

Let's kick goals with our sport facilities!

Message from Mayor Rohde

AS a former keen junior footballer, who once played at Football Park in Adelaide, Mayor John Rohde is passionate about the Port Pirie Sports Precinct.

The one-time full-back stood in the goal-mouth of the Memorial Oval and surveyed the locations for the planned upgrade.

Like a booming kick to the centre of the ground, he offered a simple message: "The Port Pirie Sports Precinct is a major community project and I invite residents to comment on this multi-purpose sporting facility that Council is proposing to build in Port Pirie."

The proposed redevelopment in its simplest form will achieve the following:

- A Memorial Oval Precinct (incorporating Pirie West Oval) which will accommodate the existing sports of football, cricket and baseball; as well as relocating existing sports from Globe Oval and the Savoy Soccer Club. This includes the expansion of the Pirie West Oval, realignment of Memorial Oval; new lighting to both ovals; redevelopment of the existing grandstand; new change rooms, canteen and toilets, together with a function centre and viewing facilities.

- A Port Pirie Swimming Pool Precinct with a new amenities block and also accommodating gymnastics, squash and potentially others in a multi-purpose facility.

- Decommissioning Globe Oval and disposal except for a portion to be retained as open green space and a passive recreation area.

- Relocation of croquet to Pasmenco Park (corner Halliday Street and The Terrace), incorporating two playing surfaces, toilets and a clubroom.

The plans also include options to expand the facilities beyond the initial stages if sufficient demand can be established and funding can be sourced.

Council acknowledges that it cannot fund nor secure external funding for the upgrade of all sporting facilities in Port

Pirie in the short to medium term, and therefore has had to prioritise the upgrades required and implement them in a staged manner.

Council has extensively consulted key stakeholders in determining the design of these proposed facilities via a large number of one-on-one and combined meetings of all the sports who have wished to be involved in this exciting project. Council is now in a position to extend this consultation process to the whole community.

Council has been working to a budget of \$15 million for this project on the basis of the State Government providing \$5 million as part of its election commitment to the Member for Frome.

Council has submitted an application to the Australian Government for \$5 million under the National Stronger Regions Fund and Council intends contributing \$5 million by way of loan borrowings.

Other funding options, such as through sporting peak bodies will also be explored to enable the scope of the project to be expanded.

Council welcomes your views on the project, what could be changed and what needs to be improved to ensure that these enhanced facilities will meet the community's needs now and into the future.

To facilitate this, Council will set up a display in the old café space in the Ellen Centre from Tuesday, 10 March, to Saturday, 14 March, so you can see in more detail what is proposed and talk to Council staff and Elected Members about the proposal and your suggestions.

A short questionnaire/feedback form will also be available for completion, so that Council can obtain your views or you can just write them on one of the plans available at the display.

"This is a major community project which will service this City for many years to come so it is important that you tell us your views and suggestions," Mr Rohde said.



TEAMWORK... Mayor John Rohde, seen with a football at Memorial Oval, encourages residents to display teamwork in developing the best plans for the Port Pirie Sports Precinct.

Key benefits to sporting and general communities

PORT Pirie Regional Council believes that the proposed redevelopment of sporting facilities will provide numerous benefits to the community:

- Replacing ageing infrastructure which is beyond its economic life and does not meet current requirements.

- Reducing spiralling costs of maintaining these facilities which are getting beyond the control of individual clubs.

- Provision of facilities that meet current standards and needs.

- Address the reducing numbers of volunteers contributing to these facilities.

- Reducing rising water costs for clubs and council.

In addition, a redevelopment and rationalisation of these facilities presents numerous business opportunities to Council, the community and individual sporting

clubs including:

- Increased event tourism to the region by attracting major events.

- Assisting population and economic growth by providing attractive community facilities.

- Generate cost savings to Council, clubs and associations and the general community.

This project will rationalise playing surfaces, providing significantly upgraded facilities to replace the current ageing infra-

structure, accommodate multiple sports, and will help to rejuvenate the CBD by bringing more sports to the centre of town.

In addition, this proposal also presents a number of other key benefits and opportunities to the City and region including:

- economic growth
- address/support for the needs of the disadvantaged
- increased investment
- building of partnerships

The Port Pirie Sports Precinct will also see a significant reduction in the costs of managing sport in Port Pirie.

More specifically, the project will see the decommissioning and potential sale of two ovals (Savoy Park and Globe Oval), as well as the closure of the former YMCA building. The project provides many benefits to businesses, the community, sporting organisations and the greater region.

YOUR OPINION COUNTS

Play your part in a game-changer for the future of Port Pirie ... fill out the survey form and visit the information display at Ellen Centre from March 10 to 14.

