

## Ordinary Meeting

**Meeting Date:** Tuesday, 29 June, 2021  
**Location:** Council Chambers, City Administrative Building, Bridge Road, Nowra  
**Time:** 5.00pm

**Membership** (Quorum - 7)  
All Councillors

## Addendum Agenda

### Reports

#### City Lifestyles

CL21.134 Francis Ryan Amenities Building - Exhibition of the Current Design.....1

## CL21.134 Francis Ryan Amenities Building - Exhibition of the Current Design

**HPERM Ref:** D21/262256

**Department:** Community Planning & Projects  
**Approver:** Jane Lewis, Director - City Lifestyles

**Attachments:** 1. Design Iteration 1 - Francis Ryan Amenities [↓](#)  
2. Design Iteration 2 - Francis Ryan Amenities [↓](#)  
3. Design Iteration 3 - Francis Ryan Amenities [↓](#)

### Reason for Report

This report is being submitted directly to the Ordinary Meeting as requested at the Councillor Briefing on Thursday 24 June 2021. The report seeks Council's approval to proceed to public exhibition for the design of the new amenities at Francis Ryan Reserve, Sanctuary Point.

### Recommendation

That Council:

1. Proceed to public exhibition with Concept Design Iteration 3 of the Francis Ryan Amenities Building; and
  - a. If no significant feedback is received as part of the exhibition, the concept design of the Francis Ryan Amenities Building be finalised and deemed adopted; or
  - b. If significant adverse feedback is received, update the concept design of the Francis Ryan Amenities building and report the outcomes of the public exhibition period to Council prior to adoption.
2. At the completion of Part 1 (above) proceed to construction ready detailed designs for the Francis Ryan Amenities Building, as per Design Iteration 3.
3. Advocate for additional funding to deliver the Francis Ryan Amenities Building, as per Design Iteration 3 through actively seeking funding through grant programs.
4. Receive a further report on the appointment of the building contractor once the Request for Tender process has been undertaken.

### Options

1. Adopt the recommendation

Implications: This will allow the design of the Francis Ryan Amenities building to proceed to public exhibition, and for Council to be in a position to apply for available funding opportunities.

2. Adopt an alternative recommendation and provide direction to staff

Implications: Depending on the significance of the recommendation, this may affect the progression of the project, resulting in delay in finalising plans and not being ready to apply for any upcoming funding where the projects may be eligible.

CL21.134

## Background

At a Councillor Briefing held on Thursday 24 June 2021 a presentation was received on the progress of the Francis Ryan Amenities Building. Following this briefing Councillors requested that an addendum report on this project be submitted to the Ordinary Meeting of Council on 29 June 2021.

There are currently several projects in progress in the vicinity of Francis Ryan Reserve, Sanctuary Point. Projects of interest include the Sanctuary Point Library, upgrades to the skatepark precinct, realignment of the sports fields in addition to the new amenities in the reserve.

As part of the Sanctuary Point Library planning process, a new amenities block for Francis Ryan Reserve was identified. At the Strategy and Assets Committee Meeting on 21 January 2020, it was resolved (MIN20.33):

*That Council*

- 1. Accept this report as an update on MIN18.910*
- 2. Select Site A, located on the corner of Kerry Street and Paradise Beach Road, as the preferred site for building of a new district library at Sanctuary Point.*
- 3. Proceed to community consultation, detailed design and lodgement of a Development Application.*
- 4. Receive a report from staff on the construction of the new amenities block together with costings at Francis Ryan Reserve.*

In response to Part (4) of the above (MIN20.33), Council Staff investigated the options to either refurbish, or the knock down rebuild of the existing amenities. The options were reported to the Strategy and Assets Committee on 9 June 2020, where it was resolved (MIN20404):

*That Council:*

- 1. Proceed to design for new amenities (knock down / rebuild) at Francis Ryan Reserve, Sanctuary Point utilising funds for the project from the 2020/21 Financial Year Budget.*
- 2. Undertake consultation with the community and sporting organisations to ensure the design of the new amenities building meets current and future needs.*
- 3. Incorporate funding for the construction of the new amenities building from loan funding in the 2021/22 Financial Year budget process.*
- 4. Work with relevant agencies, community and sporting organisations to actively advocate for the project and pursue grant funding opportunities*
- 5. Provide a further report back to Council once the design for the new amenities is completed, along with estimate of probable cost.*

## Design Iteration 1

This design was developed as a result of the above Council resolution as a concept sketch. The design was based on an existing amenities building in another NSW local Government Area, and the building design was suitable for the available space at Francis Ryan Reserve. The concept plan for Design Iteration 1 can be found at **Attachment 1**.

