

1 June 2018

**MAYOR
COUNCILLORS
CITY OF MOUNT GAMBIER**

NOTICE is given that the Regional Sport and Recreation Centre Committee will meet in the following Meeting Room on the day, date and time as follows:

Regional Sport and Recreation Centre Committee
(Committee Room - Level 4):

Tuesday, 5 June 2018 at 5.30 p.m.

An agenda for the meeting is enclosed.



Mark McSHANE
CHIEF EXECUTIVE OFFICER

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AGENDA OF REGIONAL SPORT AND RECREATION CENTRE COMMITTEE MEETING

Meeting to be held in the Committee Room, Civic Centre, 10 Watson Terrace, Mount Gambier on
Tuesday, 5 June 2018 at 5.30 p.m.

PRESENT Mayor Andrew Lee

Cr Ian Von Stanke (Presiding Member)
Cr Hanna Persello
Cr Frank Morello

COUNCIL OFFICERS Chief Executive Officer - Mr M McShane
General Manager City Growth - Dr J Nagy

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR INDIGENOUS PEOPLES HAVE WITH THIS LAND.

1. APOLOGY(IES)

Apology(ies) received from Cr Mezinec

That the apology from Cr Mezinec be received.

Moved:

Seconded:

2. CONFIRMATION OF REGIONAL SPORT AND RECREATION CENTRE COMMITTEE MINUTES

Meeting held on 22 May 2018.

That the minutes of the Regional Sport And Recreation Centre Committee meeting held on 22 May 2018 be confirmed as an accurate record of the proceedings of that meeting.

Moved:

Seconded:

3. QUESTIONS

3.1. With Notice

Nil submitted.

3.2. Without Notice

4. DEPUTATIONS

Nil



5. REGIONAL SPORT AND RECREATION CENTRE COMMITTEE REPORTS

Regional Sport and Recreation Centre Committee Reports commence on the following page.



5.1. Council Decision Making Regarding Grant Applications During Council Election Caretaker Period - Report No. AR18/21516

COMMITTEE	Regional Sport and Recreation Centre Committee
MEETING DATE:	5 June 2018
REPORT NO.	AR18/21516
RM8 REFERENCE	AF18/175
AUTHOR	Mark McShane
SUMMARY	Decision making clarification during Council Caretaker Period
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

REPORT RECOMMENDATION

- (a) That the Regional Sport and Recreation Centre Committee Report No. AR18/21516 titled 'Council Decision Making Regarding Grant Applications During Council Election Caretaker Period' as presented to the Regional Sport and Recreation Centre Committee on 5 June 2017 be noted.
- (b) That Council note the legal advice received by Council that decisions relating to the grant process and submitting grant applications to Federal and State Government during Caretaker period are excluded from the definition of a "designated decision".

Moved:

Seconded:



Background

The issue of Council decision making in regard to submitting grant applications during Council Election Caretaker Period has been investigated to provide a determination for the Committee and Council.

Discussion

Local Government Elections (“Council Election”) in South Australia are due in November 2018. Councils enter a Caretaker Period prior to the elections as required under legislation section 91A of the Local Government (Election) Act 1999 and regulation 12 of the Local Government (Election) Regulation 2010. The Council’s Caretaker period is governed by Council Policy C305, Council and Committee Caretaker Policy. This Policy will be reviewed by Council prior to entering the Caretaker Period.

During the Caretaker Period certain decisions described as designated decisions cannot be made by Council. Due to timing it may arise that Council resolutions relating to submitting a grant application to both Federal and State governments may need to be made during the upcoming Caretaker Period that, as determined by Council Policy, commences on 4 September, 2018.

External legal advice has been sought regarding the capacity of Council to make certain decisions and resolutions during the Caretaker Period.

The advice states:

“Relevant to the circumstances that the Council finds itself in, as per your email below, is regulation 12 (a) (ii) of The Regulations. This provides that an expenditure or other decision required to be taken under a funding agreement between both Commonwealth or State Governments or otherwise for the Council to be eligible for funding from The Commonwealth or State Government is a decision which is excluded from the definition of designated decision.”

Accordingly, in circumstances where the Council has a three (3) month ‘window’ from approximately the end of July 2018 to submit a business case for a full application from the Commonwealth Government Regional Growth Fund, it is my advice that a Council decision to proceed in that manner is a decision that, by operation of the second part of the regulation 12 (1)(a)(ii) of the Regulation is not a ‘designated decision’ and hence may be made during the ‘Caretaker Period’.

