



## Notice of Facilities Committee Meeting

Notice is hereby given that a Facilities Committee Meeting` will be held in the Ballina Shire Council Chambers, Cnr Cherry & Tamar Streets, Ballina on **Monday 18 June 2012 commencing at 4.00pm.**

### Business

1. Apologies
2. Declarations of Interest
3. Deputations
4. Committee Reports

A handwritten signature in black ink, appearing to read 'Paul Hickey', with a long horizontal line underneath.

Paul Hickey  
**General Manager**

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1. Apologies
  2. Declarations of Interest
  3. Deputations
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**1. Apologies**

**2. Declarations of Interest**

**3. Deputations**

## **4.1 Ballina Sports and Events Centre - Options Review**

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### **4. Committee Reports**

#### **4.1 Ballina Sports and Events Centre - Options Review**

**Delivery Program**      Commercial Services

**Objective**              To review a report on the design options for the proposed Ballina Sports and Events Centre

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#### **Background**

At the Facilities Committee meeting held December 2011, Council received an options paper from PDT Architects providing a review of the various sites available for the proposed indoor sports and events centre and various building design options together with indicative costs. As a result of that report Council resolved, in part, as follows:

*“That Council endorses, for the purposes of further examination and consultation purposes, design option two (being a two court centre with mezzanine floor and function rooms) as the preferred plan for the proposed Centre. This preference is based on the need for the Centre to cater for both sports and events. If this option is ultimately to be progressed, any approvals should allow for the addition of a third stadium, as funding becomes available”.*

In February 2012, PDT Architects undertook a series of consultation sessions with community and sporting groups to provide a possible component list that the groups would like to see included in the centre. Importantly, as part of this consultation, the Ballina Basketball Association specifically requested that Council consider a four court centre, which would cater for the growing needs of the various indoor sporting groups within the Shire. The Basketball Association is adamant that the two, or ultimately three court stadium, will not meet their needs.

In addition to this consultation, staff and PDT met with representatives from Seagulls Rugby League Club to discuss possible impacts a centre located at Kingsford Smith Reserve may have on the club, along with considering the possibility of the Council centre being integrated with the Club's facilities.

The report that now follows provides an overview of the outcomes of this consultation and seeks direction from Council as to the next steps to be taken in respect to the planning for the proposed sports and events centre.

#### **Key Issues**

- Confirmation on the scope of centre
- Overall impact on Kingsford Smith Reserve
- Consideration of the preparation of a long term plan for this reserve

### Information

The report to the December 2011 Facilities Committee meeting detailed the various building design options for Council, with options ranging from two to four courts. The eventual decision was to support the two court option, with planning to allow for a future third court.

The consultation that was subsequently undertaken on this proposal was generally well received and the first attachment to this report provides a summary of the various components potential users of the centre would like to see considered in the final design. There are a number of inclusions listed in the report and PDT has advised that as the design progresses, cost estimates for these inclusions will be advised, to enable Council to make an informed decision as to which components are to be included, based on funding constraints.

As a further outcome from Council's December 2011 decision and following confirmation that the Ballina Seagulls Rugby League Club supported a fully integrated facility, PDT was asked to examine how such a facility would be located on Kingsford Smith Oval.

PDT was also asked, in response to the Basketball Association's on-going concerns, to provide an overview of a basic four court sports centre and advice as to whether or not it could be located on Kingsford Smith Reserve. Even though this design is inconsistent with the December 2011 Council resolution it was considered important that Council recognise the Basketball Association's feedback, particularly as they have been the driving force behind the proposed centre.

The second attachment to this report provides an updated design options report from PDT, with the fully integrated two courts with the Seagulls Rugby League Club, plus planning for a third court, listed as option 2B, whereas the four court proposal is listed as option 6.

In respect to option 2B, this facility would require the removal of the existing rugby club house however this would be compensated by the inclusion of catered function rooms on the upper level overlooking both the rugby league ground and the sports hall.

The design presented provides for additional amenities to serve both indoor and outdoor sporting events and the provision of external tiered seating provides grandstand facilities for the sporting oval. The proposed integration with the Leagues Club is estimated to increase the cost of the original preferred Council option, from \$8.5 - \$9m to \$10.2 - \$10.7 (excluding demolition costs).

The option 6 provides for a "basic" four court sports centre and excludes retractable tiered seating and air-conditioning. The centre would have limited capabilities in respect to hosting events and would predominately cater for sporting groups. Locating this facility at Kingsford Smith Reserve is questionable as the centre may encroach marginally on the sporting fields, as shown in the overlay on page 23 of the attachment.

Costing for this option is estimated at between \$7.4 - \$7.9m.

### **Building Options Analysis**

Included in the PDT report, is a “building options analysis” to compare all options against a broad range of criteria from sporting requirements to general community requirements for the proposed centre. The matrix completed by PDT details the various benefits to the whole community including sporting groups. The matrix identifies that Options 2B, 4 and 5 provide the “best” mix of facilities for the entire Ballina community.

The report to the December 2011 Facilities Committee meeting highlighted the benefits of options 4 and 5, however due to the cost estimates, these options were not considered feasible.

Option 2B is an expansion of Council’s preferred option and provides clear benefits to the entire community, although there are shortcomings in regards to some of the sporting components such as hosting regional and state competitions.

Option 6 scores relatively low in the matrix, although it will meet the majority of requirements for the various indoor sporting groups. However the overall design and lack of certain items such as air-conditioning and retractable seating would be a limiting factor in hosting of events or civic functions.

Importantly 2B, integrated into the Leagues Club, also allows for a third court at a later date. Once this third court is included this option effectively becomes option 4, which from an overall score perspective provides an excellent mix of facilities for the entire shire.

### **Master Planning – Kingsford Smith Reserve**

If Council resolves to proceed with Kingsford Smith reserve as the preferred location, this will increase the use of this precinct extensively. In recent times Council has funded the construction of the synthetic hockey court which has already increased the popularity of this locality and there has been a need for staff to be involved in discussions with groups such as the Hockey Club, Cricket Club and Junior Rugby League to clarify where future facilities can be located on the reserve.

Council adopted a resolution at the May 2012 Ordinary Council meeting in respect to the formulation of a master plan for Kingsford Smith and that concept is supported as it is important that we clarify future plans for this area, as it may well become a central sporting and cultural hub for Ballina.

Council’s current contract with PTD is to undertake basic master planning for the proposed centre and immediate surrounds of the building under the terms of their current contract.

General discussions have been held with PTD regarding Kingsford Smith Reserve and the relationship to the skatepark and amphitheatre, Ballina aquatic centre, River Street and Kingsford Smith Drive. PDT support the idea of a master plan as it would also be beneficial in considering the final design for the sports and event centre.

## **4.1 Ballina Sports and Events Centre - Options Review**

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As part of their existing contract, Council asked PDT to provide a quote to undertake the master plan. PDT has subsequently advised that it would cost \$42,000 to complete the master planning, with there being identifiable savings of \$24,000 in their current contract. These savings relate to Council not required a detailed analysis of all the potential sites for the proposed centre, as Kingsford Smith was confirmed as the preferred site at the December 2011 Facilities Committee meeting. This means to complete the master planning Council would need to allocate an additional \$18,000 under the existing contract.

### **Legal / Resource / Financial Implications**

Master planning for the Kingsford Smith precinct will require additional funding of \$18,000.

Council has no future funding identified for the construction of the proposed centre. Council also has no allowance in our future budgets for the recurrent cost of operating such a centre, which is estimated to be around \$200,000 per annum.

### **Consultation**

PDT Architects have consulted with both community and sporting groups.

### **Options**

The design of sports and / or events centres has evolved over the past 20 years to ensure that centres are as multi-purpose and as flexible as possible. Traditional sports centres have tended to operate during the evenings and weekends to accommodate the various sporting groups, whereas many centres today look to maximise usage and income by providing usable space for all of the community during the day and evenings and therefore minimise recurrent expenditure.

Even though Council has previously identified its preferred option, earlier reports have excluded the possibility of a basic four court sports centre and a detailed option to integrate with the Seagulls Rugby League Club. Those options have now been canvassed in this report.

In respect to the aim of this report, which is to seek direction from Council on how this project is to move forward the major options now available appear to be as follows.

- 1) Council confirms its preference to provide for both sports and events and endorses the December 2011 resolution to proceed with option 2, as per the PDT report, being two courts - with gym, mezzanine and catered function rooms, with the option to extend to a third court should funding become available, without the integration of the facility with the Seagulls Rugby League Club. The estimated cost of this project is \$8.5m to \$9m.
- 2) Council amends its preference for option 2 to expand the project to include integration with the Seagulls Rugby League Club, as per option 2B of the PDT report. The estimated cost of this project is \$10.2 to \$10.7.

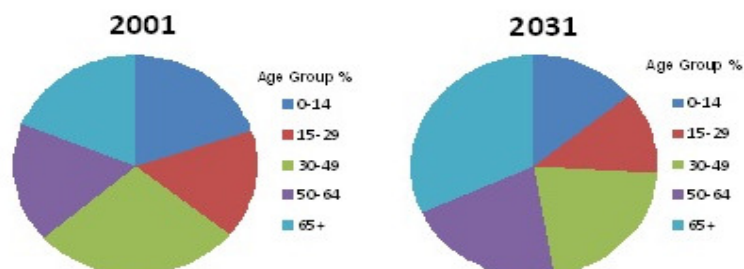
## 4.1 Ballina Sports and Events Centre - Options Review

In examining these first two options, there is little doubt that a fully integrated facility would provide a better outcome for the entire community, and also should provide a more efficient use of the limited land available. Even though there is an additional construction cost, the partnering with the Leagues Club may also assist in generating additional capital funding. It may well be that the recurrent operating costs for the integrated facility will be less than the operating costs for the two separate facilities, and this type of consideration will need to be examined in further detail if the project progresses. Overall this integrated approach is considered to be the preferred approach, despite the additional construction cost, for these first two options.

- 3) Council accepts the on-going submissions from the Ballina Basketball Association and confirms its preferred approach is to construct a four court sports centre, as per option 6 of the PDT report. Council has previously not supported this option, however if the priority is the Basketball Association then Council should revisit this concept. If we are going to investigate this further it would also be recommended that Council undertake a further feasibility analysis of the old depot site, as there are concerns that there is insufficient space at Kingsford Smith for the four court stadium. Although the old depot site was second as a preferred site, from the original report, issues surrounding potential contamination of the site mean that Council should complete a detailed examination of soil conditions prior to determining whether that site or Kingsford Smith is the preferred site for four courts. The cost of this soil contamination work is not included in the current contract with PDT and indicative costs to undertake these works are estimated at approximately \$10,000. If soil contamination is found, the necessary remediation works may increase construction costs significantly.
- 4) Council confirms one of the other options mentioned in the PDT report, as the preferred approach (i.e. options 1, 3 or 5). This would require a change in approach from that previously identified by Council.

In conclusion, Council again needs to confirm whether it is committed to proceeding with the sports and events centre or a basic sports centre. Trends in the industry would indicate that multi-purpose/flexible centres, which serve the entire community is the preferred option, however they do come at a cost.

The feasibility study undertaken by Strategic Leisure in 2009 demonstrated that Ballina Shire is highly represented in all age groups of 50 years and over with projections indicating that the proportion of people aged 65+ will increase from 18.9% (in 2001) to 31.9% by 2031 compared with 21.9% for NSW. The following graph shows how the age demographic is expected to change over the coming years.





The predicated changes in the age demographic have major implications in the design of the proposed sports and events centre. Council must consider the balance between active sports courts and the growing need for more passive recreation and community activity spaces.

In previous discussions, Council has indicated its preference is to design a centre that would achieve both sports and events/civic outcomes. PDT has confirmed that the success and economic sustainability of any centre is dependent on being able to accommodate "events and programmes for a broad cross section of the community".

PDT has indicated that the cost of construction is directly related to the level of finish in any proposed centre. The consultation sessions provided valuable feedback from all levels in the community as to the possible inclusions for the centre and although sporting facilities, such as a four court sports were requested, other sections of the community requested features such as function rooms to accommodate up to 120 people, commercial kitchen facilities, air-conditioning to all areas, retractable seating and acoustic infrastructure for music/civic events.

Should Council wish to fully accommodate all of the community needs, a centre similar to PDT's Option 5 would be required, with an estimated cost of between \$18.5-19.0m. Clearly Council is not in a position to justify a centre of this cost and magnitude. Further, Council needs to carefully manage the wishes of whole of the community in planning for the proposed sports and events centre.

Although Council resolved previously to proceed with the two court stadium with the opportunity to provide another stadium at a future date, the amended 2B proposal from PDT provides the opportunity to deliver a sports and events centre that will fully integrate with other sporting groups utilising Kingsford Smith reserve. This option would, on completion, provide a modern facility that is a 'Community Hub' providing a range suite of sporting and community services in the precinct. Therefore this is the preferred approach for the purposes of this report and recommendation one supports that option. This recommendation will then allow PDT to further engage with Council, the community and the Seagulls Rugby League Club to advance the concept plans for the centre. Regular updates will continue to be provided to Council.

With regards to undertaking a master plan for Kingsford Smith Reserve, PDT and staff are in agreement that there is a need to ensure that the proposed centre is located to best utilise its functionality. Therefore a master plan is supported. In respect to funding the \$18,000 shortfall the only real option available to fund that work is through the use of Council's Community Infrastructure Reserve. Even though that reserve is essentially fully allocated to projects such as the Ballina River Street upgrade and the Coastguard Tower, there are adequate funds available to finance the expenditure of \$18,000.

