

# BATEMANS BAY REGIONAL AQUATIC, ARTS AND LEISURE CENTRE

# Background

- An analysis of community needs and expectations has been ongoing since 2010
  - Montemare Consulting – Hanging Rock
  - Draft 2017 Eurobodalla Recreation and Open Spaces Strategy
  - Otium Planning Group – Business Case 2017
- Throughout the community has expressed strong support for:
  - Contemporary year round aquatic/health facilities
  - Performance venue/community arts facilities
- Otium Business Case
  - Detailed business case for aquatic and recreation centre/Arts and Cultural Facility
  - To be located at Mackay Park
  - Determine best mix of facilities
  - Analysis of capital and operational costs
  - Two options developed
- Council adopted Option 1: Integrated Aquatic, Arts and Cultural, Visitor Centre in South of Precinct

# Why Mackay Park?

- Key trends guiding successful community facilities
  - Well designed - Combination of community and commercial activities
  - Priority Facility Components – Guided by the size of user markets
  - Location – On high profile sites
  - Catchment – Close to demographic centre
  - Car Parking – Meet peak usage periods

# Key Steps

- Has been a long term commitment by Council
- Grant Funding – State (\$26 million), Federal (\$25 million), Council (\$4 million)
- Extensive community consultation
  - Batemans Bay Mackay Park Sunset Committee (established in 2016)
  - Community information sessions (August 2017)
  - Information sessions (January/February 2019) – Batemans Bay/Moruya/Narooma
  - Survey
- Affordability – both build and operational costs

# Concept Design

- Input into design was based on:
  - Council resolutions
  - Agreed set of design principles
  - Community engagement
  - User Group feedback
  - Staff input
  - Industry advice
  - Consultation with other councils

# Site Considerations

- Landmark building (iconic) located on a high profile location (gateway)
- Tourism driven site – maximise visibility (seen as critical for performance aspects)
- Respectful of environment
  - Retain as many trees as possible
  - Extensive plantings for new centre
  - Strong/improved protection of wetlands
  - Reduce environmental footprint
- Utilise as much existing infrastructure as possible
- No change to existing ovals – retain key functionality
- Capacity to expand offerings with the CBD district

# Architect Design

- Three concepts developed by NBRS
- Councillors briefed on concepts and QS in late 2018
- Broad communication strategy developed to engage community (engagement ran from 7 January to 17 February 2019)
- Post the surveys/public consultation process a number of changes were made to develop a final concept

# Cost Pressures - Design Changes

- Theatre reverts back to 'Black Box' with retractable seats
- Single storey – remove lifts, reduce construction costs
- Rationalise circulation space and better integrate amenities
- Relocate gym to ground floor
- Integrate warm water pool with learn to swim (consider moveable floor)
- Remove laminated timber from pool hall
- Remove consulting rooms
- Staging
- Not progress green star rating

# Design Considerations

- 25 metre pool provides flexibility – can be configured as 8 or 10 lanes
- 50 metre pool can be accommodated on the site (outdoor - 5 lanes)
- Final theatre seating configuration is 350 seats
- Gallery hanging space is in excess of 36 linear metres
- Other rooms can be used to cater for larger exhibitions
- Foyer has been designed to cater for Visitor Information Services
- Theatrette option has been removed – overtaken by trends in the industry
- Some components have been deferred (crèche, additional waterslides and external waterplay)

# Summary

- Extensive research and benchmarking with numerous councils across Australia
- Broad mix of inclusions – caters for diverse range of community requirements
- Much needed capability for the region
- Looking to create a vibrant hub for the entire community
- Even more critical post the bushfires/COVID-19
- Employment opportunities – build stage/operational stage
- Year round access for aquatic users
- New found facilities purpose built for arts community
- Better access to Visitor Information Services
- Not being developed in isolation – integration with the CBD and waterfront