

Project background

Grant funding of \$10,685,333 has been provided to SVC through the Bushfire Local Economic Recovery Fund for the design and construction of Snowy Valleys Emergency Evacuation Centre and Multipurpose Facility (BLERF-0227).

The Evacuation Centre will double as an indoor sports centre and multipurpose facility that will be designed so that it is fully functional as a stand-alone facility but will have the capacity to be expanded upon in the future. This flexibility will provide the option to increase the size of the building in the future, adding additional basketball courts, and provide additional services should further funding be provided in the future.

The outcomes of the project will be:

- A purpose-built evacuation centre and multipurpose facility with two basketball courts to accommodate local, regional and state sporting competitions as well as a facility to host conferences. Local school and community events
- Local employment outcomes, including apprenticeships and indigenous employment opportunities, through the building and construction of the facility,
- Local employment outcomes, through the ongoing management of the facility.
- An increase in community wellbeing and cohesion through the provision of an indoor sporting facility equipped with two first class basketball/netball courts, changerooms, amenities and spectator seats with disability access, where sport can be played and watched 12 months of the year, in any climate.

As noted above, the Evacuation Centre will double as an indoor sports centre and multipurpose facility equipped with:

- two basketball courts
- toilets
- showers / change rooms
- a commercial kitchen
- a canteen/café
- a first aid room
- an administration office
- two equipment store-rooms
- grandstand seating.
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The current design includes the provision of a parking area under the building which was not originally contemplated nor included in the grant funding. The environmental investigations undertaken have identified small amounts of builders rubble in one are of the site and we are currently working with SVC's waste manager to identify the most cost effective disposal strategy for this material.

Furthermore, we are currently identifying opportunities for the utilisation of spoil material on other SVC projects to remove the requirement of materials disposal

Achievements to date

The following activities have been completed to date:

- Concept design progressing with preferred layout identified
- Stakeholder consultation (Disability / Services / Sports / Tumut COC / Community)
- Site survey underway
- QS cost estimate complete
- Identification of in-ground services complete
- Planning pathway investigation complete
- Procurement
 - Project manager
 - Architect
 - Services engineer
 - Traffic consultant
 - Planner
 - Geotechnical engineer
 - Acoustic engineer
- Site investigations
 - Traffic
 - Geotechnical (Phase 1)
 - Environmental
 - Architectural
 - In-ground services
- Procurement strategy - in development
- Planning pathway investigation complete

Expenditure to date / financial commitments

Snowy Valleys Council											Date Report Run: 3/03/2022	
Works Project transaction Report: 520550 BLER227 Evacuation & Multipurpose												
2021/2022 Actuals from July to June - End of Financ												
Work Order Transaction Listing												
Doc Date	Period	Doc Ref	Narration 1	Narration 2	Transaction Type	Resource Group Code	Resource Name	Resource Code	Units	Unit Rate	Amount	Cost Account
Work Order: 5205501999 BLER227 Functional Design											35,966.52	
44518	5	INV-27674			Actual	NONSTOCK	Marketing & Advertis	MARK&ADVE	1.00	166.00	150.91	520550900063196
44544	5	G:008946	SVC OH Allocation-KP Tasks		Oncost	RECOVERY	OHEAD Recovery	OVERHEADS	0.00	0.00	18.11	520550900068009
44540	6	9069			Actual	NONSTOCK	Consultants	CONSULTANT	0.00	10,000.00	10,000.00	520550900063304
44571	7	G:009036	SVC OH Allocation-KP Tasks		Oncost	RECOVERY	OHEAD Recovery	OVERHEADS	0.00	0.00	1,200.00	520550900068009
44586	7	9126			Actual	NONSTOCK	Consultants	CONSULTANT	0.00	12,992.50	12,992.50	520550900063304
44586	7	9130			Actual	NONSTOCK	Consultants	CONSULTANT	0.00	11,605.00	11,605.00	520550900063304
Total for Works Project 520550 BLER227 Evacuation & Multipurpose											35,966.52	
Work Order Commitment Listing												
Purchase Order	Back Order	Type	Description	Resource Group Code	Resource Name	Commitment Amount	Cost Account	Work Order				
IW004661	4	DEL	Evac / MF Facility - Stage 1	NONSTOCK	CONSULTAN	47,877.50	520550900063304	5205501999				
TM001593	2	ORD	Management of Evac Centre DA Development	NONSTOCK	CONSULTAN	2,862.56	520550900063304	5205501999				
						50,740.06						

