



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 **Wednesday 18 July 2012 commencing at 5.00 pm.**

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
-

1. Apologies

2. Declarations of Interest

3. Deputations

4.1 Ballina Sports and Events Centre - Options

4. Committee Reports

4.1 Ballina Sports and Events Centre - Options

Delivery Program Commercial Services

Objective To further consider the options available for the proposed Sports and Events Centre.

Background

At the Facilities Committee meeting held Monday 18 June 2012 Council considered an options report, as prepared by PDT Architects, for the proposed centre. A copy of that options report is included as the first attachment to this report.

In summary the PDT report examined the merits of a range of centre configurations for the Kingsford Smith site to allow Council to confirm the preferred configuration.

The final resolution from that meeting approved funding to prepare a Master Plan for the Kingsford Smith precinct, with Council also resolving to hold a workshop on the preferred centre configuration.

This Facilities Committee meeting provides the opportunity for that workshop with representatives from PDT being in attendance to discuss the options available.

Key Issues

- Cost / benefits of a four court basic sports stadium as compared to an event / sports stadium being two or three courts in size

Information

The current uncertainty focuses largely on a strong push from the Ballina Basketball Association for a four court stadium balanced against Council's previously endorsed approach for a two plus one court events / sports stadium.

The PDT options report, as attached, identifies these two configurations as option 2B (integrated with Ballina Seagulls Rugby League Club) and option 6.

The PDT report also includes a "Buildings Options Analysis Matrix" that compares all the options available. As per that matrix the overall score for option 2B is 87 as compared to 50 for option 6. This means option 2B is considered to be a far more beneficial outcome, based on those weightings, to the entire community than option 6. Certainly there is a level of subjectivity with weightings of this nature, but areas where option 2B is considered to be far superior to option 6, include:

4.1 Ballina Sports and Events Centre - Options

- Integration of build scale in context to location (five compared to two)
- Aesthetics (four to two)
- Multiple uses (five to three)
- Ability to accommodate entertainment events (five to two)
- Ability to host numerous functions at once (five to two)
- On site catering facilities (five to one)

The one area where option 6 is considered to be superior is the ability to host regional sporting competitions (option 6 has a score of five compared to a score of one for option 2B).

What these weightings are clearly saying is that option 2B provides a more integrated, aesthetically pleasing and multiple use facility, as compared to option 6. This means from a whole of community perspective option 2B is the superior facility.

The estimated cost for these two options is \$10.2 to \$10.7 million for option 2B and \$7.4 to \$7.9 million for option 6. Importantly the option 6 estimate is based on a "tin shed" type model and does not have the finish envisaged in option 2B. If Council wishes to improve the finish of option 6, then the cost would obviously increase.

Based on these estimates, a key question for Council is whether the expenditure of the additional \$3 million (approximately) justifies the additional benefits to be gained for the broader community.

One matter that was uncertain at the June 2012 meeting was whether or not the four court proposal (option 6) could be located at Kingsford Smith Reserve. It has subsequently been confirmed that the layout for this facility in the PDT report has been drawn to scale and as per that layout there is some encroachment onto the playing field, albeit that this facility has not been integrated into the existing Seagulls Rugby League Club, as has option 2B.

One of the major considerations that Councillors need to turn their mind too in respect to the four court option is whether or not Kingsford Smith should be the preferred site, or whether this type of "tin shed" facility should be located somewhere else, such as the "Old Depot Site".

The Buildings Options Analysis Matrix highlights the low scoring for the integration and aesthetics of the four court facility at Kingsford Smith, and if this was the preferred configuration, the recommendation is to investigate the feasibility of using the Old Depot Site for that centre, as that site is considered to be a better option for a building of that scale and magnitude.

The primary reason for this is that four courts is a substantial building and locating it at the Old Depot site will minimise any negative aesthetics that may arise, due to the low visibility of this site.

There have been numerous statements made regarding operating costs for the proposed centres and a key objective will be to minimise recurrent operating costs where possible. It is important that Council is realistic in budgeting for future operating costs and as a recommended guide Council should expect a net operating loss of \$150,000 to \$200,000 per annum.

4.1 Ballina Sports and Events Centre - Options

To determine the accuracy of this statement financial information from a number of councils who manage sports / events centres was sourced, and a summary of that information is as follows.

Tamworth Sportsdome (Tamworth Regional Council)

This centre includes:

- International standard Basketball show court
- Three standard basketball courts
- Plus other space used for netball, volleyball, indoor hockey futsal and basketball
- Multi purpose rooms
- Kiosk

The 2012/12 financial year was the centre's first full year of operating with the figures being as follows:

Item	Budget	Actual
Income - Hire	245,000	221,000
Income - Café Net	30,000	42,000
Total Operating Income	275,000	263,000
Operating Expenses	425,000	423,000
Net Operating Loss Before Interest	150,000	160,000
Add Interest	311,000	182,000
Add Principal	108,000	108,000
Total Cash Loss	569,000	450,000

These figures are generally consistent with what would be expected with the annual operating loss at around \$150,000 to \$200,000 with financing costs then added to that.

Raymond Laurie Centre – Yamba (Clarence Valley Council)

This facility includes two basketball courts, plus other rooms for a gym, yoga etc.

Income	99,000	74,000
Operating Expenses (excluding dep)	306,000	298,000
Net Operating Loss Before Interest	207,000	225,000
Add Interest	41,000	41,000
Add Principal	24,000	24,000
Total Cash Loss	275,000	290,000

Yamba is a much smaller community, but the figures again highlight the cost of providing these services.

Orange City Council

This Council provides a four court centre, which also has facilities for a dance room, police interview rooms and homework rooms. The facility is sub leased to the Police Citizens Youth Club (PCYC). Orange Council has a recurrent expense budget of just \$21,000.

Councillors may remember that the NSW State Government was calling expressions of interest during 2011 for centres that could potentially be managed by the PCYC. Ballina Council was not successful in that expression of interest process, however if the Ballina Events and Sports Centre did proceed, this would be one management option pursued. The important criterion with this management option is that facilities must be available for Police within the centre, as occurs at Orange.

Shoalhaven City Council

This centre has two courts and whilst Council owns the centre the Basketball Association runs and maintains the structure. Council has a small recurrent expenditure for rates and other miscellaneous expenses. However Council has recently voted to demolish the existing structure and construct a new indoor stadium. This may infer that the current arrangements have not worked that well.

Coffs Harbour

The Coffs Harbour facility has four courts that can be configured in different ways and for different sports. It is run by a management committee and Council makes a donation of \$30,000 for maintenance. There was limited financial information available on this facility as the information is controlled by the management committee, which is separate to Council.

In summary, from the research undertaken, there are considered to be two main options for the centres and management:

Option A – The multi-purpose events and sports facility that requires professional management, which typically comes with an operating cost of \$150,000 plus per annum; or

Option B – The more basic structure that can be leased or contracted out to a local management committee, such as a Basketball Association, which then has minimal recurrent operating costs for the Council, albeit that ultimately these facilities require a significant capital re-investment by the Council. The alternative management option is the PCYC, which is an excellent option, however it is difficult to secure that funding stream.

Legal / Resource / Financial Implications

Council has no funding set aside for construction or future operation of the centre. If Council ultimately obtains a planning consent from the current process, these matters will need to be resolved prior to tenders being called for the construction of the building.

Consultation

There has been significant consultation to date, albeit there is not total consensus on the preferred configuration.

The resolution to prepare a Master Plan for Kingsford Smith will also result in further community consultation.

Options

In reviewing the contents of this report the viable options are:

- a) Proceed with the planning for option 2B at Kingsford Smith – If the Council's vision is to have a multi-purpose events / sports centre that provides a major cultural and sporting focus for Ballina Shire, then this is the best option. As per the options matrix prepared by PDT, this configuration satisfies a wide range of needs, while at the same time allowing for a third court to be added at a future date. However, the finishes needed for multi-purpose use means that the cost of the centre is significant (\$10 million plus) and there will likely be significant recurrent operating costs of \$150,000 plus.
- b) Confirm that the four court option is more affordable from a capital and possibly from a recurrent cost perspective, and investigate the feasibility of locating such a centre at the Old Depot site. If this is the preferred option then Council needs to accept that the usage of this facility will be no where near as broad as the multi-purpose centre proposed in option 2B. This investigation may not necessarily result in the centre being located at the Old Depot site, but it would at least confirm whether or not the site is a viable option.
- c) Defer any decision on the preferred configuration and allow PDT to undertake the consultation required for the preparation of the Master Plan for Kingsford Smith. The difficulty with this option is that the Master Plan is then being produced with uncertainty over the type of centre that will be located on Kingsford Smith. An events / sports centre (option 2B) may have substantially different flow on impacts as compared to a basic four court centre (option 6) and it is important that a key foundation for the Master Plan, such as this, is well understood to ensure the Master Plan reflects the future use of the locality.