Therefore the second recommendation is to allocate the funding to allow the master plan to be completed.

**RECOMMENDATIONS**

1. That Council confirms that Option 2B, as per the attached revised Design Options Review prepared by PDT Architects, is the preferred outcome for the proposed sports and events centre and the General Manager is authorised to continue to progress this project, in consultation with PDT Architects, with the aim of the existing contract being to obtain development consent that will assist in seeking grant funding for the project.
2. That Council approves an additional allocation of \$18,000 from the Community Infrastructure Reserve to allow PDT Architects to undertake a master plan for the Kingsford Smith Reserve precinct.

**Attachment(s)**

1. PDT - Summary Community Consultation Session
2. PDT - Revised Building Options Report



[www.pdt.com.au](http://www.pdt.com.au)

masterplanning

architecture

interiors

landscape



Ballina indoor sports and event centre  
Community consultation return brief.

February 2012

design in detail

## 4.1 Ballina Sports and Events Centre - Options Review

### QA Review

Project	Stage	Doc. No	Issue	Copyright
6464	SD	1	1	All rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of PDT Architects. Any licence expressed or implied to use the document for any purpose whatsoever is restricted to the terms of agreement or implied agreement with PDT Architects.

### Amendments

Date	Issue	Activity	Author	Superintendent
22.02.12	1	Draft	Trent Watson	Laurence Taylor

Author	Superintendent	Quality Check
Trent Watson	Laurence Taylor	Laurence Taylor

design in detail

### Contents

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design in detail

### **executive summary**

On the 17<sup>th</sup> February 2012 PDT Architects and Chris Allison of Ballina Shire Council meet with interested parties of the Community to help generate a brief for the new Ballina Sport and Events centre. Through individual meetings throughout the day with each group, and there associated briefing documents that are included in the appendix, a return brief has been compiled for issue to Ballina Shire Council for review and comment.

### return brief from Community Consultation

#### Ballina Indoor Sports and Events Centre

6434

Client contact: Chris Alison

Site: Kingsford Smith Park

Programme: Pre-design

Scope: User Group Consultation Brief.

#### General

- Review implications of moving rugby field over 3+m to accommodate facility
- Review possibility of replacing rugby building with new tiered seating area attached to new complex.
- Queenstown Lakes Events Centre is a strong precedence.
- High sound mitigation for concert use at night.
- Good & ease of operation, ventilation system to take advantage of the "sea breeze".
- Master plan for future indoor, outdoor pools & slides to be located on site.
  
- Electronic access to all spaces
- User programmable air-conditioning to all spaces.
- Mix mode lighting to stadium and function spaces
- Hirer access to power sub board.
- Good ventilation to accommodate max capacity
- Security cameras to cover all accessible spaces
- Design of building to encourage passive surveillance.
- Lift access to upstairs function rooms.
- Building to be future proofed is unable to accommodate facilities in budget.

#### Site & Access

- Covered porte-cochere to accommodate buses
- Bus parking
- Mobility scooter parking
- Bicycle parking
- Bus stop
- Large parking facility
- Full disabled access to entrances.
- Area at main entrance for ticketing, registration and sales area.

#### Sports Courts

- To accommodate 750 – 800 patrons for live music concerts.
- Durable floor, either timber or Pulastic synthetic sports floor.
- Retractable seating
- Ceiling mounted court dividers (futsal preference for clear netting)
- Staging area with good acoustics for voice projection.



- Large storage space to accommodate table, chairs, portable stage and sporting equipment. Storage space to include wall brackets for sports equipment storage.
- Direct access loading dock.
- Acoustics and infrastructure for to accommodate bump in music events & sit down award ceremonies.
- Lighting bars
- Brown out capability for day functions.
- Large retractable video screen and projector.
- "Plug and play" av/pa system with access points at court and mezzanine levels.
- 3 phase power to floor boxes including standard power and comms.
- Electronic score boards.
- Electronic height adjustable backboards.
- Roll out protective flooring.
- Height adjustable back boards.
- 100sqm storage space or Basketball + other sports.
- High level, maned camera location, near centreline of court.
- 100 + permanent seating.
- Infrastructure ready for TV broadcast capabilities.

### Function Rooms

- Sound proof rooms from sports hall including retractable walls.
- Floor boxes for power and comms.
- Some walls to be mirrored.
- Data projector and PA/AV system
- Preference for function space on ground floor to accommodate 120 siting at rectangular tables, with direct loading access.
- Lockable/rentable storage cupboards
- Recording facility (possible support from Australia Council & Sony Music)
- Kitchenette associated with function space to include:
  - Fridge
  - Microwave
  - Under sink boiling/chilled water
  - Cutlery draws
  - Crockery Cupboards
  - Cushioned non-slip surface that is not contoured.
  - Lockable cupboards for patron use & storage.

### Kitchen

- Commercial fit out to include:
  - Commercial fridge(cool room)
  - Oven
  - Microwave
  - Bain-maries
  - Dishwasher with extraction fan.
  - Movable S.S. prep benches.
- Adequate Cutlery and Crockery storage for max. dining of sports hall.
- Storage space
- POS facilities.
- Indoor/outdoor social areas.

### Offices

- Customer friendly & well located service desk
- Ticket sales and collection space at service desk
- Closed off, back office area.
- Permanent office for Basketball.
- Secure cash handling facility
- Break out area for staff.
- Blinds to windows
- Kitchenette with draws
- Security camera feed.
- Hirers hot desk locations for 6 – 8 people.

### Gym

- Secure, limited afterhours access
- (Council staff prefer more function space over gym)

### Amenities

- First aid room
- Showers to be in stalls.
- Accessible toilets to have auto doors.
- Practical space with easy clean surfaces.
- Oversized Cleaners room with storage.
- Preference for all toilet cubicles near function rooms to be ambulant.

### ESD

- Water re-use
- Recycled water available on site
- Future proof for Solar panel installation

### appendices

1. Council staff – *“Consideration for Regional Sports Centre – Community Facilities”*
2. Ballina Breakers – *“Ballina Indoor Sports and Event Centre”*
3. Ballina Lighthouse Club – *“Sourcing of Venues”*
4. Ballina Chamber of Commerce and Industry *“Ballina Sports Arena Wish List”*

### Considerations for Regional Sports Centre – Community Facilities

#### General

- All spaces fitted with and accessible using electronic security keys.
- All spaces fitted with option of user programmable air conditioning.
- All spaces to be hireable / accessible by public to have a mix of lighting options and/or dimmable lights (includes sports courts).
- All spaces accessible by disabled patrons.
- Comprehensive car parking, pick-up/set down and loading zones.

#### Cleaning

- Realistically sized cleaners store with provision for both storage of bathroom stock, chemical cabinet, and floor scrubber on lower level.
- Smaller cleaners station on upper level
- Consideration given to finishes in high public use spaces as operational budget for cleaning will always be small

#### Sports Courts / Event Space

- More durable floor preferred, possibly wooden
- Retractable seating for large events
- Retractable ceiling mounted court divider
- Large storage spaces including wall brackets for sports equipment and large, lockable storage cupboards for regular users equipment etc.  
Should also fit portable stage, large collection of tables and chairs equal to maximum capacity, less seats supplied on retractable seating.
- Loading Dock directly behind Southern wall to enable uncomplicated set up of stage for live events
- A mix of lighting options and/or dimmable lights organised into individual sections to enable a range of events. Should also include lighting bar or ceiling mounted (protected) lighting bank for live events.
- Windows/glass provided with black out furnishings to enable private functions/daytime AV screenings etc.
- Large retractable ceiling/wall mounted video screen with projector
- AV/PA System for live community events and private functions with user-friendly interface and input. Possibly access points both on lower level and on upper viewing area.
- Multiple under-floor access points for power and communications.
- Combination of both three phase and 240 power outlets with a hidden/contained power board accessible to hirers - possibly via electronic lock only – in the event of power tripping.
- Hidden/contained first aid kit accessible to hirers - possibly via electronic lock only – in the event of power tripping. Prefer also small first aid room for large events.
- Similar acoustic treatment of ceiling and walls to Lennox Head Cultural and Community Centre.
- Ventilation equal to maximum capacity of possible patrons.
- Electronic Scoreboards

### Function/Meeting Rooms

- User programmable air conditioning
- Any room dividers **must** be soundproof – otherwise do not bother
- The rooms **must** be soundproof to the noise of the sports courts and vice versa.
- Multiple under-floor access points for power and communications,
- Combination of Mirrored Wall and Plain Walls to enable combination of uses.
- Ceiling mounted Data Projector
- Kitchenette with fridge, under-sink hydroboil for boiling/chilled water, cutlery draws and cupboard space for crockery; also should have linoleum or non-slip tiled surface that is smooth (not contoured)

### Kitchen / Canteen / Kiosk

- Fitted with commercial fridge, oven, microwave, bain-maries and dishwashers extraction fan and air conditioning as per section one.
- Has moveable stainless steel preparation trolleys/islands.
- Cutlery and Crockery storage for maximum cabaret seating capacity of hall.
- Power, communications and secure draw space to enable cash handling/sales.
- Storage space for stock.

### Gym

- No preference to have a gym. Prefer additional meeting/function rooms.
- If provided, electronic systems etc to enable electronic access connected to membership systems etc.
- Possible after hour's access that does not enable entry to other sections of the building (other than change rooms). External access direct to gym after hours?

### Toilets/Change Rooms

- Practical - not designer – with easy clean surfaces
- Consultation on dispensers of toilet paper, hand towel, soap etc.
- Showers in stalls – not open within the rooms
- Flush buttons for toilets located **above** the raised seat height.  
i.e. not hidden behind raised seats.
- All accessible toilets to have automatic doors.

### Entry / Administration / Office Space

- Customer Service Desk that is customer friendly and easily located upon entry to the building.
- Has ticketing sales and collection space.
- Information display/TV in foyer.
- Front office (Customer Service) and back office (Administration)
- Private space for
  - Secure cash handling facilities (end of day banking etc)
  - Working without interruption
  - Lunch breaks for staff
- Ergonomic benches at a decent height with adjustable keyboard spaces
- Mix of Stationary and File Hanging drawers, some with locks fitted to the master key system
- Consideration given to glare/lighting/ergonomics in selecting PC stations
- Windows that can be fitted with blinds
- Quiet and adjustable air conditioning
- Kitchenette with draws
- Security System and Camera feeds to the office

### Security

- Security Cameras of sufficient quality to capture facial details and cover all accessible spaces.
- Overall centre design encourages passive surveillance. No hidden alcoves etc toward rear of building.



### **BALLINA INDOOR SPORTS AND EVENTS CENTRE**

**1 Current Facility use**

1A Southern Cross High Gym

**2. Type/frequency/duration**

2A 6 nights per week + 4 afternoons per week + Saturday morning

**3. Current fee hire/rental**

3A \$27:00 (presently negotiation for complete hire for \$25,000 year)

**4 Number of players in a typical season**

4A 340 players. 2 seasons a year. We have currently 290 registered Junior's and 185 registered Senior's

**5. Maximum numbers of people on site at one time (i.e. include spectators, officials, players etc.)**

5A when holding a state league Game can be up to 350 (7 weekends per year). Monday Nights is 90-100 in Men's comp (4 games). Tuesday Nights (Junior's) (9 games x 8 players per team) is 144 players plus handful of parents. Wednesday nights (Women's) is (3 games x 8 players per team) is 48 plus few supporters and 3 officials. Other times involve personal Representative team training.

**6 Anticipated type/frequency/duration/ of usage of facility**

6A Basketball competition senior and junior + school competitions, State League training and NJL training. Drop in facilities for children to shoot baskets and do their personal training.

**7. Anticipated event usage of new facility including court requirements**

7A All of the above + applying NJL rounds and State and Country Championships as well as interschool championships these ALL require a minimum 3 court events facilities

**8. Number of spectator/participates at events and typical sessions in new centre**

8A From to 500 to 700 could be more if we build the correct facilities to be able to accommodate the above events



### **9 Fee/rental expectations**

9A The same we are paying at the moment as this facility should be built to encourage sport for all within the Shire + encourage event participation and outpricing would be the best way of encouraging families Not to utilise the facility and association not to stage events.

### **10. Playing facility requirements in terms of amenities for players/coaches etc.**

10A Amenities office Referees/coaches room, 6 toilets and showers for both male and female facilities

### **11. First aid requirements**

11A First Aid room (a requirement of all sporting venues)

### **12. Storage requirement**

12A 1 area 10 x 10

### **13. Support requirements (spectators seating, officials etc)**

13A This would depend on the size of the facility and whether we can accommodate major events to Ballina If built correctly it would.

### **14. Requirement for temporary and permanent office/meeting rooms requirements**

14A Basketball would require a permanent office within the facility

### **15. Attitude toward shared use of space.**

15A No shared storage or office area. The facility should be functional to all indoor sports

### **16. Preference for flooring type**

16A Sprung wood flooring as per National sporting standards.

### **17. Preference for sports equipment type**

17A Correct rings for basketball, volleyball nets, bad mitten and the floor markings for all user groups etc.

### **18. F & B requirements**

18A ????

### **19 VIP/Corporate spectator requirements**

19A Not required (But would be a benefit)





### 20. Car park and transport requirements.

20A. As per council requirements + bus parking areas. The two proposed site both has good infrastructure on bus routes, easily accessible.

### 21. Drug testing major events.

21A. This would be carried out in the first aide room if required.