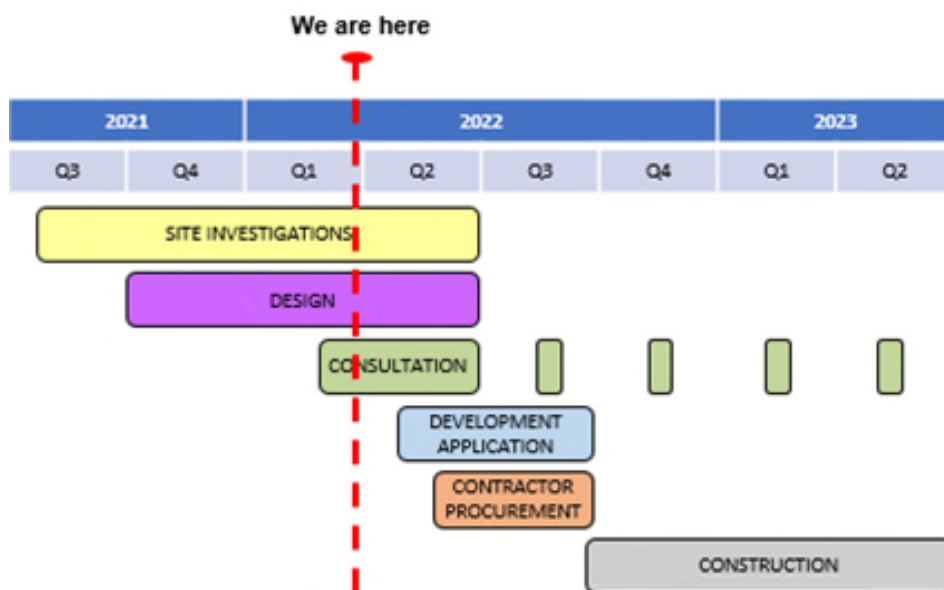
Next Steps (2-month look-ahead)

The following activities are planned for the next 2-month period (March / April 2022)

- Ongoing stakeholder consultation
- Completion of concept design
- Review of QS cost report and depreciation analysis

- Presentation of the project to Council to ensure support
- Completion of the procurement strategy
- Commencement of market engagement
- Commencement of Procurement Process
- Lodgement of Development Application
- Engagement of a hospitality consultant to provide data on forecast revenues

