

## 11.4. Bega Sporting Complex Sports Building Concept Plan

This report provides an update on the progress to the Bega Sports Building project and proposes a final concept plan for Council endorsement to enable the project to progress through planning approvals, detailed design, procurement and construction.

Director Assets and Operations

### Officer's Recommendation

1. That Council receive and note the information in the report.
2. That Council endorse the concept design for the new Bega Sporting Complex Sports Building tabled at the meeting.
3. That Council delegate authority to the General Manager, to endorse amendments to the design as recommended by the Project Control Group to deliver best outcomes in balancing user needs, building function and the project budget.

### Executive Summary

To progress the delivery of the new sports building at Bega Sporting Complex, funded through the NSW Office of Sport Election Commitments Program, the Project Control Group (PCG) and Council officers are seeking endorsement from Council for the final concept design for the building.

Engagement and consultation have been undertaken with the PCG in working toward the final concept design. This report outlines the consultation process and how it has resulted in broad support for the final concept design.

#### Background

A report was presented to the Ordinary Council meeting of 26 August 2020 titled "11.6 Bega Sporting Complex Project". The report provided an update on the Bega Sporting Complex Project and clarified the next steps in the project. Council resolved:

1. *That Council note its previous resolutions relating to the Bega Sporting Complex and the 77-79 Auckland Street site.*
2. *That Council endorse option two outlined in this report as the basis for further planning and design which is to demolish the existing indoor facility and replace it with a new facility in the same proximity between George Griffin Oval and the Bega Recreation Ground which supports integration of multi-use facilities.*
3. *That Council reconfirm its support for the Project Control Group Model and terms of reference to support progress of the project noting there will be opportunity for broader stakeholder input at appropriate times.*

Funding of \$8.5m is available through the NSW Office of Sport Election Commitments Program to deliver projects identified in the adopted Bega Sporting Complex and Valley Fields Master Plan. A new sports building at the Bega Sporting Complex site is the major element within the adopted Master Plan.

Provision of a new sports building will be a valuable asset to the local community. It will provide much needed and long-awaited facilities to users of George Griffin Oval and will replace the aging existing indoor stadium and Bega Rec ground pavilion building and change rooms. Both buildings do not meet current design standards and have issues with adequate facility provision particularly in regard to mixed gender use and accessibility and are generally below an acceptable standard, particularly as the site is considered a regional facility within Council's adopted Recreation Asset Management Plan 2017.

Council staff have been working with the Bega Sporting Complex PCG and confirmed the process and reference included in the Council report to be included in the Request For Tender (RFT) for Design Services for the project. That information included reference to related documents and previous work on the project. The RFT for design and procurement process was reported to Council on 16 December 2020 and the successful consultants N2SH architects were engaged in January 2021 to begin work on the project.

Design options, and revisions of those have been developed and developed and refined with input from the PCG and other project stakeholders over the past three months resulting in the attached final draft concept plan. The attached concept design has broad support from the PCG.

The existing stadium, pavilion and change rooms will be demolished to make way for the new building.

A final draft plan will be tabled at the 16 June 2021 Council meeting for consideration of endorsement by Council.

#### Options

The main options available to Council are:

1. Endorse the final concept design tabled enabling the project to progress through planning approvals, detailed design and construction tendering.
2. Endorse the final concept design, with any identified amendments to be made, enabling the project to progress through planning approvals, detailed design and construction tendering.
3. Not endorse the final concept design, noting this will impact on the project delivery and may affect external funding.

#### Community and Stakeholder Engagement

Consultation was an important aspect in the development of the Master Plans for the Bega Valley Regional Sporting Facilities, (Pambula and Bega). This consultation included extensive community engagement with groups and stakeholders, covered varied interests and demographics and acknowledged the benefit and value of multi-purpose facilities which can offer a wide range of uses and participation opportunities; from local matches to large scale regional events.

#### Engagement undertaken

Regarding the development of the Bega Sports Building Concept Plan meetings have been held with the Project Control Group. The PCG includes representatives of the main user groups and site committee, Councillors, BVSC Access and Inclusion Committee and the NSW Office of Sport. There have been four meetings since March 2021 to request input and feedback to guide the development of a concept plan for the Bega Sports Building. Multiple email distributions have also gone out to the group. Other stakeholders have also been kept informed of the process and been invited to provide input.

