CL18.361 Stage 1 - Artie Smith Oval - Status Update - Stage 2 - Progression of SCaRP Master Plan with Athletics Track, Pavilion Incorporating 50m Indoor Pool

HPERM Ref: D18/335938

Group: Finance Corporate & Community Services Group
Section: Recreation Community & Culture

Purpose / Summary

The report seeks to:

- Update Council on Stage 1 detail design Artie Smith Oval
- Reactivate and recommence Stage 2 of Shoalhaven Community and Recreation Precinct (SCaRP)
- Modify the master plan including the location of the athletics track and revise the pavilion to include a 50-metre indoor pool
- Develop a cost benefit analysis and business case for the whole of the SCaRP project, and the existing Bomaderry Basketball Stadium
- Undertake further investigation of the exiting Bomaderry Basketball Stadium regarding potential uses and works required to undertake those uses

Recommendation (Item to be determined under delegated authority)

That Council:

1. Receive the status update report on Stage 1 – detailed design for Artie Smith Oval for information.
2. Reactivate Stage 2 of Shoalhaven Community and Recreation Precinct, noting the inclusion of the athletics track and an amended concept plan for the pavilion to include a 50-metre indoor pool.
3. Allocate a budget of $30,000 to undertake further investigation and consultation regarding possible uses and works required of the existing Bomaderry Basketball Stadium.
4. Allocate a budget of $150,000 from the forward design budget to amend the master plan and develop a preliminary Quantity Survey, cost benefit analysis and business case for the whole of Shoalhaven Community and Recreation Precinct prior to proceeding with detail design.
5. Report back to Council with the findings of the Quantity Survey, Cost Benefit, Business Case, and investigations regarding the existing Basketball Stadium prior to proceeding to detail design for stage 2 of Shoalhaven Community and Recreation Precinct.
6. Identify the $180,000 funding requirements for Recommendations 3 & 4 above in future quarterly reviews of the 2018/19 budget.

Options

1. Adopt the recommendation.
Implications: This is the preferred option as it will allow Council staff to proceed with the project and meet the expectations of the user groups and broader community and support the continuation of the detailed design process for Artie Smith Oval.

Revising the SCaRP master plan to increase the size of the indoor pool will enable the future development of the pavilion to accommodate an indoor 50m swimming pool facility capable of higher level competitions within the Illawarra-Shoalhaven region. This is consistent with community expectations and previous Council commitments.

Proceeding to cost benefit analysis and business case development will assist Council and associated partners in moving the SCaRP project forward and seeking monies for the development of the site and facilities.

Undertaking further investigation and consultation regarding the Bomaderry Basketball Stadium to identify potential uses into the future will assist with the overall SCaRP plan development and costings providing a holistic and strategic approach to planning and providing facilities.

A budget will need to be identified in order to undertake the detail design for Stage 2 of SCaRP. Whilst a budget of $150,000 has been requested this amount is not anticipated to cover the cost of detail design, however it will enable a revised master plan to be developed, updated business plan and new cost benefit analysis and preliminary QS to be completed.

An additional $30,000 will allow investigation works and consultation regarding the future uses and potential works required for the existing Bomaderry Basketball Stadium.

A further report will need to be considered by Council next financial year following the completion of the master planning process, QS, business case development and possible uses for the existing Bomaderry Basketball Stadium ahead of seeking support and funding to progress to detailed design.

2. Adopt an alternative recommendation with regard to detailed design of Artie Smith Oval and the recommencement of Stage 2 of SCaRP and proceed to detail design without amending the master plan to include a 50-metre indoor pool within the pavilion.

Implications: If Council were to support this option it would potentially delay the detailed design of Artie Smith Oval, impacting on Council’s ability to secure grant funding to support its delivery and would see Council proceed with Stage two of SCaRP without revising the master plan to increase the size of the indoor pool to 50-metres. This option would not reflect community expectations and previous Council commitments. The Bomaderry Basketball Stadium would not be investigated to determine future uses.

3. Do not proceed with Stage 2 of SCaRP.

Implications: This is not recommended. The ultimate development of Stage 2 of SCaRP would see the precinct evolve into a multi-user indoor and outdoor sporting precinct for the northern Shoalhaven. Should Council resolve to support this option, it is likely that Council would need to undertake a separate design process in the near future for the existing aquatic centre and rugby league fields to ensure they are meeting current industry standards and the active recreation infrastructure needs of the growing community. This is particularly relevant noting the growth associated with the Nowra-Bomaderry Urban Release Areas (URAs).
Background

A Councillor site visit – to Artie Smith Oval and the Shoalhaven Indoor Sports Complex was undertaken on the 6 December and followed by a Councillor Briefing:

- To update Councillors on the progress of the Artie Smith Oval detail design – and progression through to the 60% finalisation stage – this was provided by Ayling Drury Architects.
- To advise Council of the advocacy, consultation and liaison role being undertaken by Acclimate with Federal and State Governments, sporting groups and other stakeholders.
- The feedback to date has shown a high level of interest and community support for the Artie Smith re-development and reactivation of the SCaRP Stage 2 project, which has affirmed the need and requirement for this holistic approach to developing the community precinct etc.