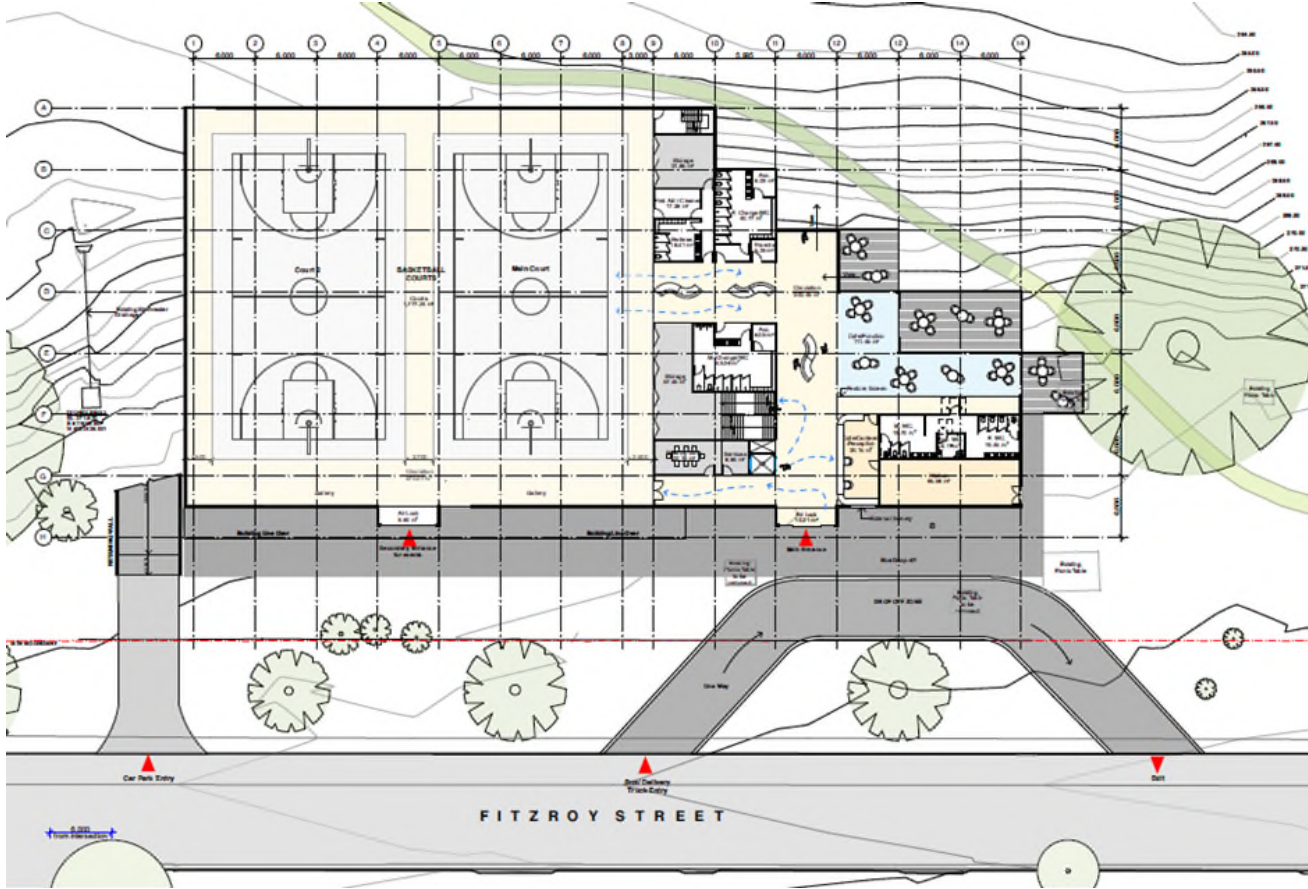
Programme Summary



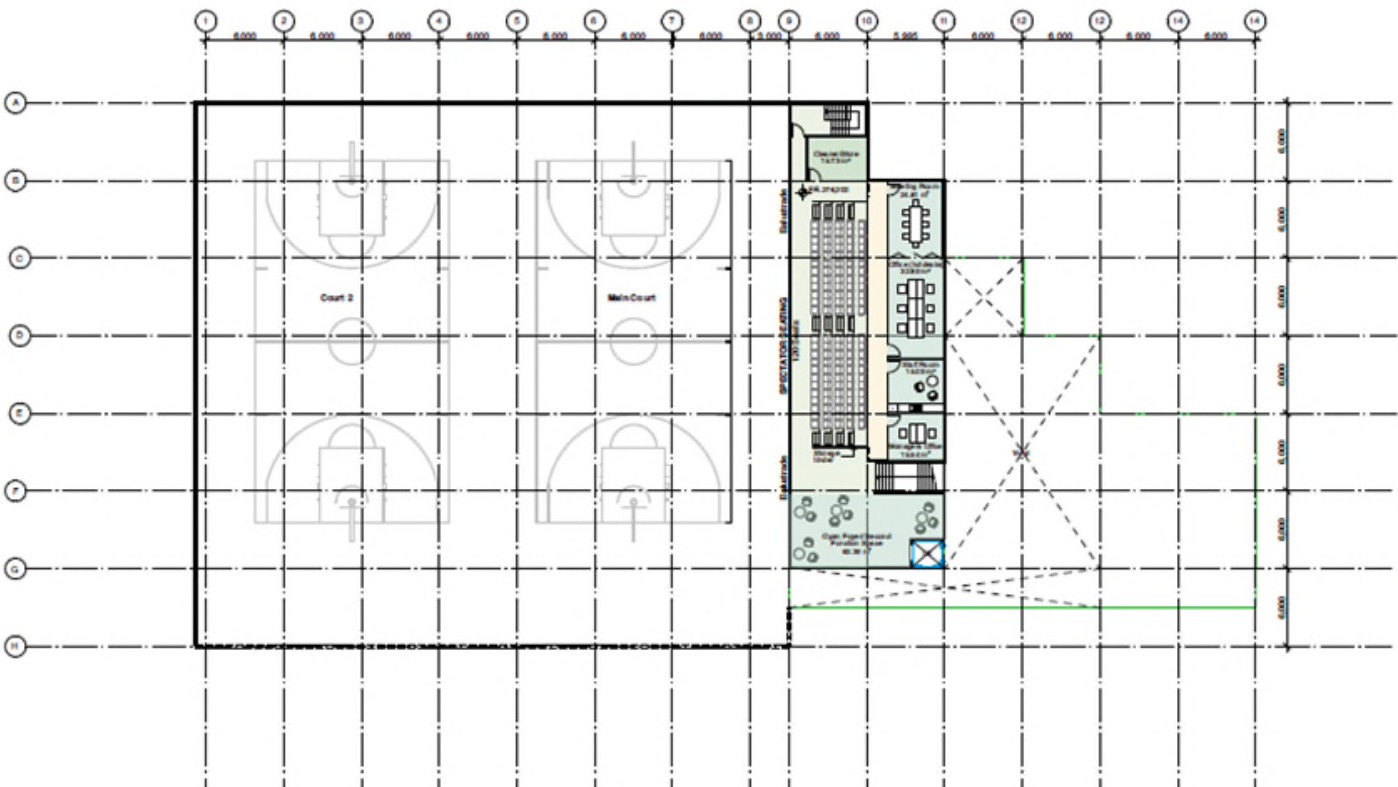
Key Project Challenges

- Ensuring project support
 - Consultation has commenced and will continue with the Community and Stakeholder Groups
- Selection of the most appropriate construction head-contractor
 - Procurement strategy currently being developed to address project construction risk
- Financial sustainability of the building
 - Specialist consultant engaged to provide market analysis and estimation of likely revenue (Food & Beverage / Sports / Events etc) that the building can yield
 - Operational model to be investigated – likely that there will be external interest in operating the facility which would yield income to SVC and could be utilised to fund future maintenance of the building
 - Elemental depreciation analysis to be undertaken by the project Quantity Surveyor