### **FURTHER REQUIREMENTS**

- 1 Correct runoff around and between courts.
- 2 At least 2 of the courts with wooden sprung floors that comply to National sporting standards of International Sporting Federation.
- 3 Electronic height adjustable rings on all courts
- 4 Electronic state of the art Scoreboards to all courts.
5. Scoreboard facilities and connection between all courts
6. Gauzed, electronic louvered window system, around the top of the walls of the courts for correct cost effective cooling.
7. Sola hot water and electricity.
8. Correct seating
9. Cafeteria facilities with indoor/outdoor
10. Full commercial kitchen facilities
11. A permanent balcony above foldaway seating, with lockable ladder or staircase to set up movie camera fixture for recording games from centre of court. Recording games effectively MUST be done, high from centre of Court, (not at the end) .We prefer 3 or 4 rows of permanent seating for parents to use without losing court space! We think that fold away stuff is eventually broken and becomes an awkward task, that becomes "too Hard" so nobody does it.

### **MAJOR CONCERNS**

1. Key mistakes occurred on another project in Ballina Shire at Lennox Head. The fact that we are NOT allowed to play at Ballina High school Stadium because the runoff is too close and somebody sued the Association some 15 years ago, the school will NOT let us play there. We as rate payers don't wish to have our money wasted on a sub-standard facility that does not for fill the standard requirements of an Indoor Sports and Entertainments facility, or



- cater for all indoor sporting organisations **We stress a 3 court minimum is required.** Ballina is crying for help with the bypass and we believe we can hold State Cup and County Championships here for juniors with at least 3 courts, bringing many tourist in to town on at least 4 weekends a year in Basketball alone.
2. Correct costing of the project (e.g. Tamworth/Maitland value for money)
  3. Proficient Project Management (concerns re: previous project)
  4. User group input (Listen to the different sporting bodies and user groups - utilise skills and value their input)
  5. This area requires at least a three court facility as shown in a previous feasibility study 5 years ago. **Creditable council's don't build for yesteryear they build for tomorrow.**
  6. Large footprint of land for club growth. Believe we are one of the only growing businesses in this current economic climate, and now we have television coverage on local broadcast stations. In a rainy climate, (our games double in size when it rains and other sports are denied. It is a great time to act, as our current team on committee has never been stronger with a wide base of experience.

### **Additional for Event Usage**

Typical size and type of event

Physical bump in and out requirements

Power requirements

In floor requirements (power water communications etc)

TV/broadcast requirements

Adjacent accommodation requirements for event

Meeting room requirements

Storage requirements (internal and long term)

Staging requirements

A/V requirements

F&B requirements

Security overlay requirements



Post event cleaning requirements

VIP/corporative sponsor requirements

**Tamworth Dome boasts the following facilities:**

**Work on the new \$9.5million stadium complex began this year and will give the city the biggest and most multi-functional sports centre in regional NSW.**

**The Dome boasts the following facilities:**

**18 outdoor netball courts**

**6 indoor courts – 4 wooden sprung floors and 2 Aura Pulastic sports floor courts**

**2 outdoor basketball courts**

**Utility/function room**

**Multi-purpose room**

**Board/function room**

**Gymnasium area – available for weddings and functions**

**Caféteria with indoor and outdoor seating**

Council 17/2/12

	Setting Up of Room	BALLINA LIGHTHOUSE CLUB SOURCING OF VENUES Morning Tea & Lunch From	Thursday Use approx 8.00a.m. to 2p.m.
1	Identify Venue: get name of	Principal Person to deal with	
2	Available Thursdays weekly		
3	Covered Entrance	for disembarking & alighting members	
4	Bus set down area & parking	buses:cabs:gophers:bikes	
5	Parking for volunteers		
6	Wheelchair Access	ramp or similar	
7	Ground Level		
8	If Upstairs/Lift access		
9	AIR CONDITIONED	Type of FLOOR COVERING	
10	Seating for 120 persons	Chairs:(side arms) are cushions req'd/protectors	
11	in own function area:	Style of tables (rect./O)& legs.	
12	Is it All weather friendly		
13	Distance to travel		
14	Adequate Toilet Facilities	including disable. <i>HANDRAILS</i> #NAME?	
15	Is there any Room Hire: set up:	dismantle:cleaning: costs involved	
16	Area for Badging In		
17	Area for 2xSign In/PayTables		
18	Wheellie Walkers once at club		

19	Competition Sales Area		
20	Trading Table requirements		
21	Bread Delivery		
22	KITCHEN: flooring re girls legs :Fridge: Um: Microwave	:sink re backs Dishwasher: Hot Plates: S'wich	making area/ bench: sink/s
23	Storage - required similar to R.R LH c/pieces: games: admin	2 Cupboards or 1 larger in size water&milk Jugs: serviettes	cups: glasses: Trays crockery/cutlery: 6x Tables
	Mop: Bucket: Cleaning Materials	Supplies: Tea: Cof: Sug: Stirrers	platters: etc. etc. etc.
24	Provision for Sausage Sizzle &	other outside catering i.e. Pies:	Fish&Chips: Xmas in July
25	Is there a Stage &/or area for entertainment:	dressing room	
26	P. A. System/microphone outlet for microphone use		
27	Spot for PIANO & stool		
28	Are Cushions required	are Seat Protectors Covers Req'd	
	Rear projector & screen		
	ANY OFFICE SPACE??		

**BALLINA CHAMBER OF COMMERCE AND INDUSTRY  
BALLINA SPORTS ARENA 'WISH LIST'  
17 FEBRUARY 2012**

- Facilities big enough and of a high enough standard to attract large sporting and music events to Ballina. An arena (that can double as a sports function room )with indoor netball, basketball facilities, squash courts, cafeteria, licensed bar, outdoor grass and/or artificial pitches for soccer, cricket etc.
- Swimming pool Olympic size (with a separate water slide). This would also allow for relocation of the current pool to make way for the establishment of a Marina at its current site.
- Acoustics and infrastructure to accommodate conferences and music events. This includes adequate PA system, ports for IT equipment, Stage and Seating (this can be electronically stored within a wall cavity).
- Sound proofing so restraints to sport, music and theatre events are minimised in terms of residential locality.
- Also a must is a commercial sized kitchen to cater for big sporting events/evening functions with license availability ie events for 800+ people at tables (large dinner events like awards dinners or dinner shows).
- Removeable Walls so small sports matches can play concurrently or small spaces can be created for conference breakout sessions or smaller corporate events.
- Ticket booths, change rooms, bicycle storage space, storage rooms for hire by sporting groups. Potentially a fitness centre with gym and aerobics area.
- Whatever is built should show great consideration to the afternoon "seabreeze" with "ventilation" of the indoor multipurpose sports area a great consideration incorporating the sea breeze e.g. big automatic louvers. Goonellabah Sports centre is hot and not well ventilated and is very noisy, I don't think we want those problems.
- Indoor pool, great outdoor sport facilities.....make this the sporting hub of Ballina incorporating the Hockey arena, Rugby ground and netball courts.
- Large car park.
- Bus Stop.

Contact:

Nadia Elliott-Burgess  
Executive Officer  
info@ballinachamber.com.au  
Ph: 6681 5049  
Mob: 0438 484 403

**contact**

pdt brisbane office  
184 wharf street  
spring hill qld 4000

po box 607  
fortitude valley qld 4006

p: +61 7 3232 1300  
f: +61 7 3232 1350  
e: pdt@pdt.com.au

pdt townsville office  
36 ingham road  
townsville qld 4810

po box 707  
townsville qld 4810

p: +61 7 4771 5084  
f: +61 7 4772 3647  
e: townsville@pdt.com.au

pdt.  
architects

design in detail





Ballina indoor sports and event centre  
design options review

may 2012

design in detail

## 4.1 Ballina Sports and Events Centre - Options Review

### QA Review

Project	Stage	Doc. No	Issue	Copyright
6434	SD	2	1	All rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of PDT Architects. Any licence expressed or implied to use the document for any purpose whatsoever is restricted to the terms of agreement or implied agreement with PDT Architects.
6434	SD	2	2	
6434	SD	2	3	
6434	SD	2	4	

### Amendments

Date	Issue	Activity	Author	Superintendent
16/04/12	1	Draft	Trent Watson	Laurence Taylor
10/05/12	2	Final	Trent Watson	Laurence Taylor
22/05/12	3	Additional options	Trent Watson	Laurence Taylor
31/05/12	4	Minor amendments	Trent Watson	Laurence Taylor

Author	Superintendent	Quality Check
Trent Watson	Laurence Taylor	Laurence Taylor

design in detail

contents	
executive summary	4
building options matrix	5
option 1, 2 courts, single level.	6
option 2, 2 courts with mezzanine and function rooms	8
option 2b, 2 courts with mezzanine, function rooms, gym and external tiered seating area	10
option 3, 3 courts, single level	12
option 4, 3 courts with mezzanine, gym and function rooms	14
option 5, 3+1 courts with mezzanine, gym and function rooms.	16
option 6, 4 courts with permanent tiered spectator seating.	18
summary	20
appendices	21
Site plan of option 2b at Kingsford Smith Park	22
Site plan of option 6 at Kingsford Smith Park	23
Davis Langdon – Indicative Cost Plan for Design Options	24
Starena Australia – retractable seating quotation	30

design in detail

### executive summary

This report is a compilation of a range of building options, ranging from the general 2 court "tin shed" indoor sports centre through to a full multi use indoor facility providing for function, regional events and multiple sporting activities.

The construction cost estimates included in the options are provided from the Davis Langdon report of appendix 1. Amount shown is base building costs only, with exclusions as shown in item 3 of the Davis Langdon report. These Exclusions may add 10-15% to the construction cost dependant on site conditions and level of fixtures and finishes.

Also included in the appendix is a quotation from Starena Group for the retractable seating arrangement as shown in these options.

### building options analysis matrix

Ballina Indoor Sports and Event Centre  
6434

Scale of 1 - 5, 1 = poor, 5= best

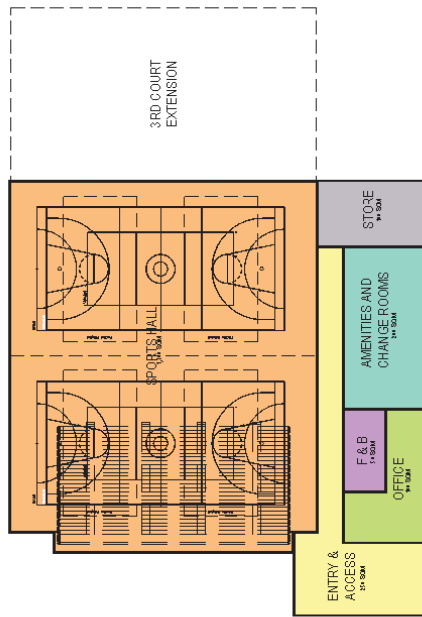
Criteria	Option 1 2 courts, single level	Option 2 2 courts with mezzanine and function rooms	option 2b, 2 courts with mezzanine, function rooms and external tiered seating	Option 3 3 courts, single level	Option 4 3 courts with mezzanine, gym & function rooms	Option 5 3*1 courts with mezzanine, gym and function rooms.	option 6, 4 courts with permanent tiered spectator seating
Integration of Build scale in context to location	4	5	5	3	4	3	2
Integration with neighbouring sporting facilities	2	4	5	3	4	4	3
Potential of strong building aesthetics	2	4	4	2	4	3	2
Potential to be a main sporting hub for the region	1	3	4	2	4	5	2
Provision for future expansion	3	5	5	3	4	3	2
Show court facilities for demonstration games.	1	4	4	4	5	5	3
Host regional sporting competitions	2	2	2	3	4	4	5
Host state sporting competitions	1	1	1	2	3	4	3
Multiple sport usability	2	3	5	3	4	5	3
Dedicated sport facilities for emerging sports	1	2	2	2	3	5	3
Ability to accommodate small groups	1	5	5	1	5	5	3
Ability to accommodate large groups	2	4	4	2	5	5	2
Ability to accommodate entertainment events	3	4	5	3	5	5	2
Ability to host conferences, trade shows & events	2	4	4	2	5	5	2
Ability to accommodate activities for all age groups	2	4	4	2	4	5	3
Ability to incorporate high level of ESD initiatives	1	3	3	1	4	4	1
Highly flexible function spaces	1	4	5	1	5	5	1
Highly flexible sports hall for non-sport functions	2	4	4	3	5	5	2
Ability to host numerous functions at once	1	4	5	2	5	5	2
Onsite catering facilities	1	4	5	2	4	4	1
Onsite professional suites	1	2	2	1	5	5	1
Potential to benefit the broader community	2	4	4	2	4	5	2
<b>Total Score</b>	<b>38</b>	<b>79</b>	<b>87</b>	<b>49</b>	<b>95</b>	<b>99</b>	<b>50</b>

### option 1, 2 courts, single level.

General community sports centre with the ability to host a regional basketball or netball match. As the centre is air-conditioned it can accommodate basic trade shows or community events. Finishes can vary from "tin shed" type or precast construction. Facility can be expended to 3 courts in the future, to accommodate regional competitions.

