

Dial Regional Sports Complex Development

Local Government Forum

Ulverstone Sports and Leisure Centre

9 November 2017



Introduction



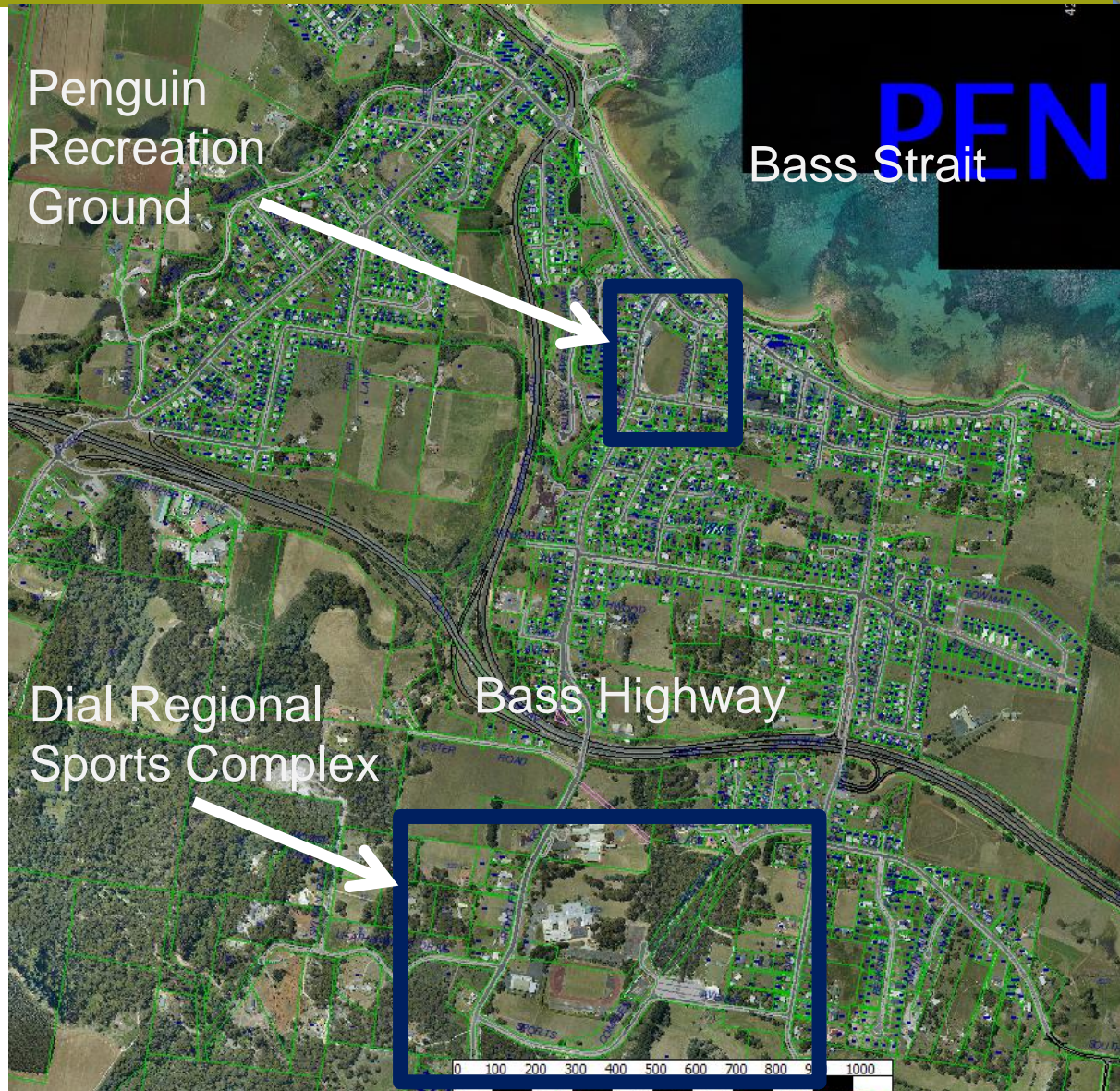
- Where is it?
- What is it?
- Background and evolution of the Dial Regional Sports Complex
- Why move?
- Dial Regional Sports Complex Master Plan
- Preliminary designs

Introduction



- Milestones for the project
- Consultation and engagement
- Construction of project to date
- Flyover

Where is it?



Where is it?



What is it?



- A sports oval with fencing, lighting, irrigation, scoreboard and associated facilities
- A second sports oval suitable for other sporting codes such as soccer and rugby and support the Penguin District School
- New access roads and car parking
- A shared pavilion to include change rooms, undercover viewing/seating area, social and meeting spaces with kitchen, office space, kiosk and internal toilets.
- Public amenities, a playground and tracks and trails are also to be included



Outcomes for the Project



- Timely, well planned and sustainable provision/upgrade of facilities that can contribute to meeting the diverse sporting and community needs of the local and wider community
- Broaden the base for participation in a range of existing and emergent healthy sporting and community activities
- Improved/cost effective utilisation of core community and sporting facilities (reduced duplication/over provision of assets)
- More effective use of the space within the complex (e.g. walking tracks, play spaces, BBQ facilities and
- Improved integration of education, sporting and community facilities and associated use.
- A space that all the community can enjoy.

