



City of
Mount Gambier

Civic Centre, 10 Watson Terrace
Mount Gambier SA 5290

PO Box 56
Mount Gambier SA 5290

Telephone 08 87212555
Facsimile 08 87249791
city@mountgambier.sa.gov.au

mountgambier.sa.gov.au

**I hereby give notice that a Confidential Regional Sport and Recreation
Centre Committee Meeting will be held on:**

Date: Tuesday, 10 September 2019
Time: 5.30 p.m.
Location: Council Chamber
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Confidential Regional Sport and Recreation Centre Committee Meeting 10 September 2019

Andrew Meddle
Chief Executive Officer

6 September 2019

7 CONFIDENTIAL ITEMS

7.1 DESIGN FINALISATION AND COMMUNICATION – REPORT NO. AR19/46526

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Regional Sport and Recreation Centre Committee orders that all members of the public, except Councillors B Hood, K Amoroso, M Bruins, C Greco, P Jenner, S Mezinec, F Morello and S Perryman and Council Officers J Nagy, B Cernovskis, N Serle, J Zwijnenburg, D Morgan and H Gajic be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 7.1 AR19/46526 Design Finalisation and Communication.

The Regional Sport and Recreation Centre Committee is satisfied that, pursuant to section 90(3) (k) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- tenders for the:
 - supply of goods, or
 - the provision of services, or
 - the carrying out of works

The Regional Sport and Recreation Centre Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information to be considered includes detailed specifications and plans associated with a tender that has yet to be publically released.



7.1 DESIGN FINALISATION AND COMMUNICATION – REPORT NO. AR19/46526

Committee:	Regional Sport and Recreation Centre Committee
Meeting Date:	10 September 2019
Report No.:	AR19/46526
CM9 Reference:	AF18/175
Author:	Judy Nagy, General Manager City Growth
Authoriser:	Andrew Meddle, Chief Executive Officer
Summary:	This report summarises the progress from intermediate design to final design stages and presents the design scope for endorsement.
Community Plan Reference:	Goal 1: Our People Goal 2: Our Location Goal 3: Our Diverse Economy Goal 4: Our Climate, Natural Resources, Arts, Culture and Heritage

The Committee is satisfied that, pursuant to Section 90(2) & (3) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (k) tenders for the: supply of goods, or the provision of services, or the carrying out of works.

REPORT RECOMMENDATION

1. That Regional Sport and Recreation Centre Committee Report No. AR19/46526 titled 'Design Finalisation and Communication' as presented on 10 September 2019 be noted.
2. That Council endorses the final draft design scope for the Community and Recreation Hub.
3. That Council notes this work will be subject to reconsideration should there be any significant or material value management decisions that may need to be made before or after tender outcomes are known and future reports and decisions will be required to support this at the appropriate time.



BACKGROUND

The Community and Recreation Hub received funding based on an intermediate design which allowed for the engagement of specific design consultants to be delayed until funding was confirmed. This intermediate stage ensured that Council did not commit funds to design elements that changed over time as new products, specifications, sporting compliance issues and technologies are continuously coming onto the market that have the potential to improve capital outcomes, operating capabilities and operational costs.

After funding was confirmed, the detailed specification stage involved a consortium of design engineers, pool engineers, surveyors, geotechnical consultants, acoustic consultants, engineering expertise, cost consultants, electrical engineers and architects to commence works and establish a detailed understanding of the existing site specific issues and community expectation that would need to be addressed in completing design works.

The site works included establishing ground integrity, an adequate water and power supply, land contours and elevations. This included a review of the existing outdoor pool facilities by the relevant experts and highlighted a need for some upgrade works and site integration of pool filtration and heating equipment. The upgrade is separate from the construction project and will mean that the outdoor pool will be closed for one season over summer of 2020/21 to affect the necessary upgrades.

As the consultants progressed design works, the level of detail increased however the footprint and overall design has changed little from the intermediate design that Council endorsed in funding applications.

The Guiding Principles for design activities have been as follows:

“To provide an all year round multi-purpose community and recreation facility that goes significantly beyond traditional sport centres by providing activities for people of all ages and abilities. We aspire to design a true community hub that is multi-purpose and supports a range of community and all weather uses in one central location. The design will deliver a facility that will increase our ability to:

- Provide significant social and economic benefits all year round to the residents of Mount Gambier
- Host major state and national sporting competitions
- Host conferences, events and performances”.

DISCUSSION

Design activities are typically framed by the guiding principles where practical and the proposed purposes and uses for which a facility is to be built. The design features that can be incorporated into any project will involve the balancing of utilisation for the majority of uses against those that may be possible for less common functionality. This will mean assessment of how often and by how many people specialised capital and equipment may be used to support any additional expenditure to the community to fund the project.