Further, if there is any requirement to make a related application for State Government funding during the ‘Caretaker Period’ then the same rationale and principle equally apply.”

Therefore, any perceived obstacles to Council submitting grant applications during Caretaker Period do not arise.

Conclusion

Council during its Caretaker Period is able to continue with its grant application process and if resolved by Council to submit grant applications to both Federal and State Governments.



Attachments

Nil

A handwritten signature in black ink, appearing to read 'Mark McShane', written in a cursive style.

Mark McSHANE
CHIEF EXECUTIVE OFFICER

31 May 2018
FM



5.2. Proposed Amendment to Timeline - Report No. AR18/21484

COMMITTEE	Regional Sport and Recreation Centre Committee
MEETING DATE:	5 June 2018
REPORT NO.	AR18/21484
RM8 REFERENCE	AF18/175
AUTHOR	Judy Nagy
SUMMARY	The timelines required to achieve appropriate development milestones for the Regional Sport and Recreation Centre funding proposal are complex with many concurrent activities. This report identifies that Resolutions made at the Council Meeting of 20 th March 2018 are superseded by a subsequent Resolution on 24 th April 2018. This report also provides a timeline document that will be organic and presented at each meeting of this committee.
COMMUNITY PLAN REFERENCE	Goal 1: Our People
	Goal 4: Our Climate, Natural Resources, Arts, Culture and Heritage

REPORT RECOMMENDATION

- (a) That Regional Sport and Recreation Centre Committee presented to the Regional Sport and Recreation Centre Committee on 5 June 2018 be noted.

Moved:

Seconded:



Background

The progress of developments for the Regional Sport and Recreation Centre have meant that timelines proposed in Council Resolutions at two meetings of the 20th March 2018 and the 24th April 2018 are no longer practical.

Resolutions from these meetings are noted as follows:

20th March 2018

13.7 Project Management - Proposed Indoor Recreation Centre – Ref. AF17/22

Amendment

- (a) That Council allocates up to \$30,000 this financial year for the preparation of documentation for a proposed multifunctional indoor recreation and aquatics centre, including a feasibility study, concept plans including initial engagement with stakeholder groups, facility management options and a ratepayer impact report.
- (b) That documentation to be tabled at the Strategic Standing Committee meeting by or prior to July 2018.
- (c) That the documentation will form the basis of an extensive community and stakeholder engagement process to be determined after the completion of the above reports.
- (d) That council establish a working party comprising the Mayor, Councillors (to be determined at tonight's meeting), the Chief Executive Officer, the General Manager City Growth and other relevant stakeholders as determined by the working party, to develop an expression of interest for the Federal Government's Regional Growth Fund. The EOI will be further considered by Council ahead of potential lodgement by the 27th April.
- (e) Stakeholders be asked to contribute to the cost of the feasibility study.

Special Council meeting on 24th April 2018

3.1 Mount Gambier Regional Sport and Recreation Centre - Report No. AR18/15113

COUNCIL RESOLUTION

- (a) That Council Report No. AR18/15113 titled '*Mount Gambier Regional Sport and Recreation Centre*' as presented to the Council on 24 April 2018 be noted.
- (b) That Council endorses the submission of an Expression of Interest (EOI) to the Department of Infrastructure, Regional Development and Cities for the Regional Growth Fund to secure funding for a Regional Sport and Recreation Centre by the due date of April 27th, 2018.



- (c) Staff are authorised to make non material changes to wording and content of the EOI to finalise for submission.
- (d) That Council, in anticipation of the EOI being favourably assessed;
 - i) endorses the continued development of the full business case for the building and operation of a Regional Sport and Recreation Centre as proposed in the EOI;
 - ii) endorses funding of \$80,000 to enable more detailed architectural design, project management, costings and associated work to be prepared to satisfy the criteria of a full business case submission;
 - iii) engages with a broad range of stakeholders in developing the design and functionality of the proposed centre;
 - iv) continues to lobby the State Government for a funding commitment of not less than \$ 10 million as a vital portion of funding for the construction of the Sport and Recreation Centre;
 - v) resolves for the Councillor Working Party to be continued and seeks nominations for participation in the next stage of development work for the proposed Sport and Recreation Centre, and
 - vi) reviews the full business case for stage two of the application process prior to the submission deadline (date not yet known), confirming Councillor commitment to the funding application for the proposed Sport and Recreation Centre.