In examining the options it is clear that option 2B, at Kingsford Smith, provides the greatest benefit to the broader community, however that benefit comes at cost, both capital and recurrent. The current estimate for that project is nearing \$11 million and with there likely to be recurrent operating costs of \$150,000 plus per annum, Council needs to acknowledge that we are a very long way short of identifying the funding sources for both the capital and recurrent components of the project. Significant Federal and State Government funding will be needed to make the project a reality, and Council may well need to pursue a future rate variation, to finance the likely operating cost.

Option 6, albeit located at the Old Depot site, is a lower cost option providing usage to sporting groups, however it will not provide the broader benefits outlined in the Options report as prepared by PDT.

4.1 Ballina Sports and Events Centre - Options

If Council's objective is to provide a basic four court facility that could be managed by a local sporting group, we could minimise our recurrent operating costs, and the capital cost could be limited to around \$7m to \$8m. The downside to this option is that the future use may not be as broad as Council would prefer and ultimately there may still be a need for Council to subsidise the operating cost of the facility, if a local committee is not in a position to effectively manage the centre.

In conclusion the advice from the professional consultants appointed by Council, who have far more experience and expertise than staff, Councillors and the community members promoting this centre, is that option 2B will provide the greatest benefit to the broader community. This option is the current preferred option of Council and based on the contents of this report it is recommended that Council maintain that concept as our preferred option for further consultation purposes.

The local Basketball Association has made a number of statements that the four court centre will provide the best benefit to the community, however the only reason that appears to be supporting that argument is the assumption that a four court stadium will allow the facility to host regional competitions. This may well be the case, however many regional centres compete for these competitions and it will be difficult to Ballina to attract such competitions on a regular basis.

On the other hand the two court events / sports centre, with an option to expand to three courts, provides an opportunity for the facility to be used by a wide range of people, and also to focus not only on sporting events but cultural activities as well.

Based on this, the recommendation is for Council to continue to pursue option 2B for the purposes of the Master Plan. The outcomes from this consultation will then be reported back to the newly elected Council later this calendar year and that Council will then be in a position to determine whether they wish to proceed with the project based on option 2B, whether they wish to change the preferred option and / or location, or whether they wish to terminate the project due to concerns over Council not having sufficient funds to proceed.

RECOMMENDATIONS

That Council confirms that Option 2B, as per the attached Building Options Report from PDT, is the preferred configuration for the proposed Ballina Sports and Events Centre, for the purposes of preparing the Kingsford Smith Master Plan.

Attachment(s)

1. PDT - Revised Building Options Report

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

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

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option 4, 3 courts with mezzanine, gym and function rooms	14
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option 6, 4 courts with permanent tiered spectator seating.	18
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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

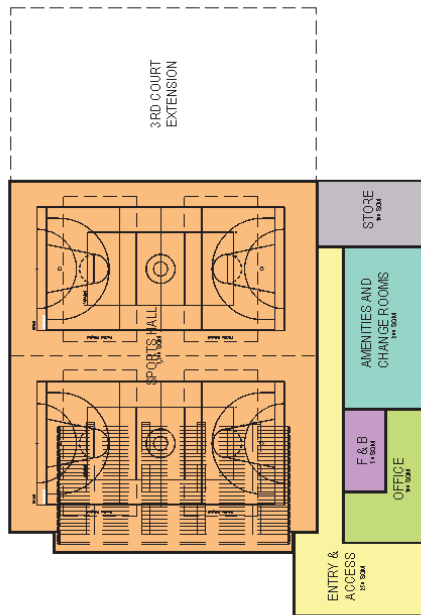
Criteria	Option 1 2 courts, single level	Option 2 2 courts with mezzanine and function rooms	option 2b, 2 courts with mezzanine, function rooms and external tiered seating	Option 3 3 courts, single level	Option 4 3 courts with mezzanine, gym & function rooms	Option 5 3*1 courts with mezzanine, gym and 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
Total Score	38	79	87	49	95	99	50

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	-
TOTAL	2,400

SEATING CAPACITY

GROUND, TIERED	760
GROUND, ON FLOOR	220
MEZZANINE LEVEL	-
TOTAL	980



PRELIMINARY

for information only

NO.	DESCRIPTION	QTY	UNIT	AMOUNT	TOTAL
01	CONCRETE	1	m ²	100.00	100.00
02	STEEL	1	m ²	100.00	100.00
03	GLASS	1	m ²	100.00	100.00
04	MEZZANINE	1	m ²	100.00	100.00
05	MEZZANINE	1	m ²	100.00	100.00
06	MEZZANINE	1	m ²	100.00	100.00
07	MEZZANINE	1	m ²	100.00	100.00
08	MEZZANINE	1	m ²	100.00	100.00
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47	MEZZANINE	1	m ²	100.00	100.00
48	MEZZANINE	1	m ²	100.00	100.00
49	MEZZANINE	1	m ²	100.00	100.00
50	MEZZANINE	1	m ²	100.00	100.00

PROJECT NUMBER: 15/000001
 BALLINA INDOOR SPORTS AND EVENTS CENTRE
 OPTION 1
 2. COURT WITH FUTURE PROOF FOR 3 SINGLE LEVEL



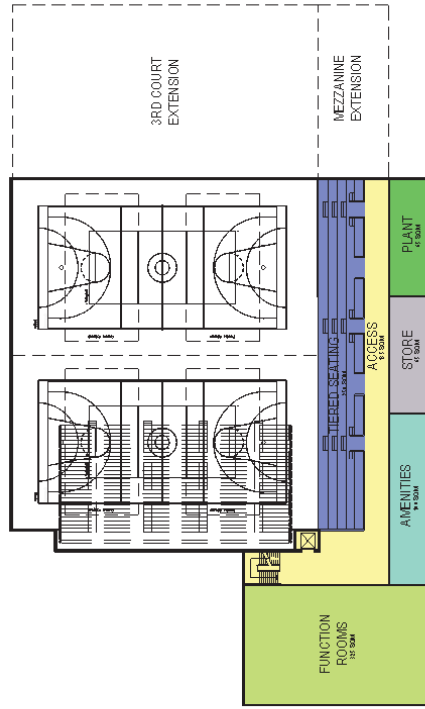
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07	MEZZANINE	1	m ²	100.00	100.00
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45	MEZZANINE	1	m ²	100.00	100.00
46	MEZZANINE	1	m ²	100.00	100.00
47	MEZZANINE	1	m ²	100.00	100.00
48	MEZZANINE	1	m ²	100.00	100.00
49	MEZZANINE	1	m ²	100.00	100.00
50	MEZZANINE	1	m ²	100.00	100.00

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.

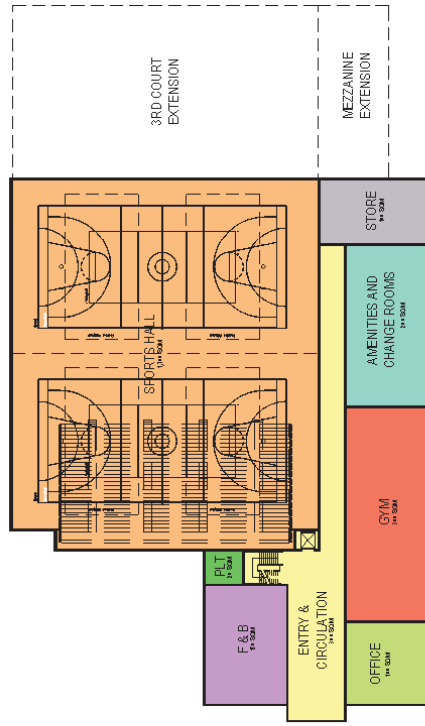
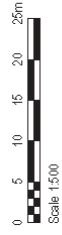
- 2 full size courts
- 1 set of retractable seating
- Mezzanine level with tiered seating
- Multi use function rooms space.
- Single level Gym
- Single set of male and female amenities and change rooms
- Full cook kitchen
- Office & reception area.
- Fully air-conditioned & mechanical ventilation

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
TOTAL 1,210



GROUND FLOOR PLAN

OPTION 2

FLOOR AREA
 GROUND FLOOR 2,870
 MEZZANINE LEVEL 940
TOTAL 3,810

PRELIMINARY

<p>PROJECT INFORMATION</p> <p>Ballina Indoor Sports and Events Centre</p> <p>OPTION 2</p> <p>2 COURT WITH FUTURE PROOF FOR 3</p> <p>2 LEVELS WITH FUNCTION SPACE</p>		<p>Client: Ballina Shire Council</p> <p>Project No: 15/1518</p> <p>Date: 27/12/15</p>
<p>PREPARED BY</p> <p>PROJECT ARCHITECT</p> <p>PROJECT ARCHITECT</p> <p>PROJECT ARCHITECT</p> <p>PROJECT ARCHITECT</p> <p>PROJECT ARCHITECT</p>		<p>Scale: 1:500</p> <p>Sheet No: 01</p> <p>Sheet Title: MEZZANINE FLOOR PLAN</p>
<p>FOR INFORMATION ONLY</p> <p>PROJECT NO: 15/1518</p> <p>PROJECT NAME: BALLINA INDOOR SPORTS AND EVENTS CENTRE</p> <p>PROJECT ADDRESS: 15/1518</p> <p>PROJECT CONTACT: 15/1518</p> <p>PROJECT PHONE: 15/1518</p> <p>PROJECT FAX: 15/1518</p> <p>PROJECT EMAIL: 15/1518</p> <p>PROJECT WEBSITE: 15/1518</p>		<p>Scale: 1:500</p> <p>Sheet No: 01</p> <p>Sheet Title: MEZZANINE FLOOR PLAN</p>
<p>DATE: 27/12/15</p> <p>BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>APPROVED BY: [Signature]</p>		<p>Scale: 1:500</p> <p>Sheet No: 01</p> <p>Sheet Title: MEZZANINE FLOOR PLAN</p>