- 2 full size courts
- 1 set of retractable seating
- Single set of male and female amenities and change rooms
- Canteen
- Office & reception area.
- Fully air-conditioned & mechanical ventilation

Seating Capacity: 980  
Area (sqm): 2,400  
Construction Cost: \$5 - \$5.5m



**GROUND FLOOR PLAN**

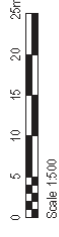
OPTION 1

**FLOOR AREA**

GROUND FLOOR	2,400
MEZZANINE LEVEL	-
<b>TOTAL</b>	<b>2,400</b>

**SEATING CAPACITY**

GROUND, TIERED	760
GROUND, ON FLOOR	220
MEZZANINE LEVEL	-
<b>TOTAL</b>	<b>980</b>



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NO.	DESCRIPTION	DATE	BY	REVISION
001	ISSUE FOR INFORMATION ONLY	11/11/18	SK	1
002	FOR CLIENT INFORMATION ONLY	11/11/18	SK	1
003	FOR CLIENT INFORMATION ONLY	11/11/18	SK	1
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**PROJECT INFORMATION**

PROJECT NAME: BALLINA INDOOR SPORTS AND EVENTS CENTRE  
 OPTION 1  
 2. COURT WITH FUTURE PROOF FOR 3 SINGLE LEVEL

**CLIENT INFORMATION**

CLIENT NAME: SK001  
 CLIENT ADDRESS: 6434  
 CLIENT CONTACT: SK001

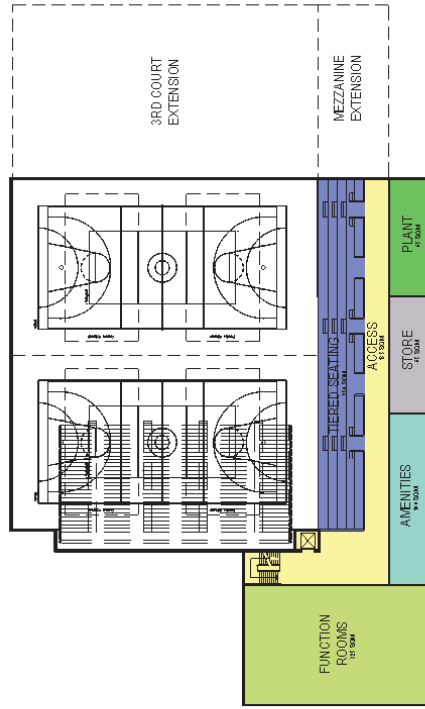
### option 2, 2 courts with mezzanine and function rooms

The facility provides for community sports and events. The facility can host a regional basketball or netball match along with small trade shows or local indoor concerts and performances. The facility also includes a catered function centre with bar. The function centre will have movable internal walls to allow for a fully flexible space that can be 1 large function room or divided up to form as many as 4 individual rooms. The facility also includes a gym to provide a more rounded sporting experience. Finishes will be medium level quality to provide for multiple uses. The facility can be expanded to 3 courts in the future, to accommodate regional competitions and events.

- 2 full size courts
- 1 set of retractable seating
- Mezzanine level with tiered seating
- Multi use function rooms space.
- Single level Gym
- Single set of male and female amenities and change rooms
- Full cook kitchen
- Office & reception area.
- Fully air-conditioned & mechanical ventilation

Seating Capacity: 1,210  
Area (sqm): 3,810  
Construction Cost: \$8.5 - \$9m

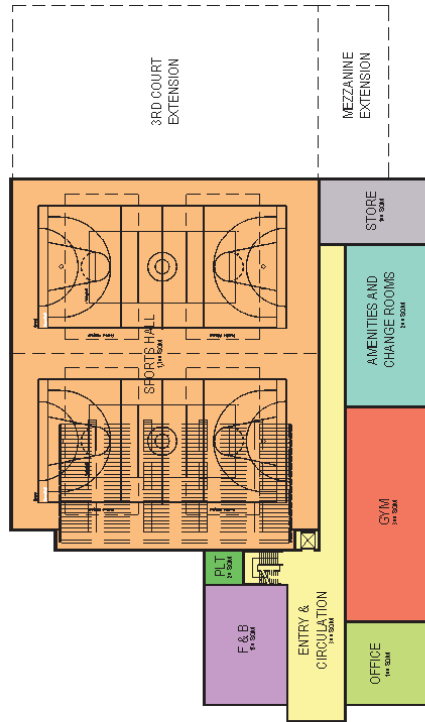
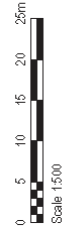




MEZZANINE FLOOR PLAN

**SEATING CAPACITY**

GROUND, TIERED	760
GROUND, ON FLOOR	220
MEZZANINE LEVEL	230
<b>TOTAL</b>	<b>1,210</b>



GROUND FLOOR PLAN

OPTION 2

**FLOOR AREA**

GROUND FLOOR	2,870
MEZZANINE LEVEL	940
<b>TOTAL</b>	<b>3,810</b>

PRELIMINARY

**FOR INFORMATION ONLY**

PROJECT INFORMATION: BALLINA INDOOR SPORTS AND EVENTS CENTRE  
 OPTION 2  
 2 COURT WITH FUTURE PROOF FOR 3  
 2 LEVELS WITH FUNCTION SPACE

**pdt.** architects

DATE: 10/11/12  
 DRAWN: J. DUNN  
 CHECKED: J. DUNN  
 SCALE: 1:500

PROJECT NO: 6434 SK002

### option 2b, 2 courts with mezzanine, function rooms, gym and external tiered seating area

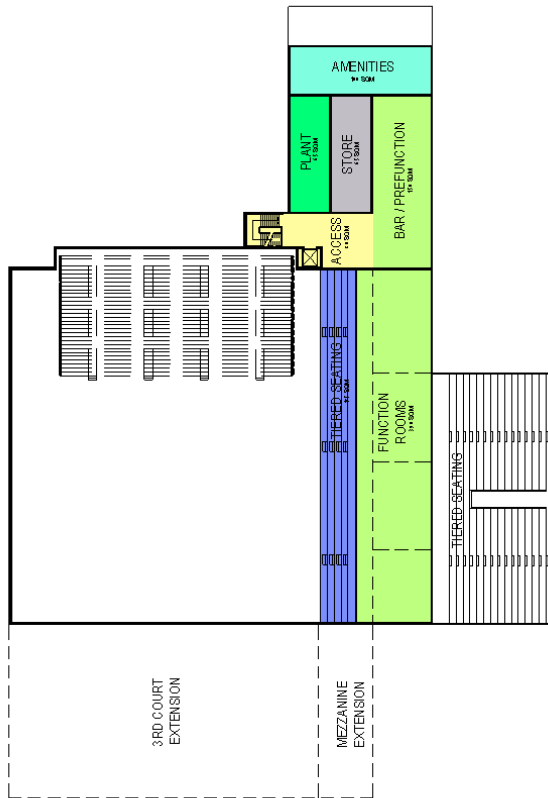
The option is a variant on option 2 with the addition of the external tiered seating area for viewing field sports. By locating the complex next to a sporting field it allows the facilities of the centre to be utilised by a broader segment of the community. While it does require increased change rooms and storage space, the function rooms, restaurant, gym and offices can be utilised by both the indoor and field sporting clubs and event organisers. The fully catered function rooms are designed in this scheme to have views across the sporting field and the sports hall, and with the use of the operable walls, allows the function room to be divided up into corporate suite or private meeting rooms. The finishes will be medium level quality and fully air-conditioned to provide for multiple uses and facilitate the ability to host events other than sport. The scheme maintains the ability to be expanded to 3 courts in the future, to accommodate regional competitions and events.

- 2 full size courts
- 1 set of retractable seating
- Mezzanine level with tiered seating
- Exterior tiered seating with partial protection
- Multi use function rooms space.
- Single level Gym
- double set of male and female amenities and change rooms
- Full cook catering kitchen with internal and external serveries.
- Office & reception area.
- Fully air-conditioned & mechanical ventilation

Seating Capacity: 1,370 internal  
824 external  
Area (sqm): 4,190  
Construction Cost: \$10.2 - \$10.7m

Demolition costs of Rugby club house at Kingsford Smith site: \$0.1m

Refer to appendix 1 for proposed location of location at Kingsford Smith site.



MEZZANINE FLOOR PLAN

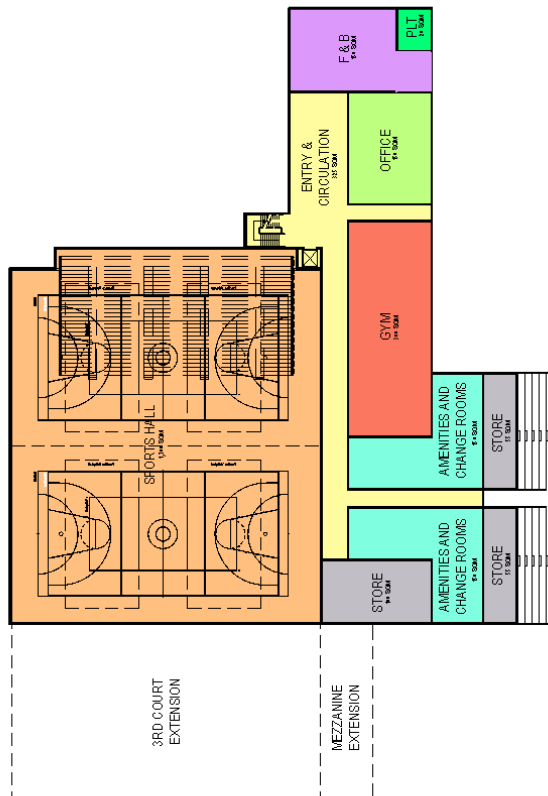
**SEATING CAPACITY**

<b>INDOOR STADIUM</b>	760
GROUND, TIERED	220
GROUND, ON FLOOR	390
MEZZANINE LEVEL	1,370
<b>TOTAL</b>	<b>2,740</b>

<b>RUGBY FIELD</b>	824
TIERED SEATING	824

Scale 1:500



GROUND FLOOR PLAN

**OPTION 2B**

**FLOOR AREA**

GROUND FLOOR	3,165
MEZZANINE LEVEL	1,035
<b>TOTAL</b>	<b>4,190</b>

**PRELIMINARY**

**FOR INFORMATION ONLY**

PROJECT NO.	6434	DATE	08/06/12
PROJECT NAME	BALLINA INDOOR SPORTS AND EVENTS CENTRE OPTION 2B	CLIENT	BALLINA SHIRE COUNCIL
DESIGNER	pdt architects	PROJECT MANAGER	MARK WATSON
SCALE	1:500 @ A3	PROJECT NO.	6434
DATE	08/06/12	CLIENT	BALLINA SHIRE COUNCIL
PROJECT NAME	BALLINA INDOOR SPORTS AND EVENTS CENTRE OPTION 2B	PROJECT MANAGER	MARK WATSON
DESIGNER	pdt architects	PROJECT NO.	6434
SCALE	1:500 @ A3	CLIENT	BALLINA SHIRE COUNCIL
DATE	08/06/12	PROJECT MANAGER	MARK WATSON

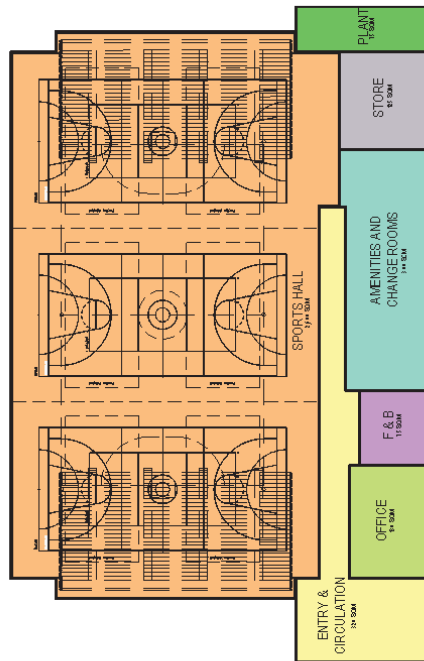
PROJECT NO. 6434  
 PROJECT NAME BALLINA INDOOR SPORTS AND EVENTS CENTRE OPTION 2B  
 CLIENT BALLINA SHIRE COUNCIL  
 DESIGNER pdt architects  
 PROJECT MANAGER MARK WATSON  
 SCALE 1:500 @ A3  
 DATE 08/06/12

### option 3, 3 courts, single level

This option is an expansion to option 1, being a community sports centre. The facility is capable of hosting regional indoor sport competitions along with national league matches but no permanent seating is provided. Trade shows and indoor performances can be accommodated but minimal catering is provided. Finishes can vary from "tin shed" type or precast construction.

- 3 full size courts
- 2 sets of retractable seating
- 2 sets of male and female change rooms
- Canteen
- Office & reception area.
- Fully air-conditioned & mechanical ventilation

Seating Capacity: 1,520  
Area (sqm): 3,625  
Construction Cost: \$7.8 - \$8.3m



GROUND FLOOR PLAN

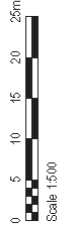
OPTION 3

FLOOR AREA

GROUND FLOOR	3,625
MEZZANINE LEVEL	-
<b>TOTAL</b>	<b>3,625</b>

SEATING CAPACITY

GROUND, TIERED	1,620
GROUND, ON FLOOR	440
MEZZANINE LEVEL	-
<b>TOTAL</b>	<b>1,960</b>



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REVISION	NO.	DATE	DESCRIPTION
1	1	11/11/12	ISSUE FOR TENDER

PROJECT NO: 12/11/12  
 PROJECT NAME: BALLINA INDOOR SPORTS AND EVENTS CENTRE OPTION 3  
 ARCHITECTS: pdt. architects  
 ADDRESS: 11/11/12

DATE: 11/11/12  
 DRAWING NO: SK003  
 SHEET NO: 1

### option 4, 3 courts with mezzanine, gym and function rooms

(similar to Logan Metro Indoor Sports Centre)

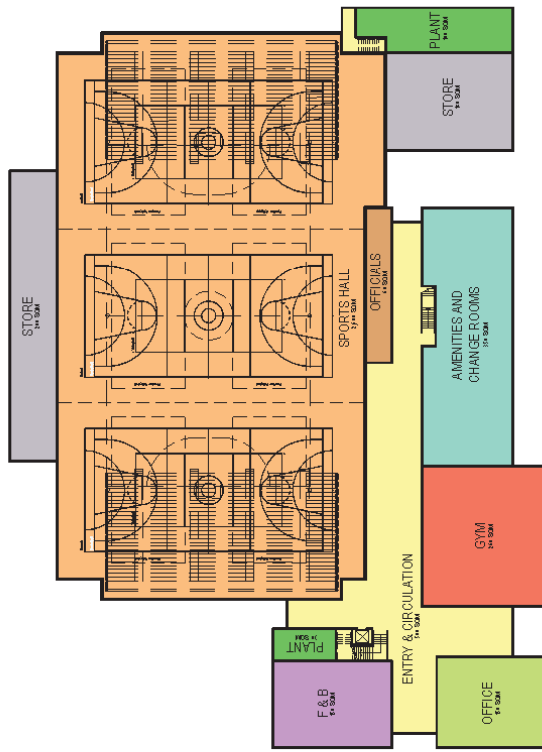
The facility can provide for regional sports and events. The facilities are capable of hosting regional indoor sport competitions with all games being viewed from the permanent mezzanine seating. It also has the capability of being a permanent fixture of a national league. The facility includes a catered function centre with bar. The function centre will have movable internal wall to allow for a fully flexible space that can be 1 large function room or divided up to form 4 individual rooms.