Discussion

The timelines at 13.7 (b) noted on 20th March 2018 indicated that “the preparation of documentation for a proposed multifunctional indoor recreation and aquatics centre, including a feasibility study, concept plans including initial engagement with stakeholder groups, facility management options and a ratepayer impact report” be provided by July 2018. At the time of this resolution the subsequent resolution was not contemplated and timelines need to be extended to accommodate the anticipation of a full proposal. It should be noted however that some of the documentation has been completed, being the initial concept plans and cost estimation. These were included as a critical component of the expression of interest.

While the date for an invitation to proceed to stage 2 development and subsequent submission are not yet known, the attached timelines document provides details of processes and decision points that work towards estimated timelines derived from knowledge we have at this time.

Conclusion

The proposed timelines are not complete and Member feedback will be sought at each meeting to ensure all appropriate information and data will be available as required and that communication and engagement processes are prioritised.



Attachments

Attachment 1 (AR18/21448): Timeline Mount Gambier Regional Sport and Recreation Centre



Dr Judy NAGY
GENERAL MANAGER CITY GROWTH



Mark McSHANE
CHIEF EXECUTIVE OFFICER

31 May 2018
JN



5.3. Regional Sport and Recreation Committee Site Visit Summary Ref. AR18/20941

COMMITTEE	Regional Sport and Recreation Centre Committee
MEETING DATE:	5 June 2018
REPORT NO.	AR18/20941
RM8 REFERENCE	AF18/175
AUTHOR	Danielle Leckie
SUMMARY	The report provides a summary of observations and learnings from recent site visits to four Sport and Recreation Centres in South Australia as background for the grant application process.
COMMUNITY PLAN REFERENCE	Goal 1: Our People
	Goal 4: Our Climate, Natural Resources, Arts, Culture and Heritage

REPORT RECOMMENDATION

- (a) That Regional Sport and Recreation Centre Committee Report No. AR18/20941 titled '*Regional Sport and Recreation Committee Site Visit Summary*' as presented to the Regional Sport and Recreation Centre Committee on 5 June 2018 be noted.

Moved:

Seconded:



Background

On the 23rd and 24th of May 2018, Councillor Meziniec and Councillor Lynagh together with the Chief Executive Officer Mark McShane, General Manager City Growth Dr Judy Nagy, undertook site visits to four Sport and Recreation Facilities in South Australia.

The intention of site visits was to build knowledge about what was included in facilities, how they functioned, the challenges that were encountered in the development process and the perceived success in the outcomes delivered.

Discussion

The four facilities were:

- Fleurieu Aquatic Centre, Victor Harbor
- Noarlunga Leisure Centre, Onkaparinga Council
- Barossa Aquatic and Fitness – known as the ‘Rex’
- The Aquatic and Recreation Centre, Campbelltown – known as the ‘ARC’.

The locations visited included one older centre and three more recent facilities with varying activities and amenities on offer to the community. Staff at the centres included a mix of senior and operational staff providing various perspectives about stakeholder and community roles in development, building features, architectural and operational challenges.

Knowledge gained proved to be extensive and useful at the macro and micro level with all members of the visiting party combining their thoughts at the end of each day. The daily debrief has resulted in a running dot point summary of observations that are included as an attachment to this report.

The key learnings identified in the attached report are as follows

- Having a Councillor Working Party that is engaged consistently throughout the process is important.
- The forming of a Community Reference Group to facilitate engagement and be the community advocates was a strategy used by in the Fleurieu Aquatic Centre development that was reported by the CEO as very useful during the development process.
- Two of the site visits noted that it was necessary and important to adequately resource leadership at senior levels to ensure that dedicated time and knowledge was consistently available to manage the project.
- Three of the newer facilities highlighted that utilization projections that included low, medium and high usage were consistently and significantly underestimated with one noting that the facility went from visits of 20,000 per month to 200,000. The reasons for this were considered to be the community not appreciating the value of facilities until they had been trialed and then becoming ‘converted’ with repeat visits.
- The need for an independent Project Manager for the build process was considered important.
- The models of management varied and need to be considered in the context of available skills and the level of Council direction that is intended. This requires consideration of the extent of commercialization verses community service orientation that may be desired.



It was noted that Councils who propose to develop a sport and recreation facility will learn more with every visit to other sites and gaining as much intelligence as possible was recommended.