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

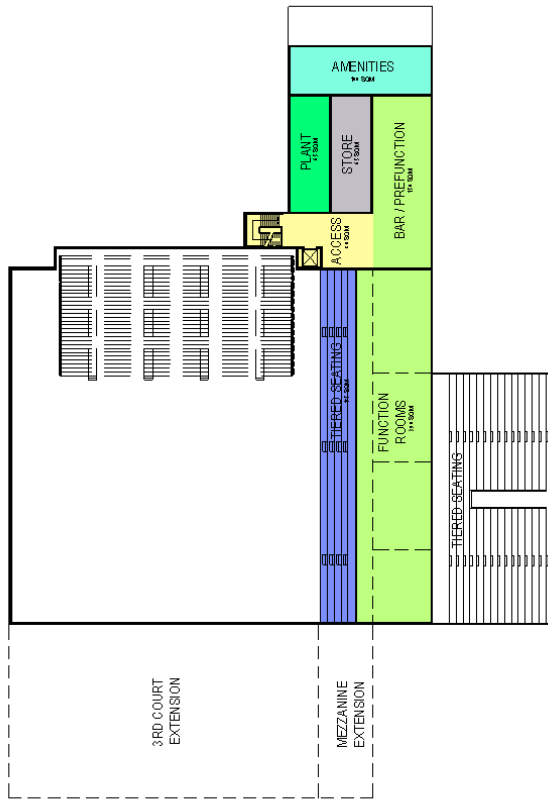
The option is a variant on option 2 with the addition of the external tiered seating area for viewing field sports. By locating the complex next to a sporting field it allows the facilities of the centre to be utilised by a broader segment of the community. While it does require increased change rooms 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 expended 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

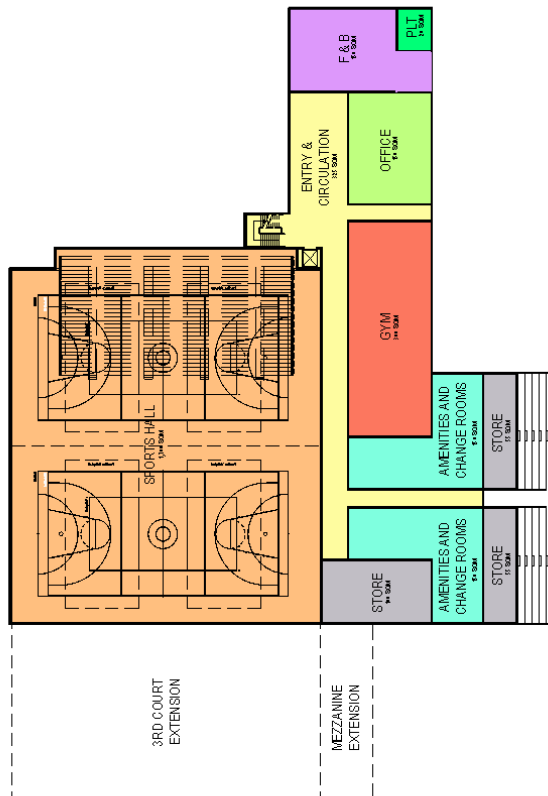
INDOOR STADIUM

GROUND, TIERED	760
GROUND, ON FLOOR	220
MEZZANINE LEVEL	390
TOTAL	1,370

RUGBY FIELD

TIERED SEATING	824
----------------	-----

Scale 1:500



GROUND FLOOR PLAN

OPTION 2B

FLOOR AREA

GROUND FLOOR	3,165
MEZZANINE LEVEL	1,035
TOTAL	4,190

PRELIMINARY

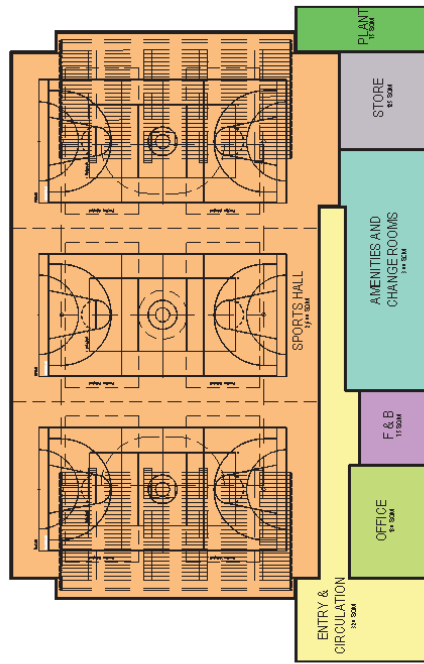
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<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE							<p>PROJECT NO: 14/12/12</p> <p>PROJECT NAME: BALLINA INDOOR SPORTS AND EVENTS CENTRE OPTION 2B</p> <p>CLIENT: BALLINA SHIRE COUNCIL</p> <p>DATE OF ISSUE: 14/12/12</p> <p>SCALE: AS SHOWN</p>
NO.	DESCRIPTION	DATE									

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

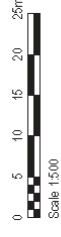
OPTION 3

FLOOR AREA

GROUND FLOOR	3,625
MEZZANINE LEVEL	-
TOTAL	3,625

SEATING CAPACITY

GROUND, TIERED	1,820
GROUND, ON FLOOR	440
MEZZANINE LEVEL	-
TOTAL	1,360



PRELIMINARY

FOR CLIENT		REVISIONS		PROJECT INFORMATION	
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P.D.T. ARCHITECTS 11/11/18		BALLINA INDOOR SPORTS AND EVENTS CENTRE OPTION 3 3 COURTS SINGLE LEVEL		CLIENT: BALLINA SHIRE COUNCIL PROJECT NO: 18/18 DRAWING NO: GROUND FLOOR DATE: 11/11/18	

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

(similar to Logan Metro Indoor Sports Centre)

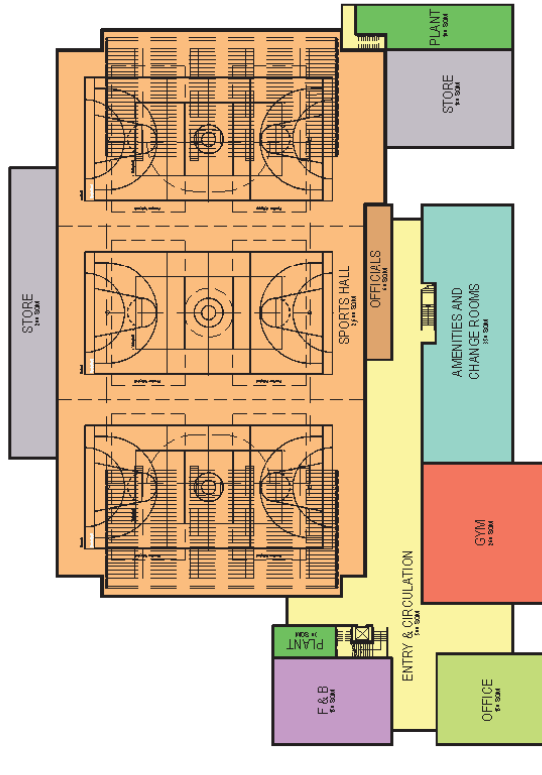
The facility can provide for regional sports and events. The facilities are capable of hosting regional indoor sport competitions with all games being viewed from the permanent mezzanine seating. It also has the capability of being a permanent fixture of a national league. The facility includes a catered 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

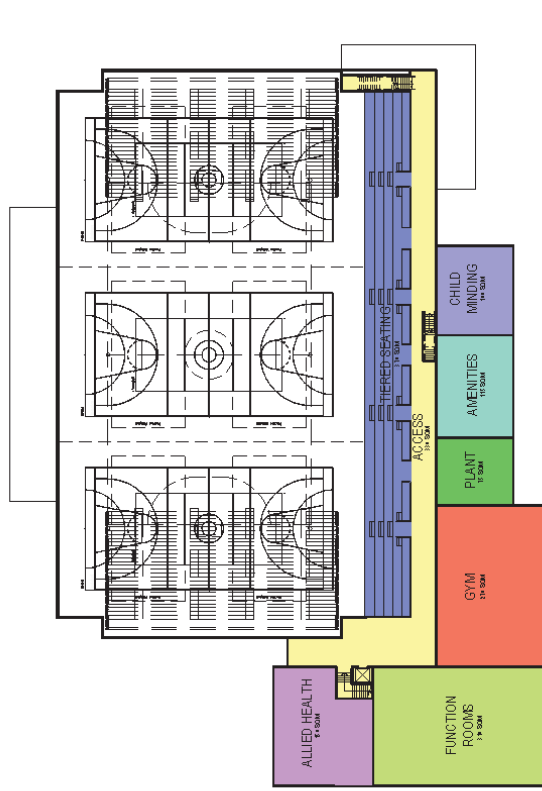
FLOOR AREA

GROUND FLOOR	4,580
MEZZANINE LEVEL	1,720
TOTAL	6,300

PRELIMINARY

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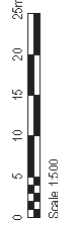
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008	REVISED	11/07/12	SK
009	REVISED	11/07/12	SK
010	REVISED	11/07/12	SK