The facility includes a gym, child minding and specialist allied health consulting offices to create a full service regional sporting facility. The gym can be divided up into multi use facility to include a weights room, group fitness rooms and individual work out rooms.

Finishes will be medium to high level quality to be able to accommodate the diverse uses.

- 3 full size courts
- 2 set of retractable seating
- Mezzanine level with tiered seating
- Multi use function rooms space.
- 2 level gymnasium
- Child minding facility
- Allied health consulting rooms.
- 2 sets of male and female change rooms
- Full cook kitchen
- Officials change room and Drug testing room.
- Office & reception area.
- Fully air-conditioned & mechanical ventilation

Seating Capacity: 2,310  
Area (sqm): 6,300  
Construction Cost: \$14 - \$14.5m



GROUND FLOOR PLAN

OPTION 4, SIMILAR TO LOGAN METRO INDOOR SPORTS CENTRE

FLOOR AREA

GROUND FLOOR	4,580
MEZZANINE LEVEL	1,720
<b>TOTAL</b>	<b>6,300</b>

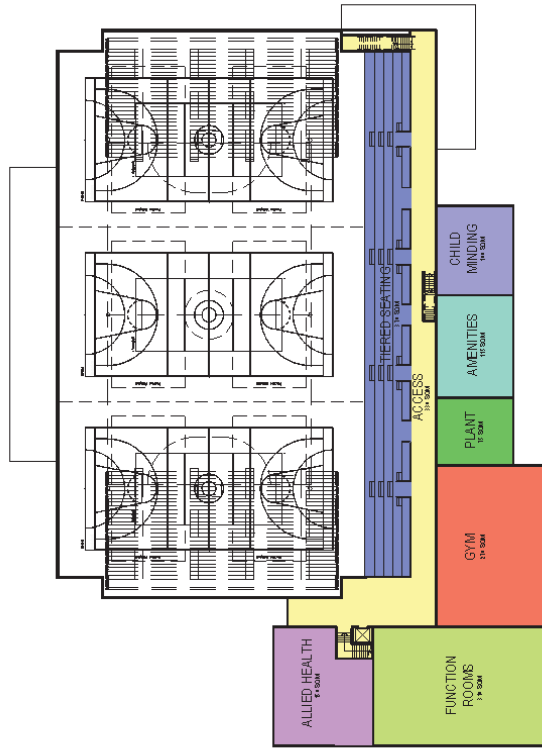
PRELIMINARY

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NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	12/11/12	SK
2	ISSUED FOR PERMIT	12/11/12	SK

**pdt.**  
**architects**  
 3 COURTS  
 2 LEVELS WITH FUNCTION SPACE

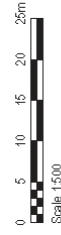
NO. OF SHEETS	NO. OF SHEETS USED
6/34	1
DATE	NO.
12/11/12	SK004



MEZZANINE FLOOR PLAN

SEATING CAPACITY

GROUND, TIERED	1,620
GROUND, ON FLOOR	440
MEZZANINE LEVEL	350
<b>TOTAL</b>	<b>2,310</b>



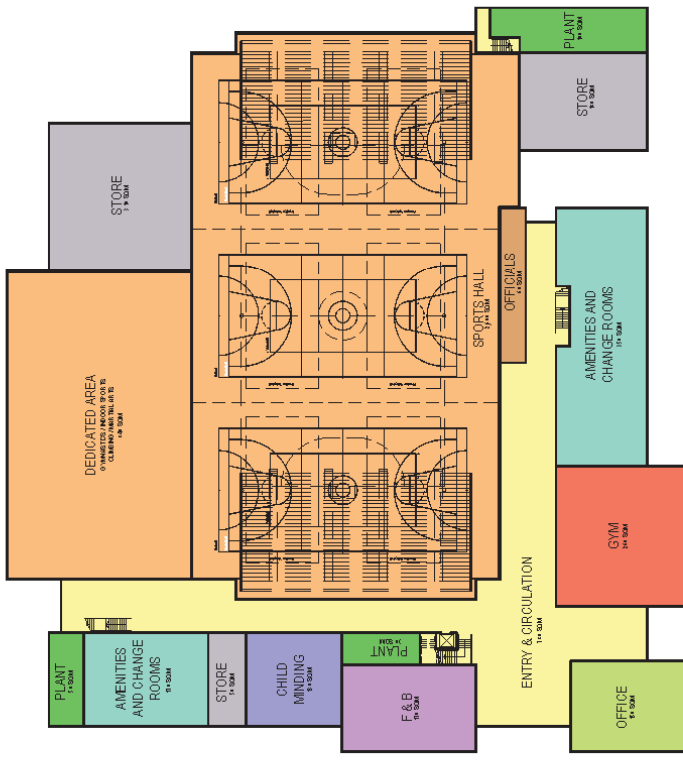
### option 5, 3+1 courts with mezzanine, gym and function rooms.

Along with the benefits of option 4, this facility also include dedicated purpose built facilities for sports including but not limited to gymnastics, indoor sports climbing or martial arts to provide a full range of indoor sporting facilities encapsulating the current popular trends.

- 3 full size courts
- Dedicated area for Gymnastics, Indoor sports climbing and martial arts.
- 2 set of retractable seating
- Mezzanine level with tiered seating
- Multi use function rooms space.
- 2 level gymnasium
- Child minding facility
- Allied health consulting rooms.
- 3 sets of male and female change rooms
- Full cook kitchen
- Officials change room and Drug testing room.
- Office & reception area.
- Fully air-conditioned & mechanical ventilation

Seating Capacity: 2,360  
Area (sqm): 8,300  
Construction Cost: \$18.5 - \$19m





GROUND FLOOR PLAN

OPTION 5

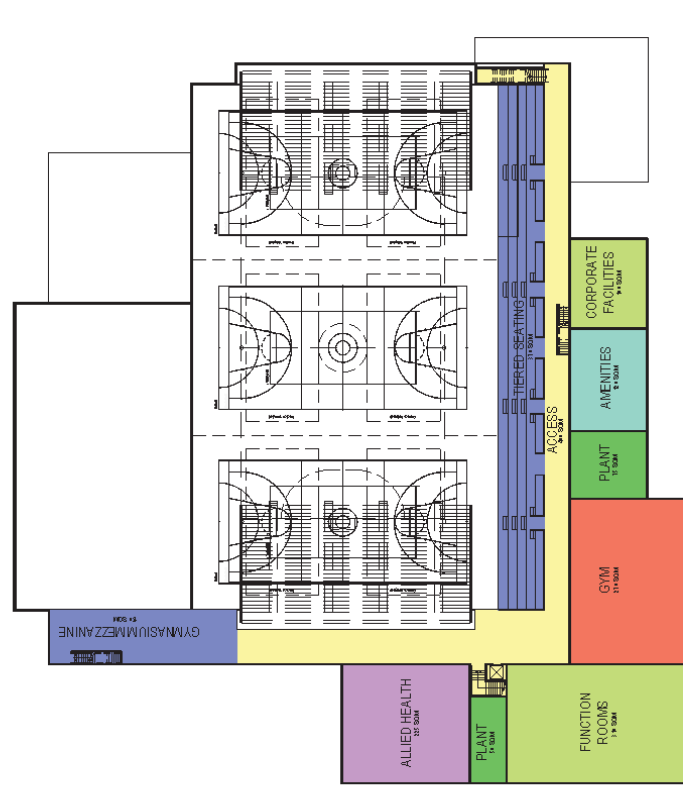
**FLOOR AREA**

GROUND FLOOR	6,230
MEZZANINE LEVEL	2,070
<b>TOTAL</b>	<b>8,300</b>

**PRELIMINARY**

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20	ISSUED FOR PERMIT	11/11/14	SK



MEZZANINE FLOOR PLAN

OPTION 5

**SEATING CAPACITY**

GROUND, TIERED	1,820
GROUND, ON FLOOR	440
MEZZANINE LEVEL	400
<b>TOTAL</b>	<b>2,660</b>

Scale 1:500

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19	ISSUED FOR PERMIT	11/11/14	SK
20	ISSUED FOR PERMIT	11/11/14	SK

**pdt.** architects

Ballina Indoor Sports and Events Centre  
Option 5  
3 Courts + 1  
2 Levels with Function & Gymnastic Space

Project No: 6434  
SK005

### option 6, 4 courts with permanent tiered spectator seating.

This option is a further expansion to the “tin shed” model of options 1 & 3 but the primary use of the complex being a community sports centre. The facility is capable of hosting regional and state indoor sport competitions along with national league matches (with additional bump in seating). Permanent bleacher style tiered seating is provided at one end of the sports hall spectators and while good for regional sporting events, additional bump in seating will be required for feature events.. The facility has limited capabilities of hosting trade shows and indoor performances as no air conditioning or mechanical ventilation is provided to the sports hall. A kiosk is also provided for snacks and drinks.

- 4 full size courts
- 2 sets of male and female change rooms
- permanent tiered spectator bleacher style seating
- kiosk
- office & reception area.
- no air-conditioning provided.

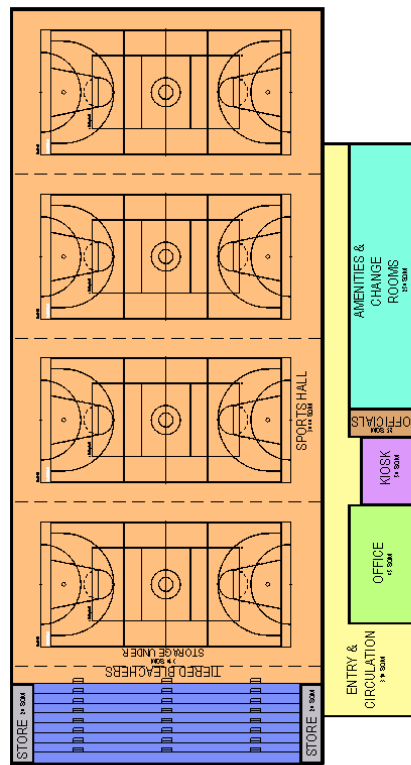
Seating Capacity: 670  
Area (sqm): 4,150  
Construction Cost: \$7.4 - \$7.9m

#### options:

- to air-condition the whole complex: \$1.65m
- 1 tiers of retractable seating (1,456 seats): \$400,000 (inc extra floor area to store units)

Note that this is a basic “tin shed” facility primary designed for sporting activity with very limited event facilities. Even with the options above, support spaces would need to be increased to adequately support additional building uses.

Refer to appendix 2 for proposed location of location at Kingsford Smith site.



OPTION 6 - 4 COURT

## GROUND FLOOR PLAN

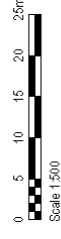
### OPTION 6

#### FLOOR AREA

GROUND FLOOR	4,150
MEZZANINE LEVEL	nil
<b>TOTAL</b>	<b>4,150</b>

#### SEATING CAPACITY

GROUND, TIERED	460
GROUND, ON FLOOR	220
<b>TOTAL</b>	<b>670</b>



## PRELIMINARY

OPTION 6 - 4 COURT  
 All drawings are preliminary and are for information only. They are not to be used for construction purposes. The design is subject to change without notice. The client is responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

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08	ISSUED FOR PERMIT				
09	ISSUED FOR PERMIT				
10	ISSUED FOR PERMIT				

**pdt.**  
**architects**  
 10/117 BALLINA STREET  
 BALLINA NSW 2463  
 TEL: (06) 6332 1111  
 FAX: (06) 6332 1112  
 WWW.PDTARCHITECTS.COM.AU

**PROJECT NO:** 6434  
**DATE:** 12/06/12  
**SCALE:** SK 011  
**SHEET NO:** 2

**PROJECT NAME:** BALLINA INDOOR SPORTS AND EVENTS CENTRE  
**OPTION:** OPTION 6  
**COURTS:** 4 COURTS  
**SEATING:** 100% PERMANENT TIERED SEATING

### summary

For the success of a facility and its economic sustainability, it is important that a sporting and events facility has the capability of being highly flexible with the ability of accommodating a wide diversity of events and programmes to provide for a broad cross section of the community. To maximise the benefit to the community as a whole, the centre should extend beyond being simply a sporting venue for one or two sports but needs to offer a full range of highly flexible spaces and services beyond the traditional "tin shed style" sports hall. The centre needs to accommodate functions from a small board meeting, craft and social groups through to live entertainment events, trade shows and national conferences.