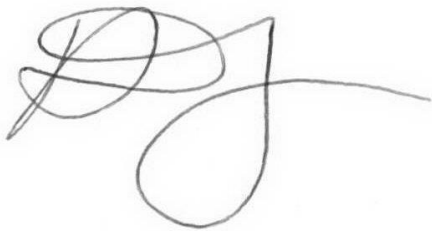
Conclusion

Staff and Elected Members participating in the visits found it highly beneficial with many important issues highlighted and messages gained.

A detailed report of findings from the visits is attached. Many pictures were taken at each location as part of the visit, of which a copy will be provided at the meeting due to the very large file sizes with approximately 100 images. A copy of the photos can be provided to Councillors on request.

Attachments

Attachment 1 (AR18/20995): Mount Gambier Regional Sport and Recreation Centre Committee Site Visit Summary

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Danielle LECKIE
STRATEGIC PROJECT OFFICER

A handwritten signature in blue ink, appearing to read 'Judy Nagy', written in a cursive style.

Dr Judy NAGY
GENERAL MANAGER CITY GROWTH

30 May 2018
DL



5.4. Open Tender Process Ref. AR18/21524

COMMITTEE	Regional Sport and Recreation Centre Committee
MEETING DATE:	5 June 2018
REPORT NO.	AR18/21524
RM8 REFERENCE	AF18/175
AUTHOR	Mark McShane
SUMMARY	Open Tender Process engagement of architectural companies
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

REPORT RECOMMENDATION
<p>(a) That Regional Sport and Recreation Centre Committee Report No. AR18/21524 titled “Open Tender Process’ as presented to the Regional Sport and Recreation Centre Committee on 5 June 2018 be noted.</p> <p>(b) That Council proceeds with an open tender process to identify and engage a company to cost estimate the project in two stages, firstly the stage leading to Council’s full grant application and secondly, should the project proceed, cost estimates in line with full architectural design and construction documentation.</p> <p>(c) That the Committee and identified Council staff be involved in the tender selection process using criteria as specified in the tender documentation.</p>

Moved:

Seconded:



Background

As with all major infrastructure projects, detailed project costs are a major component ensuring that architectural designs and resulting constructions meet anticipated budgets.

The initial draft and concept architectural designs developed as a part of Council's Expression of Interest for the Federal Grant application were costed by Rider Levett Bucknall. The cost estimation based on the concept was \$40 million dollars.

Discussion

Council has sought initial Expressions of Interest from architectural companies to undertake the intermediate architectural designs and plans for the Regional Sport and Recreation Centre. From the Expression of Interest received a small number of companies will be selected and requested to provide a tender response for both the intermediate design (necessary for Council's full application to the Federal Government) and to undertake full design and construction (engaged by Council to update a 2006 report prepared for Council) documentation should Council proceed with the project. It has been made very clear that the project will only proceed should adequate grant funding be received from both Federal and State Governments.

Once an architectural company is selected via the tender process and the intermediate designs are developed there is a need for these designs to be cost estimated by a professional company. While the initial concept was cost estimated through Simply Great Leisure's engagement of Rider Levett Bucknall, the next stage of cost estimation should be opened to the market via Council's tender procedures.

Conclusion

The recommendation of this report is that the intermediate project architect designs be costed by a professional company selected by an open tender process. It is also recommended that, as with the architectural company that the company selected by the tender process be engaged in two stages. Initially to provide cost estimation for the intermediate design necessary for the full grant application and secondly, should Council proceed, with the ongoing cost estimation in line with the detailed design and construction documentation.

Attachments

Nil



Mark McSHANE
CHIEF EXECUTIVE OFFICER



6. MOTION(S)

6.1. With Notice

Nil Submitted

6.2. Without Notice

Meeting closed at p.m.