The final design stage commenced in anticipation of favourable outcomes from funding submissions and was informed by a number of Council working parties that were established to utilise the expertise of various work areas across Council. This pre-emptive work provided staff with the opportunity to consider specific functionality. There has been an ongoing process of staged project input from many stakeholders that was aligned with timelines prepared by the architects, allowing for experts to attend as required.



The following table provides a summary of various meetings held with numerous stakeholders that were summarised and presented at Elected Member briefings. This was supplemented by many other phone calls and meetings with state and national sporting bodies and community groups to learn about code specifications and share other information.

TOPICS OF DISCUSSION (to date)
Functions and Functionality
Elected member updates and workshops
Working Party - Events, Engagement and Communications
Working Party - Building and Site Functionality
Working Party - Operations and Users
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Architects and Working Party Meeting
Finalisation and review of combined feedback from all working parties
Working Party - Events, Engagement and Communications
Working Party - Operations and Users
Working Party - Building and Site Functionality
Regional Sport and Recreation Centre Committee
Timelines and Reporting
Regional Sport and Recreation Centre Committee
Architects
Sod turning
Aquatic Facilities and Pool Brief
Architects
Regional Sport and Recreation Centre Committee
Swimming Pool Engineers
Rudds Consulting Engineers
Swimming SA
Other functions
SACA
CRG Meetings
Netball SA
Basketball SA
Volleyball SA
Basketball VIC
Badminton SA
Futsal SA
Architects
Updates and detailed reviews
CRG Meeting with Architects
Local Swimming Clubs
Elected Member Briefing
Swimming SA
Architects
Mount Gambier Basketball and Pioneers
Mount Gambier Netball Association
Mount Gambier and District Tennis Association
Materials and finishes
Architects
Elected Member Briefing



CONCLUSION

There is a sequential process of increasing scope definition that requires the attendance of specific consultants to inform various stages of design before the next stage can be progressed. We are at the end of the design scope process with the Architects now needing six weeks to provide full specification drawings as required for Council to tender the construction contract.

We are presently on schedule to meet reporting milestones with Commonwealth and State Government funding bodies. There is still some work to be finished on furniture fittings and equipment (FFE) and further costing information that may necessitate a value management exercise. Typically FFE requirements are not finalised until there is a need to purchase various items. This allows for the best available options to be selected that encompasses innovation in technologies and improved whole of life outcomes that may emerge over the next 18 months together with any updates or variations to code specifications.

The parameters and scope have been presented to Elected Members and any changes in scope that alter the fabric of the building after this point are likely to require some consultant groups to be re-engaged and called back to make modifications as and when their work schedule permits. Assessment of the consequences of any changes may also require other revisions with resulting costs and timeline delays of at least 6 weeks.

