

L.1 GOVERNANCE AND FINANCE REPORTS**L.1.1 TUMUT EVACUATION AND MULTI-PURPOSE FACILITY DUE DILIGENCE OUTCOMES REPORT****REPORT AUTHOR:** PROJECT MANAGER**RESPONSIBLE DIRECTOR:** CHIEF EXECUTIVE OFFICER**EXECUTIVE SUMMARY:**

This report summarises the outcomes of the Due Diligence process that was completed in May 2022, details the outcomes of key activities and provides options and recommendations for the next steps of the Tumut Evacuation and Multi-Purpose facility.

RECOMMENDATION:**THAT COUNCIL:**

- 1. Receive the report on Tumut Evacuation and Multi-Purpose Facility Due Diligence Outcomes;**
- 2. Review the Business Case and report back to Council following the review;**
- 3. Continue discussions with Regional NSW in relation to cost escalation issues being faced by the project with a request that the cost escalations be funded by the State.**

BACKGROUND:

Council's commitment to the Tumut Evacuation and Multi-Purpose Facility was confirmed at the February 2022 Council meeting (Ref. M74/22) and that upon the completion of the due diligence activities, the project should be presented for consideration in accordance with Council's project governance framework.

The purpose of this report is to summarise the key findings and outcomes from the due diligence process and provide Council with options relating to the next steps for the project.

REPORT:**Project requirement**

The 2019/20 bushfires severely impacted the Snowy Valleys region which was one of the worst affected regions in NSW.

Specifically:

- A total of 4,293 sq km burnt (48 per cent of SVC)
- 2,930 sq km of bushlands and forests burnt (56 per cent of bushlands and forests)
- 1,238 sq km of primary production land burnt (37 per cent of primary production land)
- An estimated \$188.7 million in damage to the local economy (23.3% of the total local economy)
- 193 houses, 35 facilities and 612 outbuildings were destroyed
- 186 houses, 15 facilities and 186 outbuildings were damaged

Inadequate local infrastructure was identified as a key weakness in the community's disaster preparedness and response.

The 2019/20 NSW summer bushfires highlighted the lack of a suitable Evacuation Centre in the Snowy Valleys to support a regional approach to co-ordination and registration of evacuees. Hundreds of displaced residents were initially sent to the local Tumut High school and other locations around the local government area which were deemed unsuitable and were then relocated to Evacuation Centres in Wagga Wagga and Albury, more than 100

kilometres away. This meant families were separated and had to travel through dangerous conditions to get to the centres and were far away from their properties and animals. This created stress, anxiety and forced many to return home sooner than they should have, adding pressure on resources, services and the local clean-up effort.

The objective of the project is to build an Evacuation Centre and Multipurpose Facility, enhancing community resilience to ensure future disasters and emergencies can be managed in the local community, and to increase employment, health and wellbeing outcomes in the region.

The Evacuation Centre will double as an indoor sports centre and multipurpose facility equipped with two basketball courts, toilets, showers and change rooms, a commercial kitchen, a canteen/café, a first aid room, an administration office, two equipment storerooms and grandstand seating.

Project Outcomes

The project is designed to provide the following outcomes:

- 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.

Initial Project Budget and Funding

A preliminary cost plan was prepared by a Quantity Surveyor in November 2020 to support the funding application which identified an overall project budget of \$10,685,333.

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

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

- two basketball courts
- toilets
- showers / change rooms
- a commercial kitchen
- a canteen/café
- a first aid room
- an administration office
- two equipment storerooms
- grandstand seating
- on-grade carparking

Revised Project Cost Estimate

For an updated and accurate cost plan to be developed for the project, it was necessary to undertake design development and a series of investigatory works which included:

- Design development
- Architectural
- Engineering Services
- Site investigations
 - Geotechnical (Site based)

- Environmental
- Acoustic (Desktop review)
- Traffic (Desktop review)

The development of the design remained largely consistent with the original concept with the major differences being:

- the introduction of parking under the building to address the site constraints and the increased structural requirements that were necessitated to address the findings of the geotechnical investigations
- expansion of the front of house (non-court) area on ground level to increase suitability for food & beverage, catering and functions opportunities
- introduction of a first-floor area to provide additional spectator seating and a meeting room

Please refer to Appendix A for further information.

