
FS11/76 TUROSS PROGRESS HALL

E80.0373

SYNOPSIS

To consider results of recent public consultation survey on the future of the Tuross Progress Hall.

BACKGROUND

A report was presented to the Finance and Services Committee on 8 March 2011 on the Tuross Head Progress Association Hall and the Committee resolved as follows (Minute No FSM11/39):

THAT:

1. *The report on the potential sale of Lot 131 DP15425 being the site of Tuross Progress Hall be received and noted.*
2. *Council form the Tuross Progress Hall Sunset Committee made up of:*
 - a) *three representatives of the Tuross Head Progress Association being Maureen Baker, Gary Cooper and Jeff de Jager;*
 - b) *Councillors Rob Pollock, Lindsay Brown and Keith Dance.**The General Manager and Director, Roads and Recreation, provide support and advice as required.*
3. *The Tuross Progress Hall Sunset Committee be tasked with:*
 - a) *developing an agreed community consultation process to consider the potential sale of Lot 131 DP 15425, being the site on which the Tuross Progress Hall is established;*
 - b) *overseeing the agreed community consultation process which will include providing the community with detailed valuations and costs to better identify the likely yield should the site be sold.*
4. *The agreed community consultation process be reported back to Council prior to proceeding with the consultation.*
5. *The outcomes of the community consultation process be reported back to Council for determination following review by the Tuross Progress Hall Sunset Committee.*
6. *Council agree that, due to the unique history and circumstances applying in this case, should the site of the Tuross Progress Hall be determined to be sold that:*
 - i) *any net proceeds from the potential sale of the site be "ring fenced" for projects developed through consensus with the Tuross Head Progress Association;*
 - ii) *the information relating to the net sale price of the land, including costs incurred in the preparation and sale of the site, be made publicly available upon finalisation of any sale of the land.*

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The Sunset Committee then met and developed an agreed public engagement process including the wording of all consultation material issued. This was done by consensus with the community representative ensuring independence in the process and appropriate recognition of the history and important role the Progress Hall has played in the Tuross Head community.

On 12 July 2011 a report was presented to the Finance and Services Committee which resolved the Tuross Progress Hall Sunset Committee's engagement process to seek the community's views on the future of Tuross Head Progress Hall be adopted as follows:

1. *The Information Flyer and Questionnaire be sent to all ratepayers and residents in Tuross Head and Turlinjah, with a pre-paid envelope enclosed.*
2. *Non-resident ratepayers receive the Information Flyer and Questionnaire addressed to their mailing address.*
3. *The Questionnaire Form be numbered and three weeks allowed for the return to Council in the pre-paid envelope.*
4. *An information session be organised on a Saturday morning between 10am and 12 noon during the engagement process at the local shopping centre in Tuross Head with representatives from the Sunset Committee (from the Tuross Head Progress Association and Council) making themselves available.*
5. *Media include:*
 - a. *A suitable media release sent to the local newspapers, the Tuross Giant and radio stations outlining the engagement process being used to seek the community's views on the future of the Tuross Head Progress Hall.*
 - b. *Local radio station interviews be sought with Councillor Lindsay Brown as the Chair of the Sunset Committee being the contact point.*
6. *The feedback from the community be referred to the Sunset Committee for review prior to reporting of the outcomes back to Council.*

CONSIDERATIONS

Community Consultation

On 22 August 2011 letters were posted to some 2900 Tuross Head/Turlinjah ratepayers and residents as well as all non-resident owners in Tuross Head/Turlinjah providing them with an information leaflet and numbered survey (prepared by the Sunset Committee) seeking their views and opinions on the future of the Tuross Progress Hall. The deadline for submissions was 14 September 2011.

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Additionally, Councillors and representatives from the Tuross Head Progress Association and Council staff were available at the Tuross Head Shopping Centre on Saturday 27 August 2011 from 10am to 12 noon to provide residents/property owners with the opportunity to discuss any aspects or questions they may have on the matter.

A media release was placed in the local newspapers, the Tuross Giant and local radio station interviews were also undertaken. This outlined the engagement process being used to seek the community's views on the future of the hall.