CL21.134

### Design Iteration 2

Based on feedback received from Design Iteration 1, further upgrades to the concept were required. Design Iteration 2 expanded on the building concept and included the following changes:

1. Access to the public amenities was improved by placing it on the northern section of the building, to allow for use by pedestrians and the general public.
2. Change rooms were modified to allow for flexible use:
  - a. Change rooms can be separated using roller doors.
  - b. They can be configured as either two large changerooms or four small change rooms.

The building design for Design Iteration 2 can be found at **Attachment 2**.

### **Design iteration 3 – Current design**

A Notice of Motion was reported to the Ordinary Council Meeting on 27 April 2021, regarding the design of the Francis Ryan Reserve amenities building and other elements within the Reserve. It was resolved that (MIN21.250):

1. *A gymnasium space and CCTV security be included in the concept design for the new amenities block at Francis Ryan Reserve, Sanctuary Point.*
2. *Council staff assist with the best location for an electronic scoreboard at Francis Ryan Reserve, Sanctuary Point.*

As a result of the above Minute, Council staff amended the design of the amenities building to include a Fitness and Conditioning Space. Other notable changes from Design Iteration 2 to Design Iteration 3 include:

1. Increased storage space within the building
2. Loss of the 'breezeway/accessway' to the carpark
3. Inclusion of details regarding design materials and colour scheme.

CCTV has been included in the quantity survey received for the design; however these have not been identified in the design, as the placement will be determined through a Crime Prevention Through Environmental Design assessment in order to achieve the best outcome.

The finishes and colour scheme of the Amenities Building have been designed in line with the Sanctuary Point Library design. Council staff have supplied Brewster Hjorth Architects with the current design for information and to provide feedback/advice.

### **Other Improvements in the Precinct**

#### Field Realignment

Francis Ryan Reserve currently has one senior and one junior field on the reserve. A field realignment is being investigated and will provide two full sized fields within the reserve. The two fields will allow greater use of the reserve, which compliments the design of amenities and the provision of four internal change rooms, allowing 2 games to be played concurrently with the potential for a male game and female game to be played at the same time.

Fencing improvements will also be required at the reserve, allowing for ticketed games to occur.

### Car Parking Improvements

In connection with the design of the Sanctuary Point Library, the car parking and laneway surrounding Francis Ryan Reserve are being upgraded. The planning for carparking and laneway upgrades is occurring alongside the design of the new amenities, and will provide improved accessibility to the reserve.

### Skate Park Precinct

New social infrastructure is currently being delivered to the skate park precinct at Francis Ryan Reserve. These projects include a new shelter with seating, as well as an outdoor exercise station. These projects encourage greater use of Francis Ryan Reserve, and the exercise equipment may offer an alternative to the fitness & conditioning space within the amenities, as this equipment may be used by sporting teams and by the general public.

### **Community Engagement**

As a result of MIN20.404, Council staff consulted with targeted user groups of Francis Ryan Reserve, including St Georges Basin Junior Rugby League Club, Wreck Bay United Rugby League Football Club, Bay and Basin Cricket Club, and relevant community organisations.

At the conclusion of the consultation, it was determined that there was a general support for the new change facilities and amenities, and support for the inclusion of public amenities for the public and users of the skatepark.

Council staff have continued to consult with user groups and community organisations during the design phase of this project.

The next stage of community consultation will be during the exhibition of the building design.

### **Financial Implications**

#### Budget Allocation

The 2020/2021 DPOP identifies a budget of \$200,000 for design and investigation of the new amenities building.

The draft 2021/2022 DPOP identifies a budget of \$900,000 in 2021/2022 and \$300,000 in 2022/2023 for construction of the amenities building.

The total project budget is \$1,400,000, with \$1,200,000 identified for the construction.

The funding currently allocated for this project will enable the construction ready detailed design to be developed.

#### Quantity Survey

A Quantity Survey (QS) has been prepared by Madden & Associates based on Design Iteration 3. The design is estimated to cost \$1,434,422 (ex. GST) to construct. This includes all works associated with the demolition of the current building and the construction of the current design with contingencies.

