

***Business Plan***  
***For***  
***Fred Davies***  
***Stand***



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## 1.0 Executive Summary

The Save The Fred Davies Grandstand Project is about the opportunity to relocate and preserve the building so its history can be saved, and it can be used to house important memorabilia, as well as still being utilised as a viewing platform.

The major benefit being the Grandstand can be used as a home for the Longford Junior Football Club during the winter period and it will be available for other users during the summer if needed.

It can also be used to house and display the many items of memorabilia of the Longford Football Club, Longford Junior Football Club and the Longford Cricket Club.

There will also be an opportunity to hold functions there.

The Save The Grandstand Project Team is made up of local Longford people with a passion to keep the history and unique qualities of the Fred Davies Grandstand. The team comprises doctors, journalists, builders and retired professionals.

A Grandstand Management Team comprising representatives of the Longford Football Club, Longford Junior Football Club and the Longford Cricket Club with an independent Chairman would be put in place to manage the Fred Davies Grandstand operation. This team would operate under a strict set of guidelines.

It is envisaged that the Grandstand will be utilised with greater effect than its current use once it is fully enclosed and in a lockable state.

It is estimated that the Project will cost approximately \$46,000 to relocate and refurbish the Grandstand and will be delivered in three stages due to the limitation of funding at the commencement of the Project.

Stage One \$7,800, Stage Two \$27,800 and Stage Three \$10,000.

The total labour cost will be borne by professional building volunteers.

The timeline to complete each Stage will be thirty (30) days depending on weather conditions.

Funding will be sought from Council, local businesses and individuals to support this project.

## **2.0 BENEFITS**

Tangible benefits can be achieved by retaining the Grandstand for use by the Longford Junior Football Club and spectators viewing Longford Football Club Games.

Listed below are statistics detailing the various teams that will be able to utilize the Grandstand.

### **LONGFORD JUNIOR FOOTBALL CLUB**

Thirty-five (35) girls and ninety (90) boys totaling one hundred and twenty-five (125) children are registered to play in various teams.

### **VOLUNTEERS**

Longford Junior Football Club has in excess of sixty (60) people comprising Team Managers, Coaches, Assistant Coaches, Trainers, Interchange Stewards as well as some parents assisting each Game Day.

There are one hundred and forty (140) families involved with the Longford Junior Football Club and when you total the number of players, volunteers and families this accounts for six (6) hundred people being actively engaged with the Club.

### **SPECTATORS USING GRANDSTAND**

During matches it is assumed the Grandstand will be utilized with spectators viewing the games.

### 3.0 WORKS

The Works Program will involve relocating the Grandstand and upgrading to meet H S & E Standards.

It is proposed that the building program will encompass a three (3) Stage process due to funding limitations.

Stage one (1) will cover moving and relocating the Grandstand to a suitable location elsewhere in the Longford Recreation Ground.

It will require the installation of footings for the Grandstand to be set on the ground at the new location and the flooring in the Grandstand will need to be replaced/renewed.

This stage will allow the Grandstand to be standing safely and independently.

Stage two (2) will encompass the installation of windows at the front and colour bond sheeting to the walls of the Grandstand as well as installing a ramp for pedestrians and the disabled on the south wall of the Grandstand.

This stage will allow the Grandstand to be fully enclosed and locked.

Stage three (3) will require the installation of toilets and power connection.

This stage will ensure the Grandstand is fully compliant.

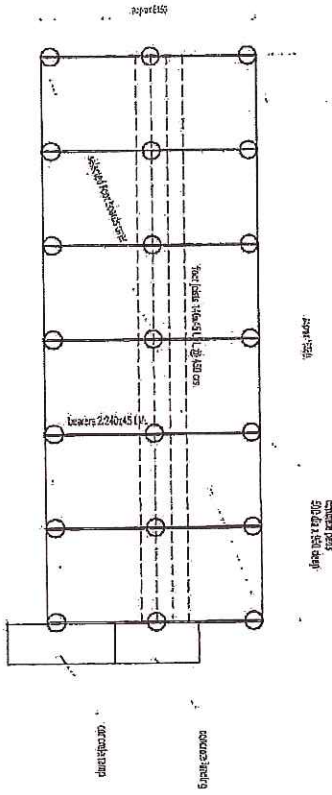
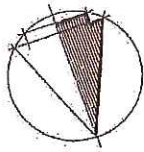
4.0 DRAWING PLAN