Four design options have been developed with multiple versions of those plans. This has formed the basis for more direct consultation on specifics, facilities and layout of the building. The final draft concept was presented at a Councillor workshop on Wednesday 9 June 2021.

The attached final concept plan achieves a balance between user needs, provision and multi-functional aspects required of a building that can service multiple user groups and community events. The attached plan has been endorsed by the PCG.

#### Engagement planned

Whilst the building concept plan is complete there will continue to be items to be worked through and resolved as the work progresses through planning approvals and detailed tender documentation. Different elements within the build will need to consider and balance function, appearance, engineering, build efficiency, cost, approval requirements and ongoing maintenance. It is planned for the regular PCG meetings to continue through the project design and delivery stages until completion. The PCG will provide feedback as design progresses and make recommendations for amendments if required. (As per Officers Recommendation 3).

Council will continue to collaborate with the NSW Office of Sport, particularly in providing a project 'stage gate' report to define the deliverables and milestones under the funding agreement; now the scope of the major element of the project (being the sports building) has an endorsed and costed concept plan.

#### Financial and Resource Considerations

The Bega Sporting Complex Master Plan is funded by the NSW Government under the NSW Office of Sport Election Commitments Program. The total funding for the project is \$8.5m. The focus of this report is the Sports Building which is the major element in the project. Opinion of costs provided by the design

consultant for delivery of the building is being finalised at the time of preparation of this report which will be tabled at the meeting if received.

Remaining funding will be prioritised for spending on other items in the Bega Sporting Complex Master such as, vehicle and pedestrian access, parking, pathways, floodlighting, fencing and landscaping. These will be prioritised by the PCG and included in the Project Stage Gate report to the NSW Office of Sport to prioritise deliverables under the funding.

The project involves asset renewals with the replacement of existing facilities. Ongoing servicing costs will be offset however increased provision of facilities will require additional servicing. The improved multi use facilities will enable greater use of the site (and revenue generation) through sporting, community and commercial events, which are intended to be offset by increased use and user fees possible by more adaptable and usable space.

It is intended that Council will advertise for expressions of interest for long term tenure to lease and operate the building.

<b>Item</b>	
<b>Source of Funds</b>	
Office of Sport Funding	
BVSC Project Development / Master Planning	
<b>Total income available</b>	
<b>Expenditure Detail</b>	
Project Preliminaries / Site Establishment	
Grossed Up Capital Construction	
Contingencies	
Administration Costs: Professional Services.	
Design Development and Approvals; Project Management	
<b>Total Expenditure</b>	
<b>Total Project Capital Cost</b>	
<b>Total Available Construction Funding</b>	

#### Financial Option Impacts | Life Cycle Costing

Ongoing Financial Impacts			\$ Excl GST
Capital Investment   Upgrade			\$8.57m
Annual maintenance and operational costs			\$201K
Depreciation costs pa.			\$168k
Building item	Useful Life	Build %	
Structure	100	40	
Fabric	60	25	
Fit-out	30	25	
Services / Mechanical	30	10	
Total		100	
User charges*			\$203k

(\*costings / income related to Bega Sports Building used in Sports Infrastructure Grant Application)

#### Legal /Policy

Property Description: The site of the Bega Sports Building project occupies several parcels of land.

- Council Owned Community Land - Bega Indoor Sports Stadium / Rec. 2 SPN: 721 Lot: 13 Sec: 33 DP: 758076 – (Location of main Sports Building)
- BVSC Managed Crown Reserve # 580074 - Bega Recreation Ground - Lot: 701 DP: 94051 (Bega Rec Ground access and entrances)
- BVSC Managed Crown Reserve # 580074 - Bega Rec / Tennis Courts (Site entry & building carpark)
- BVSC Managed Crown Reserve # 32165 - Bega Rec Driveway (Site entry)

The whole site is zoned RE1-Public Recreation under Council's Local Environment Plan 2013 (CLEP 2013). The works on the Bega Sporting Complex site reflect the long-term use of the site are permitted within the RE1 zoning.

