

# Armidale

Regional Council

LATE ITEMS  
BUSINESS PAPER

ORDINARY MEETING OF COUNCIL

To be held on

Wednesday, 1 March 2017  
9am

at

Armidale Council Chambers

**Members**

Administrator, Dr Ian Tiley

AGENDA

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**Item:** L.1 **Ref:** AINT/2017/03237  
**Title:** The Old Teachers College (CB Newling Centre) - Reserve Trust Manager  
**Container:** ARC16/0344  
**Author:** Ian Tiley, Administrator  
**Attachments:** 1. Letter from Crown Land formally requesting ARC become Trustees of Old Teachers College

**RECOMMENDATION:**

**That a feasibility study and a business plan be undertaken to ascertain whether the Old Teachers' College (CB Newling Centre) could be operated viably and in trust for the Council and community.**

**Introduction:**

On 27 February 2017 Council received a letter from the Department of Industry – Lands advising that it had received notice from the University of New England relinquishing their role as Corporate Trust Managers for the Old Teachers' College (CB Newling Centre).

The University of New England advised that after 22 years of management, it intended to hand the management of the CB Newling Centre site back to the Department of Industry – Lands as it was surplus to their requirements.

Discussions between the Department of Industry – Lands and Council have taken place, and it has been suggested that Council may be interested in becoming the Corporate Trust Manager of the CB Newling Centre site. A letter has been received from the Department of Industry – Lands formalising this request.

The Administrator has informed the Department that every endeavour would be made to ascertain whether the CB Newling Centre could be operated by Council on at least a break-even basis so that the building and its surrounds could be retained in perpetuity for the Armidale regional community.

The Administrator  
Armidale Regional Council  
PO Box 75A  
Armidale NSW 2351

Our Reference: AE94R1  
Your Reference:  
23 February 2017

Dear Dr Tiley,

**RE: The Old Teachers College and the possibility of ARC becoming the Reserve Trust Manager**

As you would be aware the University of New England has been the Reserve Trust manager for the Old Teachers College (Newling Campus) for the last 22 years. Recently, they indicated that they would no longer be in a position to continue as Corporate Trust Manger of this Site.

In our recent discussions you indicated that Armidale Regional Council maybe interested in becoming the Corporate Trust manger of the Old Teachers College. As UNE has decided to hand back the Old Teachers College you are now being formally invited to become the Corporate Trust Manager of the Old Teacher College.

There are current licence agreements in place at the Old Teachers College and these will need to be honoured. I have already supplied you with information pertaining to these in our previous discussions. UNE have yet to formally notify lands of an intended exit date.

Should you require further information, please do not hesitate to contact myself on 02 6770 3101 or email [rodney.obrien@crowland.nsw.gov.au](mailto:rodney.obrien@crowland.nsw.gov.au) to discuss.

Yours sincerely,



Rodney O'Brien  
Group Leader – Armidale & Moree  
Department of Industry – Lands

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**Item:** L.1 **Ref:** AINT/2017/03116  
**Title:** Armidale City Gymnastics Club - Request for Support  
**Container:** ARC16/0083  
**Author:** Greg Meyers, Interim General Manager  
**Attachments:** Nil

**RECOMMENDATION:**

- (a) That Council extend a letter of support to the Armidale City Gymnastics Club for its application to the Building Better Regions Fund for the Project - Expansion of the Movements Centre.
- (b) That Council agree to be Guarantor for a \$150,000 loan if successful with their Building Better Regions Fund application with the terms to be ratified by the CEO and the Club.
- (c) That Council make a donation to the Armidale City Gymnastics Club equivalent to the fees paid to and retained by Council associated with the Development Application, Construction Certificate (if Council is appointed the PCA) and Section 68 applications estimated at around \$7,000.
- (d) That Council assist with cut and fill works up to a maximum of \$10,000 in value.
- (e) That Council's Tourism and Events staff assist by way of guidance and promotion of events in line with its level of assistance for other similar community events and activities within the Armidale Regional Council area.
- (f) That Council give 28 days public notice of the proposal to provide financial assistance of \$167,000 to the Armidale City Gymnastics Club, being the Loan Guarantor (\$150,000), waiver of Council fees (\$7,000) and earthmoving works (\$10,000) for the purpose of expanding the Movements Centre at Kentucky Street, Armidale
- (g) That the provision of financial assistance will be subject to the Club being successful with its grant application under the Building Better Regions Fund (BBRF)
- (h) A further report be presented back to Council following the conclusion of the public notice period to address any matters raised during the exhibition period.

**Introduction:**

The Armidale City Gymnastics Club have written to Council seeking assistance for a \$150,000 loan, a letter of support for an application to the Building Better Regions Fund and other in-kind support for their proposed expansion plans and events.

**Report:**

The Armidale City Gymnastics Club is pursuing a funding application to the Australian Governments recently announced Building Better Regions Fund (BBRF) for the Expansion of Movements Centre project.