A new sports and event centre that is integrated into an existing sporting precinct such as Kingsford Smith Park needs to complement the surrounding sport services. The centre should provide or replace facilities not currently available and not simply duplicating, or facilitating as a standalone entity. It is also important that when integrated into existing sporting facilities, such as the Kingsford Smith site, the scale of the building and the articulation of the building elements needs to be a strong consideration in the building assessment.

The building options analysis matrix on page 5 reviews each of the options in relation to the critical issues noted above. As is illustrated in the matrix, building options 5, 4 and 2b offer the best mix of the desired outcomes. Option 5 for its diverse range of facilities and spaces provided including for rock climbing, gymnastics and martial arts, beyond the those of option 4 which include function rooms, gym, allied health, child minding and multipurpose sports hall. While Option 2b excels by integrating into the existing site by replacing the existing rugby club building, providing new seating, function rooms, bar and change rooms that is accessible by both users of the sports and event centre as well as the surrounding field sports.

The provision of additional facilities of the complex of option 4 and 5 allows for the potential imposing scale of the sports hall to be broken up so as it is not a large, monolithic building as would occur in option 6. The reduced sports hall size in options 2 and 2b with the additional facilities surrounding the sports hall will arguably provide the best integration into the Kingsford Smith site.

To this end, options 5 and 2b offer in different ways, the desired flexibility and range of services desired for an sports and event centre. Option 5 with its provision of highly flexible, broad ranging services that would benefit the whole Kingsford Smith sporting precinct, while option 2b by replacing the old rugby building and providing a well-integrated facility providing combined, highly flexible amenities for both the field and indoor sports. This in turn has the potential of forming a central hub point for the Kingsford Smith sporting precinct. Option 2b also has the flexibility that in view of the master plan of the precinct be designed as stage 1 of a 20+ year plan with final outcome in line with option 5 with minimal impact.

### appendices

1. Site plan of option 2b at Kingsford Smith Park.
2. Site plan of option 6 at Kingsford Smith Park.
3. Davis Langdon – indicative cost plan for design options.
4. Starena Australia – retractable seating quote



**KINGSFORD SMITH PARK - OPTION 2B**

<p><b>for information only</b></p> <p>DATE: 18/06/12                  DRAWN BY: [Name]                  CHECKED BY: [Name]                  PROJECT NO: [Number]                  SHEET NO: [Number]</p>		<p><b>PROPOSED WORKS:</b>                  BALLINA INDOOR SPORTS                  AND EVENTS CENTRE                  KINGSDOWN ST 11-40K                  WINDERMERE 24-25K</p>		<p>DATE: 18/06/12                  DRAWN BY: [Name]                  CHECKED BY: [Name]                  PROJECT NO: [Number]                  SHEET NO: [Number]</p>	
<p><b>PROJECT INFORMATION:</b></p> <p>PROJECT NO: [Number]                  SHEET NO: [Number]                  DATE: 18/06/12</p>		<p><b>CLIENT:</b>                  BALLINA SHIRE COUNCIL</p>		<p><b>SCALE:</b>                  1:1000</p>	



# Indicative Cost Plan for Design Options





## 4.1 Ballina Sports and Events Centre - Options Review

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Davis Langdon, an AECOM company

Ballina Indoor Sports & Events Centre  
Indicative Cost Plan for Design Options

### Indicative Cost Plan for Design Options

Prepared for

Ballina Shire Council

Prepared by

**Davis Langdon Australia Pty Ltd**  
Level 8, 540 Wickham Street, PO Box 1307, Fortitude Valley QLD 4006, Australia  
T +61 7 3221 1788 F +61 7 3221 3417 www.davislangdon.com  
ABN 40 008 657 289

23 May 2012

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Revision 3 - 23 May 2012

## 4.1 Ballina Sports and Events Centre - Options Review

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Davis Langdon, an AECOM company

Ballina Indoor Sports & Events Centre  
Indicative Cost Plan for Design Options

### Quality Information

Document Indicative Cost Plan for Design Options

Ref

Date 23 May 2012

Prepared by Dwayne Beeton

Reviewed by Malcolm Butcher

#### Revision History

Revision	Revision Date	Details	Authorised	
			Name/Position	Signature
1	11 November 2011	Indicative Cost Plan	Brad Jackson / Technical Director	
2	16 April 2012	Indicative Cost Plan	Brad Jackson / Technical Director	
3	23 May 2012	Indicative Cost Plan	Malcolm Butcher / Director	

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Revision 3 - 23 May 2012

Davis Langdon, an AECOM company

Ballina Indoor Sports & Events Centre  
Indicative Cost Plan for Design Options

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Executive Summary	1
1.0 Cost Plan Summary	1
2.0 Inclusions & Assumptions Used in the Cost Plan	1
3.0 Exclusions from the Cost Plan	2

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Revision 3 - 23 May 2012

## 4.1 Ballina Sports and Events Centre - Options Review

Davis Langdon, an AECOM company

Ballina Indoor Sports & Events Centre  
Indicative Cost Plan for Design Options

1

### Executive Summary

This indicative cost plan has been prepared from the documentation provided by PDT Architects for the Ballina Indoor Sports and Events Centre. This document has been prepared to provide indicative costs only for each option presented by the Architect.

The following notes should be read in conjunction with the costs below:

- We have assumed competitive lump sum tendering to appropriate sized builders.
- We have assumed the project is tendered in 4th Qtr 2012 and have priced accordingly.
- The cost plan is for comparative costs and is based on building footprints. It excludes external works, site works and landscaping etc.
- No allowance has been made for GST

### 1.0 Cost Plan Summary

Option	GFA (m2)	Total Cost Range (Excl. GST)
Option 1	2,410	\$5.0 - \$5.5m
Option 2	3,810	\$8.5- \$9.0m
Option 3	3,625	\$7.8 - \$8.3m
Option 4	6,190	\$14.0 - \$14.5m
Option 5	8,300	\$18.5 - \$19m
Option 6	3,980	\$7.1 – \$7.6m

Option 2B – Demolition	-	\$0.1m
Option 2B	4,190	\$10.2- \$10.7m
Option 2B Total	4,190	\$10.3 - \$10.8m

Option 6 – Rev. A	4,150	\$7.4 – \$7.9m
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Note - Above costs excludes site works.

### 2.0 Inclusions & Assumptions Used in the Cost Plan

The cost plan includes for the following:

- Architects Drawings 6434 SK 001 – SK 005 (Rev 1) Received on 10 November 2011.
- Architects Drawings 6434 SK 011(Rev. 1) Received on 12 April 2012.
- Architects Drawings 6434 SK 011(Rev. 2) & SK 012(Rev. 1) Received on 22 May 2012.
- The cost plan is reflective of the building footprint only as directed by PDT Architects.
- Design / Construction Contingency of 15%
- The building is Air-conditioned incl. the Sports Hall with the exception of Option 6 & Option 6 Rev. A (Air Conditioning to Office & Multi-Purpose rooms only)
- We have assumed the project is tendered in 4th Qtr 2012.

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Revision 3 - 23 May 2012

### 3.0 Exclusions from the Cost Plan

The cost plan specifically excludes the following:

- GST.
- Legal Fees.
- Demolition to existing buildings (which the exception of Option 2B)
- Works Outside Site Boundaries (unless noted otherwise).
- External works, Site works and Landscaping.
- Disposal of Contaminated Soil.
- Abnormal Ground Conditions.
- Rock Excavation and Disposal.
- Works associated with accommodating future extension to building fabric.
- ESD Initiative allowances.
- Commissioning & Decanting.
- Professional Fees.
- Headwork Charges.
- Latent Conditions, removal /treatment of contaminated material
- Land Acquisition costs.
- Artwork.
- Escalation beyond current programme.
- Stormwater mains external to the site.
- Gas Supply.
- Easements.
- Option 6 excludes re-tractable seating & air-conditioning (Air-con to offices only)

# Starena Australia Pty Ltd

ABN 52 090 881 637  
Unit 1/16 Jusfrute Drive, West Gosford NSW 2250 Australia  
Telephone: +61 2 4323 9092  
Facsimile: +61 2 4325 0004  
Email: [info@starenaaust.com](mailto:info@starenaaust.com)  
Web Site: [www.starenaaust.com](http://www.starenaaust.com)

Thursday 17th November, 2011

PDT Architects  
184 Wharf St  
Spring Hill, Qld, 4000  
Att: Trent Watson

**Re: Ballina Sports Centre**

**Q11-1797**

Dear Trent,

We have pleasure in providing ESTIMATION for the supply of **Retractable Seating** for the above project.

**Starena** is recognised as being the leading supplier of **Retractable Seating** systems at the quality end of the market. **Starena** places a major emphasis on the design of quality engineered telescopic seating systems; each system is fully engineered and certified by an independent engineering consultancy to international standards. We are currently undertaking a number of major Retractable projects throughout Australia and Overseas.

Industry concerns with Telescopic Platforms revolve around several issues:

1. Structural integrity of the System.
2. Quality of finish.
3. Operational characteristics.
4. Seating choices and operational modes.

**Starena Telescopic Systems** are considered to be graded towards the upper end in quality and reliability when compared to some other competitor products.

Some features not included in other competitor products are:

- Starena uses integral structural steel channel riser member fixed to the vertical deck support members, whereas other competitors use a plywood kicker board which adds nothing to the structural integrity of the System. This approach also is not as aesthetically pleasing to the eye.
- Starena's structural steel riser and nosing is powder coated to the client's nominated colour.
- The Starena System uses deck supports, deck joiners and nosing connectors at nominally 600mm centres, some competitors do not.
- All Starena steel members are powder coated for a long life and an aesthetic finish, some competitor's wet coat.

Starena has an impressive history of **Telescopic Seating System** design; we make no apology for the fact that our Systems can come with a 10 year warranty, subject to annual yearly maintenance.

As with all quality systems, there is a price to pay for a high end, engineered solution, which matches the décor and ambience of the facility.

### Recent Completed Projects:

- Adelaide Convention Centre, Australia
- Leibler College, Victoria
- Kardinia College, Victoria
- St. Aidens College, Brisbane
- The Friends School, Hobart
- Commonwealth Games, New Delhi
- St. Monica's College
- Sydney Catholic Vocational College
- Golden Grove Community Centre
- Anderson Creek, Victoria
- Yopoon Town Hall, Queensland
- AK Reserve , Perth

### Current Projects

- Diamond Creek Stadium, Victoria
- Kuwait Tennis Centre
- Redbank High School, Queensland
- Pacific Hills Christian School , NSW
- Mackillop College, Tasmania
- Stadium Southland, New Zealand
- Ziggo Dome, Amsterdam – 15,000 Seats
- Kiev National Stadium , Ukraine - (EURO 2012) – 70,000 Seats
- LVIV Stadium, Ukraine (EURO 2012) – 35,000 Seats

Internationally the Starena group has become a major seat of choice with installations in recent years totalling in excess of 450,000 seats. Some of these projects include:

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| • Campo Pequeno Arena – Portugal     | • Al Jazeera Stadium – Abu Dhabi    |
| • National Stadium – Egypt           | • National Aquatic Centre – Ireland |
| • Omagh Stadium – Ireland            | • National Aquatic Centre – Hanoi   |
| • Ballymena Stadium – Ireland        | • Yangzhou Stadium – China          |
| • Portladow Stadium – Ireland        | • Resch Arena – USA                 |
| • Jindřichuv Hradec – Czech Republic | • Sears Point – USA                 |
| • Objednávká – Czech Republic        | • Boston University – USA           |
| • Ceske Budejovice – Czech Republic  | • San Diego University – USA        |
| • Opava Stadium – Czech Republic     | • Hong Kong Tennis Centre           |
| • Asteras Tripolis – Greece          | • Start Stadium – Norway            |
| • Hala Widowiskowa – Poland          | • Kadriorg Stadium – Estonia        |
| • Sparta Rotterdam – Netherlands     | • Benajemi Arena – Spain            |
| • Kensington Oval – West Indies      | • Aquatic Centre - Vietnam          |
| • Cirque Du Soleil – Canada          | • Macau Entertainment Centre        |
| • Sunderland Pool – England          | • Ballymena Showgrounds – Ireland   |

To view some installations of our extensive range, as well as other options, please visit our gallery at [www.starenaaust.com](http://www.starenaaust.com).

### 1. Telescopic Seating Quotation Overview

The estimation is based upon the Logan Arena project, and in accordance with the attached Starena drawings

The supply, install and commissioning of a fully motorised platform structure in accordance with the attached drawings.

- 1.1 Seat Type –
- Option 1 - AST 3000 Polymer Seat
  - Option 2 - Polymer Bench Seat
  - Option 3 - Integra T100 Solara Seats

## 4.1 Ballina Sports and Events Centre - Options Review

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- 1.2 Half steps to all locations as required.
- 1.3 Motorised control of platforms via front mounted plug-in pendant – mounted control box, connected to client supplied three (3)-phase electrical supply.
- 1.4 Polyurethane plywood finish as standard to all platform surfaces, carpet or vinyl options available upon request.
- 1.5 Seat and structure compliance to all relevant Australian / New Zealand Standards.
- 1.6 Powder coated under structure and seat bracket fixings.
- 1.7 Platform width and riser height as noted on drawings supplied.
- 1.8 Handrails as noted.
- 1.9 Side Curtains (not quoted) are optional if required.
- 1.10 Ecoglo safety illumination to aisle locations - optional

### 2.0 **Financial**

To supply, install and commission the above, including nominated accessories in Aus Dollars, ex GST.