AR18/21544



7. REPORT ATTACHMENTS





Mount Gambier Regional Sport and Recreation Centre

Membership of participating groups

S41 Council Committee	Control Group	Working Party	Community Reference Group
Cr Von Stanke (Presiding) Cr Morello Cr Meziniec Cr Persello Mayor Lee	Mark McShane Judy Nagy Danielle Leckie	Control Group + Michael McCarthy Kahli Rolton Lisa Hinton Daryl Morgan Barbara Cernovskis	TBC

Timelines proposed for stages of development and participation

Date	Item	Notes	All EMs CC	S41	Control Group	Community Reference	Working party	Media and Comms	Council Resolution
15 May	Council Committee established			x	x				
17 May	Architects EOI released				x				
22 May	Committee first meeting		x	x					
23-24 May	Operating models investigated through site visits	Fact finding to inform Business case		x	x				
1 st June	EOI architectural services close								
	Seek Boandik proposed design	Warm water pool			x				

Date	Item	Notes	All EMs CC	S41	Control Group	Community Reference	Working party	Media and Comms	Council Resolution
5 th June	Panel info sent for Architect capability assessment	S41 plus control + Nick (excluding Danielle)	x	x	x		x		
	Commence establishment of Community Reference Group			x	x		x	x	
12 th June week	SGL meeting	Adelaide. Mark Booth, SGL.			x				
12 th June week	Complete capability assessment matrix for Architect services			x	x				
	2 nd site visit			x	x				
14 th June	Decision on Architect EOI			x					
	EOI for Cost consultant			x	x		x		
13 th June	Notification + tender forwarding				x		x	x	
20 th June	Site briefing for short listed architects	1.00pm			x		x		
	Financial modelling				x				
	Selection process for Community Reference Group			x			x	x	
27 th June	Tender close for Architect Services	Pricing only					x		
28 th - 29 th June	2 nd proposed site visit								
3 rd July	Evaluation and presentation to Committee + decision		x	x	x				x
6 th July	Notified decision of Architect appointment								
10 th July week	Briefing for appointed Architect	Design briefing	x	x	x				
	DCG approach for funding		x	x	x				
	Federal funding EOI outcomes known								

Date	Item	Notes	All EMs CC	S41	Control Group	Community Reference	Working party	Media and Comms	Council Resolution
15 September	Intermediate design drawings	Architects drawings received for costing							
30 September									

Mount Gambier Regional Sport and Recreation Centre Committee Site Visit Summary

On the 23rd and 24th of May 2018, Council CEO Mark McShane, General Manager City Growth Dr Judy Nagy and councillors Sonya Mezinec and Josh Lynagh undertook a fact finding mission by attending four Sports and Recreation Facilities in South Australia.

Facilities visited were:

- Fleurieu Aquatic Centre, Victor Harbor
- Noarlunga Leisure Centre, Onkaparinga Council
- Barossa Aquatic and Fitness – known as ‘The Rex’
- The ARC Campbelltown – known as ‘The ARC’

The following information represents dot points of particular issues that were of interest or were offered by council representatives at each of the locations. There is a degree of similarity as we commence the journey with a pre prepared list of questions that were adapted to each location

Fleurieu Aquatic Centre, Victor Harbor



Summary

The Fleurieu Aquatic Centre opened its doors to the community on 25 March 2017. The \$21 million centre is a joint initiative of the City of Victor Harbor and Alexandrina Council, with funding support from the Australian Government (\$7.5 million), SA Government (\$500,000) and a generous land donation from the Wright Family (Beyond Today).

Features of the facility include:

- 25 metre, 8 lane swimming pool
- Multi-use program pool
- Rehabilitation Pool
- Outdoor splash park
- Fitness facility
- Crèche
- Café
- Free outdoor barbecues

<https://www.fleurieuaquaticcentre.com.au/about/facilities>



Structure and consultation

- Community Reference Group with ToR and by application with key groups represented via a selection protocol. This included several schools, health, aged care, and sporting clubs.
- Project Manager appointed by council to oversee the total project.
- Elected Member working party.
- Operational group working party (staff).
- Governance and Risk group for dual council set up and establishing a subsidiary company to run the centre as a joint operation.
- Informed the Audit Committee at key points.
- Accountability back to federal government with financial information and project milestones.
- Some Councillors remained critical of the project.
- Competitive neutrality complaint which was forestalled by being clear from the outset that a gym was proposed from the very start.

Communication

- Concept of a website/social media for the project including time lapse photos and to keep community in the loop.
- Dealing with misinformation so need the communication plan well established. Community involvement turning the soil.
- There was some negative sentiment in the community and after it was built, community changed mind and are now its best advocates.
- It's not a pool, it's a place! It's about interaction, participation and place making.