Exciting times for redevelopment



SPEAK UP... Chairman of Port Pirie Regional Council's sport and recreation committee Cr Darryl Johnson, left, Mayor John Rohde and chief executive officer Andrew Johnson want to hear your views on the proposed Port Pirie Sports Precinct.

Hitting the right 'spot' for croquet players

DUE to the redevelopment of the Memorial and Pirie West Ovals, it will be necessary to relocate the Port Pirie Croquet Club.

Council has worked with the Croquet Club and has identified land owned by Council at Pasmenco Park (corner Halliday Street and The Terrace) that will meet the needs of the Club. Works required at this new site include:

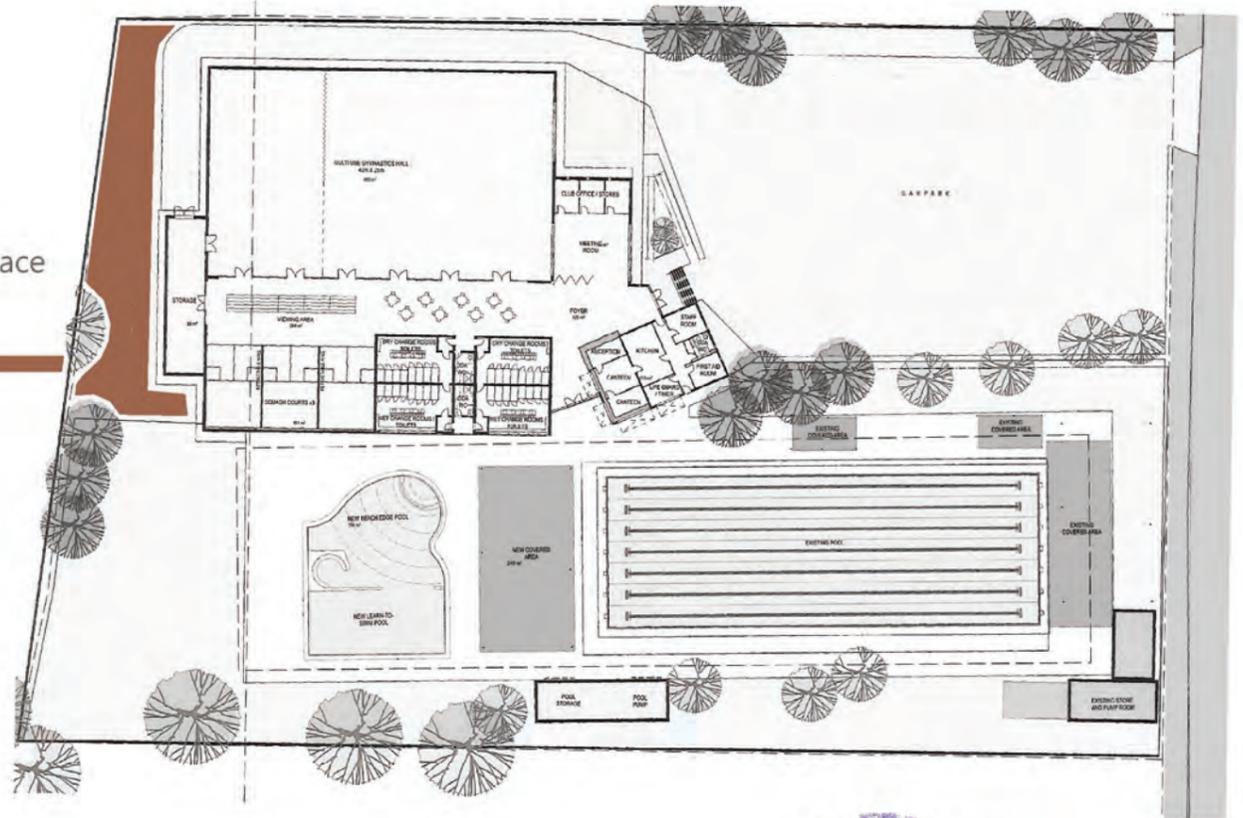
- demolishing the existing facilities next to Memorial Oval;
- provision of two croquet greens;
- construction of a perimeter fence;
- installation of seating and shade around the greens;
- construction of a small clubroom including a meeting space, kitchen, office, toilets and storage area.