Revised Quantity Surveyor Project Estimate

Council utilised the services of the same Quantity Surveyor that prepared the preliminary budget estimate to review the documentation and revise the cost plan for the project.

The cost planning exercise has identified a rise in the project cost estimate for the project which have risen from \$10,685,333 (November 2020) to \$16,511,150 based upon the current design and project funding. A contingency amount of \$ 1,501,014 (10%) is included in the project budget estimate.

Investigations with the Quantity Surveyor have identified that there could be potential savings of up to \$4 million through value management by returning the car-parking to ground level and a rationalisation of the area of the building.

Should the value management strategies be achieved, the resultant project budget estimate would be \$12,511,150 which represents a deficit of \$1,825,817 from the current project funding.

It is understood that there is opportunity to seek additional project funding from Regional NSW to address cost escalations in the construction sector. Due to the unprecedented amount of building and construction works associated with stimulus packages, staff and materials shortages, most projects of this nature are facing the same cost escalations across the country. These escalations could not have been anticipated and the Department of Regional NSW has acknowledged this issue in discussions with the Mayor, Deputy Mayor and CEO.

Project Budget Summary

Item	Value
Original project budget (Dec 2020)	\$ 10,685,333
Project budget - current design (May 2022)	\$ 16,511,150
Budget Deficit - current design	\$ 5,825,817
Potential Scope Reduction Opportunities	-\$ 4,000,000
Potential project budget with reduced scope	\$ 12,511,150
<u>Budget Deficit (Including \$4m scope reductions)</u>	<u>-\$ 1,825,817</u>

The revised project cost estimate is included in Appendix B and it is noted that the calculations have been based upon current market rates.

Factors impacting the increase in costs

It has been identified that there are four main contributing factors to the increase in the cost estimate prepared by the Quantity Surveyor which are summarised as follows:

- There has been significant demand in the construction industry from the period when the preliminary cost estimate for the project was developed with very significant increases seen in materials availability and supply costs and labour rates. Furthermore, contractor availability, labour shortages, inclement weather and natural disasters have also impacted construction costs. An example of ongoing cost escalations is the price of steel, which has risen significantly in the last 18 months which has direct implications on building structure, roofing, cladding, and concrete reinforcement.
- The design development identified the need for underground parking to minimise the amenity impact which has had an impact on the estimate construction costs. Should there be an option to revert to ground-level parking, it is forecast that a significant cost saving could be attained.
- The current design includes an area on ground-level for the facility to operate effectively for cafe and function usage. This would utilise a large floor area. Should there be an option to revert to canteen facilities only, it is forecast that a cost saving could be attained.
- A Level 1 floor area (overlooking the courts) is included to provide spectator seating and a multipurpose room. The inclusion of this additional floor area is considered to have an impact on the project cost estimate.

Scope Reduction Opportunities

Discussions with the Quantity Surveyor have identified potential savings that could be attained through the following value management initiatives:

- Parking to be on ground level as opposed to underground
 - Noted that this will be very difficult to achieve with the current site location
- Ground floor internal area to be rationalised by approximately 300m²
 - Feedback from Food & Beverage strategy report would support a reduction in the Ground Floor internal area
- Level 1 amenity to be removed noting that this would reduce seating capacity from 387 to 234 based upon the current configuration

The advice from the Quantity Surveyor is that should the above value management options be attainable, **cost savings in the order of \$4 million** to the project budget estimate could be achieved. Consideration needs to be given to fit-for-purpose nature of the reductions to the intent of the facility.

Costs to date and current project commitments

The current costs to date for the project are summarised as follows:

Costs to date: \$ 91,416.98

Commitments: \$ 260,040.16*

- * It is noted that some of the commitments relate to the overall duration of the project, and it is estimated that should Council resolve not to proceed with the project, that approximately \$100,000 of the committed costs may not be incurred.

Accordingly, it is estimated that the total cost of the project to date is approximately \$250,000 which equates to 2.34% of the original project budget and available funding and within the scope of the funding terms.