MEZZANINE FLOOR PLAN

SEATING CAPACITY

GROUND, TIERED	1,220
GROUND, ON FLOOR	440
MEZZANINE LEVEL	350
TOTAL	2,310



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Ballina Indoor Sports and Events Centre
Option 4
3 Courts
2 Levels with Function Space

Project No: 12/07/12
Client: Ballina Shire Council
Date: 11/07/12
Scale: 1:500
Drawing No: G434 SK004 1

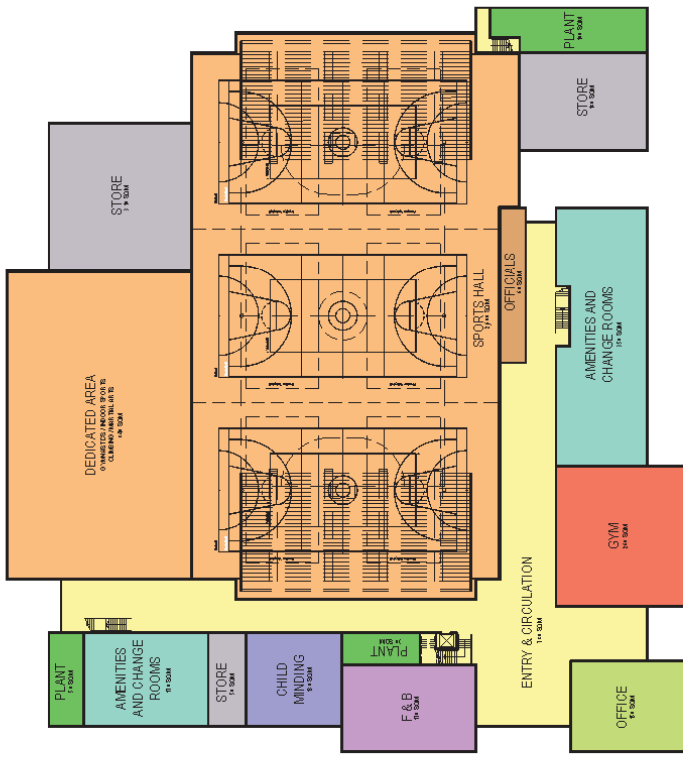
option 5, 3+1 courts with mezzanine, gym and function rooms.

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

4.1 Ballina Sports and Events Centre - Options



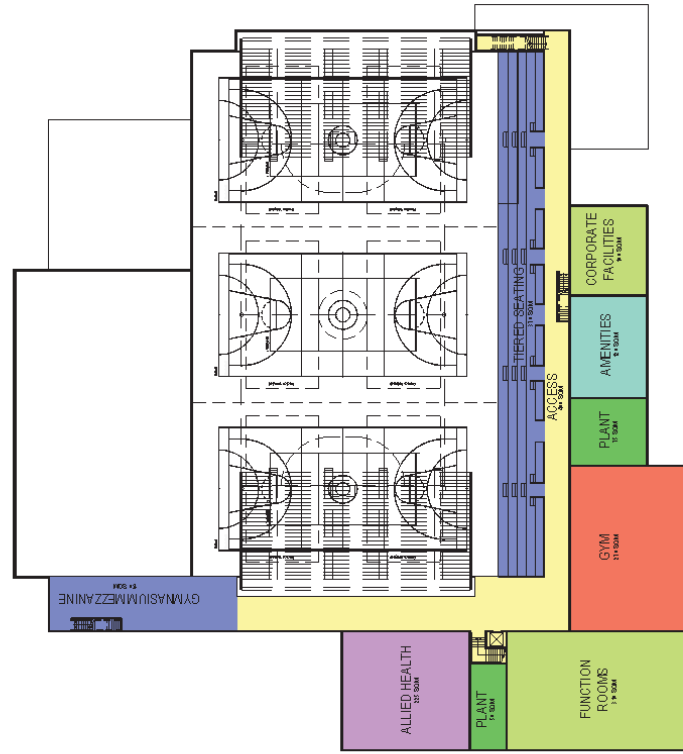
GROUND FLOOR PLAN

OPTION 5

FLOOR AREA

GROUND FLOOR	6,230
MEZZANINE LEVEL	2,070
TOTAL	8,300

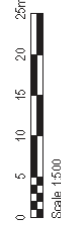
PRELIMINARY



MEZZANINE FLOOR PLAN

SEATING CAPACITY

GROUND, TIERED	1,620
GROUND, ON FLOOR	440
MEZZANINE LEVEL	400
TOTAL	2,360



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008	ISSUED FOR PERMIT	11/11/14	SK	SK
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PROJECT INFORMATION

Ballina Indoor Sports and Events Centre
 OPTION 5
 3 COURTS + 1
 2 LEVELS WITH FUNCTION & GYMNASIUM SPACE

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6434 SK005 1

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.

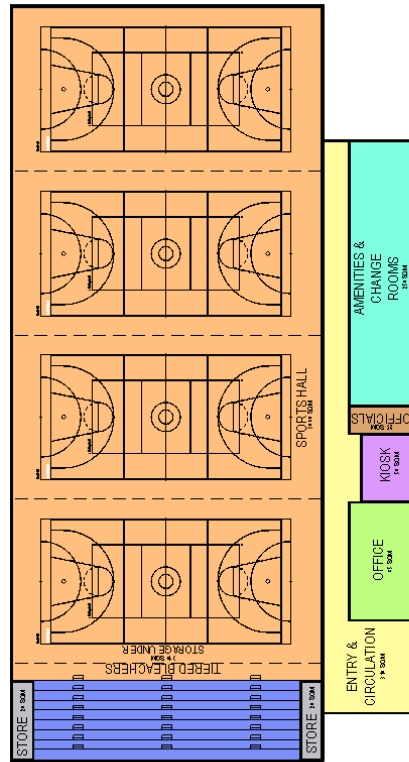
Seating Capacity: 670
Area (sqm): 4,150
Construction Cost: \$7.4 - \$7.9m

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

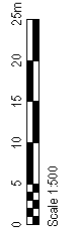
OPTION 6

FLOOR AREA

GROUND FLOOR 4,150
 MEZZANINE LEVEL nil
TOTAL 4,150

SEATING CAPACITY

GROUND, TIERED 460
 GROUND, ON FLOOR 220
TOTAL 670



PRELIMINARY

OPTION 6 - 4 COURT
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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

4.1 Ballina Sports and Events Centre - Options



KINGSFORD SMITH PARK - OPTION 2B

for information only

PROPOSAL SUMMARY
 BALLINA INDOOR SPORTS AND EVENTS CENTRE
 KINGSFORD SMITH PARK
 OPTION 2B SITE PLAN

PROPOSAL INFORMATION

DATE OF SUBMISSION	11/04/12	SCALE	AS SHOWN
DATE OF MEETING	23/06/12	PROJECT NO.	6434
DATE OF PREVIOUS MEETING		CLIENT	SK010
DATE OF NEXT MEETING		PROJECT NAME	

PROPOSAL DETAILS

PROPOSAL NO.	6434	PROJECT NO.	SK010
DATE OF SUBMISSION	11/04/12	SCALE	AS SHOWN
DATE OF MEETING	23/06/12	PROJECT NO.	6434
DATE OF PREVIOUS MEETING		CLIENT	SK010
DATE OF NEXT MEETING		PROJECT NAME	

PROPOSAL PREPARED BY
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 1/100 BROADWAY, SUITE 101
 BALLINA NSW 2460
 PH: 02 6621 1111
 FAX: 02 6621 1112
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PROPOSAL CHECKED BY
 [Signature]

PROPOSAL APPROVED BY
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PROPOSAL DATE
 11/04/12

