

**ACT**
Government

Economic Development

BRIEF

Ref: BM12/1803

SUBJECT: Proposed Beach Volleyball Facility in the Lyneham Sports Precinct**To:** Minister for Tourism, Sport and Recreation

- David Dawes, Director-General, Economic Development Directorate *DD/9/12*
- Shane O'Leary, Executive Director, Tourism, Events and Sport

From: Jenny Priest, Director, Sport and Recreation Services**Date:** 31 August 2012**Purpose**

You received correspondence from Mr Phil Borgeaud, President of Volleyball ACT (VACT) on 28 August 2012 regarding their support for a proposed beach volleyball facility in the Lyneham Sports Precinct. This brief will provide you background information on this project and in the context of a recommended response to Mr Borgeaud, seek your approval to fund the next stage of planning.

Background*Volleyball ACT*

VACT is the peak body for the sport of volleyball in the ACT. The organisation represents six clubs and has over 1100 registered participants.

The Good Neighbour Volleyball Tournament, organised by VACT is one of the largest indoor volleyball tournaments in the world and is regarded as the national club championship. Now in its 47th year, the 2012 tournament will involve over 125 teams from Australia and the Asia-Pacific region competing in 14 divisions.

VACT receives \$38,000 annually through a triennial funding agreement with SRS. According to the 2011 annual report, VACT reported a \$14,400 profit and increased their retained earnings to \$144,500.

Current volleyball facilities

VACT has experienced strong participation growth in recent years with a 41% increase in membership since 2006/07. To cater for increased demand, VACT now utilise Southern Cross Stadium in Tuggeranong as a competition venue in addition to the Lyneham Hockey Centre. These indoor competitions are conducted during the cooler months.

Currently, the only beach volleyball courts in the ACT are located at the Canberra Olympic Pool (COP). Operated by COP, VACT hire these two courts when required. These courts are of poor condition with minimal maintenance undertaken, resulting in poor drainage and compacted sand. It is understood the court sand has not been replaced since their construction in the early 1990's.

With no ownership over the beach volleyball courts, their poor condition and continued access issues, development of sustainable beach volleyball competitions has not been possible.

VACT see considerable opportunities to grow participation in beach volleyball should a suitable facility be available. To further investigate the viability of a stand-alone beach volleyball facility, you provided \$13,000 through the 2012 Sport and Recreation Grants Program (SRGP) for VACT to engage a consultant to undertake a feasibility study, with VACT investing \$5,000 in this work also.

Issues

Constraints for VACT

Due to their lack of access to the two beach volleyball courts at COP, VACT are restricted to only a limited beach volleyball competition in the summer. In addition, they are unable to offer beach volleyball as part of the Good Neighbour Volleyball Tournament, removing a potentially lucrative addition from the event.

The inability to capitalise on the profile and interest in beach volleyball and therefore diversify its activities to create a more 'recreational' aspect to the sport has impacted on VACT's revenue streams.

Beach Volleyball Facility Feasibility Report

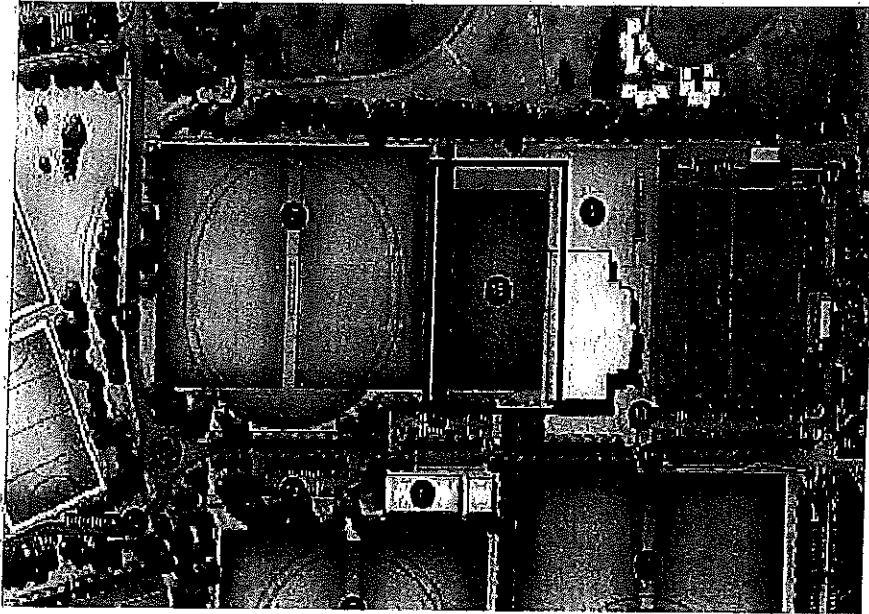
With funding support from SRS, VACT engaged Coffey Sport and Leisure to explore the feasibility of a beach volleyball facility in Canberra. The final report determined that if such a facility were to be constructed with a multi-sport function, it would be utilised by a wide variety of user groups including Capital Football, Touch Football ACT, Netball ACT, ACTAS and Cricket ACT. Combined with the usage needs of VACT and the AIS beach volleyball program, the report considers there to be more than sufficient demand for the venue. Consultation with these user groups indicated that demand for court usage would be higher in the warmer months when the bulk of competition would take place. The AIS beach volleyball program suggested year-round usage for training purposes with Capital Football also indicating some usage in the cooler months as well.

Based on the information gathered through this consultation, the report provides a summary of projected pitch hire use and revenue based on optimistic, realistic and conservative estimates. Using the conservative estimates, the report indicates that VACT could expect a cash surplus of between \$66,000 and \$88,500 per annum over the first ten years. Below is a summary of projected revenues over a ten year period:

Summary	Conservative 10 Year Cumulative Performance	Realistic 10 Year Cumulative Performance	Optimistic 10 Year Cumulative Performance
Income	\$1,381,622	\$1,504,070	\$1,626,518
Expenditure	\$588,100	\$606,100	\$624,100
Cash Position	\$793,522	\$897,970	\$1,002,418
Facility Sinking Fund	\$165,000	\$165,000	\$165,000
Overall Position	\$628,522	\$732,970	\$837,418

The report gives consideration to the facility hosting major events including a leg of the established beach volleyball national series. The conduct of such events, in addition to improving the financial position of VACT, would provide additional economic benefits to the ACT through interstate visitation of participants and spectators.

A detailed site assessment was undertaken as part of the report which initially identified two sites within the Lyneham Sports Precinct for further investigation. A site within the National Hockey Centre did not meet the size requirements for a six-court beach volleyball (the preferred model). The second and preferred site is located behind the ACT Netball Centre (see below).



The proposed site within the Lyneham Sports Precinct is supported by SRS for several reasons:

- upon completion of the Precinct works and non-potable tank infrastructure, the area is insufficient for an additional irrigated sportsground;
- the site will be serviced by appropriate parking and traffic infrastructure; and
- the site presents a visually prominent position for a necessary addition to Canberra's sporting facility infrastructure.

The preferred site is part of Block 38 Section 59 Lyneham and is currently unleased Territory land with the custodian being SRS. The land is zoned PRZ1 – Urban Open Space Development which allows for the construction of an outdoor recreation facility such as beach volleyball courts.

On advice from ACTPLA, SRS could apply for the grant of an Executive lease over the required footprint for the facility. The Executive lease would allow SRS to sub-let the land to VACT, providing VACT with secure tenure to support their access to finance to contribute towards facility development costs.

Further Planning Work

After reviewing the report, SRS believes there is a demonstrated need and viable business model for a beach volleyball facility. However, the facility drawings within the Coffey Sport and Leisure report on which the indicative costings are based are quite preliminary and require further detail and analysis.

With support from VACT, SRS has obtained a fee proposal from Cardno Young (Attachment A) to provide a greater level of detail around the proposed concept including a design scope, the extent of site works and a detailed costing for delivery of the facility. Cardno Young has quoted a fee of \$15,510 to undertake this work. SRS seek your approval to provide funds to VACT for this project through an early release of funds from the Sport and Recreation Grants Program (SRGP).

Funding Model for Construction

While cognisant that more detailed planning is required based on the preliminary costings provided in the Coffey Sport and Leisure report, it would appear possible that development of this facility could be progressed without specific Territory appropriation.

Potential funding of the facility could draw upon the following financial resources:

- SRGP support (\$500,000 over two years from 2013-14)
- Existing VACT funds
- VACT borrowings (with SLISS support upon application).

It should be noted that VACT have informed SRS that they have identified that some of their existing cash reserves (approximately \$150,000) could be used to support the facility development.

Consultation

SRS has consulted extensively with VACT to determine the viability of a beach volleyball facility in the ACT.

Financial

The 2013 SRGP budget is \$2,319,497. SRS have identified 'known' commitments totalling \$1,589,026 including existing Triennial funding and the anticipated level of Annual funding support (based on 2012). This leaves a balance for capital, programs and equipment of \$730,471.

Media

The provision of a beach volleyball facility in the ACT would likely generate several positive media opportunities in the next 18-24 months.

RECOMMENDATION

That you:

- Note the contents of this brief;

NOTED/PLEASE DISCUSS

- Approve the immediate release of \$15,510 to VACT from the 2013 SRGP to fund Cardo Young to undertake further planning work on the beach volleyball facility; and

AGREED/NOT AGREED/PLEASE DISCUSS

- Sign the response to Mr Phil Borgeaud regarding VACT's support for a beach volleyball facility (Attachment B).

AGREED/NOT AGREED/PLEASE DISCUSS

Jenny Priest
Director
Sport and recreation Services

Andrew Barr MLA *Andrew Barr* 6/9/2012

Action Officer: Simon Dolejsi x72077



COPY

Andrew Barr MLA

DEPUTY CHIEF MINISTER

TREASURER

MINISTER FOR ECONOMIC DEVELOPMENT

MINISTER FOR TOURISM, SPORT AND RECREATION

MEMBER FOR MOLONGLO

Mr Phil Borgeaud
President
Volleyball ACT
PO Box 1186
DICKSON ACT 2602

Dear Mr Borgeaud

Thank you for your letter received on Tuesday 28 August 2012 regarding a proposed beach volleyball facility in the Lyneham Sports Precinct.

I read with interest the feasibility study you attached with your letter which certainly presents a strong case as to the need and viability of such a facility.

I agree that further investigation is required to more clearly ascertain the cost of a six-court beach volleyball facility in the Lyneham Sports Precinct. I have approved the release of \$15,510 to Volleyball ACT to support completion of this work.

To accept this offer, please contact David Maloney, Grants Officer, Sport and Recreation Services on 6207 2055 or david.maloney@act.gov.au.

The ACT Government remains committed to the provision of high quality sport and recreation facilities for the community. I commend you on your effort to date and look forward to seeing the next stage of planning when completed.

Yours sincerely

Andrew Barr MLA
Minister for Tourism, Sport and Recreation

10 SEP 2012

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0011 Fax (02) 6205 0157 Email barr@act.gov.au

Wayne Simon 7
To note,
action
+ Car
File
JP
7/13/13



ACT
Government
Economic Development

COMPLETED

<p><i>Date due with Minister's Office</i></p> <p>20/02/2013</p>	<p><i>Date due with DG Office at least 2 working days before Minister's Office</i></p> <p>15/02/2013</p>	<p><i>Tracking Numbers</i></p> <p>BM13-130</p>
<p><i>Any other critical date and reason</i></p>		

Subject: Beach Volleyball Facility Update

Contact Officer: Simon Dolejsi
Phone: x72077

Cleared by A/g Director: Rebecca Kelley

Date: 8/2/13

Cleared by Executive Director: Shane O'Leary

Date: 9/2/13

Cleared by Director-General: David Dawes

Date: 13/2/13



ACT
Government
Economic Development

BRIEF

Ref: BM13/130

SUBJECT: Beach Volleyball Facility Update

To: Minister for Sport and Recreation

- Director-General, Economic Development Directorate *D 13/2/13*
- Executive Director, Tourism, Events and Sport

From: A/g Director, Sport and Recreation Services

Date: 8 February 2013

Purpose

To provide you with an update on the proposed beach volleyball facility at the Lyneham Sports Precinct and seek your pre-commitment to approve funds for the next stage of planning.

Background

Beach Volleyball Facility Feasibility Report

Due to their lack of access to the two beach volleyball courts at Canberra Olympic Pool (COP), Volleyball ACT (VACT) are restricted to only a limited beach volleyball competition in the Summer. In addition, they are unable to offer beach volleyball as part of the Good Neighbour Volleyball Tournament, removing a potentially lucrative addition from the event.

The inability to diversify its activities to create a legitimate beach volleyball competition and a 'recreational/social offering' has impacted on VACT's ability to grow the sport and associated revenue streams.

With funding support from SRS (\$13,000) in 2012, VACT engaged Coffey Sport and Leisure to explore the feasibility of a beach volleyball facility in Canberra. The final report (Attachment A) clearly states the need for this type of facility in Canberra noting that if it were designed appropriately, it would be utilised by a wide variety of sporting groups.

The report also provides a summary of projected use and revenue based on optimistic, realistic and conservative estimates and importantly shows that the facility, should it be built would be financially sustainable.

The report also assessed site options, identifying part of Block 38 Section 59 Lyneham as the preferred location (Attachment B). This site is currently unleased Territory land of which SRS is custodian. The land is zoned PRZ1 – Urban Open Space Development which allows for the construction of an outdoor recreation facility such as beach volleyball courts.

This site within the Lyneham Sports Precinct is supported by SRS and VACT for a number of reasons:

- upon completion of the precinct works and non-potable tank infrastructure, the area is insufficient for an additional irrigated sportsground;
- the site will be serviced by appropriate parking and traffic infrastructure;
- the site is visually prominent within an existing sport and recreation precinct; and
- VACT administration and indoor competition base is located within the precinct, allowing VACT staff to manage the beach volleyball facility from the current office space.

While custodian of the site, SRS does not hold the Executive Lease. SRS submitted a Direct Sale Eligibility Application to the Sustainable Land Strategy unit (EDD) on 24 October 2012 to commence the process of obtaining an Executive Lease over the identified parcel of land. This application was supported by the Minister for Environment and Sustainable Development, Mr Simon Corbell MLA. A proposed sub-lease to VACT would provide them with secure tenure and support their access to finance to contribute towards facility development costs.

SRS has yet to formally progress the Executive Lease pending confirmation of the funding model to realise the facility.

Preliminary Planning

With confidence that the facility was viable and a site identified, SRS provided additional support (\$15,100) to VACT to engage Cardno to undertake an engineering concept and site investigation report to provide greater detail around the design concept, the extent of site works and a preliminary costing. This report is included as Attachment C and contains concept drawings.

Issues

Funding Model for Construction

The cost estimate provided by Cardno is just over \$900,000 (exclusive of GST) including design and documentation. Based on this figure, it appears feasible that development of this facility could be progressed in partnership with VACT without specific Territory budget appropriation, thus avoiding a competitive budget process in which this project would effectively compete with a range of other initiatives anticipated over the next two to three years.

VACT has maintained great enthusiasm for this project, co-funding planning work to date and informing SRS that they are able to contribute up to \$200,000 to the cost of construction. VACT would seek to finance this amount through a bank loan and would apply for Territory assistance through the Sports Loan Interest Subsidy Scheme (SLISS). Based on the agreed SLISS calculation, SLISS support to VACT for this amount would total \$87,600 over 10 years.

With written confirmation of VACT's financial commitment, SRS consider that the remaining funds will be sourced by:

- allocating up to \$500,000 over two years through the SRGP, commencing in 2013-14; and
- priority identification of \$200,000 from the 2014-15 Facility Improvement Program (FIP) budget to install lighting for the facility.

Acknowledging that the project cost would only be established once the tender is put to market, the identified funding model would provide certainty for facility construction based on current costing estimates.

Next Steps

Should you agree to the pre-allocation of funding from the 2013-14 and 2014-15 SRGP to support the construction of the beach volleyball facility, VACT would look to further engage Cardno to undertake detailed design and develop the necessary tender and development application documentation. Costings provided by Cardno as part of their report suggest that this work is valued at \$49,000 (GST exclusive). This stage of the planning process could be part funded by unallocated funds within the 2013 SRGP budget.

With your support, SRS would provide \$250,000 from the 2013-14 SRGP to VACT on or after 1 July 2013. Attachment D provides an overview of the proposed construction and proposed funding timeframe.

Financial

There is currently \$107,270 in unallocated funds available through the 2013 SRGP. Should you agree to provide \$25,000 (GST exclusive) of matched funding to VACT to enable the next stage of detailed design and documentation work to be completed, this would leave \$82,270 in the funding pool.

Outside of ongoing SLISS payments, there are currently no existing commitments in the 2014 or 2015 SRGP. The introduction of the Asset Repair and Maintenance Scheme (ARMS) from the 2014 SRGP will allow facility repair to be fully funded from this new program, freeing up funds to allow for greater investment in new capital projects such as this beach volleyball development.

RECOMMENDATION

That you:

- note the contents of this brief and attachments; and

NOTED/PLEASE DISCUSS

- approve the pre-commitment of up to \$500,000 from the 2014 (\$250,000) and 2015 (up to \$250,000) SRGP funding pool to VACT for construction of the beach volleyball facility;

AGREED/NOT AGREED/PLEASE DISCUSS

- with support of this pre-allocation of SRGP funding and based on the receipt of an application from VACT, provide in-principal SLISS support to VACT with an estimated value of \$87,600 over 10 years;

AGREED/NOT AGREED/PLEASE DISCUSS

- agree to immediately provide \$25,000 from the 2013 SRGP to VACT to support further detailed design and documentation work on the beach volleyball facility; and

AGREED/NOT AGREED/PLEASE DISCUSS

- note that where you support all elements of this funding model, SRS will formally progress all requirements to secure the Executive Lease on the parcel of land at the Lynham Sports Precinct for future sub-lease to VACT.

NOTED/PLEASE DISCUSS

Rebecca Kelley
A/g Director
Sport and Recreation Services

Andrew Barr MLA *Andrew Barr* 24/2/2013

Action Officer: Simon Dolejsi, x72077



**BEACH VOLLEYBALL FEASIBILITY STUDY
VOLLEYBALL ACT
FINAL REPORT
JULY 2012**



**BEACH VOLLEYBALL FEASIBILITY
STUDY**

VOLLEYBALL ACT

FINAL REPORT

July 2012

CONTENTS

1	Introduction.....	1
1.1	Background.....	1
1.2	Project Scope	1
2	Current Situation.....	2
2.1	Summary of Relevant Reports and Policies	2
2.2	Current Volleyball Overview	4
3	Facility Trends and Benchmarking	6
4	Consultation.....	9
4.1	Key Stakeholders.....	9
4.2	Other Stakeholders and Potential Users	10
5	Demand / Need Assessment.....	14
5.1	Possible Usage.....	14
5.2	Priority of Use Policy – Court Use	15
5.3	Base Level Pricing Model Assumptions.....	16
5.4	Summary of Projected Pitch Hire Use and Revenue.....	16
6	Site Assessment	20
6.1	Lyneham Sports Precinct.....	20
6.2	National Hockey Centre.....	22
6.3	Summary	23
7	Facility Development.....	24
7.1	Facility Overview.....	24
7.2	Facility Concepts	26
7.3	Development Costs	28
8	Facility Management Options	29
8.1	Major Assumptions	29
8.2	Management Model.....	29
9	Financial Analysis.....	32
9.1	Key Assumptions.....	32
9.2	Financial Projections.....	33
	Appendix A Development Quote – Dynamic Sports Facilities	34
	Appendix B Financial Modelling	35

Beach Volleyball Feasibility Study
Volleyball ACT

1 Introduction

1.1 Background

Volleyball ACT (VACT) is evaluating the need for the development of a beach volleyball/multi-purpose facility in Canberra to provide the city and surrounding region access to the sport of beach volleyball (BV).

Competitions and elite programs run by VACT have been conducted at the Canberra Olympic Pool (COP) facility. The facility is managed by The Club Group Management and the BV courts, which were built in the early 1990s, are now of poor quality and are a risk to users.

Perceptions of the courts available at COP as a BV facility are, but not limited to;

- Poorly maintained.
- Limited or no maintenance since construction.
- Facility doesn't have lighting.
- VACT have limited access and control to conduct competitions.
- Provide liability and OHS issues to users and VACT.
- Are expensive to hire.

VACT assisted in the development of the Civic Pool courts in the form of funds and time spent in construction. At the time this was seen as a short term option for the growth and development of BV in Canberra. The courts are now seen by VACT as a liability.

There are two possible site locations for the development of a BV facility that will be assessed in this report. Both possible locations are within the Lyneham Sports Precinct.

The Lyneham Sports Precinct (LSP) is a multi-purpose sports facility currently under construction that has been designed to cater for the Canberra sporting community. Included in the master plans are the current Netball Centre, National Hockey Centre, archery, Tennis Centre, football fields, soccer fields, hockey fields and cricket ovals. One possible option is a portion of land within the planned redeveloped area of the precinct adjacent to the Netball Centre. The second is a portion of land within the grounds of the National Hockey Centre located in the north eastern corner.

VACT wish to research the feasibility of developing a BV facility and where the best location would be.

1.2 Project Scope

The purpose of this study is to identify the feasibility of a BV facility in the Lyneham Precinct, for use predominantly by VACT and affiliates. Specifically the study intends to:

- Conduct a business case analysis for the development of a BV facility.
- Propose options for the possible users and usage of the potential facility.

2 Current Situation

It is important that the Beach Volleyball Feasibility Study is consistent with other planning directions and initiatives supported by VACT. The section below contains a review of the following:

- Relevant reports and policies.
- Current Volleyball overview.

2.1 Summary of Relevant Reports and Policies

A review of relevant strategic planning documents, policies and previous research was completed to identify key issues and recommendations that may impact on this study. The table below summarises the key information ascertained from this review.

Document	Summary
<p>Active 2020 – A Strategic Plan for Sport and Active Recreation in the ACT & Region 2011-2020 (ACT Government)</p>	<p>A proposed BV development meets, assists, or specifically targets Strategic Priorities set out in the ACTIVE 2020 Plan. Specific elements targeted by a new BV facility are, but not limited to:</p> <ul style="list-style-type: none"> • Maximise availability for facilities and inclusive programs for people to get physically active. • Embrace new and emerging sports and activities, as well as new versions of exposing sports, based on demands of changing population demographics. • Promote ACT as a 'healthy and active' national capital. • Promote workforce capability by engaging the vocational sector in training, coach, official and administrator education, volunteer management, and coaching courses in high schools. • Develop measures to keep sport and recreation sustainable and affordable. • Provide sport and recreation organisations with the skills and tools to develop diverse income streams. • Ensure ACT sports provide clear talent identification and development pathways for athletes and coaches. • Promote Canberra as a quality training venue for international athletes. • Ensure a functional relationship between national league teams and ACT sports to support their performance pathway. • Promote strong strategic partnerships with the AIS, ASC, ANU and UC that ensures access to local athletes and coaches. • Develop and promote the Canberra Sport and Recreation Brand and raise the profile of the sport and active recreation industry in the ACT and region. • Promote ACT as a sporting destination for major events, conferences and development tours.

Beach Volleyball Feasibility Study
Volleyball ACT

Document	Summary
	<ul style="list-style-type: none"> • Enhance established ACT sporting precincts including Lyneham, Bruce, Stromlo and Manuka. • Explore opportunities to provide niche products and shared multi-use facilities and services such as regional centres of excellence. • Develop a long term strategic facilities and resources plan to support the objectives of the ACTIVE 2020 Plan, including enhanced established ACT sporting precincts such as Lyneham, Bruce, Stromlo and Manuka.
<p>Volleyball ACT Strategic Plan 2010-2013 (Volleyball ACT)</p>	<p>The Strategic Plan of Volleyball ACT aims to set the future direction and goals for the organisation.</p> <p>Specific to this study the Plan identifies:</p> <ul style="list-style-type: none"> • Ensure optimal mix and timing of competitions and events for club involvement and development. • Provide sufficient training and development opportunities for club administrators. • Ensure strategically aligned Canberra Heat Academy programs and planning. • Ensure quality leadership and support of elite development programs. • Provision and identification of education and training opportunities for coaches, officials and players. • Increase the breadth and quality of competitions offered. • Further enhance the player experience at the Good Neighbour tournament. • Provide well-structured participation opportunities and pathways.
<p>Volleyball Australia Strategic Plan 2009-2013 (Volleyball Australia)</p>	<p>Volleyball Australia is the peak body for the administration of the sport of volleyball in Australia.</p> <p>Specific to this study the Plan identifies, but is not limited to:</p> <ul style="list-style-type: none"> • Learn from the best in elite sport and apply those learning to Volleyball's High Performance Program. • Attract the world's best teams to train and compete. • Provide pathways and opportunities for junior officials. • Utilise expert coaches to provide direction for Sport Development on coaching issues. • Develop a nationally recognised rating and points system for beach volleyball. • Expand services for club/association development.

Table: Summary of Relevant Reports and Policies

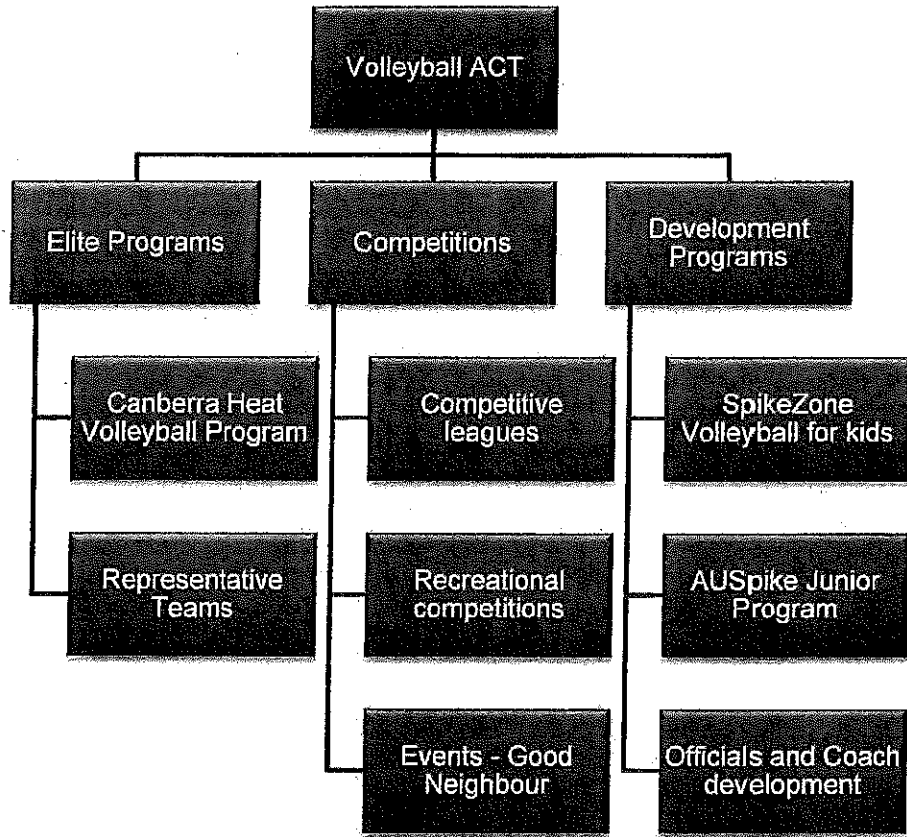
Beach Volleyball Feasibility Study
Volleyball ACT

2.2 Current Volleyball Overview

The following information provides an overview of volleyball in ACT.