Background



- In the beginning ... when the first thoughts of a Sports Centre began Penguin had the highest percentage of schoolchildren per capita of any Tasmanian municipality
- 1967 – 1000 children between ages of 6 and 18 resided in Penguin
- 1970 – there were 1200
- In the late 1960's a group of community minded citizens got together to starting planning for a sports facility that catered for children and families into the future
- The genesis for the Dial Regional Sports Complex

Opening Vision in 1973



At the time of the opening, the vision for the Penguin Sports Complex was for:

- Hockey grounds
- Bowling greens
- 9 Hole golf course
- Rifle and gun sport facilities
- Motor sports tracks
- Cycling velodrome
- Recreation Arena

What has evolved?



1973

Penguin Sports centre opened



What has evolved?



- **1973**
- The athletics track was developed – as a grass track!
- In 1988 the track was upgrade to a synthetic surface under the Bicentennial grants program and resurfaced in 2014 (\$0.5M) plus \$0.5M of matching Council funds for lighting and building works



What has evolved?



- **1977**
- The Penguin Sports and Services Club was constructed – officially opened on 25 August 1977
- This included the Penguin Bowls Club and the Penguin Golf Club
- Expanded in March 2006



What has evolved?



- **1977**
- The Penguin High School opened
- Became the Penguin District School in 2014



- North West Axmen's Chopping Arena



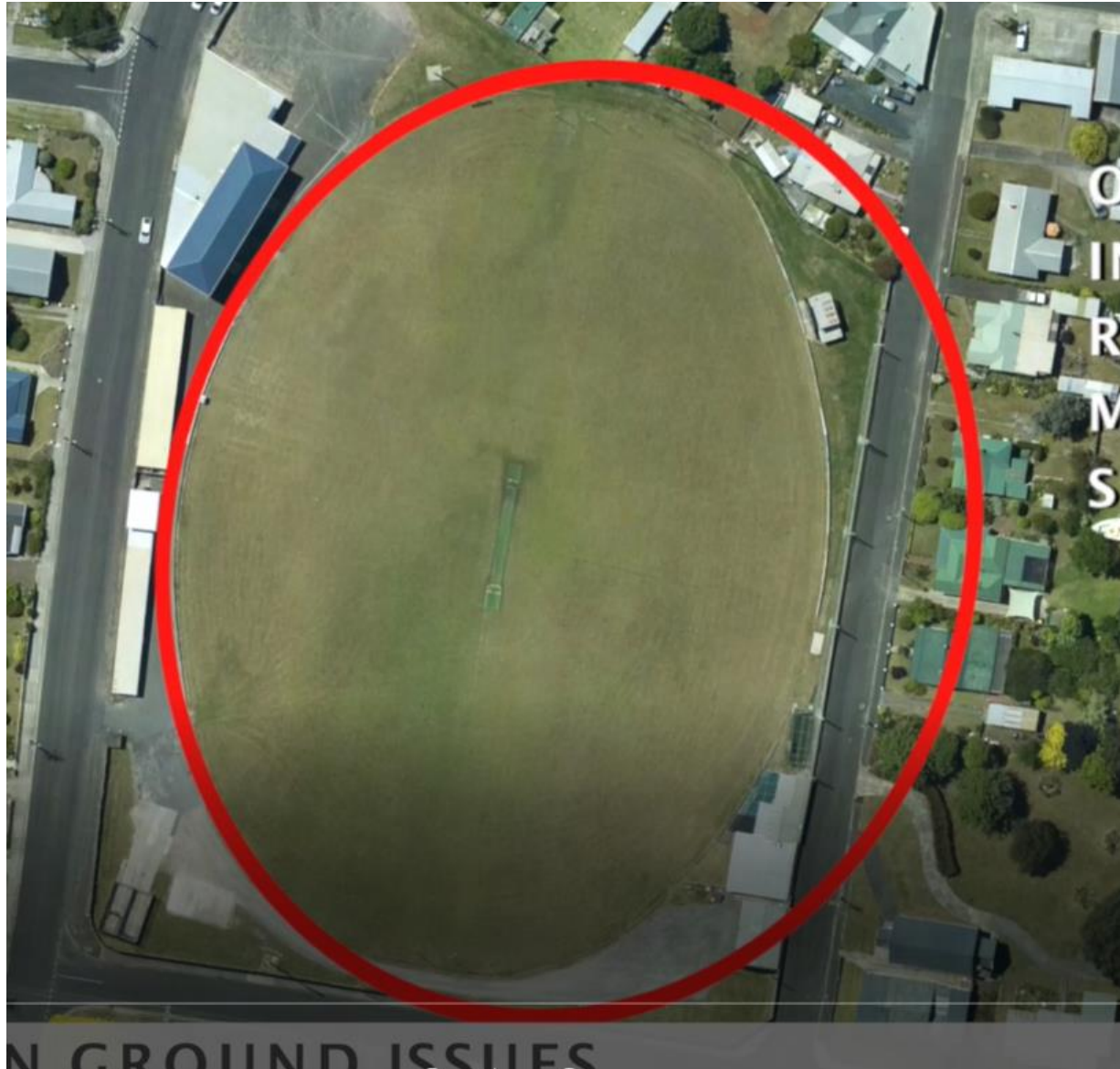
What has evolved?



