



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, 12 November 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 12 November 2019

Andrew Meddle
Chief Executive Officer

8 November 2019

7 CONFIDENTIAL ITEMS

7.1 SCOPE AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE COMMUNITY AND RECREATION HUB PROJECT. – REPORT NO. AR19/54112

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 Mayor L Martin, Councillors B Hood, K Amoroso, M Bruins, C Greco, P Jenner, S Meziniec, F Morello and S Perryman and Council Officers A Meddle, B Cernovskis, J Nagy, N Serle, J Zwijnenburg and H Gajic be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 7.1 AR19/54112 Scope and Specifications for the construction of the Community and Recreation Hub project.

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

- information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is
 - conducting business; or
 - proposing to conduct business; or
 - to prejudice the commercial position of the Council
- 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 This information provides the detail, which if released in advance, would adversely impact on the Council's ability manage the next stages in the tender process..



7.1 SCOPE AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE COMMUNITY AND RECREATION HUB PROJECT. – REPORT NO. AR19/54112

Committee:	Regional Sport and Recreation Centre Committee
Meeting Date:	12 November 2019
Report No.:	AR19/54112
CM9 Reference:	AF18/175
Author:	Andrew Meddle, Chief Executive Officer
Authoriser:	Andrew Meddle, Chief Executive Officer
Summary:	A report detailing the scope and specifications for the construction of the Community and Recreation Hub project.
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:

- (b) information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business; or proposing to conduct business; or to prejudice the commercial position of the Council
- (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. AR19/54112 titled 'Scope and Specifications for the construction of the Community and Recreation Hub project.' as presented on 12 November 2019 be noted.
2. That Council endorse the drawings in **Attachment 1** be endorsed for the purposes of updating the community and for the next stage in the procurement process.
3. That Council note 'The What's Included and Excluded' sheet (**Attachment 2**).
4. That the Chief Executive Officer be authorised to make minor changes to these drawings to ensure consistency, compliance and correctness.
5. That the Chief Executive Officer be authorised to share with the:
 - (a) Community Reference Group the drawings on 2nd December 2019;
 - (b) Border Watch, embargoed until 3rd December 2019; and
 - (c) Wider community and tenderers on 3rd December 2019.
6. The cost of the facility and its constituent elements remain confidential and the Chief Executive Officer not be authorised to discuss such matters publicly.



BACKGROUND

The scope of Community and Recreation Hub has been the subject of numerous briefings and meetings over many months. The detail has changed since the endorsement of the intermediate design stage, but the principles have remained consistent. As repeated at Elected Member briefings, they remain:

“Provide an all year round, multi-purpose community and recreation facility that goes significantly beyond traditional sports centres by providing activities for people of all ages and abilities.

Design a true community hub that is multi-purpose and supports a range of community, sporting and all weather uses in one central location.

Deliver a facility that will increase our ability to:

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

In summary the development comprises:

- Demolition of existing buildings on the site;
- Construction of a new regional sporting facility comprising:
 - Indoor 8 lane, 25m swimming pool;
 - Learn to Swim pool;
 - Program Pool; and
 - Splash Pad;
- 6 multi-sport courts;
- Conference, event and performance space;
- Changing spaces
- Function spaces, including upstairs viewing spaces
- Program spaces for dry activities;
- Community spaces;
- Youth spaces;
- Ancillary and associated spaces;
- Additional car parking;
- Landscaping, including public art and a playspace; and
- The potential to value add with an associated tennis development.

The current drawings that underline this principled approach to design development can be found in **Attachment 1**. This bundle includes:

- Location and site plans to give the current context;
- Elevations for the Community and Recreation Hub;
- Plans of the Community and Recreation Hub; and
- Draft Landscaping Plan for the Community and Recreation Hub and its setting to give its future context.

DesignInc and associated specialists, have provided a significant number of other specialist drawings, which will form part of the tender package. It is considered that these have little value to the community and it is not intended that these will be made available at this time.



Given the level of briefing and the timeframe over which that has occurred, **Attachment 2** contains a list clarifying those items which have been included or excluded at this stage. This is intended as an aide memoir and also as a decision-making tool in its own right for the key elements, which have come forward during this process.

CONCLUSION

The attached drawing and approach provide Council with the necessary degree of oversight for this stage of the project, provide the community with access to appropriate information and enable the tender process to be taken forward.

The release dates specified in the recommendation enable the Community Reference Group (CRG) to see the final designs prior to the wider release. The CRG would thus see the information on Monday, 2nd December 2019. This in turn would mean the People and Place Committee would commence at 1830hrs. The other dates enable the tender process and community awareness to occur concurrently on 3rd December 2019.