Delivery Structure

The diagram below displays the delivery structure of volleyball in the ACT. BV is delivered within the structure shown below.



Participation (Volleyball – Not Beach)

The table below shows participation rates from 2010-2012 for volleyball in the ACT. Organised participation figures provided by VACT.

Year	2010	2011	2012
Organised	1137	1175	1500**
Non-Organised	675*	675*	675*
TOTAL	1812	1850	2175**

Table: ACT Volleyball Participation

* Non-organised figures are gathered from ERASS Annual reports and averaged over a 5 year period due to possible standard error of between 25% and 50% of actual figures. This is a conservative estimate.

** This is a current membership figure prior to the end of the season. Actual number estimated to be 1750 organised members for 2012 totalling 2425 for the year.

Beach Volleyball Feasibility Study
Volleyball ACT

The key findings from this information are:

- Figures show participation in organised volleyball competitions has increased over the past 3 years by 31% with a possible increase of 50% in membership if the estimated number of members reaches 1750.
- Non-organised participant numbers are to be taken as indicative only.
- Figures confirm VACT description that growth in indoor volleyball is occurring.

Current Beach Volleyball Facilities

- Competitions conducted by Volleyball ACT are held at COP operated by The Club Group (courts shown in figure below).
- 4 court facility, orientated side by side.
- VACT has limited access to courts.
- Maintenance to courts are non-existent.
- Sand has not been replaced since its construction.
- Poor drainage of courts has resulted in underlying sand becoming hard and dangerous.
- Equipment associated with playing BV has become dated and will not be replaced by COP.
- Current facility is 4.6km from VACT offices.
- Hiring fees expensive, \$132 for 2h 15min per court (\$59/hour per court).

The following image shows the current state of the BV courts at COP.



Figure – Canberra Olympic Pool Beach Volleyball Courts

Beach Volleyball Feasibility Study
Volleyball ACT

3 Facility Trends and Benchmarking

The following information provides a summary of industry trends and benchmarks relevant to the development of a BV facility in ACT.

National Facility Review

The following graph is a collection of information from relevant and similar facilities around the country.

Venue	Key User Groups	Number of Courts	Pricing Key Group	Pricing Casual	Alternative Uses
South Australia – SASI	<ul style="list-style-type: none"> BV School Competitions 	4 Outdoor	\$45 team/week + Vball SA membership fees	No subscription fees for teams	<ul style="list-style-type: none"> Elite rehab for other sports
Sand Sports Australia (WA – North Beach)	<ul style="list-style-type: none"> BV Beach netball 	6 Outdoor	\$460 per 4's team/14 week season	\$280 per pairs team/14 week season	<ul style="list-style-type: none"> Netball
Sand Sports Australia (WA – Nedlands)	<ul style="list-style-type: none"> BV Beach netball 	6 Outdoor	As above	As above	<ul style="list-style-type: none"> Netball
Action Sports (VIC – Doncaster)	<ul style="list-style-type: none"> BV Corporate Schools 	1 Indoor	\$72/game 6 a side	\$28/game Pairs	<ul style="list-style-type: none"> Birthdays Corporate
Inspartz (VIC – Sandringham)	<ul style="list-style-type: none"> BV Corporate Schools 	4 Indoor	\$52 4-6 player teams \$52 Team Rego	\$26/team for pairs \$56/player rego	<ul style="list-style-type: none"> N/A
Sandstorm (QLD – Albion)	<ul style="list-style-type: none"> BV Beach cricket Beach soccer 	2 Indoor	\$12/head per game	\$12/head per game	<ul style="list-style-type: none"> Rebound BV
Action Arenas Sandstorm (QLD – Wynnum)	<ul style="list-style-type: none"> BV Beach netball Beach soccer 	2 Outdoor	\$12/head per game	\$12/head per game	<ul style="list-style-type: none"> 21st Birthdays
Sandstorm (QLD – Mt Gravatt)	<ul style="list-style-type: none"> BV Beach netball Touch football Rebound BV Dodgeball 	8 Outdoor transform to – 4 touch 4 soccer 8 dodgeball	\$26/pairs \$52/fours	Non-member \$7.50/hr	<ul style="list-style-type: none"> Sandcastle comps Weddings Social functions

Table: Facility Trends and Benchmarking

Beach Volleyball Feasibility Study
Volleyball ACT

Summary of Facilities

The following is a summary of the above table and additional information gathered in the benchmarking process.

- Number of courts ranged from 1 to 8, but the majority were 4 or 6 court arrangements.
- The majority of facilities had beach netball and schools as key users.
- Rebound BV (played indoor) has started to become quite popular – Rebound BV is much like indoor cricket where nets surround the court and can be played off those nets.
- Most of the facilities are privately owned.
- Control their own competitions.
- Top 50mm of sand is replaced yearly.

Facility and Court Specifications

BV has different court specifications in terms of court size and external space requirements.

The following is a list of the courts specifications.

- Length of court – 16m.
- Width of court – 8m.
- Service zone – 5 to 6m.
- Surrounding free zone must be no less than 3m.
- Free from obstruction up to a height of 7m from playing surface.
- Courts are marked with lines 5cm-8cm wide using a contrasting colour to sand.
- Net is 8.5m long and 1m wide, directly across the centre of the court.
- Net height is 2.43m for men and 2.24m for women.
- Net posts supporting the net must be rounded, padded and at a height of 2.55m.

Beach Volleyball Feasibility Study
Volleyball ACT

In addition to the above the following diagram provides specifications for an international court and surrounding requirements. (Note – these exceed the requirements for non-international competition but extra space surrounding courts allow more alternate sports uses).

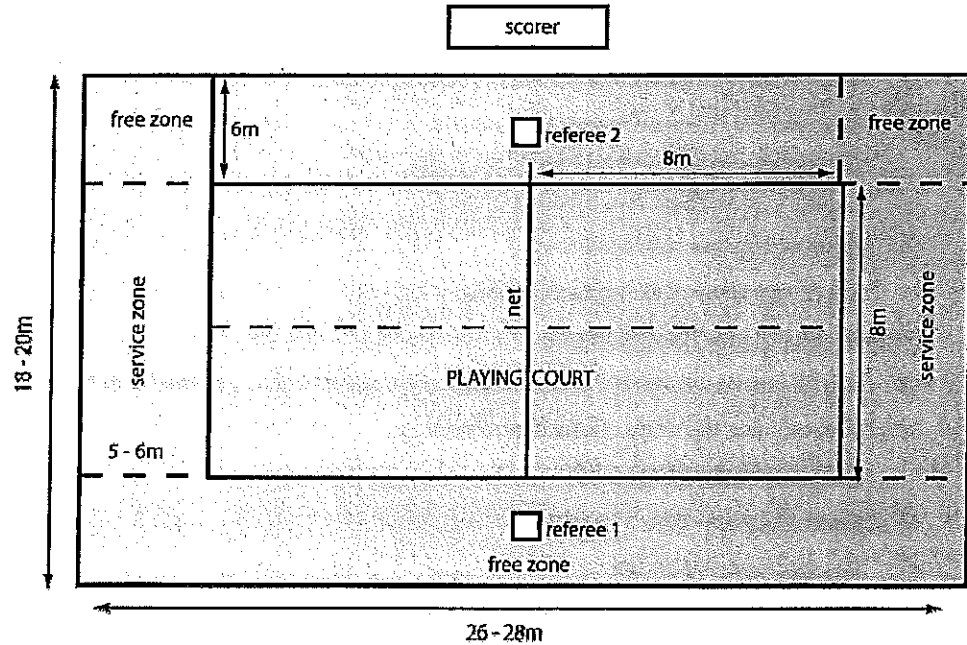


Figure – International Standard Court Specifications

Playing Surface

- The court must be composed of levelled sand, as flat and uniform as possible, free of rocks, shells and any other coarse debris that may represent risks of cuts or injuries to the players.
- The playing surface must not present any danger of injury to the players.
- For Federation of International Volleyball (FIVB) World Competitions the sand must be at least 40cm deep and composed of fine loosely compacted grains.
- For FIVB World Competitions the sand should also be sifted to an acceptable size not too coarse, free of stones and dangerous particles. It should also not be too fine to cause dust and stick to the skin.
- Major competitions require the ability to cover the surface with suitable protection in case of rain.

Land Requirements

Some assumptions have been made regarding the requirements of indicative 4 and 6 court facilities. Using the above court specification measures and surrounding free zones, it is understood that:

- Single court all inclusive will require no less than 560sqm per court.
- A 4 court facility (courts only) will require no less than 2,240sqm.
- A 6 court facility (courts only) no less than 3,360sqm.
- Estimated an additional 200sqm will be required on top of that for storage, paved area and administration space.

Beach Volleyball Feasibility Study
 Volleyball ACT

4 Consultation

A targeted approach to stakeholder consultation was adopted to ensure that the views of relevant parties were considered. The key findings/outcomes from the consultation are outlined below.

4.1 Key Stakeholders

4.1.1 ACT Sport and Recreation Services

Consultation with ACT Sport and Recreation was undertaken. The following is a summary of the key outcomes.

- Basic overview of the facility and how it will work.
- Show the business benefits and sports benefits of the facility.
- Demonstrate how it may assist and provide opportunities to other sports and communities within the Canberra region.
- Development cost of facility.

Opportunities	Considerations/Impacts
<ul style="list-style-type: none"> • Consolidation of Lyneham Precinct as a sporting hub. • Utilisation of remaining space in master plan. • Development of facility for use by other sports/organisations to benefit the greater community. 	<ul style="list-style-type: none"> • Proposed design to be developed with the consideration of alternate future use for the location. • Query of possible year round use.

4.1.2 Volleyball ACT

A meeting was conducted with the General Manager of VACT. The following is a summary of the key outcomes:

- Usage capability from multiple users and how this may be programmed.
- Size requirements, e.g. 4 or 6 courts.
- What will be the cost of development and future management/maintenance costs.
- VACT Requirements;
 - 4-6 courts;
 - Undercover section for administration;
 - Equipment and storage shed;
 - Fenced to 4m;
 - Pathway to facility from car park;
 - Lighting;
 - PA capabilities; and
 - Area for BBQ facilities.

Beach Volleyball Feasibility Study
 Volleyball ACT

Opportunities	Considerations/Impacts
<ul style="list-style-type: none"> • Increase opportunity for growth through alternative competitions. • Development of an elite program for year round BV. • Partner with AIS for facility use. • Competition income. • Attracting events and rounds of elite national competition. • Increase opportunities for Good Neighbour competition to BV. • Income from alternative sports/users. • Corporate functions. • BV school days. 	<ul style="list-style-type: none"> • Use of facility by surrounding schools. • Daytime use from elite sporting teams or schools in Canberra, Brumbies/Raiders and Lyneham High/Dickson College. • Capabilities to manage/maintain the facility. • Management costs. • Access from Hockey Centre offices – requirements. • Importance of winter usage. • Climatic maintenance measures.

4.2 Other Stakeholders and Potential Users

4.2.1 ACT Academy of Sport

A meeting was conducted with a representative of the ACT Academy of Sport Strength and Conditioning faculty. The following is a summary of the key outcomes:

- Irregular user only.
- Primary use for rehabilitation or cross-training.
- Cost structure would be important given irregular usage.
- Frequency would be location based, preferably at National Hockey Centre.
- Envisaged year round use.
- Bath University have a similar set up and in winter have an inflatable dome cover for 2 courts.
- Amount of courts is not important.

4.2.2 Volleyball Australia – Australian Institute of Sport

A meeting was conducted with a representative of the high performance unit from Volleyball Australia/Australian Institute of Sport. The following is a summary of the key outcomes:

- Current facility at AIS doesn't cater for beach component of development and high performance.
- AIS had previously looked at developing courts on site but this was not pursued for unknown reasons.
- Development of a beach facility in Canberra presents an opportunity to set up an AIS beach program in conjunction with the current indoor program.
- Utilisation year round, at least 3 times a week (during the day) in winter and up to 6 times a week over summer (day or night).

Beach Volleyball Feasibility Study
Volleyball ACT

- Would be interested in a partnership arrangement with VACT and ACT Government. This could take the form of the following options, but not limited to;
 - Start-up capital;
 - Partnership arrangement with ACT Government and VACT;
 - Provide coach development to VACT;
 - BV development programs for locals;
 - Assist ACT athletes; and
 - Other optional financial arrangements.
- AIS athletes could then compete in local competitions resulting in a strong local comp.
- Visiting teams or elite teams would look to \$35 per/hour per court.
- Require 6 courts.
- Lighting at least on two show courts.
- No storage requirements.
- Volleyball Australia have recognised the difficulty to attract players to BV due to a lack of facilities and therefore designated pathways.
- Due to poor world ranking of elite women's team, major focus for elite development has been on BV.
- Potential to attract a round of the National Volleyball Series.
- Very interested in assisting to get the facility up and running.

4.2.3 Brumbies Rugby

Correspondence was conducted with the Athletic High Performance Director of the ACT Brumbies.

They would only look to use the facility on rare occasions. They would not be considered as a regular user.

4.2.4 Canberra Raiders

A phone call was made to the Head Fitness Coach of the Canberra Raiders Rugby League team. As a result an email was sent making an inquiry to the possibility the club may utilise a beach facility in their physical and technical preparations.

In response, they notified that they have built their own "sandpit" at their training facility to the purpose of tackling/wrestling instruction.

The likelihood of sourcing an external pit would be very minimal.

4.2.5 Netball ACT

A meeting was conducted with a representative of Netball ACT. The following is a summary of the key outcomes:

- Possible user as an added social alternative option.
- 1 night a week with a possible lunchtime competition, however would be more inclined to push their own facility use.
- Netball Australia is starting to push beach netball.
- No preference on size of beach facility, likely to use 2 courts maximum at a time.

Beach Volleyball Feasibility Study
Volleyball ACT

- Would be willing to pay around \$45 per/hour per/court.
- Interested in potential shared use of amenities and canteen at netball facility.
- Would see the addition of a beach facility as adding tangible value to the existing "hub" of sports located within the precinct.

4.2.6 Capital Football

A meeting was conducted with representatives of Capital Football. The following is a summary of the key outcomes:

- Extremely interested in utilisation of proposed facility.
- Likely usage times September to March. A break in competitions would most likely occur during December and January due to school holidays.
- Concerned with winter use and cold sand.
- Would require 6 courts and believe they could fill to capacity during summer months.
- Use 2-3 days per week in summer (look to expand depending on participation).
- Use 1-2 days per week in winter (weather dependant).
- Roofing on mpower dome may be worth looking at.
- School use for beach football possible.
- Willing to pay \$35-\$40 per hour for a full sized futsal court, (similar to BV).
- Futsal dimensions are 30-32m long and 16-19m wide (This should be a design consideration; make each BV court large enough for single Futsal court).
- Beach soccer dimensions are 35-37m long and 26-28 wide (Use of 2 BV courts to make one beach soccer field).
- Sand venue is extremely important for future viability of soccer in ACT, especially for social soccer.
- Have previously considered developing a facility for the sport.
- Sees opportunities for corporate/government sector involvement.
- Would like to capture "social" market and include bar facilities for casual players.
- Consideration to cost of equipment within the facility.
- Safety, infrastructure, continual upgrade of sand and surrounds.
- Very interested in continuing discussions on the venue as it's a strategic priority to lift participation in soccer through sand based facilities.
- Questioned whether an indoor facility should be considered.

4.2.7 Touch Football Australia

A meeting was conducted with a representative of Touch Football Australia. The following is a summary of the key outcomes:

- Would look to use beach facility as opportunity to grow sport.
- Casual user, 1 night a week over summer.
- Long term unsure, would depend on popularity.
- Initially a 6-week summer and winter competition.
- Currently hire grass field for \$30 field/hour, would like to be close to that.

Beach Volleyball Feasibility Study
Volleyball ACT

- Lighting and storage required.
- They would look to hire 4 courts on the night of use.
- Potential to have event from the Pro Tour.

4.2.8 Cricket ACT

A meeting was conducted with representatives of Cricket ACT. The following is a summary of the key outcomes:

- Lights would be important for them.
- Interested in conducting a workplace challenge on a sand venue (March).
- Space requirements for beach cricket are an approximate 30m diameter boundary.
- ACT Cricket currently pay \$90 per/hour for indoor court and would look to pay a similar amount (1 beach cricket oval is approx. 2 beach courts = \$45 per/hour per/court).
- Little to no storage requirements.
- Facility use 1 night a week in summer months.
- Not likely to be used for competitions during winter.
- Opportunity for elite teams to use facility for training purposes.
- Possible opportunity to increase participation levels for cricket.
- Competitive pricing is important for regular use.

4.2.9 Lyneham High School

Lyneham High School (LHS) is a secondary school located less than 800m from the proposed BV facility.

A telephone interview was conducted with the Head of Physical Education of LHS, below are some of the key outcomes of the discussion:

- LHS offer a sporting excellence program (SEAL) that includes Volleyball. The program is extremely popular and they would like to offer BV as an alternative to the students.
- SEAL students pay a "contribution" for facility and coaching services.
- Depending on costs, they would also consider using the facility for regular Physical Education classes.
- Noted that anything above \$5 per/head per/class for regular classes would be difficult to manage given it is an extra cost that isn't normally paid by students.
- Advised there is a College BV day currently held at Civic Pool.
- There is no High School BV day and would be advocates of such a competition.

Beach Volleyball Feasibility Study
 Volleyball ACT

5 Demand / Need Assessment

The following section represents the possible usage and operations of the proposed facility.

5.1 Possible Usage

The following table represents the current level of usage by VACT at the COP courts.

Sport / Activity	Current Level of Usage
Volleyball ACT – Beach Volleyball at Canberra Olympic Pool	<ul style="list-style-type: none"> • November-February. • 2 courts (other 2 are unusable/unsafe). • 3 nights/week – 5.45pm-8pm (max possible without lights). • 1 night and Sunday afternoon elite junior squad training. • 1 day weekend tournament once a summer.

The following section contains an assessment of the demand based on the consultation undertaken and discussed in the previous section.

Sport / Activity	Potential Level of Usage
Volleyball ACT – Beach Volleyball	<ul style="list-style-type: none"> • November-February (to expand over time). • 4 nights/week recreational competition. • 4 courts/night. • 1 night/week elite pairs competition. • 2 nights/week plus weekend elite training for beach academy (September-March). • Expanded summer series 4 one-day tournaments (2 pre and 2 post-Christmas). • One 2-day Canberra elite tournament (February). • 1 leg of the national beach series (6 courts). • 'Spikezone' Beach kids clinic 1 afternoon/week.
AIS/AVF Volleyball – Beach Volleyball	<ul style="list-style-type: none"> • 2-3 times/week daytime use (winter). • 4-6 time/week daytime use (summer). • 6 courts. • Leg of the national series 6 courts and lights; 2-3 days.
Capital Football – Beach Football	<ul style="list-style-type: none"> • 2-3 nights/week (summer). • 1-2 nights/week (winter). • 6 courts.
Touch Football Australia – Beach Touch	<ul style="list-style-type: none"> • One night a week. • 4 courts. • October-March. • 2 x 6 week comps (pre and post-Christmas).

Beach Volleyball Feasibility Study
 Volleyball ACT

Sport / Activity	Potential Level of Usage
ACTAS – Strength and Conditioning	<ul style="list-style-type: none"> • Irregular use. • Require only a court or less depending on nature of use. • Year round use.
ACT Netball – Beach Netball	<ul style="list-style-type: none"> • One night a week. • September-March. • 2 courts.
Lyneham High School – Beach Volleyball	<ul style="list-style-type: none"> • Once a week in third and/or fourth term. • 4 courts. • Irregular use at other times during day for PE classes.
Cricket ACT	<ul style="list-style-type: none"> • One night a week. • 2 courts. • September-March. • Elite team training – two nights a week. • Pre-season.

Table: Summary of Possible Usage

5.2 Priority of Use Policy – Court Use

The intent of this policy is to guide the priority of pitch bookings for key stakeholders of the BV facility. Based on need, demand and requirements of the sport, it is recommended that the following priority of use policy be used as a basis for operational management of the facility.

In relation to the booking and use associated with the proposed building facilities, it is recommended that a Priority of Use policy be developed by Volleyball ACT.

Priority	Sport / Activity	Summary of Potential Use	Booking Rights
1	Major Events	Use by International, National and State Teams for events or activities that have a major social, sport or economic benefit for VACT or Canberra.	Can book 12 months in advance. A special events clause may be required to allow for shorter notice major event usage.
2	Local Competitions/ Elite Training	Use by VACT and affiliates for competitions and training. Use by Australian Institute of Sport and ACT Academy of Sport.	Tentative bookings 6-12 months in advance with confirmed bookings subject to the release of relevant fixtures and programs.
3	Recreational Competition	Use by VACT for social/recreational competition.	Tentative bookings 6-12 months in advance with confirmed bookings subject to the release of relevant fixtures and programs.

Beach Volleyball Feasibility Study
 Volleyball ACT

Priority	Sport / Activity	Summary of Potential Use	Booking Rights
4	Alternate Usage	Other local sports and schools.	Applications to be submitted by appropriate date for facility planning.
5	Non Sport Usage	Any other facility usage non sport related.	Subject to availability of facilities.

Table: Proposed Priority of Use Policy

5.3 Base Level Pricing Model Assumptions

The base level pricing model for hire of the proposed BV courts have been established with consideration to the following:

- Benchmark facilities.
- Current demonstrated demand for access to courts.

The following key elements are central to this pricing model:

- A specific concession price policy for socially disadvantaged groups, ethnic groups and disabled groups etc. is to be determined at a future time by the relevant management body.
- Fees are GST exclusive.
- Fees are per court.
- All other user groups pay a fee as outlined in the table below:

User Category	Time	Off-Peak	Peak
School (General lesson)	Per hour	\$5/head	N/A
School	Per hour	\$30	\$35
General	Per hour	\$35	\$40
Daily Rate	Per day	\$200	\$200
Dual Court (Optional)	Per hour	\$65	\$85

Table: Base Level Pricing Model

NOTE: One option is to reduce initial hire costs for users to increase interest in use and increase over time once they have built their competitions.

5.4 Summary of Projected Pitch Hire Use and Revenue

The following information summarises the projected “base level” hours and use and associated revenue. This information is based on the following key assumptions:

- The projected usage as advised by user groups and outlined in Section 5.1.
- Roughly a 25% change has been made between model projections.
- The proposed pricing policy as outlined in Section 5.3.
- Revenue from Lyneham High School and ACTAS have been kept at \$0, this is due to the nature of the possible use and specific arrangements that would need to be agreed upon.

Beach Volleyball Feasibility Study
 Volleyball ACT

Optimistic					
Item	Hours per week	Number of weeks	Hours booked for	Hourly Rate	Revenue
Regular Bookings - September - March					
VACT Competitions	80	17	1360	\$40	\$54,400
VACT Training	12	24	288	\$40	\$11,520
AIS Training	60	20	1200	\$35	\$42,000
Capital Football	48	20	960	\$40	\$38,400
Cricket ACT	8	16	128	\$40	\$5,120
Lyneham HS	4	12	48	\$30	\$1,440
Touch Football	12	12	144	\$40	\$5,760
ACT Netball	8	16	128	\$40	\$5,120
Clubs/Affiliates Training	0	0	0	\$0	\$0
Regular Bookings - April - August					
AIS Training	24	16	384	\$30	\$11,520
Capital Football	32	12	384	\$40	\$15,360
Irregular Bookings					
Lyneham HS	2	12	24	\$5/head	\$0
ACTAS	2	46	92	TBC	\$0
TOTAL COURT HIRE			5140		\$190,640
Event					
Event	Courts	No. of Events	Hours/ Days	Rate	Revenue
Events - September - March					
VACT Spikezone	4	12	48	\$30	\$1,440
Summer Series VACT	6	4	24	\$200	\$4,800
Canberra Elite VACT	6	1	12	\$200	\$2,400
National Series Leg	6	1	18	\$200	\$3,600
College Beach Volleyball	6	1	6	\$200	\$1,200
TOTAL EVENT HIRE					\$13,440
TOTAL HOURS					5248
YEARLY REVENUE					\$204,080

Beach Volleyball Feasibility Study
Volleyball ACT

Realistic					
Item	Hours per week	Number of weeks	Hours booked for	Hourly Rate	Revenue
Regular Bookings - September - March					
VACT Competitions	60	17	1020	\$40	\$40,800
VACT Training	8	24	192	\$40	\$7,680
AIS Training	36	20	720	\$35	\$25,200
Capital Football	36	20	720	\$40	\$28,800
Cricket ACT	6	16	96	\$40	\$3,840
Lyneham HS	3	12	36	\$30	\$1,080
Touch Football	6	12	72	\$40	\$2,880
ACT Netball	6	16	96	\$40	\$3,840
Clubs/Affiliates Training	0	0	0	\$0	\$0
Regular Bookings - April - August					
AIS Training	16	16	256	\$30	\$7,680
Capital Football	24	12	288	\$40	\$11,520
Irregular Bookings					
Lyneham HS	2	12	24	\$5/head	\$0
ACTAS	2	46	92	TBC	\$0
TOTAL COURT HIRE			3612		\$133,320
Event					
Event	Courts	No. of Events	Hours/ Days	Rate	Revenue
Events - September - March					
VACT Spikezone	4	12	32	\$30	\$960
Summer Series VACT	6	4	18	\$200	\$3,600
Canberra Elite VACT	6	1	8	\$200	\$1,600
National Series Leg	6	1	18	\$200	\$3,600
College Beach Volleyball	6	1	6	\$200	\$1,200
TOTAL EVENT HIRE					\$10,960
TOTAL HOURS					3694
YEARLY REVENUE					\$144,280

Beach Volleyball Feasibility Study
 Volleyball ACT

Conservative					
Item	Hours per week	Number of weeks	Hours booked for	Hourly Rate	Revenue
Regular Bookings - September - March					
VACT Competitions	44	17	748	\$40	\$29,920
VACT Training	4	24	96	\$40	\$3,840
AIS Training	24	20	480	\$35	\$16,800
Capital Football	24	20	480	\$40	\$19,200
Cricket ACT	4	16	64	\$40	\$2,560
Lyneham HS	2	12	24	\$30	\$720
Touch Football	4	12	48	\$40	\$1,920
ACT Netball	3	16	48	\$40	\$1,920
Clubs/Affiliates Training	0	0	0	\$0	\$0
Regular Bookings - April - August					
AIS Training	8	16	128	\$30	\$3,840
Capital Football	12	12	144	\$40	\$5,760
Irregular Bookings					
Lyneham HS	2	12	24	\$5/head	\$0
ACTAS	2	46	92	TBC	\$0
TOTAL COURT HIRE			2376		\$86,480
Event					
Event	Courts	No. of Events	Hours/ Days	Rate	Revenue
Events - September - March					
VACT Spikezone	4	12	24	\$30	\$720
Summer Series VACT	6	4	12	\$200	\$2,400
Canberra Elite VACT	6	1	8	\$200	\$1,600
National Series Leg	6	1	18	\$200	\$3,600
College Beach Volleyball	6	1	6	\$200	\$1,200
TOTAL EVENT HIRE					\$9,520
TOTAL HOURS					2444
YEARLY REVENUE					\$96,000

6 Site Assessment

The following information provides an overview of the two proposed sites.