Estimated Price :

Seat Type –

Option 1 - AST 3000 Polymer Seat	QTY 728	\$355,787
Option 2 - Polymer Bench Seat	QTY 728	\$361,343
Option 3 - Integra T100 Solara Seats	QTY 788	\$415,154

Optional

Ecoglo safety illumination to aisle locations	\$8,000
Side Curtains	on request

### 3. **Product Warranty / Maintenance**

- 3.1 Starana shall provide a warranty for the total seating installation, including all components supplied under this subcontract, against all defects due to faulty materials and workmanship.

The warranty period is to commence at the date of Practical Completion of the contract, for a five-year period.

- 3.2 **Optional Preventative Maintenance Warranty**

The Telescopic Seating System, warranty can be extended to 10 years by entering in a optional maintenance contract which includes annual inspection and routine preventative maintenance check of the system. This is an annual maintenance contract from the Certificate of Completion, costs available upon discussion.

Parts damaged through misuse or abuse, shall be outside of the warranty terms.

### 4. **Leadtime**

14 – 16 weeks from date of order.



### 5. Trading Terms

- 25% deposit with order
- 50% against BOL documents ex works
- 12.5% goods to site
- 12.5% net seven (7) days upon commissioning of System.

As a Major supplier of Fixed, Telescopic and Demountable Seat Structures in Australasia, Starena brings to this project considerable design, project management and commissioning expertise.

**Unlike other possible seating suppliers, with Starena you are dealing with the OEM and not a dealer representative, at arms length to the design and project management process.**

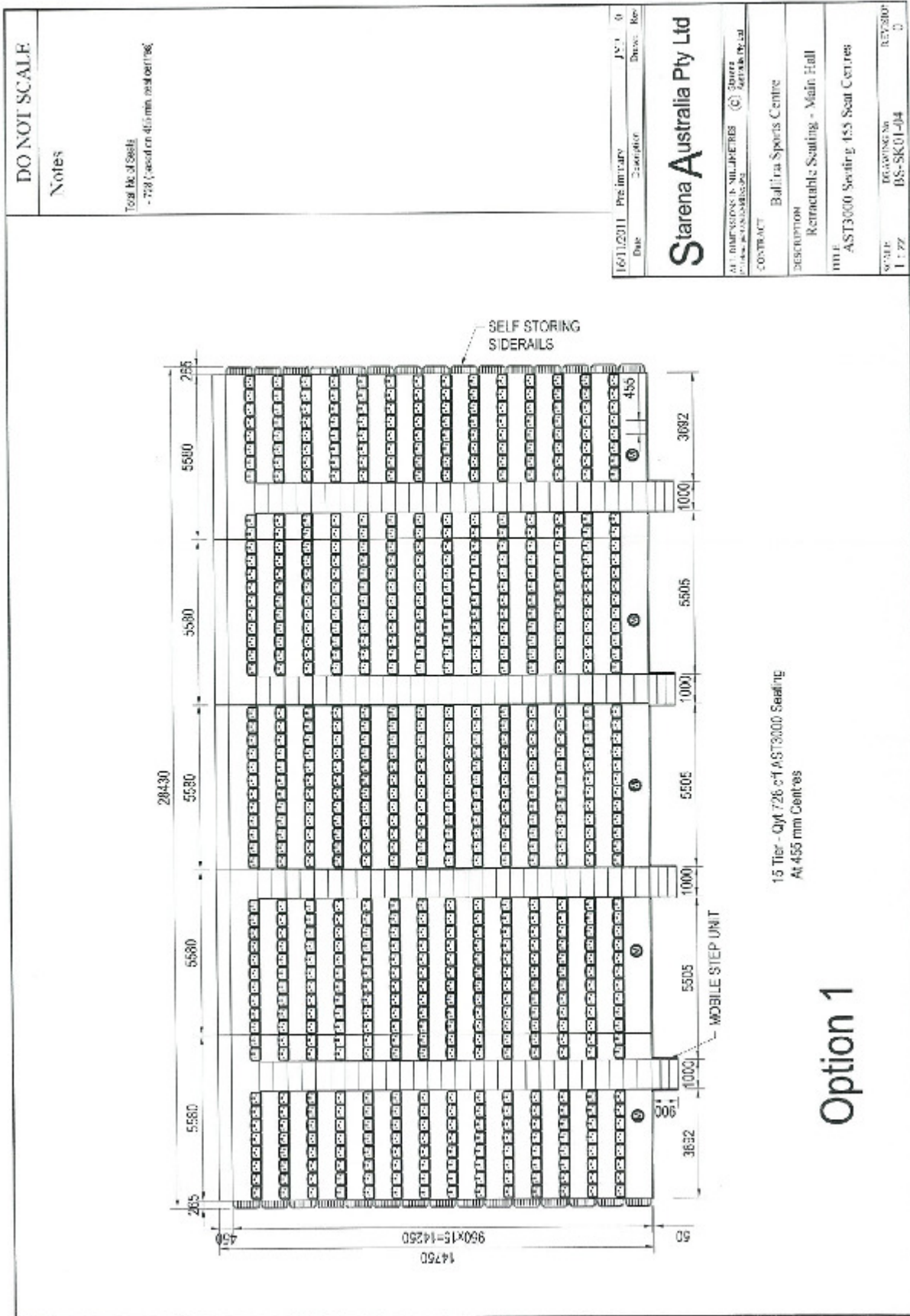
Best regards,

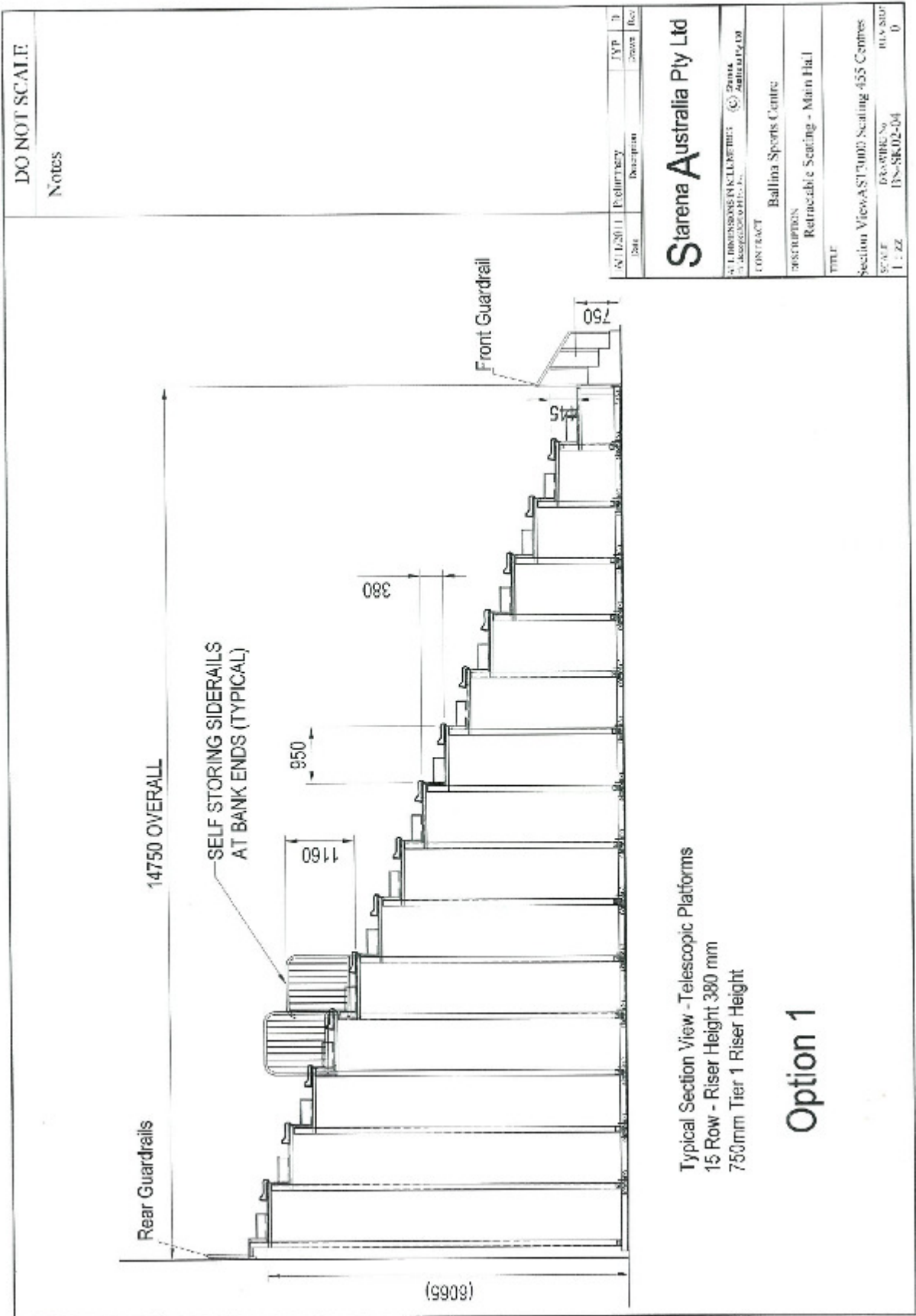
**Starena Australia Pty Ltd**



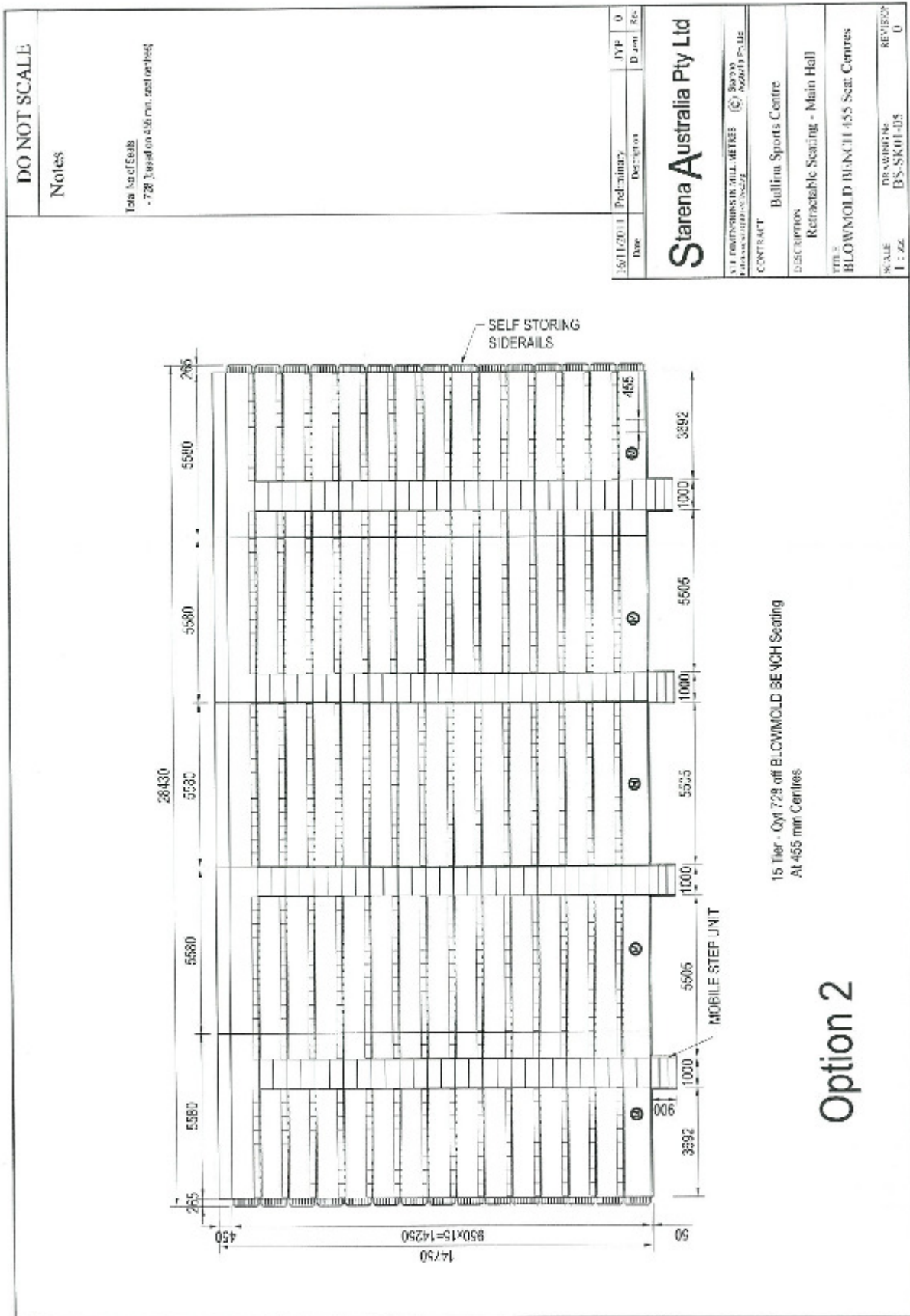
**Grant Cawley**  
**Operations Manager**