Appendix A – Reference Design Images



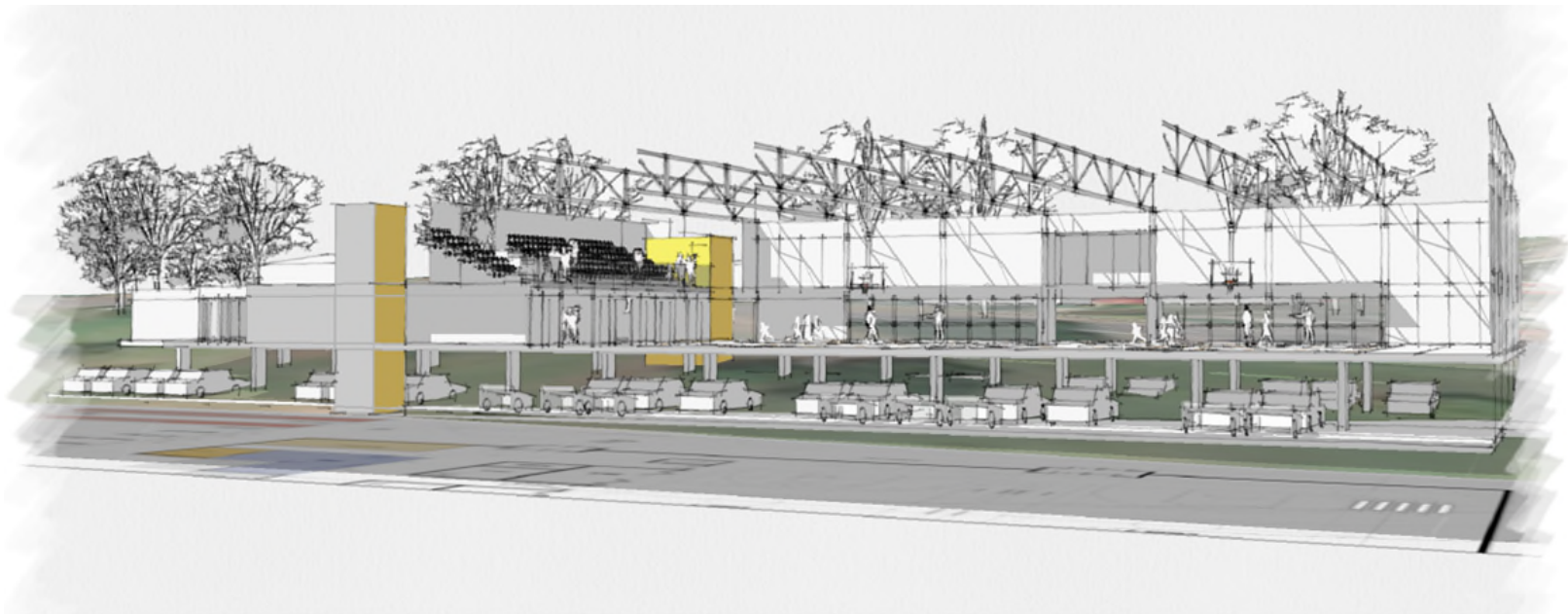
Concept Ground Floor Layout



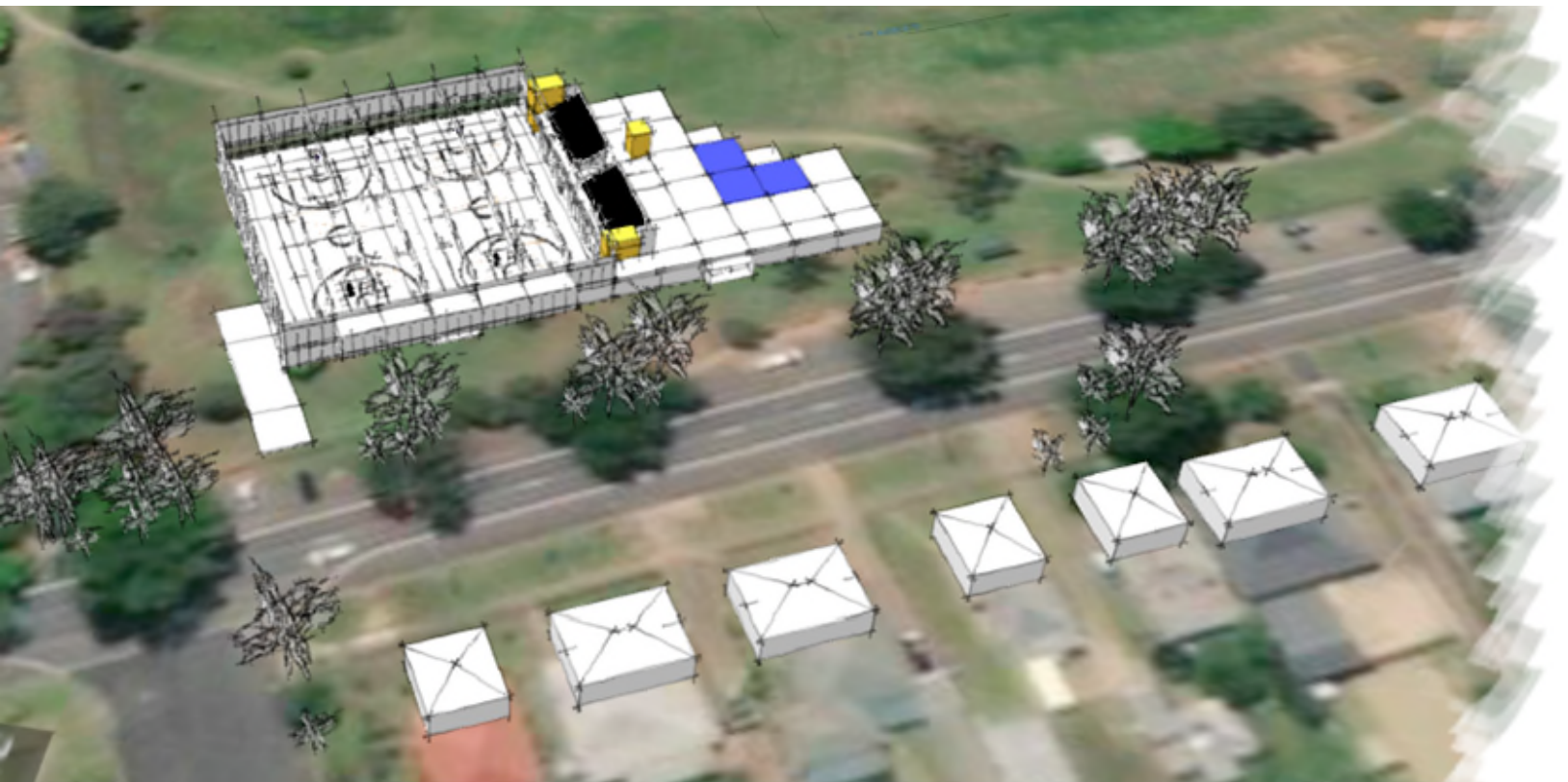
Concept Level 1 Layout



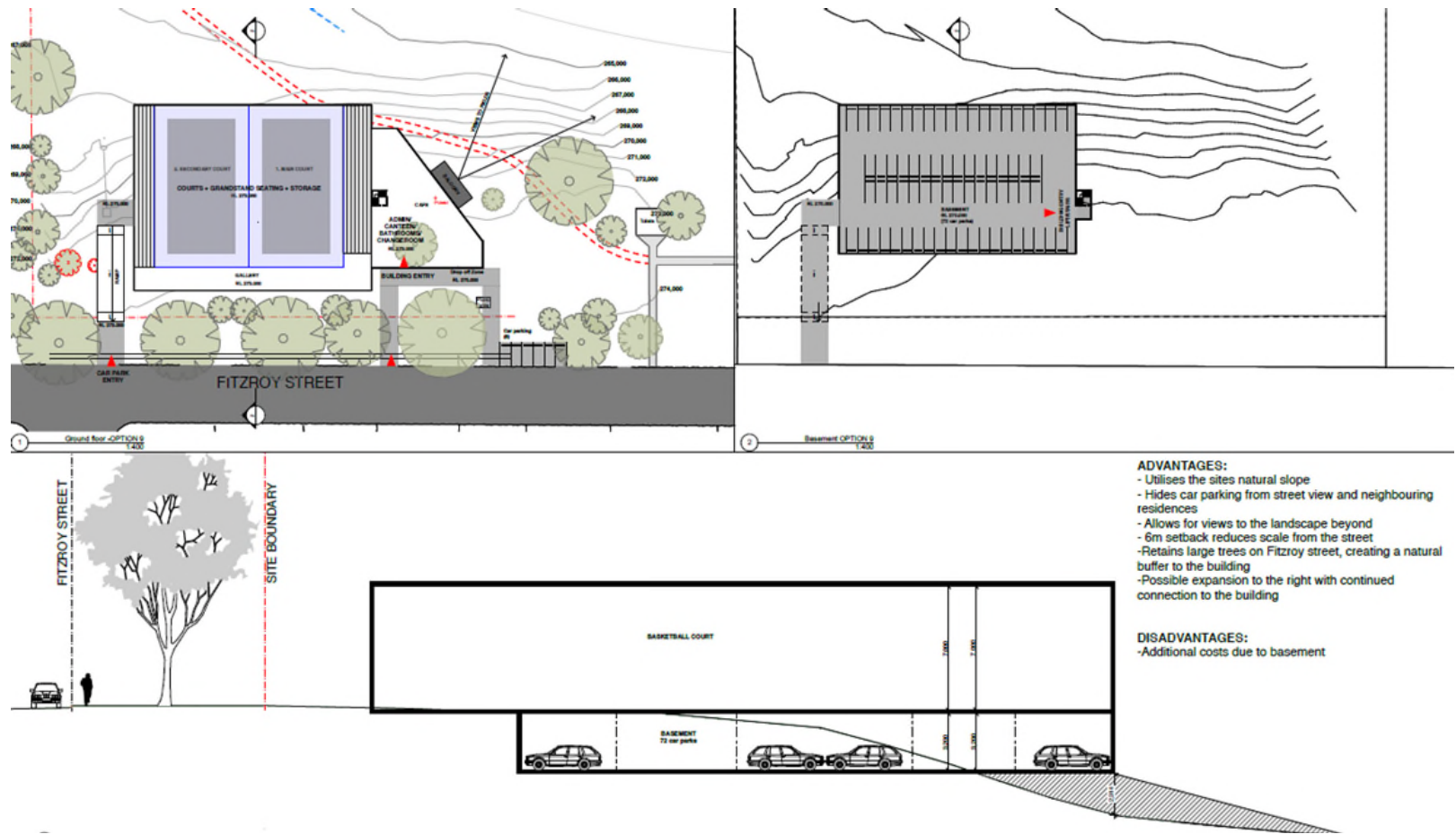
Concept Car-park layout



Concept Long-Section



Concept – Aerial



Draft reference images (currently being updated)

Appendix B – Stakeholder Feedback

Meetings were held with Tumut Junior Cricket Association (on behalf of Tumut Cricket Association), DIARG (Disability Inclusion Access Reference Group), Tumut Eagles Football Club (soccer), Tumut Basketball Association, Tumut Regional Chamber of Commerce and Tumut Netball Association to discuss function, use and operational requirements, ways to minimise ongoing costs and to test the proposed concepts and inform the final stages of design.