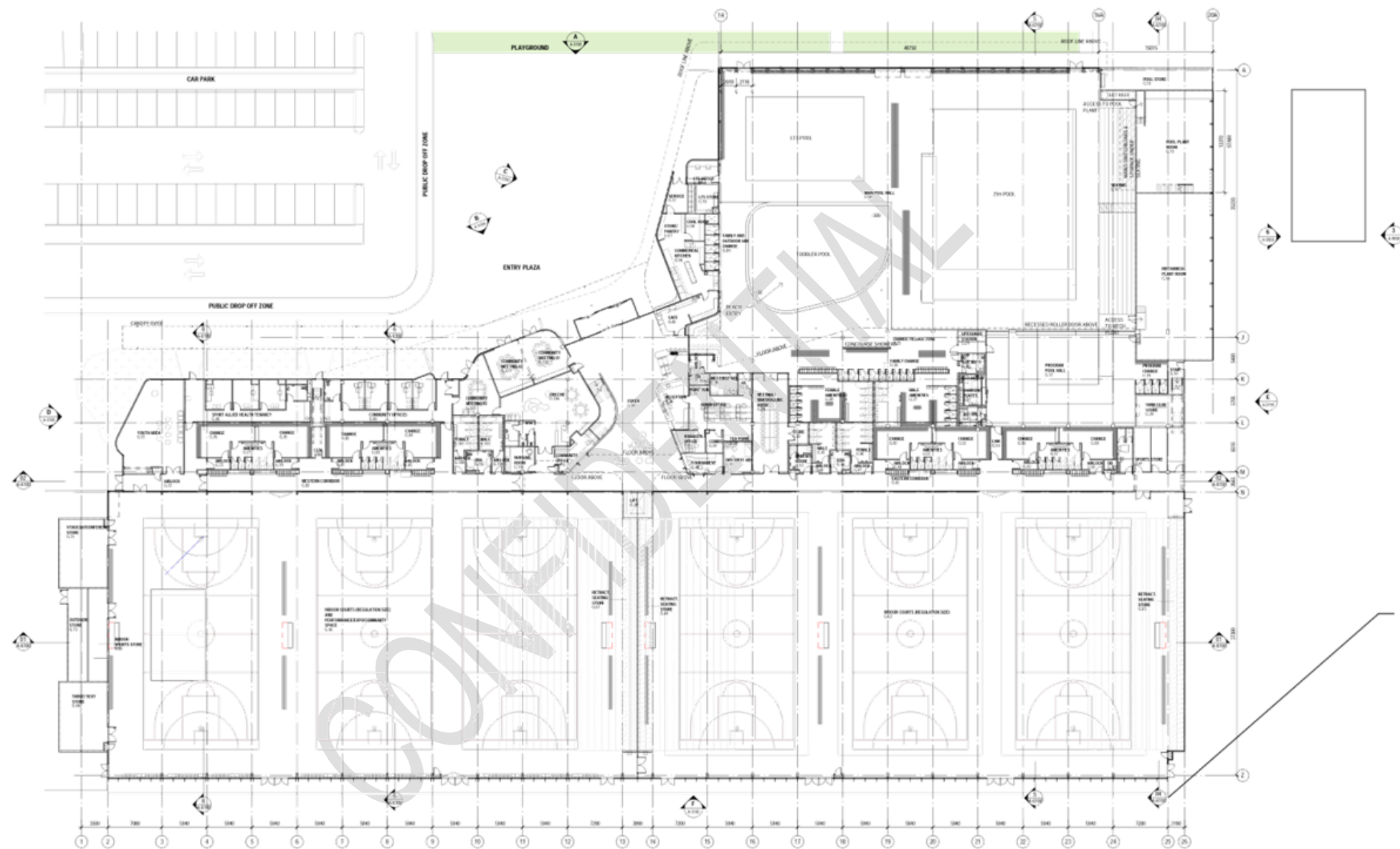
Attachment 1 contains the design that is now considered a final draft design scope and Council endorsement of the plans is required to progress to the next stage of development. The recommendation contains a third clarifying recommendation, so that Council will note that this is not signing off the project. There will be (at least) two further opportunities to consider whether to proceed or not, which will be currently intended to be:

- When Council considers whether to proceed to select tender (on the basis of the detailed specification and pre-tender estimate of cost); and
- When Council considers a recommendation as to the appointment of a head contractor at a later stage in the procurement process.