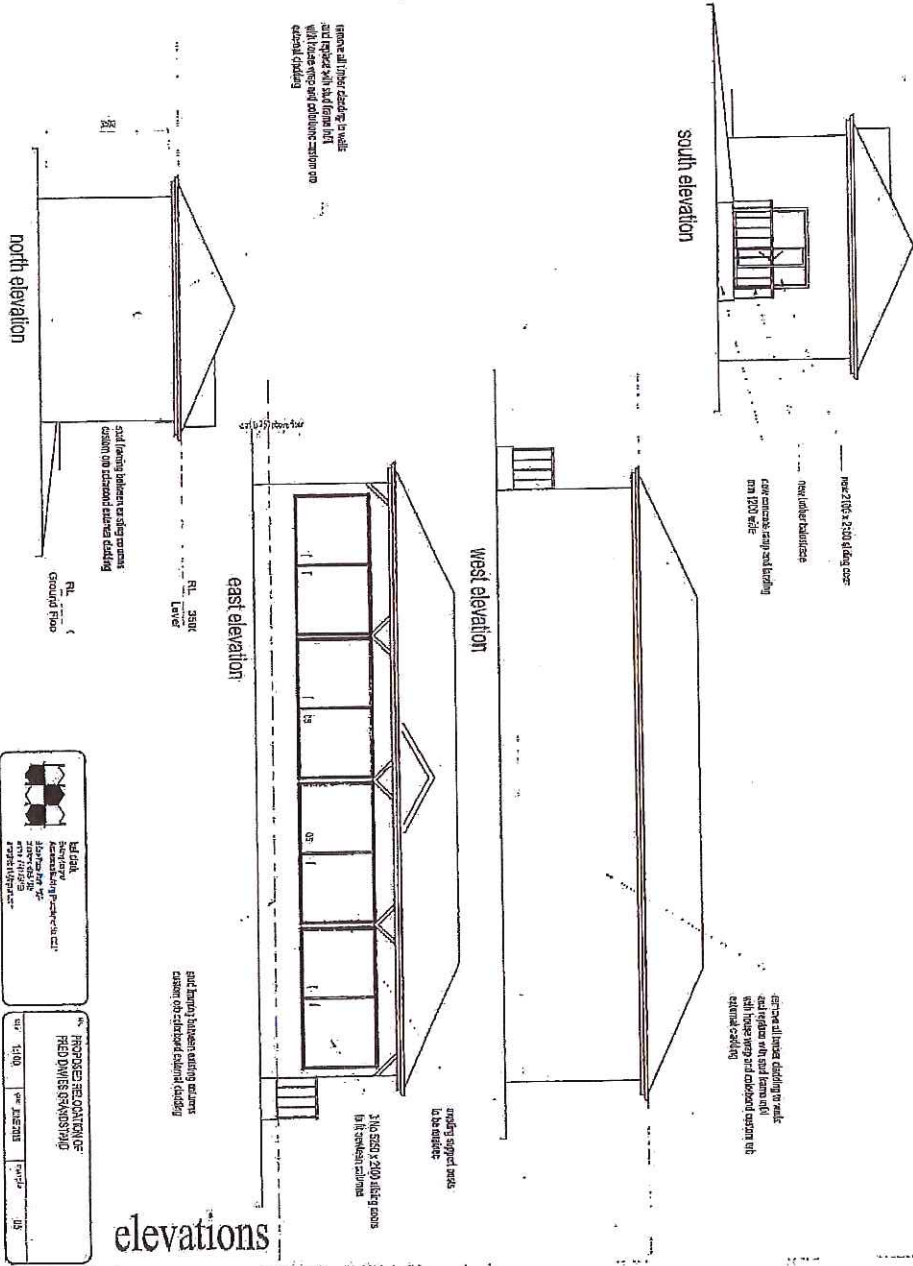


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KRAFT	
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KRAFT	

PROJEKT	1.01
BEREICH	1.02
Datum	1.03
Blatt	1.04

floor plan



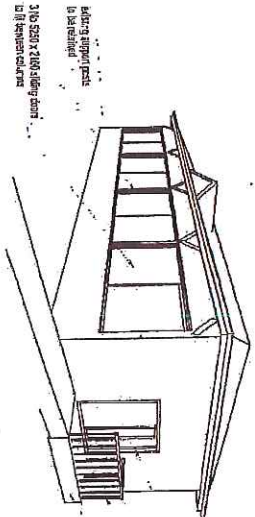


elevations

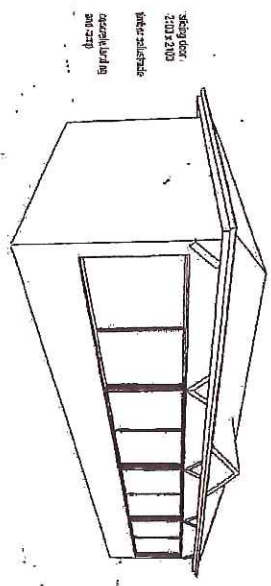
**ARCHITECT**  
SHERIDAN  
ARCHITECTURE  
2000 W. 10th St.  
SPOKANE, ID 83402  
(509) 325-1111

**PROPOSED CONTRACTOR**  
FIELD DIVISION  
SPokane, ID





more of better lighting is with  
and vision with and better light  
with better view and outdoor lighting and  
to be finished



PROPOSED RELOCATION OF FRED DAVIS STAIRS AND			
DATE	BY	APP'D	DATE
	DR. ZARETSKI		

perspectives

**5.0 COST****COST ESTIMATE****Stage 1**

Crane Hire to relocate Grandstand to new location			\$6,000
Install footings	- Concrete	\$700	\$1,300
	Brackets	\$300	
	Excavator	\$300	
Repair floor and make good with new flooring - Timber			\$ 500
		<b>TOTAL</b>	<b>\$ 7,800</b>

**Stage 2**

Install Windows	- Windows incl sliding door	\$10,000	\$11,000
	Timber Framing	\$ 1,000	
Install Sheeting	- Colour Bond		\$ 3,800
Install interior Lining on walls	- Particle Board		\$11,000
Install Ramp	- Timber Decking	\$1,000	\$ 2,000
	Railing	\$1,000	
		<b>TOTAL</b>	<b>\$27,800</b>

**Stage 3**

Install Toilets which covers plumbing, framing, footings and concrete			<b>\$10,000</b>
Connect power			
		<b>TOTAL</b>	<b>\$10,000</b>
		<b>OVERALL TOTAL</b>	<b>\$45,600</b>

NOTE: costs listed are approximate and include GST,

## 6.0 JUSTIFICATION

The justification for keeping the Grandstand can be related to the historical significance of the Fred Davies Grandstand which is best described below.

As a founding club of the South Esk Football Association in 1890 the club won the first 10 premierships (i.e. 1890 through to 1899). Further premierships followed in 1901, 1904 and 1906.