Planning approvals regarding development of recreation facilities can often be addressed under Division 12, Parks and other Public Reserves of State Environmental Planning Policy (Infrastructure) (ISEPP 2007). However, in this instance, due to the value of the project being over \$5m and is 1. *council related* and 2. *community facilities* the project will be assessed by the Southern Regional Planning Panel.

Under Native Title the site is Crown Land and includes construction of public works and Council is required to notify and give the opportunity to comment to the South Coast People under Sections 24JB (6) of the Native Title Act 1993. In this regard notification was given on 6 August 2020 and the notification period expired on 3 September 2020. No comments were received.

Impacts on Strategic/Operational/Asset Management Plan/Risk

#### Strategic Alignment

Community Strategic Plan Goals related to the Bega Sporting Complex Sports Building Project are:

**Goal 2: We are an active, healthy community with access to good quality recreation and sporting facilities, and medical health care.**

1.2.1: Plan and manage boating infrastructure, sporting grounds and facilities, parks and gardens, natural areas and public amenities

1.2.4: Construct recreation facilities, boating infrastructure, public toilets and sporting grounds and facilities.

**Goal 3 Our Economy is prosperous, diverse and supported by innovative and creative business.**

2.3.3: Advocate, support and deliver sustainable tourism and visitor experiences to maximise the benefit to the community

**Goal 12: Our Council is financially sustainable, and services and facilities meet community need.**

6.12.19: Deliver civil construction and infrastructure works for transport and recreation assets

2020/21 Operational Plan

1.2.4.2 Progress with detailed planning and approvals for the sports infrastructure projects at the Bega and Pambula Sporting Complexes

#### **Master Planning Approach**

Taking a strategic approach and having Council adopted Master Plans were an important part in attaining the significant external funding. The master planning process identified some clear provision gaps between existing assets and community needs and expectations. It also identified several opportunities for improved use principally through a multi-purpose approach to facilities.

#### **Asset Management**

Bega Valley Shire Council is committed to an asset management approach. The challenge in delivering asset renewals across the range and volume of assets in the Shire is known to Council and referred to in asset management plans.

Council has an adopted Recreation Asset Management Plan 2017 (RAMP). This plan puts a focus on renewing existing assets and/or linking capital upgrades and new assets to adopted Strategic Plans. The adopted Pambula Sporting Complex Masterplan includes elements and improvements linking to the renewal of existing assets.

The new Bega Sports Building will replace two existing buildings on the site being the existing Bega Indoor Stadium and the Bega Rec Ground Clubhouse and Change Rooms. It will also fill a long-standing gap in provision of change rooms and facilities servicing George Griffin Oval.

#### **Environment and Climate Change**

The building site presents no ecological or biodiversity issues as it is located within vicinity of the existing indoor stadium, pavilion and amenities buildings.

Changes regarding energy and water use will be positive as the new building and amenities will replace two existing separate facilities and include more modern energy efficient lighting and water saving amenities.

A significant environmental consideration for the Bega Sporting Complex Upgrade is location with respect to flood prone land. This will continue to be considered through the design development and approvals process. Careful consideration of finished levels, and construction methods and materials will mitigate potential impact to acceptable levels of risk.

There will be further opportunities through the design process to look at energy efficient options in the ongoing operations of the building.

Options will be considered to best recycle or reuse elements of the existing building when planning demolition.

#### **Economic**

Development and progressing the Sporting Complex Master Plans will increase tourism opportunities for the Bega Valley by increasing the ability to host regional sporting, community and cultural events. Events hosted at the Regional Sporting sites will stimulate economic benefit for the local community through visitor spend and stays.

Hosting of sporting events such as regional tournaments, state championships, pre-season competitions, demonstration games, training and development camps have flow on economic benefits to the community through hospitality and accommodation industries and return tourism to the region.

#### **Risk**

Project risk identification has been included in project briefs submitted to the NSW Office of Sport. They were included in the Council report of 8 April 2020.

The main risks for Council are delivering the concept design and associated works within budget and within the project time frames.