PROPOSAL SCALE
 AS SHOWN

PROPOSAL SHEET NO.
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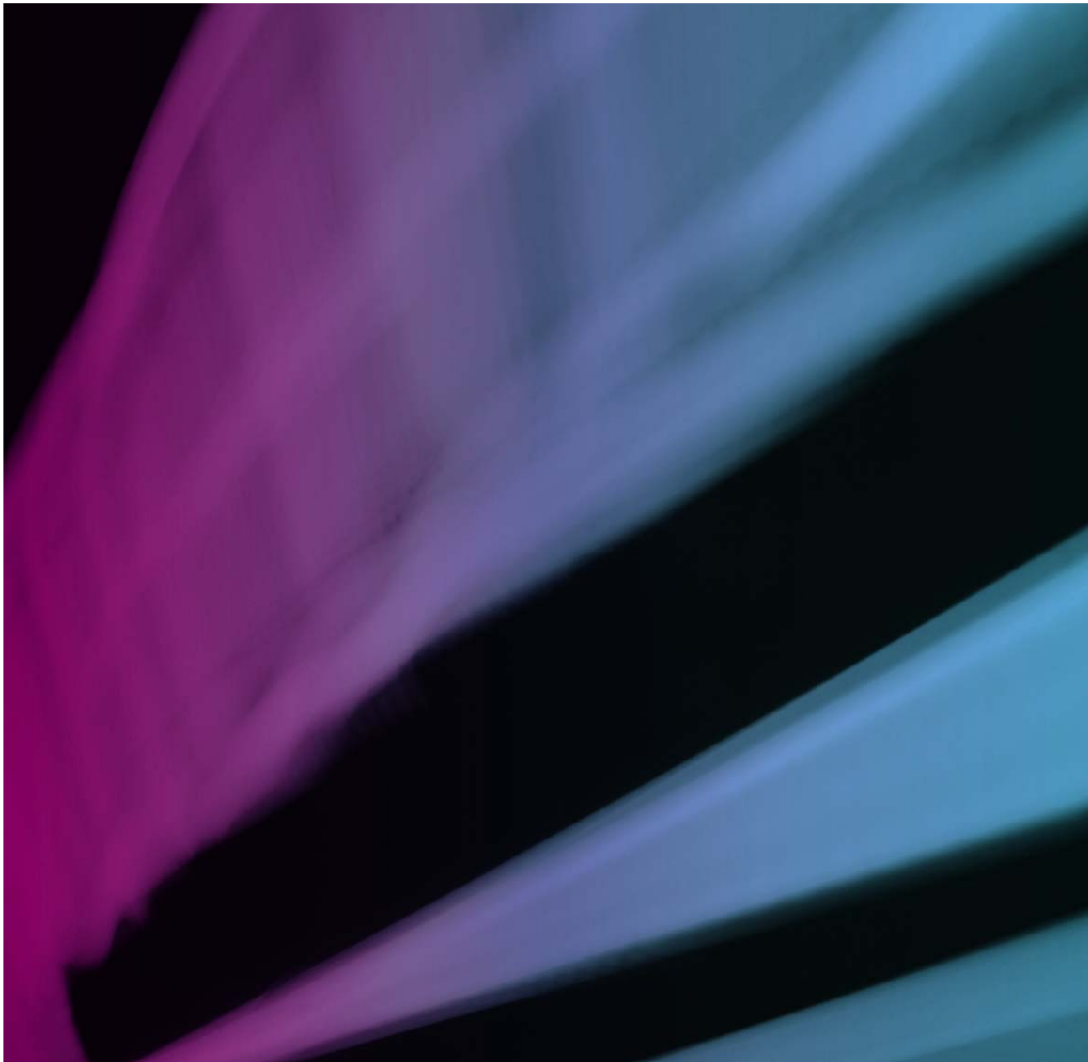
4.1 Ballina Sports and Events Centre - Options



KINGSFORD SMITH PARK - OPTION 6

<p>FOR INFORMATION ONLY</p> <p>PROPOSED AREAS: BALLINA INDOOR SPORTS AND EVENTS CENTRE KINGSFORD SMITH PARK OPTION 6 SITE PLAN</p>		<p>DATE: 11/06/12 DRAWN BY: T. L. L. @ J.S. CHECKED BY: G.S. PROJECT NO: 6434 SK 013 SHEET NO: 1</p>
<p>pd.t. architects</p> <p>100/111 BROADWAY, SUITE 101, BALLINA NSW 2460 PH: 02 6621 1111 FAX: 02 6621 1112 WWW.PD.T.ARCHITECTS.COM.AU</p>		<p>DATE: 11/06/12 SCALE: 1:500 SHEET NO: 1 TOTAL SHEETS: 1</p>

Indicative Cost Plan for Design Options



4.1 Ballina Sports and Events Centre - Options

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

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23 May 2012

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Revision 3 - 23 May 2012

4.1 Ballina Sports and Events Centre - Options

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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4.1 Ballina Sports and Events Centre - Options

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

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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

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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

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Unit 1/16 Jusfrute Drive, West Gosford NSW 2250 Australia
Telephone: +61 2 4323 9092
Facsimile: +61 2 4325 0004
Email: info@starenaaust.com
Web Site: 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
- Yeppoon 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
- National Stadium – Egypt
- Omagh Stadium – Ireland
- Ballymena Stadium – Ireland
- Portadown Stadium – Ireland
- Jindrichuv Hradec – Czech Republic
- Objednávka – Czech Republic
- Ceske Budejovice – Czech Republic
- Opava Stadium – Czech Republic
- Asteras Tripolis – Greece
- Hala Widowiskowa – Poland
- Sparta Rotterdam – Netherlands
- Kensington Oval – West Indies
- Cirque Du Soleil – Canada
- Sunderland Pool – England
- Al Jazeera Stadium – Abu Dhabi
- National Aquatic Centre – Ireland
- National Aquatic Centre – Hanoi
- Yangzhou Stadium – China
- Resch Arena – USA
- Sears Point – USA
- Boston University – USA
- San Diego University – USA
- Hong Kong Tennis Centre
- Start Stadium – Norway
- Kadriog Stadium – Estonia
- Benajemi Arena – Spain
- Aquatic Centre - Vietnam
- Macau Entertainment Centre
- Ballymena Showgrounds – Ireland

To view some installations of our extensive range, as well as other options, please visit our gallery at 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

- 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 Starena 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.