From 1926 until 1986 they played in the **original Northern Tasmanian Football Association**. Longford had their strongest decade in the 1950s when they claimed three NTFA premierships, including their breakthrough triumph in 1955. They had previously never won the competition but had been runners-up in 1931, 1940 and 1953. In 1959 the club attempted to win their third premiership in a row but lost the Grand Final to **City-South**.

The Tigers were **Tasmanian State Premiers** in 1957. After accounting for **Ulverstone**, premiers of the **North West Football Union**, in the preliminary match, Longford defeated **North Hobart** by 21 points in the decider at York Park.

The Fred Davies stand was named in honour of the late Fred Davies who was an icon of the Longford Club in the halcyon years between 1954 and 1960 when he was coach and the club won the NTFA and Tasmanian Premierships.

It is thought to have been originally positioned on the opposite side of the ground, being built in the 1920's. Sometime after that it was moved to its present position where it has been used for visiting teams. With the new club rooms this is no longer required. However, it remains a significant piece of the club's history.

### SUPPORTING MATERIAL

As Neil Kearney says "Another building that faces a dire future is the old grandstand at the Longford recreation ground. Okay, it's only a wooden grandstand, a relic that was nailed and bolted together 70-odd years ago, but it does stand as the most enduring legacy of Longford's greatest era - the time when our country town had the best football team in Tasmania.

The name alone – *Fred 'Mulga' Davies memorial grandstand* – is reason enough for the grandstand to be enshrined. Longford hadn't won a premiership before 'Mulga' coached the team to NTFA (Northern Tasmanian Football Association) flags in 1955, '57 and '58 and to the State title in '57. Six decades later, Fred Davies remains the only coach ever to lead Longford to an NTFA title.

The wooden grandstand should be treasured, not be knocked over!

Surely the '*Fred Mulga Davies Memorial Grandstand*' should either remain where it is or at worst be relocated to another spot around the oval, perhaps on the scoreboard wing.

Craig Pfeiffer of Pfeiffer Cranes, Longford's biggest supporter, is of the opinion that the grandstand could be lifted and erected on another location. Why get rid of the grandstand? Sure, the old sheds at the rear of the stand should be bulldozed, but isn't Longford's appeal based around its historic buildings?

Many in the community support the saving of the stand and giving it a new lease of life. They have been meeting to work out how it may be used and looked after. Volunteers have been maintaining the grounds and the stands over the years and have put thousands of hours into ensuring the grounds are well cared for. The grounds and buildings do have a role in the future of Longford, both from a sport and a tourism perspective."

## 7.0 FUNDING

Local businesses and people within the Community will be approached, as well as Council and State Government for assistance to fund the Save The Grandstand Project.

Below is a sample letter to Businesses and one for individuals.

### SAVE THE STAND



June 21, 2019

Dr Tim

Longford Immortal  
Smith Street  
Longford TAS 7301

Dear Tim

This letter is requesting your financial support which will assist us to save the Fred Davies Grandstand which has been earmarked by the Northern Midlands Council for demolition.

The Grandstand was built in 1920 and was located on the western side of the Longford Recreation Ground. It was relocated to its current location on the Eastern side of the Recreation Ground in 1946.

In 1996 the Grandstand was upgraded, and it was then named The Fred Davies Stand to honour the late Fred Davies who was the iconic Coach of the Longford Football during the halcyon years between 1954 and 1960 when he was coach and the club won NTFA and Tasmanian State Premierships.

Many in the community believe the Grandstand has historical importance and should be preserved as it can still be used to accommodate people in a viewing area and could be set up as a Museum.

There will be costs involved to relocate and refurbish the Grandstand to meet health and safety regulations and this will be achieved at minimal cost with the assistance of local volunteers with building qualifications.

Accordingly, we are requesting the support of [Company Name] to help cover the costs directly related to relocating and restoring the Grandstand. Your contribution would be used to offset such costs as: crane hire, and materials etc.

An amount in the area of \$1,000 would be an appropriate contribution by your company.

Any funds left over from the Grandstand Project will be donated to the running of the Grandstand.

Companies supporting the Save Grandstand Project will be able to display their advertising logo inside the Grandstand.

If you have any questions or would like additional information, please contact me on 0418 667 978. Email inquiries can be sent to [tubb.neil@yahoo.com.au](mailto:tubb.neil@yahoo.com.au).

## SAVE THE STAND



June 21, 2019

Dear John

Longford Immortal  
Wellington Street  
Longford TAS 7301

Dear John

This letter is requesting your financial support which will assist us to save the Fred Davies Grandstand which has been earmarked by the Northern Midlands Council for demolition.

The Grandstand was built in 1920 and was located on the western side of the Longford Recreation Ground. It was relocated to its current location on the Eastern side of the Recreation Ground in 1946.

In 1996 the Grandstand was upgraded, and it was then named The Fred Davies Stand to honour the late Fred Davies who was the iconic Coach of the Longford Football during the halcyon years between 1954 and 1960 when he was coach and the club won NTFA and Tasmanian State Premierships.

Many in the community believe the Grandstand has historical importance and should be preserved as it can still be used to accommodate people in a viewing area and could be set up as a Museum.

There will be costs involved to relocate and refurbish the Grandstand to meet health and safety regulations and this will be achieved at minimal cost with the assistance of local volunteers with building qualifications.

Accordingly, we are requesting the support of [Company Name] to help cover the costs directly related to relocating and restoring the Grandstand. Your contribution would be used to offset such costs as: crane hire, and materials etc.

An amount in the area of \$100 would be an appropriate contribution.