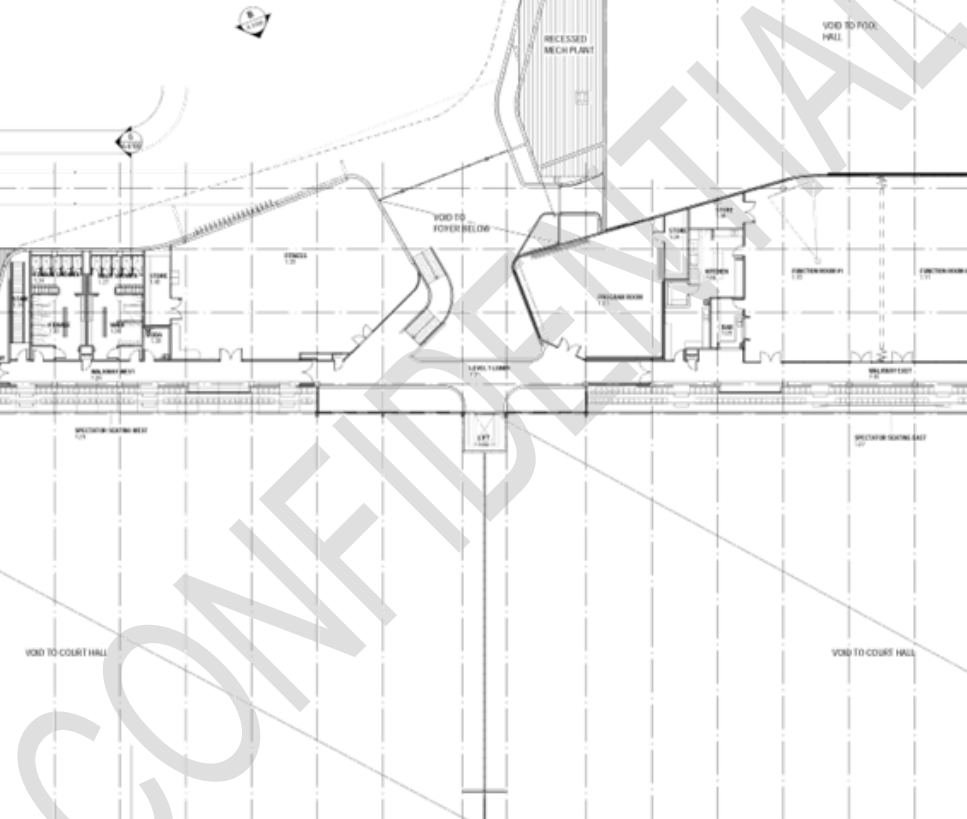
ATTACHMENTS

1. Community and Recreation Hub - Ground Floor Plan - Draft 06092019 [↓](#)
2. Community and Recreation Hub - First Floor Plan - Draft 06092019 [↓](#)
3. Community and Recreation Hub - Site Plan Draft [↓](#)





<div>City of Mount Gambier Logo</div> <div>City of Mount Gambier</div>				CLIENT: CITY OF MOUNT GAMBIER		DRAWING NO: A-2190		REV: D003		JOB NO: A18-0050		DATE: 06-09-19		PRELIMINARY ONLY		DesignInc CO-OP	
PROJECT: COMMUNITY & RECREATION HUB				TITLE: KEY PLAN - GROUND FLOOR		DRAWING NO: A-2190		REV: D003		JOB NO: A18-0050		DATE: 06-09-19		PRELIMINARY ONLY		DesignInc CO-OP	
DESIGNER: CITY OF MOUNT GAMBIER				DRAWING NO: A-2190		REV: D003		JOB NO: A18-0050		DATE: 06-09-19		PRELIMINARY ONLY		DesignInc CO-OP		DesignInc CO-OP	
DATE: 06-09-19				DRAWING NO: A-2190		REV: D003		JOB NO: A18-0050		DATE: 06-09-19		PRELIMINARY ONLY		DesignInc CO-OP		DesignInc CO-OP	



PRELIMINARY ONLY



CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 7.1 AR19/46526 Design Finalisation and Communication and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (k) be kept confidential and not available for public inspection until the tender for the construction of the Community and Recreation Hub is released.
2. Further that Council delegates the power of review revoke, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

CONFIDENTIAL

**MINUTES OF CONFIDENTIAL REGIONAL SPORT AND RECREATION CENTRE
COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, 10 WATSON TERRACE, MOUNT
GAMBIER
ON TUESDAY, 10 SEPTEMBER 2019 AT 5.30 P.M.**

PRESENT: Cr Ben Hood, Cr Kate Amoroso, Cr Max Bruins, Cr Paul Jenner, Cr Sonya Meziniec

OFFICERS IN ATTENDANCE:	General Manager Community Wellbeing	- Ms B Cernovskis
	General Manager City Infrastructure	- Mr N Serle
	General Manager City Growth	- Dr J Nagy
	Manager Executive Administration	- Mr M McCarthy
	Manager Engineering, Design and Contracts	- Mr D Morgan
	Community Development and Engagement Officer	- Mrs H Gajic

7 CONFIDENTIAL ITEMS

7.1 DESIGN FINALISATION AND COMMUNICATION – REPORT NO. AR19/46526

COMMITTEE RESOLUTION

Moved: Cr Sonya Meziniec
Seconded: Cr Max Bruins

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Regional Sport and Recreation Centre Committee orders that all members of the public, except Councillors B Hood, K Amoroso, M Bruins, P Jenner and S Meziniec and Council Officers J Nagy, B Cernovskis, N Serle, M McCarthy, D Morgan and H Gajic be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 7.1 AR19/46526 Design Finalisation and Communication.

The Regional Sport and Recreation Centre Committee is satisfied that, pursuant to section 90(3) (k) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- tenders for the:
 - supply of goods, or
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The Regional Sport and Recreation Centre Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information to be considered includes detailed specifications and plans associated with a tender that has yet to be publically released.

CARRIED



COMMITTEE RESOLUTION

Moved: Cr Max Bruins
Seconded: Cr Sonya Meziniec

1. That Regional Sport and Recreation Centre Committee Report No. AR19/46526 titled 'Design Finalisation and Communication' as presented on 10 September 2019 be noted.
2. That Council endorses the final draft design scope for the Community and Recreation Hub.
3. That Council notes this work will be subject to reconsideration should there be any significant or material value management decisions that may need to be made before or after tender outcomes are known and future reports and decisions will be required to support this at the appropriate time.

CARRIED

COMMITTEE RESOLUTION

Moved: Cr Sonya Meziniec
Seconded: Cr Max Bruins

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 7.1 AR19/46526 Design Finalisation and Communication and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (k) be kept confidential and not available for public inspection until the tender for the construction of the Community and Recreation Hub is released.
2. Further that Council delegates the power of review revoke, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

CARRIED





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I hereby give notice that a Confidential Council Meeting will be held on:

Date: Tuesday, 17 September 2019

Time: 6.00 p.m.