Including an estimated cost for Project Management, the total cost is \$1,598,356 (ex. GST).

While a Quantity Survey provides an accurate estimate, the true cost to construct the amenities will not be known until a Request for Tender process is undertaken.

#### Budget Shortfall

Currently, there is a budget shortfall of \$398,356 in the current identified budget based on Design Iteration 3.

#### Stronger Country Communities Round 4

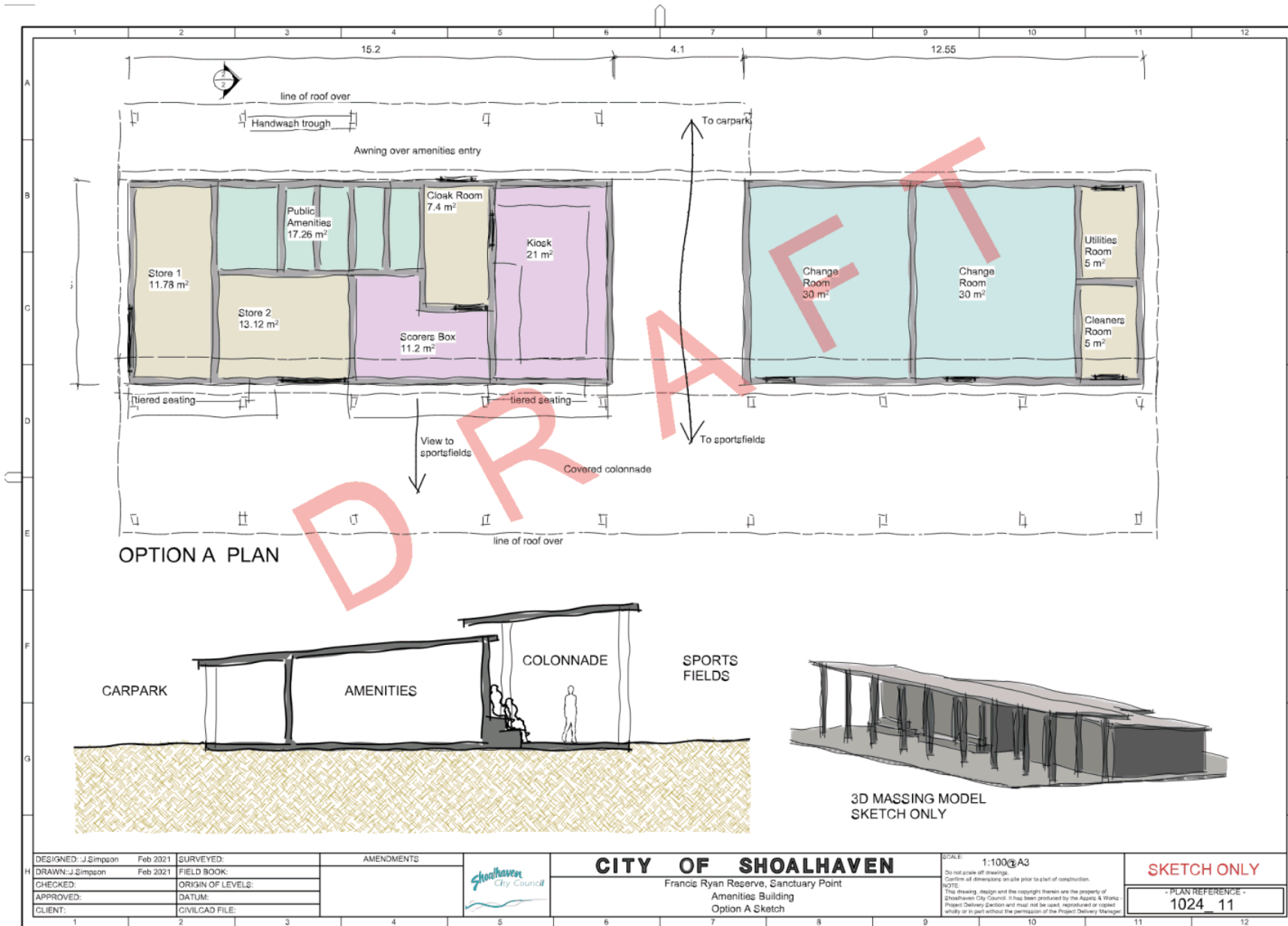
Council has applied for funding under the Stronger Country Communities Round 4 grant program, via the Female Participation in Sport stream. This grant is competitive, with registrations open to Community Groups and Not for Profit Organisations as well as Shoalhaven City Council.