The Club have advised that the proposal would if successful enable them to expand and would comply with International Gymnastics Federation competition standards. This would provide opportunity to host a number of NSW Gymnastics sanctioned events and also rock climbing

events. The club estimate that such events would attract 1,000 competitors and 2,500 spectators to the city each year.

Their request seeks from Council:

- a formal letter of support for their application under the BBRF;
- being guarantor for a \$150,000 loan;
- waiver of council fees associated with their development/building applications;
- assistance with some earthmoving cut and fill works;
- assistance from tourism and events staff to assist with their planned events.

Council has in the past happily provided letters of support for community groups striving to improve facilities and opportunities for the benefit of the LGA. With the potential spinoffs as a result of this proposal Council is only too happy to provide such a letter.

It is noted that Council previously supported the club being guarantor for a \$104,000 loan in 2008 which was discharged in 2011. This request is along the same lines to enable the Club to have security behind them to take out and repay the loan. It will be necessary that the Club and Council have very clear agreement in regard to the terms and conditions surrounding being guarantor.

Council as a matter of course does not waive fees and charges for development/building applications. It has however, in the past made a donation back to community groups/clubs equivalent to the Council related and retained application fees only. This is due to expectations that by Council committing to waive fees, the development will simply be approved. It should be emphasised that by Council making a donation back to an organisation equivalent to their application fees the application must still be assessed on its merits and compliance with all relevant codes, policies, plans and other government agency requirements and charges to proceed. The estimated cost of the building is \$700,000 which would see the development and construction certificate application fees donated back to the club in the vicinity of \$7,000.

In-kind support and assistance is also carefully considered by Council and is often very specific in what is provided and only when the necessary approvals and management practices are in place. In this case, and to determine the extent of the request the Director Regional Infrastructure visited the site and has determined that the extent of works would be around the cutting and filling of approximately 1200 cubic metres of earth. In order to estimate the value of the in-kind contribution sought the following assumptions have been agreed on site:

1. That the site will be cleared of trees and bushes, and that the excavated material is clean Excavated Natural Material
2. That a suitable fill site for clean fill can be found within 5km radius. No tip fees.
3. No requirement for adjustments to existing stormwater or any other services.

Whilst the estimated value of these works is in the order of \$27,000, it is not intended that Council cover the whole cost but rather offer assistance up to a maximum contribution of \$10,000.

Council is more than happy to assist with the promotion of events within the LGA. This can be through the Visitor information centre, on Council's website and through media releases. Council does not necessarily have the resources to undertake full event management tasks on behalf of community groups or organisations.

It is therefore open for Council to determine its level of assistance in this matter.

**Community Engagement and Internal Consultation**

Internal discussions have been held in regard to this matter. Processes have been identified for community consultation depending upon the level of assistance that Council may determine to provide.

**Financial Implications**

The financial impact should all requests been supported and the Club being successful with their BBRF application will be in the order of \$7,000 for development and building application fees, \$10,000 for earthmoving assistance. In addition and whilst it will reduce over the life of the loan liability, Council will need to identify the \$150,000 when the loan is raised, as a debt that it may have to service. It is therefore imperative that a detailed agreement is in place to manage this matter should the Club default.

**Good Governance**

Any decision of Council in regard to this request will need to demonstrate compliance with the requirements of the Local Government Act.

**Integrated Planning and Reporting Framework**

The Armidale Regional Council Community Strategic Plan identifies under the Our People principle that *where possible improving people's social, cultural and economic wellbeing, through programs which contribute to making our community a healthy and prosperous one, where people enjoy a sense of belonging and security* . Supporting community groups to also contribute to this principle is a very positive step in achieving outcomes in partnerships.

**Sustainability Assessment**

Should Council support any or all of the requests, the development of a compliant facility will enable state competitions and bring considerable numbers of people to the region.

**Item:** L.2 **Ref:** AINT/2017/03261  
**Title:** The Elsa Dixon Aboriginal Employment Program  
**Container:** ARC16/0605  
**Author:** Jane Guilfoyle, Manager Community Services  
**Attachments:** Nil

**RECOMMENDATION:**

- (a) **That Council makes an application for funding through the Elsa Dixon Aboriginal Employment Program to access funds to assist Council develop an Aboriginal School Based Traineeship Program.**
- (b) **That Council undertakes the development of an Aboriginal Employment Strategy which will include an Aboriginal School Based Traineeship Program.**

**Introduction:**

2017/2018 funding applications are now open for the Elsa Dixon Aboriginal Employment Program which provides funds to organisations to support Aboriginal education, employment and training.

This provides a funding opportunity to assist Council to develop an Aboriginal School Based Traineeship Program. Council would work in partnership with the NSW Department of Education and Armidale and Guyra public schools to develop a Program which creates future employment opportunities for Aboriginal students.