Potential operator market demand analysis – (See CONFIDENTIAL Attachment C)

To ascertain the potential revenue that could be generated from the facility through food / beverage and functions, Brain & Poulter (B&P) were appointed to undertake a market analysis which identified the following outcomes:

- Site Selection
 - The Bull Paddock site does not meet benchmark criteria for a café operation but does score higher than 3 other sites reviewed by B&P
- Customer Segments
 - Sport users are largely on site in the afternoon and evening – outside of core café trading hours
 - The local community has a “casual dining” profile which favours a café, bistro/pub and affordable dining offers
- Competition
 - There is more than sufficient food and beverage choices available in town already for the population size and spend potential
- Demand Analysis
 - B&P have calculated there will not be enough spend demand from users on the two court-sized site to warrant a dedicated food and beverage facility / café
 - The wider local community is also over-supplied with food and beverage options
 - A café within the facility would have to be completely “destinational” with strong pull power. This is a significant risk and in turn will take business away from other food and beverage offers within town
 - Based on modelling of demand and supply, there is also limited demand for a dedicated catering-led event space within the facility

A copy of the food and beverage Strategy Report is included in CONFIDENTIAL Appendix C.

Ongoing costs to Council (See CONFIDENTIAL Attachment under separate cover)

Council engaged the services of the project’s Quantity Surveyor to produce an estimate of the Whole-of-Life (WOL) costs for the facility to inform the anticipated ongoing financial implications to Council. This is based on the current cost structure without the scope reductions. The WOL cost analysis is currently being finalised and is not available for review at the time of this report.

Stakeholder EngagementSporting Groups / DIARG / Tumut Chamber of Commerce

In February 2022, meetings were held with Tumut Junior Cricket Association (on behalf of Tumut Cricket Association), Disability Inclusion Access Reference Group (DIARG), 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.

Except for the Netball stakeholders, the feedback from the sporting groups, DIARG and the Tumut Chamber of Commerce was positive in support of the project.

The feedback from Tumut Netball Association related to:

- configuration of the change rooms
- the ownership and management of the canteen and potential loss of income to the Netball Association
- operation model for the facility noting concern that usage of the facility may be dominated by other sporting groups

Impacted Residents

In February 2022, 23 letters were sent to property owners and residents within close proximity of the proposed site in Fitzroy Street.

Three property owners provided feedback. Overall, residents were not opposed to the development, but they were concerned with the location, possible loss in land/house valuation and the scale of the building impacting their views.

In April 2022, a project update was sent to the same 23 property / owners and residents and to the key user groups Council consulted with in February 2022. The update included the Notice of Motion from the March 2022 Council Meeting along with the attachments (Status Report and Stadium Drawings) and the resolution that Council is committed to support both the Tumut Multi-purpose Centre and Tumut Aerodrome upgrade project. From this round of consultation only one resident provided feedback which was consistent with the previous feedback from other residents with concerns about the impact of the facility on their property noted.

Please refer to the Community Consultation and Engagement section of this report for additional information.

LINKS TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Strategic Alignment

This project is identified as a key priority in the *Snowy Valleys Council Advocacy Plan 2020/21: Partnership for Growth and Recovery*.

This Plan was published after a consultation process with the local community, in the aftermath of the 2020 summer bushfires. It collates residents' feedback and ideas that focus on recovery and building community resilience across the Snowy Valleys region.

The Snowy Valleys Emergency Centre and Multipurpose Facility project design has been informed by the National Disaster Risk Reduction Framework, the National Strategy for Disaster Resilience, the NSW Recovery Plan, our own Regional Economic Development Strategy and Community Engagement Strategy, as well as best practice disaster management systems.

Our research and consultation into disaster planning and community resilience has demonstrated that having an adequate evacuation centre with protocols and training in place, is key to responding to, and recovering quickly from, natural disasters.

To enhance community wellbeing, a multipurpose sports and events facility was identified as extremely important for people of all generations to be able to participate in sports and exercise programs (as participants and spectators) all year 'round, and to have a modern space with adequate kitchen facilities to hold community events. Currently youth of the Snowy Valleys area are traveling up to an hour to attend a venue as late as 10pm at night due to insufficient court space for the number of competitors.

The employment generated from the construction phase and ongoing management of the facility is also seen as a bonus for the local economy and in line with economic recovery for the region.