Planning

- Critical mass of population needed for projects like this about 40,000 people.
- Current costs exceed the forecast due to chemicals, heating, WHS and utilities.
- Need some information and education about worst case scenario cost, design, location and potential timeframes, how it will be run. Not the site, not the design because the working party will do this, but information.
- Worst case scenario for cost noted but only for the purpose of the consultation. Costs for the new facility should be part of normal council services.
- Businesses were pushy in relation to doing it better, cheaper and through local people, or people they know, or could just dig a hole and put a roof on it without appreciation for complexities. "Vultures" were trying to distort reality with undermining discussions from some inside and outside of council who were anti the complex being developed.
- Employ local.
- Between the ages of 5 and 15 years the pool does not cater well for this age group. Need more experiences for them. Not engaging enough and needs water slides which the community consultation highlighted but were not included and operators consider as a shortcoming because this attracts recreational use.

- Slides and diving requires careful planning of the pool floor profile.
- Insufficient seating and set up for carnivals and competitions.
- Pool covers badly designed and inhibited functionality.
- Infinity access at one end created problems with lane ropes being submerged and needing engineering solution to rectify.
- Tiles in entry were not fit for purpose, tile grouting and surface retains dirt and has already been subject of major cleaning.
- Family change rooms x 4 provided.

Financial

- Chlorination is using \$100k extra in costs per year to use pelletised product (coming in 40kg bags which proved to be a WHS issue). Chlorine gas may be better alternative. Pellets containing calcium caused tile discolouration and glass filming, thus creating a maintenance problem.
- YMCA provides funds for gym operations, complimentary to existing activities.

What worked well

- Size of rehab, aqua aerobics and exercise pool – very large with wheelchair and disability access, and complete separation from the other pool for privacy, confidence and noise mitigation. Limit access to those under 16yo unless they were a client with a disability.
- Kids party room was considered useful – needs to perhaps be linked to outside space.
- Plant room was amazing! Complex with high technology.

What didn't work well

- Solar for heating water is not useful at all. \$160,000 worth of solar panels

Things to consider

- What are we consulting about? Is it a question about do you want it?
- How will it be run?
- What does success look like?

Architect	Hames Sharley
Builder	Kennetts
Costing Consultant	RLB
* Open tender for design and the build. Docs available if requested.	

Noarlunga Leisure Centre (Onkaparinga Council)



Summary

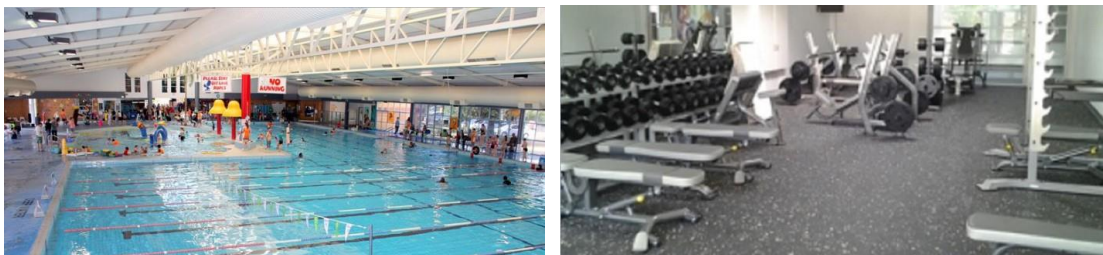
The Noarlunga Leisure Centre was established in 1991 and is managed by Belgravia Leisure on behalf of the [City of Onkaparinga Council](#).

The Centre has a high profile position within the recreational precinct of the City of Onkaparinga and is ideally situated adjacent to the Colonnades Regional Shopping Complex, the Cinema Complex and has direct access to Noarlunga Centre Station, a major rail & bus terminal.

They offer a wide variety of leisure activities such as [Aquatics](#), [Swimming Lessons](#) & [Gym](#).

Features of the facility include:

- Aquatics
- Health Club
- Kindergym
- Birthday Parties
- Playclub



<http://www.noarlungalc.com.au/>

Structure and consultation

- Allied health separately sub leased by Belgravia.
- Belgravia model is complex and with agreement now being renegotiated.

Communication

No info available

Planning

- Jury is out on the gym. Don't buy equipment because it goes out of date quickly and is expensive.

- Water Park. Families go to Water Park where kids can engage so need active engagement opportunities. Water jets play features.
- School groups cannot use public change rooms. Need to have a dedicated change room when they visit the facility.
- Group exercise classes are becoming less popular.
- 50m pool underutilized.
- Pools need to be separate so can have variable water temps.
- No spa or sauna as it requires additional maintenance and value is minimal.

