



HOPE VALE ABORIGINAL SHIRE COUNCIL

MEETING REPORT

CAPITAL WORKS MANAGER

ITEM NO: 6.6.1

GENERAL MEETING:

SUBJECT: CAPITAL WORKS (BUILDINGS) MONTHLY UPDATE – FEBRUARY 2026

CLASSIFICATION: INFORMATION

RECOMMENDATION

That Council

- (a) Receive the Capital Works Manager's Update Report**
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BUDGET & RESOURCE CONSIDERATIONS

N/a

BACKGROUND / DISCUSSION

Council's endorsed Strategic Capital Plan guides Council's staged delivery of priority Building Capital Works and housing supply to respond to community demand, reduce overcrowding, and improve service delivery outcomes.

Housing Program (Strategic Capital Plan) – February 2026 Update:

- Works are progressing on the housing program.
- Funding has been secured for the initial two (2) self-contained units under Supply Scheme 1 (\$1,500,000.00 total)
- Design activities are underway, with ongoing coordination between Council, Housing/Tenancy and the appointed Architect to finalise plans and expectations.
- A recommendation to endorse 25 Flierl Street in lieu of 46a Poland Street is presented to Council under a separate Action report for decision.

Future Housing Pipeline (Supply Schemes 2, 3 and 4):

- Council has identified additional opportunities and is actively progressing funding pathways for the next stages of housing delivery.
- Town planning consultants have been engaged to progress subdivision requirements and planning pathways.

Pipeline projects under development include:

- Subdivision and delivery planning for nine (9) units at the rear of Alec Cameron and off Palm Close Drive; and
- Sixteen (16) one-bedroom units at the end of Link Road and Rose Street.
- For the Link Road/Rose Street proposal, planning review is underway for the Material Change of Use implications for four (4) lots supporting 4 x 1-bedroom units per lot (16 units total). This will be funded through the scheme.
- This work is being progressed in collaboration with Housing/Tenancy to address the register of need and demand. The 16 x 1-bedroom units are intended to alleviate single-tenant occupancy within larger 3-bedroom dwellings, thereby releasing larger dwellings for families currently on the register.
- A revised Strategic Capital Plan is being prepared to reflect the updated housing pipeline, sequencing, and funding strategy. It is proposed that the revised plan be finalised for presentation and endorsement at the March 2026 Council meeting. This will include updated Town Planning Opportunities as well as infill opportunities in and around community.

Digital Services Centre (DSC):

- Progress has continued on the DSC through receipt of the updated Architect scope of works and associated fee proposal.
- This enables progression of a coordinated documentation package with the required professional consultants.
- The intent is to commence market engagement (EOI / tender approach) by April–May 2026, with a target for site commencement by June–July 2026, subject to approvals, procurement outcomes.

Multi-Purpose Centre (MPC) – Electrical/Mechanical Condition Review:

- Lancini Consulting Engineers have been engaged to review and progress investigation of the structural, electrical, and mechanical (air-conditioning) condition of the MPC.
- Investigations are underway, with the electrical engineer expected onsite in the coming weeks to review electrical and air-conditioning issues and support a pathway to restore reliable operations.
- As part of the broader precinct approach, Lancini will also review switchboards at the Everlina Centre and required upgrades to support further expansion and reduce current electrical tripping events.
- The scope also includes review of precinct lighting and CCTV upgrade opportunities aligned to the Secure Community Grant funding received.

Operational Buildings – Maintenance and Compliance Works:

- Targeted maintenance works have been undertaken across various Council department workshops to improve resilience and address operational work health and safety notices.
- Works include structural rejuvenation to lifting equipment at water and sewerage chemical treatment plants, and structural remedial works to the builders warehouse and plumbers shed.
- A review of first aid arrangements and associated requirements has also been undertaken.

Power Supply – Future Development Readiness:

- Initial high level investigations have commenced into current power supply constraints and implications for future development.
- Further options, opportunities, and recommended solutions will be presented in future meetings as investigations progress.

Built Form Design Principles – Tender Process:

- Tenders for Built Form Design Principles have been received and assessed by a Tender Review Panel.
- A recommendation to award the tender to Indij Architecture and Design is presented to Council under a separate Action report for decision.

Asset Register and Lifecycle Planning:

- Engagement has occurred with Mr Peter Savage to review Council's current asset register, overall condition profile, and lifecycle standing across key assets.
- Building on this review, I will develop an upgrade and maintenance plan to address ageing infrastructure and improve long-term serviceability.
- This work will inform future budget proposals and will be undertaken in conjunction with the town planning review to identify opportunities to relocate certain assets where beneficial, and to repurpose existing buildings for alternative uses.
- An Example: I am working with Kerry-Lee in seeking funding to complete the Kindy upgrade with new internal fit out and Play Ground. The intended approach is to relocate Kindy operations to the new facility and repurpose the existing Kindy building for surplus Council office accommodation and/or potential lease opportunities, subject to suitability and approvals. There are a few more of these opportunities in and around town.

Professional Development and Stakeholder Engagement (March 2026):

- I will attend the Modern Methods of Construction Conference in Brisbane in early March 2026.
- Meetings and workshops are scheduled with Housing (including Danielle) to explore modular construction opportunities and the practical application of modern methods in Hope Vale to support faster delivery and address local labour constraints.

Town Planning and Future Growth – Master Planning:

- Ongoing communication continues with town planning consultants regarding master planning and opportunities for future growth.
- Council is exploring the review of key precincts (including mechanical and workshop areas) to formalise a more operational and contemporary planning approach to maximise Hope Vale's long-term development potential.

Funding Opportunities – Pipeline:

- Council is actively monitoring and preparing for additional funding opportunities to support community infrastructure outcomes.
- Current areas of focus include potential grants for Kindy facility upgrades, ablution facilities within the cemetery precinct, and general infrastructure grants supporting lighting upgrades, security improvements, and related community safety initiatives.

LINK TO OPERATIONAL PLAN

This work supports Council's Corporate Plan objectives relating to:

- Increasing housing supply and addressing overcrowding
- Delivering funded capital works in a staged, accountable manner
- Supporting community wellbeing through fit-for-purpose housing and infrastructure

CONSULTATION (Internal/External)

N/a

RISK ASSESSMENT

Low

ATTACHMENTS:

N/a

REFERENCE DOCUMENT:

- Strategic Capital Plan (endorsed version)
- Project files: Supply Scheme 1, Digital Services Centre, MPC investigations
- Council Asset Register (current) and lifecycle review notes
- Relevant funding approvals and grant documentation (project files)

<p>Report Prepared by:</p> <p>Kieran Eustice Capital Works Manager</p> <p>Date: 02/12/2026</p>	<p>Report Authorised by:</p> <p>Lew Rojahn CHIEF EXECUTIVE OFFICER</p>
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