



Wingecarribee Shire Leisure Centre

August 2007 Update

Where is Council up to with the Leisure Centre proposal?

The Leisure Centre project is on track and is well advanced in the design stages. Council has engaged a team of specialist consultants to carry out the design of Council's proposed leisure centre at Eridge Park. The design team will be led by Suters Prior + Cheney Architects under the supervision of Council's Project Manager Thinc Projects. The team includes an aquatic engineer, civil & structural engineer, building services engineer, geotechnical engineer and quantity surveyor.



Leisure Centres are complex pieces of infrastructure, and with any multi-million dollar project, there is substantial lead time in the design phases before we can call tenders for a builder. Specialists have been engaged to carry the project through the design phases and they are presently working on the project.

What facilities are included in the Leisure Centre proposal?

At this stage the centre design will be based on the concept proposal subject to confirmation of construction budget by the quantity surveyor. The centre is proposed to include a 50m indoor heated pool, 300m² leisure/program pool, gymnasium, café, crèche, meeting rooms, car parking and associated facilities. The centre is to be designed to allow for future expansion of the gymnasium and also provide for the future addition of an indoor sporting/community/cultural space equivalent to 4 netball/basketball courts.

What is the anticipated project cost?

The project budget currently stands at \$15.2M (Jan 2008 dollars). This figure is the total project delivery budget that includes:

- Engineering works including electrical substation, fire services and sewer pump station,
- External works including car parking, site preparation, landscaping and intersection works,
- Equipment fit-out,
- Contingencies (unknown factors),
- Professional fees allowance, and
- Cost escalation to estimated construction completion in July 2009.



This costing excludes allowances for the future expansion of the centre for sporting / community / cultural uses, off-site infrastructure upgrades, legal and finance costs, construction of on site ESD infrastructure and GST.

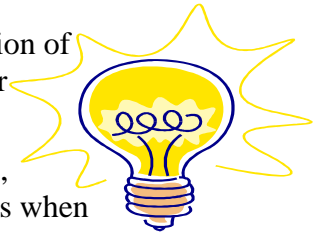


The Quantity Surveyor will be monitoring costs throughout the project and will advise on any changes to the cost forecasts.

What is funding strategy for the project cost?

Council is still considering options for the funding strategy with a combination of rationalisation of some of our duplicated and under utilised assets, developer agreements and developer contributions to help fund the project.

Council is also examining a business plan which looks at recreational trends, catchment population, operation of the existing pools and operating forecasts when the Centre is up and running.



What is the anticipated construction start date?

Council currently expects that construction of the centre will commence around July 2008 with an anticipated construction time of 12 to 18 months (subject to the builders construction program).

What will happen to our existing pools?

The only recommendation that has been made by the Pools and Leisure Centre Committee about pool closures is that Bowral Swimming Centre should be closed. In the case of Moss Vale, no decisions have been made to close it. Naturally, if nobody is using that pool at some time in the future, then its viability would have to be evaluated. Bundanoon pool is in no danger of closing and with Mittagong, because of age and deteriorating condition, its long term viability in the current form will depend on how it stands up to the rigors of time.

What will happen to our existing pools in the mean time?

Council will continue to operate the existing pools as previously with maintenance work undertaken to maintain the pools in a serviceable condition meeting operating standards and OH&S requirements.

What about the proposal for a privately built Leisure Centre at Wongabri?

The Department of Planning has recently advised Council that it will not support a variation to the draft local environment plan for the development of a leisure centre and aged care facility at "Wongabri" opposite the Briars Inn.

Therefore Council is continuing to pursue the development of a leisure centre at Eridge Park.