- **2012**
- Penguin Mountain Bike Park launched



Why Move?



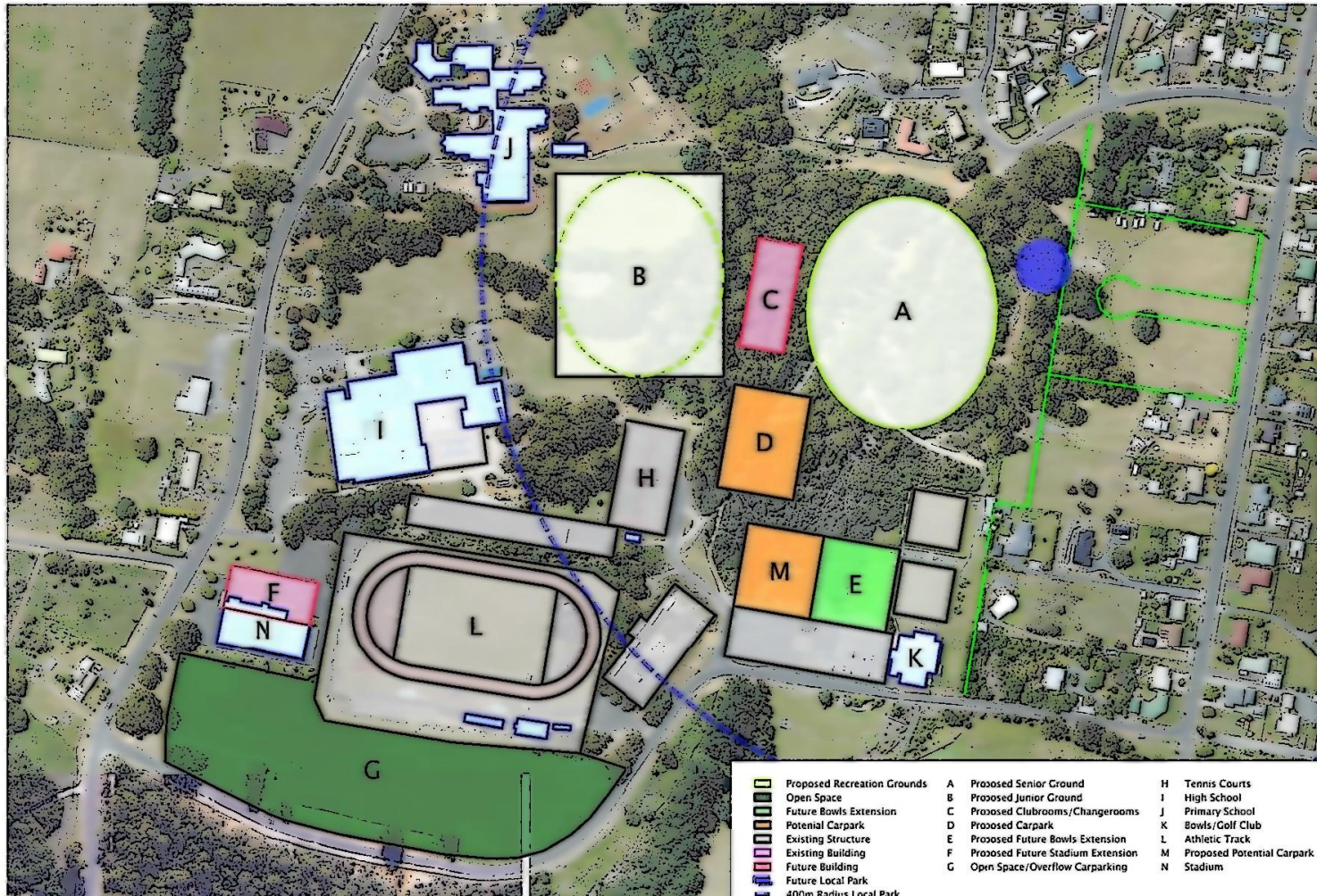
Why Move?



- Close proximity to residences (six and out rule imposed)
- Insufficient boundary distance for the site or the oval
- Aging infrastructure – considerable renewals (\$3M) over the next 20 year.
- Severely limited parking and no opportunity for expansion
- Sub standard playing area - Doesn't meet AFL/Cricket Aust. guidelines for ground or facilities