**Location: Council Chamber
Civic Centre
10 Watson Terrace
Mount Gambier**

AGENDA

Confidential Council Meeting 17 September 2019

**Andrew Meddle
Chief Executive Officer**

13 September 2019

25.9 CONFIDENTIAL ITEMS OF THE REGIONAL SPORT AND RECREATION CENTRE COMMITTEE HELD ON 10 SEPTEMBER 2019

25.10 DESIGN FINALISATION AND COMMUNICATION – REPORT NO. AR19/46526

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except Councillors S Mezinac, K Amoroso, M Bruins, P Jenner, F Morello and S Perryman and Council Officers A Meddle, B Cernovskis, N Serle, J Nagy, J Zwijnenburg, M McCarthy, A Watson, A Lavia be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 25.10 AR19/46526 Design Finalisation and Communication.

The Council is satisfied that, pursuant to section 90(3) (k) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

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25.10 DESIGN FINALISATION AND COMMUNICATION – REPORT NO. AR19/46526

Committee:	Regional Sport and Recreation Centre Committee
Meeting Date:	10 September 2019
Report No.:	AR19/46526
CM9 Reference:	AF18/175
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Summary:	This report summarises the progress from intermediate design to final design stages and presents the design scope for endorsement.
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The Committee is satisfied that, pursuant to Section 90(2) & (3) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

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REPORT RECOMMENDATION

1. That Regional Sport and Recreation Centre Committee Report No. AR19/46526 titled 'Design Finalisation and Communication' as presented on 10 September 2019 be noted.
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3. That Council notes this work will be subject to reconsideration should there be any significant or material value management decisions that may need to be made before or after tender outcomes are known and future reports and decisions will be required to support this at the appropriate time.



BACKGROUND

The Community and Recreation Hub received funding based on an intermediate design which allowed for the engagement of specific design consultants to be delayed until funding was confirmed. This intermediate stage ensured that Council did not commit funds to design elements that changed over time as new products, specifications, sporting compliance issues and technologies are continuously coming onto the market that have the potential to improve capital outcomes, operating capabilities and operational costs.

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Elected Member Briefing
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CONCLUSION

There is a sequential process of increasing scope definition that requires the attendance of specific consultants to inform various stages of design before the next stage can be progressed. We are at the end of the design scope process with the Architects now needing six weeks to provide full specification drawings as required for Council to tender the construction contract.

