

COMMUNITY REFERENCE GROUP Minutes - Meeting No. 5

Date: 04/05/22 6pm held in Nailsworth Hall – 31 D’Erlanger Ave Collinswood

Present:	
Mayor O’Loughlin	Klinton Devenish
Chris White	Mark Bowman
Cr Allen Harris	Jaimie Gardner
Angela White	Paul Caretti
Rob Clutterham	Chris Greening – City Collective
Cr Steven Rypp	Varun Agheda
Apologies:	
Vincent Cammell	Tom Reynolds – City Collective
David Callan	Theo Dalkos
Russell Mountford	Josie Meyer
	Shane Hodby

1 **Welcome to Members and Presenters**

Chris White introduced Architect - Chris Greening - City Collective

Presentation from City Collective on the updated concept plan

2 **Key discussion points:**

- Following CRG feedback the first 30% cost plan was valued at \$5.8m
- Value management exercise on 30% concept - not achieving financial criteria
- Design team tasked with refining concept to the \$4m budget (current design – attached)
- Planning statement was presented describing context, natural effects, landscape and identity
- Revised Plans presented with footprint of approx. 800m²
- Revised Cost Plan has been forecast at \$4m with exclusion of kiosk, kitchen and bar fit out
- Gym has been removed from ground floor
- Change rooms are currently at 45m² per change room (4 off)
- Reduction in extent of landscape proposed
- Retain northern car park with minor changes
- Current \$4m forecast allows for design/construction contingency and escalation in the order of \$368k

CRG feedback

- Preference for foyer to ground floor
- Preference for gym to be retained

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- Preference to maximise function/community space to level 1
 - Consider lift location with reference to access parking
 - Would a delayed commencement impact on costs given forecast interest rate rises – Architect indicated that key costs/escalation risks relate to material prices rises, fuel, transport so unlikely to see better value
 - Would a larger format single storey building result in a forecast cost within budget? – Cost Manager subsequently suggests this is unlikely
 - Could level 1 be designed for future extensions to function/kitchen/bar space – Yes by relocating toilets south of lift
 - Can balcony be constructed as a separate stage due to budget? Potentially, but reestablishment costs for a contractor to return are not insignificant
 - Cool room too small

Risks

- No allowance for coach's box upgrades within current cost plan
- Fit out to kiosk, kitchen and bar are excluded within the current cost plan
- Site waste classification report identifies contaminates within existing car park – design to retain waste fill on site to reduce risk
- Escalation costs – allowances within cost plan
- Planning approval process – minimum 12 weeks
- Seek feedback from Elected Members and funding provider
- Late August commencement date required under the funding agreement

Next Steps

- Councillor Workshop 10 May
- Present \$4m design and cost plan
- Provide CRG feedback to Council
- Seek feedback from Council
- Broadview Football Club to make presentation to Council at workshop
- Administration to prepare a Council report for decision to lodge planning approval