Artie Smith Detail Design update

Council resolved in May 2018 MIN 18.296:

“**That Council authorise and fund up to $200,000 for the development of detailed designs for Artie Smith Oval, that is, sports infrastructure on lands on the southern side of Cambewarra Road, Bomaderry**.”

In response, and following a competitive quotation process, Council engaged Ayling & Drury to undertake the detail design of the Artie Smith Site to develop a Regional Cricket / AFL facility, and croquet facility.

The design is currently at 30% detail. Council recently facilitated a workshop with the project consultants, user groups and relevant stakeholders in October. Having considered the stakeholder feedback, the consultants are now proceeding to the 60% design phase and costings so that Acclimate can approach potential government and other funding bodies to advocate and assist with the delivery of the project.

SCaRP Master Plan

Council will recall that in developing the original SCaRP master plan, the vision that was established for the precinct sought to deliver:

“**an integrated community and recreational precinct to meet the needs of the region, operating on a commercially viable and sustainable basis seven days a week**”

The master plan for SCaRP provides an integrated precinct of passive and active recreation, and community facilities in one central location.

The master plan developed by Acclimate is intended to be a long-term plan for the next 40 years and is expected to meet the needs of the growing community now and into the future. The demand for increased passive and active recreation and community facilities within the Northern Shoalhaven, will become more prominent as a result of the development of the Nowra-Bomaderry URAs, particularly the Moss Vale Road North and South URAs.

The master plan includes two (2) stages. Stage 1 is located on the southern side of Cambewarra Road and encompasses Artie Smith Oval, Shoalhaven Indoor Sports Stadium and the previous Bomaderry Basketball Stadium.

Stage 2 is located on the northern side of Cambewarra Road and encompasses the Pavilion, the Synthetic Athletics Track and the Rugby League Fields.
The Pavilion would include a range of community services, health and wellbeing including a gymnasium, community meeting spaces and cafe along with an enhanced aquatic facility which will increase the overall water space; the pool will have an additional two lanes moving from six to eight lanes. It is proposed that the indoor pool is amended to be 50 metres, to allow use in all-weather and increase capacity for higher level events. Additional facilities include a hydrotherapy pool with inclusive access that is currently not available in the Northern part of the Shoalhaven, a dedicated learn to swim pool which will remove congestion from the main pool, a beach entry/play pool and a leisure water facility to accommodate the needs of more users, similar to Bay and Basin Leisure Centre and Nowra Aquatic Park Pools.

The synthetic athletic track will be the only athletics facility in the Shoalhaven and will offer facilities commensurate with regional needs and capacity to hold Country Athletics Championships.

Athletics Track Investigation

In February 2018 Council resolved MIN18.111:

1. Council support the Rescission Motion and put the SCaRP master plan on hold
2. With respect to the Athletics Facility, Council:
   a. Immediately engage with the Athletics Club to investigate an alternative site for a new facility with a commitment to fund works and seek grant funds in the short term
   b. Provide funding of up to $300,000 in the 2018/19 budget for project scoping, consultation and design work with a view to delivering a plan that will be construction ready by 2020
   c. Immediately apply as is practical, for sporting grants for the construction of the facility
3. Council commit to maintaining the Bomaderry Aquatic Centre in its present form
4. With respect to the Croquet Club:
   a. Council advise the Croquet Club it may remain in its current location and to proceed with its expansion plan; and
   b. A report be submitted back to Council on funding options for the croquet facility
5. Council advise all other Sports Associations and Stakeholders of this decision
6. A review of the Master Plan Design commence to provide for a new 50m outdoor pool and swimming complex as part of the current works plan for SCaRP and priorities which now include an athletics facility.

The outcome of the investigation determined that there were no other suitable locations that were considered capable of accommodating an athletics track or were superior to the area identified as part of the master plan.

Subsequently, at the August 2018 Strategy and Assets meeting MIN18.625, Council resolved to:

1. Note the investigations undertaken in consultation with the Athletics Club in attempting to identify an alternate site for a new facility
2. Include provision for croquet facilities as part of the detailed design of the Artie Smith Oval site
3. Note the engagement of Acclimate to liaise with peak sporting and grants bodies to progress

As part of this report, it is recommended that Council endorse the master plan for Stage 2 of SCaRP including the location of the athletics track. Endorsing the location of the athletics track within Stage 2 of SCaRP is in line with the user group (Athletics Club) and broader community expectations.

**Bomaderry Basketball Stadium**

Bomaderry Basketball Stadium is part of the proposed SCaRP project which includes Bomaderry Sporting Complex, Bomaderry Aquatic Centre, Artie Smith Oval, Bomaderry Basketball Stadium and the new Shoalhaven Indoor Sports Centre are located.

As part of this project it is timely to strategically plan and identify options for future use of Bomaderry Basketball Stadium as part of the broader planning and investigations for Artie Smith Oval and revision of the SCaRP master plan. This approach will ensure that its future use best meets and reflects the broader needs of the community. The consultants, in preparing the SCaRP Master Plan Stage 1 document, which was adopted by Council in December 2016, undertook preliminary community consultation. This consultation included State Sporting Associations and there was interest in development of a regional sporting academy. This will be further explored as the investigation progress.