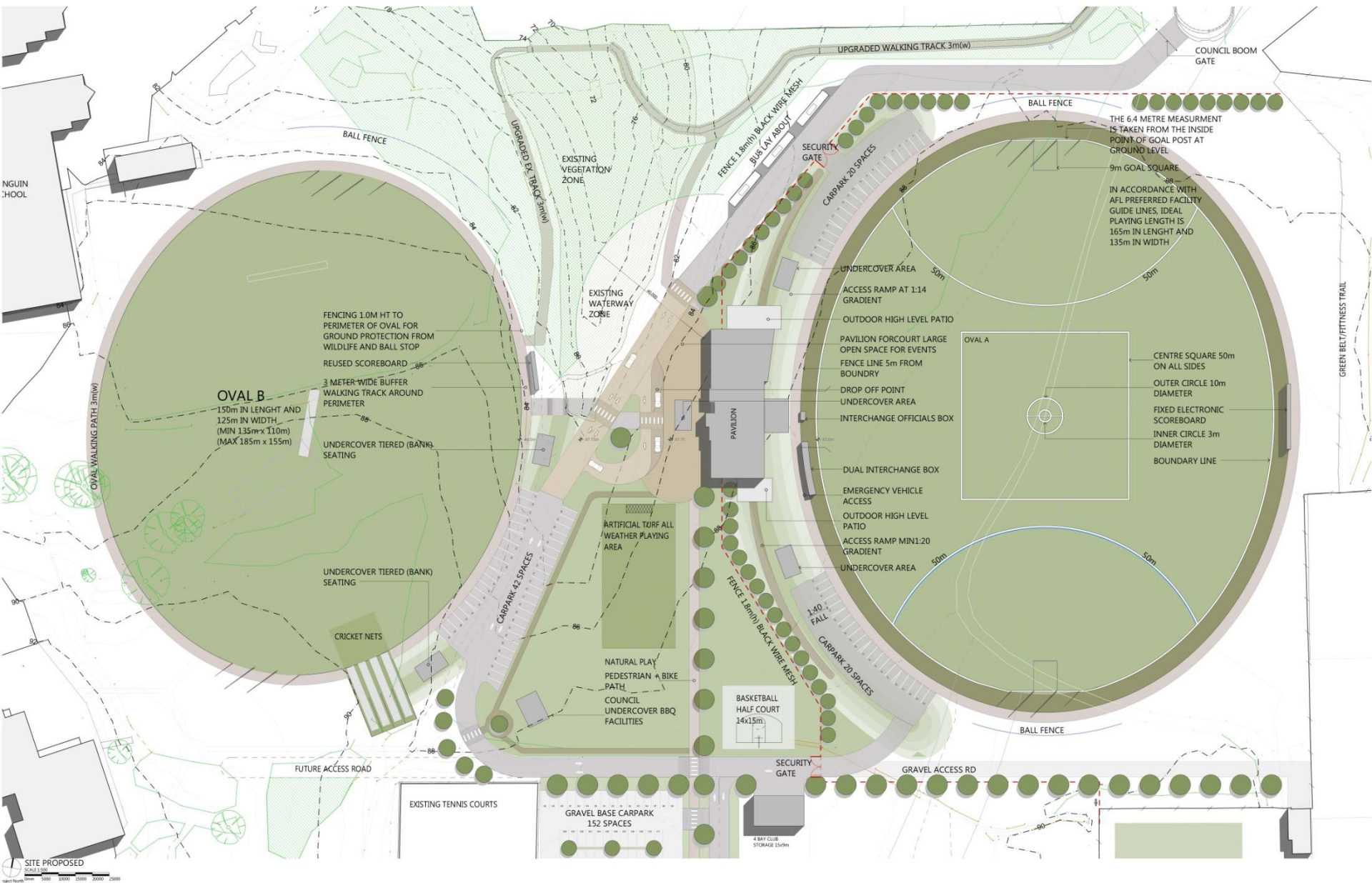
Master Plan



Final Scope of Works?



- Two sand based ovals to AFL and cricket standards with irrigation, drainage and lighting.
- 220 car parks on site
- Access roads to the site from the north and south
- Nature based community hub/playground
- Artificial turf area for all weather activities
- Viewing mounds on the eastern side of oval A
- Shared pathway/s through the site. Connecting pathways around the perimeter of oval A
- Cricket practice nets
- Storage shed



Milestones for the Project



Dial Regional Sports Complex Master plan (final) adopted by Council in June 2013.

March 2015 engaged EngagementPlus to undertake the community and stakeholder engagement process for the project.

Council called for expression of interest for the design of the project in early 2015 with ARTAS Architects being engaged in April 2015

May 2015 to May 2016 - Preliminary designs developed, community and stakeholder meetings undertaken – development of a video which showed the issues associated with the existing ground followed by a fly through of the new complex

May 2016 - Expressions of Interest (EOI) from suitably qualified contractors to undertake a Guaranteed Maximum Price (GMP) contract process for the construction of the Dial Regional Sports Complex

Milestones for the Project



Fairbrother Pty Ltd engaged to undertake the GMP process in July 2016.

State Government agree to transfer road reservation to Council,
Education Department agree to transfer land to council

Community Development Grants (Commonwealth)
funding secured - \$3.5M – mid 2016 – deed signed December 2016

Tasmanian State Government funding secured - \$3.5M –
September 2017

Between July and November 2016 the detailed designs was undertaken between Council, ARTAS and Fairbrother Pty Ltd along with stakeholder input - design of the facility was based on the AFL Preferred Facility Guidelines for State Level facilities. Subsequently Female Football Club guide

Fairbrother Pty Ltd engaged under a GMP contract in November 2016 to undertake the project construction at a cost of \$10.40M.