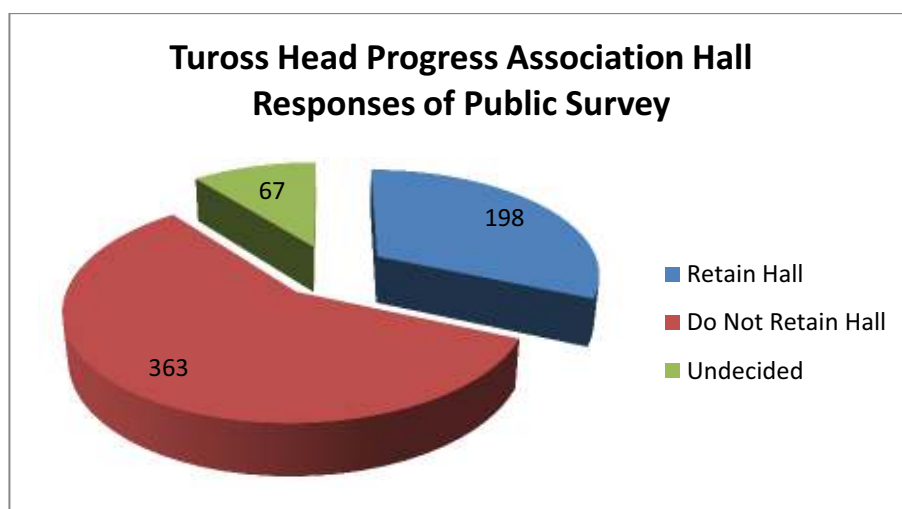
A total of 628 submissions were received. At least 237 of these were non-resident ratepayers indicating a successful exercise in engaging these landowners.

Overall, this is a significant response to the call for submissions and provides a good basis to assess the views of the community impartially. The results of the survey indicated the following:

Option 1 – Keep our Hall

1.1 Do you think our Progress Hall should be retained, bearing in mind that it will require extensive upgrades and refurbishment in the near future to remain useable and to meet current standards (eg disability access), plus ongoing involvement of volunteers to carry out management, caretaking and cleaning, with all costs to be borne by THPA.

363 No
198 Yes
67 Undecided/No response



This clearly indicates the community's preference to dispose of the Tuross Head Progress Hall.

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1.2 If you answered 'Yes' can you suggest ways to help finance its future, eg other uses for our hall?

132 responses

A summary of suggested ways to help finance are:

Fund raising (32)

Community Dinners / Drama / Dances / Blue Light Discos / Concerts / Mothers groups, interest groups / Film nights (as previously) (31)

Festivals / Garden / Craft shows / Art Shows / Photographic Exhibitions (20)

Council should fund (15)

Market / Trash and treasure / Op shop / Restaurant / Café / Scouts (14)

Advertisement (10)

Weddings / Children Birthday Parties (9)

Apply for grant funding (8)

Exercise / Yoga / Tai Chi (7)

Family History Centre / Museum / Community Library (7)

Increase Rates (4)

Open canteen during summer months / Camping (2)

Bring kitchen up to commercial standard-make available for rent for commercial use (1)

Tax Deductible donations (1)

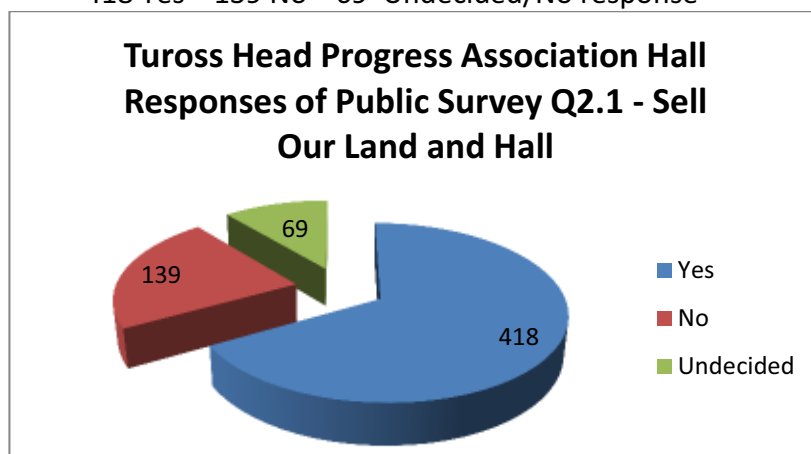
Tutoring / Education (1)

Note: Numbers in brackets identify the number of requests for each category

Option 2 – Sell our Land and Hall

2.1 Would you support the Tuross Progress Hall site being sold on the basis of any net proceeds being used to provide other facilities in Tuross?

418 Yes 139 No 69 Undecided/No response



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2.2 If you answered 'Yes', do you agree that a reserve price should be set?