Any funds left over from the Grandstand Project will be donated to the running of the Grandstand.

If you have any questions or would like additional information, please contact me on 0418 667 978. Email inquiries can be sent to [tubb.neil@yahoo.com.au](mailto:tubb.neil@yahoo.com.au).

## **8.0 SAVE THE GRANDSTAND TEAM**

The following people comprise the Save The Grandstand Team

Neil Tubb

Steve Dodd

Dr Tim Flanagan

Jonny Dodd

Alison Andrews

Craig Pfeiffer

Fred Pfeiffer

Phil Dodd

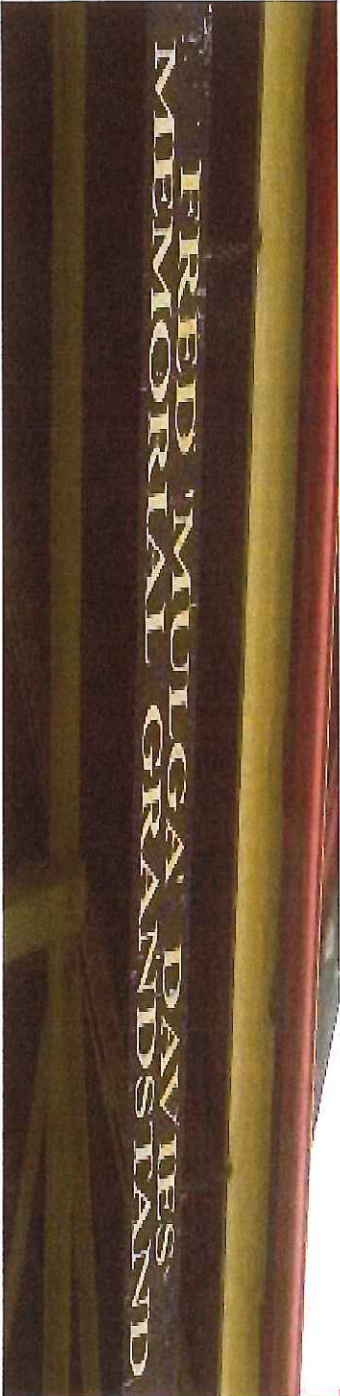
John Talbot

Neil Kearney

David Blair

Councillor Dick Adams

# FRED DAVIES GRANDSTAND





# **THANKS FOR ALLOWING US THE OPPORTUNITY TO MEET COUNCIL**

**Our intention is to have your indulgence in why we wish to retain the Grandstand.**

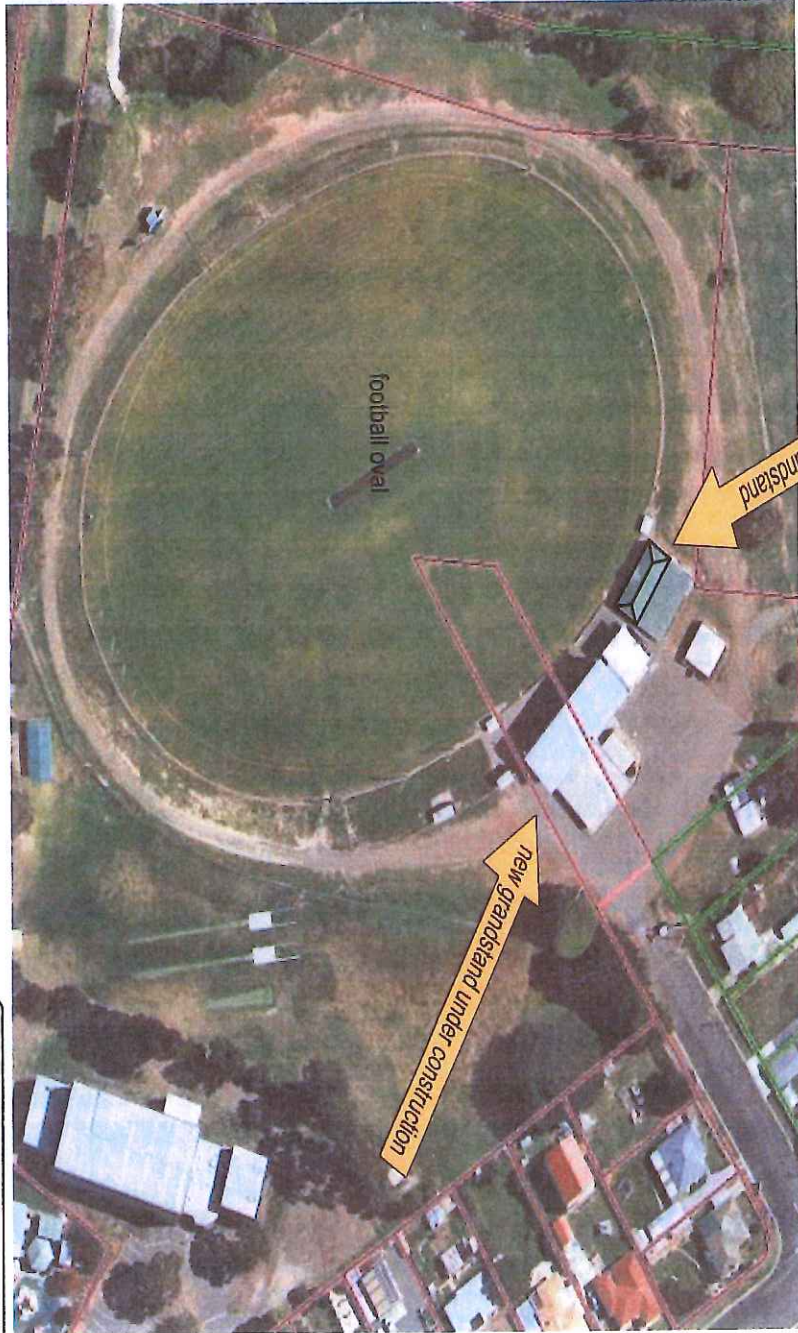
**We are not here to tell Council what should be done, rather we are hoping to have a meaningful discussion and receive feedback on our ideas and we are willing to receive ideas from Council to achieve a favourable outcome.**