Community Consultation and Engagement



Internal Project Team formed

Community Launch of the project – 29 July 2015 (incl. Media release)

Community forums – 19/20 August 2015 (incl. Media Release)

Council workshops

Direct Mail out to all Penguin residents

Met with all local state and federal politicians to discuss the project and gauge funding interest.

Project update newsletters/brochures

Numerous Stakeholder meeting with all involved at the site and potential users.

Dedicated web page on the Councils web site

Community Consultation and Engagement



School student workshops

Static Displays

Feedback forms

Engaging with State government in relation to land issues and transfers

Final Scope of Works?



- Two storey pavilion
- Paved forecourt entrance
- Ground Floor
 - Entry Foyer
 - Change rooms 2/3/4
 - Showers and toilets
 - Trainers rooms
 - Medical room
 - Storage
 - Coaches rooms
 - Gym
 - Plant room
 - Umpire changerooms

Final Scope of Works?



- First Floor
 - 150 seat function room with bar
 - Kitchen/kiosk
 - Toilets – parents room and access toilet
 - Storage
 - Meeting room
 - Two coaches boxes/Timekeeper box/scorers box (offices)
- 270 undercover seat grandstand (130 individual/140 bench type seating)
- Terraced wet area

Construction



- Construction commenced on 9th January 2017 with the erection of site fencing etc.
- Construction proper commenced 20th February 2017 with the clearing of vegetation from the site.
- Construction has continued since that time with the proposed completion of January 2018
- Penguin Football Club will commence playing at the site from March 2018
- Penguin Cricket Club will commence playing at the site in October 2018