Integrated Planning and Reporting Framework:

CSP Outcome 2028

Theme 1: Towns and Villages

Delivery Outcomes

5.2 Provide well maintained safe, vibrant and accessible community spaces and facilities

Operational Actions

4.6.2 Undertake advocacy initiatives in accordance with the priorities as adopted in the Advocacy Plan

SUSTAINABILITY ASSESSMENT:

	Positive	Negative
Social	The facility will provide modern contemporary sporting facilities suitable for multiple sports including Basketball, Netball, Badminton, Hockey, Cricket and soccer and meet the unmet demand	Potential for congregation after sporting events which could be anti-social
Environmental	The project shall include environmental initiatives including LED lighting and solar initiatives where practicable	The construction of the projects could pose negative environmental impacts such as dust, noise and vibration. Concerns have been raised about the impact of the building on neighbouring properties in terms of loss of views, noise, increased traffic and parking issues.
Economic	The project offers an opportunity to yield revenue through charges for utilising the facility	There will be cost incurred by Council in terms of Operational and Whole of Life costs
Governance	The project has been developed in accordance with Council's project management governance framework.	The project has been developed in accordance with Council's project management governance framework.

Financial and Resources Implications:

it is estimated that the total cost of the project to date is approximately \$250,000 which equates to 2.34% of available funding.

Should Council resolve not to continue with the project, discussions would be held with Regional NSW in relation to the expended budget to seek advice about recovery of these funds from the grant without fulfilling the whole scope.

Costs and Benefits:

The following extract from the December 2020 business case outlines the objectives and indicators associated with the project:

Key problem/issue	Key proposal objective	Key success indicator
There is no facility in the SVC that can act as an emergency or evacuation centre in the event of a natural disaster, meaning people have to be evacuated 100kms away to Wagga Wagga, driving through dangerous terrain.	Build a state-of-the-art Evacuation Centre, that can double as a sports and events facility, in Tumut (the main hub of the SVC area)	Purpose-built Evacuation Centre and Multipurpose Facility, complying with all regulations and best practice emergency centre guidelines, constructed and operational by June 2023 1000 people can shelter in the facility and access emergency

Key problem/issue	Key proposal objective	Key success indicator
		services in the event of a natural disaster Increased disaster readiness for the SVC community
<p>Tumut has a huge demand for basketball (580 people play or want to play, 2 competitions are run per year in a 1 court stadium, but more would avail with a 2 court facility. Between ages 5 – 60 years play basketball locally.</p> <p>We do not have adequate facilities to cater for walking basketball, unisex competition and 3 x 3 competitions but can't physically happen as we only have one court.</p>	<p>Build two indoor basketball courts with male and female changerooms and grandstand seating, where basketball can be played 12 months of the year.</p> <p>Add an option to build another two courts in 5 years' time.</p>	<p>2 modern basketball courts built Changerooms fitted out Grandstand seating erected to seat 350 people 200 adults playing basketball monthly 200 children playing basketball monthly 200 spectators attending basketball games per month</p> <p>2024 Riverina Basketball Championships held at the EC&MF Introduction of walking basketball for the older age groups are not playing but want to get out and get active.</p> <p>This is just basketball which is only one sport let alone considering all the other activities that a facility can be used for including indoor netball, cricket and soccer.</p>
The Youth unemployment rate in the SVC was 11.2% in the 2016 census. Many young people leave the area when they finish school or go straight onto unemployment benefits.	Creation of procurement schedules requiring successful recipients to employ at least 15% local young people during the construction of the facility.	5 jobs and apprenticeships as part of the construction phase
Indigenous unemployment 4.4 per cent of the SVC population identify as Aboriginal and/or Torres Strait Islander.	Create a partnership with the Clontarf Foundation who have an Academy at the Tumut High School to create training and employment pathways through the construction and running of the EC&MF for indigenous youth	2 jobs and apprenticeships as part of the construction phase
There is a huge need for an adequate events and conference space for the community, with a commercial kitchen.	Design a facility that can seat 250 people with a commercial kitchen and adequate amenities and facilities.	30 events and conferences held at the EC&MF annually
There is a need for training and employment facilities for accredited hospitality and kitchen operations to be delivered in the council area.	Build a commercial kitchen that meets accredited training standards to be able to deliver Certificate II Hospitality and Kitchen Operations.	Accredited Hospitality Training delivered annually in the EC&MPF by the Riverina Institute TAFE to 50 local High school students

Policy, Legal and Statutory Implications:

Council have executed a funding agreement with Regional NSW which represents a commitment to deliver the project. Deviation from this commitment would require legal advice

and discussions with the funding Regional NSW in terms of next steps and recovery of costs expended on the project thus far.