6.1 Lyneham Sports Precinct

Background

The following is an overview of the proposed location for a BV facility within the Lyneham Sports Precinct (LSP).

- The LSP is to be the pre-eminent sporting precinct in the ACT. Sports such as netball, tennis, hockey, rugby, cricket, volleyball, archery and football conduct competitions within the precinct.
- The LSP is currently being developed and an unused space has been identified as a possible location for a proposed BV site.
- The proposed site in discussion for a BV facility is currently a developed space within the LSP master plan.
- A BV facility was not originally part of the master plan adopted by the ACT Government.
- The proposed BV site is shown in the red square (15) within the LSP master plan below.

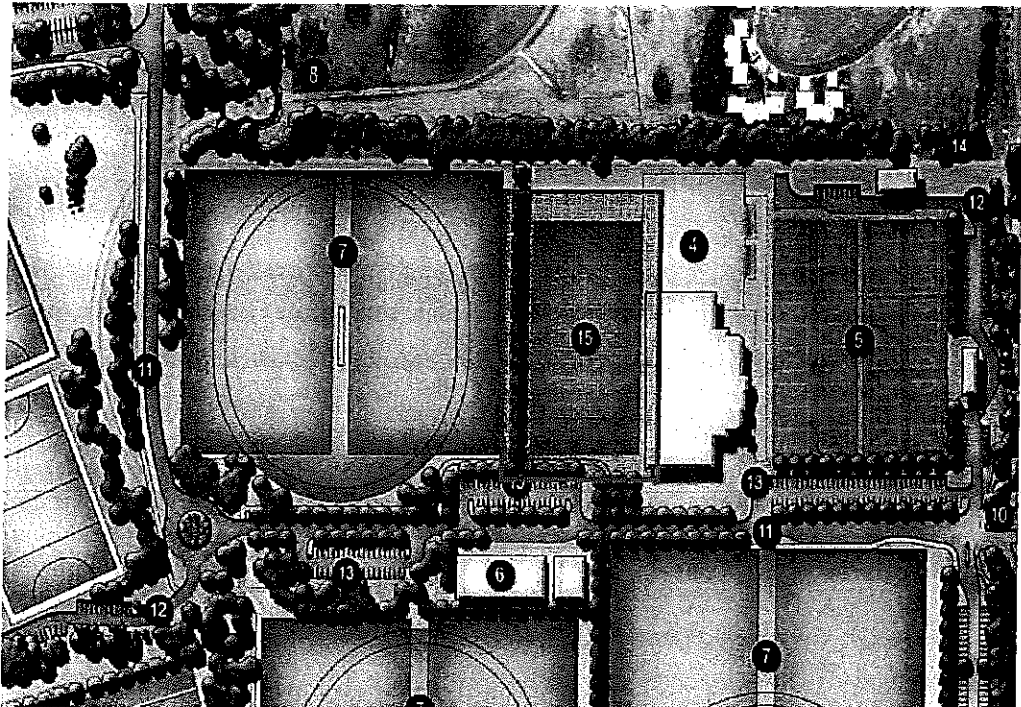


Figure: Proposed Location With the Lyneham Sports Precinct

Proposed Site

The following information provides an insight to the proposed site:

- Currently an unused parcel of land too small to be developed as a football oval or anything larger.
- Effectively a Greenfield site.
- Close proximity to public amenities – (Item 6).

Beach Volleyball Feasibility Study
Volleyball ACT

- Maximum 6 courts with North to South orientation. This will allow other sports usage.
- 400m from Volleyball ACT offices.
- Ample car parking adjacent to and within 400m of proposed facility.
- Adjacent to ACT Netball Centre (4).
- Accommodation within 200m at Yowani Golf Club.

Level of Services to Site

Power, Water and Sewerage are all available on the LSP site. Further investigation will be required in the design phase to ascertain location and cost.

General Accessibility

It is proposed access to the BV facility will be from Mouatt Street and Riggall Place to the west and Northbourne Avenue to the east.

Parking and amenities outlined in the LSP master plan will be available to BV users.

Planning

The proposed site is a parcel of land that sits within Lyneham: Block 38, Section 59 and is governed by the Australian Capital Territory Planning and Land Authority. This block falls within the PRZ1 – Urban Open Space Zone with a MAAR – Main Avenues and Approach Routes and a Pe overlay.

The PRZ1 zone objectives that apply are as follows:

- Provide an appropriate quality, quantity and distribution of parks and open spaces that will contribute to the recreational and social needs of the community.
- Establish a variety of settings that will support a range of recreational and leisure activities as well as protect flora and fauna habitats and corridors, natural and cultural features and landscape character.
- Allow for ancillary uses that support the care, management and enjoyment of these open spaces including park maintenance depots, small-scale community activity centres.
- Ensure that development does not unacceptably affect the landscape or scenic quality of the area, adequacy of open space for other purposes, access to open space, or amenity of adjoining residents.

The development of a BV facility would be categorised as an "Outdoor recreation facility" and therefore would be assessed in the Merit Track as a Minimum Assessment Track Merit Development.

The Main Avenues and Approach Routes are identified in the National Capital Plan. Land fronting and within 200 metres may be subject to special conditions. The Development Control Plan No: 171/09/0004 shows in the DCP drawing that the proposed BV facility is outside the area governed by this approach route overlay.

Given that the proposed BV facility is to be a privately maintained and managed facility and would be securely locked when not in use it would be considered a gated facility. More thorough advice on the construction of a gated facility within the Lyneham Sports Precinct will need to be sought in the design phase of the project.

6.2 National Hockey Centre

Over the past couple of years discussions have been held with the National Hockey Centre in relation to a possible site for the development of a BV facility.

Background

- The National Hockey Centre (NHC) is the home to the sport's governing body in Canberra and is one of two facilities serving the sport.
- The indoor hockey facility doubles as the main facility used for Volleyball ACT competitions.
- VACT are key tenants of the NHC.
- VACT offices are located at the NHC.
- The possible site is in the north eastern corner of the facility.
- Site has been offered by Hockey ACT as a possible location.

The following image represents the possible location within the LSP.

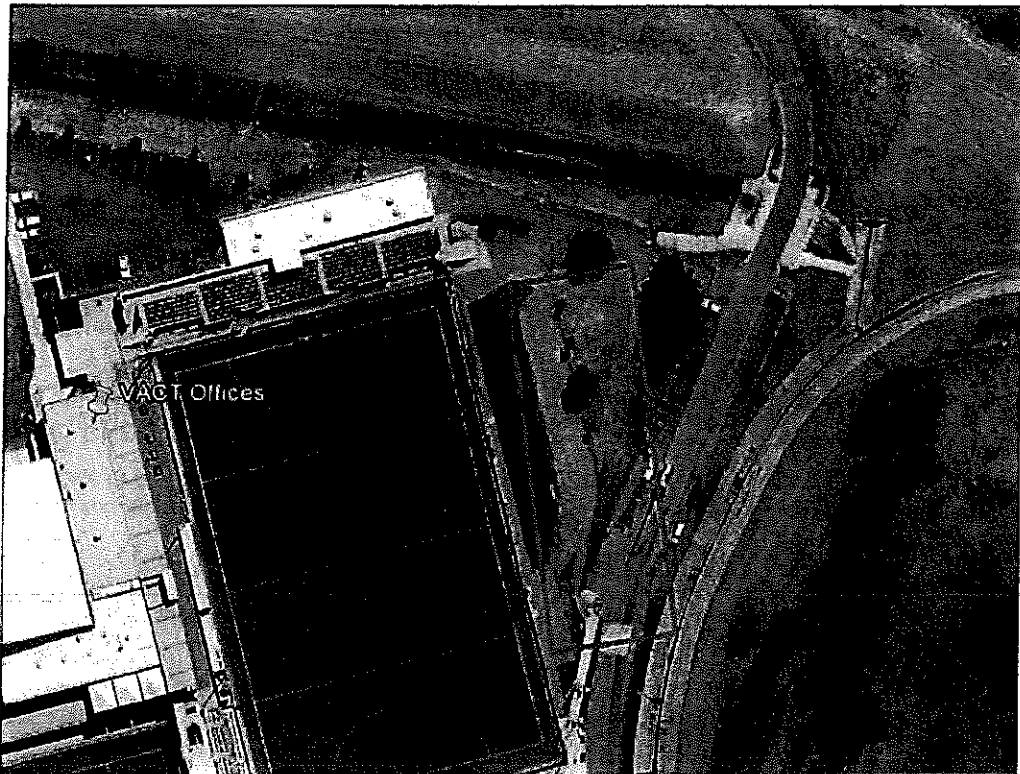


Figure: Proposed Location Within the National Hockey Centre

Proposed Site

The following information provides an insight to the proposed site:

- Currently an unused parcel of land too small to be developed as a Hockey field.
- Minor earthworks will be required to clear and level sufficient space.
- Public amenities and change rooms within 50 metres.
- 80m from VACT offices.
- Ample car parking provided at the proposed site.

Beach Volleyball Feasibility Study
Volleyball ACT

- Bar and canteen facilities within NHC.
- Close proximity to possible user in ACTAS.
- Maximum amount of courts possible is 4 (land size restrictions). North to south orientation only, this will result in courts being developed end to end in a line and therefore restricting usage from alternate sports.

Level of Services to Site

Power, Water and Sewerage are all available on the NHC site. Further investigation will be required in the design phase to ascertain location and cost.

General Accessibility

It is proposed access to the BV facility will be from Mouatt Street and Riggall Place to the west and Northbourne Avenue to the east.

Parking and amenities at the NHC will be available to BV users.

Planning

The proposed site is a parcel of land that sits within Lyneham: Block 42, Section 59. This block falls within the PRZ2 – Restricted Access Recreation Zone.

The PRZ1 zone objectives that apply are as follows:

- Accommodate facilities that will meet the recreational needs and demands of the community and are appropriately located for the potential users of the facility.
- Make provision for a range of sport and recreation facilities, whether in public or private ownership that may be commercial in nature.
- Ensure the amenity of adjoining development is not unacceptably affected by the operation of sport and recreation facilities, particularly in terms of noise, traffic, parking, privacy and outside lighting at night.

The development of a BV facility would be categorised as an "Outdoor recreation facility" and therefore would be assessed in the Merit Track as a Minimum Assessment Track Merit Development.

6.3 Summary

Given the assumptions earlier in the report regarding size requirements for the development of a BV facility with 4-6 courts, it has become evident that the portion of land available at the NHC will allow only 4 courts that are to be orientated end on end. This will severely impact the ability of VACT to attract alternate use due to the inability to create larger spaces for sports like soccer and cricket.

Lyneham Sports Precinct is the recommended site for the development of the proposed BV facility.

Beach Volleyball Feasibility Study
Volleyball ACT

7 Facility Development

The following is an indication only.

7.1 Facility Overview

The following image is a representation of what the facility could look like within the broader Lyneham Sports Precinct. The proposed BV facility is marked with the number 15.

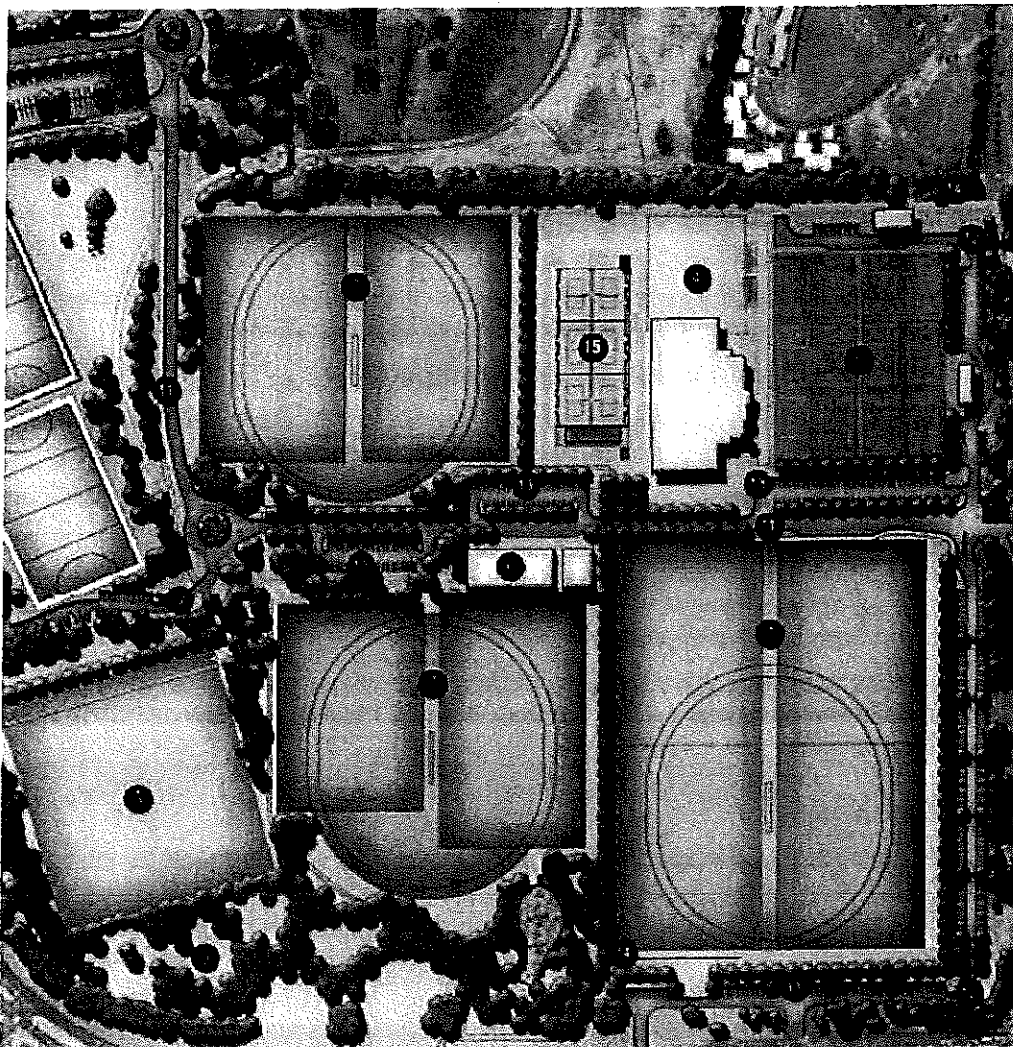


Figure: Proposed Facility Within the Lyneham Sports Precinct

Beach Volleyball Feasibility Study
Volleyball ACT

The following image is an enlarged version of the BV facility within LSP. Direct relationships with the LSP are;

- Cricket/football oval to the west.
- Car park facilities and road access to the south.
- Netball centre to the east.

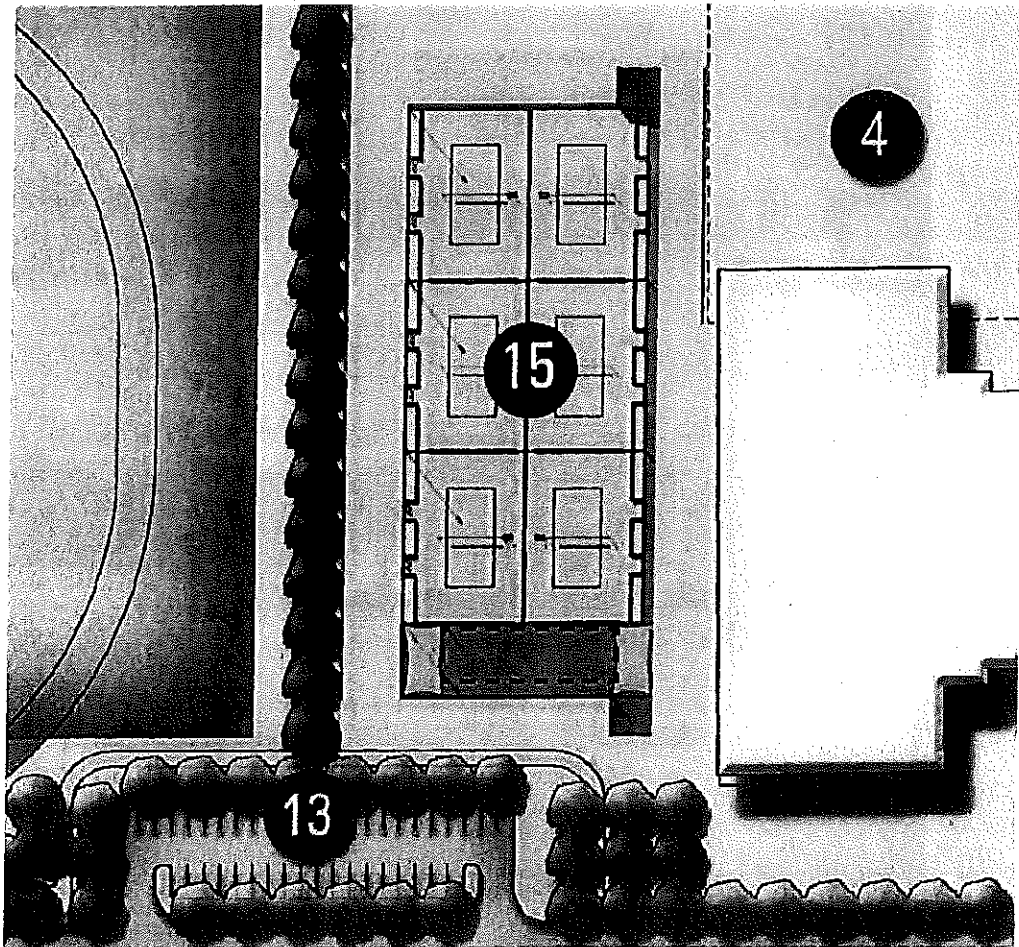


Figure: Enlarged Image of Facility

Beach Volleyball Feasibility Study
Volleyball ACT

7.2 Facility Concepts

The following image is indicative only and not to be considered a detailed design.

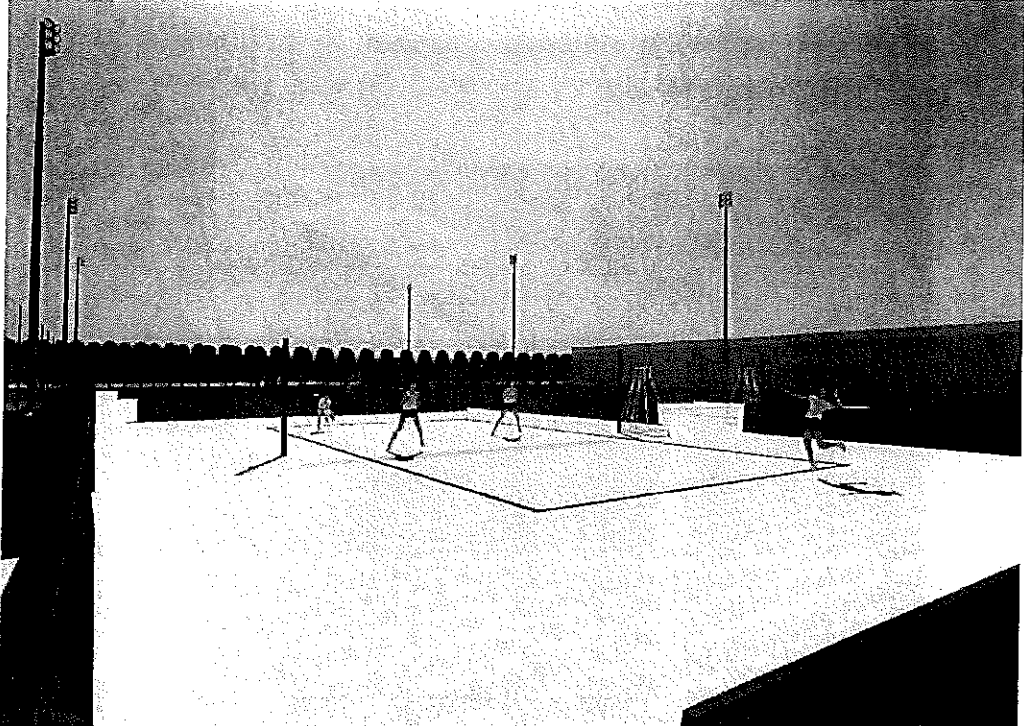


Figure: Architects Impression of Proposed Facility

Beach Volleyball Feasibility Study
Volleyball ACT

The following image is indicative only and not to be considered a detailed design. It is important that in detailed design, the facility is designed and built closer to the car park allowing increased area for the water tanks (Sport and Rec) to be located at the north of the facility.

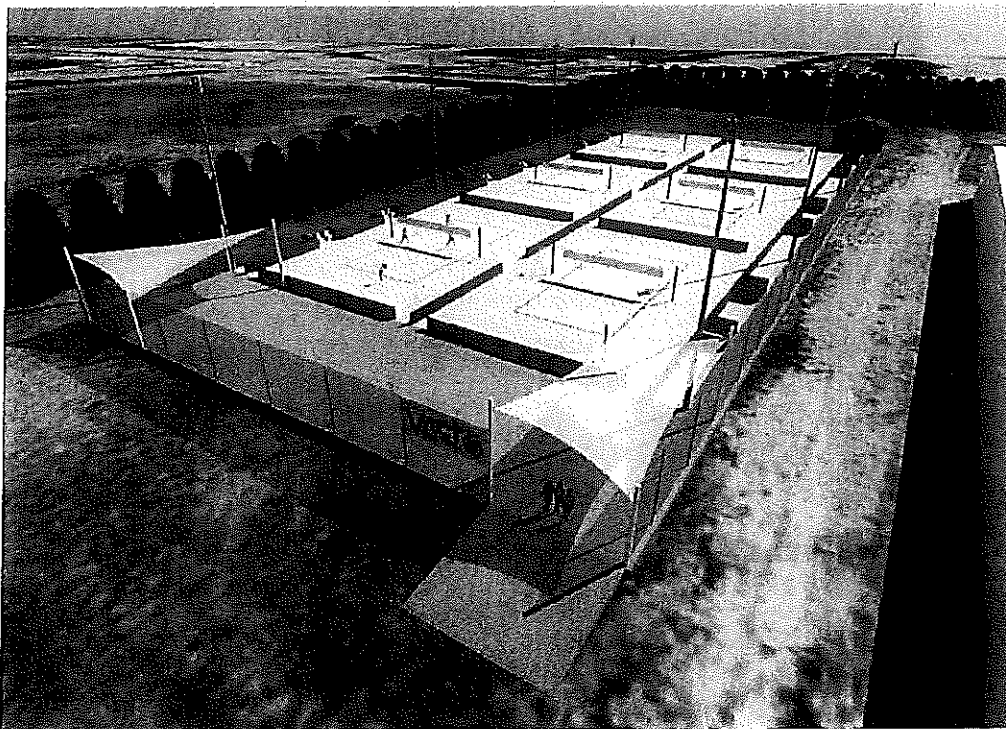


Figure: Architect Impression of Proposed Facility

It is important to note that the 2 courts closest to the paved area in the figure above have been designed to be reconfigured to be made into a show court for future events or competitions. The large paved area can then be utilised as a base for temporary seating.

Other options are to construct fencing on the east and west that can be removed for temporary seating at larger events.

Beach Volleyball Feasibility Study
Volleyball ACT

7.3 Development Costs

The following information provides a summary of the indicative capital costs associated with the development of a BV facility. It is important to note these indicative costs were provided by one source and make no allowance for the following items;

- Site decontamination.
- Furniture, fittings and equipment.
- Cost escalation after September 2012.
- Planning fees.
- Items not included in quote.

A copy of the indicative quote is provided in Appendix A. This was the only quote received and it is advisable to actively seek more quotes.

The table below provides a breakdown of the indicative capital costs for the proposed BV facility.

Component	Cost
Construction of courts, fencing and landscaping.	\$520,000
Lighting and electrical.	\$145,000
Total Indicative Cost.	\$665,000

Table: Indicative Capital Costs for the Proposed Beach Volleyball Facility

Beach Volleyball Feasibility Study
 Volleyball ACT

8 Facility Management Options

8.1 Major Assumptions

The following major assumptions are relevant to the Beach Volleyball Feasibility Study.

- Management of the new development will be required.
- The management models discussed below are centred on the management of the BV facility.
- Government capital funding is required.
- Any management entity would need to satisfy Government reporting requirements.

8.2 Management Model

Upon review of industry trends, previous project experience and benchmarking analysis, three main options in relation to the overall management of the proposed development have been identified, these being:

- Management by an Independent Management Group.
- Management by the National Hockey Centre.
- Management by Volleyball ACT.

Management Option	Pluses	Minuses	Issues
Option 1 – Management by an Independent Management Group	<p>Ability to gain specialist management expertise from experienced operator.</p> <p>Singular focus for management group.</p> <p>Minimise public risk associated with management of site.</p> <p>Long term planning likely to be a focus.</p> <p>Likely to have a stronger commercial focus than other options.</p>	<p>Limited number of specialist management groups and lack of available expertise in the area.</p> <p>Would not see any benefits of revenue.</p> <p>Management and maintenance costs may be apportioned back to the facility operation resulting in increased overall operational costs.</p> <p>Need a very clear delineation of risk and responsibility (i.e. maintenance).</p> <p>Moderate focus on recreational benefit.</p>	<p>Limited commercial opportunity for a management group.</p> <p>Would not assist in the development of the sport.</p>

Beach Volleyball Feasibility Study
Volleyball ACT

Management Option	Pluses	Minuses	Issues
		Priority of use may be significantly different to what VACT would require.	
Option 2 – Management by the National Hockey Centre	<p>Close working relationship already exists.</p> <p>NHC already has extensive experience of managing sports facilities and has the necessary resources.</p> <p>Close proximity to BV facility would be beneficial for both parties.</p> <p>VACT can focus on the development of the sport rather than maintenance of the facility.</p>	<p>Would not see any benefits of revenue.</p> <p>Management and maintenance costs may be apportioned back to the facility operation resulting in increased overall operational costs.</p> <p>Reduced control over bookings and facility availability.</p> <p>NHC have no knowledge of BV facilities maintenance.</p> <p>Alternate usage in the hands of the facility management.</p>	<p>Would then be another case of facility user rather than facility manager.</p> <p>Could damage the ability to grow the sport.</p>
Option 3 – Management by Volleyball ACT	<p>Management cost may be minimised but still require 'professional' administration support.</p> <p>Would have a strong focus on access for main stakeholders.</p> <p>Would be able to provide significant volunteer workforce when required.</p> <p>Positive relationships with user groups may result in increased secondary spend (functions and other events).</p>	<p>Little to no knowledge of facility management.</p> <p>May lack professional skills to manage asset.</p> <p>Financial risk lay with VACT, may not have the capacity to fund future maintenance and upgrade obligations.</p> <p>May not understand commercial aspects well.</p>	<p>Will require an additional resource for management and maintenance of facility.</p>

Beach Volleyball Feasibility Study
 Volleyball ACT

Management Option	Pluses	Minuses	Issues
	Complete control over scheduling and hire rates. Opportunity for sport development and growth. Opportunity for income stream.		