# POSITIVES

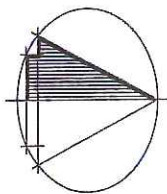
- Can be utilised by White Tigers and Junior Football Club for functions on match days.
- Will be great facility to house memorabilia.
- Allows us to retain the unique aspects of our past history.
- It maintains the only remaining link with the past.





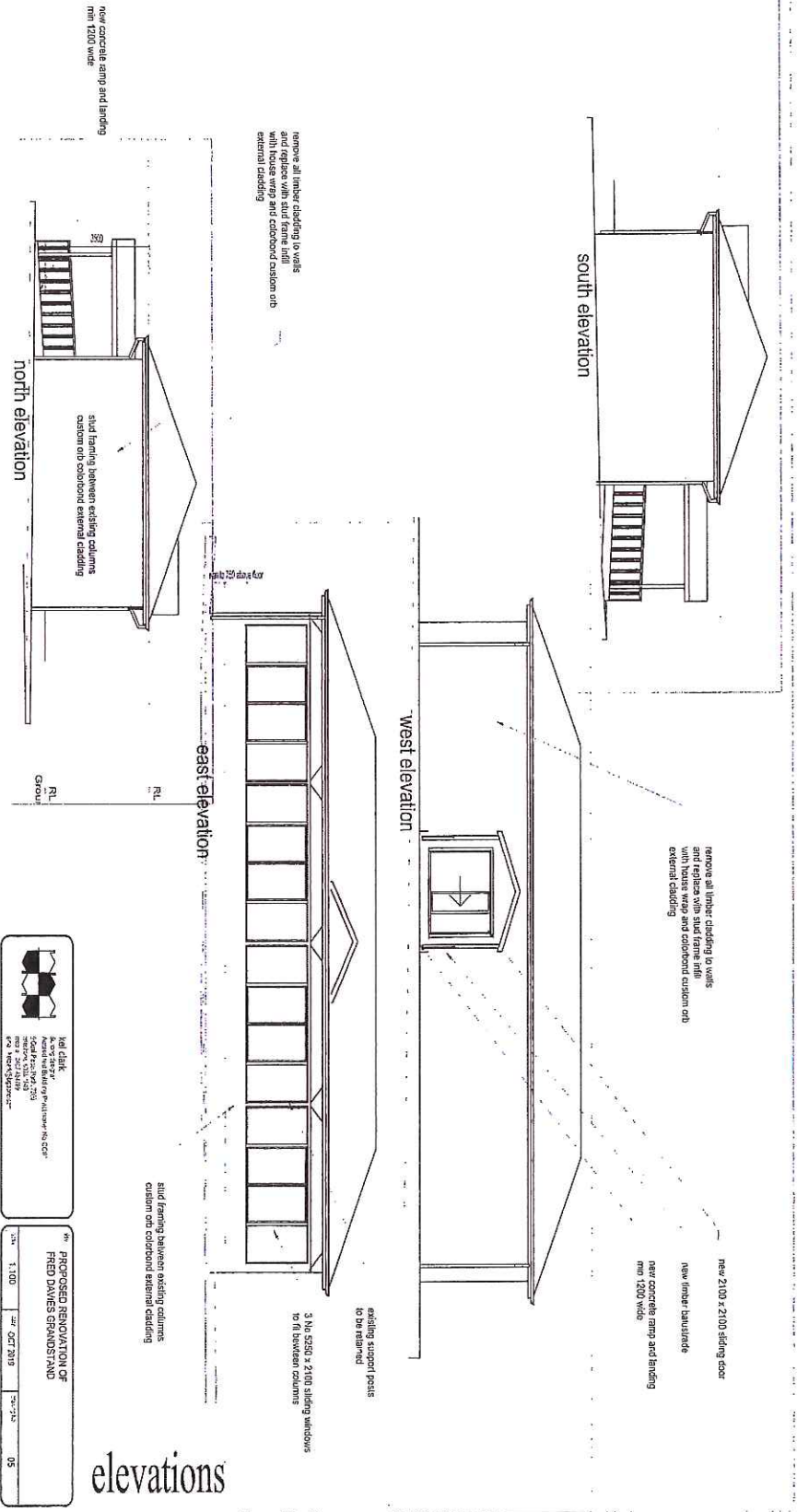

 Neil Clark  
 Business Manager  
 Accredited Building Practitioner No. 0291  
 54 Glen Ridge, P.O. Box 720  
 Rossmore, South Australia  
 www.kentinggroup.com.au