The Site



March 2017



May 2017



July 2017



August 2017



October 2017



October 2017



October 2017



30 October 2017



Construction



Construction



Construction



Construction



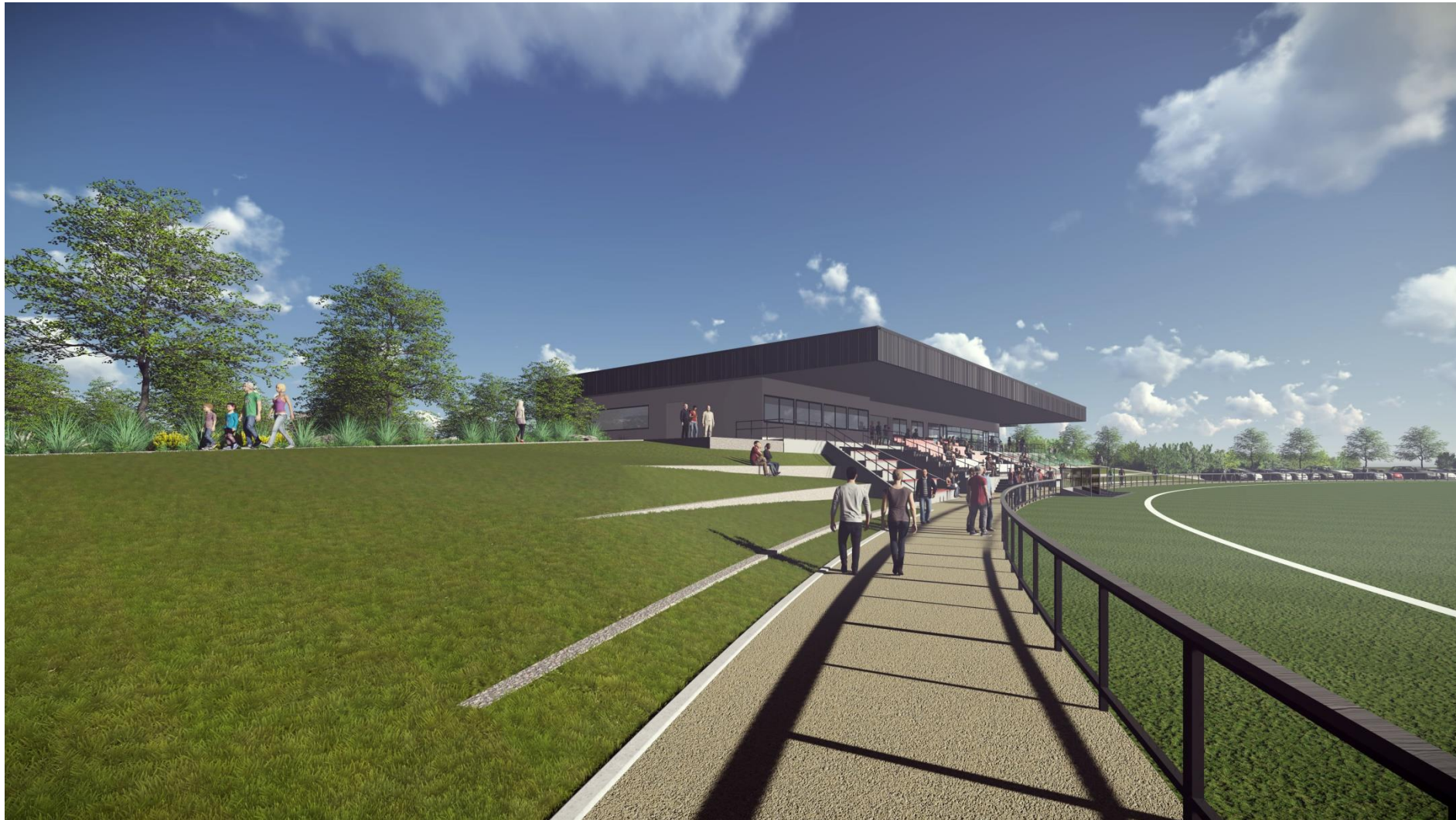
Construction



Construction



Construction

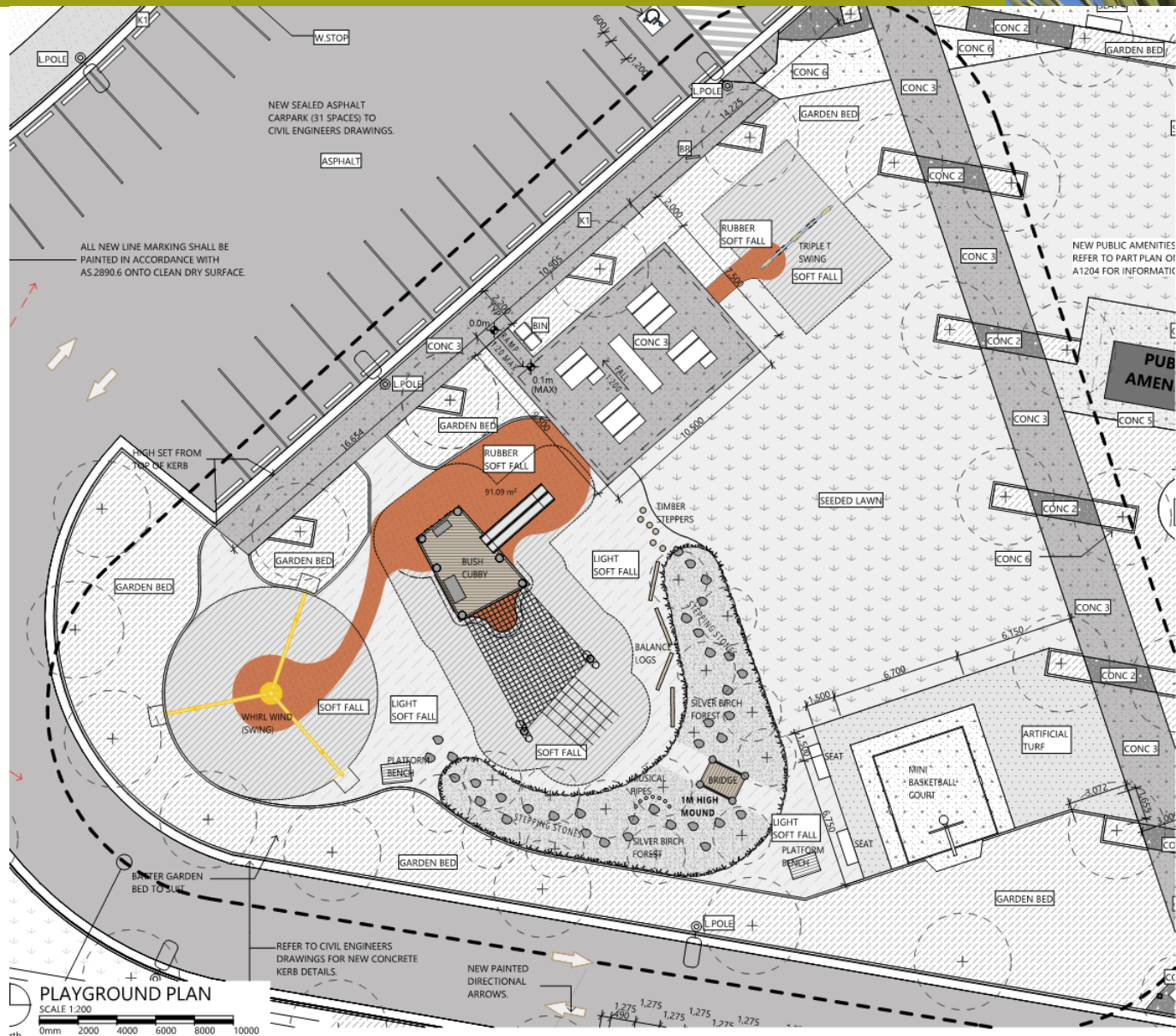


Construction

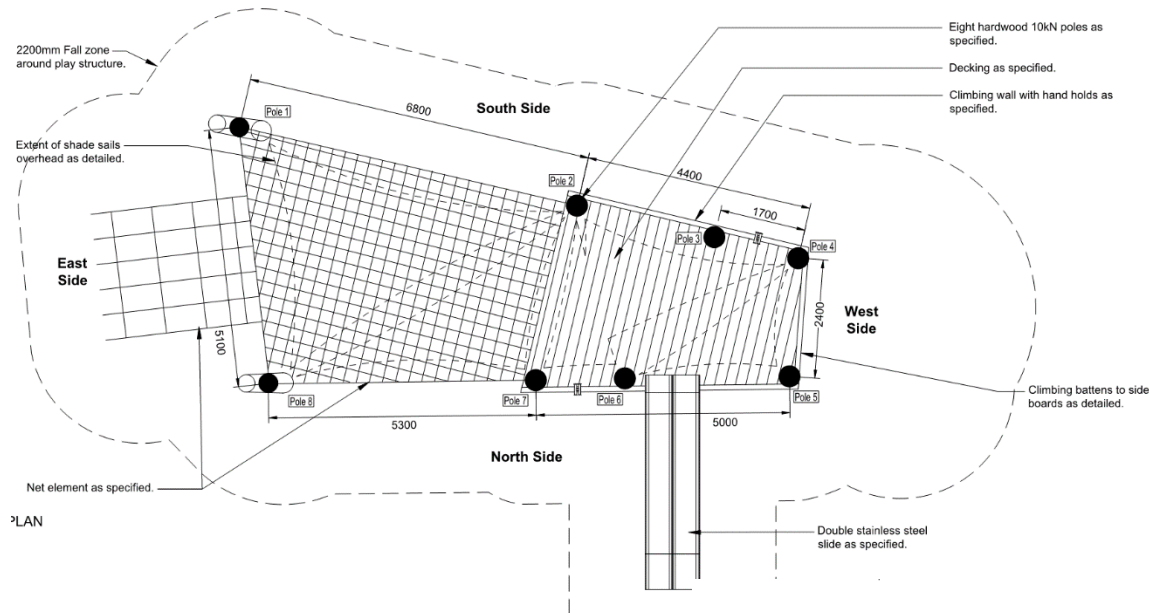


Construction

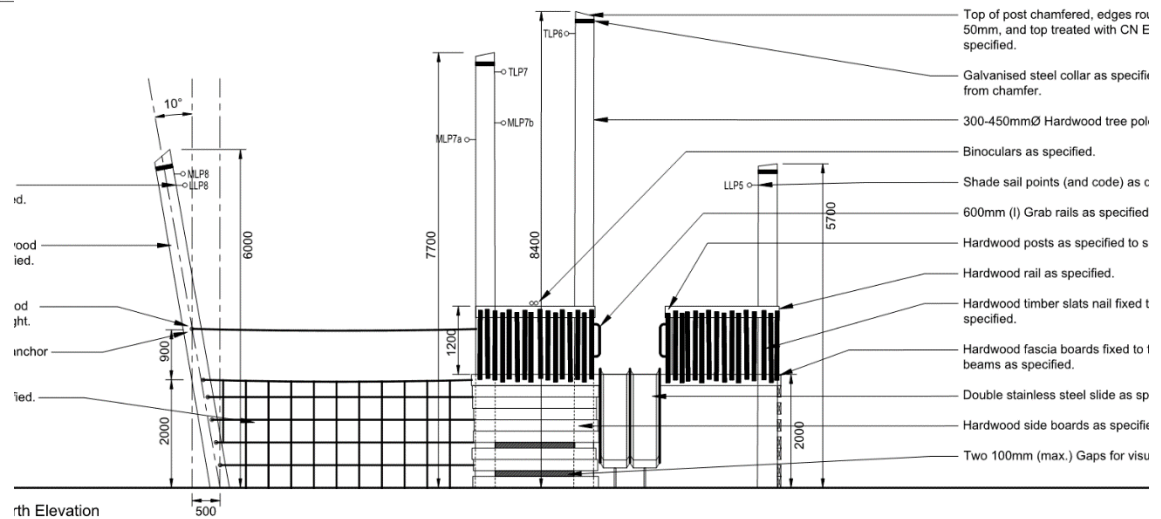




Playground



PLAN



Playground