Based on the results of the PMI analysis, it is recommended that Option 3 – Management by VACT, is the preferred option. It is further recommended that VACT be responsible for the following:

- Development of an Annual Business Plan.
- Establishment of relevant operational policies including: usage hierarchy, priority of use and pricing.

As part of the recommended management model, two key documents will be required. These are:

- Terms of Reference.
- Use Agreements (for longer term lease/license agreements).

9 Financial Analysis

To assess the financial viability of the proposed Beach Volleyball facility the consulting team have performed indicative financial modelling on three different scenarios under key business model assumptions identified in this report.

The models constructed are designed to be indicative only, based on forecast sport demand arising from the consultation and research into the cost structures of operating sport training facilities.

The analysis is conducted over the first 10 years of operation. The analysis was conducted over this timeframe to provide an indication as to the period of time required for a private investor to achieve a required level of return.

Three financial operational scenarios have been completed for the proposed 6 court BV facility, based on the facility development recommendations detailed in Section 5. The scenarios are:

- Scenario 1 – Conservative Usage.
- Scenario 2 – Realistic Usage.
- Scenario 3 – Optimistic Usage.

The key findings of each scenario are summarised in the following sections.

9.1 Key Assumptions

The following assumptions are relevant to all of the financial models/scenarios that have been prepared:

9.1.1 Income Assumptions

- The priority of booking policy is as outlined in Section 5.2.
- The base level pricing model is as outlined in Section 5.3.
- Usage projections have been based upon the responses from potential user groups during the consultation processes undertaken in the study and as summarised in Section 5.4.
- Financial projections have been based of the usage projections mentioned above.
- VACT will hire pitch space and directly run competitions.
- Signage rights are to be negotiated between VACT and key stakeholders.

9.1.2 Expenditure Assumptions

- Costs associated with the maintenance of the courts are labour costs only. With correct design and drainage it has been advised that routine maintenance would include the necessity of 2 people spending an hour/day or hour/2 days dragging a heavy rope or large hosing to level the surface.
- Insurance will be obtainable at approximately \$5000 per annum (based on NHC public indemnity insurance). Property insurance has not been included.
- Electricity charge rates have been based on the information provided by Sport and Recreation and to be used as an indication only. Based on 40 weeks use at 5 nights a week and 3 hours a night.

Beach Volleyball Feasibility Study
Volleyball ACT

- Electricity expenditure is at current day levels. The court lights will be switched off when the courts are not in use. It is assumed that the cost of light usage is incorporated in the base level pricing model.

9.1.3 General Assumptions

- An indicative facility design is outlined in Section 7 and the proposed Management Model is outlined in Section 8.
- It is assumed that the facility is staffed by VACT with revenue from the facility to offset the cost of a required resource.
- The projections exclude any loan servicing and depreciation costs.
- Start-up costs, fixtures and equipment costs have not been included in the analysis (they are considered part of the initial capital cost of the facility).
- External grounds maintenance is assumed to be the responsibility of local Government grounds maintenance.
- It is assumed that a sinking fund will be established with contributions from site activity revenue.

9.2 Financial Projections

Based on the assumptions outlined above, the table below provides a summary of the projected financial performance of the Volleyball ACT Beach Volleyball Facility over a ten year period in current day values using the assumed pricing model.

Summary	Conservative 10 Year Cumulative Performance	Realistic 10 Year Cumulative Performance	Optimistic 10 Year Cumulative Performance
Income	\$1,381,622	\$1,504,070	\$1,626,518
Expenditure	\$588,100	\$606,100	\$624,100
Cash Position	\$793,522	\$897,970	\$1,002,418
Facility Sinking Fund	\$165,000	\$165,000	\$165,000
Overall Position	\$628,522	\$732,970	\$837,418

Table: 10 Year Cumulative Financial Projections

As shown in both the above table or in Appendix B the projected financial performance associated with each scenario is:

- Conservative Scenario – it is projected that the cash position for the facility would vary from a surplus of approximately \$66,000 to \$88,500 per annum. Inclusive of the facility sinking fund, but exclusive of leasing costs, the ten year projected position is a surplus of \$628,522.
- Realistic Scenario – It is projected that the cash position for the facility would vary between a surplus of approximately \$78,000 per annum to a surplus of approximately \$100,000 per annum. Inclusive of the facility sinking fund, but exclusive of lease costs, the ten year projected position is a surplus of \$732,970.
- Optimistic Scenario – It is projected that the cash position for the facility would vary between a surplus of approximately \$98,000 per annum to a surplus of approximately \$128,000 per annum. Inclusive of the facility sinking fund, but exclusive of lease costs, the ten year projected position is a surplus of \$937,418.

Beach Volleyball Feasibility Study
Volleyball ACT

Appendix A
Development Quote – Dynamic Sports Facilities



4th JULY, 2012

Mr Paul McKinnon
 Consultant
 Coffey Sport and Leisure
 Level 7, 1 Southbank Boulevard
SOUTHBANK 3006

Dear Paul,

**RE: BUDGET PROPOSAL for BEACH VOLLEYBALL COMPLEX
 at LYNEHAM, ACT**

Thank you for your enquiry. I am writing to provide a budget proposal for the construction of a six (6) court beach volleyball complex at Lyneham, ACT

Dynamic Sports Facilities Pty Ltd is the leading sports facility construction company in NSW, ACT and Queensland, with the ability to mobilise from the Victorian border through to Far North QLD. We have constructed and/or serviced over 800 sporting facilities for residential properties as well as Clubs, Councils and Schools/Colleges.

Dynamic Sports Facilities have offices in NSW and Queensland and is fully-licensed, OHS compliant, insured and structured to provide a complete service which can extend to the following:

- Site planning, initial advice and preparation of engineering plans
- Advice on location, layout and construction method regardless of budget
- Site preparation and earthworks, concrete slab base construction, or optional alternatives
- Drainage, retaining walls, fencing, lighting
- Acrylic surface & synthetic grass application
- Court fit out and sports equipment
- Service & maintenance

Preferred Applicator of



Installer for



PO BOX 1915, BOWRAL, NSW 2576 AUSTRALIA
 Phone: 02 4869 1816 - 1300 653 130 Fax: 02 48692806
www.dynamicsportsfacilities.com.au
 License No. 86042C
 ACN: 118-535-587 ABN: 82 118 535 587

respect – fundamental to a good relationship



ANTICIPATED SCOPE OF WORKS

- Establish site, including the supply and erection of temporary safety fencing (approx 350m)
- Strip grass and topsoil from existing area and stockpile onsite.
- Excavate and trim entire area (90m x 40m) to a maximum depth of 100mm below existing levels
- Roll and compact court area (84m x 40m)
- Supply and install drainage system (design to be confirmed if construction were to go ahead) to ensure courts will remain dry – **see notes below**
- Prepare and construct **248m x 400mm high** besser block retaining wall around the court area (84m x 38.2m = 248m), including the following:
 - Excavate, prepare and construct concrete footing (500mm wide x 100mm deep)
 - Install steel reinforcing, where necessary
 - Supply and install 2 courses of besser blocks (400mm x 200mm) above concrete footing around court area
 - Core fill retaining wall with concrete
 - Supply and ins tall capping to wall
- Import, shape and compact roadbase for court surrounds (approx 420m²) to an average height of 550mm – **see notes below**
- Shape batters to support compacted roadbase, where necessary
- Supply and erect fencing to comprise of 3.6 metre high black PVC coated chain mesh supported by black powder-coated corner posts (80nb), intermediate posts (40nb) and top and bottom rail (32nb) – approx 265 lin. metres, including:
 - Supply and install 4 x black single access gate (1980mm x 1070mm), where necessary
 - Supply and install 2 x black double access gates (vehicle accessible), where necessary
- Prepare and install 12 x concrete footings for beach volleyball net posts
- Install 12 x net sleeves into prepared concrete footings
- Import and spread Sydney Washed Sand across the prepared court area (3360m²)

Please note: This involves importing approx 3000 tonnes of sand from Sydney
- Supply and install 6 x beach volleyball net posts and nets, including:
 - 6 x national standard beach volleyball net post system
 - 6 x national standard beach volleyball nets
 - 12 x sleeve caps (these will protect net sleeves from sand)

BUDGET PRICING

\$ 520, 000 (INCL GST)



OPTIONS

LIGHTING

- Supply and install 8 x 12m high light poles
- Supply and install 24 x Challenger Full Cut-Off Sports Floodlight – as per attached lighting design
- Supply and install all necessary wiring and conduit

Please note: This pricing does not include the connection of lighting from courts to main supply

BUDGET PRICING \$ 145, 000 (INCL GST)

NOTES

COURT SURROUNDS

There are many options available to surface the court surrounds. As detailed in the scope of works, we will import and compact roadbase for this area to bring it level to the edge of the retaining wall. The options available for surfacing include:

- Concrete
- Asphalt
- Paving
- Synthetic grass
- Natural grass

We have not provided pricing for this surfacing due to the various options available, however pricing can be discussed in the future.

DRAINAGE

As detailed in the scope of works, we will install drainage before importing the sand. Design will need to be confirmed if construction were to proceed, however for this exercise we propose a basic herringbone drainage pattern with falls to a low point for collection. Any further questions, please do not hesitate to contact us.

GENERAL EXCLUSIONS

This budget proposal is generally based on the following:

- **Pricing valid for 60 days**
- *No allowance for geotechnical testing of the proposed site or additional ground preparation / slab requirements, if necessary, due to site conditions*



- *No allowance for tree removal, excavation in rock or removal of any excavated materials from site*
- *No allowance for site shed or temporary toilet*
- *No allowance for any traffic control*
- *No allowance for removal/relocation of underground services*
- *No allowance for catchment of water runoff*
- *No allowance for supply/installation of court separators/dividers*
- *No allowance for any Council fees and charges*
- *No allowance for any levelling, grading, spreading topsoil or landscaping of the area around the immediate footprint of the works upon completion*
- *No allowance for rectification of the agreed access*
- *No allowance for water and power – to be supplied within 10m of site*

SUMMARY

We trust this information provides a reasonable understanding of the costs and scope of works likely to be associated with the construction of the beach volleyball complex in Lyneham, ACT.

Regards

Dan Watts
Estimator & Sales

Beach Volleyball Feasibility Study
Volleyball ACT

Appendix B
Financial Modelling

Volleyball ACT Beach Volleyball Facility Feasibility Study

Summary	Conservative 10 Year Cumulative Performance	Realistic 10 Year Cumulative Performance	Optimistic 10 Year Cumulative Performance
Income	\$1,381,622	\$1,504,070	\$1,626,518
Expenditure	\$588,100	\$606,100	\$624,100
Cash Position	\$793,522	\$897,970	\$1,002,418
Facility Sinking Fund	\$165,000	\$165,000	\$165,000
Overall Position	\$628,522	\$732,970	\$837,418

Volleyball ACT Beach Volleyball Facility

Consolidated Income and Expenditure	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Conservative Scenario	60%	65%	65%	67%	67%	67%	70%	70%	73%	73%
Conservative										
VACT Bookings	\$ 65,920	\$ 42,848	\$ 42,848	\$ 44,166	\$ 44,166	\$ 44,166	\$ 46,144	\$ 46,144	\$ 48,122	\$ 48,122
General Hire	\$ 124,720	\$ 74,832	\$ 81,068	\$ 83,562	\$ 83,562	\$ 83,562	\$ 87,304	\$ 87,304	\$ 91,046	\$ 91,046
Events	\$ 13,440	\$ 8,064	\$ 8,736	\$ 9,005	\$ 9,005	\$ 9,005	\$ 9,408	\$ 9,408	\$ 9,811	\$ 9,811
Alternative Use	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sponsorship and Rights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 204,080	\$ 122,448	\$ 132,652	\$ 136,734	\$ 136,734	\$ 136,734	\$ 142,856	\$ 142,856	\$ 148,978	\$ 148,978

Estimated Operating Expenditure

Salaries and Wages	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Booking and Facility Wages	60%	65%	65%	67%	67%	67%	70%	70%	73%	73%
Maintenance	\$ 18,000	\$ 10,800	\$ 11,700	\$ 12,060	\$ 12,060	\$ 12,060	\$ 12,600	\$ 12,600	\$ 13,140	\$ 13,140
Capital Maintenance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Court Maintenance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Equipment Maintenance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Lighting Maintenance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Marketing	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Security	\$ 500	\$ 300	\$ 325	\$ 335	\$ 335	\$ 335	\$ 350	\$ 350	\$ 365	\$ 365
Bank charges	\$ 500	\$ 300	\$ 325	\$ 335	\$ 335	\$ 335	\$ 350	\$ 350	\$ 365	\$ 365
Stationary	\$ 1,000	\$ 600	\$ 650	\$ 670	\$ 670	\$ 670	\$ 700	\$ 700	\$ 730	\$ 730
Audit	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Insurance	\$ 3,000	\$ 1,800	\$ 1,950	\$ 2,010	\$ 2,010	\$ 2,010	\$ 2,100	\$ 2,100	\$ 2,190	\$ 2,190
Water	\$ 6,000	\$ 3,600	\$ 3,900	\$ 4,020	\$ 4,020	\$ 4,020	\$ 4,200	\$ 4,200	\$ 4,380	\$ 4,380
Electricity - Net	\$ 1,000	\$ 600	\$ 650	\$ 670	\$ 670	\$ 670	\$ 700	\$ 700	\$ 730	\$ 730
Cleaning										
Facility Sinking Fund										
Total Expenditure	\$ 68,500	\$ 56,500	\$ 58,000	\$ 58,600	\$ 58,600	\$ 58,600	\$ 59,500	\$ 59,500	\$ 60,400	\$ 60,400
Net Operational Result	\$ 135,580	\$ 65,948	\$ 74,652	\$ 78,134	\$ 78,134	\$ 78,134	\$ 83,356	\$ 83,356	\$ 88,578	\$ 88,578

Notes: = variable. = calculated as 2.5% of initial facility cost.

Volleyball ACT Beach Volleyball Facility																					
Consolidated Income and Expenditure																					
Realistic Scenario	100%	Y1	67%	Y2	70%	Y3	70%	Y4	73%	Y5	73%	Y6	75%	Y7	75%	Y8	77%	Y9	77%	Y10	80%
Realistic																					
VACT Bookings	\$ 65,920	\$ 44,166	\$ 46,144	\$ 46,144	\$ 46,144	\$ 46,144	\$ 46,122	\$ 46,122	\$ 46,122	\$ 48,122	\$ 48,122	\$ 49,440	\$ 49,440	\$ 49,440	\$ 49,440	\$ 50,758	\$ 50,758	\$ 50,758	\$ 50,758	\$ 52,736	\$ 52,736
General Hire	\$ 124,720	\$ 83,582	\$ 87,304	\$ 87,304	\$ 87,304	\$ 87,304	\$ 91,046	\$ 91,046	\$ 91,046	\$ 91,046	\$ 93,540	\$ 93,540	\$ 93,540	\$ 93,540	\$ 93,540	\$ 96,034	\$ 96,034	\$ 96,034	\$ 96,034	\$ 99,776	\$ 99,776
Events	\$ 13,440	\$ 9,005	\$ 9,408	\$ 9,408	\$ 9,408	\$ 9,408	\$ 9,811	\$ 9,811	\$ 9,811	\$ 9,811	\$ 10,080	\$ 10,080	\$ 10,080	\$ 10,080	\$ 10,080	\$ 10,349	\$ 10,349	\$ 10,349	\$ 10,349	\$ 10,752	\$ 10,752
Alternative Use	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sponsorship and Rights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 204,080	\$ 136,734	\$ 142,856	\$ 142,856	\$ 142,856	\$ 142,856	\$ 148,978	\$ 148,978	\$ 148,978	\$ 153,060	\$ 153,060	\$ 153,060	\$ 153,060	\$ 153,060	\$ 153,060	\$ 157,142	\$ 157,142	\$ 157,142	\$ 157,142	\$ 163,264	\$ 163,264
Estimated Operating Expenditure																					
Salaries and Wages																					
Booking and Facility Wages	\$ 18,000	\$ 12,080	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 13,140	\$ 13,140	\$ 13,140	\$ 13,140	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,860	\$ 13,860	\$ 13,860	\$ 13,860	\$ 14,400	\$ 14,400
Maintenance																					
Capital Maintenance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Court Maintenance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Equipment Maintenance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Lighting Maintenance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Administration																					
Marketing	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Security	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Bank charges	\$ 500	\$ 335	\$ 350	\$ 350	\$ 350	\$ 350	\$ 365	\$ 365	\$ 365	\$ 365	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 385	\$ 385	\$ 385	\$ 385	\$ 400	\$ 400
Stationary	\$ 500	\$ 395	\$ 350	\$ 350	\$ 350	\$ 350	\$ 365	\$ 365	\$ 365	\$ 365	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 385	\$ 385	\$ 385	\$ 385	\$ 400	\$ 400
Audit	\$ 1,000	\$ 670	\$ 700	\$ 700	\$ 700	\$ 700	\$ 730	\$ 730	\$ 730	\$ 730	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 770	\$ 770	\$ 770	\$ 770	\$ 800	\$ 800
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Operations																					
Water	\$ 3,000	\$ 2,010	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,190	\$ 2,190	\$ 2,190	\$ 2,190	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,310	\$ 2,310	\$ 2,310	\$ 2,310	\$ 2,400	\$ 2,400
Electricity - Net	\$ 5,000	\$ 4,020	\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,380	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,800	\$ 4,800
Cleaning	\$ 1,000	\$ 670	\$ 700	\$ 700	\$ 700	\$ 700	\$ 730	\$ 730	\$ 730	\$ 730	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 770	\$ 770	\$ 770	\$ 770	\$ 800	\$ 800
Capital																					
Facility Sinking Fund																					
Total Expenditure	\$ 68,500	\$ 58,600	\$ 59,500	\$ 59,500	\$ 59,500	\$ 59,500	\$ 60,400	\$ 60,400	\$ 60,400	\$ 61,000	\$ 61,000	\$ 61,000	\$ 61,000	\$ 61,000	\$ 61,000	\$ 61,600	\$ 61,600	\$ 61,600	\$ 61,600	\$ 62,500	\$ 62,500
Net Operational Result	\$ 135,580	\$ 78,134	\$ 83,356	\$ 83,356	\$ 83,356	\$ 83,356	\$ 88,578	\$ 88,578	\$ 88,578	\$ 92,060	\$ 92,060	\$ 92,060	\$ 92,060	\$ 92,060	\$ 92,060	\$ 95,542	\$ 95,542	\$ 95,542	\$ 95,542	\$ 100,764	\$ 100,764

Notes:

= Variable.

= calculated as 2.5% of initial facility cost.

Volleyball ACT Beach Volleyball Facility

Consolidated Income and Expenditure	100%	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Optimistic Scenario	100%	73%	75%	75%	77%	77%	80%	80%	85%	85%	90%
Optimistic											
VACT Bookings	\$ 65,920	\$ 48,122	\$ 49,440	\$ 49,440	\$ 50,758	\$ 50,758	\$ 52,736	\$ 52,736	\$ 55,032	\$ 55,032	\$ 59,328
General Hite	\$ 124,720	\$ 91,046	\$ 93,540	\$ 93,540	\$ 96,034	\$ 96,034	\$ 99,776	\$ 99,776	\$ 106,012	\$ 106,012	\$ 112,248
Events	\$ 13,440	\$ 9,811	\$ 10,080	\$ 10,080	\$ 10,349	\$ 10,349	\$ 10,752	\$ 10,752	\$ 11,424	\$ 11,424	\$ 12,096
Alternative Use	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sponsorship and Rights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 204,080	\$ 148,978	\$ 153,060	\$ 153,060	\$ 157,142	\$ 157,142	\$ 163,264	\$ 163,264	\$ 173,468	\$ 173,468	\$ 183,872

Estimated Operating Expenditure

Salaries and Wages	100%	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Maintenance	100%	73%	75%	75%	77%	77%	80%	80%	85%	85%	90%
Booking and Facility Wages	\$ 18,000	\$ 13,140	\$ 13,500	\$ 13,500	\$ 13,860	\$ 13,860	\$ 14,400	\$ 14,400	\$ 15,300	\$ 15,300	\$ 16,200
Capital Maintenance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Court Maintenance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Equipment Maintenance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Lighting Maintenance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Administration											
Marketing	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Security	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Bank charges	\$ 500	\$ 365	\$ 375	\$ 375	\$ 385	\$ 385	\$ 400	\$ 400	\$ 425	\$ 425	\$ 450
Stationery	\$ 500	\$ 365	\$ 375	\$ 375	\$ 385	\$ 385	\$ 400	\$ 400	\$ 425	\$ 425	\$ 450
Audit	\$ 1,000	\$ 730	\$ 750	\$ 750	\$ 770	\$ 770	\$ 800	\$ 800	\$ 850	\$ 850	\$ 900
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Operations											
Water	\$ 3,000	\$ 2,190	\$ 2,250	\$ 2,250	\$ 2,310	\$ 2,310	\$ 2,400	\$ 2,400	\$ 2,550	\$ 2,550	\$ 2,700
Electricity - Net	\$ 6,000	\$ 4,380	\$ 4,500	\$ 4,500	\$ 4,620	\$ 4,620	\$ 4,800	\$ 4,800	\$ 5,100	\$ 5,100	\$ 5,400
Cleaning	\$ 1,000	\$ 730	\$ 750	\$ 750	\$ 770	\$ 770	\$ 800	\$ 800	\$ 850	\$ 850	\$ 900
Capital											
Facility Sinking Fund											
Total Expenditure	\$ 68,500	\$ 60,400	\$ 61,000	\$ 61,000	\$ 61,600	\$ 61,600	\$ 62,500	\$ 62,500	\$ 64,000	\$ 64,000	\$ 65,500

Net Operational Result

	\$135,580	\$88,578	\$92,060	\$92,060	\$95,542	\$95,542	\$100,764	\$100,764	\$109,468	\$109,468	\$118,172
--	-----------	----------	----------	----------	----------	----------	-----------	-----------	-----------	-----------	-----------

Notes:

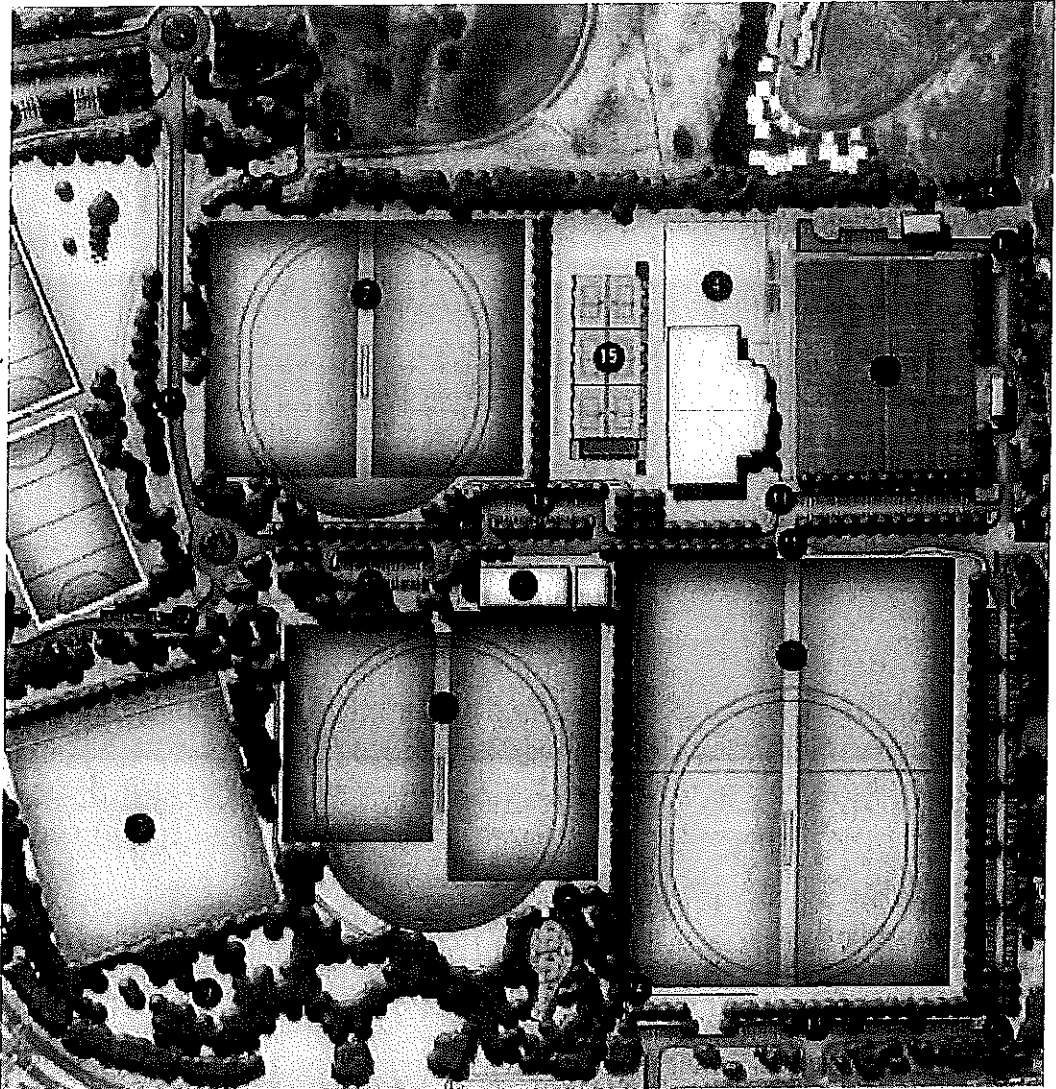
= Variable.

= calculated as 70% of initial pitch cost over a 15 year period.