384 Yes 52 No 190 Undecided/No response

These outcomes clearly indicate a preference to sell the existing hall with proceeds to be used for projects within Tuross Head. It also supports the imposition of a reserve price on the land to ensure a reasonable return to the Tuross Head community.

Additional information

Are you a permanent resident of Tuross Head? Yes/No

387 Yes 216 No 23 Undecided/No response

Are you a non-resident ratepayer of a Tuross Head property? Yes/No

231 Yes 178 No 217 Undecided/No response

Are the facilities of our Progress Hall used by you or other members of your family? Yes/No

259 Yes 327 No 40 Undecided/No response

Any other information or comments:

Key themes:

- Money should be used to upgrade Kyla Park precinct and other Tuross facilities such as boat ramp, completion of cycleway, footpaths (117)
- Retain the site for future community use (28)
- Upgrade Kyla Park Hall prior to selling Progress Hall site (18)
- THPA and Tuross community to set priorities for use of money (5)
- Invest to attract visitors to Tuross (5)
- If sold, no high rise on site – residential. Set reserve price (5)
- Build modern small new hall in central location, Kyla Park not central
- Progress Hall is one of the few heritage buildings left in Tuross and should be retained. If retained, parking, lighting, heating (freezing in winter) and other amenities need to be improved and regular cleaning (4)
- Separate account for money (2)
- Demolish hall, retain land as reserve (2)
- More facilities for Tuross youth (2)
- Council to be accountable and open about money spent in Tuross from sale (2)
- Good photographic record of hall before demolition (1)

Note: Numbers in brackets identify the number of requests for each category.

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Of the above suggestions received during this consultation exercise, the Sunset Committee did not support:

- Construction of a second hall near the shops
- Retention of the land the Progress Hall sits on

In summary, the community has indicated its support for the sale of the existing Tuross Head Progress Hall subject to:

- Completion of the refurbishment of Kyla Park Hall – the development application for the internal refit of Kyla Hall has been lodged. This followed design of a new layout with the community users and adoption of the layout by Council. Subject to development approval and resolution of funding for Kyla Hall (to be dealt with via a separate report) this work could be completed by 30 June, 2012. Tenders for the Kyla Hall work will be called shortly.
- ‘Ring fencing’ of any net revenue from the sale of the Tuross Head Progress Hall property (via an internally restricted account) for use on projects within Tuross Head to be determined in association with the Tuross Head Progress Association. The feedback from this survey will form part of the considerations as to appropriate projects but the Sunset Committee propose to undertake further consultation to seek input from the community on appropriate projects prior to further consideration by the Tuross Head Progress Association and Council.
- Setting of a reserve price for the sale of the property.
- Establishing communication protocols for the ‘ring fenced’ funds from the sale of the land (including direct to the THPA and through the annual report) to ensure transparency to the public on how the funds are spent.
- Appropriate recognition of the role that the Tuross Head Progress Hall has played in the community since the 1950’s through appropriate interpretative signage. Initial discussions with the Sunset Committee raised potential signage at Sandy Point reserve and/or at the new Kyla Hall. It would be proposed to work with the Sunset Committee to further explore and firm up options for this to occur.

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The Way Forward

The proposed way forward now would be to:

- Lodge a development application for the removal of the existing Progress Hall and the subdivision of the land. This would allow the necessary approvals to be gained for removal of the hall, including revoking the local heritage listing and assessing how to recognise the role that the Tuross Head Progress Hall has played in the Tuross Head community (e.g. via interpretative signage). This process would also aid in confirming the development costs for the land (e.g. upgrading of the street frontage).
- The land could then be offered for sale (at the appropriate time) with the development approval in place. Council could undertake any civil works associated with preparation of the land under the conditions of consent. Any purchasers would then have the option of either proceeding with the subdivision or lodging a development application on the whole of the lot. This would allow the market to determine the most effective form of development, as permitted by the residential urban land zoning, to aid in establishing the best price for the land.
- The Tuross Head Progress Hall must remain in place until Kyla Hall refurbishment is complete and re-opened. It would be appropriate though to proceed with the calling of quotations for the removal of Tuross Head Progress Hall in parallel with the rebuilding of Kyla Hall so that site preparation works can commence once the Kyla Hall refurbishment is complete. How the Progress Hall building is removed and how the materials and/or the building are re-used is a matter for those making responding to the call of quotations, but this approach would allow for a proponent to re-use parts of the hall if they wished.

