

Regional Sports Hub Stage 1 Project

Frequently Asked Questions

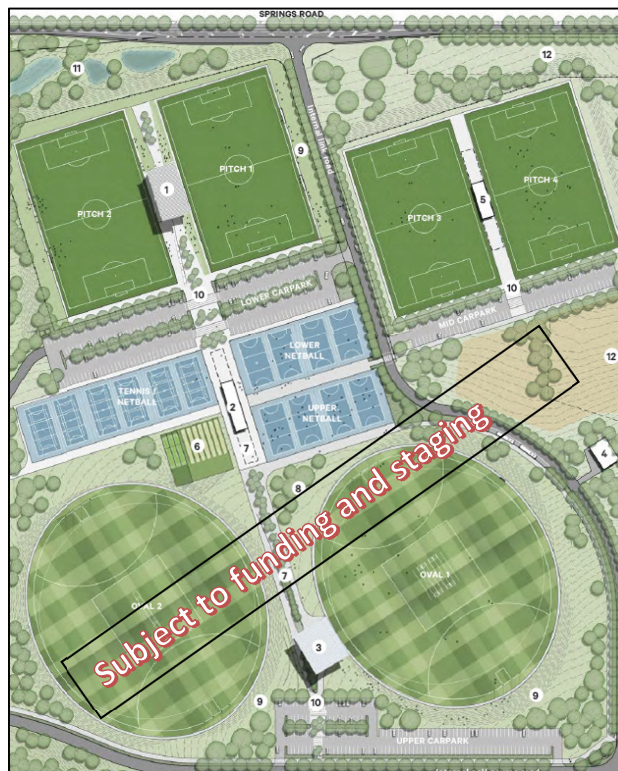
Correct as at 22 March 2019 – subject to change

Project Information

1. Q. Where can I find out information about the project:
A. The project information can be viewed at Council's website:
<http://www.mountbarker.sa.gov.au/rsh>
2. Q. How can I be notified when new information becomes available on the project?
A. Join the project's mailing list at:
<http://www.mountbarker.sa.gov.au/rsh#subscription>

Regional Sports Hub Master Plan

3. Q. **What.** What will the Mount Barker Regional Sports Hub include once fully constructed?
A. The Mount Barker Regional Sports Hub will be constructed in stages, subject to community growth rates, need and funding. When fully constructed it will provide regional level sporting facilities for Australian Rules Football, Cricket, Football (soccer), Netball and Tennis.



**To be constructed in stages, subject to funding and approvals*

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4. Q. **Why?** Why is Mount Barker District Council proposing to build a regional sports hub?

A. There is already a shortage of sports facilities within the region and as the community continues to grow, particularly noting the planned growth for Mount Barker, Littlehampton and Nairne, more sports facilities are needed. The need for the facilities are further explained in the *Business Case* available on the project's website.

5. Q. **Regional.** What is a Regional Sports Hub?

A. Within the Mount Barker District Council area there are many local level sporting facilities to support club level training and games. A regional sports hub will deliver a higher standard of sports facility suitable for finals, regional, state and even national level competitions (as well as weekly training and games); for example, Anembo Park is a regional facility. A regional sports hub is primarily aimed at meeting the regional sports facility standards as required by each of the sporting codes.

6. Q. **Facility Standards.** What are standards of Regional level facilities?

A. The standards for each of the 5 sports can be viewed as follows:

Football NSW, Football Facilities, <http://www.footballfacilities.com.au/> (accessed 6 November 2017)

Football NSW, Stadium Technical Requirements 2017 Competitions (for relevant details such as pitch dimensions)

<http://www.footballfacilities.com.au/resources/> (accessed 6 November 2017)

Cricket Australia, [Community Cricket Facility Guidelines](#), September 2015

Australian Football League, [Preferred Facility Guidelines for State, Regional and Local Facilities](#), August 2012.

Netball Australia, [National Facilities Policy](#), July 2015

7. Q. **Lights.** Will playing fields have lights?

A. Yes. The premier oval and premier soccer pitch will have sufficient lighting to meet regional standards. Other sporting playing surfaces will also be lit for local standard training and night games. Construction of sports lighting will be subject to external funding and may be constructed in a separate stage to the playing surface(s) if necessary.