Optimistic						
Item	Hours per week	Number of weeks	Hours booked for	Hourly Rate	Revenue	
Regular Bookings - September - March						
VACT Competitions	80	17	1360	\$40	\$54,400	
VACT Training	12	24	288	\$40	\$11,520	
AIS Training	60	20	1200	\$35	\$42,000	
Capital Football	48	20	960	\$40	\$38,400	
Cricknet ACT	8	16	128	\$40	\$5,120	
Lyneham HS	4	12	48	\$30	\$1,440	
Touch Football	12	12	144	\$40	\$5,760	
ACT Netball	8	16	128	\$40	\$5,120	
Clubs/Affiliates Training	0	0	0	\$0	\$0	
Regular Bookings - April - August						
AIS Training	24	16	384	\$30	\$11,520	
Capital Football	32	12	384	\$40	\$15,360	
Irregular Bookings						
Lyneham HS	2	12	24	\$5/head	\$0	
ACTAS	2	46	92	TBC	\$0	
TOTAL COURTHIRE			5140		\$190,640	
Event	Courts	No. of Events	Hours/ Days	Rate	Revenue	
Events - September - March						
VACT Spikezone	4	12	48	\$30	\$1,440	
Summer Series VACT	6	4	24	\$200	\$4,800	
Canberra Elite VACT	6	1	12	\$200	\$2,400	
National Series Leg	6	1	18	\$200	\$3,600	
College Beach Volleyball	6	1	6	\$200	\$1,200	
TOTAL EVENTS					\$13,440	
TOTAL HOURS					5248	
YEARLY REVENUE					\$204,080	

Attachment B

Proposed Location of Beach Volleyball Courts (number 15)



Proposed Beach Volleyball Facility at Lyneham Sports Precinct

Engineering Concept and
Site Investigation Report

NA50513007



Prepared for
ACT Government
Sport and Recreation Services

5 November 2012

Document Information

Prepared for Volleyball ACT
 ACT Government Sport and Recreation Services

Project Name Proposed Beach Volleyball Facility at Lyneham Sports Precinct

Job Reference NA50513007

Date 5 November 2012

Version	Date	Author	Author Initials	Reviewer	Reviewer Initials
01	5/11/2012	Greg Johnston	GJ	John Samoly	JPS

© Cardno 2012. Copyright in the whole and every part of this document belongs to Cardno and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person other than by agreement with Cardno.

This document is produced by Cardno solely for the benefit and use by the client in accordance with the terms of the engagement. Cardno does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.

Table of Contents

1	INTRODUCTION	1
2	FIVB RULES	2
2.1	DIMENSIONS	2
2.2	PLAYING SURFACE	2
2.3	LINES ON THE COURT	2
2.4	SERVICE ZONE	2
2.5	LIGHTING	2
3	PROPOSED FACILITY	3
3.1	GENERAL	3
3.2	SITE ACCESS	3
3.3	AMENITIES	3
3.4	COURT ORIENTATION	4
3.5	COURT SIZE	4
3.6	COURT SAND	4
3.7	COURT EDGING	5
3.8	GRASSED OUTFIELD	5
3.9	SECURITY FENCING	6
3.10	FLOODLIGHTING	6
3.11	OTHER ANCILLARY ELEMENTS	6
4	EXISTING SITE SERVICES	8
4.1	GENERAL	8
4.2	SEWER	8
4.3	STORMWATER	8
4.4	WATER SUPPLY	8
4.5	IRRIGATION	8
4.6	ELECTRICAL	9
4.7	NON POTABLE WATER	9
4.8	GAS	9
4.9	COMMUNICATIONS	9
5	NEW SITE SERVICES	10
5.1	SUBSOIL DRAINS	10
5.2	STORMWATER	10
5.3	SEWER	10
5.4	WATER	10
5.5	ELECTRICITY	10
6	COST ESTIMATE	11
6.1	BEACH VOLLEYBALL FACILITY	11
7	SUMMARY AND CONCLUSION	13

Appendix A Drawings

1 INTRODUCTION

Cardno have been engaged by Volleyball ACT through ACT Government Sport and Recreation Services to provide an Engineering Concept and Site Investigation Report for a proposed Beach Volleyball Facility located within the Lyneham Sports Precinct.

The proposed site for the investigation is within the newly constructed Lyneham Sports Precinct on an area of vacant land. The proposed location is on the western side of the Netball Centre between the netball centre, football and cricket grounds (refer Figure 01 Appendix A). As part of the recent works at the precinct, access and parking facilities have been upgraded to cater for the current and future site requirements.

The proposed beach volleyball facility is to meet the Federation Internationale De Volleyball (FIVB) rules and standards. Recommended site amenities to cater for beach volleyball and other users of the proposed design, may include portable seating, shade structures, showers with a wash down slab and a storage container.

2 FIVB RULES

The proposed design is to be built to the Federation International Volley Ball (FIVB) rules. The rules that are applicable, as part of the facilities and equipment chapter, and are relevant to the proposed design, include the outline of the playing area, the dimensions, the playing surface, lines on the court and lighting.

2.1 DIMENSIONS

The court is a rectangle measuring 16 x 8 m, surrounded by a free zone with a minimum of 3 m width and with a space free from any obstruction up to a height of a minimum of 7 m from the playing surface.

For FIVB World Competitions, the playing court is a rectangle measuring 16 x 8 m, surrounded by a free zone with a minimum of 5 m and a maximum of 6 m from the end lines / side lines and with a space free from any obstruction up to a minimum height of 12.5 m from the playing surface.

2.2 PLAYING SURFACE

The terrain must be composed of levelled sand, as flat and uniform as possible, free of rocks, shells and anything else, which can represent risks of cuts or injuries to the players.

For FIVB World Competitions the sand must be at least 40cm deep and composed of fine loosely compacted grains

For FIVB World Competitions the sand should also be sifted to an acceptable size not too coarse, free of stones and dangerous particles. It should not be too fine to cause dust and stick to the skin.

For FIVB World Competitions a tarp to cover the central court is recommended in case of rain.

2.3 LINES ON THE COURT

Two sidelines and two end lines mark the playing court. Both side and end lines are placed the dimensions of the playing court.

There is no centreline.

All lines are 5-8 cm wide.

The lines must be of a colour, which contrasts sharply with the colour of the sand.

Court lines should be ribbons made of resistant material, and any exposed anchors should be of a soft, flexible material.

2.4 SERVICE ZONE

The service zone is the area behind the end line and between the extensions of the two sidelines. In depth, the service zone extends to the end of the free zone.

2.5 LIGHTING

For official international competitions played during the night, lighting on the playing field should be 1,000 to 1,500 lux measured at 1 m above the playing surface. For FIVB World Competitions, the technical supervisor, the referee delegate, and the tournament director shall decide if any of the above conditions present any danger of injury to the player.

3 PROPOSED FACILITY

3.1 GENERAL

Beach volleyball is formally played between two teams of two players', with umpires on either the corners or sides of the court.

Based on the minimum facility requirements from the FIVB "Official Beach Volleyball Rules" 2009 – 2012 and discussions with Volleyball ACT the minimum requirements for the proposed facility are:

- Six beach volleyball courts orientated as shown in Figures 1 to 7 in Appendix A
- Playing court measuring 16.0m by 8.0m
- Surrounding free zone 5.0m from the end and side lines
- Reinforced concrete block wall containing and defining the edge of the court sand
- Sand suitable for beach volleyball
- Concrete perimeter path to help alleviate disturbed sand at edge of courts and minimise the loss of grass
- Grassed outfield with portable seating on the western side, and a small grass mound on the eastern side
- High fence for facility security and stray ball protection
- Flood lighting to 500 lux for twilight and low light play
- Site servicing
- Other ancillary elements which have been included in the facility include, shower wash down area, bubblers and taps, shade structure and a storage container

3.2 SITE ACCESS

Access to the site can be gained either from Mouat St or from Northbourne Ave via the new access road currently being constructed as part of the Lyneham Sports Precinct project.

Parking is available adjacent to the proposed site.

An access path has been allowed at the southern end of the site for pedestrian access, with a new opening in the existing post and rail fence.

Vehicular access gates (two off) have been allowed for; one at the north / west corner, and the other at the south / east corner for maintenance / ambulance / service vehicle access.

To access the south / east vehicular gate a new vehicular crossing and new rangers gate have been allowed for.

3.3 AMENITIES

There is an existing amenities block approximately 130m to the south / east of the proposed site, which has toilet facilities that are available for use.

It is planned that a future pavilion is to be constructed directly opposite the proposed site. This pavilion is intended to service the Lyneham Sports Precinct and be available for the use of this proposed facility.

Proposed amenities specifically for the use of the beach volleyball participants, coaches, umpires and spectators include; portable tiered bench seating, a grassed mound for viewing, shade structures and a storage container.

3.4 COURT ORIENTATION

The orientation of the courts is an important planning consideration.

The time of day (early morning or late afternoon) as well as the time of year (winter or summer) has a bearing on optimum orientation. The aim during gameplay is to share between the opposing participants the advantages and / or disadvantages of the sun's direction and other natural factors such as breezes.

The best common orientation is 15 degrees East of North.

The proposed beach volleyball courts are orientated 8 degrees East of North which is an ideal orientation for sun glare minimisation in the East-West direction.

For other sports that might use the facility, orientation may not be ideal. Beach soccer for example would run longitudinally in the East-West direction across two beach volleyball courts meaning that the glare of the early morning or late afternoon sun would be shared either directly front on or from behind. However, orientation for use by beach volleyball will take preference in the design.

Wind direction has not been considered as a factor for orientation, as the courts are fixed by the area of land available for use.

3.5 COURT SIZE

The size of the beach volleyball playing courts are 18.0m x 8.0m with the minimum 5.0m free zone area at each sideline and end line, as per Diagram 1 of the FIVB "Official Beach Volleyball Rules", giving an overall court size of 26.0m x 18.0m.

The six courts are positioned as shown in Figure 04, which gives an overall sand area of 78.0m x 36.0m.

As noted in the Feasibility Report July 2012 from (Coffey Sport and Leisure), there is potential for other sports to use the facility for other informal training.

Most of these would use the allocated area available, and specifications would not apply.

It should be noted that FIFA "Beach Soccer Laws of the Game" state beach soccer pitch minimum dimensions are 35.0m x 26.0m with a minimum 1.0m overrun, giving a total area of 37.0m x 28.0m. Two adjacent beach volleyball courts give an area of 36.0m x 26.0m, slightly smaller; this would give 3 courts running east / west.

A beach soccer tournament could be run with full size beach soccer pitches running north south as shown in Figure 04 in Appendix A.

3.6 COURT SAND

Sand is a critical part of the sport of beach volleyball as it needs to be graded to an acceptable standard.

The FIVB rules on sand requirements state;

Cl. 1.2.1 "The terrain must be composed of levelled sand, as flat and uniformed as possible, free of rocks, shells and anything else, which can represent risks of cuts or injuries to the players."

Cl. 1.2.4 "The sand shall be sieved to an acceptable size not too coarse, free of stones and dangerous particles. It should not be too fine to cause dust and stick to the skin."

The FIVB requirements are broad, and based on 20 years of previous experience in the design and construction of athletics tracks, Cardno has knowledge of other athletics specifications that can be applied to this design situation.

One of the elements in an athletics track, that can be applied, is the landing pit for the long / triple jump event which is filled with sand.

The IAAF have a "Track and Field Facilities Manual" which states "For safety of the athletes, the sand must (to avoid hardening as a result of moisture) consist of washed sand or pure quartz sand, without organic components, maximum 2mm granules, of which not more than 5% in weight is less than 0.2mm".

Cardno have developed a sand specification with a grading envelope that we believe meets the sand requirements for this project and the FIVB Rules.

The sand specification was discussed with two local suppliers Schmidt Quarries and Canberra Sand and Gravel.

Schmidt Quarries

- Advised that their "white washed sand", which is washed twice, would match the proposed grading envelope
- Cost would be \$40 per tonne delivered to Lyneham.

Canberra Sand and Gravel

- Advised that they would source "Sydney Washed Sand" from Sydney at a cost of \$47 per tonne.
- Delivery would be an additional cost through a transport company at an approximate rate of \$40 per tonne

As there is a considerable price difference between the two products, we have used the price from Schmidt Quarries at \$40 per tonne in our cost estimate in Section 5 of this report

To avoid pre-selection of a potentially unsuitable product, we would recommend that samples from each supplier be sourced for comparison and testing by the stakeholders.

3.7 COURT EDGING

To define the court edge and retain sand within the courts boundary, a buried reinforced concrete block wall approximately 450 deep has been allowed for, refer Figure 08 Appendix A for details of the wall. A concrete block wall is recommended, as it will exhibit better longevity than timber or plastic edges. However, the top exposed face of the concrete block wall may need to be protected for player safety in major competitions.

A concrete footpath has also been allowed for on the north, east and west sides of the courts to assist with maintenance, allowing the sand to be easily swept back into the courts. Displaced sand from the courts would otherwise deteriorate surrounding grassed areas.

A concrete paved area has been allowed for at the southern end of the courts, to accommodate official and spectator movements and for the use during functions and major tournaments.

The concrete footpath and paving will also allow movement and access to the sand courts for disabled persons, spectators and players.

3.8 GRASSED OUTFIELD

Areas within the fence line that lay outside the sand courts and the concrete paving will be irrigated couch grass. Figure 05 in Appendix A depicts the extent of the grassed areas.

The proposed grass area on the western side will fall away from the courts at 2.0% grade and is of suitable grade to install portable seating. Refer Figure 09 Appendix A for details.

The proposed grass area on the eastern side would consist of a small grassed mound to allow for seated viewing by spectators. Refer to Figure 09 in Appendix A for details of the grass mound.

3.9 SECURITY FENCING

To keep the facility secure from vandals, unwanted animals and help with stray balls, a perimeter security fence is required. A concrete mowing strip has been allowed for below the fence to facilitate mowing of the surrounding grass.

There are two types of fences that may be used depending on cost and/or requirements;

- Chainmesh fencing – 3.6m high black PVC chainmesh with black posts, rails and gates. This fence was preferred by Volleyball ACT for its additional height in retaining stray balls. Although the chainmesh fencing is secure from a general public perspective, it can be more susceptible to vandalism and break-in by having the chainmesh cut.
- Post and rail security fencing – vertical posts with spiked tops 2.1m and 2.4m high. This fence is preferred by ACT Government Sport and Recreation Services around any new site and rehabilitation of old sites. It is also the preferred fencing around schools.

We have allowed for 3.6m high black PVC chainmesh fencing in the cost estimate at \$260.00 per metre. If a 2.1m heavy duty post and rail fence was used, it would cost approximately \$20.00 per metre more than the chainmesh fence adding \$6,000 to the cost estimate.

Consultation with ACT Government Sport and Recreation Services would need to be undertaken to agree on the fence type during the design phase.

3.10 FLOODLIGHTING

To permit evening use in summer when air temperatures are lower and hence more conducive to running of sporting events and also to permit for use in winter for night training and games, adequate lighting is required.

There are different pole configurations, that may be used, but for this report we have proposed an eight pole system, with an arrangement of four poles either side.

European standards for volleyball lighting have 750 lux for top level, 500 lux intermediate level and 250 lux; lower level and supervised training respectively.

The FIVB rules on lighting state that for international competition played at night lighting should be 1000 lux - 1500 lux. If TV broadcasting is required, it would be more cost effective to bring in portable lighting for the event.

We have allowed for 500 lux floodlighting in the cost estimate at \$125,000. If 250 lux were used there would be a saving of approximately \$20,000. If 750 lux were used there would be an addition cost of approximately \$20,000 over the \$125,000 cost for 500 lux.

3.11 OTHER ANCILLARY ELEMENTS

Other ancillary items which have been included specifically for the facility include;

- A shower wash down area in the south / east corner of the site. This shower area would have a concrete slab with a post on which there would be four shower rose heads with four separate taps. The wash down area needs to be connected to the sewer. To prevent excessive quantities of sand entering the sewerage, which may lead to potential blockage, a sediment trap is recommended in the shower wash down area.

- Combined bubblers and tap have been allowed for on each side of the site. One in the south / west corner and the other in the south east corner.
- A shade structure has been allowed for, with dimensions of 6.0m x 6.0m, positioned at the southern end of the site on the concrete paving.
One shade structure only has been allowed for in the cost estimate, but more and/or larger shade structures can be provided dependent on demand.
- A storage container has also been allowed for and has been positioned in the north east corner for the storage of poles, nets, chairs, tables and other items relating to training and competitions.

4 EXISTING SITE SERVICES

4.1 GENERAL

The existing services information has been compiled from available information obtained from service providers and from the Lyneham Sports Precinct project that is nearing completion. Details, dimensions and alignments of the existing services included in this report should be treated as an approximation and the accuracy of the information cannot be warranted.

The services being constructed as part of the Lyneham Sports Precinct project are considered to be existing for the purpose of this report and may not be finalised at the time of submission of this report.

There are currently no live services that run through the proposed site. However, there is a redundant irrigation main and lateral pipes which would need to be removed (refer note 3.4 and Figure 06 Appendix A).

4.2 SEWER

There is an existing 450mm diameter trunk sewer main that runs along the northern boundary of the Lyneham Sports Precinct site, with a sewer manhole positioned opposite the proposed site. It is proposed that the new sanitary drainage line from the proposed site would connect to this manhole.

4.3 STORMWATER

There is an existing stormwater line on the new road constructed in the Lyneham Sports Precinct, which has an ACT Standard 'R' type sump to the south of the proposed site. It is proposed that the new stormwater drainage line from the proposed site would connect into this sump.

4.4 WATER SUPPLY

There is an existing 100mm diameter water supply on the south / east side of the Netball centre. The new water supply to the proposed site would be from this point.

4.5 IRRIGATION

There are two lots of existing irrigation in or near the proposed site,

- There is existing irrigation that has recently been installed as part of the Lyneham Sports Precinct project on the grassed sports field oval to the west of the proposed site which is currently operational. This oval is fed from a water main on the southern side of the site. It is understood that in the future the irrigation system will be connected to the future tanks which are proposed to be installed at the northern side of the site.
- An old redundant site irrigation line directly affects the proposed site. It comprises of a 150mm diameter asbestos concrete irrigation main and varying size PVC lateral pipes.

The proposed excavation works would disturb the 150mm diameter AC main. Therefore the 150mm diameter AC main will require to be removed by an approved asbestos removal contractor. An asbestos removal plan must adhere to all state and federal OHS and environmental requirements, and would include but is not limited to:

- Carefully exposing the existing pipe without breaking it, i.e. maintain intact,
- Remove the pipe in whole sections and dispose of as required,
- Backfill trenches with clean fill material

The redundant PVC lateral irrigation pipes are required to be removed where necessary or end capped to the approval of the relevant authority and left in place.

4.6 ELECTRICAL

There are electrical conduits and cabling that have been installed as part of the Lyneham Sports Precinct project, that run parallel to the western side of the proposed site. These include;

- ACTEW conduits; 3 x 125mm diameter
- LV cabling and conduits
- Sports lighting conduits and cabling

4.7 NON POTABLE WATER

There are existing 500mm diameter and 400mm diameter non potable water lines that have recently been installed as part of the Lyneham Sports Precinct project. They run parallel to the eastern side of the proposed site.

4.8 GAS

There are no nearby gas services, however it is planned that the nearby future pavilion would require a gas service.

4.9 COMMUNICATIONS

There are no nearby communication services however, it is planned that the nearby future pavilion would require communication services in the future. This may be utilised for the proposed volleyball court in future if deemed necessary.

5 NEW SITE SERVICES

5.1 SUBSOIL DRAINS

The subgrade underneath the court sand will be graded in a series of crests and valleys (saw tooth shape) with an approximate grade of 1.5% towards the subsoil drains which are located in the valleys. The subsoil drains are intended to run parallel across the courts and be spaced at 6.5m apart. These drains are proposed to fall from west to east at 1.0% grade and connect to a stormwater pipe on the eastern side of the courts. Refer Figure 7 and 8 in Appendix A for details of the proposed subsoil drainage.

5.2 STORMWATER

A stormwater collector main is located on the eastern side of the courts to collect the stormwater drainage from the courts. This will extend south to a grated sump (900mm x 900mm) positioned to the south of the site. The outlet pipe from the grated sump is proposed to be bored under the existing path and consequently connected to the existing sump within the access road.

Additionally, a diversion swale drain is proposed on the northern edge of the site to intercept stormwater runoff. This measure is proposed to prevent any suspended silts or solids in the stormwater runoff contaminating the sand courts.

A preliminary levels check has indicated that the stormwater can drain by gravity to this point.

5.3 SEWER

A 100mm diameter sewer line is proposed to extend from the wash down area and drain to the north. The sewer will then tie into the existing sewer manhole at the northern end of the site. Refer Figure 3 in Appendix A for details.

A preliminary levels check has indicated that the sewer can drain by gravity to this point.

5.4 WATER

Water supply to the site is proposed to be accessed from the existing 100mm diameter pipe located in the South East corner of the Netball Centre.

5.5 ELECTRICITY

Electrical supply for floodlighting is proposed to be from the switch board on the south / west corner of the volleyball site.

Further investigations into the adequacy of this supply would need to be undertaken for suitability of the lighting strategy adopted.

6 COST ESTIMATE

6.1 BEACH VOLLEYBALL FACILITY

The following are our estimated cost of the proposed works detailed in Section 3 of this report. This is a preliminary cost estimate based on industry data and our experience on similar projects and scope. Further refinement of the cost estimate can be completed subsequent to the detailed design. An additional cost of \$122,800 (\$47 x 2400 tonne = \$122,800) would be incurred if "Sydney Washed Sand" from Canberra Sand and Gravel were to be used.

i)	Preliminaries	\$	64,000
ii)	Earthworks, including site preparation and demolition	\$	77,200
iii)	Asbestos cement irrigation pipe removal	\$	52,500
iii)	Sewer	\$	17,800
iv)	Stormwater drainage	\$	24,200
v)	Subsoil drainage	\$	17,600
vi)	Conduits	\$	1,200
vii)	Water Services	\$	10,500
viii)	Concrete kerb, footpath and paving		
	- Mowing strip under fence	\$	11,600
	- Vehicular crossing	\$	1,500
	- Reinforced concrete block wall	\$	38,400
	- Access path	\$	1,200
	- Perimeter footpath	\$	29,300
	- Hardstand paving	\$	41,000
	- Shower slab	\$	800
ix)	Incidental works		
	- Court security fencing, including gates	\$	80,900
	- Adjustments to existing fence, new ranger's gate	\$	5,000
	- Volleyball post and nets and umpires stands	\$	10,000
	- Storage container	\$	5,000
	- Carport shade structure (6m x 6m) 1 off	\$	5,000
x)	Landscaping	\$	21,400
	- Grassed infield (inside fence)		
	- Dryland grass (outside fence)		
xi)	Irrigation to grassed infield	\$	16,100
xiii)	Court Lighting	\$	125,000
xiv)	Beach volleyball sand	\$	96,000

Sub-Total	\$	753,200
Design and documentation (6.5%)	\$	49,000
Construction superintendence (4%)	\$	30,000
Contingency (10%)	\$	75,000
GST (10%)	\$	90,000
Total (incl GST)	\$	997,200

Exclusions:

1. There is no allowance for any works to existing roads or car parks.
2. There is no allowance for geotechnical investigations.
3. There is no allowance for any additional survey.
4. There is no allowance for court separators or dividers.
5. There is no allowance for internal court edge protection or court edge fences.
6. There is no allowance for any seating or umpires tables.
7. Only one shade structure is allowed for in the cost estimate.
8. There is no allowance for any unknown contaminated material encountered onsite.
9. There is no allowance for excavation in rock

7 SUMMARY AND CONCLUSION

This report outlines the design, amenities and estimated cost of a proposed beach volleyball facility at Lyneham Sports Precinct, for the ACT Government (Sports and Recreation Services), through Volleyball ACT. The proposed facility's primary use is for beach volleyball participants and spectators however, it can still cater for other user groups such as beach soccer and touch football.

The proposed works are to meet the minimum requirements outlined by the FIVB, and will include additional amenities for the use of beach volleyball and other user groups. It is also to have six 16m x 8m beach volleyball courts, each with a free zone of 5m to the edge of the court. Therefore, the total required area for the proposed facility is 78m x 36m. The specified sand will be similar to that used in athletics jumps facilities. The sand courts are proposed to be contained by a reinforced concrete block wall that will also define the edge of the court.

The site is accessible from either Mouat Street or Northbourne Avenue, and parking is provided as part of the Lyneham Sports Precinct works. There is an existing amenities building approximately 130m to the south east within the precinct, however, there is a planned future pavilion to be constructed directly opposite the proposed site.

The proposed design offers ideal orientation at 8 degrees East of North, and while the orientation may not be ideal for other sport uses of the facility, the proposed beach volleyball design has been assumed to take preference.

The additional amenities for the proposed design includes a shower wash down area, combined bubblers, shade structure and storage container. To assist in security for the proposed facility a 3.6m high PVC chainmesh fence is highly recommended. In the event of night matches or low light situations 500 lux floodlights are proposed, however the luminosity that these will provide is not sufficient for televised matches.

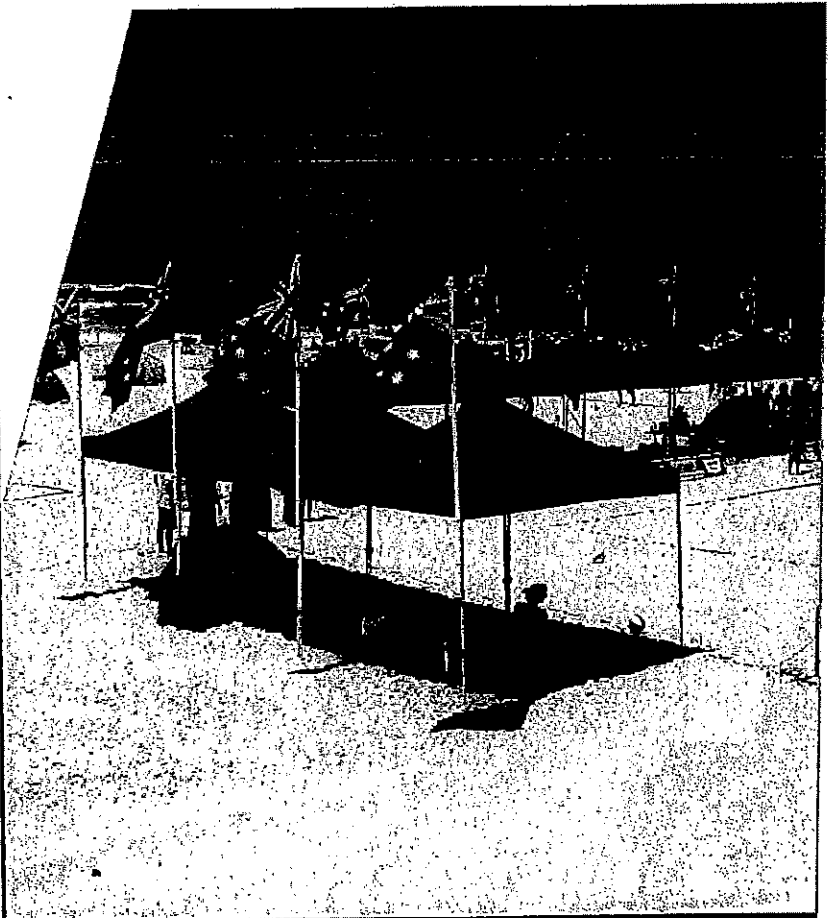
From our site investigation and engineering concept design, the proposal is feasible in its current design form and location. The proposed concept design meets the FIVB minimum requirements with the possibility for utilisation by other user groups as a site for informal and off-season training.