10  
 PROPOSED RENOVATION OF  
 FRED DAVIES GRANDSTAND  
 DATE: OCT 2016  
 DRAWN BY:



site plan



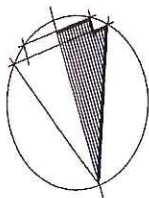
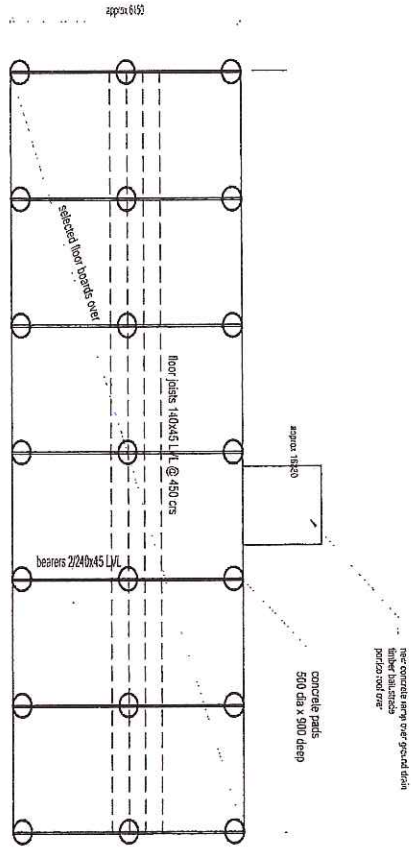


elevations

J&M  
 26 King Street  
 Sydney NSW 2000  
 Tel: (02) 9251 1111  
 Fax: (02) 9251 1112  
 www.jandm.com.au

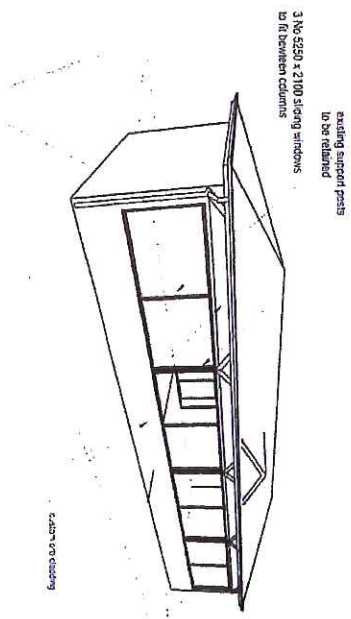
10  
 PROPOSED RENOVATION OF  
 FRED DAVIES GRANDSTAND  
 DATE: 11/08/2019  
 DRAWN: GERT 2019  
 SHEET NO: 05



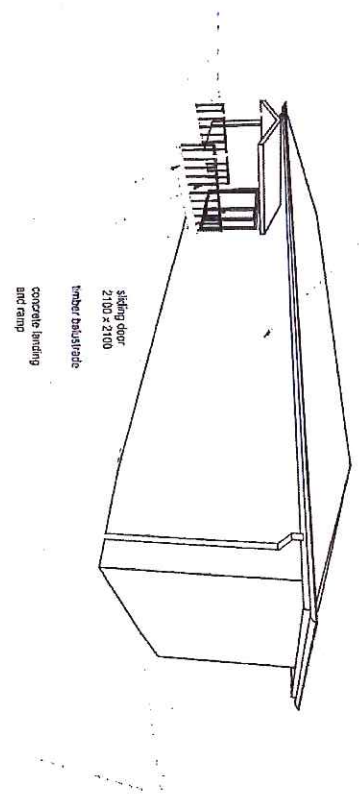


floor plan

	Fred Davies Incorporated Building Practitioner No. 201 5/248 Pitt St, Perth 201 WA 6000 www.fred-davies.com.au		
	50 PROPOSED RENOVATION OF FRED DAVIES GRANDSTAND	DATE 11/10	DATE OCT 2013



remove all timber cladding to walls  
and replace with stud frame with  
wool sheeps wool insulation custom old  
external cladding



perspectives

**K&D**  
K&D Architects  
25-27 Market Street  
Sydney NSW 2000  
Phone: 02 9251 1234  
www.kandd.com.au

PROPOSED RENOVATION OF  
**FRED DAVIES GRANDSTAND**

DATE: OCT 2015

SCALE: 1:50

08

# COSTS

## ■ Stage 1

<del>■ Crane Hire to relocate Grandstand to new location</del>	<del>\$6,000</del>
■ Install footings	– Concrete \$ 700
	<hr/>
	Brackets \$300
	<hr/>
	Excavator \$300
■ Repair rot at rear of Grandstand	\$ 300
■ Repair floor and make good with new flooring – Timber	\$ 500
■ <b>TOTAL</b>	<b>(was \$7,800) \$1,500</b>



**Stage 2**

Install Windows at front	- Windows incl sliding door	\$10,000	\$11,000
	- Timber Framing	\$ 1,000	
Install Sheeting two walls	- Colour Bond		\$ 3,800
Install Interior Lining on walls	- Particle Board		\$11,000
Install Ramp at rear of Grandstand	- Timber Decking	\$ 1,000	\$ 2,000
	- Railing	\$ 1,000	
<b>TOTAL</b>			<b>\$27,800</b>

**Stage 3**

~~Install Toilets which covers plumbing, framing, footings and concrete~~ **\$10,000**

=  
Connect power \$ 1,500

**TOTAL** **\$ 1,500**

**OVERALL TOTAL** **(was \$45,600)**  
**\$30,800**

NOTE: costs listed are approximate and include GST.

**ESTIMATED COST OF LABOUR "GRATIS" - \$24,000 (400 manhrs @ \$60/hr)**





# **MOVING FORWARD**

## **Confirmation from Council will allow:**

- us to acquire sponsorship to meet costs.
- plan the building concept.
- put in place a timetable for works.
- meet with Council Works Department to ensure we are working under their jurisdiction and supervision to achieve a safe and satisfactory outcome.