8. Q. **When.** When will the Mount Barker Regional Sports Hub be constructed?

A. Stage 1 of the project still requires development approval and final scope (relative to funding) and budget approvals. Ideally construction would start in Spring allowing a fourteen to eighteen month construction period (includes

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allowance for weather delays and time to curate the premier oval), opening in time for the winter sports' season the second year after construction commences. As soon as a scheduled start date is known the project website will be updated.

The composition/scope and scheduling of project stages will be determined by Council subject to community need, statutory approvals and funding.

9. **Q. Cost.** What will the Mount Barker Regional Sports Hub cost?

A. Stage 1 has now been designed and the cost will be known once a tender price and final decisions on stage 1 scope have been made. Site servicing and essential stage 1 works to establish the 'greenfield' site continue to place considerable constraints on the stage 1 scope and budget. Current estimates forecast a significant stage 1 cost. Subject to obtaining statutory approvals, it is intended that through value management processes, including scope options and competitive procurement processes, that a viable stage 1 within the Council's long term financial plan allocation to this project will be presented for Council decision by mid-2019.

Possible scope options include deferral to a future stage of the project items that are required for the whole of the project but are not essential to playing sport in stage 1 such as: tiered "grand-stand" seating, most landscaping, most internal fencing, some pathways, some formal car-parking, some signage.

To present a recommended stage 1 to Council the following will be required:

- a. All statutory approvals
- b. Final funding deeds and project partner agreements
- c. 100% design documentation
- d. Prudential Report
- e. Market price for construction of stage 1 following a competitive tender

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** DRAFT Concept layout showing Aussie Rules/Cricket oval and amenity building – **subject to funding and approvals***

Q. Funding. How will the project be funded?

A. The project will be funded through a combination of state and federal grants, peak sporting body contributions, Council funding and local community fundraising.

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10. **Q. Stage 1.** What will be constructed in stage 1?

A. The final scope of Stage 1 is still to be determined and approved by Council, subject to development approval and funding partner approval. The target for stage 1 of the project is to establish the site and deliver 1 of 2 ovals (premier standard turf) and 2 of 4 soccer pitches (artificial surface) and associated amenity buildings. This reflects current growth and demand for additional, lit, sporting grounds within the region.

Due to funding constraints, stage 1 may have a staggered delivery:

1A elements essential to play sport

1B items that can be deferred to a future stage until further funding is available

1C items that can be funded by other sources (e.g. community fundraising)

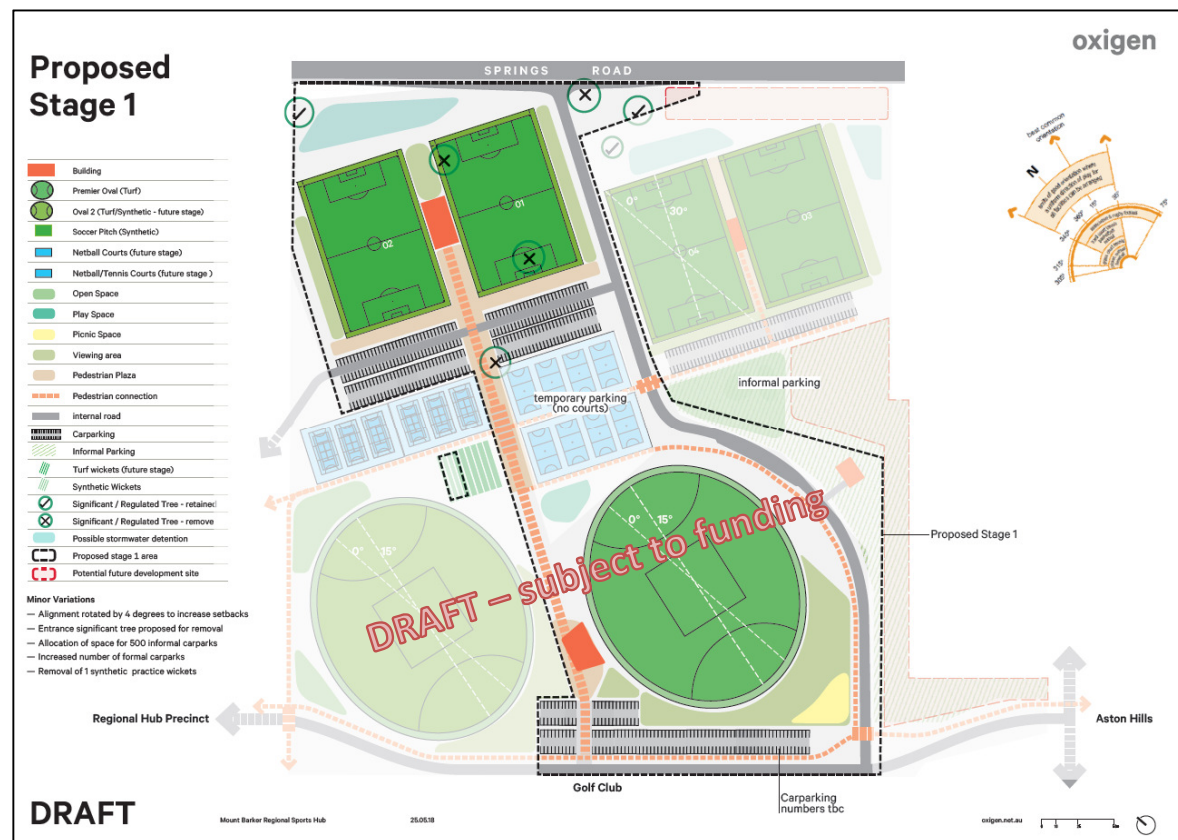
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MOUNT BARKER
DISTRICT COUNCIL