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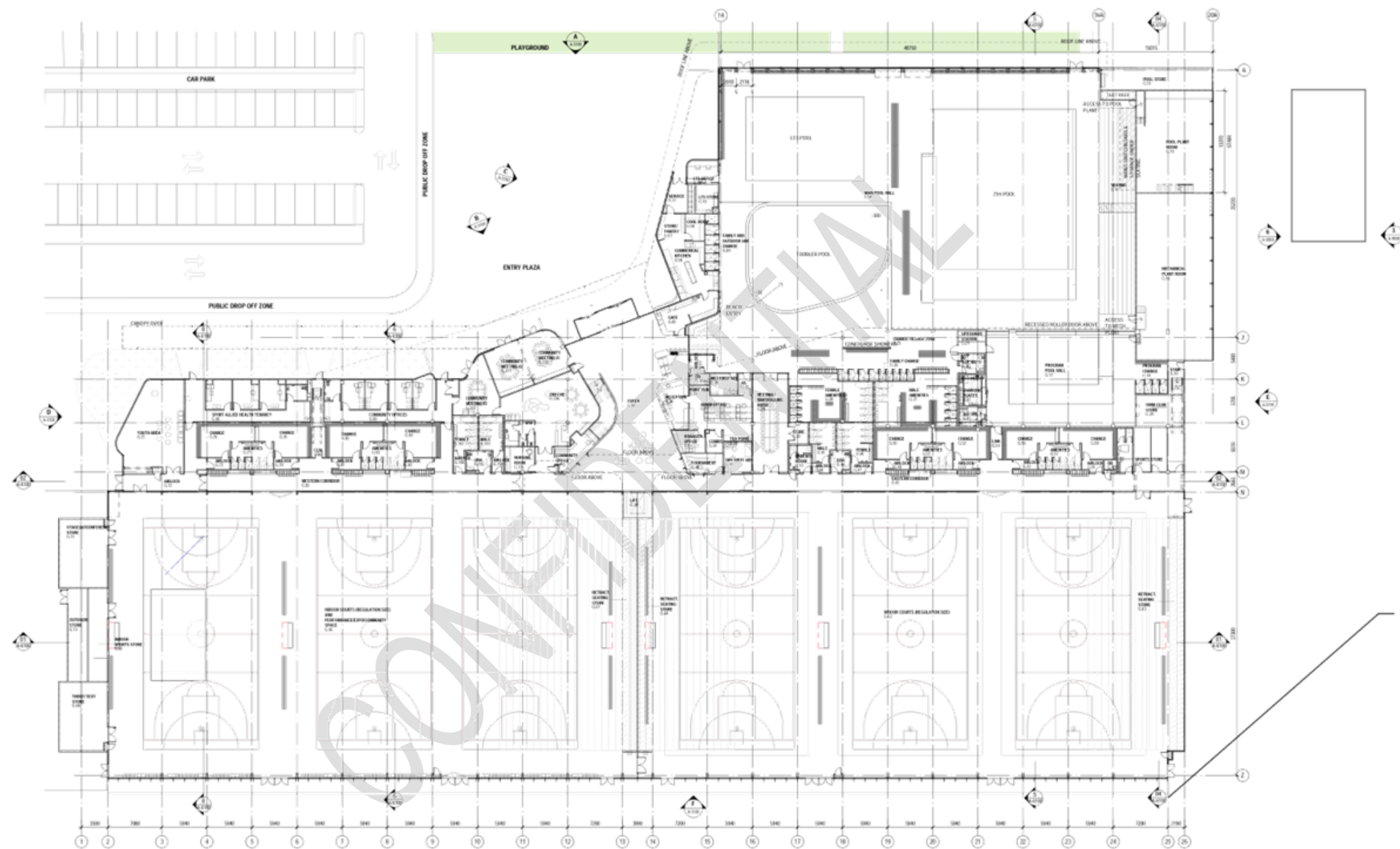
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- When Council considers whether to proceed to select tender (on the basis of the detailed specification and pre-tender estimate of cost); and
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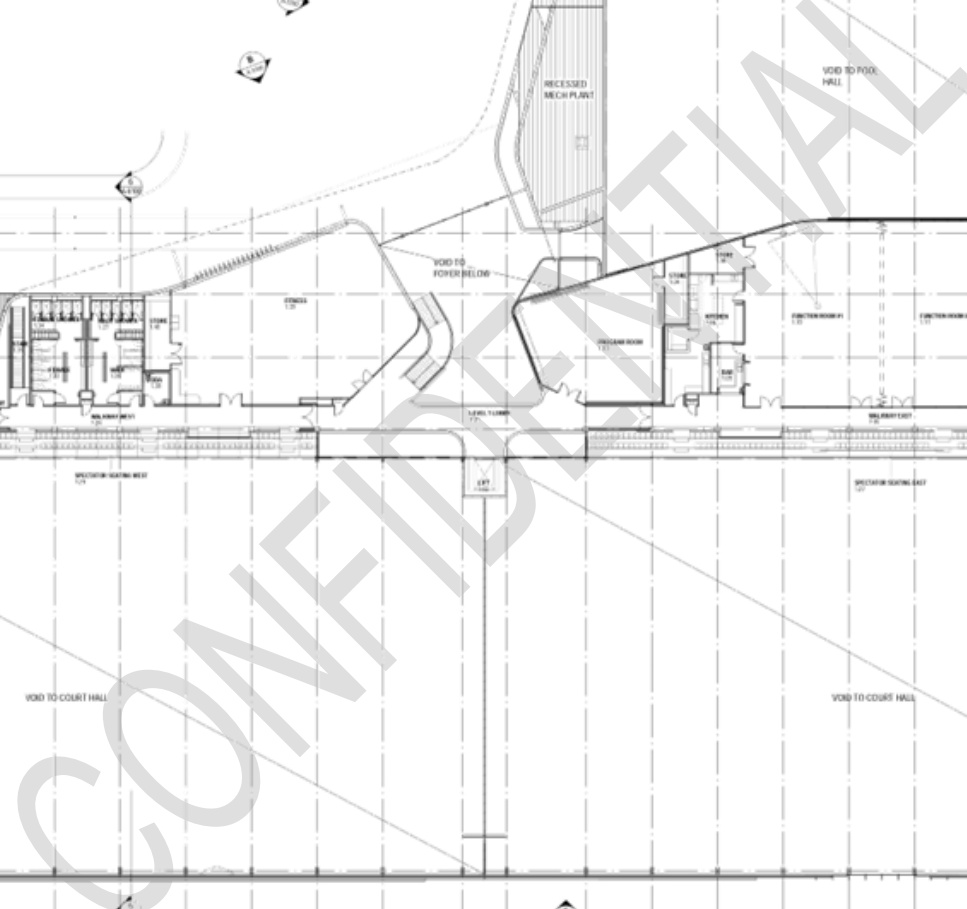
ATTACHMENTS