Financial

- Belgravia contract was 3+3+3 and has 19 FTE.

Barossa Aquatic and Fitness – aka ‘The Rex’



Summary/Intro

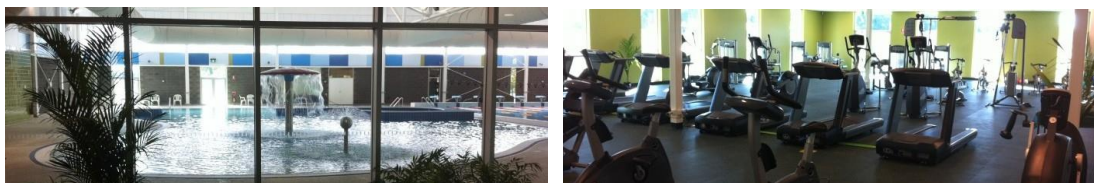
The Rex is the premier gym and indoor swimming pool in the Barossa Valley area servicing, Tanunda, Nuriootpa, Kapunda, Angaston, Greenock, Lyndoch, Mount Pleasant and surrounding suburbs. It is a modern facility staffed by a team of exercise, aquatics and customer service staff.

The cornerstone of the Centre is a large modern gymnasium and health club equipped with state of the art fitness equipment. Operating from the health club are a range of group fitness programs and offers personal training.

The Rex has a 25 metre heated indoor pool, offers swimming lessons for infants from 6 months of age, up to school age lessons, stroke development for older people and children and also adult learn to swim lessons.

Features of the facility include:

- Aquatics
- Health Club
- Sports over 3 courts, including: Netball, Basketball, Squash.
- Swim School
- Seniors Programs
- Kindergym
- Creche
- Vacation Care
- Birthday Parties



<http://www.barossarfc.com.au/>

Structure and consultation

- Project Management must be resourced within council to manage the project. Don't underestimate the workload.
- Used a working party Project Manaver, 3 EM, Community x1, contractor, cost consultant and architect.

Communication

- Rate payers were mailed out survey with bar codes asking if ratepayers agreed with Rex concept. 34% response rate, with 70% of those responding yes.

Planning

- 'It's not whether it will be successful but how to manage that success' Martin McCarthy.
- Multi use is the key.
- 15 years in the making.
- Includes 3 courts and has a crèche positioned at the far end of the complex. Gold coin donation required for the crèche.
- Reused some of an old building resulting in 2 floor levels and keeping of squash courts but installation of moveable walls.
- Crèche is in the wrong location.
- 60 Basketball teams use the facility.
- Gym is 24/7 and equipment is leased.
- Less glass used than the Victor Harbor facility and appears to be darker in the pool area.
- Evaporative cooling was retro fitted to one of the main courts only. Original quote for air con was \$2m. Retro fit costs \$600,000 for cooling in summer only.
- Pool ramps value managed out of the build and then hoists that don't work well were retro fitted.
- Value managed out the electronic doors and DDA access, will need to be refitted.
- Took out fitted seating and put in movable seating that doesn't work well.
- Glass beads rather than sand filtration. Initially used sand and was not effective and use granulated chlorine.
- Didn't need lockers.
- Baby change tables used in the pool area as change rooms were separated from pool deck by a corridor making it cold for young children.
- Carnivals and competitions not a real feature of use because they have multiple other pools.
- Acoustic controls necessary but weren't put in during build and will now require a retrofit.
- Redundancy needs to be built into equipment in the plant room. But risk vs cost.
- Storage always needed.
- No notice boards or honor boards.

Financial

- Cost \$16.5m in 2010.
- Council subsidise about \$5 per visit.
- Research shows that for every \$1 spent on investment in community assets, it generates \$7 in community wellbeing benefits.
- Average quarantined rate increase of \$80 every year for 6 years to cover the cost of interest.
- Sold off \$6m of council assets in the form of reserves to partially fund the Rex.
- 4-5% contingency during build period.
- Operating costs \$1.5m

What worked well

- Air exchange and ventilation in pool area is very good with minimal smell.
- Claimed no need for pool covers due to pool area temp being kept at 1 degree above water temp.
- Badminton quite popular.

- Previous facility had 20,000 visits, now the upgraded facility and aquatics centre has 200,000 pa.
- Polished concrete was used and the surface has good non slip qualities.
- Kindergym does not have dedicated space requiring set up and put away all the time.
- Spin room with lots of bikes set up means not having to move bikes.