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11. **Q. Current Funding.** What is the current funding for stage 1?

A. Council has further grant applications for stage 1 in progress. As at 4 March 2019 the grant funding status is as follows:

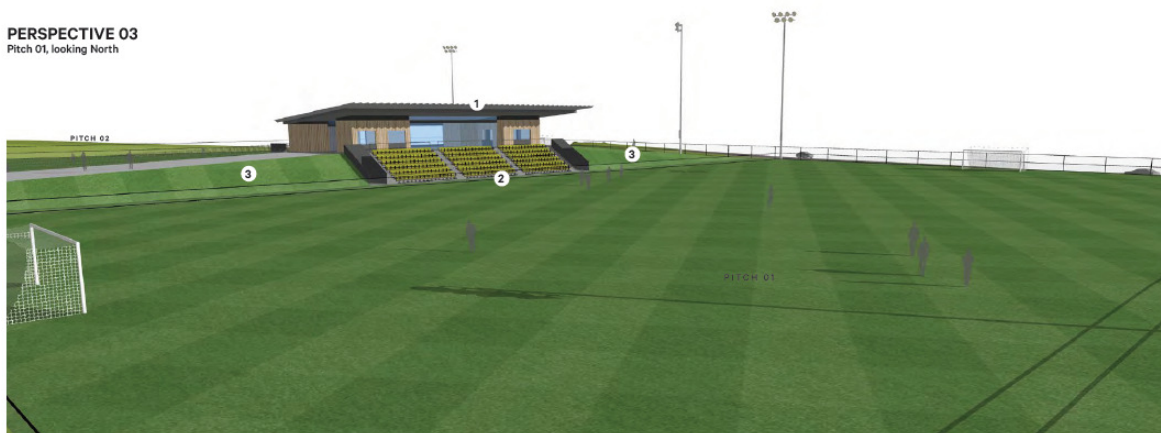
as at 4 March 2019	AMOUNT \$
Federal Government (CDG and BBRF grants)	8,150,000
SA Government (includes \$2.5 million grant to FFSA)	3,775,000*
Australian Football League/SANFL	250,000
Cricket Australia/SA Cricket Association	50,000
Football Federation SA (soccer)	Refer above*
Interest on grants (estimate#)	83,000

* includes \$2.5 million grant to FFSA (plus interest, subject to Board approval)

**\$2.5 million matching funding from Council (condition of FFSA grant) – to be endorsed by Council

assumes 1.5% interest rate, earned on all SA government grants

PERSPECTIVE 03
Pitch 01, looking North



* DRAFT Concept layout showing soccer pitch and amenity building – *subject to funding and approvals*

12. **Q. Developer Contributions.** Are the developers of the growth area making a contribution to the capital costs of the project?

A. Yes. The creation of each new allotment triggers a contribution from the developer to Council for the provision of a list of required community recreation and sport infrastructure. The Hub is one project on the list of required infrastructure. The upgrading of Springs Rd is also the subject of a contribution from developers.

13. **Q. Community Consultation.** What community consultation and engagement has occurred during the concept planning and project preparation and detailed design phases?