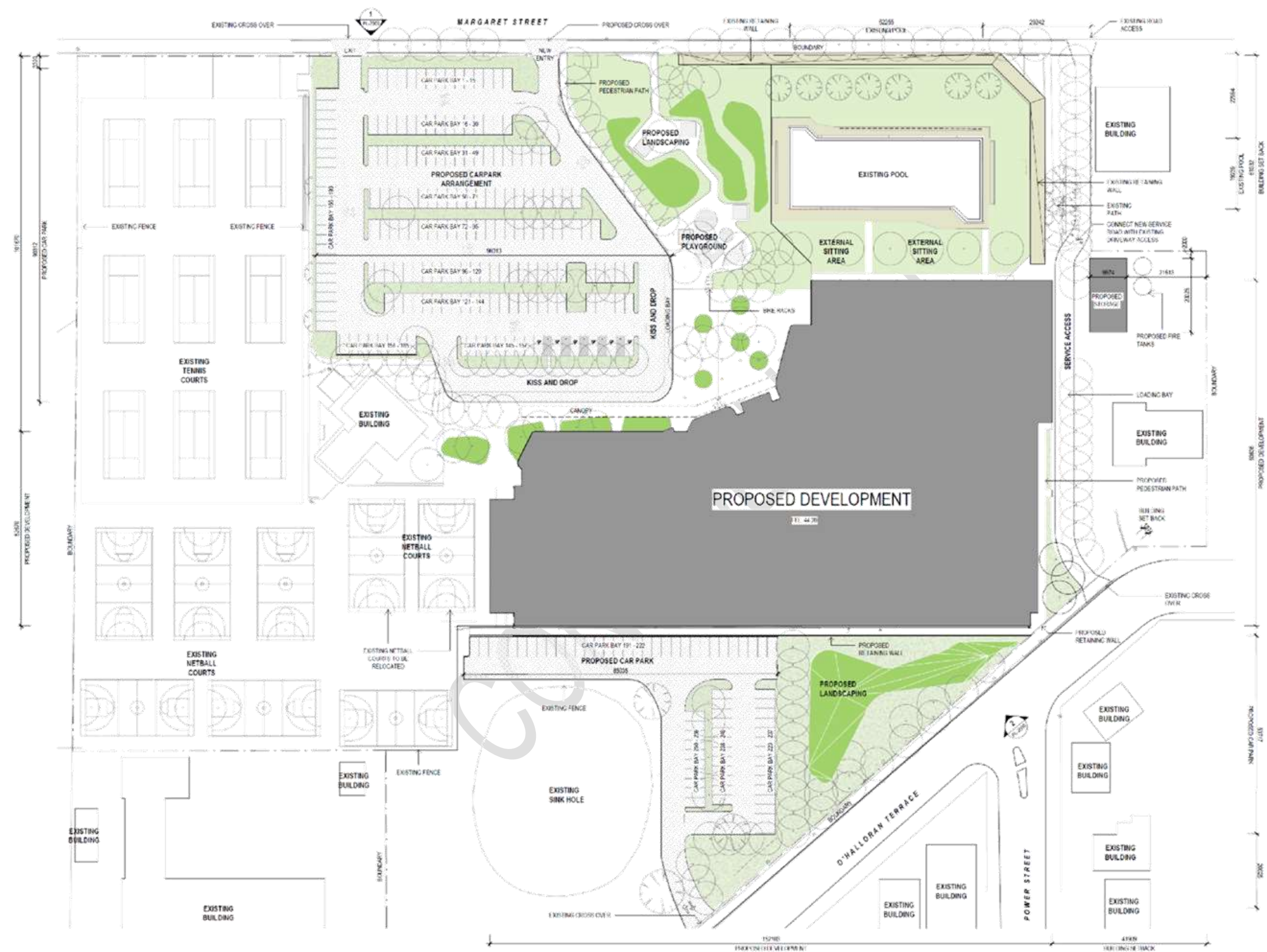
ATTACHMENTS

1. Attachment 1 Plans [↓](#)
2. Attachment 2 - Inclusions and Exclusions [↓](#)

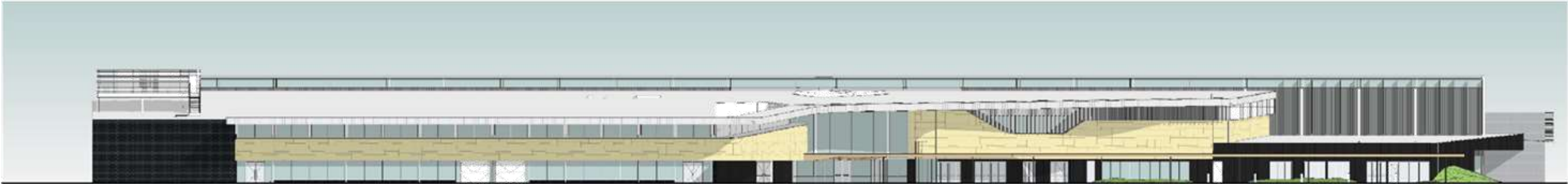


ATTACHMENT 1 – COMMUNITY AND RECREATION HUB DRAWINGS





Site Plan

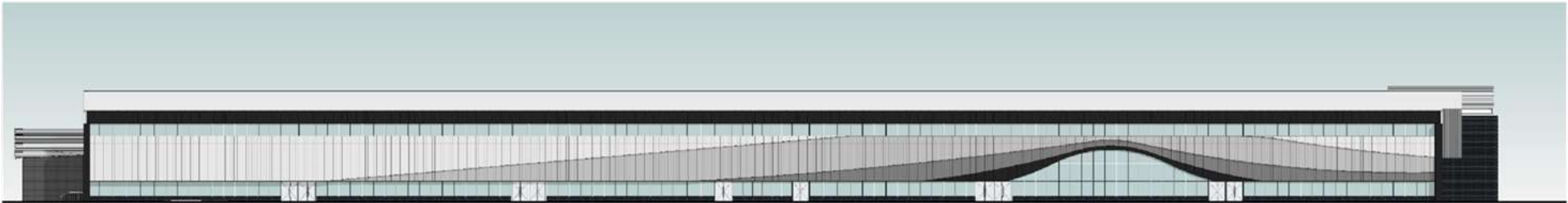


North elevation



East elevation



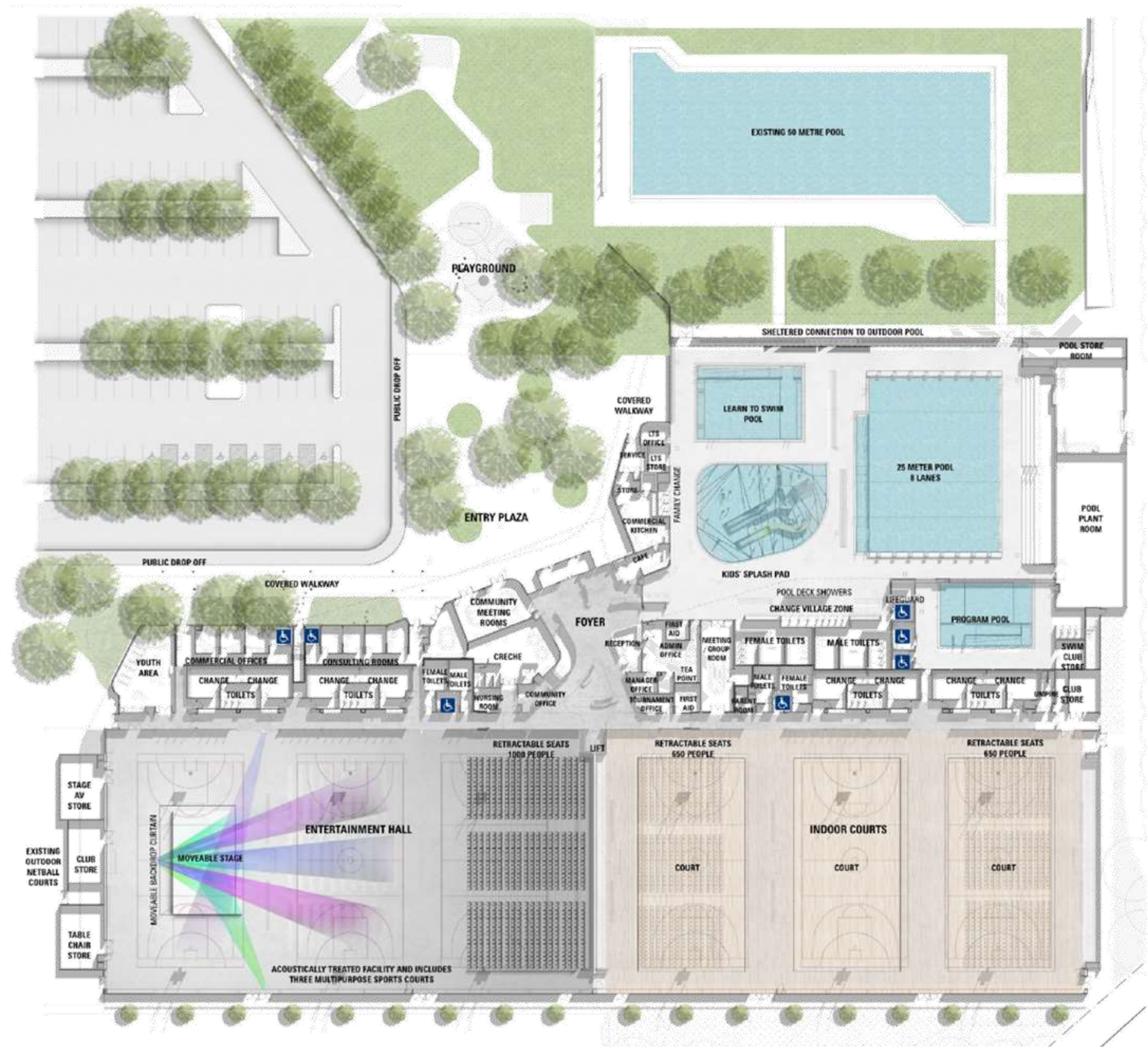


South elevation



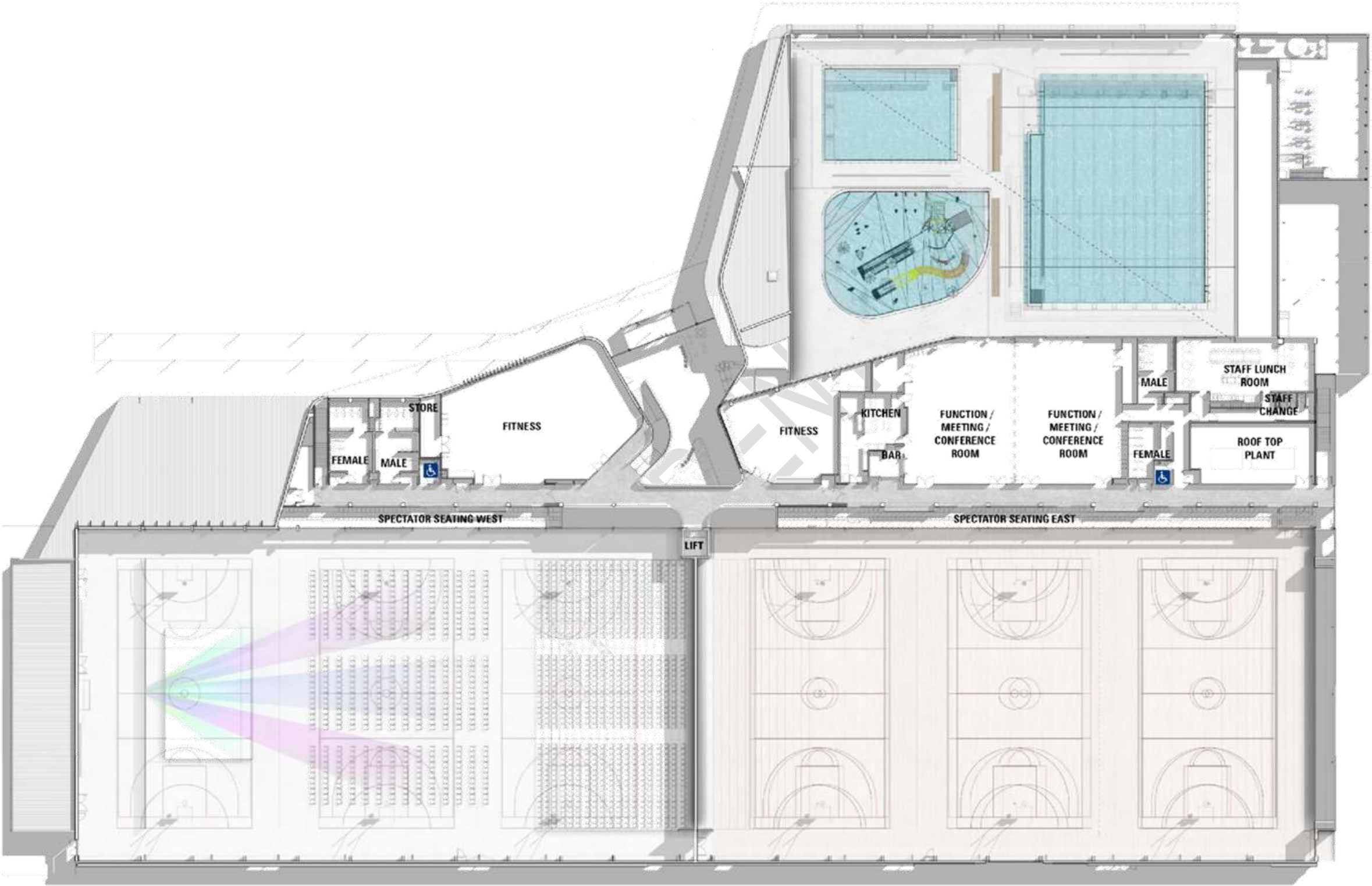
West elevation





Ground Floor Plan





First Floor Plan





Landscaping Plan (draft)



ATTACHMENT 2 – INCLUSIONS & EXCLUSIONS

The following comprises the list shared with Elected Members at the confidential briefing on 22nd October 2019. It should be read in conjunction with the development summary provided in the Background section of the main report. The list is not exclusive, but was presented as follows:

INCLUDED ELEMENTS

- Enhanced splashpad & associated equipment
- Timber solution to pool hall, hybrid to courts
- Hydronic flooring
- Electronic heating and cooling
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- Public art
- Second commercial kitchen
- Lighting gantry and associated entertainment package
- Seating for spectators (to enable sporting codes compliance)
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- Sporting Code compliance – lighting, flooring, starting blocks, etc.
- Timber flooring show courts and Rebound Ace flooring in other courts
- Three phase power and ability to plug in emergency generation
- Keep existing sub-station and add in extra sub-station
- Car parking lighting to contemporary standards
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ASSOCIATED ELEMENTS