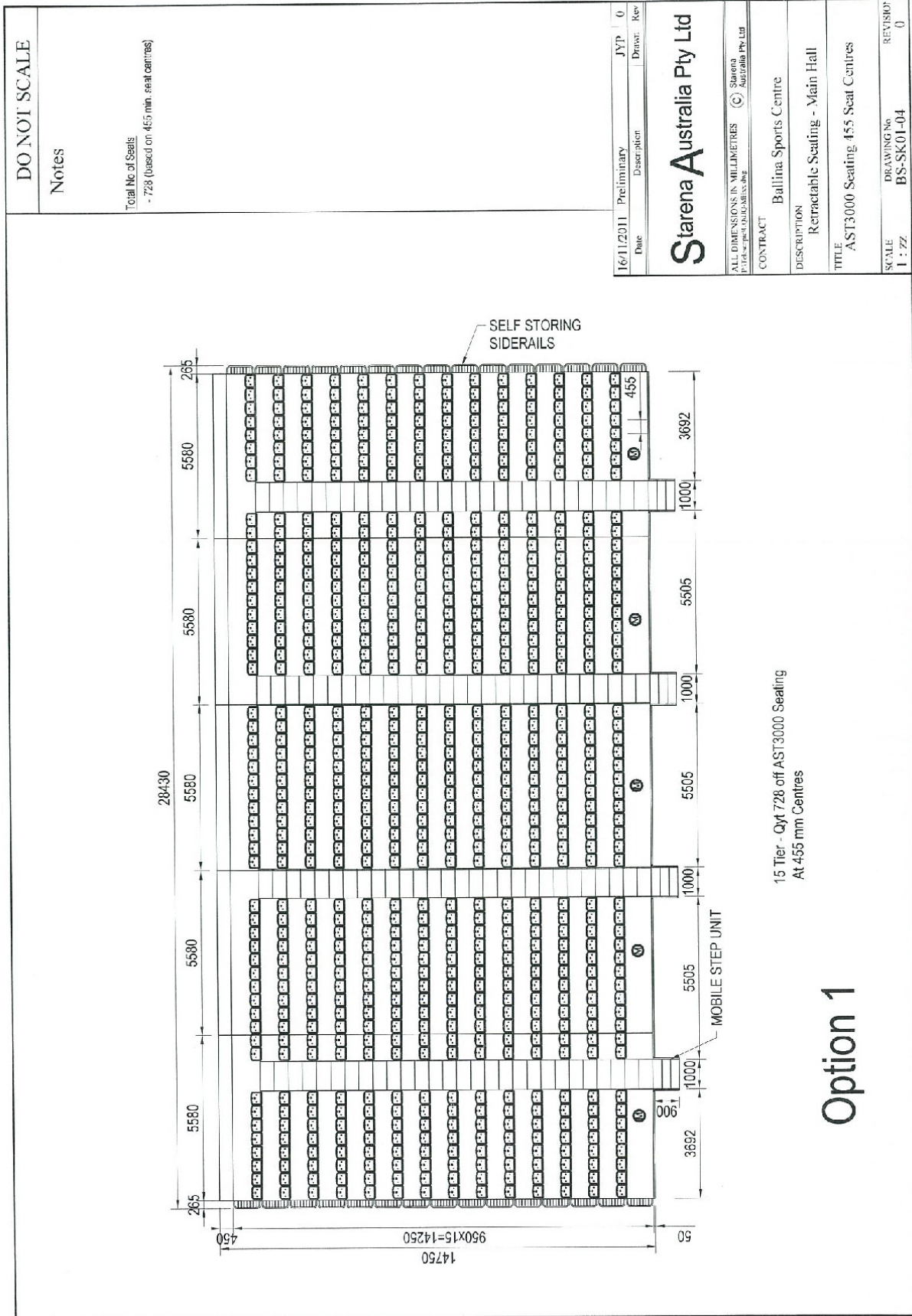
Best regards,

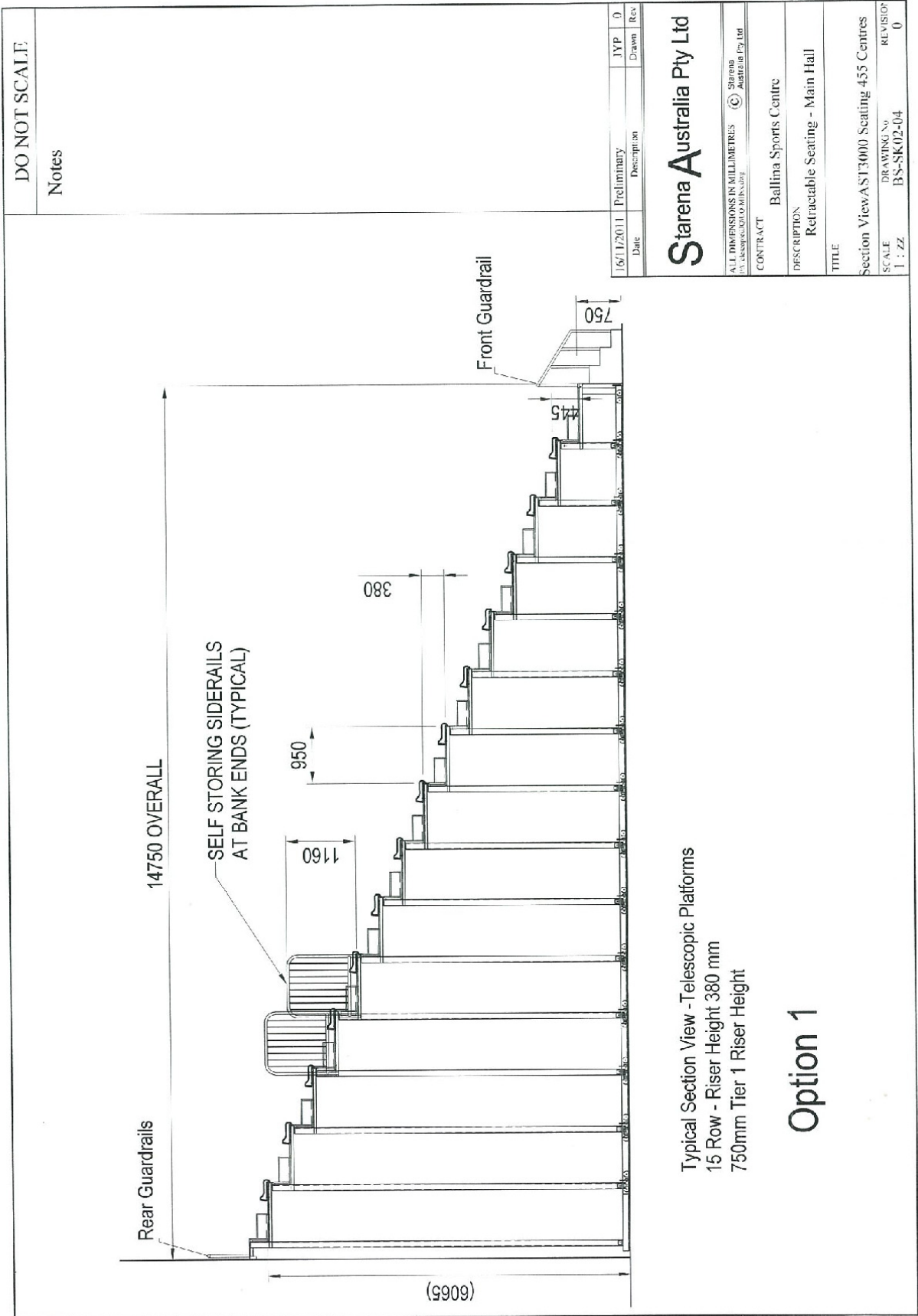
Starena Australia Pty Ltd



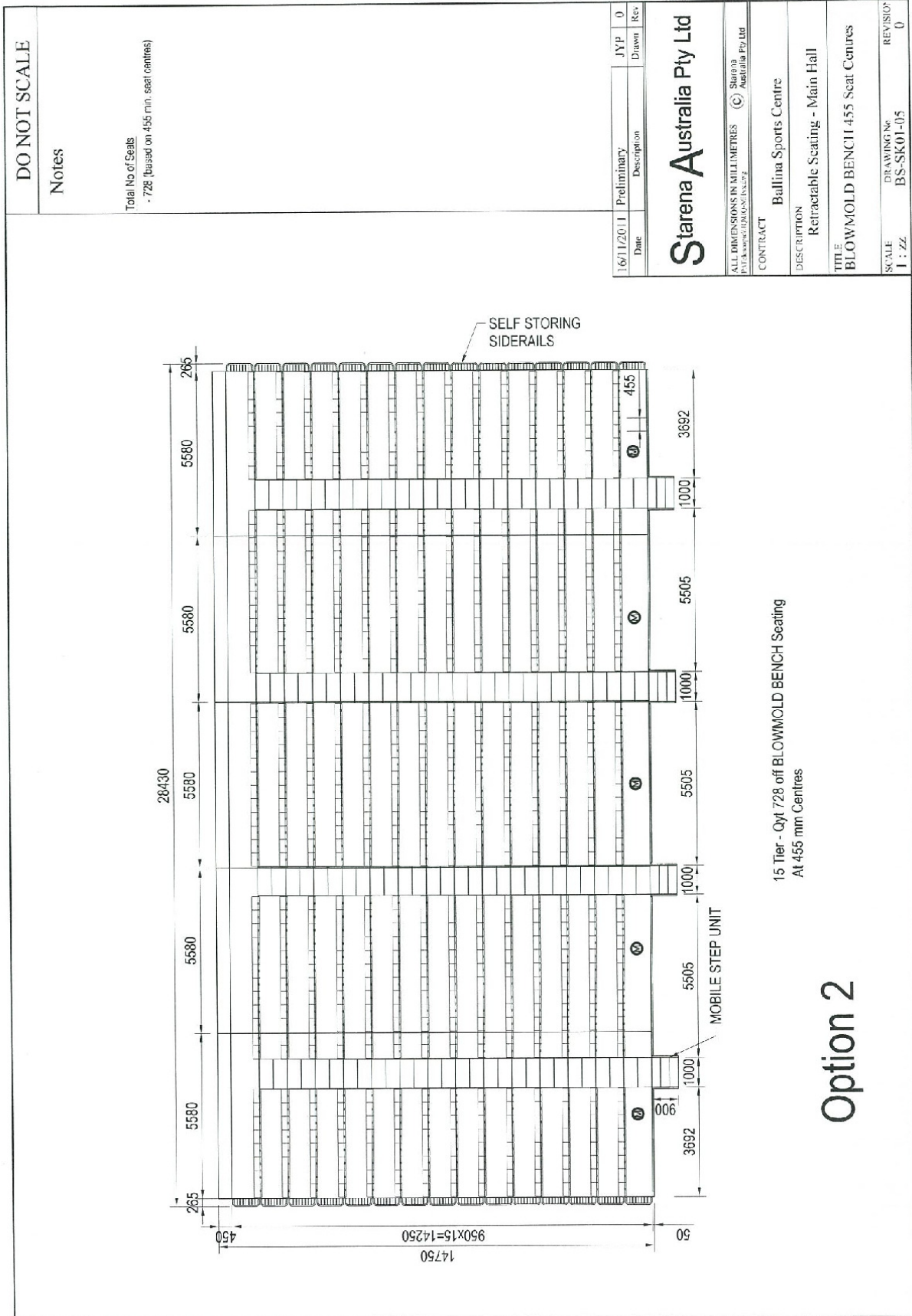
Grant Cawley
Operations Manager