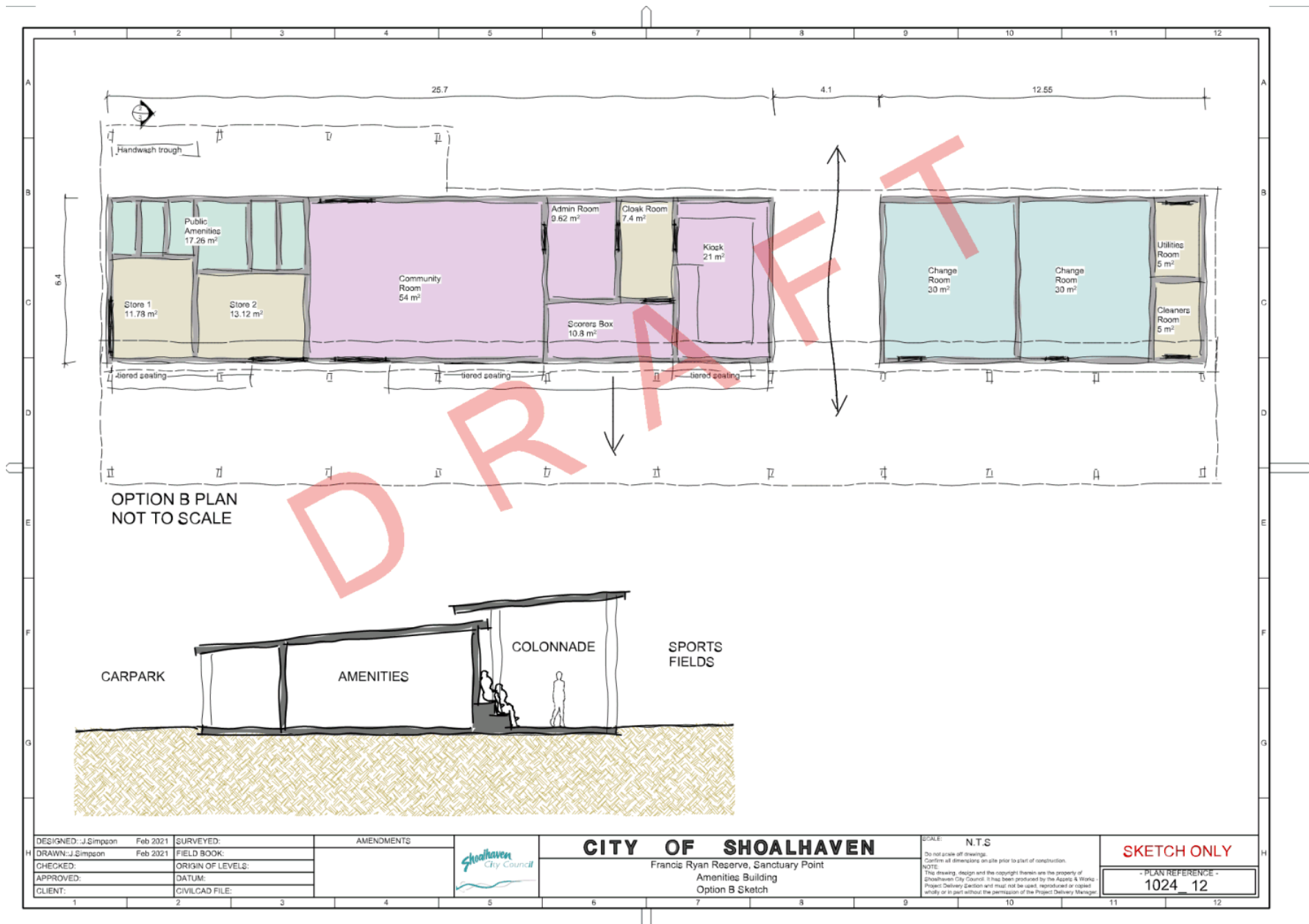
For the Shoalhaven Local Government Area, there is a total of \$1,387,000 funding available. Up to 50% of this must be allocated through the Female Participation in Sport Stream. Council has applied for \$600,000 to fund this project through this funding program, and successful projects are expected to be announced in September 2021.