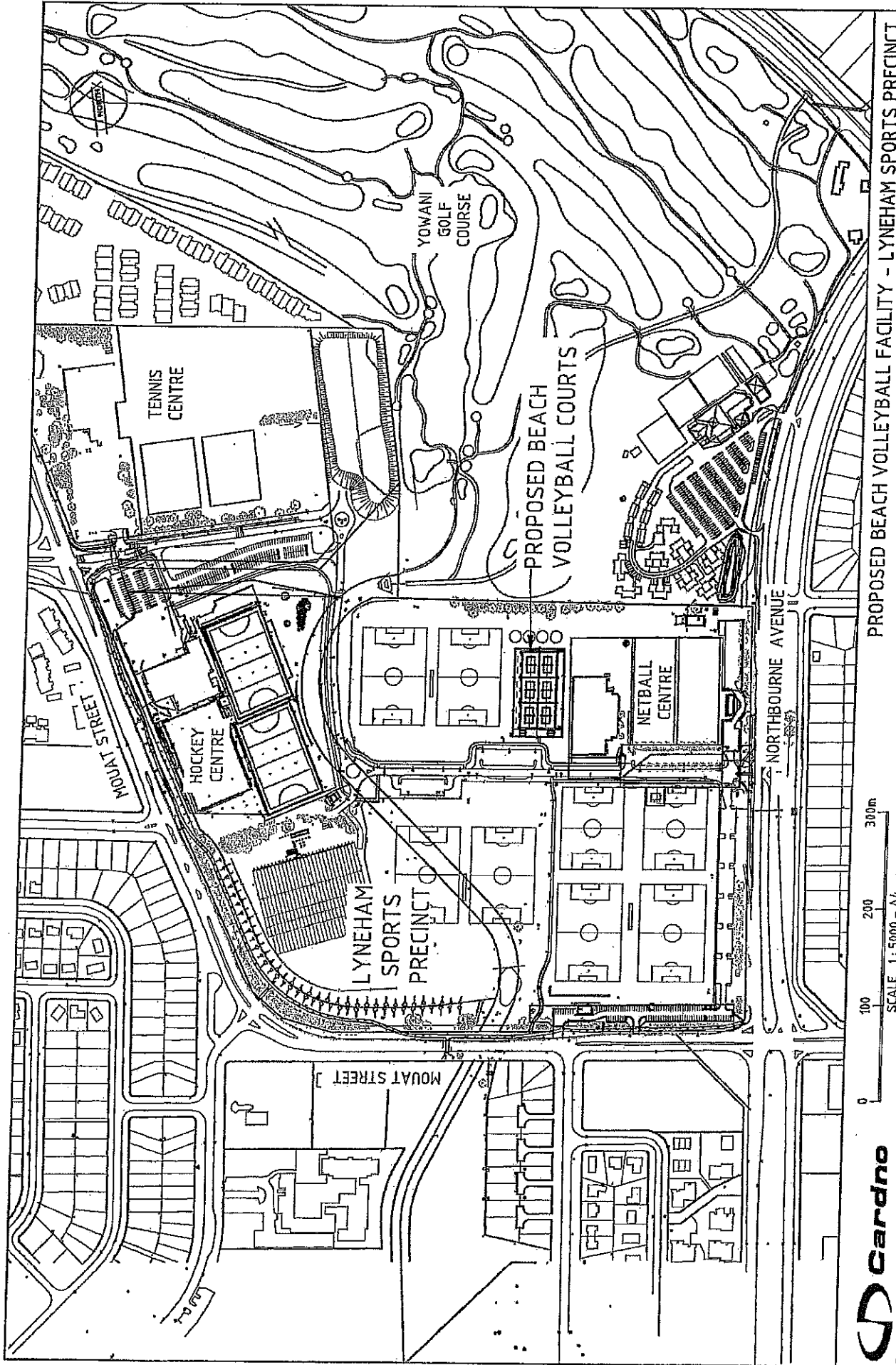
Beach Volleyball Facility
Lyneham Sports Precinct

APPENDIX

A

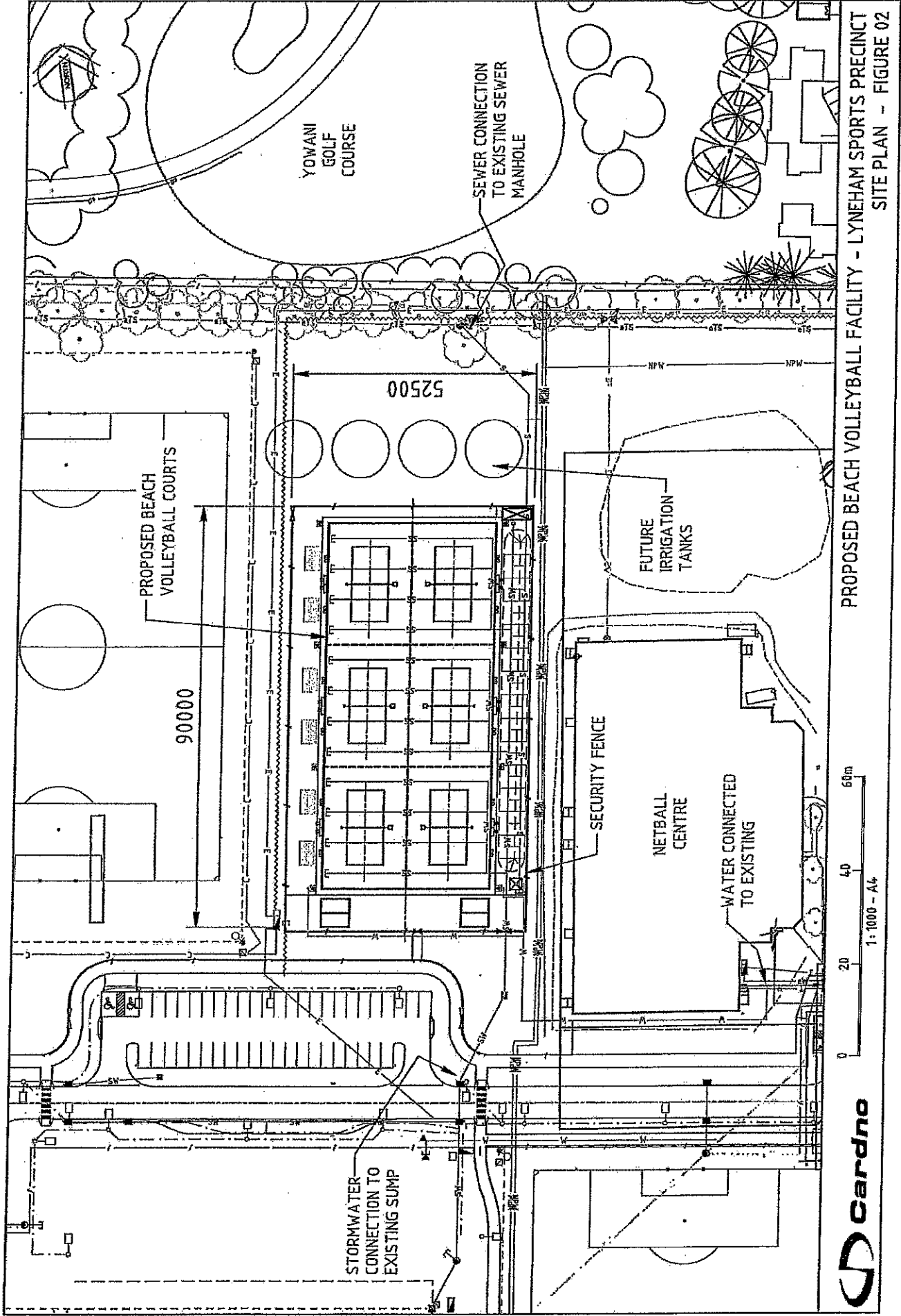
DRAWINGS

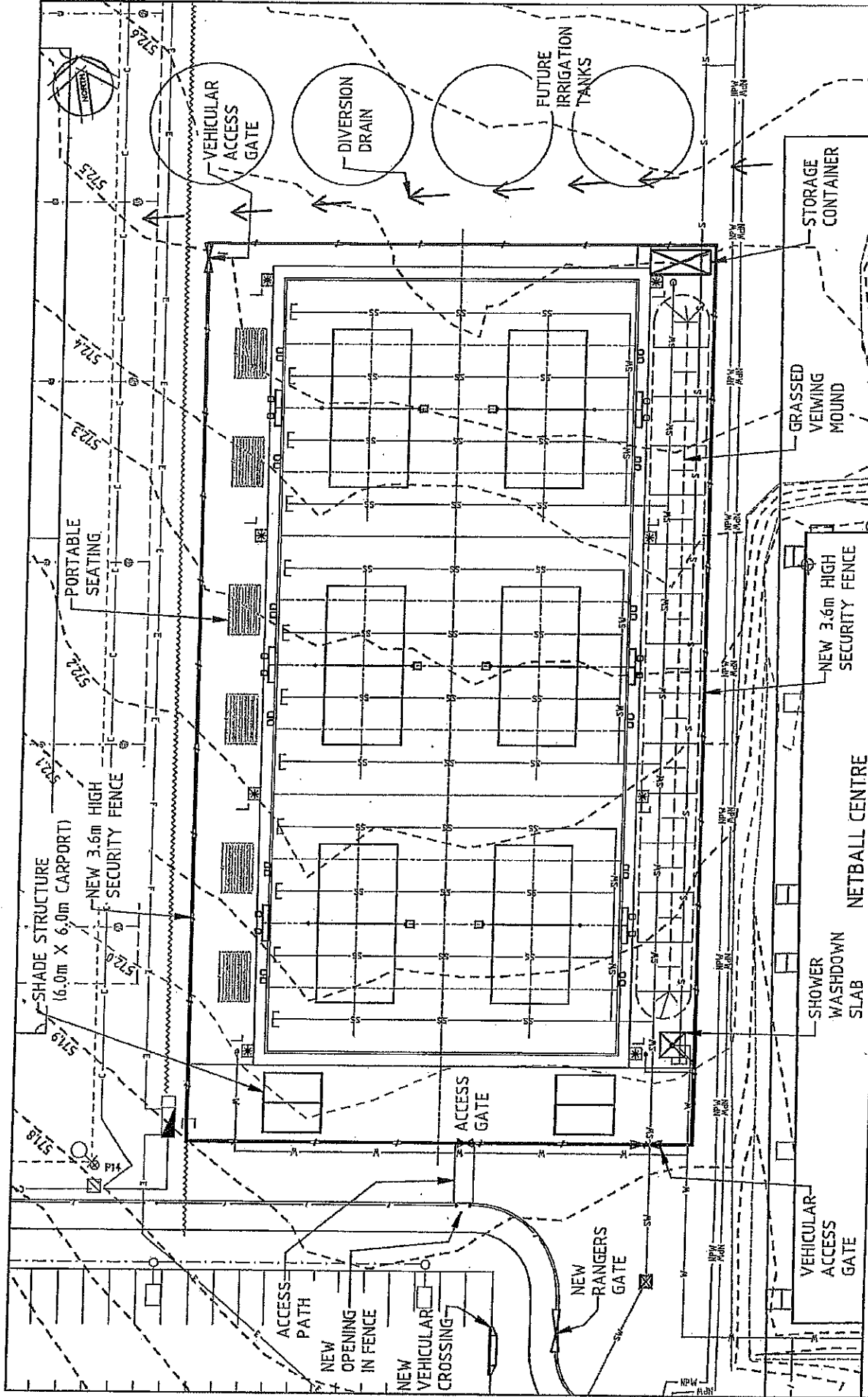




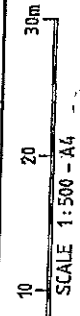
Cardno

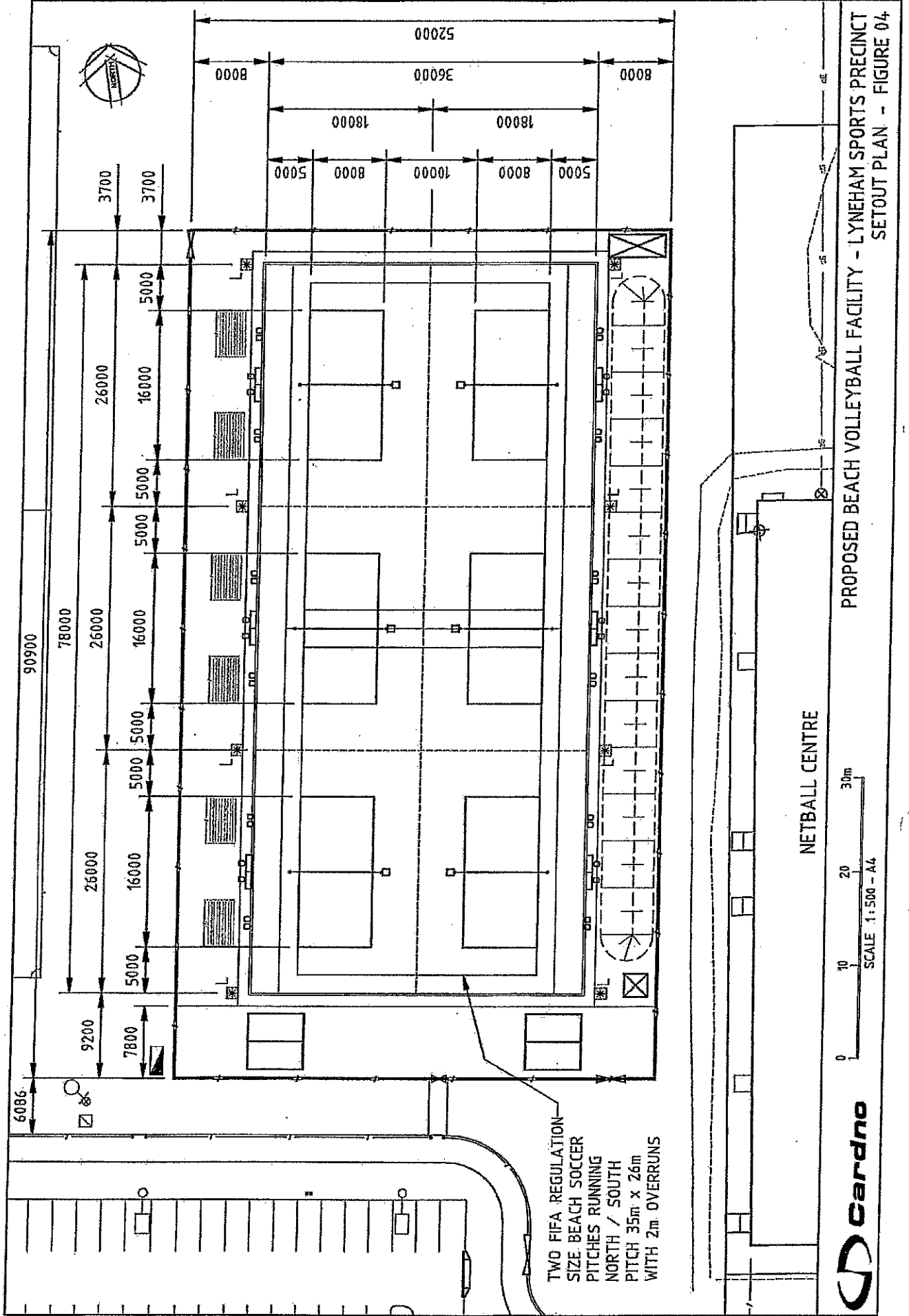
PROPOSED BEACH VOLLEYBALL FACILITY - LYNEHAM SPORTS PRECINCT
LOCALITY PLAN - FIGURE 01

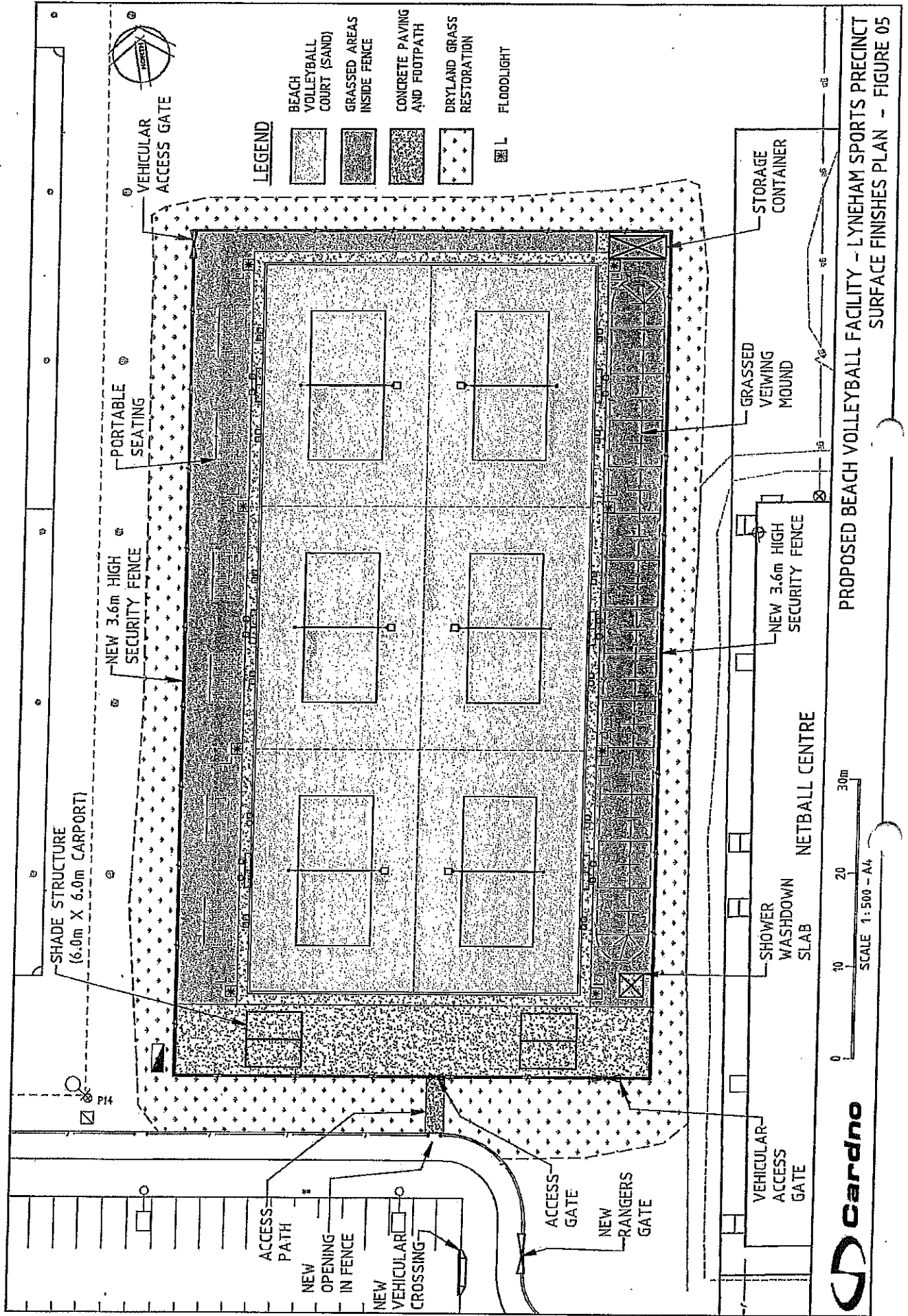


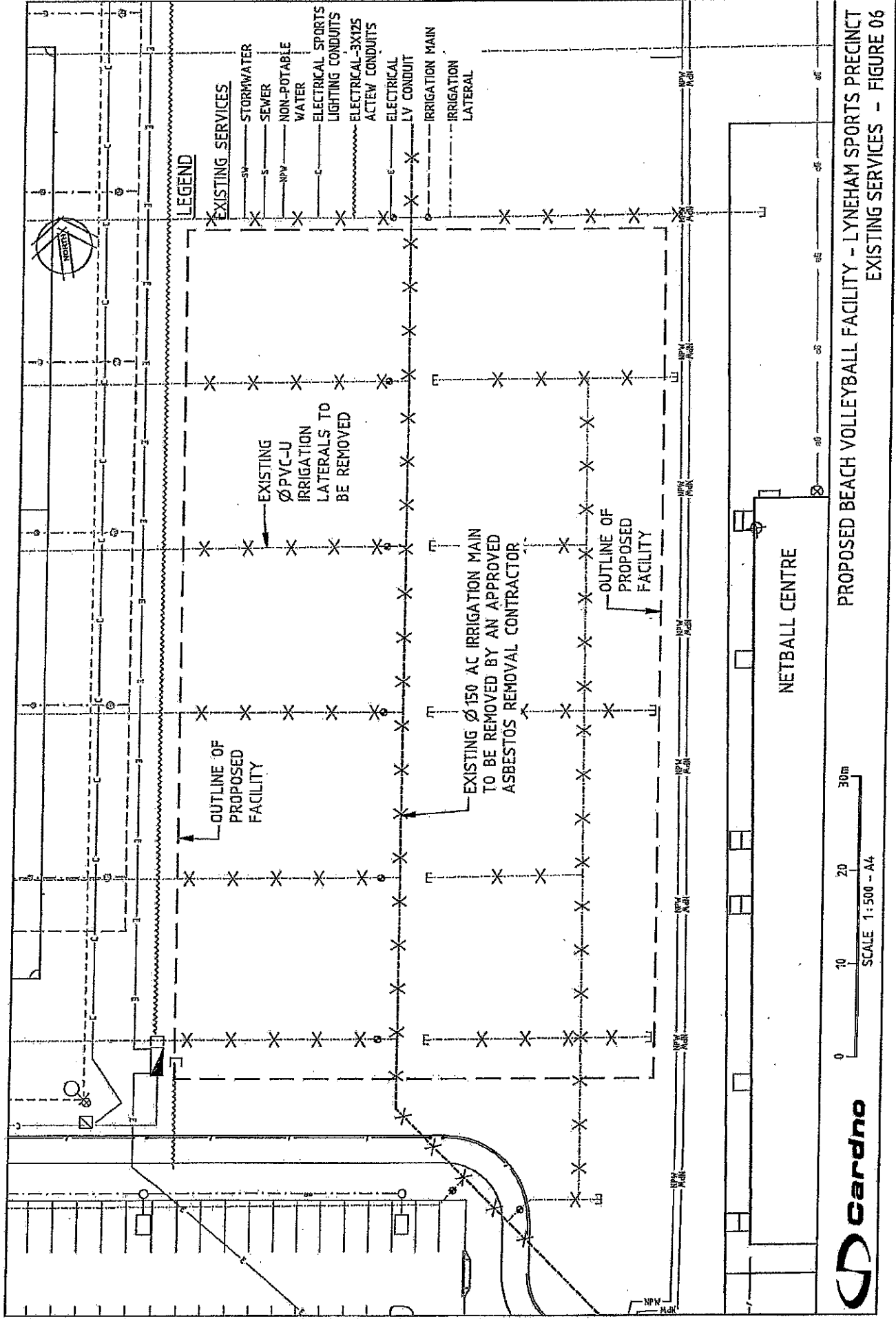


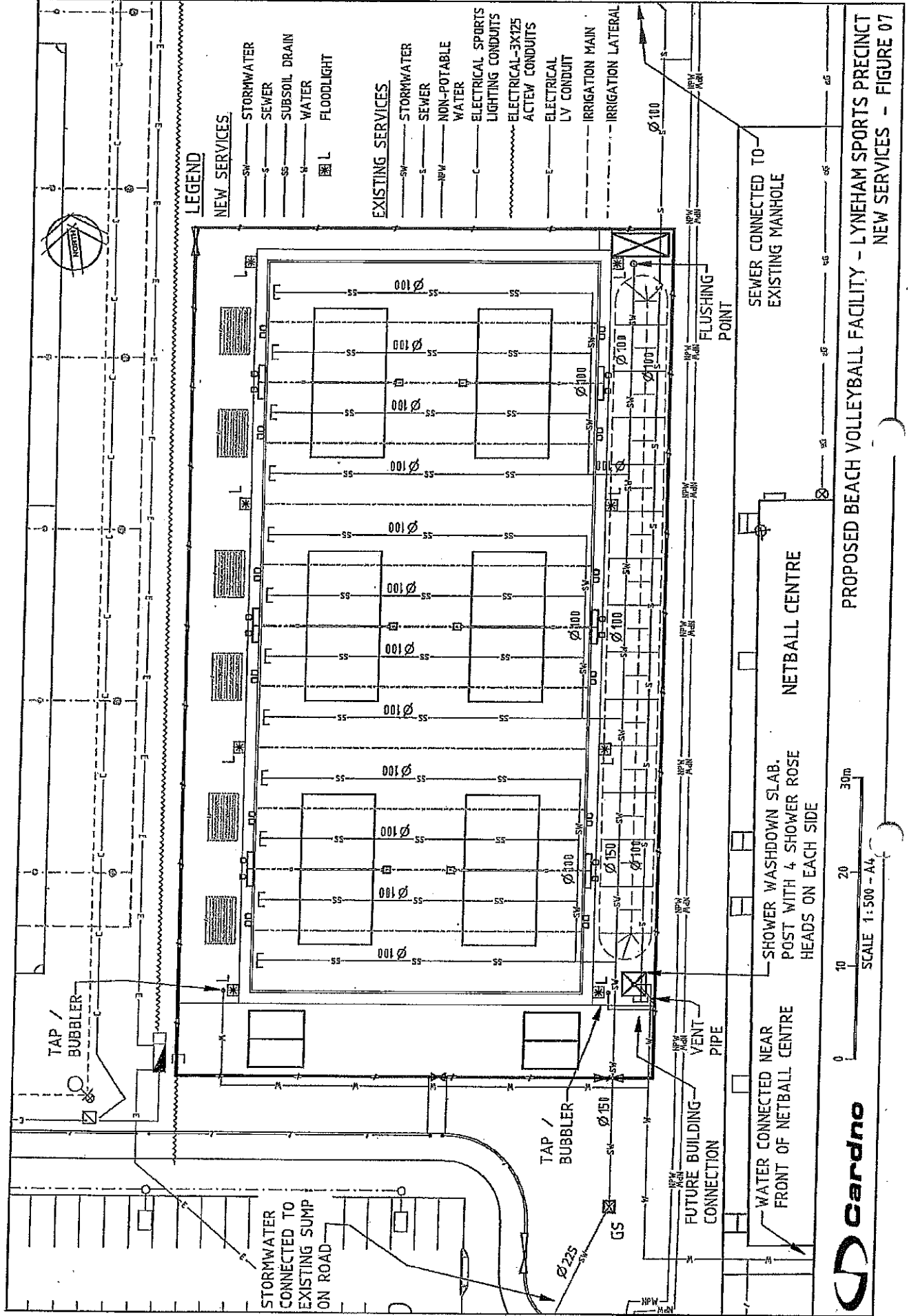
PROPOSED BEACH VOLLEYBALL FACILITY - LYNEHAM SPORTS PRECINCT
 GENERAL ARRANGEMENT - FIGURE 03











