

COMMUNITY INFRASTRUCTURE FUND

Objective Reference:	A1971703 Reports and Attachments (Archives)
Authorising Officer:	Louise Rusan General Manager Community & Customer Services
Responsible Officer:	Kim Kerwin Group Manager Economic Sustainability & Major Projects
Report Author:	Frank Pearce Principal Adviser Strategic Partnerships

PURPOSE

Horizon Foundation have partnered with Council through the provision of a 50 year lease on Council community purpose land adjacent to IndigiScapes to build a multi-purpose disability and community centre. Due to a combination of unforeseeable circumstances (including unanticipated Department of Transport and Main Road conditions and constructions delays) Horizons build costs for the centre have escalated out significantly beyond their contingency and they have subsequently approached Council seeking financial support. The funds sought could be provided from the constrained Community Facility Infrastructure Reserve.

BACKGROUND

The Runnymede Project is based on land dedicated through a development approval (with Court imposed conditions) to Council at 377-385 Redland Bay Road, Capalaba, on the corner of Runnymede Road and described as Lot 1 on Registered Plan 154965. At the General Meeting of 17 September 2014 Council resolved to endorse in principle a 50 year lease for the footprint of the building proposed by Horizon Foundation and license to use the entrance driveway, car park and associated open space.

ISSUES

- A combination of unforeseeable circumstances (including unanticipated Department of Transport and Main Road conditions and construction delays) have escalated Horizons build costs significantly beyond their contingency allowance.
- Horizons have written to Council and requested a contribution to address the variation costs for the road works and associated electrical lighting for the Runnymede Redland Bay Roads intersection (which amounts to \$343,713).
- The works contributing to this cost-escalation are of significant direct benefit to Redland City, beyond the immediate benefit brought by the new disability and community centre. The new entrance road and associated works will enable safe entry to IndigiScapes Centre, the new nursery planned (located on the same land

as the new Horizon Centre) and overflow parking for IndigiScapes events, as well as making provision for entry to the balance of the site for other community uses.

- Horizon Foundation's total investment in this project, which delivers this key piece of community infrastructure, will exceed [REDACTED].
- Funds for this activity could legitimately be allocated from Community Facility Infrastructure Reserve (current balance \$1,824,000 as at 31/07/16). This fund is a percentage of developer contributions that are reserved to fund land and "works that ensure the land is suitable for development for local community facilities" for trunk community infrastructure identified through the Redlands Planning Scheme Priority Infrastructure Plan. This plan identifies a need for multi-purpose and disability centres in the north of the City, which this new centre helps to address. Works that are able to be funded include on-site car parking & access roads. Future planned works for this fund include Cleveland Community Hub (2018/19) and further community infrastructure in the southern parts of the City. Drawing down on this fund by less than \$350,000 will not impact on Council's ability to deliver these projects.

STRATEGIC IMPLICATIONS

Legislative Requirements

The Local Government Infrastructure Plans Statutory guideline 03/14, under the Sustainable Planning Act 2009 identifies "Land, and works that ensure the land is suitable for development for local community facilities..." as Public Parks and Land for Community Facilities Trunk Infrastructure, as such eligible spending from the Community Facility Infrastructure Reserve.

Risk Management

Future commitments for the Community Facility Infrastructure Reserve fund include Cleveland Community Hub (2018/19) and further community infrastructure in the southern parts of the City. Drawing down on this fund by less than \$350,000 will not impact on Council's ability to deliver these projects.

Financial

Beyond the draw down on the Community Facility Infrastructure Reserve, there are no financial implications for Council.

People

There are no people implications to Council arising from this proposed funding.

Environmental

There are no environmental implications to Council arising from this proposed funding.

Social

This proposed funding will support the delivery of significant benefits and access to new facilities for the Redlands community.

Alignment with Council's Policy and Plans

This proposed funding supports Council's Corporate Plan outcome 7.2 Council maximises community benefit from the use of its parklands and facilities by improving access to, and the quality and shared use of, public spaces and facilities by groups for sporting, recreational and community activities.

CONSULTATION

- Principal Adviser Infrastructure Planning & Charges.
- Group Manager City Planning and Assessment.
- Service Manager Engineering and Environment.

OPTIONS

1. Endorse the expenditure of \$343,713 from the Community Facility Infrastructure Reserve to pay Horizon Foundation Inc. for works that ensure the land is suitable for development for local community facilities.
2. Not endorse the expenditure of Community Facility Infrastructure Reserve funds to pay Horizon Foundation Inc. for works that ensure the land is suitable for development for local community facilities.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Endorse the expenditure described in Option 1 of this Report, from the Community Facility Infrastructure Reserve to pay Horizon Foundation Inc. for works that ensure the land is suitable for development for local community facilities.**
2. **Note that this report remains confidential.**