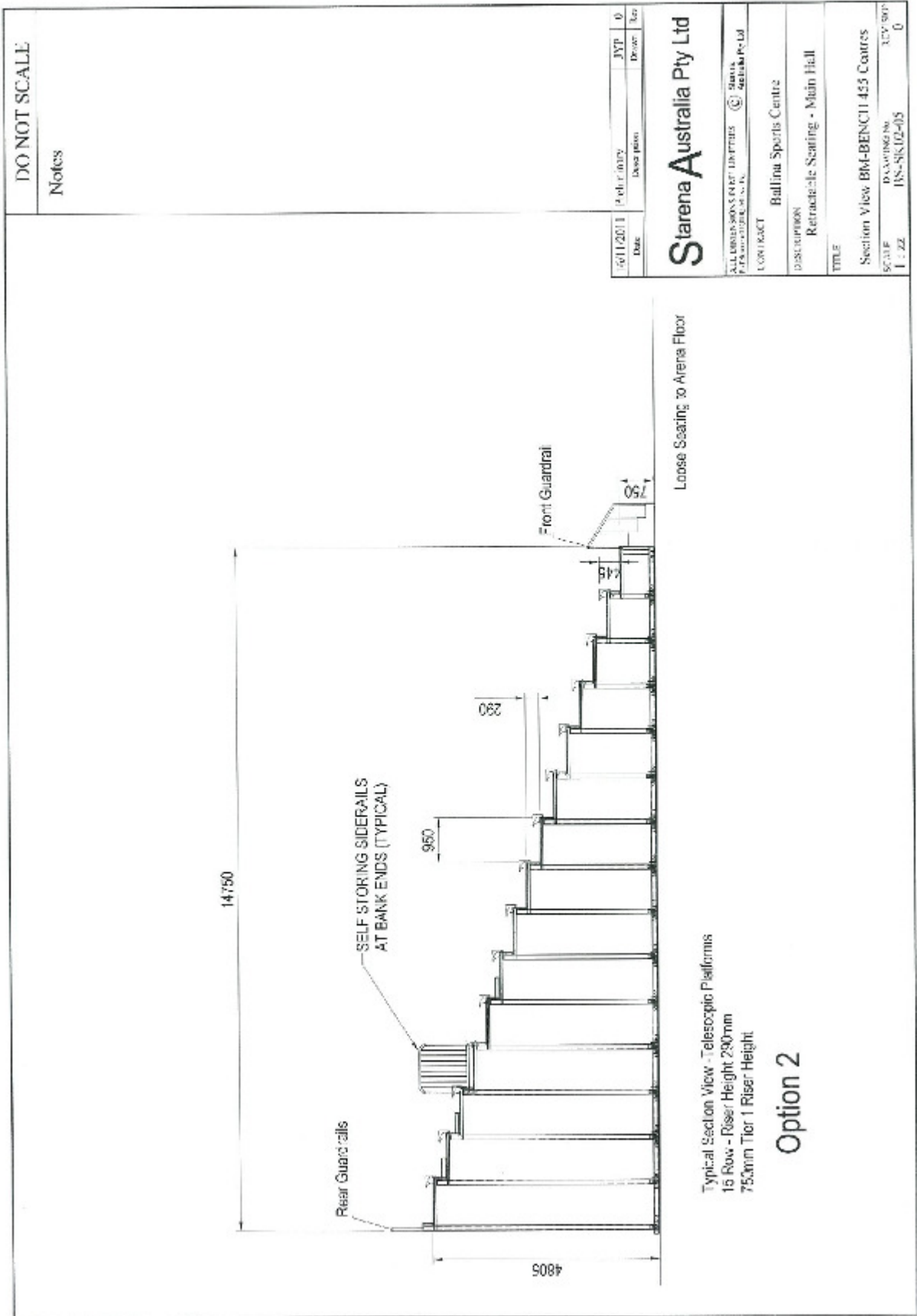
4.1 Ballina Sports and Events Centre - Options Review



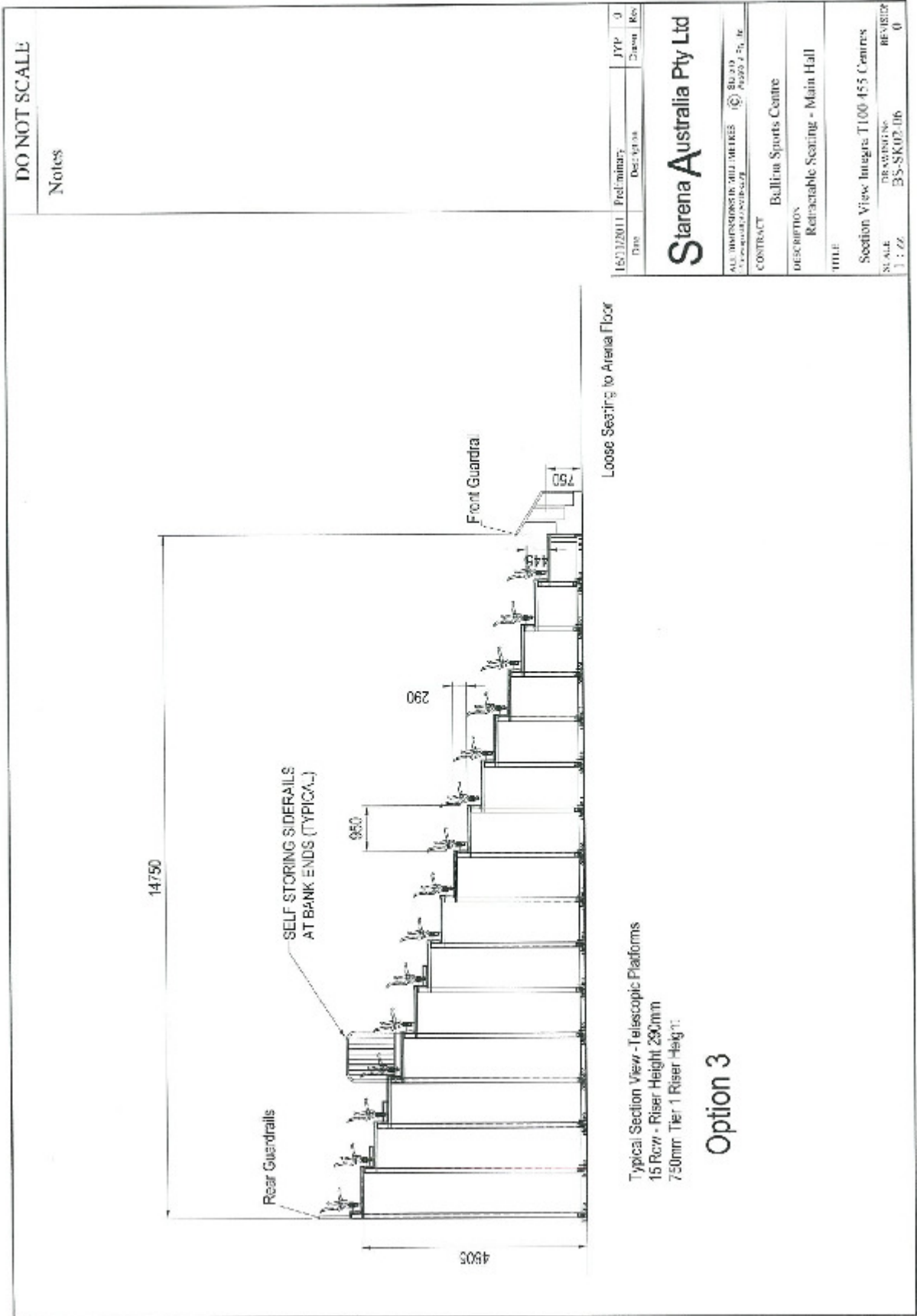


4.1 Ballina Sports and Events Centre - Options Review



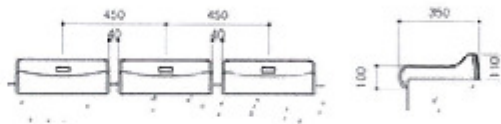






**SG AST-3000**

Blow molded  
Individual Sports  
Bench Seat with  
raised back and  
variable seat  
spacing

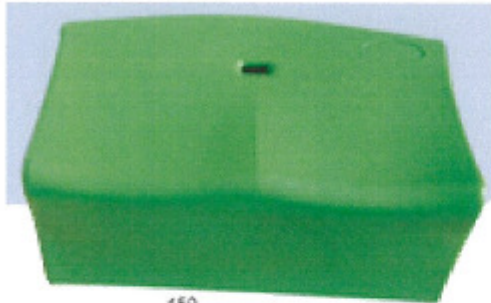




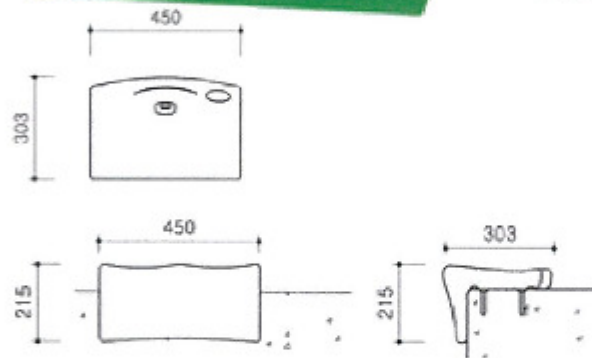
## Seat Types

### BENCH SEAT OPTIONS

#### SG AST-2000



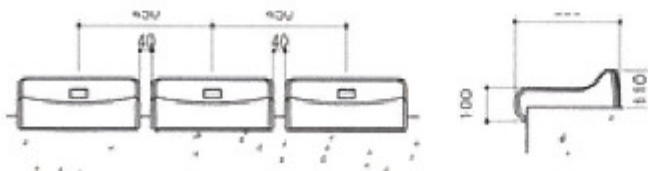
**Blow molded individual Sports Bench Seat with variable seat spacing**



#### SG AST-3000



**Blow molded Individual Sports Bench Seat with raised back and variable seat spacing**



The **Starena** Group



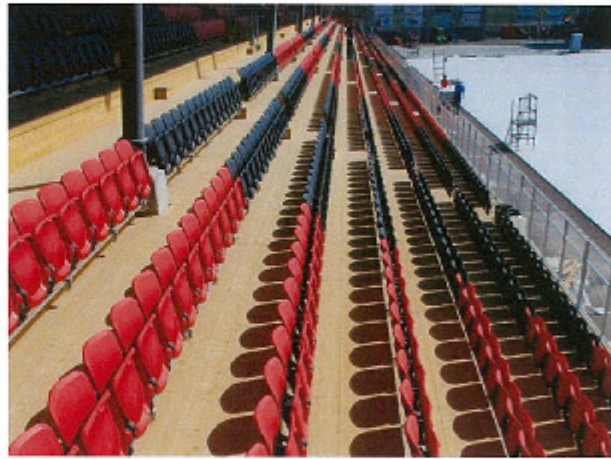
**Integra T 100**  
Polymer Seat and  
Back



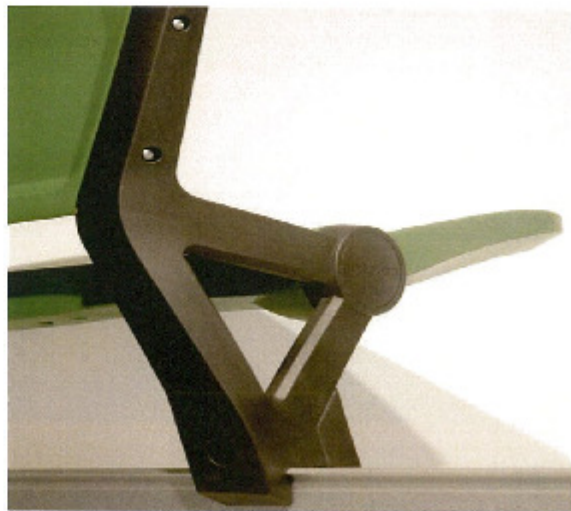
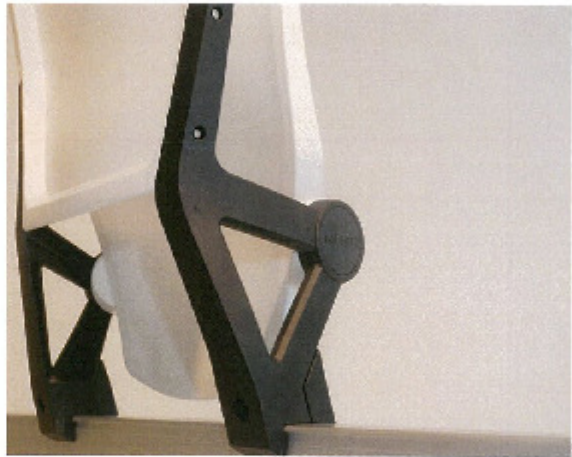
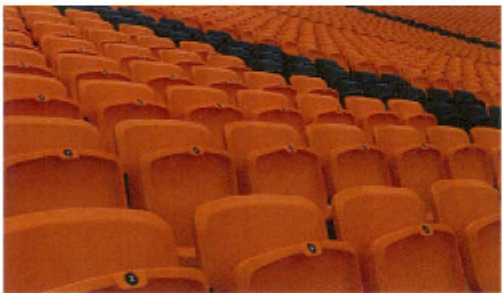
Polymer Seat and Back  
With integrated arms



Integra T100 Seats



INTEGRA T100



**contact**

pdt brisbane office  
184 wharf street  
spring hill qld 4000

po box 607  
fortitude valley qld 4006

p: +61 7 3232 1300  
f: +61 7 3232 1350  
e: pdt@pdt.com.au

pdt townsville office  
36 ingham road  
townsville qld 4810

po box 707  
townsville qld 4810

p: +61 7 4771 5084  
f: +61 7 4772 3647  
e: townsville@pdt.com.au

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architects

[www.pdt.com.au](http://www.pdt.com.au)

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