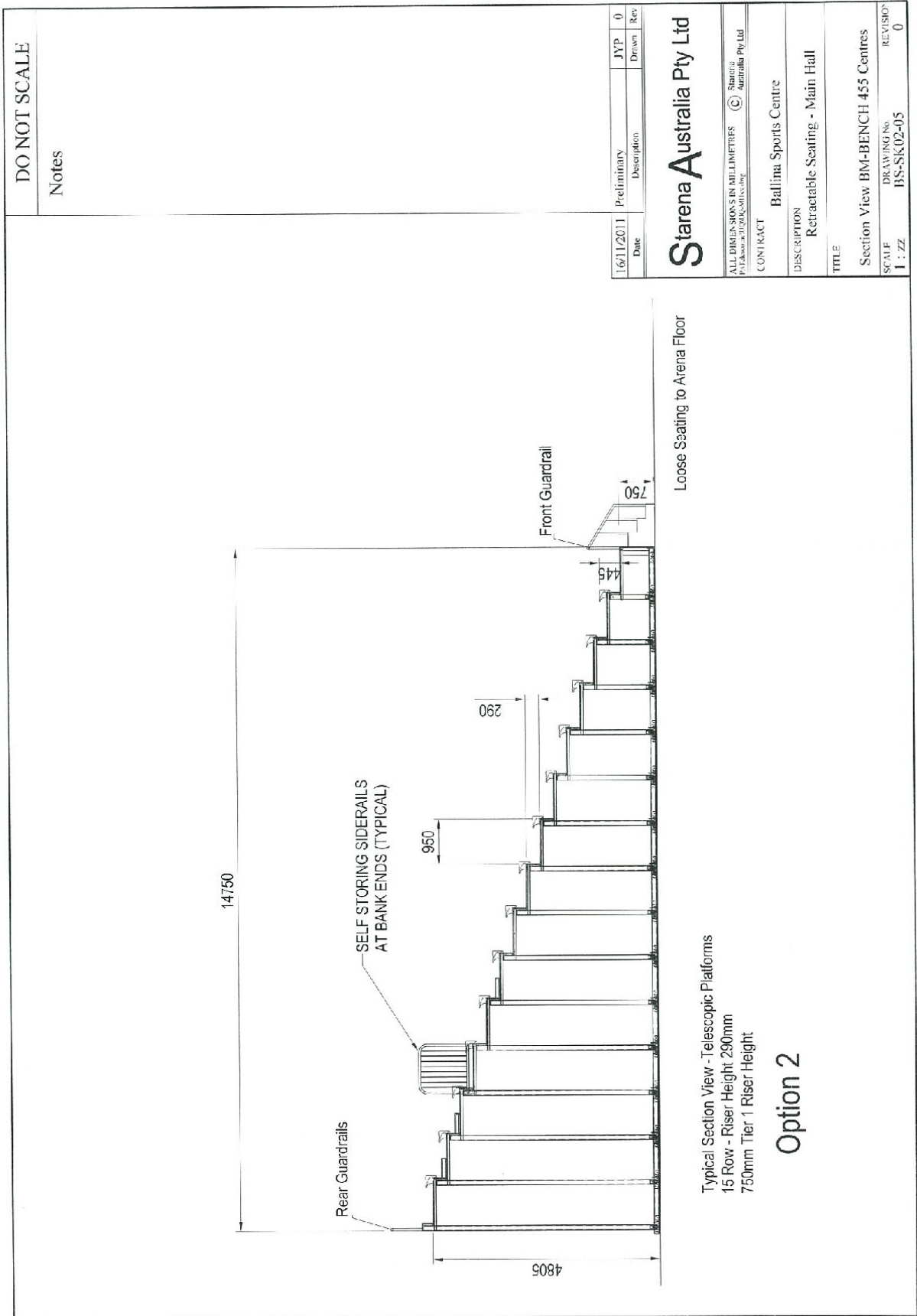
4.1 Ballina Sports and Events Centre - Options



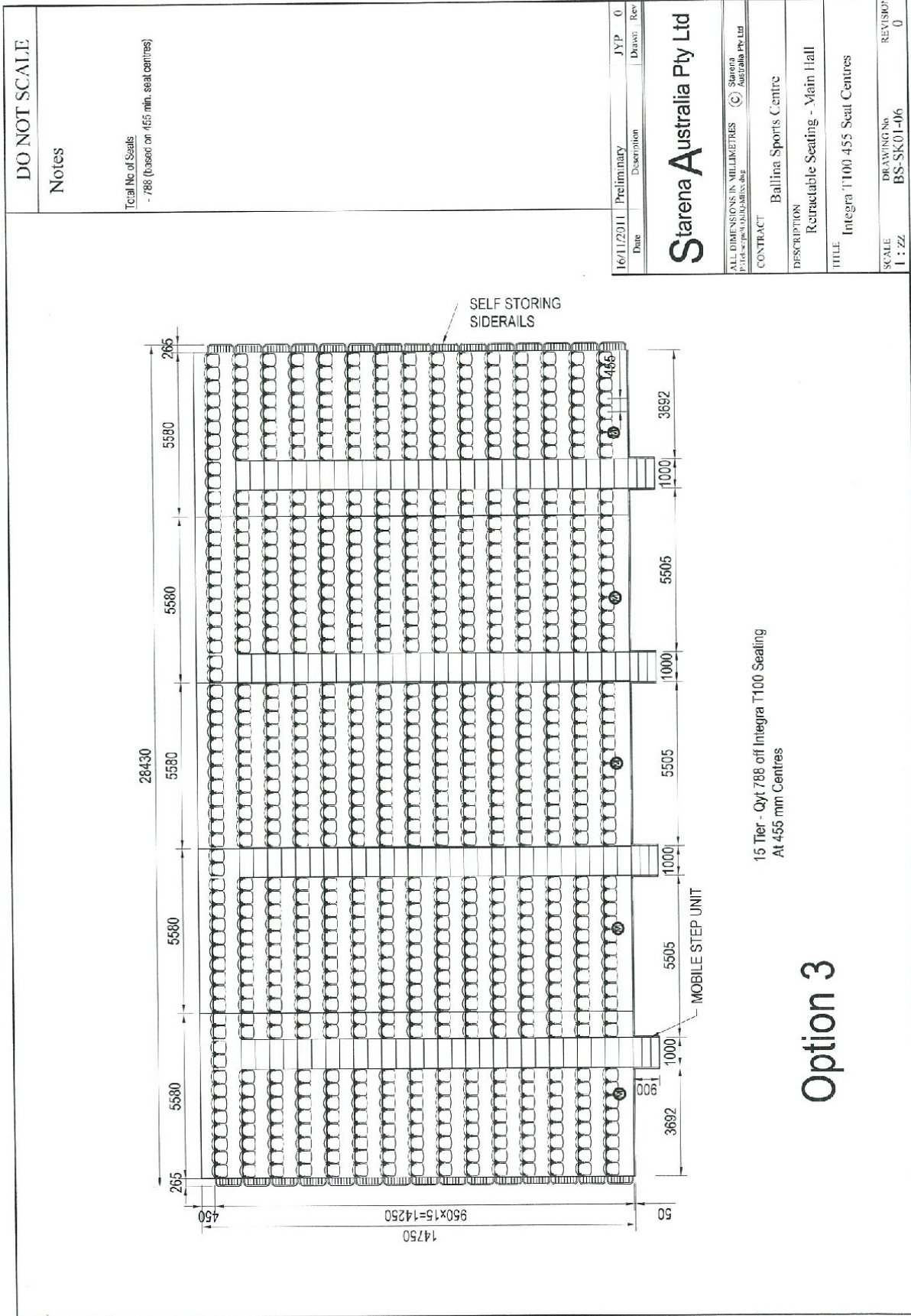


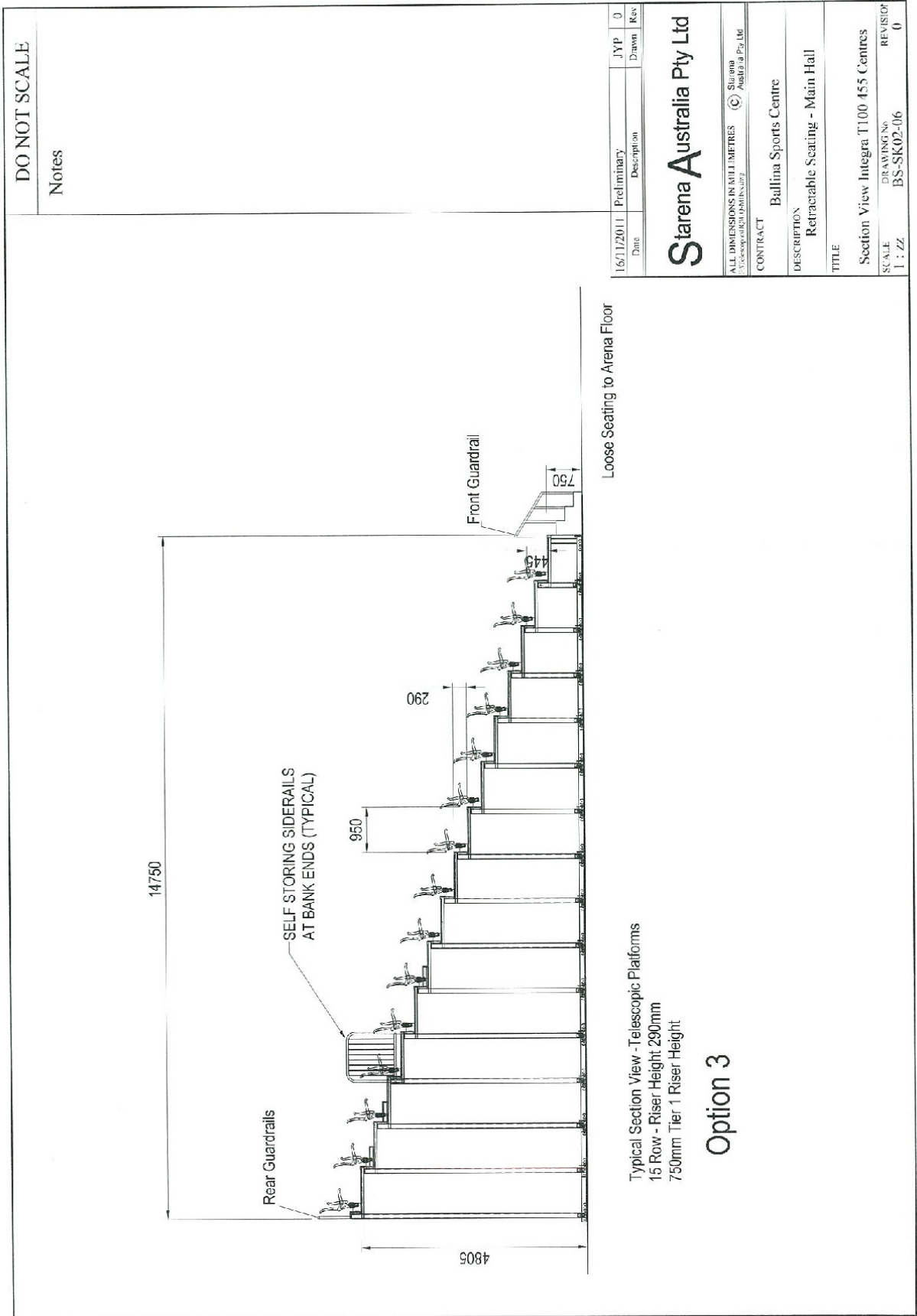
4.1 Ballina Sports and Events Centre - Options