LEGEND

NEW SERVICES

- SW — STORMWATER
- S — SEWER
- SS — SUBSOIL DRAIN
- W — WATER
- FL — FLOODLIGHT

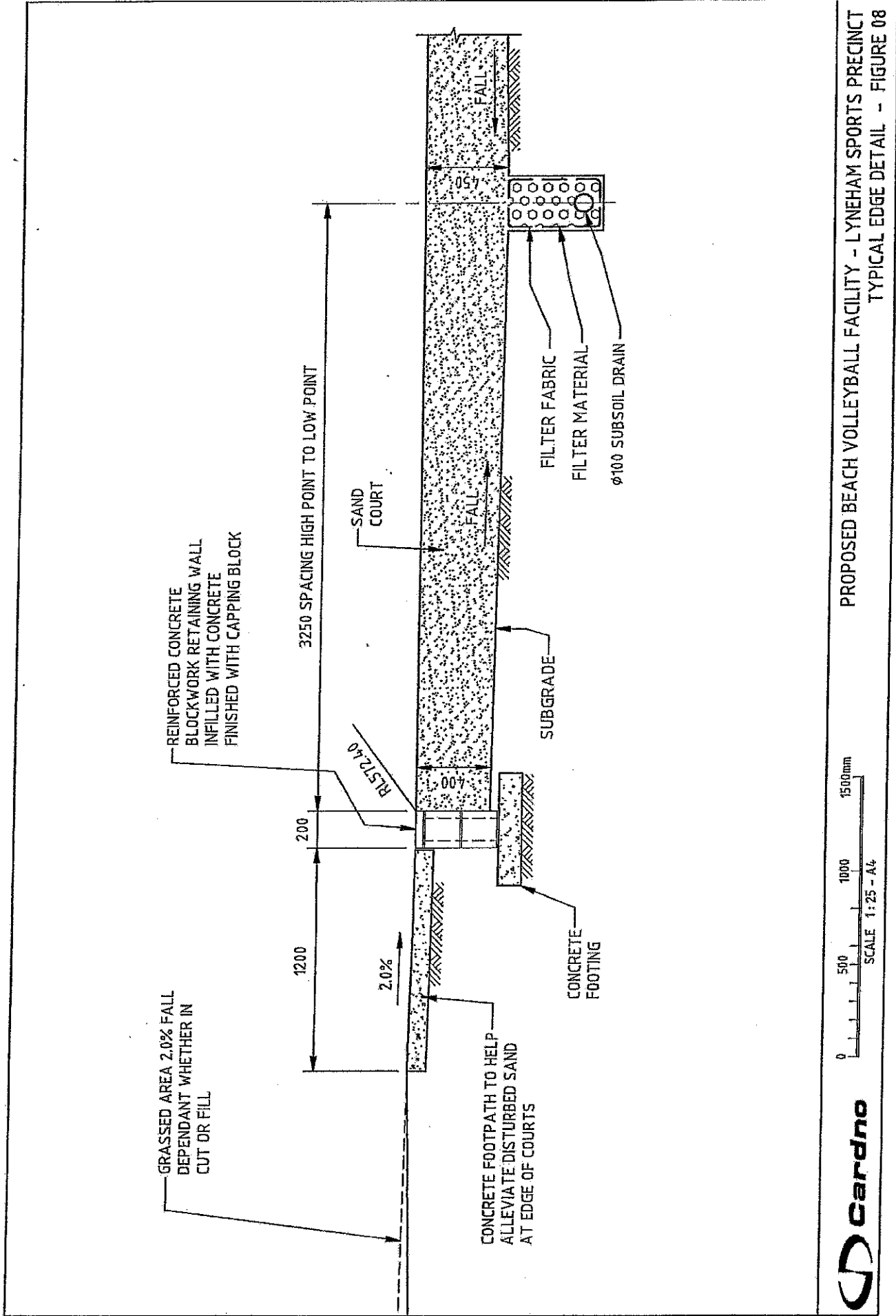
EXISTING SERVICES

- SW — STORMWATER
- S — SEWER
- NPW — NON-POTABLE WATER
- C — ELECTRICAL SPORTS LIGHTING CONDUITS
- E — ELECTRICAL LV CONDUIT
- IM — IRRIGATION MAIN
- IL — IRRIGATION LATERAL

PROPOSED BEACH VOLLEYBALL FACILITY - LYNEHAM SPORTS PRECINCT
NEW SERVICES - FIGURE 07

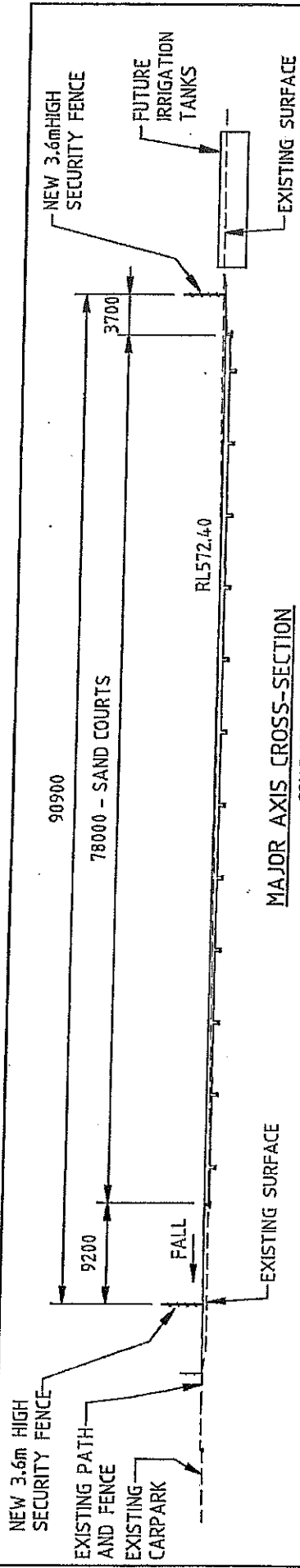
SCALE 1:500 - A4
0 10 20 30m



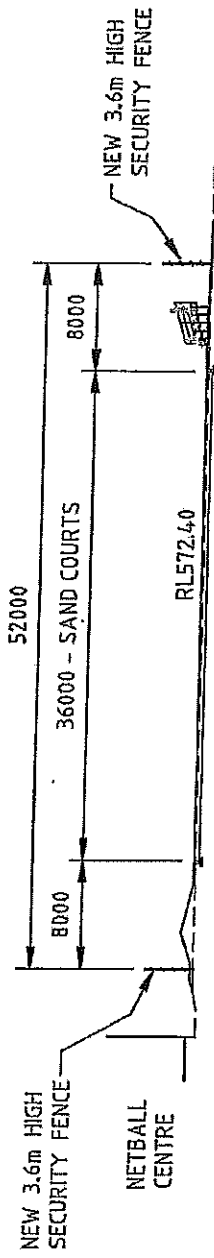


PROPOSED BEACH VOLLEYBALL FACILITY - LYNEHAM SPORTS PRECINCT
TYPICAL EDGE DETAIL - FIGURE 08

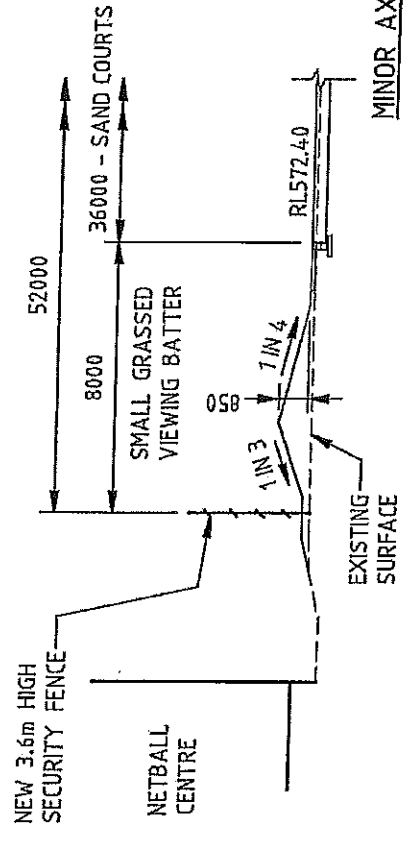




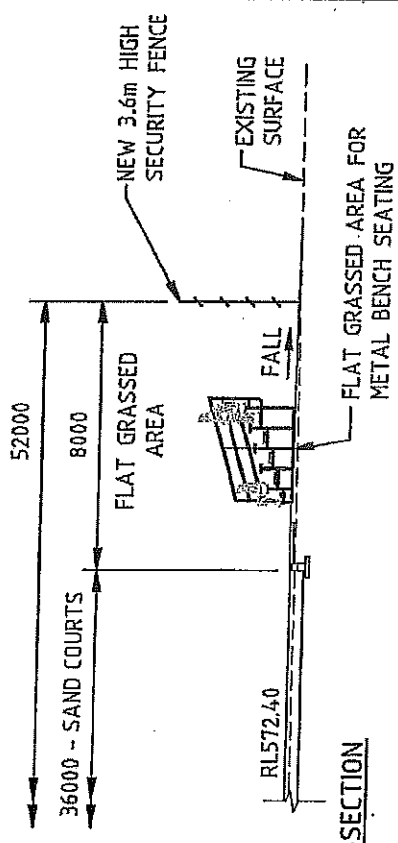
MAJOR AXIS CROSS-SECTION
SCALE 1:500



MINOR AXIS CROSS-SECTION
SCALE 1:500



MINOR AXIS CROSS-SECTION
SCALE 1:200



SCALE 1:200 - A4

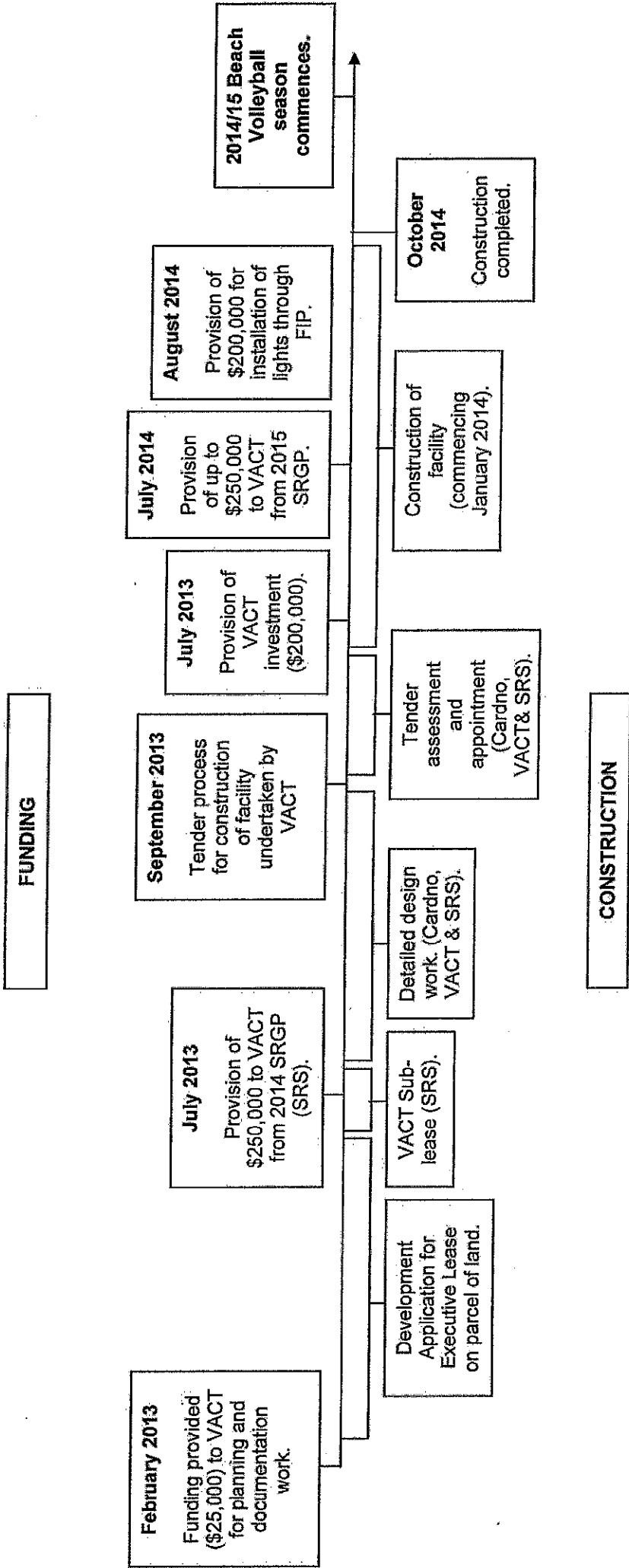
SCALE 1:500 - A4



PROPOSED BEACH VOLLEYBALL FACILITY - LYNEHAM SPORTS PRECINCT
TYPICAL SECTIONS - FIGURE 09

Attachment D

Proposed Funding and Construction Timeline



SELECT COMMITTEE ON ESTIMATES 2014-15**MINISTER FOR SPORT AND RECREATION**

SUBJECT: Lyneham Beach Volleyball Facility	Division: Business, Tourism, Events and Sport Output: 1.4 Budget Statement Page:
---	--

KEY MESSAGES:

- The Development Application (DA), submitted in March 2014, for construction of the new Beach Volleyball facility was approved on Wednesday 21 May.
- A select tender process, managed by Volleyball ACT (VACT) closed on Thursday 29 May with 3 submissions received. The tender assessment panel consisting of representatives from VACT, Cardno and Sport and Recreation Services is currently assessing these submissions.
- VACT will contribute \$250,000 towards construction, with SRS providing up to \$500,000 over two instalments through the Sport and Recreation Grants Program (\$250,000 in 2014 and 2015). The remaining \$150,000 will be sourced through the 2014/15 Facility Improvement Program and will support installation of lighting (subject to the confirmation of the actual project budget at the completion of the VACT select tender process).

BACKGROUND INFORMATION

- Volleyball ACT (VACT) approached Sport and Recreation Services (SRS) in 2012 to highlight a shortage of quality beach volleyball facilities in the ACT. Currently, there are beach volleyball courts located at Canberra Olympic Pool and Dickson Pool, with both venues considered sub-standard and of poor quality.
- With support from SRS (\$13,000), VACT engaged Coffey Leisure to undertake a feasibility study for the provision of a suitable beach volleyball facility in the ACT.
- The final report supported the need for a facility, with modelling indicating that it would be viable where designed to allow use by other groups including beach soccer, touch football and various fitness providers. These groups were consulted as part of the analysis and their needs have been incorporated into the design through inclusions such as:
 - beach soccer goalpost sleeves, line-marking and flags;
 - court dividing netting; and
 - appropriate protective padding.

Gary Rake, Deputy Director-General, Business, Tourism, Events and Sport

Phone Number: 62058294

- A site in the Lyneham Precinct was identified as suitable. The site, too small for a formal sportsground, is close to VACT's main indoor hub (ACT Hockey Centre), and is in a profile location supported by traffic and parking access.
- Preliminary design and costing was undertaken by Cardno. The design includes six international standard beach volleyball courts, with appropriate netting and post sleeves to accommodate multiple sports.
- As part of broader asbestos remediation in the Lyneham Precinct, redundant asbestos irrigation piping was removed from the site in late 2013 at a cost of \$125,000. This cost was covered through the broader Lyneham infrastructure works program. Removal of the piping was undertaken to support future development of the site and allow for non-potable water tanks to be installed to supply irrigation to the precinct.
- Media reports in regards to this project suggest the cost of construction to be \$1m. This figure relates to figures included within the submitted DA in accordance with the pre-tender estimate provided by Cardno.
- In 2013 Volleyball ACT (VACT) had 2609 registered participants - this figure includes 1,016 beach volleyball members of which 357 were Full members and 659 Casual members of VACT. Of these Casual members, a number of them take part in training sessions only and do not participate in competitions or tournaments.
- VACT's categorisation of members is consistent with those used by all state and territory volleyball associations and is accepted by the Australian Sports Commission. The three membership categories used by VACT are as follows:
 - full member (someone who plays more than three times a year);
 - associate member (coach, associate, match official), and
 - casual member (training only – not captured in participation figures but recognised as a member, tournament play, school cups etc.)
- There are six volleyball clubs affiliated with VACT:
 - ADFA Patriots;
 - ANU Phoenix;
 - Belconnen Volleyball Club;
 - ACT Dragons;
 - Canberra Hornets; and
 - Tuggeranong Panthers.

Each club offers beach volleyball to its members.
- The following beach volleyball competitions are currently offered by VACT:

Competition / Tournament	When Held	Participants
Open & Recreational League	November – February	90 players
ACT Beach Series – elite level competition	December – January	60 players
ACT Beach Cup	March	50 players
School Cup	March	150 players
Gala Days	December (x2) January (x2)	361 players

QUESTION TIME BRIEF
Sitting period beginning 3 June 2014

SUBJECT: LYNEHAM BEACH VOLLEYBALL FACILITY

ISSUE: Planning and Development of New Beach Volleyball Facility at Lyneham

KEY MESSAGES:

- In 2013 Volleyball ACT (VACT) had 2609 registered participants - this figure includes 1,016 beach volleyball members. VACT run a number of beach volleyball competitions during summer using what are widely considered to be sub-standard facilities at Canberra Olympic Pool and Dickson Pool.
- Volleyball ACT (VACT), with support from SRS (\$13,000), engaged Coffey Leisure in 2012 to undertake a feasibility study for the provision of a suitable beach volleyball facility in the ACT.
- The final report supported the need for a facility, with modelling indicating that it would be viable where designed to allow use by other groups including beach soccer, touch football and various fitness providers. These groups were consulted as part of the analysis.
- Preliminary design and costing was undertaken by Cardno. The design includes six international standard beach volleyball courts, with appropriate netting and post sleeves to accommodate multiple sports. Preliminary costing for the facility based on this design is \$900,000 including design, documentation and superintendency.
- VACT will contribute \$250,000 towards construction, with SRS providing \$500,000 over two instalments through the Sport and Recreation Grants Program (\$250,000 in 2014 and 2015). The remaining \$150,000 will be sourced through the 2014/15 Facility Improvement Program and will support installation of lighting subject to the confirmation of the actual project budget at the completion of the VACT public tender process.
- A Development Application was submitted in March 2014 and the period for public comment closed on 13 May 2014. Subject to all planning approvals, construction is anticipated to commence in mid 2014.
- Redundant asbestos irrigation piping was removed from the site in late 2013 at a cost of \$125,000. This cost was covered through the broader Lyneham infrastructure works program and has been removed from the

construction schedule for the beach volleyball facility. Removal of the piping was undertaken to support future development of the site and allow for non-potable water tanks to be installed to supply irrigation to the precinct.

- Recent reports in the media suggest the cost of construction to be \$1m. This figure relates to the submitted DA in accordance with the pre-tender estimate based on preliminary costings provided by Cardno. The actual cost to complete the project will be confirmed through the public tender process to be completed by VACT in June 2014.

BACKGROUND INFORMATION

- Volleyball ACT (VACT) approached Sport and Recreation Services (SRS) in 2012 to highlight a shortage of quality beach volleyball facilities in the ACT.
- A site in the Lyneham Precinct was identified as suitable. The site, too small for a formal sportsground, is close to VACT's main indoor hub (ACT Hockey Centre), and is in a profile location supported by traffic and parking access.

QUESTION TIME BRIEF
Sitting period beginning 8 April 2014

SUBJECT: LYNEHAM BEACH VOLLEYBALL FACILITY

ISSUE: Planning and Development of New Beach Volleyball Facility at Lyneham

KEY MESSAGES:

- Volleyball ACT (VACT) approached Sport and Recreation Services (SRS) in 2012 to highlight a shortage of quality beach volleyball facilities in the ACT.
- VACT, with support from SRS (\$13,000), engaged Coffey Leisure to undertake a feasibility study for the provision of a suitable beach facility in the ACT. The final report supported the need, with modelling indicating that it would be viable should it be designed to allow utilisation by other user groups including beach soccer, touch football and various fitness providers. These groups were consulted as part of the analysis.
- A site in the Lyneham Precinct was identified as suitable. The site, too small for a formal sportsground, is close to VACT's main indoor hub (ACT Hockey Centre), and is in a profile location supported by traffic and parking access.
- Preliminary design and costing was undertaken by Cardno. The design includes six international standard beach volleyball courts, with appropriate netting and post sleeves to accommodate multiple sports. Preliminary costing for the facility based on this design is \$900,000 including design, documentation and superintendency.
- VACT will contribute \$250,000 towards construction, with SRS providing \$500,000 over two instalments through the Sport and Recreation Grants Program (\$250,000 in 2014 and 2015). The remaining \$150,000 will be sourced through the 2014/15 Facility Improvement Program and will support installation of lighting.
- A Development Application was submitted last month and, as at 27 March 2014, is progressing through a technical compliance check. Subject to all planning approvals construction is anticipated in the second half of 2014.

QUESTION TIME BRIEF
Sitting period beginning 18 March 2014

SUBJECT: LYNEHAM BEACH VOLLEYBALL FACILITY

ISSUE:Planning and Development of New Beach Volleyball Facility
 at Lyneham

KEY MESSAGES:

Needs Analysis

- Volleyball ACT (VACT) approached Sport and Recreation Services (SRS) in 2012 to highlight a shortage of quality beach volleyball facilities in the ACT. Facility access issues made it problematic to deliver a quality beach volleyball competition and recreational/social offerings. This impacted on VACT's ability to grow the sport and associated revenue streams.
- VACT, with support from SRS (\$13,000), engaged Coffey Leisure to undertake a feasibility study for the provision of a suitable beach volleyball facility in the ACT. The final report supported the need for this type of facility in Canberra, with business modelling indicating that it would be viable should it be designed to allow utilisation by other user groups including beach soccer, touch football and various fitness providers. These groups were consulted as part of the analysis.
- A site in the Lyneham Precinct was identified as suitable. The site, too small for a formal sportsground, is close to VACT's main indoor hub (ACT Hockey Centre), and is in profile location supported by traffic and parking access.
- Preliminary design and costing was undertaken by Cardno. The design includes six international standard beach volleyball courts, with appropriate netting and post sleeves to accommodate multiple sports. Preliminary costing for the facility based on this design is \$900,000 including design, documentation and superintendency.
- VACT will contribute \$250,000 towards construction, with SRS providing \$500,000 over two instalments through the Sport and Recreation Grants Program (\$250,000 in 2014 and 2015). The remaining \$150,000 will be sourced through the 2014/15 Facility Improvement Program and will support installation of lighting.

BACKGROUND INFORMATION:

- VACT expect to host national competitions at the venue and it will allow them to include beach volleyball as part of the annual Good Neighbour Volleyball tournament. VACT will look to establish a range of competitions from grassroots participation through to elite level, while the facility can also cater for a number of other potential users including beach soccer, touch football and fitness providers.
- VACT are currently finalising the design for the facility. A DA is expected to be submitted in the coming month. Subject to all planning approvals, construction is anticipated in the second half of 2014.

QUESTION TIME BRIEF
Sitting period beginning 25 February 2014

SUBJECT: LYNEHAM BEACH VOLLEYBALL FACILITY

ISSUE: Planning and Development of New Beach Volleyball Facility at Lyneham

KEY MESSAGES:

Needs Analysis

- Volleyball ACT (VACT) approached Sport and Recreation Services (SRS) in 2012 to highlight a shortage of quality beach volleyball facilities in the ACT. Facility access issues made it problematic to deliver a quality beach volleyball competition and recreational/social offerings. This is impacting on VACT's ability to grow the sport and associated revenue streams.
- VACT, with support from SRS (\$13,000), engaged Coffey Leisure to undertake a feasibility study for the provision of a suitable beach volleyball facility in the ACT. The final report supported the need for this type of facility in Canberra, with business modelling indicated that it would be viable should it be designed in such a way to allow utilisation by other user groups including beach soccer, touch football and various fitness providers. These groups were consulted as part of the analysis.
- A site in the Lyneham Precinct was identified as suitable. The site, too small for a formal sportsground, is close to VACT's main indoor hub (ACT Hockey Centre), and is in profile location supported by traffic and parking access.
- Preliminary design and costing was undertaken by Cardno. The design includes six international standard beach volleyball courts, with appropriate netting and post sleeves to accommodate multiple sports. Preliminary costing for the facility based on this design is \$900,000 including design, documentation and superintendency.
- VACT will contribute \$250,000 towards construction, with SRS providing \$500,000 over two instalments through the Sport and Recreation Grants Program (\$250,000 in 2014 and 2015). The remaining \$150,000 will be sourced through the 2014/15 Facility Improvement Program and will support installation of lighting.

BACKGROUND INFORMATION:

- VACT expect to host national competitions at the venue and it will allow them to include beach volleyball as part of the annual Good Neighbour Volleyball tournament. VACT will look to establish a range of competitions from grassroots participation through to elite level, while the facility can also cater for a number of other potential users including beach soccer, touch football and fitness providers.
- VACT are currently finalising the design for the facility. A DA is expected to be submitted in the coming month. Subject to all planning approvals, construction is anticipated in the second half of 2014.

**MINISTER FOR SPORT AND RECREATION
FOR THE AUSTRALIAN CAPITAL TERRITORY**

LEGISLATIVE ASSEMBLY QUESTION

Notice Paper of 8 April 2014

Question No. 262

MR DOSZPOT: To ask the Minister for Sport and Recreation:

- (1) Is he able to say what is the Volleyball ACT membership numbers for calendar years 2010, 2011, 2012 and 2013.
- (2) Does this number include beach volleyball players.
- (3) What is the number of beach volleyball players for calendar years 2010, 2011, 2012 and 2013.
- (4) How many active players are registered in volleyball and beach volleyball.
- (5) How many volleyball clubs are there in the ACT.
- (6) How many beach volleyball clubs are there in the ACT.
- (7) What competitions are currently conducted for both volleyball and beach volleyball.
- (8) When and where are those competitions held.
- (9) What are the player attendance numbers for those competitions.
- (10) What is the source of your information.

MR BARR: The answer to the Member's question is as follows:

- (1) Volleyball ACT (VACT) membership numbers for the previous four years are as follows:
 - 2010 – 1137 members;
 - 2011 – 1275 members;
 - 2012 – 1952 members; and
 - 2013 – 2609 members.

VACT has three membership categories, as used by all state and territory volleyball associations and accepted by the Australian Sports Commission, as follows:

- full member (someone who plays more than three times a year);
 - associate member (coach, associate, match official), and
 - casual member (training only – not captured in participation figures but recognised as a member, tournament play, school cups etc.)
- (2) Detailed membership data for beach volleyball participants has only been recorded by VACT since 2013. Prior to this VACT's membership data did not distinguish between indoor and beach volleyball members.