- 50m pool refurbishment
- Sensory garden
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- Tenancy displacement costs

NOT CURRENTLY INCLUDED ELEMENTS

- Sinkhole works
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- Display cabinets (integrated into design)
- External toilet block
- Drop in platform to 25m pool to enable LTS
- Touch pads for swimming



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 AR19/54112 Scope and Specifications for the construction of the Community and Recreation Hub project. 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) (b) and (k) be kept confidential and not available for public inspection until 2 December 2019.
2. Further that Council delegates the power to review, revoke, but not extension of the confidential order to the Chief Executive Officer 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, 12 NOVEMBER 2019 AT 5.32 P.M.**

PRESENT: Mayor Lynette Martin (OAM), Cr Max Bruins, Cr Christian Greco, Cr Paul Jenner, Cr Sonya Meziniec, 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
	Community Engagement Officer	- Mrs H Gajic

7 CONFIDENTIAL ITEMS

7.1 SCOPE AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE COMMUNITY AND RECREATION HUB PROJECT. – REPORT NO. AR19/54112

COMMITTEE RESOLUTION

Moved: Cr Max Bruins

Seconded: Cr Sonya Meziniec

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 Mayor L Martin, Councillors K Amoroso, M Bruins, C Greco, P Jenner, S Meziniec, F Morello and S Perryman and Council Officers A Meddle, B Cernovskis, J Nagy, N Serle, J Zwijnenburg and H Gajic be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 7.1 AR19/54112 Scope and Specifications for the construction of the Community and Recreation Hub project..

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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 This information provides the detail, which if released in advance, would adversely impact on the Council's ability manage the next stages in the tender process.

CARRIED

Cr Perryman made a personal statement raising his concerns over the level of car parking provision for the site and that it may not be sufficient even for ordinary activities.

COMMITTEE RESOLUTION

Moved: Cr Sonya Mezinac

Seconded: Cr Max Bruins

1. That Regional Sport and Recreation Centre Committee Report No. AR19/54112 titled 'Scope and Specifications for the construction of the Community and Recreation Hub project.' as presented on 12 November 2019 be noted.
2. That Council endorse the drawings in **Attachment 1** be endorsed for the purposes of updating the community and for the next stage in the procurement process.
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6. The cost of the facility and its constituent elements remain confidential and the Chief Executive Officer not be authorised to discuss such matters publicly.

CARRIED

COMMITTEE RESOLUTION

Moved: Cr Max Bruins

Seconded: Cr Steven Perryman

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City of Mount Gambier
Confidential Regional Sport and Recreation Centre Committee Meeting
Minutes

12 November 2019

CARRIED



City of
Mount Gambier

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

Date: Tuesday, 19 November 2019
Time: 6.00 p.m.
Location: Council Chamber
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Confidential Council Meeting 19 November 2019

Andrew Meddle
Chief Executive Officer

15 November 2019

25.5 CONFIDENTIAL ITEMS OF THE REGIONAL SPORT AND RECREATION CENTRE COMMITTEE HELD ON 12 NOVEMBER 2019

25.6 SCOPE AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE COMMUNITY AND RECREATION HUB PROJECT. – REPORT NO. AR19/54112