Things to consider

- Need for pool covers.
- Recommended a visit to the Copper Coast facility.

Architect	DASH
Builder	Kennetts*
Costing Consultant	RLB
*used after initial builder went into receivership.	

The Aquatic and Recreation Centre - aka 'The ARC', Campbelltown



Summary

The ARC Campbelltown is a community leisure hub with impressive range of sport, fitness, relaxation and function and event facilities in new facilities.

Apart from the swimming pools and services, sports include basketball, netball, squash, futsal, volleyball and roller derby. The Norwood Flames basketball team made the ARC their new home.

The ARC also features a function space overlooking the courts, an open cafe, family services including a crèche, Learn to Swim, VACSWIM and squad programs, a fully equipped gym and group fitness studio, and tailored services including the ARC Fit for Life fitness program, yoga, Body Balance and aqua aerobics.

The ARC is a centre for everything fitness and is proud to be an [Autism friendly](#) organisation

Features of the facility include:

- Aquatics, including: 25m indoor heated lap pool, program pool, sauna, relaxation area and children's splash pad
- Health Club, including: gym, group fitness and spin studio, Fit for Life programs (55+years)
- 5 multipurpose courts catering for: squash, badminton, basketball, futsal, indoor bowls, netball, roller derby, squash and volleyball
- Swim School, including: learn to swim lessons, VACSwim, pool lane hire, swim squad, aqua aerobics
- Café
- Function and meeting rooms
- Parent's room
- Family changerooms
- Accessible changerooms, toilets and lockers
- Seniors Programs
- Kindergym
- Creche
- Babygym
- Birthday Parties
- 266 parking spaces

<http://www.campbelltown.sa.gov.au/arc/about>

Structure and consultation

- S41 Committee with turnkey contract.

- Should have had a project manager but didn't. This role was shared between the CEO and one director and really didn't work well with other responsibilities.
- When applying for funding 3 utilisation scenarios were prepared, low, medium and high. The ARC has exceeded the high by a long margin.

Communication

- Branding from day one across bins, exterior, in communications etc.

Planning

- No box gutters, they leak.
- Reused some old courts which with hindsight would have been cheaper if it was a green field site.
- "Big Ass Fans" (Company name) used to circulate air for mildew build up.
- Build for the future, the ARC is already full after 18 months (full in all areas – pool, gym and 5 courts).
- Offer a full service gym with an instructor at all times.
- Creche was outsourced with a gold coin donation. Children's toilet had to be retrofitted.
- Water coolers plumbed in Member's area.
- Glass filtration not sand in the plant room.
- Granular chlorine.
- Pool covers are used.
- DDA consultant engaged. Signs need to be big and with universal pictographs.
- Need more group fitness space.
- Have a good spin room with lots of bikes without having to move them.
- Large veranda with space for buses to load and unload, also for glare mitigation.
- Understand your pool users, family change rooms were too small.
- Air lock at front door and a "kiss and drop" facility is needed.
- Lighting over pool needs to be inexpensive for replacement and positioned for easy access, particularly over the water as a cherry picker is often needed.
- Kiosk is run in house so the opening hours can be controlled.
- Tube heating recycled water supply fitted.
- "Links Centre Management" system with stakeholder input for how many hours required and which times these were required and then massaged the information for scheduling/programming.

Financial

- Cost \$26m which for timing of the tender was very favorable but was estimated \$32m value in 2016.
- Revenue:
 - Learn to swim: \$1m return (many schools use the facility for PE, not just learn to swim) 2000 children in learn to swim.
 - Courts \$600,000 return.
- \$600,000 operating surplus being made this year (depreciation about \$850k not included in this).
- It is a commercial facility. Straightline depreciation over 40 years.
- Depreciation reserve fund is real dollars quarantined.
- 3 council staff and 30 FTE run the complex. The 30 FTE are agency contract staff.
- 1,800 members with gold membership at a cost of \$770, which includes gym and swimming.
- 58% of visits come from the council area, 70,000 visits pm.
- Home of the Norwood basketball club as an anchor tenant, no sponsorship info.

What worked well

- Royal Life Saving Society are great for pool safety standards audit.
- Front door entrance at a logical place.

Things to consider

- Need to contact Gymnastics SA and Office of Sports and Recreation.

Architect	Design Ink
Builder	Sarah Construction
Costing Consultant	BWT