Port Pirie Sports Precinct

Recreation and Aquatics Centre

Key Features:

- New Amenities Block
- New canteen
- Reception Area
- Staff facilities
- First aid room
- Office & meeting space
- Viewing facilities
- Large gymnastic area
- Squash courts x3 with movable walls for a multi-use space
- Storage facilities
- Option for future expansion

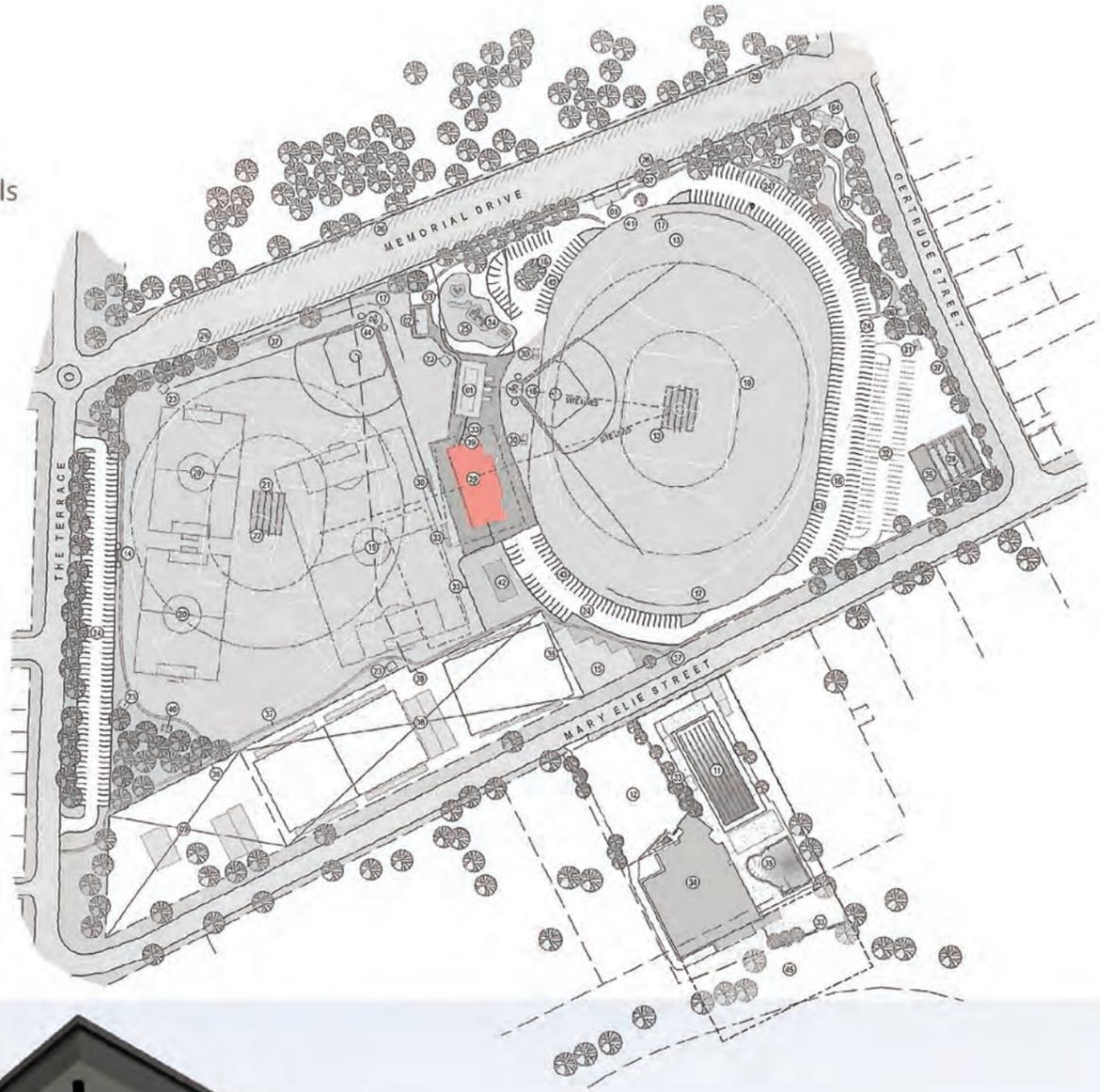


Port Pirie Sports Precinct

Memorial and Pirie West Oval Development.

Key features:

- Expansion of Pirie West Oval
- Remove bike track
- Realignment of Memorial Oval
- Improve oval drainage & levels
- New lights to both ovals
- New change rooms, canteen & toilets
- Media & time boxes
- New Central Hub & viewing areas to both ovals
- Redevelopment of existing Grandstand
- Relocate Croquet to Pasmenco Park
- Removal of old buildings
- Storage sheds
- Sealing of roadways
- Extending carparks
- Keep existing Lions Clubrooms



Consultation with sporting stakeholders

COUNCIL has undertaken extensive consultation with the Port Pirie sporting community in relation to the proposed upgrades of the Port Pirie Sports Precinct.

This in-depth consultation will continue during the preparation of the detailed plans, during construction, and during the first year of operations.