1. Community and Recreation Hub - Ground Floor Plan - Draft 06092019 [↓](#)
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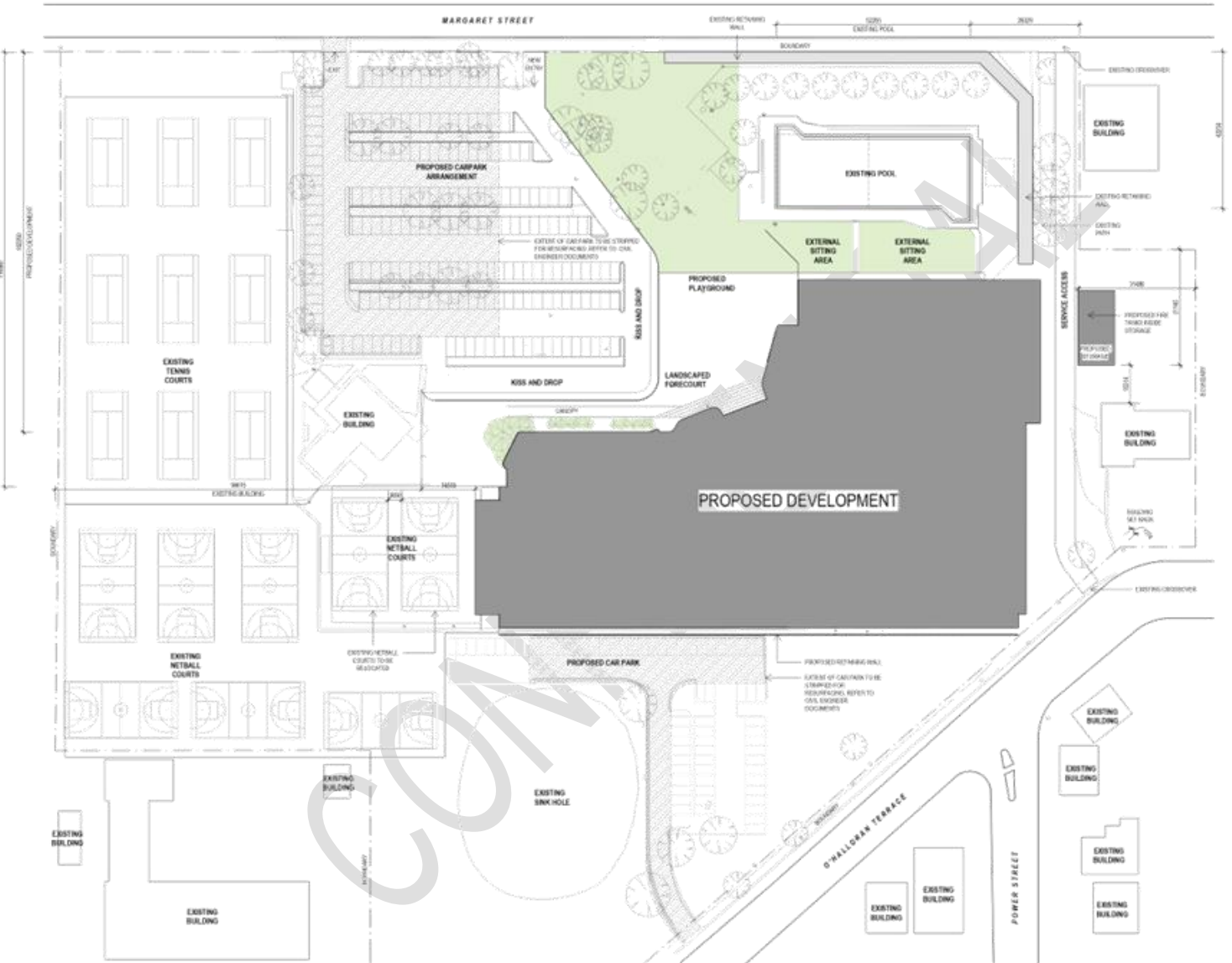




PRELIMINARY ONLY		DesignInc CO-OP	
City of Mount Gambier		Project COMMUNITY & RECREATION HUB	
Title KEY PLAN - GROUND FLOOR		Job No. A18-0050 Drawing No. A-2190 Rev. D003	
Client CITY OF MOUNT GAMBIER		Date 06-09-19	
Project COMMUNITY & RECREATION HUB		Scale 1:500	
Title KEY PLAN - GROUND FLOOR		Author	
Client CITY OF MOUNT GAMBIER		Check	
Project COMMUNITY & RECREATION HUB		Date	
Title KEY PLAN - GROUND FLOOR		Scale	
Client CITY OF MOUNT GAMBIER		Author	
Project COMMUNITY & RECREATION HUB		Check	
Title KEY PLAN - GROUND FLOOR		Date	