**THANK YOU**

**QUESTIONS - FEEDBACK**



**Gail Eacher**

---

**Subject:** FW: Structural Engineer

**From:** Scott Sherriff <[scott@coengserv.com.au](mailto:scott@coengserv.com.au)>

**Sent:** Friday, 13 September 2019 3:24 PM

**To:** Damien Wilson <[damien.wilson@nmc.tas.gov.au](mailto:damien.wilson@nmc.tas.gov.au)>; Greg Green <[greg@greenbs.com.au](mailto:greg@greenbs.com.au)>

**Subject:** CES196172-REPORT-LA01-DRAFT INITIAL STRUCTURAL ENGINEERING INSPECTION AND REPORT FOR THE FRED MULGA DAVIES MEMORIAL GRANDSTAND, LONGFORD RECREATION GROUND

Dear Damien and Greg,

Please find following the draft bullet point report on our site visit yesterday for your comment:

CES196172-REPORT-LA01

Date: 13/09/2019

Client: Damien Wilson

Northern Midlands Council

13 Smith Street

Longford TAS 2301

By email - [damien.wilson@nmc.tas.gov.au](mailto:damien.wilson@nmc.tas.gov.au)

**INITIAL STRUCTURAL ENGINEERING INSPECTION AND REPORT FOR THE FRED MULGA DAVIES MEMORIAL GRANDSTAND, LONGFORD RECREATION GROUND**

Dear Damien,

On Thursday 12/9/19 I visited the grandstand with Damien Wilson and Greg Green to review the condition of the grandstand. Greg estimates that the structure was built in the 1960's based on the style of roofing.

The structure would not meet current standards and it is probably not practical and economic to renovate it to do so. The structure has been in service for about 50 years. This initial report lists the issues that should be addressed to repair the structure to its current standard without fully meeting the NCC requirements. Such repairs would not eliminate the need for ongoing maintenance as the structure continues to age.

It appears that a change room was built behind the grandstand. This change room has now been removed, and vertical weatherboards are visible on the back of the grandstand. As the grandstand was originally free standing without the change room, it is reasonable to proceed on the basis that the grandstand will operate as a free-standing structure without the bracing of the change rooms.

Items requiring work are listed as follows:

- Provide a 400 to 600 high retaining wall along the back of the grandstand mad of a 600 wide by 200 thick concrete base, with N12 @ 200 each way in the bottom and SL82 mesh in the top and 140 thick concrete pool blocks with N12 @ 400 vertical and horizontal on the soil face. The wall should have a subsurface drain. This wall:
  - allows the ground to be levelled behind the grandstand,
  - provides opportunity for drainage and prevents water running under the grandstand
  - seals the grandstand subfloor
  - provides an opportunity to tie down the rear of the grandstand similar to the demolished change rooms.
- Fix stumps and soles plates
- Waterproof the rear wall. A colorbond profile might be applied to 140 deep battens and the colorbond profile run over the face of the retaining wall to aid waterproofing.
- Reinstate the rear gutter and review the number and size of downpipes.

- Check nailing of boards and timber members and refix loose elements.
- Provide handrails on both sides of the concrete steps.
- Fix front balustrades to posts.
- Tie down rafters to beams, beams to struts, struts and truss vertical to double roof beam.
- Provide new knee braces to the south side on each side of the posts.
- Repair seats and add diagonal bracing to the support frames.
- Repair holes in flooring and gaps between planks.
- Floorboards span 1090 mm. They are deflecting excessively under foot load. I recommend providing a stiffening joist at board mid span.

I trust that this is of assistance.

Yours sincerely,

Scott Sherriff  
**BE(Civil) MIEAust MStructE CPEng NER**  
**Senior Structural Engineer**  
**Coordinated Engineering Services**



**SCOTT SHERRIFF**  
BE(Civil) MIEAust MStructE CPEng NER  
**SENIOR STRUCTURAL  
ENGINEER**  
0458 711 382  
03 6338 9931

**CES** | **Coordinated  
Engineering  
Services**



**NORTHERN MIDLANDS COUNCIL  
MINUTES – ORDINARY MEETING  
19 AUGUST 2019**

**245/19 PROPOSAL TO RELOCATE THE FRED DAVIES GRANDSTAND**

*Responsible Officer:* Leigh McCullagh, Works Manager  
*Report prepared by:* Jonathan Galbraith, Engineering Officer &  
 Damien Wilson, Building & Maintenance Supervisor

## 1 PURPOSE OF REPORT

The purpose of this report is to provide Council with information about the proposal to relocate the Fred Davies Grandstand at Longford.

## 2 INTRODUCTION/BACKGROUND

In July 2016 an inspection of the Fred Davies Grandstand was carried out by Council's Building and Maintenance Supervisor, Damien Wilson. The inspection concluded that the existing building does not meet current safety standards and has high maintenance costs. A significant amount of work is required to upgrade the grandstand and it was recommended that a new building be constructed which met the needs of all user groups. The new building was completed in June 2019.

In July 2019 a *Business Plan for Fred Davies Stand* was submitted to Council by the Save the Grandstand Project Team. The Project team propose to preserve the grandstand as "a legacy of Longford's greatest era – the time when our country town had the best football team in Tasmania".

The plan recommends relocating the grandstand to the western side of the oval and carrying out upgrade works for use by the Longford Junior Football Club, Longford Cricket Club and Longford Senior Football Club. The plan provides a costing for the proposed works prepared by the Save the Grandstand Project Team.