Whilst a preliminary project costing has been received through the design consultant, the actual cost will not be known until the Request for Tender (RFT) process for construction has run its course. If the outcome of the RFT process exceeds the budget the project may require value engineering (VE) by removing or reducing some elements from the project and or revising fitout and finishes to deliver within budget. If need be these items will be worked through with the PCG and authorised by the General Manager (as per staff recommendation item 3).

As discussed above, due to the value of the project, the approval pathway is through the Southern Regional Planning Panel. This process generally takes longer than a typical Develop Application and Assessment Process and there is a risk it will affect the delivery timeframe. Noting the comparable long-term use of the site, direct relevance to the community land classification as Sports Ground (BVSC Generic Plan of Management 2010), compliance with RE1 zoning purpose and the broad community support, it is considered low risk that approval will not be given. To keep the project progressing during the development assessment phase detail design documentation for tender will progress with the intention being to go to tender as soon as the planning approval is provided. Staff are also looking into options to progress with demolition and site preparation (earthworks) as a separate element if it is possible to manage the risk of project delays post decommissioning of the existing building.

A project program will be included with the Project Stage Gate Report to be provided to the NSW Office of Sport.

#### **Social / Cultural**

There is no doubt that sport is an important part of life in regional areas. It provides opportunities for health and wellbeing and also much enjoyed social interaction for many in the community.

The new Bega Sports Building will provide vastly improved facilities for the local community and visitors and hence provide for increased participation in recreational activities at the site. The improved facilities will encourage and provide for growing mixed gender participation in sport locally and the region and the improved multipurpose / club room spaces will give the various clubs a focal point for club and social activities.

The proposed redevelopments will considerably enhance the facilities enabling increased utilisation by sporting and community groups. The key opportunity is in taking a 'multiple-use' approach to see all grounds and facilities well used for a wide range of uses. While there is no doubt local clubs and current sporting codes are key user groups; the implementation will also see opportunities for other stakeholders and partners to become involved and benefit from the project.

#### **Attachments**

Nil



## Bega Sporting Complex Sports Building Concept Plan

Note: The plans as tabled at the meeting of 16 June 2021 are available on Council's website:

Bega Sports Complex Option

6: <https://begavalley.nsw.gov.au/page.asp?f=RES-TOT-85-70-51>

Bega Sports Complex Option

6B: <https://begavalley.nsw.gov.au/page.asp?f=RES-BPH-88-73-44>

Bega Sports Complex Option

6C: <https://begavalley.nsw.gov.au/page.asp?f=RES-DDL-70-54-35>

A motion was moved by Crs Fitzpatrick and Nadin

1. That Council receive and note the information in the report.
2. That Council endorse the lower level concept version 6 as tabled at the meeting for the Bega Sporting Complex upgrades
3. That Council endorse the upper level concept 6b as tabled at the meeting with provision to be made for serving on the southern side of the south east kiosk and the toilets on the southern end to be designated as male and female with a urinal to be incorporated into the male toilets.
4. That Council delegate authority to the General Manager, to endorse amendments to the design as recommended by the Project Control Group to deliver best outcomes in balancing user needs, building function and the project budget.

The motion was put to the vote and it was CARRIED

IN FAVOUR: Crs Fitzpatrick, Bain, Nadin, Griff, Seckold, Dodds and Allen

AGAINST: Nil

120/21

RESOLVED on the motion of Crs Fitzpatrick and Nadin

1. That Council receive and note the information in the report.
2. That Council endorse the lower level concept version 6 as tabled at the meeting for the Bega Sporting Complex upgrades
3. That Council endorse the upper level concept 6b as tabled at the meeting with provision to be made for serving on the southern side of the south east kiosk and the toilets on the southern end to be designated as male and female with a urinal to be incorporated into the male toilets.

4. That Council delegate authority to the General Manager, to endorse amendments to the design as recommended by the Project Control Group to deliver best outcomes in balancing user needs, building function and the project budget.

IN FAVOUR: Crs Fitzpatrick, Bain, Nadin, Griff, Seckold,  
Dodds and Allen

AGAINST: Nil