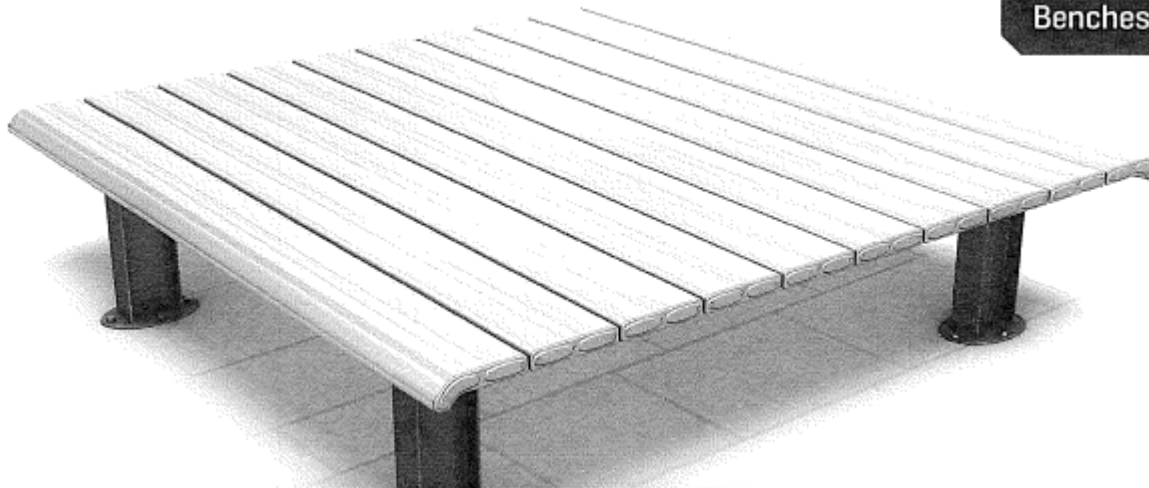
Playground



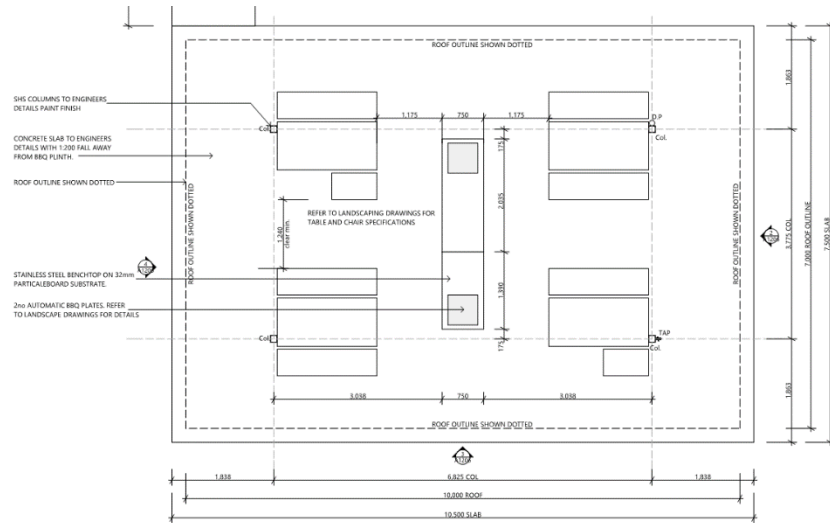
Playground



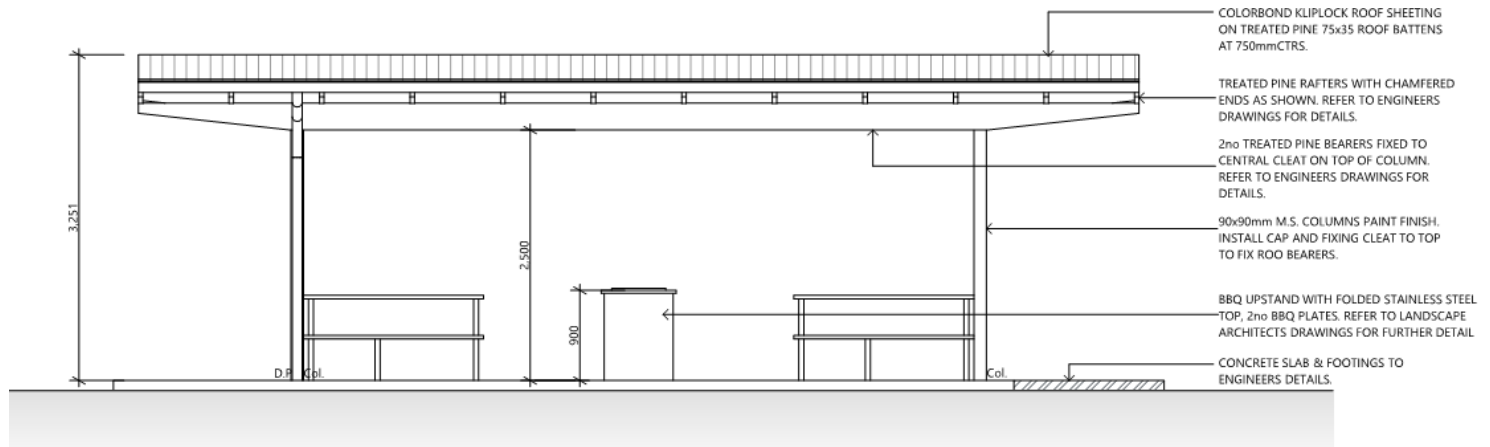
Benches



Playground



BBQ AND PICNIC SHELTER PLAN
SCALE 1:50
0m 500 1000 1500 2000 2500



Playground



Construction



[Link to fly over](#)

Learnings



- Rigour in the assessment of the Design tenders
- Rigour in the assessment of the Construction tenders
- Establishment of a project team
- Keep the councillors and senior management informed
- Community Consultation
- Stakeholder Consultation
- Keep the community informed
- Keep the stakeholders involved and informed
- Build relationships with the stakeholders

Learnings



- Establish relationships
 - Guaranteed Maximum Price arrangement
 - Architects
 - Constructors
- Involve those that will operate the site –
 - Maintenance of grounds
 - Building maintenance
 - Operations

Questions



Thankyou

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