### Review of Business Plan for Fred Davies Stand

The business plan for the Fred Davies Stand was reviewed by Council Officers and the following points have been noted:

- The building will be clad with iron on the outside and new windows will be installed. From the outside the only part of the building that will resemble the old structure is the roof
- The building will have a flat floor so it will no longer be a grandstand.
- Significant works will be required internally. The building will be classed by the building surveyor as a 9b structure (assembly building). This will require it to be lined, insulated, fitted with lights, smoke alarms and meet all fire safety and disability standards. The costings in the Business Plan have not considered all the requirements of a class 9b building.
- The report proposes using volunteer labour to carry out much of the work. It is important that all volunteers and contractors are accredited, hold the correct insurances and meet Council's WH&S requirements.
- Council have outlaid a significant amount of money to construct a new building that is suitable for all user groups and has excellent function facilities, any facilities provided in the relocated grandstand will be an unnecessary duplication.
- A number of costs have not been considered in the costing provided in Business Case for the Fred Davies Grandstand, including: planning, building and plumbing fees, security system, buildings surveyors fees, connection to the nearest sewer which is 120m away, engineering tie downs, labour to brace the structure before removing and labour to dig pour and set up piers to support the structure.
- The building measures 107.38 m<sup>2</sup>. Council's estimate for the project has been calculated at \$153,808 (excl. GST).



## NORTHERN MIDLANDS COUNCIL MINUTES – ORDINARY MEETING 19 AUGUST 2019

### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates. The following sections from the Strategic Plan have relevance to this proposal:

- Lead –
  - Money Matters  
Core Strategies:
    - ◆ Budgets are responsible yet innovative
    - ◆ Efficiency in resource sharing and Council reform
    - ◆ Improve community assets responsibly and sustainably
  - Best Business Practice & Compliance  
Core Strategies:
    - ◆ Council complies with all Government legislation
    - ◆ Continuous improvement is embedded in staff culture
    - ◆ Effective and efficient marketing, communications & IT
    - ◆ Excellent standards of customer service
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ◆ Strategic, sustainable, infrastructure is progressive
    - ◆ Proactive engagement drives new enterprise
    - ◆ Collaborative partnerships attract key industries
    - ◆ Attract healthy, wealth-producing business & industry
  - Economic Development – Supporting Growth & Changes
    - ◆ New & expanded small business is valued
    - ◆ Support new businesses to grow capacity & service
    - ◆ Towns are enviable places to visit, live & work
    - ◆ Minimise industrial environment impact on amenity
    - ◆ Developers address climate change challenges
    - ◆ Maximise external funding opportunity
- Place –
  - History – Preserve & Protect our Built Heritage for Tomorrow  
Core Strategies:
    - ◆ Our heritage villages and towns are high value assets

### 4 POLICY IMPLICATIONS

N/A

### 5 STATUTORY REQUIREMENTS

The following Acts and Codes have relevance to the proposed works:

- Building Code of Australia
- Work Health and Safety Act 2012

### 6 FINANCIAL IMPLICATIONS

The Business Plan to save the Fred Davies stand estimates the cost of relocation and upgrade works at \$45,600, this price is believed to be significantly under-estimated.

Council's estimate for the project has been calculated at \$153,808 (excl. GST). The estimated costs have been calculated without detailed plans and engineering drawings, and include allowance for some fees.



**NORTHERN MIDLANDS COUNCIL  
MINUTES – ORDINARY MEETING  
19 AUGUST 2019**

There will also be significant ongoing maintenance costs, even with the proposed upgrade works the Grandstand will continue to be a higher maintenance building than the new facility that has been constructed.

## **7 RISK ISSUES**

There are a number of significant risk issues that need to be considered

- The works are likely to be significantly more expensive than the estimate provided in the Business Plan for the Fred Davies Grandstand.
- The report proposes using volunteer labour – It is important to ensure that all contractors have the appropriate inductions.
- Even with the proposed upgrades the grandstand will continue to be safety and maintenance issue for Council.
- Responsibility/liability if works aren't completed to a standard or fail.

## **8 CONSULTATION WITH STATE GOVERNMENT**

N/A

## **9 COMMUNITY CONSULTATION**

In December 2016 Council contracted Leon Lange to develop a master plan for the Longford Recreation Ground. Which included the removal of the Fred Davies Grandstand and the construction of the new multi-purposes building. Broad community consultation underpinned the development of the Master Plan, including consultation with the Longford Recreation Ground Management Committee and Longford residents, and a survey of user groups.

## **10 OPTIONS FOR COUNCIL TO CONSIDER**

The options for Council are:

- 10.1 To demolish the Fred Davies Grandstand immediately.
- 10.2 To retain the Fred Davies Grandstand and demolish the rear changerooms.
- 10.3 Relocate the Fred Davies Grandstand as recommended.
- 10.4 Relocate the Fred Davies Grandstand and fence it off; with the grandstand being retained for visual purposes only.

## **11 OFFICER'S COMMENTS/CONCLUSION**

A new building has been constructed at the Longford Recreation Ground that is suitable for all user groups. The relocated grandstand will be an unnecessary duplication. The relocation works will be expensive and there will be significant ongoing maintenance costs.

## **12 ATTACHMENTS**

- 12.1 Business Plan for Fred Davies Grandstand
- 12.2 Estimate



NORTHERN MIDLANDS COUNCIL  
MINUTES – ORDINARY MEETING  
19 AUGUST 2019

**RECOMMENDATION**

That Council

- A) i) retain the Fred Davies Grandstand but demolish the changeroom section immediately; and  
ii) demolish the grandstand when/if Stage 2 of the multi-function facility is funded.

OR

- B) agree to the relocation of the grandstand as per the provided Business Plan with the following conditions incorporated into a lease:  
i) all costs to relocate and maintain are met by the group  
ii) all works are to be completed within planning, building and work health and safety regulations  
iii) that the building be removed by the group in the future if no longer required.

**DECISION**

Cr Goss/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Goss

That the matter be deferred to a Council workshop.

Carried unanimously