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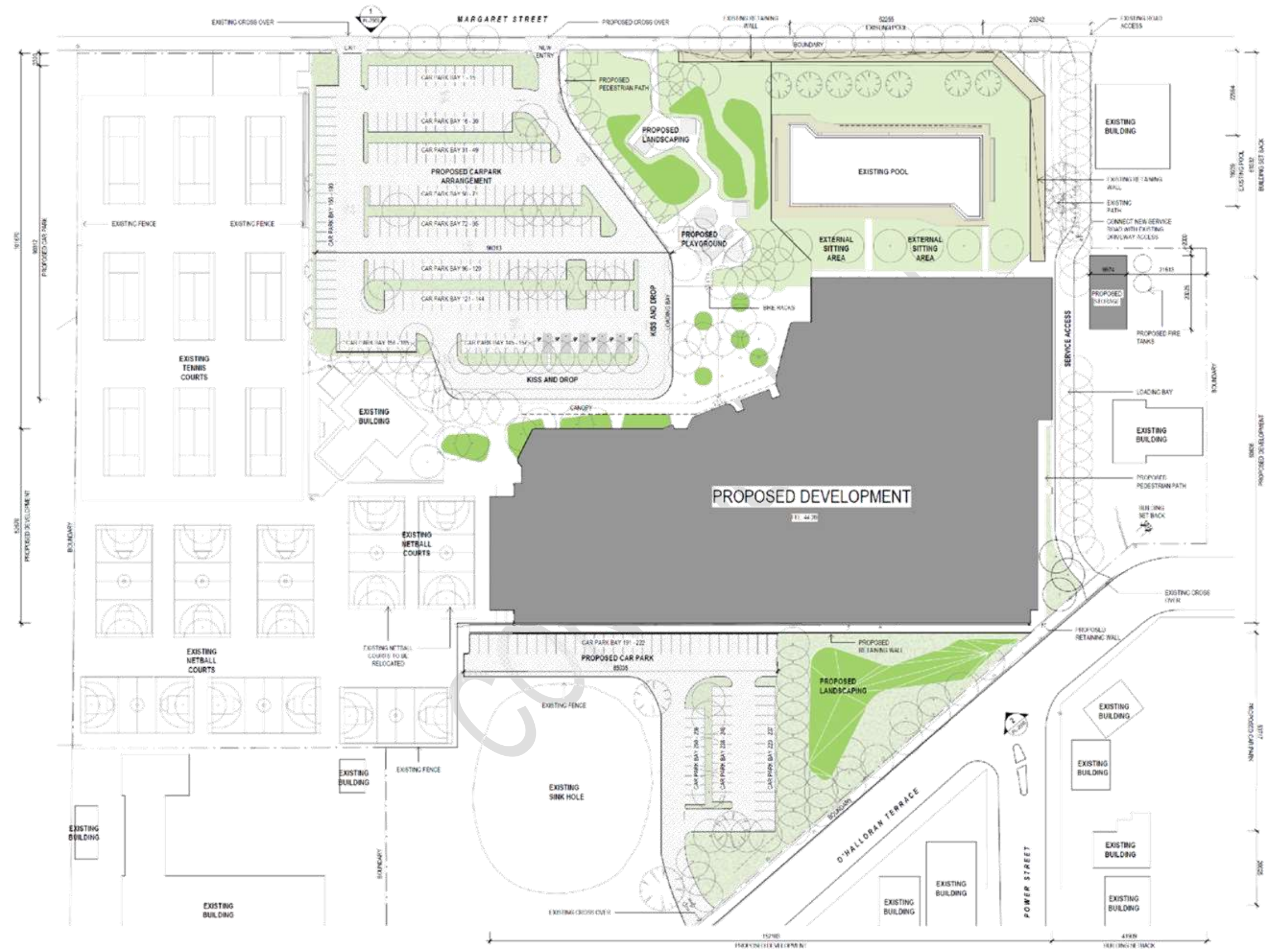