**Report:**

The Elsa Dixon Aboriginal Employment Program (EDAEP) provides funding to organisations to support Aboriginal education, employment and training by:-

- subsidising the salary, development and support costs of Aboriginal employee in a public service agency or local council;
- funding innovative community projects;
- supporting work experience for Aboriginal students completing their HSC.

The aim of the EDAEP is to promote diversity, innovation and service responsiveness in the workforce by reducing barriers to employment and improving promotional opportunities for Aboriginal people.

The EDAEP is comprised of 4 elements.

- **Permanent (ongoing) Employment**  
provides a \$40,000 grant for 12 months to support the permanent employment of an Aboriginal person in a NSW public service agency or local government authority. *This*

*position is a Grade 9 or equivalent. The aim is to create opportunities at the higher management level.*

- **Temporary (term employment) Secondary**  
provides a \$40,000 grant to support a temporary position (up to twelve months) that will provide a significant skill development opportunity for an Aboriginal person who is already permanently employed in a NSW public service agency or local government authority. *This position is a Grade 9 or equivalent. The aim is to create opportunities at the higher management level.*
- **Aboriginal Community Small Grants**  
provides small grants for community-based projects that have the potential to create education, employment and training opportunities for Aboriginal people. *This is only available to Aboriginal organisations.*
- **School Based Traineeship Element**  
provides a \$10,000 grant to support a School Based Traineeship in a NSW public service agency or local government authority. *This creates entry level employment opportunities into a NSW public service agency or local government.*

The permanent and temporary (term) one-off \$40,000 funding elements are only available to existing employees at Grade 9 or equivalent positions. Given the current re-structure it considered premature to apply for funding through these two elements. It is envisaged that once the organisational structure is fully developed and in place there will be an opportunity to develop a mentoring program for internal Aboriginal employees to build capacity within the organisation to confidentially apply for this funding in 2018/2019.

The school based traineeship element aims at creating employment opportunities at the entry level with on the job training and experience. The former Armidale Dumaresq Council has previously delivered school based traineeships and has the experience to fully develop such a program for the Armidale Regional Council. There is a range of opportunities available for Aboriginal students completing their HSC to undertake a school based traineeship in such areas as IT, Community Services, Aged Care, Early Childhood, Automotive, Tourism and Communications.

Students need to complete on average 100 hours of work experience per year however for some students these hours maybe higher. Students complete their hours during term time and during the school holidays. An individual work program is developed with each student to support the completion of their hours.

### **Community Engagement and Internal Consultation**

The Gayinyaga Aboriginal Advisory Committee has been engaged in this process and discussion.

### **Financial Implications**

Each student will need to complete a minimum of 100 hours work experience.

T1 at 15 years of age = \$381.00 per week - \$10.88 per hour

T2 at 16 years of age = \$475.50 per week - \$13.58 per hour

T3 at 17 years of age = \$559.50 per week - \$15.98 per hour

T4 at 18 years of age = \$654.00 per week - \$18.68 per hour.

Each school based trainee will receive a \$10,000 grant which will cover their work experience hours.

Each school based trainee will need internal supervision.

**Good Governance**

Any decision of Council in regard to this request will need to demonstrate compliance with the requirements of the Local Government Act.

**Integrated Planning and Reporting Framework**

The CSP supports innovation and employment opportunities for youth.

**Sustainability Assessment**

Creating local employment opportunities and retaining youth in our communities.

**Item:** L.3 **Ref:** AINT/2017/03267  
**Title:** 2017 National Indigenous Youth Parliament! **Container:** ARC16/0605  
**Author:** Jane Guilfoyle, Manager Community Services  
**Attachments:** Nil

**RECOMMENDATION:**

- (a) **That Council sponsors two representatives from our local Aboriginal youth population to attend the National Indigenous Youth Parliament.**
- (b) **That Council provides a letter of support and a sponsorship fee of \$200 for each applicant.**

**Introduction:**

The National Indigenous Youth Parliament provides an opportunity for young Aboriginal people aged between 16 and 25 to learn about Australia's democracy and how to have a say in Australia's future.

**Report:**

The National Indigenous Youth Parliament (NIYP) provides opportunities for young Aboriginal and Torres Strait Islander people to learn more about how the Australian parliamentary process works and how to participate in this process.

The NIYP includes a week-end training camp in Sydney in April 2017, followed by a trip to Canberra to participate in parliamentary debates. This is fully paid for by the Australian Electoral Commission (AEC).

Each potential participant has to complete an on-line application and provide letters of support. The AEC will assess each application and advise the successful applicants by mid March.

**Community Engagement and Internal Consultation**

This has been discussed with the Gayinyaga Aboriginal Advisory Committee

**Financial Implications**

Council will need to provide \$200 sponsorship funds for 2 applications. Total \$400.

**Good Governance**

Any decision of Council in regard to this request will need to demonstrate compliance with the requirements of the Local Government Act.

**Integrated Planning and Reporting Framework**

The CSP supports the local Aboriginal community.

**Sustainability Assessment**

Young Aboriginal people are encouraged to participate in the Australian parliamentary system.