PRELIMINARY ONLY



<div>PRELIMINARY ONLY</div> <div>DesignInc CO-OP</div>																													
<table><tr><td colspan="2">JOB NO. A18-0050</td><td colspan="2">DRAWING NO. A-1200</td><td colspan="2">REV. D052</td><td colspan="2">DATE 12-07-19</td><td colspan="2">PROJECT COMMUNITY & RECREATION HUB</td></tr><tr><td colspan="2">TITLE SITE PLAN - NEW WORKS</td><td colspan="2">CLIENT CITY OF MOUNT GAMBIER</td><td colspan="2">CONSULTANT DESIGNINC CO-OP</td><td colspan="2">PROJECT MANAGER</td><td colspan="2">DESIGNER</td></tr></table>										JOB NO. A18-0050		DRAWING NO. A-1200		REV. D052		DATE 12-07-19		PROJECT COMMUNITY & RECREATION HUB		TITLE SITE PLAN - NEW WORKS		CLIENT CITY OF MOUNT GAMBIER		CONSULTANT DESIGNINC CO-OP		PROJECT MANAGER		DESIGNER	
JOB NO. A18-0050		DRAWING NO. A-1200		REV. D052		DATE 12-07-19		PROJECT COMMUNITY & RECREATION HUB																					
TITLE SITE PLAN - NEW WORKS		CLIENT CITY OF MOUNT GAMBIER		CONSULTANT DESIGNINC CO-OP		PROJECT MANAGER		DESIGNER																					

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 7.1 AR19/46526 Design Finalisation and Communication and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (k) be kept confidential and not available for public inspection until the tender for the construction of the Community and Recreation Hub is released.
2. Further that Council delegates the power of review revoke, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

CONFIDENTIAL



**MINUTES OF CONFIDENTIAL COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, 10 WATSON TERRACE, MOUNT
GAMBIER
ON TUESDAY, 17 SEPTEMBER 2019 AT 6.00 P.M.**

PRESENT: Cr Sonya Meziniec, Cr Kate Amoroso, Cr Max Bruins, Cr Paul Jenner, Cr Frank Morello, Cr Steven Perryman

OFFICERS IN ATTENDANCE:	Chief Executive Officer	- Mr A Meddle
	General Manager Community Wellbeing	- Ms B Cernovskis
	General Manager City Infrastructure	- Mr N Serle
	General Manager City Growth	- Dr J Nagy
	Acting General Manager Council Business Services	- Mr J Zwijnenburg
	Communications Officer	- Mrs A Watson
	Manager Development Services	- Mrs T Tzioutziouklaris
	Manager Executive Administration	- Mr M McCarthy
	Executive Administration Officer	- Ms A Lavia

25.10 DESIGN FINALISATION AND COMMUNICATION – REPORT NO. AR19/46526

RESOLUTION 2019/257

Moved: Cr Max Bruins

Seconded: Cr Steven Perryman

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except Councillors S Mezinac, K Amoroso, M Bruins, P Jenner, F Morello and S Perryman and Council Officers A Meddle, B Cernovskis, N Serle, J Nagy, J Zwijnenburg, A Watson, T Tzioutziouklaris, M McCarthy and A Lavia be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 25.5 AR19/46526 Design Finalisation and Communication.

The Council is satisfied that, pursuant to section 90(3) (k) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

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The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information to be considered includes detailed specifications and plans associated with a tender that has yet to be publically released.

CARRIED



RESOLUTION 2019/258

Moved: Cr Max Bruins

Seconded: Cr Steven Perryman

1. That Regional Sport and Recreation Centre Committee Report No. AR19/46526 titled 'Design Finalisation and Communication' as presented on 10 September 2019 be noted.
2. That Council endorses the final draft design scope for the Community and Recreation Hub.
3. That Council notes this work will be subject to reconsideration should there be any significant or material value management decisions that may need to be made before or after tender outcomes are known and future reports and decisions will be required to support this at the appropriate time.

CARRIED

Having participated in the meeting in relation to the matter Cr Steven Perryman voted in favour of Item 25.10.

RESOLUTION 2019/259

Moved: Cr Max Bruins

Seconded: Cr Kate Amoroso

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 7.1 AR19/46526 Design Finalisation and Communication and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (k) be kept confidential and not available for public inspection until the tender for the construction of the Community and Recreation Hub is released.
2. Further that Council delegates the power of review revoke, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

CARRIED