Council has consulted individually and collectively with the following sports/groups who have indicated an interest and have participated in this project:

- Spencer Gulf Football League
- Solomontown Football Club
- Lions Football Club
- Savoy Soccer Club
- Port Pirie Cricket Association
- Port Pirie Night Baseball League
- Port Pirie West Primary School

- Port Pirie Amateur Swimming Club
- Port Pirie Squash Association
- Port Pirie Regional Gymnastics Academy
- Port Pirie Croquet Club
- YMCA
- Port Pirie Bowling Club
- Port Pirie Scouts

A number of other sporting bodies, not directly involved in the project, have also been kept informed on the project and communication via Council's e-Newsletter to the general community has also occurred.

Council has also kept Port Pirie West Primary School informed on the project and has made a formal presentation to the School's Governing Council.

Continual consultation with key stakeholders and the general community will be instrumental in the success of this project.

Discussion paper on management options

ONE of the recurring issues raised during the consultation with the individual groups/clubs/associations has been how the facilities will be managed and what the cost to them might be.

Council intends to circulate a Discussion Paper to outline the management options and respective responsibilities of all involved in this project.

This is currently under development and will be provided for Council, key stakeholders and broader community consideration once Council has received feedback on the proposal

from this initial community consultation.

This project will, however, see a reduction in the costs of managing some sports in Port Pirie.

More specifically the project will see the decommissioning and potential sale of two ovals (Savoy Park and Globe Oval) as well as the closure of the former YMCA building.

In addition, Council will be in position to gain some revenue from the hire of the central hub.

These savings and additional income will be available to meet any additional costs, such as the provision

of the new gymnasium and squash courts, as well as any unforeseen costs, with the remainder representing savings to Council, individual clubs and the community in general.

Council will prepare a funding model for the Port Pirie Sporting Facility and an independent Prudential Report on the project, which will outline the ongoing cost of the project, and how these costs will be funded.

This will be undertaken once a design and concept have been agreed to and following the initial community consultation.

Conservative outlook for project finances

THE high-level costs for this project have been prepared by Rider Levett Bucknall (RLB) and are based upon measured quantities to which rates and conditions have been applied that are applicable as at mid-2014.

A copy of the detailed estimates, together with assumptions and exclusions within them, are contained in the appendices to the Dash Architects report on Council's website.

A summary of the proposed Stage 1 costs are included in the table below.

These costs are provided at a high level and are considered to be conservative in nature.

It is expected that, through value managing the project, obtaining more accurate costings through the detailed design process, and potentially staging aspects of the project;

	Order of Cost
Memorial Oval Site	\$ 12,140,000
Swimming Pool Site	\$ 7,130,000
Croquet Club Relocation	\$ 500,000
Total	\$ 19,770,000
Low Range	\$17,000,000
High Range	\$20,000,000

that Council will be able to reduce these costs to fit Council's budget.

Council has been working to a budget of \$15 million for this project on the basis of the State Government providing \$5 million as part of its election commitment to the Member for Frome.

Council has also met with Ministers, the Hon. Leon Bignell MP and the Hon. Geoff Brock MP, in

September 2014 to discuss State funding for this project.

These discussions have continued and as a result, a formal letter asking for a written funding commitment to the project has been requested.

Council has submitted an application to the Australian Government under the National Stronger Regions Program (outcome expected in May 2015) and Council intends contributing \$5 million by way of loan borrowings.

Other funding options, such as through sporting peak bodies, will also be explored to enable the scope of the project to be expanded.

CENTRAL HUB...
Artist's impression of the new central hub and refurbished existing grandstand.



Snapshot of future stages of concept

PORT Pirie Regional Council is looking beyond the first stage of this exciting project and aiming to ensure that the facilities built now will be suitable to not only meet current needs, but also be easily expandable to meet the future needs of the community.

For this reason, Council has made provision within these plans for future stages of the development to include:

- Provision of a three-court stadium and seating behind the gymnastic and swimming pool facilities for a number of indoor sports.

- The opportunity to provide a small heated indoor pool with beach entrance for training and leisure swimming, water play area, and a hydrotherapy pool behind the main pool.

- The potential to cover the existing pool.

Other future options may also be forthcoming as a result of the public consultation process including the option to redesign traffic flow in the precinct.

All of these additional opportunities will be explored in more detail and if there is sufficient demand to justify proceeding, additional funding will be sought in the future to develop these proposals.

While these additional facilities are not part of the funded first stage of this project, importantly, Council will ensure that the initial design can cater for them to be easily incorporated into the future.



INTERIOR...
Artist's impression of the interior of the proposed Recreation and Aquatics Centre.



Let your mouse do the talking ...

Are you a member of Port Pirie's sport-mad community and do you want to have a say on the Port Pirie Sports Precinct? Surveys are online at Council's website www.pirie.sa.gov.au or pick up a hard copy at the following council offices: Council Administration Centre, Port Pirie; Regional Library, Port Pirie; Crystal Brook Rural Office. Need more information? Visit the display in Ellen Centre from March 10-14.