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A. In addition to the information presented on the project at the public Council meetings (links on the project web-page), the following specific community engagement processes have been undertaken:

Community Consultation	Activity
Open Space, Public Realm and Community Facilities – June 2012 <ul style="list-style-type: none"> Produced the endorsed Open Space, Recreation and Public Realm Strategy 2013 	Public consultation process
Regional Sports Hub - Detailed Concept Design Process <ul style="list-style-type: none"> Summary Report – 2015 	Targeted stakeholder engagement processes and public Council meeting agenda items
Long Term Financial Plan 2017-2027 <ul style="list-style-type: none"> Regional Sports Hub development listed (p.1) 	Public consultation process
Mount Barker 2035 District Strategic Plan <ul style="list-style-type: none"> Regional Sports Hub listed as a key priority (p.25) 	Public consultation process
Annual Business Plan and Budget 2017/18 <ul style="list-style-type: none"> Regional Sports Hub development listed (pp.3-4, 8-9) 	Public consultation process
Regional Sports Hub Stage 1 Project - Community Reference Group	Meeting 21 February 2018
Regional Sports Hub Stage 1 Project - Community Reference Group	Meeting 28 February 2018
Regional Sports Hub Stage 1 Project, Phase 3 - Site layout	Community Information Session – 7 March 2018
Regional Sports Hub Stage 1 Project - Community Reference Group	Meeting 14 March 2018
Regional Sports Hub Stage 1 Project – Project Partners Group	Meeting 12 April 2018
Regional Sports Hub Stage 1 Project - Community Reference Group	Meeting 23 May 2018
Annual Business Plan and Budget 2018/19 <ul style="list-style-type: none"> Regional Sports Hub development listed (pp. 2, 10, 11, 13) 	Public consultation process
Regional Sports Hub Stage 1 Project – Project Partners Group	Meeting 15 June 2018
Regional Sports Hub Development Application	Category 3 public notification process 11 - 25 July 2018
Regional Sports Hub Stage 1 Project – Project Partners Group	Meeting 9 August 2018
Regional Sports Hub Stage 1 Project – Project Partners Group	Meeting 6 September 2018
Council informal gathering – operations and governance model	Workshop – open to the public – 2 October 2018

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Community Consultation	Activity
Regional Sports Hub Stage 1 Project – Project Partners Group	Meeting 11 October 2018
Regional Sports Hub Stage 1 Project – Project Partners Group	Meeting 13 December 2018
Council informal gathering – Business Strategy	21 January 2019

14. **Q. Project Approvals.** What approvals does the Project have to obtain before construction can start?

A. The Regional Sports Hub will require the following approvals before construction of stage 1 can commence:

- Statutory approvals
- External funding deeds
- Council approval of stage 1 scope
- Council approval of stage 1 budget

15. **Q. Project Partners Group.** What is the Project Partners Group?

A. The Regional Sports Hub Project Partners Group (“the Group”) will provide:
(a) input to Council on Stage 1 of the Regional Sports Hub on Springs Road Mount Barker including:

- site layout;
- design, procurement and construction/development; and
- the governance model and management arrangements.

(b) a forum to discuss ideas, issues and seek to reconcile any matters of concern.

Membership of the Group will comprise 1 nominee from each of the partners involved in the project being:

- Mount Barker District Council (MBDC)
- Football Federation SA (FFSA)
- SA National Football League (SANFL)
- Netball SA
- SA Cricket Association (SACA)
- Tennis SA
- State Government (Office of Recreation, Sport and Racing) (optional)

This is one of two formal Groups (the other comprised of community representatives) that will provide input to Council on this project along with other stakeholders.

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The Group members provide objective advice on the current and future needs of the sport that they are representing, within the resource constraints of the Project.

The Group has no formal delegated powers.

16. **Q. Community Reference Group.** What is the Community Reference Group?

A. The Regionals Sports Hub (RSH) Stage 1 Project Community Reference Group (CRG) played an important role in providing input into the design and operations of the RSH to ensure that the current and future needs of all potential users were considered during the designing of the facility.

The Community Reference Group provided an opportunity for a representative, cross section, of individuals from the community to contribute to the project by:

- Advising the design team so that the needs of future users were considered.
- Provided a local perspective on the impact of the facility in terms of use and access.
- Harnessed local expertise as it related to the unique nature of this project.
- Understanding the scope and constraints of the project to contribute to design discussions which consider operational effectiveness and efficiency of the completed RSH stage 1.

The Group has no formal delegated powers.

17. **Q. Facility Management.** How will the Mount Barker Regional Sports Hub be managed?