ATTACHMENT 1 – COMMUNITY AND RECREATION HUB DRAWINGS

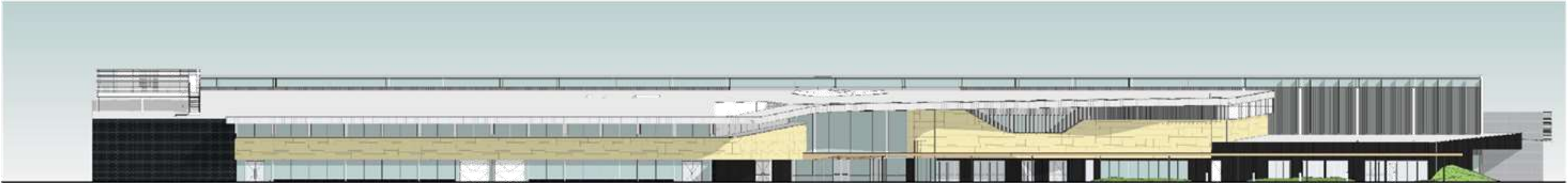


Site Location Plan





Site Plan



North elevation



East elevation



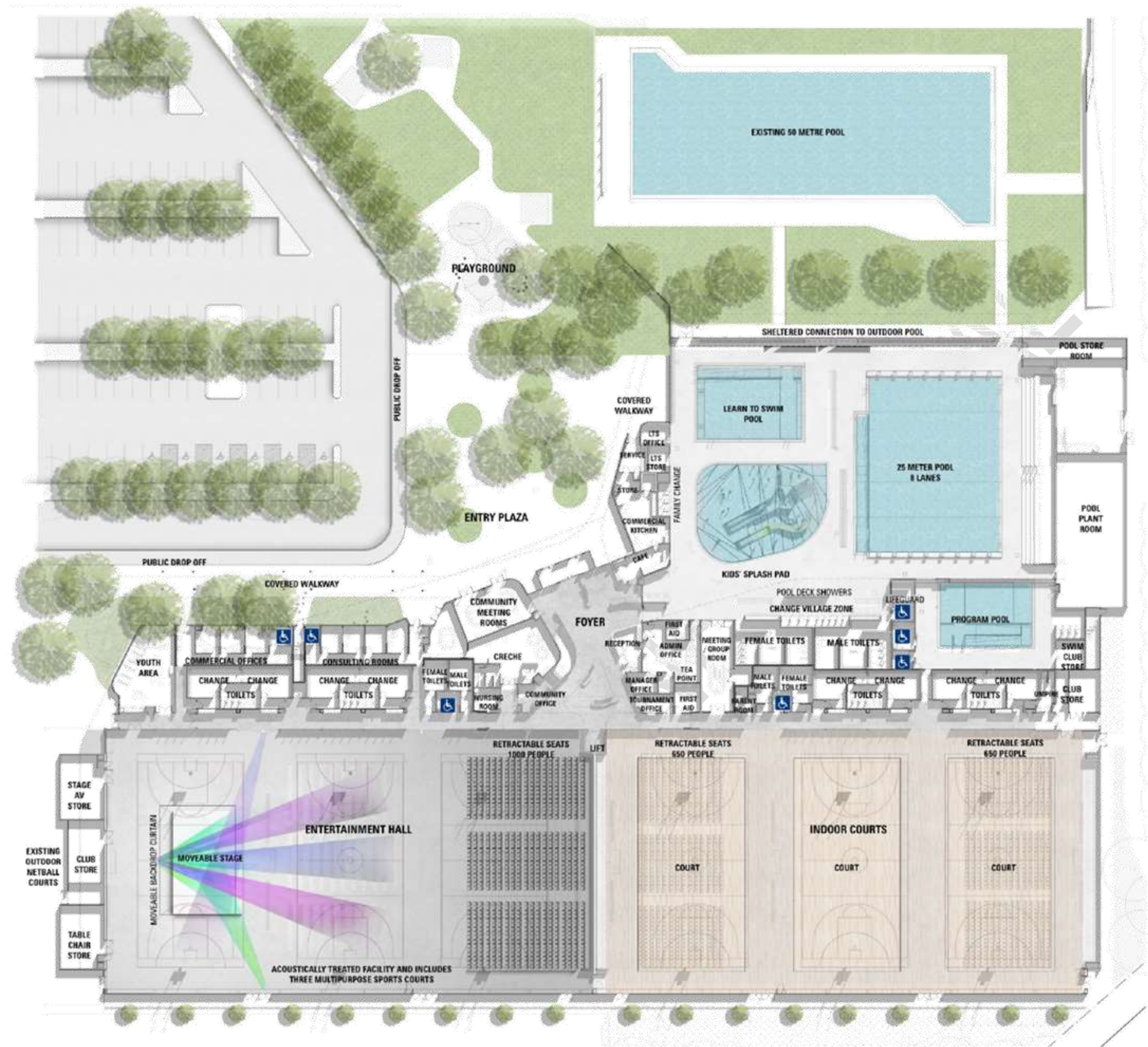


South elevation

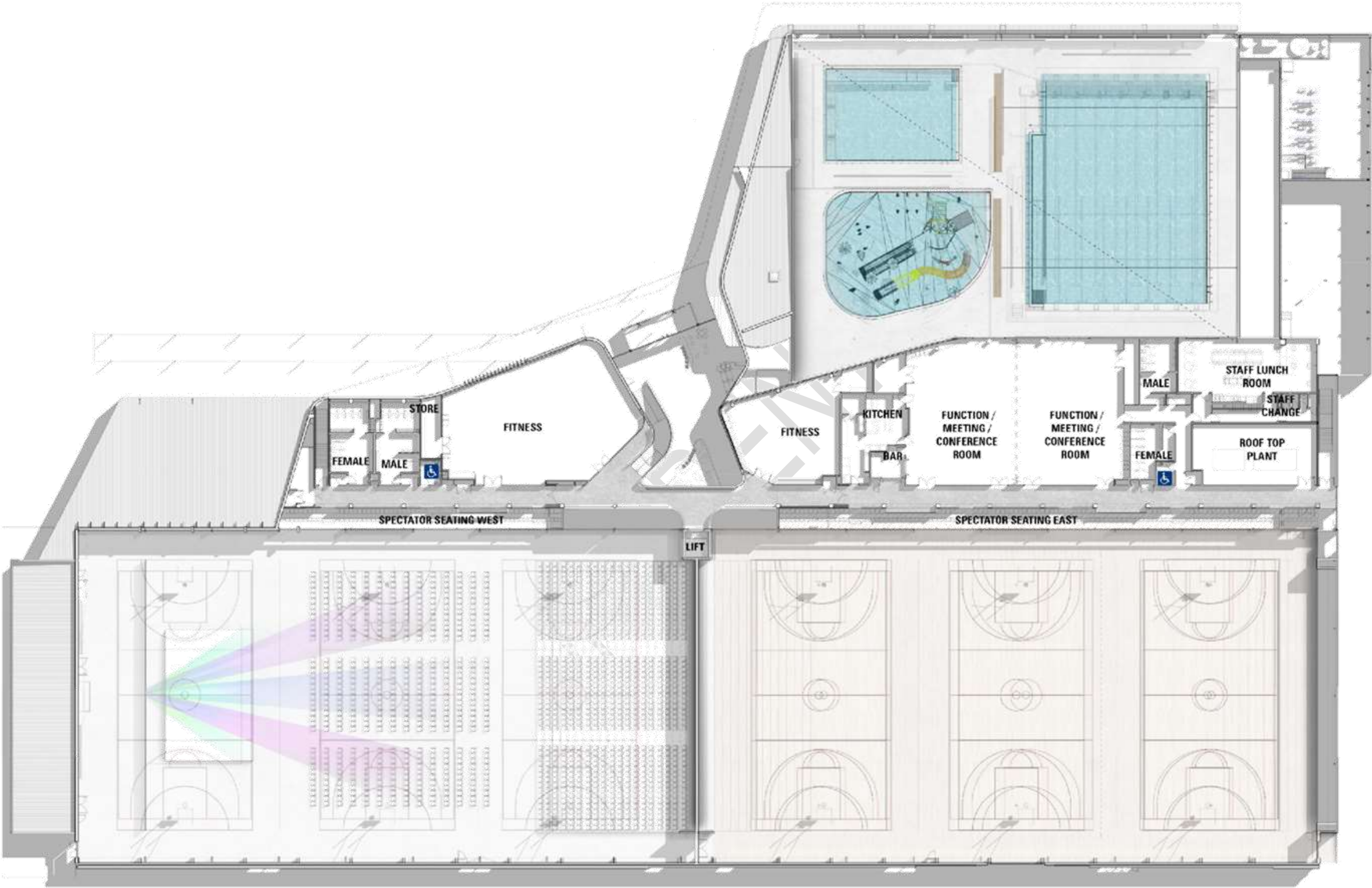


West elevation





Ground Floor Plan



First Floor Plan



Landscaping Plan (draft)



ATTACHMENT 2 – INCLUSIONS & EXCLUSIONS

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CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

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CONFIDENTIAL



**MINUTES OF CONFIDENTIAL COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, 10 WATSON TERRACE, MOUNT
GAMBIER
ON TUESDAY, 19 NOVEMBER 2019 AT 6.00 P.M.**

PRESENT: Mayor Lynette Martin (OAM), Cr Kate Amoroso, Cr Max Bruins, Cr Christian Greco, Cr Paul Jenner, Cr Ben Hood, 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
Manager Development Services	- Mrs T Tzioutziouklaris
Media and Communications	- Mrs A Watson
Executive Administration Officer	- Mrs F McGregor

25.5 CONFIDENTIAL ITEMS OF THE REGIONAL SPORT AND RECREATION CENTRE COMMITTEE HELD ON 12 NOVEMBER 2019

Cr Bruins left the Chamber at 11.13 p.m.
Cr Bruins returned to the meeting 11.16 p.m.

25.6 SCOPE AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE COMMUNITY AND RECREATION HUB PROJECT. – REPORT NO. AR19/54112

RESOLUTION 2019/356

Moved: Cr Ben Hood
Seconded: Cr Frank Morello

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

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CARRIED



MOTION

Moved: Cr Ben Hood
Seconded: Cr Max Bruins

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AMENDMENT

Moved: Cr Perryman
Seconded: Cr Jenner

1. That Regional Sport and Recreation Centre Committee Report No. AR19/54112 titled 'Scope and Specifications for the construction of the Community and Recreation Hub project.' as presented on 12 November 2019 be noted.
2. That Council endorse the drawings in **Attachment 1** be endorsed for the purposes of updating the community and for the next stage in the procurement process.