The user groups were impressed with the concept design and very positive about the project. They offered some valuable suggestions. Provisions will be made for the following requests as the design progresses (subject to budget).

- Kiosk window on the carparking level (reheat and serve)
- Outdoor viewing/seating area (looking over the Bull Paddock)
- Path down to the Bull Paddock
- Shade sail to cover outdoor seating area
- Storage on the carparking level
- Toilet facilities on the carparking level
- Installation of hearing loops (subject to budget)
- Commercial kitchen
- Allocation of storage space close to courts – lock mesh gate
- Retractable nets
- Full height glazing to public areas not considered viable for court areas for safety
- Separating player changerooms

Invitation extended to Tumut Hockey Club and WelFAC (Emergency Welfare Services). No meetings were held with these groups during this stage. Early planning meetings were held with WelFAC to determine how the building would be used in an emergency and with NSW Basketball to discuss competition requirements.

Tumut Cricket Association – 10/2/2022
<p>Tumut Cricket see the opportunity for indoor training, social/fun indoor comps and for an alternate venue for juniors when rain washes out their games. E.g., The juniors and sub-juniors started this season with four consecutive washouts.</p> <p>Concerns</p> <ul style="list-style-type: none"> - Flooring, is it possible to include a portable synthetic pitch? - Netting to protect spectators - Not keen on unisex changerooms, most organisation are moving away from unisex <p>Requests/suggestions</p> <ul style="list-style-type: none"> - Outdoor viewing area, utilising the slope to view sports played at the Bull Paddock below - Path down to the Bull Paddock

<ul style="list-style-type: none"> - The café/deck and area in front of the deck would be perfect for watching cricket in the summer because the sun is behind you - Spectators would use the café for lunch/afternoon tea - Shade sail to cover outdoor seating area in summer - Storage would be best at the lower/carpark level for cricket gear, but pitch would need to be stored upstairs - Toilet facilities on the carparking level for when the building is closed, and the outdoor space is being utilised - They would use meeting room (maximum 6 people) and office space occasionally
<p>DIARG (Disability Inclusion Access Reference Group) – 11/2/22</p>
<p>DIARG see huge potential for this facility to be used for wheelchair sports in the future. Most of DIARG's concerns are included and compliant with AS1428.1 (mandatory Aust Standard for disability) where possibly implementation of AS1428.2.</p> <p>Concerns</p> <ul style="list-style-type: none"> - Access for wheelchairs and mobility scooters - Capability/potential for this facility to host wheelchair sports - Flooring – will the floor allow for wheelchair sports - Storage for wheelchairs - Seating area for wheelchair spectators - Audio for people with hearing needs or autism (this will be challenging, discussion with Acoustic Engineer). The upstairs office area could have a soundproof room with glass viewing looking over the courts. <p>Requests/suggestions</p> <ul style="list-style-type: none"> - Access for mobility scooters from this facility to the CBD (addressing elsewhere/Traffic Committee) - Installation of hearing loops (subject to budget, likely to be included in the tender docs) - Access for assistance dogs - Height adjustable desks/tables for office, café and reception areas (AS1428.1 compliant)
<p>Tumut Eagles Football Club (soccer) – 11/2/22</p>
<p>Tumut Eagles would be interested in holding summer futsal competitions and winter training sessions.</p> <p>Concerns</p> <ul style="list-style-type: none"> - Damage to flooring - Netting to protect spectators - Potential damage to scoreboard from balls - Storage – upstairs area to store goals during playing season, doesn't need to be a huge area because they are collapsible <p>Requests/suggestions</p> <ul style="list-style-type: none"> - Cafe – expect soccer spectators would only use the canteen/cafe for take aways as spectators like to be close to the Bull Paddock playing field - Path down to the Bull Paddock - No office area needed
<p>Tumut Basketball – 11/2/22</p>

Tumut Basketball were very impressed with the design and excited to see this project become a reality. They have plans for local/regional and state competitions and hope the facility can be managed by the community for the benefit of everyone.