Once the construction ready detailed design is completed this project will progress to the Request for Tender stage. A further report will be submitted to Council regarding the outcome of this process, the appointment of a contraction contractor to deliver the new amenities building and any budget implications.

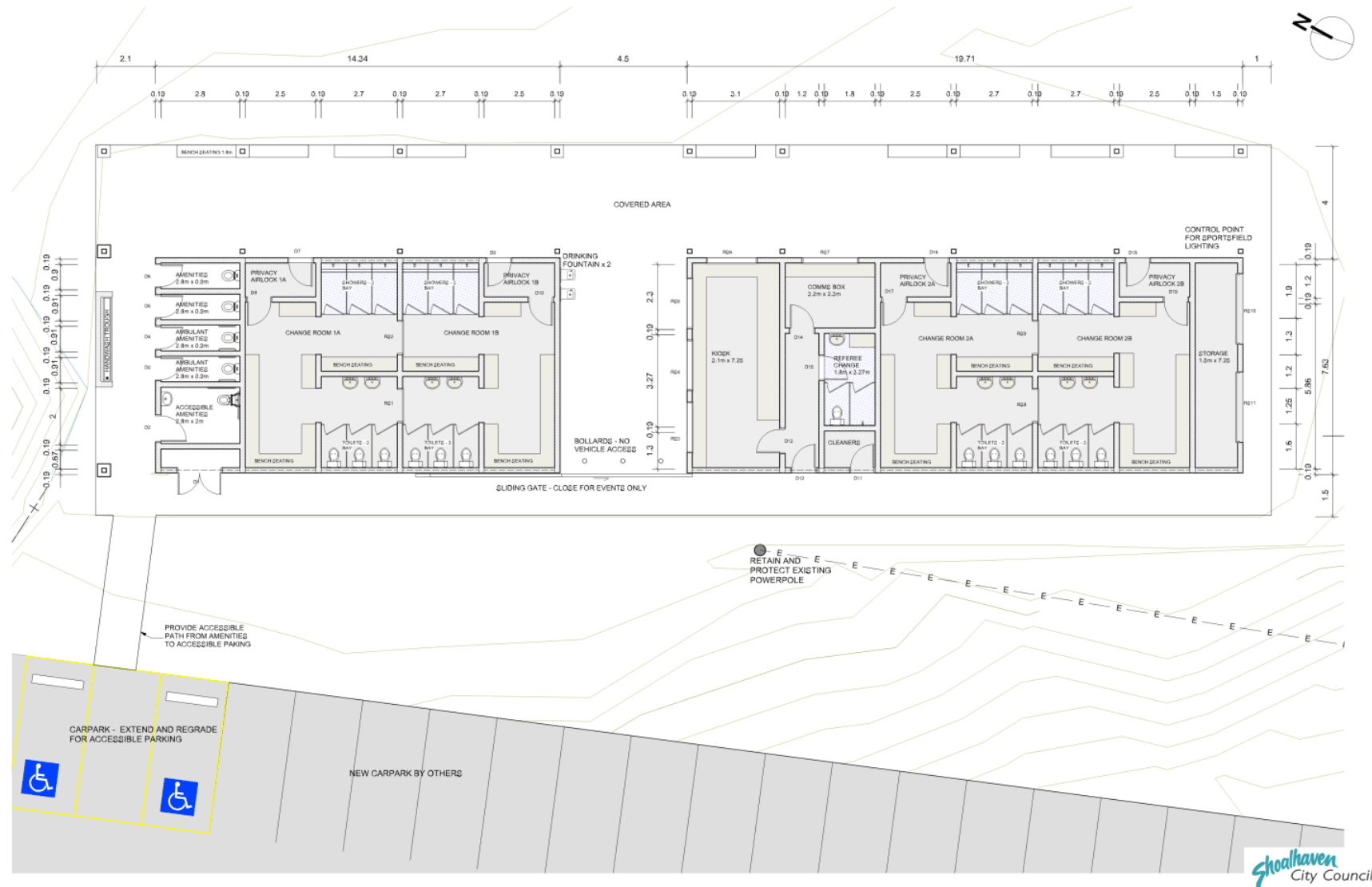
#### **Policy Implications**

The Community Infrastructure Strategic Plan (CISP) identifies Francis Ryan Reserve as a District Sports Park and recommends that Council *“Encourage passive recreation of the park to compliment active users and to continue to Master plan the site as a youth precinct.”* The development of the new amenities building is in line with this.