Tuross Progress Hall Sunset Committee

The Tuross Progress Hall Sunset Committee including representatives of the Tuross Head Progress Association being Maureen Baker, Gary Cooper and Jeff de Jager have worked with Councillors Lindsay Brown, Rob Pollock and Keith Dance to develop and oversee the public engagement process to determine the Tuross Head community's view on the future of the Tuross Head Progress Hall. The Sunset Committee have done an excellent job to date and are to be thanked for giving of their personal time to assist in this engagement process.

Importantly, the community members have influenced the manner in which the consultation has been undertaken with the final process agreed by consensus.

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The Sunset Committee should have an on-going role to assist:

- Seeking further input from the community as to how any net funds from the sale of the land should be spent and reporting on same to Council and the Tuross Head Progress Association
- Oversighting the process for the removal of the hall and the sale of the land including establishing a reserve price for the land
- Oversighting the way in which the Progress Hall is represented through interpretative signage.

It is considered that this approach will aid community confidence in regard to the transparency of the processes to be followed in the future and allow more direct communication with the Tuross Head Progress Association members via the community Sunset Committee members.

Tuross Head Progress Association

The outcomes of the engagement were discussed at the Progress Association meeting held on 6 October, 2011 at which they resolved:

- i) *'The Tuross head Progress Association endorses the report.*
- ii) *We request Council to provide the THPA with the opportunity to transfer our custodial role of the Progress Hall to carrying out the custodial role of the refurbished Kyla Hall. Having effectively carried out the role of custodian of the Progress Hall for over 60 years we consider that our organisation is in the best position to continue that role at the new location.*
- iii) *At the time that the Progress hall ceases to function we request Council to transfer the balance of the Tuross Progress Hall Management account to a newly created Kyla Hall Management account for the future use on maintenance of that hall. We understand that the balance on hand at the moment is around \$10,000. Due to the inevitable demolition of the hall only minor maintenance tasks will be carried out. It is therefore assumed that continued hall rentals being received until the transfer to the Kyla Hall the balance of funds on hand will increase considerably.'*

The support of the THPA is noted and appreciated.

Both (ii) and (iii) above are supported in principle. It is however appropriate that other user group representatives also be given the opportunity to be represented on any Management Committee created to oversee the use of the refurbished Kyla Hall.

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CONCLUSION

The Tuross Head Progress Hall Sunset Committee has undertaken a detailed public engagement process to determine the future of the Tuross Head Progress Hall.

628 feedback forms were received, which is a very significant and representative response from the community, including both residents and non-residents.

The outcome of the public engagement process indicates a significant majority support for the sale of the existing Tuross Head Progress Hall subject to a number of conditions, outlined in this report.

The recommendations support the majority position resulting from the public engagement process.

RECOMMENDED

THAT:

1. Council note the results of the public engagement process undertaken by the Tuross Head Progress Hall Sunset Committee.
2. Council thank the Sunset Committee and in particular the community representatives being Maureen Baker, Gary Cooper and Jeff de Jager, for giving of their time and energy to assist in the public engagement process for the review of the Tuross Head Progress Hall.
3. Council support the removal of the existing Tuross Head Progress Hall and sale of the land upon which it sits (being Lot 131 DP15425 Trafalgar Road, Tuross Head).
4. Council lodge a development application for the removal of the Tuross Head Progress Hall and the subdivision of the land (being Lot 131 DP15425 Trafalgar Road, Tuross Head).
5. Any net proceeds from the sale of Lot 131 DP15425 Trafalgar Road (after development costs), be 'ring fenced' via an internally restricted account to ensure transparency of accounting and communication to the community on how these funds are spent.

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6. The Tuross Head Progress Hall Sunset Committee extend their role to include:
 - a. Seeking further input from the community as to how any net funds from the sale of the land should be spent and reporting on same to Council and the Tuross Head Progress Association
 - b. Oversighting the process for the removal of the hall and the sale of the land including establishing a reserve price for the land
 - c. Oversighting the way in which the Progress Hall is represented through interpretative signage.
7. Upon opening of the new Kyla Hall a new Section 355 Management Committee be established to oversight the running of this hall, including two representatives from the Tuross Head Progress Association, with the opportunity for representatives of other user groups in accord with Council's Management Committee Guidelines.
8. Upon opening of the new Kyla Hall any funds held for the maintenance of the Tuross Head Progress Hall be transferred for use by the new Section 355 Management Committee for Kyla Hall for on-going care and maintenance of that facility.

COUNCILLOR LINDSAY BROWN
CHAIR
TUROSS HEAD PROGRESS HALL SUNSET COMMITTEE