Concerns

- Player and official/scoring benches in the middle of the courts (for safety reasons, ball in the back of the head)
- Court separation and avoid seating too close to the sideline for safety reasons
- Important the courts can be configured for senior and mini-ball basketball, adjustable backboards
- Preference would be for male and female changerooms
- Sunlight does not impede on players when shooting

Requests/suggestions

- Require 70sqm of floor space to store all other equipment needed to facilitate our sport
- Canteen – is it possible for this space to be divided up for different user groups to store their supplies and run their canteen independently
- They would use meeting room space but suggest the 'hot desk' space be used for storage
- Disabled basketball compliance requirements for both court sizing and access
- Thoroughfare of high traffic areas to be wide enough to allow players / coaches and spectators to move between court and foyer easily

Tumut Regional Chamber of Commerce – 16/2/22

The Chamber are enthusiastic about the commercial opportunities the building can offer and see potential in it being used for large events e.g., weddings, corporate functions. They are also excited about the build, money coming into the town/region from the construction workforce.

Concerns

- Commercial kitchen – high priority as Tumut lacks a venue with a commercial kitchen that can be used for large events and commercial catering. Planning is key to attracting commercial interest and the fit out must be done right, whether it be a cold or warm shell fit out.

Requests/suggestions

- TRCC are interesting in further consultations in relation to the design phase of the commercial kitchen.

Tumut Netball Association – 25/2/22

Tumut Netball don't envisage moving their Saturday competition indoor as two courts would not work for the number of games played. It is possible they could move the A grade competition indoors on a weeknight or run indoor summer comps. Juniors and representative teams might utilise for training.

Concerns

- Not in favour of unisex change rooms or having urinals in female toilets/rooms
- Ownership/management of the canteen as income from their association run canteen is important to the club
- How will the facility be run? Is it possible that other sporting groups will dominate bookings?

Requests/suggestions

- Would indoor netball equipment be supplied or would the club need to invest?
- Limited storage space required or post pads and balls
- They might use meeting room space and hot desk if they are running a summer comp

Appendix C – Owners / Residents Feedback

Date/time	Type	Contact details	Feedback
22/2/22 – 10:06am	Phone conversation with Project Manager and Communications Support Officer	Resident 1	<ul style="list-style-type: none"> - Not happy with the location (owns property in Fitzroy St) - The building will take the view away from forever home - Not impressed a tin shed will be built across the road and could possible reduce land/house value by \$100k - Will be seeking advice from lawyer - Concerned about the excesses traffic
23/2/22 – 9:00am	Phone conversation with Project Manager and Communications Support Officer	Resident 2	<p>Concerns</p> <ul style="list-style-type: none"> - Not happy with the site, although not opposed to the facility at a different location (owns property in Fitzroy St) - Why spoil the wonderful view and resting spot enjoyed by visitors - Worried about property depreciation - Concerned about increased noise, particularly during sporting events - Safety/traffic issues, already a problem when netball is on - Questioned the need for more basketball courts - Very wet in the area down the bottom of the hill behind Water Treatment Plant (WTP) <p>Suggestions</p> <ul style="list-style-type: none"> - Alternative venue ideas - demolish Boys Club Hall, purchase old ambulance station and use the double site. Other - tennis court vicinity or Jarrah Oval - Driveway access from Elm Drive, not the highway - Indoor pool – hope to see this in the future
21/2/22	Email	Resident 3	<ul style="list-style-type: none"> - Residents lives across the road in Fitzroy St <p>We are not happy at all. For starters you are taking away our beautiful view A place for visitors to stop and rest. Our quite peaceful lives not just us but all of Fitzroy. The road will become busier than it is now, it's bad enough when netball is on. The noise will be consistent all the time. Schools have got their own stadiums for them to play. We have a basketball courts which has not long been updated. We have a good area for Evacution centres; such as the boys club hall, scouts hall, also the uniting Church hall. Also our house and land values will fall. Honestly</p>

			<p>did you even think how this is going affect us. Question why wasn't bought to our attention way before you were attending to start this project. I think you need to have a meeting with us very very soon, as I know there is a lot of people very upset with this so call project. We hope to hear from you soon.</p>
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