In considering the future development opportunities for the Artie Smith Reserve site, it is proposed that the new master planning process should consult with all potential stakeholder / partners to understand their needs and requirements and what funding and other value propositions they can bring to the project. This strategic and holistic approach will ensure that any future investment in upgrading the Bomaderry Basketball Stadium is not made in isolation, or without regard to, Artie Smith Oval, the Shoalhaven Indoor Sports Centre and / or SCaRP project. Hence, it would be premature to commit to any form of long term operation of the Stadium, or to a commitment to investing in the building without further detailed and reliable information upon which to base these decisions.

In this regard, the existing stadium has a portal frame and roof sheeting which are in good condition, however all other aspects of the building would require upgrading and dependant on the extent of this, costs could be in the region of $2m - $6m. A business plan is required before an asset management plan can go to the next asset maturity level, currently an Asset Plan is being developed for the existing Basketball Stadium. Hence, to prematurely commit to any financial undertaking could potentially place Council in an exposed position with uncertainty on security of, and return on, investment. Given the significant strategic issues presented at this facility, related to:

- Lack of current Asset Management Plan
- No identified Master Plan on the future use and refurbishment requirements associated with the building
- No funding allocation, and any future works would trigger the:
  - National Construction Code
  - Building Code of Australia
  - Australian Standards
  - Premises Standards and any relevant legislation
  - Especially Part D of the BCA and section 11 of Australian Standard 1428 Access for mobility
- Fire Regulations
- Asbestos Management
Therefore, it is proposed that Council needs to investigate this further with a clear strategic master plan and business plan on what is needed, using an evidence-based approach. This approach will enable senior Council management and Councillors to continue to have a close involvement with the project, to have input into the final mix of facilities, service delivery options and the potential management models for the Basketball Stadium, along with a detailed implementation to bring the project to ‘shovel ready’ stage.

To progress this aspect of the project it is proposed that an independent consultant is appointed through a request for quotation process, to undertake an investigation and feasibility study, producing a strategic master plan and business plan for the existing Bomaderry Basketball Stadium, its potential future uses, associated costs based on extensive stakeholder consultation and review of industry sporting trends and future needs.

A further report would be prepared for Council at the completion of this process. Based on past experience a budget allocation of $30,000 would be required to undertake this.

It is important to note however, that following the opening of the new Indoor Sports Centre in mid-2019, the existing Basketball Stadium will be available for any major basketball events that might require overflow facilities.

Next Steps

Stage 2 of SCaRP has been put on hold since February 2018. This report seeks to reactivate Stage 2 with the inclusion of the athletics track and amendments to the proposed Pavilion to include a 50-metre indoor pool.

Revising the master plan to construct a 50-metre indoor pool will enable the future development of the facility to accommodate all-weather usage and higher-level competitions within the Illawarra-Shoalhaven region. It will also undertake and complete further investigations including consultation regarding the existing Bomaderry Basketball Stadium and its future uses/purpose. This is particularly important when considering the status of SCaRP holistically and ensuring that its use meets facility standards for relevant peak sporting organisations to allow for the hosting of Regional, State and National level competitions.

Finally, it is recommended that Council support progressing this project with the master plan and its identified changes and developing a business case and cost benefit analysis prior to proceeding to detail design for SCaRP Stage 2. This will ensure the project can progress to DA ready and ultimately shovel ready status which will enable Council staff to apply for grant funding for the project as they become available. Council will also need to identify a suitable budget to enable the project to proceed to detail design.

Community Engagement

As part of the development of the SCaRP master plan Council staff undertook extensive consultation with user groups, relevant stakeholders and the broader community to inform and develop the master plan.

Further consultation with user groups (Athletics Club and Nowra Croquet Club) has occurred in investigating alternative sites for the athletics track and in resolving the location of the croquet courts.

Council have most recently consulted with the user groups of the Artie Smith Oval site as part of the Artie Smith 30% detail design preparation.

Council have separately engaged Acclimate in an advocacy role to liaise with various levels of government, state, regional and local sporting organisations, along with a broad range of community user and stakeholder groups. This has reaffirmed the need and requirement for this project and a high level of support for it to progress.
Financial Implications

Council will need to consider allocating a budget for the revision of the master plan to include the 50-metre indoor pool, and a further funding allocation to undertake the detail design for Stage 2.

A budget of $180,000 is recommended initially, however this amount is not anticipated to cover the cost of detail design works but will allow for the changes to the master plan and the development of a cost benefit analysis, business case and the investigation and consultation works for the existing Bomaderry Basketball Stadium. A further report will be considered by Council next financial year once these aspects have been completed and to seek funding to proceed to detail design.

By undertaking the detail design for Stage 2 of the project, this will allow the project to progress to DA ready and ultimately shovel ready status which will enable Council staff to apply for grant programs for the project within the fullness of time.

Council have separately engaged Acclimate in an advocacy role to liaise with various levels of government to advocate for projects and seek assistance with funding and delivery of the project.