RISK MANAGEMENT – BUSINESS RISK / WHS / PUBLIC

Risk Consequence	Rare 0-15% The event is not expected to occur	Unlikely 16-45% Requires an unusual chain of events to occur	Possible 46-65% The event might possibly occur at some time	Likely 66-90% The event will possibly occur at least once	Almost certain >90% The event will occur in most circumstances
Extreme	Medium 15	High 9	High 5	Very High 2	Very High 1
Critical	Medium 18	Medium 12	High 8	Very High 4	Very High 3
Major	Low 21	Medium 16	Medium 11	High 7	High 6
Moderate	Low 23	Low 22	Medium 17	Medium 13	High 10
Minor	Low 25	Low 24	Medium 20	Medium 19	Medium 14

- Each project risk identified in the risk register is rated according to its risk consequence and likelihood of occurrence. Due to the number of internal and external stakeholders who may be affected by the project, each risk is allocated to a risk category. The Categories include:
 - Program
 - Commercial
 - Operational
 - Image and Reputation
 - Legal and Regulatory Compliance
 - Project Climate and Stakeholders
 - Safety, Security, Environment and Health
 - The descriptors which detail the consequences can be found in the risk register

Table Error! No text of specified style in document..1: Significant Proposal Risks

Risk	Proposed mitigation	Risk rating after mitigation		
		Consequence	Likelihood	Rating
Insufficient budget – the project cannot be finished because of insufficient funds.	Design will be developed in conjunction with the project cost plan in order to ensure scope is maximised within available budget	Major	Almost certain	Very High
Construction related risk	Site specific safety plans and SWMS to be developed for all risk related tasks. Frequent site inspections and monitoring from SVC project Manager	Moderate	Possible	Medium
Inclement Weather delays the construction	-Budget will contain a float allowance benchmarked against	Moderate	Possible	Medium

Risk	Proposed mitigation	Risk rating after mitigation		
		Consequence	Likelihood	Rating
	recent weather patterns in the area. -Site management setup to minimise impact of weather events -Works to be programmed for most optimal seasons (eg clear days without rain or extreme weather)			
Lack of adequate materials result in delays or substandard building.	Source of materials to be identified during cost plan development with orders to be placed early to secure materials	Major	Possible	Medium
Lack of specialist subcontractors available to manage the construction on time.	-Early market analysis to be undertaken to identify suitable and available contractors. -Orders to be placed as early as feasible so that contractors can be locked into the project. -Training opportunities identified to upskill local people.	Major	Possible	Medium
Planning & Approvals are declined or delayed	-Have key plans ready to go as soon as funding is approved -Make sure identified council and government departments are consulted are aware that this project is in development and what approvals are likely to be needed -maintain good communication with council employees and government	Major	Possible	Medium

OPTIONS:

The following options are presented to Council for consideration:

Option A

That Council:

- investigate scope reduction options to lower budget which will include analysis of alternative locations on Council controlled or state land (e.g., Opposite Tumut Hospital, Sale Yards and Jarrah Oval) whilst maintaining the requirement to deliver a facility that is fit for purpose and consistent with the scope requirements of the funding deed.
- continue discussions with Regional NSW in relation to cost escalation issues being faced by the project

Option B

That Council:

- investigate scope reduction options to lower budget including analysis at the current site location (e.g., Bull Paddock) whilst maintaining the requirement to deliver a facility that is fit for purpose and consistent with the scope requirements of the funding deed.
- continue discussions with Regional NSW in relation to cost escalation issues being faced by the project with a request that the cost escalations be funded by the state

Option C

That Council:

- terminate the project and finalise current supplier commitments, seek legal advice and enter discussions with Regional NSW in relation to recovery of costs incurred to date.

