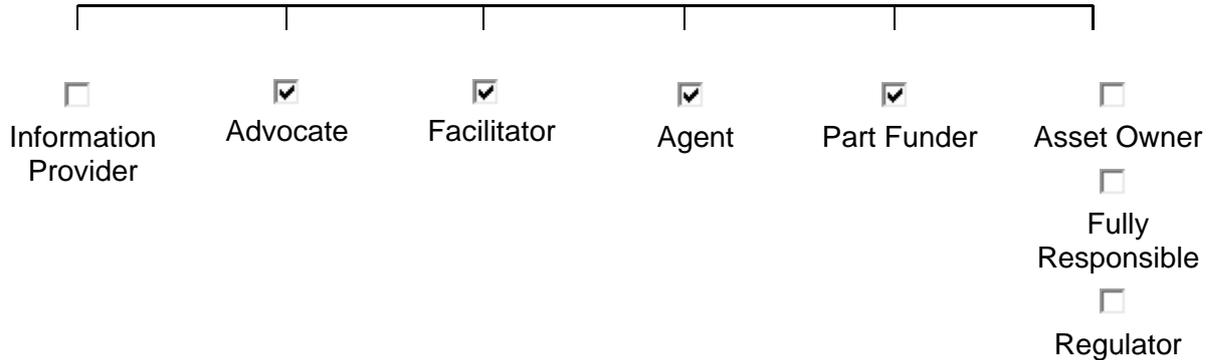
CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE:

Theme 3, Goal 1- To enhance and preserve cultural heritage, natural and built environments through sound planning and community involvement.

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:



Information Provider:	Providing access to information to assist communities and organisations.
Advocate:	Supporting communities and groups by advocating for certain actions from other organisations (usually other levels of government).
Facilitator:	Bringing people together to develop solutions to problems.
Agent:	Delivering a program or activity for another organisation (usually another level of government).
Part Funder:	Sharing the cost of a program or activity with other organisations.

FINANCIAL/RESOURCE IMPLICATIONS:

Costs to Council are not expected to exceed \$4000.00. Ongoing costs will be the subject of a lease agreement between the DSHS and Council.

RISK MANAGEMENT IMPLICATIONS:

There is some risk in damage to the building in moving it. Ultimately removing the building will save it from the proposed demolition and risks associated with the removal are minor in comparison.

SUSTAINABILITY IMPLICATIONS:

ECONOMIC: Heritage buildings are valuable to the local community in respect to tourism. A significant component of the cost is off-set by the relocation being State funded.

ENVIRONMENTAL: The retention of buildings is a sustainable outcome to conserving energy in the environment. The relocation of the building for reuse is appropriate where it cannot be retained in its current site and is a second best heritage outcome from the building remaining insitu.

SOCIAL: The retention of heritage buildings are integral to the social fabric of the community. The ability to reuse historic buildings is seen as a valuable resource for the community.

INTERNAL/EXTERNAL CONSULTATION:

Property Services and Council's Senior Planning Officer (who has Heritage qualifications).
Management team discussion.

ATTACHMENTS:

Attachment 1 – Images of Dixies Shed

Attachment 2 – Letter from Hon Bill Byrne, Minister for Agriculture and Fisheries

Attachment 3 – Locality Plan

Attachment 1



Attachment 2



Hon Bill Byrne MP
Minister for Agriculture and Fisheries and
Minister for Sport and Racing

Reference: CTS 1181315

2 JUN 2015

Councillor Julia Leu
Mayor
Douglas Shire Council
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Dear Councillor Leu

Thank you for your telephone call and subsequent email of 21 May 2015 to my Office concerning replacement of *Dixie's shed* (the shed) located at the Port Douglas office of the Department of Agriculture and Fisheries (DAF).

I am advised that the shed was relocated to the DAF Queensland Boating and Fisheries Patrol operations base in Ashford Avenue in 1987 and subsequently refurbished. Since this time it has been subject to extensive modifications including a new roof, the replacement of its original doors with a roller door and concrete flooring.

In 2006 a decision was made to remove and replace the shed. However, these works were suspended at the request of the Douglas Shire Historical Society Inc. (the Society).

In May 2006, the then Minister for Primary Industries and Fisheries, the Honourable Tim Mulherin, advised the Society that the then department would defer any action for a period of three months while the Society conducted an assessment of the shed's heritage value.

The Society, in accepting this offer, agreed that it would be the nominated recipient of the shed and, in association with the Douglas Shire, it would find a suitable site for the shed's revocation within a three month timeframe. The shed as you are aware remains on site, in a dilapidated condition.

With the respective heritage value of the shed, I am advised that in January 2012 the then Cairns Regional Council resolved not to proceed with the entry of the shed in the Local Heritage Register.

In 2012/13 a Maintenance Assessment Report prepared by QBuild reported the shed to be beyond economical repair, due to timber stumps and wall members being badly rotted and very poor drainage causing damage to stored equipment. A new shed was recommended.

In April 2015 the Department of Housing and Public Works, Building and Asset Services (BAS) was contracted to manage the construction of a new shed and the removal of the existing shed and carport. BAS subsequently advised that neither the shed nor the property is listed on any heritage register and that all building applications requiring Council approval were submitted and approved by the Douglas Shire Council in April 2015.

I am also advised that subsequent to the Society's objection to the removal of the shed, the Douglas Shire Council advised on 21 May 2015 that it is not commencing any action to delay the project.