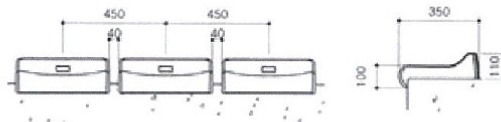
4.1 Ballina Sports and Events Centre - Options





SG AST-3000

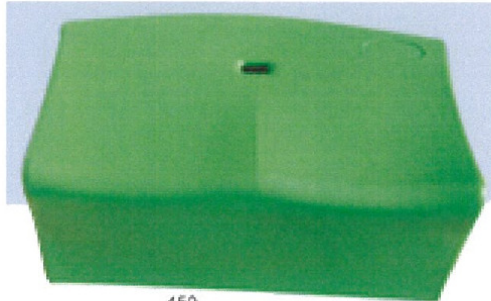
Blow molded
Individual Sports
Bench Seat with
raised back and
variable seat
spacing



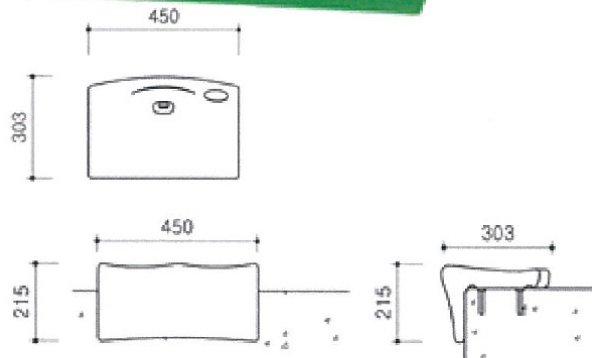
Seat Types

BENCH SEAT OPTIONS

SG AST-2000



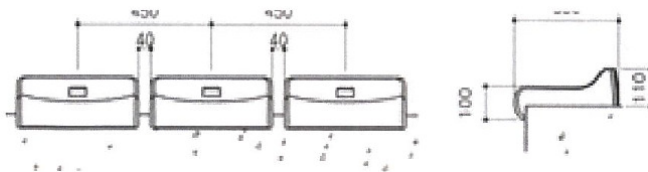
Blow molded individual Sports Bench Seat with variable seat spacing



SG AST-3000



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

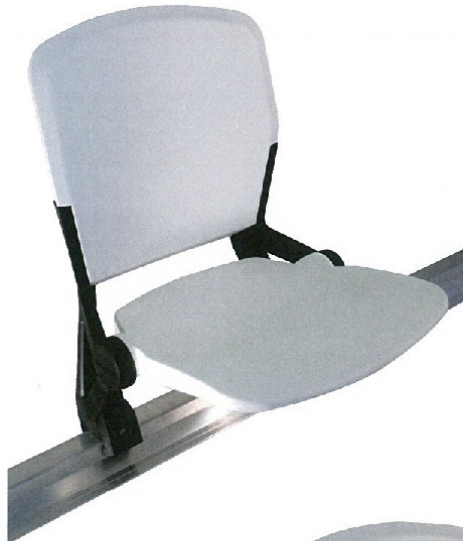


The **Starena** Group



Integra T 100

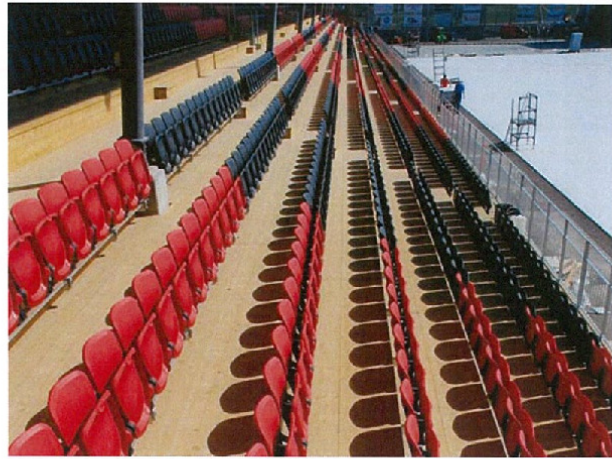
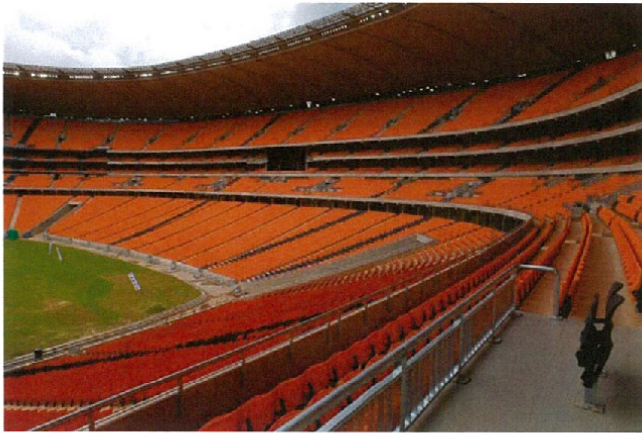
Polymer Seat and Back



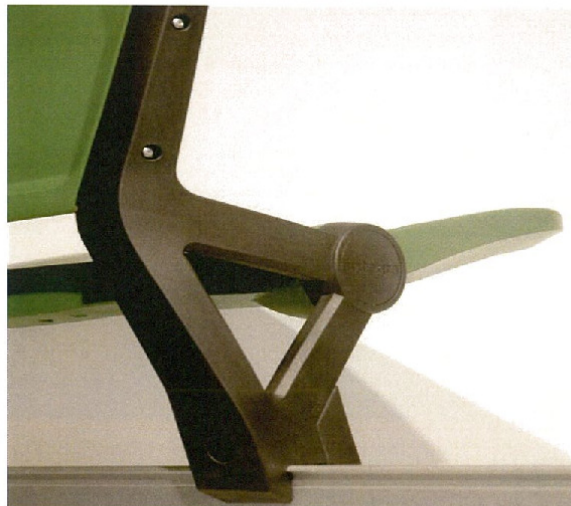
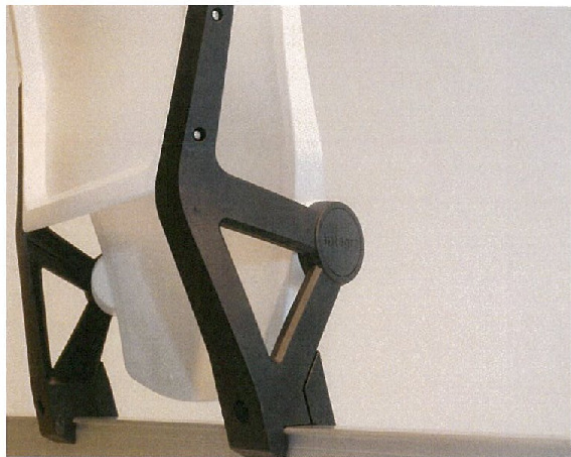
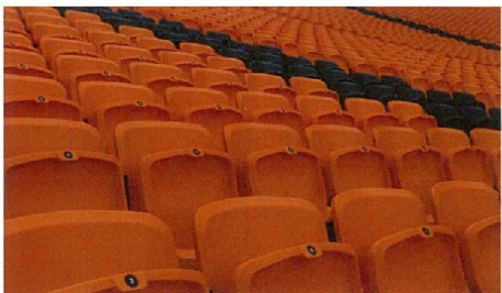
Polymer Seat and Back
With integrated arms



Integra T100 Seats



INTEGRA T100



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