3. That Council note 'The What's Included and Excluded' sheet (**Attachment 2**).
4. That the Chief Executive Officer be authorised to make minor changes to these drawings to ensure consistency, compliance and correctness.
5. That the Chief Executive Officer be authorised to share with the:
 - (a) Community Reference Group the drawings on 2nd December 2019;
 - (b) Border Watch, embargoed until 3rd December 2019; and
 - (c) Wider community and tenderers on 3rd December 2019.
6. The cost of the facility and its constituent elements remain confidential and the Chief Executive Officer not be authorised to discuss such matters publicly.
7. Carpark and landscaping elements be reviewed with a view to provide additional on site carparks on both the northern and southern sides of the facility. A further report providing at least 100 additional parking spaces be returned to the Regional Sport and Recreation Centre Committee for consideration, as an associated project to the main development.

The Amendment became the Motion and as the Motion was put and

CARRIED



RESOLUTION 2019/357

Moved: Cr Steven Perryman

Seconded: Cr Paul Jenner

1. That Regional Sport and Recreation Centre Committee Report No. AR19/54112 titled 'Scope and Specifications for the construction of the Community and Recreation Hub project.' as presented on 12 November 2019 be noted.
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CARRIED

RESOLUTION 2019/358

Moved: Cr Christian Greco

Seconded: Cr Paul Jenner

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 AR19/54112 Scope and Specifications for the construction of the Community and Recreation Hub project. 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) (b) and (k) be kept confidential and not available for public inspection until 2 December 2019.
2. Further that Council delegates the power to review, revoke, but not extension of the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

CARRIED