Given the local sensitivities, DAF again suspended the proposed works and organised an inspection of the shed. The inspection which was conducted by consulting engineers, reported that the shed is not suitable in its current condition for use, and that it should be removed, replaced or upgraded to current building standards. The report also recommended that consideration could be given to salvaging and relocating the building for historical value. However, if re-erected, the building should be strengthened to current building standards. The report noted that upgrading the current structure is likely to be cost prohibitive while preserving its historical condition and value. I have enclosed a copy of the report for your information.

Given all of the circumstances, and the very protracted nature of this issue, DAF proposes to proceed with the approved works on site, as they are required for the ongoing delivery of government services. However, throughout the entire process DAF has been conscious of the sensitivities of this matter. As such, DAF is more than willing to allow Council or any other relevant body to take possession of the shed and to relocate it to another site. DAF does not have the resources to contribute to this cost but the building would be made available at no cost.

DAF is prepared to delay these works for a period of 28 days to provide an opportunity for Council to remove the shed in question. However, the matter cannot be delayed indefinitely as it is starting to impact on the operational activities at the site.

If your Office requires any further information, please contact Mr Elliot Stein, Chief of Staff, in my Office on telephone 07 3719 7560.

Yours sincerely



The Honourable Bill Byrne MP
Minister for Agriculture and Fisheries and
Minister for Sport and Racing
Member for Rockhampton

Boat Storage Shed

Engineering Inspection Report



Prepared by

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May, 2015

Distribution

Bob Russell, District Manager, DAF - 1 copy

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Statement of Limitation

The sole purpose of this report and the associated services performed by RECS Consulting Engineers & Building Design (RECS Pty Ltd) is to report on an engineering inspection of building aspects in accordance with the scope of services set out in the agreement between RECS Pty Ltd and its 'Client' (Department of Agriculture & Fisheries). The scope of services was defined by the requests of the Client, agents, by the time and budgetary constraints imposed by the Client, and by the availability of access to the site.

RECS derived the data in this report from a desktop review of existing and historical data, site inspections and survey information provided by others & the Client. As far as can be reasonably determined, this information was deemed appropriate and reasonable for the building inspection purposes on the condition that detailed investigation and design would determine detailed solutions to particular site matters. This report is consistent with available information to RECS and was not subject to detailed, future nor historical analysis.

In preparing this report, RECS has relied upon and presumed accurate certain information (or absence thereof) provided by others. Except as otherwise stated in the report, RECS Pty Ltd has not attempted to verify the accuracy or completeness of any such information for the purposes of a report and prior to any design or detailed investigation.

The findings, observations and conclusions expressed by RECS Pty Ltd in this report are not, and should not be considered, an opinion concerning the geotechnical or construction considerations. No warranty or guarantee, whether express or implied, is made with respect to the data reported or to the findings, observations and conclusions expressed in this report.

The report is based on the results of a visual inspection and we cannot comment therefore on aspects, faults or otherwise which are below ground level, covered up in any way or which are not apparent at the time of inspection or which might otherwise be termed latent defects. It is expressly agreed that RECS are not responsible for any loss or damage which might arise in connection with the third party interest in the property.

The report is not intended to imply compliance or otherwise with building codes, ordinances or other standards or requirements of the local authority or any other statutory body.

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the provisions of the agreement between RECS Pty Ltd and the Client. RECS Pty Ltd accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any third party.



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Existing Boat Shed



4.0 Engineering Inspector Findings



Rotted timber trims. Electrical Switchboard



Building timber in contact with surrounding ground





Corroded gutter



Rotted frame sections







Rotten timber members





Corroded roof fixings



Recently replace roof sections – in good condition



5.0 Discussion

It is evident that water is penetrating the building through a number of mechanisms:

- The corroded roof guttering
- Split timber cladding
- Overloaded stormwater drain flow
- Inundation from surrounding stormwater flow

The proximity to the coastal environment is deteriorating steel fixings and fittings.

Each of these mechanisms impacts on the building structure separately but cumulatively.

- The shed concrete slab is not elevated from surrounding ground. Consequently, roof and overloaded drain stormwater flow is in contact with the shed timber frame.
- The high moisture of the timber members in contact with surface waters has caused timber decay from rot and fungal growth.
- Deteriorating timber frame members and steel fixings have weakened the overall structure and movement is apparent.
- The deterioration of the structure will continue whilst exposed to high moisture conditions.
- Frame hold downs are missing or deteriorated and need to be replaced and additional points installed.

The shed is not suitable in its current condition and use. The weakened structure does represent a risk for access during inclement weather events.

The structure is suitable for reclamation for its historical value if properly braced and supported during disassembly and transport. Damaged timber members need to be replaced before rebuilding and additional hold points installed. Shed doors should be strengthened for current building ratings.

6.0 Recommendation

- The building is not suitable in its current condition and use.
- The building should be removed, replaced or upgraded to current building standards.
- Consideration to upgrade the current structure is likely to be cost prohibitive whilst preserving its historical condition and value.
- Consideration could be given to salvaging and relocating the building for historical value.
- If re-erected, the building should be strengthened to current building standards.
- Professional engineering advice should be sought for all building design and modifications.

Please do not hesitate to contact this office if there are any questions concerning the report.



Peter Dutailis

Director
MIE Aust, RPEQ, CP Eng, NPER (Civil), MEIANZ

Important Information Relating to this Report

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

This report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural engineers report which is outside of the current scope of work.

THIS IS A VISUAL INSPECTION ONLY, limited to those areas and sections of the property that are fully accessible and visible to the Inspector on the date of inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspectors CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspectors DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) that may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. *In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly, this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.

(NB. Such matters may, upon request, be covered under the terms of a Special-purpose Property Report.)

Attachment 3 – 19 Wharf Street, Port Douglas