A. Council will own and operate the facilities on behalf of the community. The governance and management model is still to be determined but it is anticipated that a skills based management group appointed by the Council will oversee the management of the facility to deliver agreed outcomes for the community. Facility management arrangements including facility bookings, hire, cleaning and maintenance are still to be determined.

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18. Q. **Operating Cost.** What will it cost to operate the facility?

A. A conservative Business Case has been prepared. See the project webpage and follow the link to the January 2018 Council report. In 18/19 further work is being undertaken to forecast operating costs through an Addendum to the Business Case.

Concurrently, preparation of a business strategy, recommending governance and management practices has been prepared to form the basis of the first business plan (to be developed during construction). The Draft Business Strategy document and the Draft Operating and Governance Model papers are on the website (scheduled for presentation to Council at the 1 April 2019 Council meeting).

19. Q. **Cost recovery.** How will the facility operating costs (maintenance, cleaning, insurance, electricity, water etc) be paid for?

A. The **Mount Barker Regional Sports Hub Business Case** anticipates the facility attracting income from:

- facility hire fees for sport and events including meetings
- metered sports field lighting
- office lease fees – peak sports bodies have all indicated and intention to locate regional staff at the Mount Barker Regional Sports Hub. The amenity buildings will include a shared “hot desk” office.
- commercial sponsorship (advertising)
- kiosk/canteen sales
- other compatible commercial opportunities will be considered for example, allied health services or fitness centre (subject to market demand and competitive neutrality requirements).

The Council will require the governing body to endeavour to operate the facility in a cost effective manner while providing fair and reasonable community access. Ultimately, like other sports facilities that the Council owns and operates for the community, some degree of Council subsidy may be required.

20. Q. **User Charges.** What will it cost to play at the facility?

A. Facility hire fees will need to be recommended by the governing body, subject to Council approval (or delegation). Player fees will continue to be determined by clubs and/or associations for each code.

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21. Q. **Recreational Use.** I don't play any of the sports that are being catered for within the Mount Barker Regional Sports Hub; will I be able to use the facilities?

A. The Mount Barker Regional Sports Hub is being developed as a community place for people. Any member of the community will be able to enjoy playing or watching sport, get involved through volunteering and or just walk, jog and/or relax within the precinct and take in the magnificent views of **Wooma Mu Kurta (Mount Barker Summit)**. The project site is part of the *to-be-developed* Mount Barker Regional Hub Precinct and in the longer-term it will connect to the trails network and other services and facilities within the precinct. There will be times when ticketed sports activities will be in progress and entry to the site will be restricted to players and ticket holders.

22. Q. **Significant Trees.** Are there any significant trees on the site that will be removed?

A. The site does have tree constraints and the Council has worked to retain as many trees as possible. The masterplan requires the removal of 4 significant trees (of 7) (native vegetation clearance has been obtained). It is anticipated that hundreds of new trees will be planted on the site.

23. Q. **NBN** Will there be NBN and Wi-Fi at the site?

A. The site can be connected to the NBN and it is anticipated that a site Wi-Fi service would be provided.

24. Q. **Design Framing Principles.** What are the design framing principles?

A.

- 01 Strategic Context
- 02 Site Design
- 03 Prospect + Views
- 04 Distinctive Character
- 05 Access + Connections
- 06 Shared Use + Flexibility
- 07 Community Focus
- 08 Safety
- 09 Sustainability
- 10 Civic Pride + Atmosphere
- 11 Quality Design
- 12 Management + Maintenance

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25. Q. **Stormwater.** How will site stormwater be managed?
- A. The project won't accentuate pre-development flows and will follow development guidelines. There will be detailed engineering design to manage the site stormwater which will be subject to development approval.
26. Q. **Recycled Water.** Will the site be connected to recycled water?
- A. To be determined. Stage 1 is being designed to be 'fitted for' recycled water. Connection will depend on water quality and the cost to connect and use the recycled water to be used on landscaping and playing surfaces that are natural turf.
27. Q. **Springs Road.** Will Springs Road be upgraded?
- A. There is a separate (future) Council project for the upgrade of Springs Road. The Regional Sports Hub Stage 1 Project will connect an entrance to Springs Rd and will be required to add a protected right turning lane on Springs Rd to provide safe access to the site. The timing of the upgrading of a section of Springs from Bald Hills Rd to the junction with Heysen Boulevard is still to be determined.