COUNCIL SEAL

Not Required.

COMMUNITY ENGAGEMENT AND COMMUNICATION

In February 2022, meetings were held with Tumut Junior Cricket Association (on behalf of Tumut Cricket Association), Disability Inclusion Access Reference Group (DIARG), 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

Invitations were extended to Tumut Hockey Club and Emergency Welfare Services (WelfAC). 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

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.

Concerns

- 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

Requests/suggestions

- Outdoor viewing area, utilising the slope to view sports played at the Bull Paddock below
- Path down to the Bull Paddock
- 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

DIARG (Disability Inclusion Access Reference Group) – 11/2/22

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 Australian Standard for Disability) and where possible, implementation of AS1428.2.

Concerns

- 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.

Requests/suggestions

- Access for mobility scooters from this facility to the central business district (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)

Tumut Eagles Football Club (soccer) – 11/2/22

Tumut Eagles would be interested in holding summer futsal competitions and winter training sessions.

Concerns

- 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

Requests/suggestions

- 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

Tumut Basketball – 11/2/22

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

- Interested 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 indoors 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 competitions. 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

Given the budgetary constraints and the potential scope changes that may be needed, another round of stakeholder consultation will be required, prior to completion of the designs.

Property Owners and Residents

In February 2022, 23 letters were sent to property owners and residents within close proximity of the proposed site in Fitzroy Street.

Three property owners provided feedback. Overall, residents were not opposed to the development, but they were concerned with the location, possible loss in land/house valuation and the scale of the building impacting their views.

Date/time	Type	Contact details	Feedback
22/2/22 – 10:06am	Phone conversation with Project Manager and Communications Support Officer	Resident 1	Owner/resident of property in Fitzroy St <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 possibly reduce land/house value by \$100k • Will be seeking advice from lawyer • Concerned about the excess traffic

Date/time	Type	Contact details	Feedback
23/2/22 – 9:00am	Phone conversation with Project Manager and Communications Support Officer	Resident 2	<p>Owner/resident of property in Fitzroy St</p> <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 <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	<p>Owner/residents of property in Fitzroy St</p> <ul style="list-style-type: none"> • We are not happy at all. For starters you are taking away our beautiful view. • A place for visitors to stop and rest. Our quiet, peaceful lives, not just us but all of Fitzroy St. • 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 court which has not long been updated. • We have a good area for evacuation centres; such as the Boys Club Hall, Scouts Hall, also the Uniting Church Hall. • Also our house and land values will fall. Honestly, did you even think how this is going affect us? Why wasn't this bought to our attention way before you were intending to start this project? I think you need to have a meeting with us very, very soon, as I know there are a lot of people very upset with this so-called project. We hope to hear from you soon.

In April 2022, a project update was sent to the same 23 property/owners and residents and to the key user groups Council consulted with in February 2022. The update included the Notice of Motion from the March 2022 Council Meeting along with the attachments (Status Report and Stadium Drawings) and the resolution that Council is committed to support both the Tumut Multi-purpose Centre and Tumut Aerodrome upgrade project.

From this round of consultation only one resident provided feedback.

10/05/22	Phone conversation with Project Manager and	Resident 4	<p>Owner of property in Fitzroy St</p> <p>The owners of this property lived in Tumut in the 1990's. Having loved the town back then they recently made the decision to retire to Tumut and</p>
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L.1.1 Late Report - Tumut Evacuation and Multi-Purpose Facility Due Diligence Outcomes

	Communications Support Officer		purchased their 'retirement home' in Fitzroy Street. At the time of purchase Council had not received the grant funding for the project. Whilst not opposed to the development they are concerned about the location and how the development might affect the value of their property, their views and if used as a function venue, weekend/late night noise. If the development goes ahead, it will change their decision to retire in Fitzroy Street, Tumut.
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ATTACHMENTS

Attachment 1 – Design Documentation (under separate cover)

Attachment 2 – Quantity Surveyor Information (ID3173461 & ID3173457) Confidential (under separate cover)

Attachment 3 - Food & Beverage Strategy Report (ID3173462) Confidential (under separate cover)