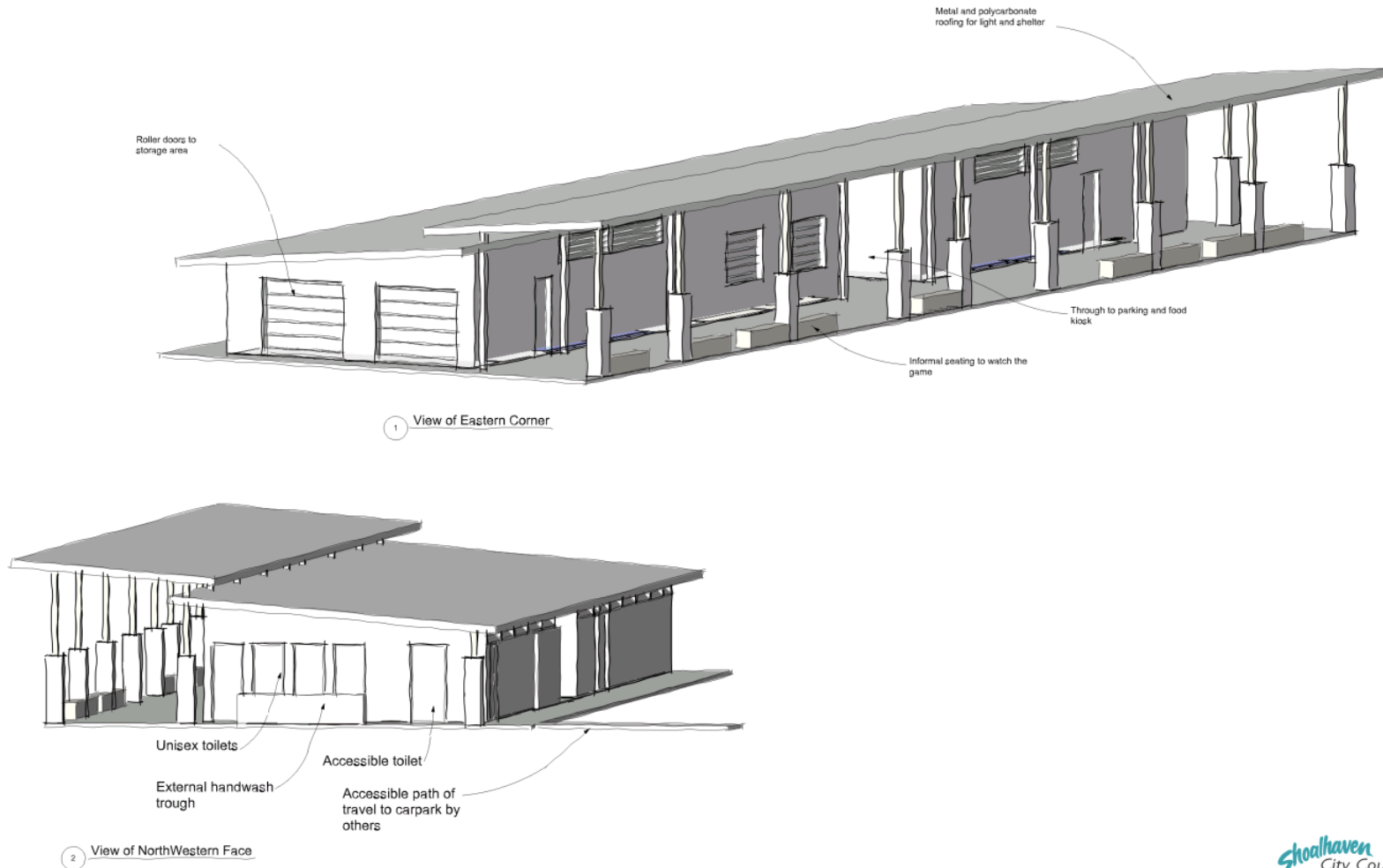




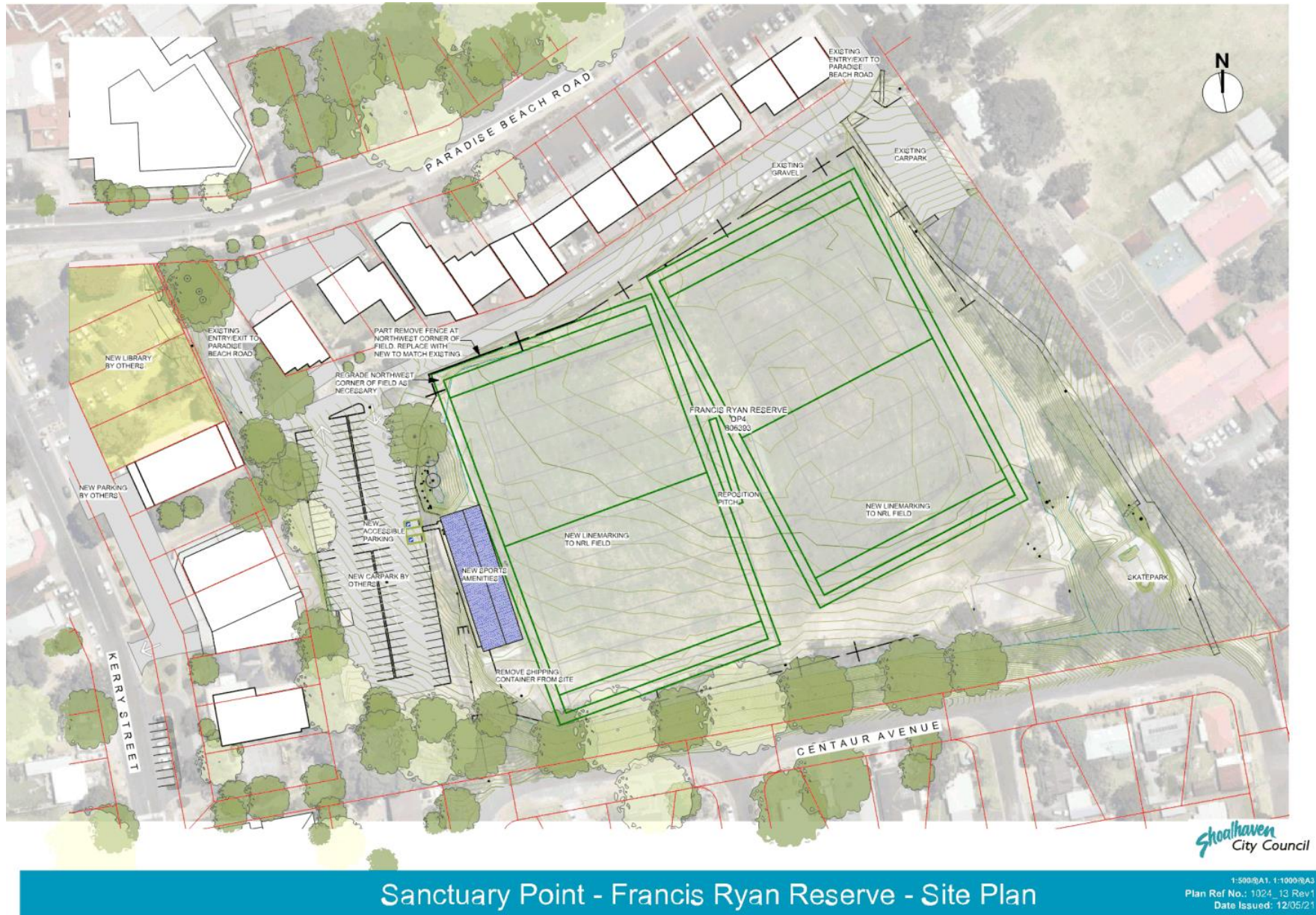


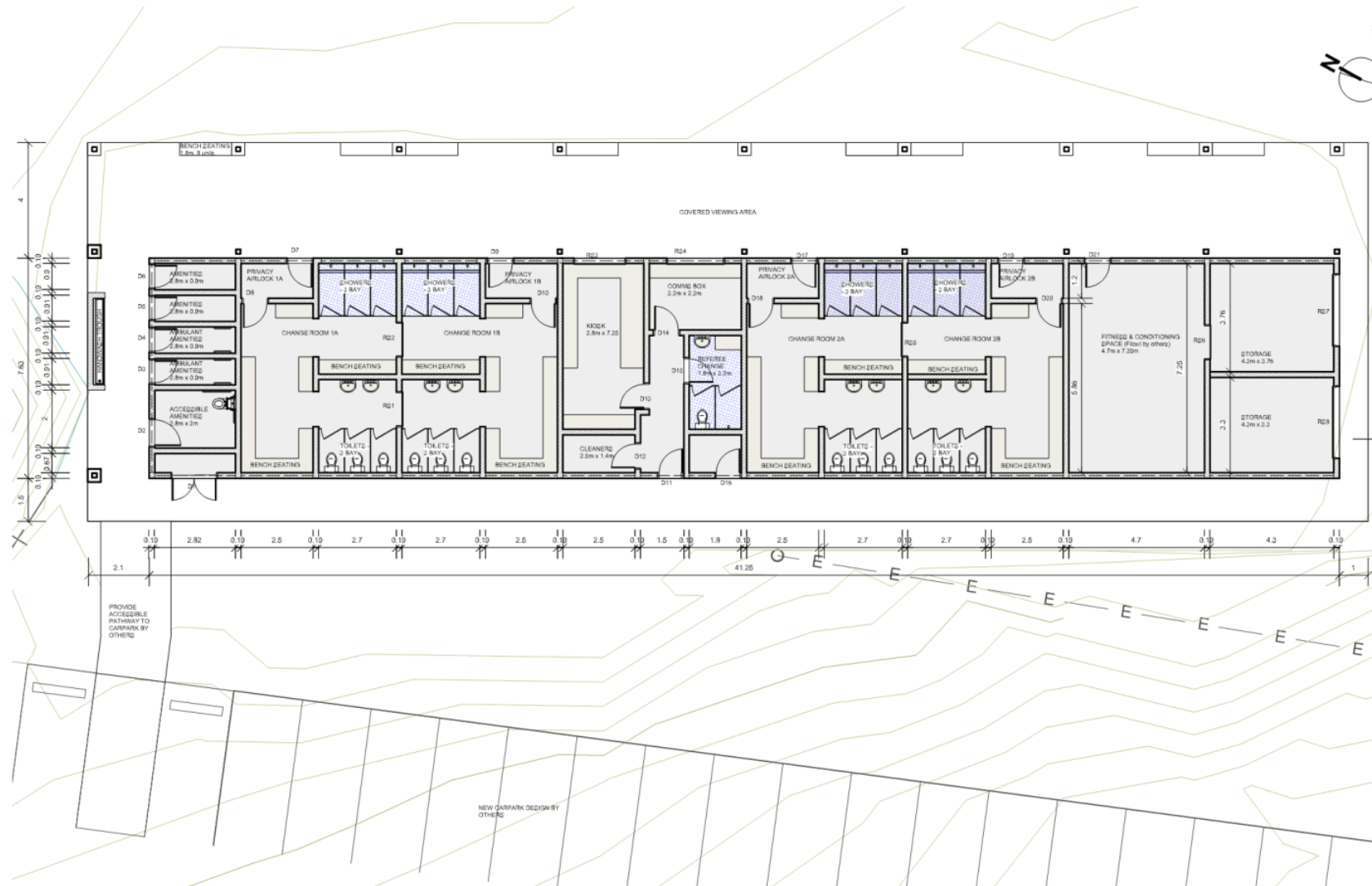
Sanctuary Point - Francis Ryan Reserve - Floor Plan

1:80 @A1, 1:120 @A3  
Plan Ref No.: 1024\_14  
Date Issued: 19/03/21



## Sanctuary Point - Francis Ryan Reserve - 3d Concept





Sanctuary Point - Francis Ryan Reserve - Floor Plan



Roofing:  
Colorbond custom orb. Colour: 'Surfmist'.



Doors, doorframes, window frames & bench seat:  
Match Colorbond 'Terrain' to reflect Sanctuary Point Library's copper coloured shade panels.



Steel framing to shelter:  
Match Interpon 'Lyra Strip' to reflect Sanctuary Point Library's bright green entry treatment.



Blockwork walls:  
Austral Masonry's GB Honed series or equal.  
Colour: Pebble



Gabion treatment to column base, seating & handwash bay:  
Sandstone rocks in 316 stainless cage to reflect Sanctuary Point Library's gabion podium walls.



Concrete floor finish:  
Grey honed finish to achieve R12 slip resistance.