

Community & industrial Buildings

Actions included in the 2019/20 Operational Plan support the following objectives included in the Community Strategic Plan 2030:

- BE1 Our built environment blends with the natural and cultural environment

Changing how we do things

Council through its public toilet improvement program is replacing a number of aged non-compliant public toilets with modern Exeloo type facilities. These structures are self-cleansing and electronically controlled so that they can be opened and closed at pre-set times. Cost to the community is reduced through a reduction in callouts for additional cleaning, less staff time on repairs resulting from vandalism and opening and closing the facility. It also provides a new modern clean toilet facility for use by ratepayers and visitors to Lithgow.

Council is also looking at ways it can reduce the operating costs of its large community buildings. The installation of solar systems for the Administration Centre, Lithgow Swimming Centre and Lithgow Golf Club are currently under investigation to determine feasibility.

Improvements have already been completed to the Administration Centre and the Centrelink Office with the installation of computer controlled Building Management Systems for the operation of the heating and cooling systems in these buildings. This is aimed at reducing overall operating cost and overall energy consumption through reduction in gas and electricity usage in these buildings.

New LED lighting has been installed in the Administration Centre and Centrelink to also reduce the greenhouse footprint and overall operating costs.

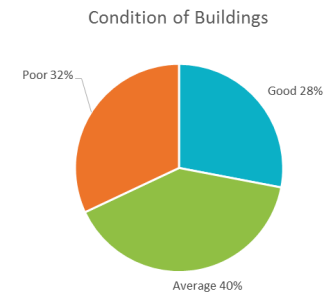
Key Council Plans & Strategies

- Strategic Asset Management Plan

Lithgow City Council is responsible for:

- Administration Centre and 2 council depots
- 24 Community Buildings including public halls
- 3 Libraries and Visitors Information Centre
- Eskbank House and Lithgow Blast Furnace
- 14 commercial buildings
- 24 public toilets
- 81 Bus shelters
- In total Council has over 180 buildings which it is required to maintain. Council employs a carpenter, two electricians, painters and plumbers to carry out any necessary maintenance to its buildings.

Condition Rating



The majority of our buildings are currently in a good to average condition, although 32% are considered to be in a poor condition. Many of those buildings currently in average condition need additional maintenance and/or renewal of major components such as roofs, internal finishes or servicing in order to avoid them slipping into a poor condition. Council currently spends approximately \$450,000 per annum on maintaining buildings.

BE1 – OUR BUILT ENVIRONMENT BLENDS WITH THE NATURAL AND CULTURAL ENVIRONMENT

DELIVERY PLAN (2017-2021)	OPERATIONAL PLAN (2019-2020)			
Delivery Program Action (4 years)	Action	Performance Measure	Target	Responsible Department
BE1.4 Match infrastructure with development.	BE1.4.1 Maintain and upgrade community buildings and structures to meet the needs of the community and ensure commercial viability.	Implement the General Asset Building Maintenance Program (including the Special Rate Variation Program).	100% complete	Buildings & Recreation Facilities
	BE1.4.3 Manage community halls and theatres.	Number of bookings processed for the following community halls: <ul style="list-style-type: none"> • Union Theatre • Meadow Flat Hall • Crystal Theatre • Civic Ballroom 	100% processed	Customer Service

2018 Asset Management Study

In 2018, Council engaged Micromex consulting to undertake an Asset Management Study to identify the community's service level and expenditure priorities. The survey found that:

'85% of residents are at least 'somewhat supportive' of Council increasing its annual maintenance and renewal budget for buildings and public amenities. Younger residents (18-34), non-ratepayers and those that live within the Wallerawang Planning Precinct were significantly more likely to be supportive, whilst older residents (50+) and ratepayers were significantly less likely'

Special Rate Variation

Council has submitted an application to IPART for a Special Rate Variation and will be informed of the outcome of the application in May 2019. If approved, works identified to be funded from the Special Rate Variation in the following programs will be included in the 2019/20 works program:

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| o | General Asset Building Maintenance | \$ 75,000 |
| o | Pioneer Park Toilet Replacement | \$125,000 |
| o | Union Theatre Sound & Lighting | \$ 50,000 |

BUILDINGS PROGRAM INCOME AND EXPENDITURE 2019/2020

Project	Project Costs \$	Funded Building Reserve \$	Funded from Special Rate Variation \$	Funded from Net Revenue/Grants \$
Building program Maintain and upgrade community buildings and structures to meet the needs of the community and ensure commercial viability.	1,780,099	(714,331)	(250,000)	(815,768)
General Asset Building Maintenance	100,000		(75,000)	(25,000)
Administration Centre Improvements	326,598	(326,598)		
Building Program – Annual Allocation	25,000	(25,000)		
Rydal Toilet Block	90,000	(90,000)		
Pioneer Park Toilet Replacement	250,000		(125,000)	(125,000)
Union Theatre Dressing Rooms	608,501	(182,733)		(425,768)
Union Theatre Sound & Lighting	90,000		(50,000)	(40,000)
Lithgow Depot Store	200,000			(200,000)
Lithgow Animal Shelter	10,000	(10,000)		
Hartley Building Feasibility Study	50,000	(50,000)		
Kremer Park Grandstand Design	20,000	(20,000)		
Lithgow Visitor Centre Refurbishment -Recarpeting and Painting of downstairs art gallery and meeting room.	10,000	(10,000)		