- (3) In 2013, VACT had 1016 beach volleyball members including 357 Full members and 659 Casual members. Of the Casual members, a number of them take part in training sessions only and do not participate in competitions or tournaments.
- (4) The 2609 members in 2013 were categorised as follows:
 - 1578 Full members;
 - 159 Associate members; and
 - 872 Casual members.
- (5) There are six volleyball clubs affiliated with VACT:
 - ADFA Patriots;
 - ANU Phoenix;
 - Belconnen Volleyball Club;
 - ACT Dragons;
 - Canberra Hornets; and
 - Tuggeranong Panthers.
- (6) Each of the six affiliated volleyball clubs include beach volleyball participants. Full beach volleyball membership with VACT includes membership with the participants' nominated club.
- (7) The following indoor volleyball and beach volleyball competitions are currently offered by VACT:

Indoor

Competition / Tournament	When Held	Participants (each team has up to 12 players)
Open & Recreational Leagues	April – June July - October	44 teams
Canberra Volleyball League (elite level competition)	April – June July – August	25 teams
School Cup	August	15 teams
College Cup	August	10 teams
Australian Volleyball League (National competition, ACT has a men's and women's team entered)	October – November	2 teams
Summer Indoor Season	November – February	9 teams
Good Neighbour Tournament – Annual team based tournament with teams from around Australia	November	108 teams

Beach


Competition/Tournament	When Held	Participants
Open & Recreational League	November – February	90 players
ACT Beach Series – elite level competition	December – January	60 players
ACT Beach Cup	March	50 players
School Cup	March	150 players
Gala Days	December (x2) January (x2)	361 players

- (8) VACT utilise courts at Lyneham Hockey Centre and Southern Cross Stadium (Greenway) to conduct their indoor competitions. Beach volleyball competitions are currently conducted at courts located at Canberra Olympic Pool.

Season and tournament dates are included as part of the response to question 7.

- (9) Player participation numbers for each competition/tournament are included in the response to question 7.
- (10) The information provided in response to the Member’s question was sourced from VACT.

Approved for circulation to the Member and incorporation into Hansard.


Andrew Barr MLA
 Minister for Sport and Recreation

Date: 5.5.2014

- (3) In 2013, VACT had 1016 beach volleyball members including 357 Full members and 659 Casual members. Of the Casual members, a number of them take part in training sessions only and do not participate in competitions or tournaments.
- (4) The 2609 members in 2013 were categorised as follows:
- 1578 Full members;
 - 159 Associate members; and
 - 872 Casual members.
- (5) There are six volleyball clubs affiliated with VACT:
- ADFA Patriots;
 - ANU Phoenix;
 - Belconnen Volleyball Club;
 - ACT Dragons;
 - Canberra Hornets; and
 - Tuggeranong Panthers.
- (6) Each of the six affiliated volleyball clubs include beach volleyball participants. Full beach volleyball membership with VACT includes membership with the participants' nominated club.
- (7) The following indoor volleyball and beach volleyball competitions are currently offered by VACT:

Indoor

Competition / Tournament	When Held	Participants (each team has up to 12 players)
Open & Recreational Leagues	April – June July - October	44 teams
Canberra Volleyball League (elite level competition)	April – June July – August	25 teams
School Cup	August	15 teams
College Cup	August	10 teams
Australian Volleyball League (National competition, ACT has a men's and women's team entered)	October – November	2 teams
Summer Indoor Season	November – February	9 teams
Good Neighbour Tournament – Annual team based tournament with teams from around Australia	November	108 teams

Beach

Competition / Tournament	When Held	Participants
Open & Recreational League	November – February	90 players
ACT Beach Series – elite level competition	December – January	60 players
ACT Beach Cup	March	50 players
School Cup	March	150 players
Gala Days	December (x2) January (x2)	361 players

- (8) VACT utilise courts at Lyneham Hockey Centre and Southern Cross Stadium (Greenway) to conduct their indoor competitions. Beach volleyball competitions are currently conducted at courts located at Canberra Olympic Pool.

Season and tournament dates are included as part of the response to question 7.

- (9) Player participation numbers for each competition/tournament are included in the response to question 7.
- (10) The information provided in response to the Member's question was sourced from VACT.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr MLA
Minister for Sport and Recreation **Date:.....**

Chief Minister's Talkback Brief

ISSUE: Lyneham Beach Volleyball Facility

Updated: 23 May 2014

Minister responsible:	Directorate:	Contact Officer:
Minister for Sport and Recreation	Economic Development	Jenny Priest x72070

KEY POINTS

- In 2013 Volleyball ACT (VACT) had 2609 registered participants - this figure includes 1,016 beach volleyball members. VACT run a number of beach volleyball competitions during summer using what are widely considered to be sub-standard facilities at Canberra Olympic Pool and Dickson Pool.
 - Volleyball ACT (VACT), with support from SRS (\$13,000), engaged Coffey Leisure in 2012 to undertake a feasibility study for the provision of a suitable beach volleyball facility in the ACT.
 - The final report supported the need, with modelling indicating that it would be viable where designed to allow use by other groups including beach soccer, touch football and various fitness providers. These groups were consulted as part of the analysis.
 - Preliminary design and costing was undertaken by Cardno. The design includes six international standard beach volleyball courts, with appropriate netting and post sleeves to accommodate multiple sports. Preliminary costing for the facility based on this design is \$900,000 including design, documentation and superintendency.
 - VACT will contribute \$250,000 towards construction, with SRS providing \$500,000 over two instalments through the Sport and Recreation Grants Program (\$250,000 in 2014 and 2015). The remaining \$150,000 will be sourced through the 2014/15 Facility Improvement Program and will support installation of lighting subject to the confirmation of the actual project budget at the completion of the VACT public tender process.
 - A Development Application was submitted in March 2014 and closed for public comment on 13 May 2014. A notice of decision approving the project was provided by ACTPLA on Wednesday 21 May. Construction is anticipated to commence in mid 2014.
-

Chief Minister's Talkback Brief

ISSUE: Lyneham Beach Volleyball Facility

- Redundant asbestos irrigation piping was removed from the site in late 2013 at a cost of \$125,000. This cost was covered through the broader Lyneham infrastructure works program and has been removed from the construction schedule for the beach volleyball facility. Removal of the piping was undertaken to support future development of the site and allow the installation of non-potable water tanks to supply irrigation to the precinct.
- Recent reports in the media suggest the cost of construction to be \$1m. This figure relates to the submitted DA in accordance with the pre-tender estimate based on preliminary costings provided by Cardno. The actual cost to complete the project will be confirmed through the public tender process to be completed by VACT in June 2014.

BACKGROUND INFORMATION

- Volleyball ACT (VACT) approached Sport and Recreation Services (SRS) in 2012 to highlight a shortage of quality beach volleyball facilities in the ACT.
 - A site in the Lyneham Precinct was identified as suitable. The site, too small for a formal sportsground, is close to VACT's main indoor hub (ACT Hockey Centre), and is in a profile location supported by traffic and parking access.
-



ACT
Government
Economic Development

Mr Andrew Crozier
Chief Executive Officer
Volleyball ACT
PO Box 1186
DICKSON ACT 2602

Dear Mr Crozier

I write to you in reference to the Beach Volleyball Facility (the **Facility**) to be built on Block 48 Section 59 Lyneham, and a proposed sublease agreement between Sport and Recreation Services (**SRS**), on behalf of the Australian Capital Territory (**Territory**), and Australian Capital Territory Volleyball Incorporated (**VACT**).

Given that the Facility is expected to be built in the second half of 2014, SRS proposes an Agreement for Lease (**AFL**) to govern the construction process and confirm VACT's right to a sublease following completion of the works. Following completion of the project in alignment with the existing Funding Deed, a sublease between the Territory and VACT will be granted.

The AFL is a binding arrangement and would require the Territory to issue a sublease once VACT meet the stipulated terms. These terms would include the following:

- (1) VACT's right to a sublease upon:
 - a. practical completion of the construction of the Facility;
 - b. a certificate from a qualified building assessor certifying the works have been built in accordance with the Development Application (DA)/ building code.
- (2) a licence for VACT and its authorised contractors to enter the land and construct the Facility;
- (3) an indemnity from VACT in favour of the Territory in respect of any incidents on the land caused by VACT or its contractors and appropriate insurance to back up that indemnity; and
- (4) the Territory's right to terminate the AFL without issuing a sublease if VACT cannot complete the Facility within the required time. This deadline could be extended if the works are delayed for reasons outside VACT's control.

The AFL would be signed upon approval of the DA and the appointment of the head contractor.

If this arrangement is suitable for VACT or should you have any questions, I ask that you advise Simon Dolejsi, Assistant Manager, Client Services and Programs on 6207 2077.

Yours sincerely

Director, Sport and Recreation Services

22 January 2014



ACT
Government
Economic Development

Ms Sylvia Wise
Relationship Manager
Commonwealth Bank
Sylvia.wise@cba.com.au

Dear Ms Wise

I write in reference to your request for written notification of In-principal support from Sport and Recreation Services (SRS) for support to Volleyball ACT (VACT) through the Sports Loan Interest Subsidy Scheme (SLISS).

I can confirm that on 24 February 2013, the Minister for Sport and Recreation, Mr Andrew Barr MLA has confirmed in-principal support for VACT to obtain SLISS funding for the construction of a beach volleyball facility at Lyneham on what is currently Block 38, Section 59.

Please note that the support provided by SRS is up to a maximum of 10 years at an interest rate of 9% per annum, paid quarterly in arrears. In the event that the interest rate on the loan increases above the SLISS cap of 9% per annum, VACT will be required to meet the additional costs.

Please find attached a copy of the SLISS funding guidelines for your information.

Should you have any further questions regarding this matter, please contact Mr Simon Dolejsi, Assistant Manager, Client Services and Programs on 6207 2077 or simon.dolejsi@act.gov.au.

Yours sincerely,

Wayne Lacey
Manager, Client Services and Programs
Sport and Recreation Services

27 March 2013



Tim McNevin
Director, Sport & Recreation Services
Ground Floor Annex, 220
Northbourne Avenue
Braddon ACT 2612

Dear Mr McNevin,

Thank you for your correspondence dated 22 January 2014. Volleyball ACT is happy with arrangement and is pleased to accept the process going forward.

I look forward to working with your team in the coming months on this exciting project.

Yours sincerely

Andrew Crozier
Chief Executive Officer
Volleyball ACT

28th January 2014,

Canberra's beach volleyball court given significant funding

ACT NewsSport

Date

February 5, 2014 - 2:02PM

- 66 reading now
- Comments 8
- Vote
- Read later



Lee Gaskin

Sports reporter at *The Canberra Times*

View more articles from Lee Gaskin

Follow Lee on TwitterEmail Lee

-
-
-
- inShare.
- submit to reddit
- Email article
- Print
- Reprints & permissions
- `<iframe id="dcAd-1-3" src="http://ad-apac.doubleclick.net/N6411/adj/onl.ct.news/news;cat=actnews;ctype=article;cat1=sport;sz=120x50;tile=3;ord=9.2935741E7?" width="120" height="50" scrolling="no" marginheight="0" marginwidth="0" allowtransparency="true" frameborder="0"> </iframe>`

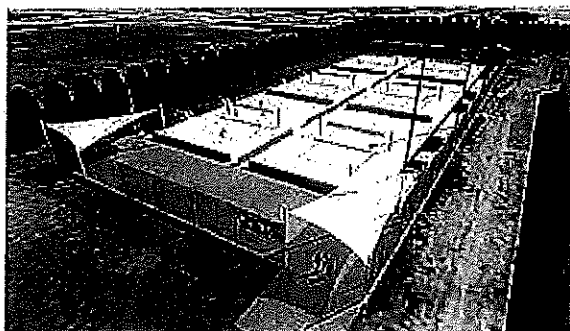


Car park ... the futsal field next to Commonwealth Avenue near Acton Park. *Photo: Jeffrey Chan*

There's not a beach within an hour and a half of Canberra.

But that hasn't stopped the ACT Government contributing \$500,000 over the next two years to an international-standard beach volleyball facility.

The six-court complex at Lyneham will be constructed as part of the \$2.7 million sport and recreation grants program announced on Wednesday.



An artist's impression of the proposed beach volleyball facility.

The Lyneham beach volleyball facility has a total price tag of \$750,000, with Volleyball ACT picking up the remaining quarter of a million dollars.

Advertisement <iframe id="dcAd-1-4" src="http://ad-apac.doubleclick.net/N6411/adi/onl.ct.news/news;cat=actnews;ctype=article;cat1=sport;pos=3;sz=300x250;tile=4;ord=9.2935741E77" width='300' height='250' scrolling="no" marginheight="0" marginwidth="0" allowtransparency="true" frameborder="0"> </iframe>

The ACT Government will contribute \$250,000 in the 2014 and 2015 grants program towards the ambitious project.

ACT Sports Minister Andrew Barr admitted the sport wasn't the first thing associated with the territory, but hoped the new facility could help change the perception.

"You wouldn't say Canberra is synonymous with beaches and beach volleyball," Barr said.

"This is a good thing for the city to add to the range of sports infrastructure that we have.

"(Volleyball ACT) is very confident about the variety of different uses, from community level activities to territory wide to national and potentially international level competition.

"Let's get it built and see where we go from there."

Canberra has had its fair share of forgettable sporting investments over the years.

None are more memorable than the infamous futsal slab built in the 1990s in Acton.

Costing about \$300,000, its main purpose now is as an overflow car park during Floriade.

Then there was the turf blunder at Canberra Stadium when the grass had to be painted green to host football games at the Sydney 2000 Olympics.

Then ACT chief minister Kate Carnell resigned in 2000 in the wake of gross discrepancies with the estimation of upgrades to Canberra Stadium.

The project eventually cost \$82 million compared to the estimate of \$27.3 million.

The beach volleyball centre is the latest piece of sports investment into Lyneham following upgrades to the national hockey centre and the tennis complex.

"It provides another key anchor for that Lyneham precinct," Barr said.

"It's part of an important sport and recreation hub in north Canberra."

A total of 56 ACT sporting organisations shared in the funding, which was increased by \$330,000.

Seventy-eight applications were successful in receiving funding.

Other projects to be funded included the replacement of hockey indoor flooring for Hockey ACT (\$150,000), six-man outrigger canoes for the Canberra Ice Dragons (\$11,850) and tennis court refurbishments at Belconnen West Tennis Club (\$26,500) and Weston Creek Tennis Club (\$90,000).

Read more: <http://www.canberratimes.com.au/act-news/canberras-beach-volleyball-court-given-significant-funding-20140205-320z8.html#ixzz2sQCQhcrG>

political comment

The financial folly that can sink Gallagher



As Katy Gallagher's Labor heads towards the 2016 election there is a political imperative to demonstrate sensible financial management, but a faux pas like spending \$500,000 on beach volleyball is the sort of catalyst that will bring them undone, says MICHAEL MOORE

FIVE hundred thousand dollars for a beach volleyball complex at Lyneham! This is taxpayers' money, it's simply extravagant and likely to be labelled as profligate spending.

The expenditure "typifies the Government's lack of planning for urgent priorities that our sporting community needs addressed, such as the deterioration of community sporting grounds around Canberra," argues shadow minister for sport and recreation, Steve Doszpot.

As Katy Gallagher's Labor heads towards the 2016 election there is a political imperative to demonstrate sensible financial management. A faux pas like the half million on beach volleyball is the sort of catalyst that will bring them undone.

Doszpot has tackled the Government's priorities and pointed out "the number of Canberrans participating is minimal compared to the diversity of sports that Canberrans are involved in".

Canberra is known for its monuments and sports such as rugby league and union, basketball and netball.

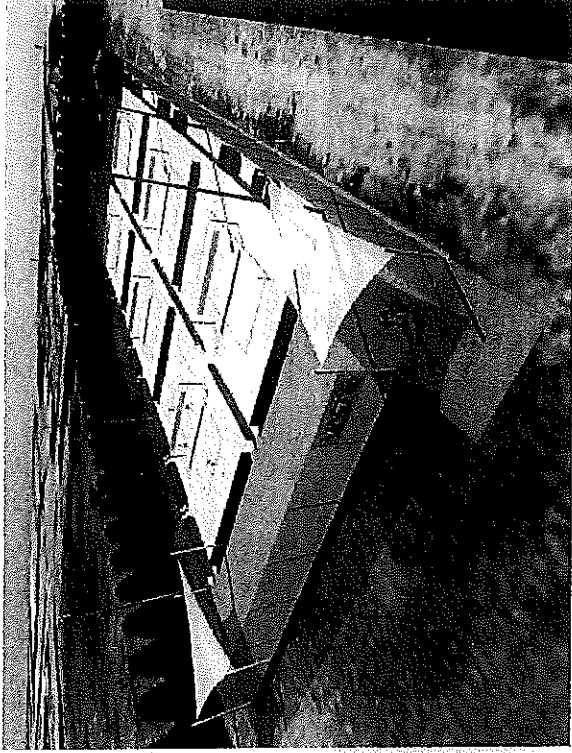
We are hardly known for our sweeping sandy beaches or for the sport of beach volleyball, although it is the case that the Beach Volleyball Association claims 1200 players and 8700 members and is prepared to inject \$250,000 of its own money into the complex.

Beach volleyball might be a better spectator sport than cricket - but \$500,000 of Government money is simply extravagant.

Through the Global Financial Crisis and since, the ACT Government has kept promising to deliver a surplus down the track. However, at each Budget, "the track" seems just a little further away.

The challenge for Labor governments in Australia is to be seen to be good financial managers. It is a big ask under the spotlight of constant criticism from the conservatives that they are spendthrifts and that we must have a surplus, without which we simply become debt laden, impoverished and will head into bankruptcy.

We saw the arguments at election time, first in Queensland then in the ACT, followed by the Federal election



An artist's impression of the planned beach volleyball courts in Lyneham... it might be a better spectator sport than cricket - but \$500,000 of Government money is simply extravagant, says Michael Moore.

and now the campaigns in SA and Tasmania are following the same pattern. The Queensland Government has demonstrated how a financially conservative government can rip through the public service, devastate community groups and make life much

harder for those on the socio-economic margins. There is a real fear that the same will be revealed as part of the first Hockey Budget in a few months. The rhetoric continues about the dire financial management without any reflection on the view of all three

major rating agencies that nominated Australia as one of just a handful of countries at AAA just before the last Federal election.

While the ACT has continued to maintain its AAA rating, resting on laurels is not an option for Chief Minister Katy Gallagher.

The futsal slab was a political disaster for Kate Carnell when she was Chief Minister. The slab was built at a cost of around \$300,000 and located in Commonwealth Park. This white elephant is now a car park. The slab was constantly raised to illustrate incompetent financial management. Wayne Berry used the slab in debate in 1997.

"The futsal slab is a \$300,000 justification for the Chief Minister's trip to Brazil," he said. "It has rarely been used and it is considered by most Canberrans as an eyesore and a white elephant".

Now the shoe is on the other foot. We do not need a "slash and burn" government in the ACT - particularly at a time when we are expecting just that from Federal Treasurer Hockey. However, extravagant expenditure is the sort of catalyst that is likely to test the financial management credibility of a Labor government.

Michael Moore was an independent member of the ACT Legislative Assembly (1989 to 2001) and was minister for health.

political comment

The financial folly that can sink Gallagher



As Katy Gallagher's Labor heads towards the 2016 election there is a political imperative to demonstrate sensible financial management, but a faux pas like spending \$500,000 on beach volleyball is the sort of catalyst that will bring them undone, says MICHAEL MOORE

FIVE hundred thousand dollars for a beach volleyball complex at Lyneham! This is taxpayers' money, it's simply extravagant and likely to be labelled as profligate spending.

The expenditure "typifies the Government's lack of planning for urgent priorities that our sporting community needs addressed, such as the deterioration of community sporting grounds around Canberra," argues shadow minister for sport and recreation, Steve Doozpot.

As Katy Gallagher's Labor heads towards the 2016 election there is a political imperative to demonstrate sensible financial management. A faux pas like the half million on beach volleyball is the sort of catalyst that will bring them undone.

Doozpot has tackled the Government's priorities and pointed out "the number of Canberrans participating is minimal compared to the diversity of sports that Canberrans are involved in".

Canberra is known for its monuments and sports such as rugby league and union, basketball and netball.

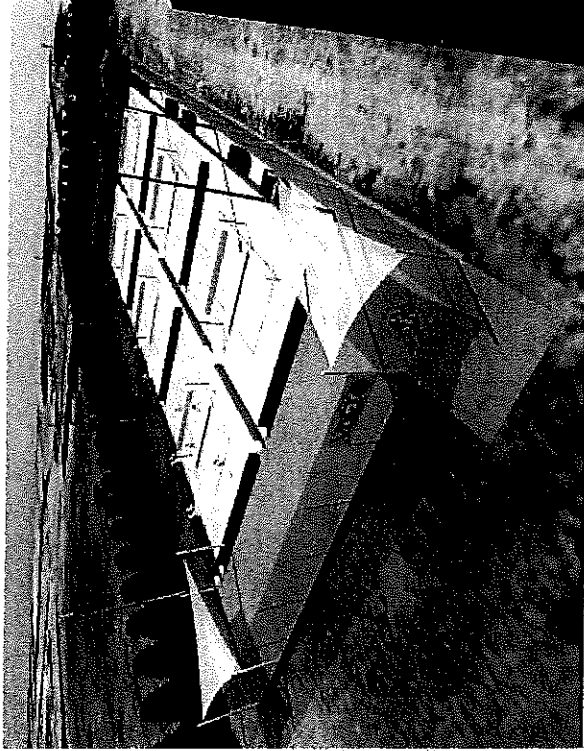
We are hardly known for our sweeping sandy beaches or for the sport of beach volleyball, although it is the case that the Beach Volleyball Association claims 1200 players and 3700 members and is prepared to inject \$250,000 of its own money into the complex.

Beach volleyball might be a better spectator sport than cricket - but \$500,000 of Government money is simply extravagant.

Through the Global Financial Crisis and since, the ACT Government has kept promising to deliver a surplus down the track. However, at each Budget, "the track" seems just a little further away.

The challenge for Labor governments in Australia is to be seen to be good financial managers. It is a big ask under the spotlight of constant criticism from the conservatives that they are spendthrifts and that we must have a surplus, without which we simply become debt laden, impoverished and will head into bankruptcy.

We saw the arguments at election time, first in Queensland then in the ACT, followed by the Federal election



An artist's impression of the planned beach volleyball courts in Lyneham... it might be a better spectator sport than cricket - but \$500,000 of Government money is simply extravagant, says Michael Moore.

and now the campaigns in SA and Tasmania are following the same pattern. The Queensland Government has demonstrated how a financially conservative government can rip through the public service, devastate community groups and make life much

harder for those on the socio-economic margins. There is a real fear that the same will be revealed as part of the first Hockey Budget in a few months. The rhetoric continues about the dire financial management without any reflection on the view of all three

major rating agencies that nominated Australia as one of just a handful of countries at AAA just before the last Federal election.

While the ACT has continued to maintain its AAA rating, resting on laurels is not an option for Chief Minister Katy Gallagher.

The futsal slab was a political disaster for Kate Carnell when she was Chief Minister. The slab was built at a cost of around \$300,000 and located in Commonwealth Park. This white elephant is now a car park. The slab was constantly raised to illustrate incompetent financial management. Wayne Berry used the slab in debate in 1997.

"The futsal slab is a \$300,000 justification for the Chief Minister's trip to Brazil," he said. "It has rarely been used as an eyesore and a white elephant".

Now the shoe is on the other foot. We do not need a "slash and burn" government in the ACT - particularly at a time when we are expecting just that from Federal Treasurer Hockey. However, extravagant expenditure is the sort of catalyst that is likely to test the financial management credibility of a Labor government.

Michael Moore was an independent member of the ACT Legislative Assembly (1989 to 2001) and was minister for health.

24th February 2012

Alex Vallentine
General Manager
Volleyball ACT
Via email: manager@volleyballact.com.au

Dear Alex,

RE: FEASIBILITY STUDY / BUSINESS CASE - BEACH VOLLEYBALL FACILITY

Thank you for the opportunity to provide Volleyball ACT with a proposal to undertake a feasibility study and business case for a proposed beach volleyball facility.

Coffey Sport and Leisure (CSL) understands that Volleyball ACT would like to engage an appropriately skilled consultant to review operational costs, management model, overall costs and concept design for the proposed facility.

CSL further understands that the proposed development may include the following:

- A maximum of six courts with a minimum of four.
- Facility fencing and lights.
- Appropriate access paths.

In order to achieve the objectives of the study, CSL proposes the methodology outlined on the following pages. The proposed completion date for the study is 30 June 2012.

Based on this scope, the fee for the project is \$18K (ex GST) with a payment schedule of: 40% on commencement, 30% on completion of Phase 5 and 30% on completion of Final Report. The commencement invoices shall be paid within 14 days with all other invoices paid within 30 days. Approximate days spent over the course of the project are 12 full days.

We look forward to working with you on this project and await your approval to proceed. Please do not hesitate to contact me on: 0412 822 913 should you have any queries.

Yours sincerely,

Paul MacKinnon
Consultant

Coffey Sport and Leisure ABN 65 092 167 970
Level 7, 1 Southbank Boulevard Southbank VIC 3006 Australia
T +61 3 8866 2600 F +61 3 8866 2688 sport.coffey.com
A part of Coffey Projects

PROPOSED METHODOLOGY

Phase 1 - Project Establishment

CSL will confirm the major objectives for the project and develop a Project Plan based on key project outcomes. This plan will cover:

- Refinement of the project objectives (if required).
- Clarification of the key actions required to complete the project.
- Responsibilities and milestones.

This approach will ensure that both parties agree on the proposed methodology and approach to the project. The Project Plan will be used as a mechanism to inform Volleyball ACT of the progress of the project with CSL reviewing progress on a regular basis.

Deliverables

- Clarification of Project Aims and Objectives.
- Completed Project Plan.

Phase 2 - Current Situation

In Phase 2, a situational analysis will be undertaken with a focus on the following contextual information:

- Review existing strategies and plans relating to the project.
- Identify and review current beach volleyball usage in the ACT.

Deliverables

- A summary of the current factors informing the project.

Phase 3 - Industry Trends and Benchmarking

In this Phase, the consulting team will research a range of industry information to identify trends that are likely to impact on the development of a facility in ACT. This will involve the following:

- Review of selected beach volleyball facilities within Australia.
- Review of factors associated with maximising performance and utilisation of these facilities.

Deliverables

- Identification of relevant trends associated with Beach Volleyball.

Phase 4 - Consultation

In Phase 5, CSL will undertake targeted consultation with key stakeholders and current and likely end-users to identify:

- Current and potential future levels of usage.
- Opportunities associated with the development of beach volleyball facility.
- Preferred design elements for facility.
- Associated infrastructure needs (e.g. shaded areas, lighting, and availability of refreshments).
- Potential funding options.

It is proposed that the following groups and/or individuals will be consulted:

ais Volleyball Co-location

- ACT Academy of Sport.
- Australian Institute of Sport.
- Brumbies Rugby.
- Canberra Raiders.
- Football ACT.
- Hockey ACT.
- Tennis ACT.
- Touch Football ACT.

The information obtained from this consultation will be critical in assisting the consultant team to:

1. Assess the demand for a potential facility.
2. Identify design elements critical to the success of facilities, and also understand what opportunities may exist to establish relationships with other sporting organisations.
3. Understand the unique issues/needs of Volleyball ACT and potential partners.

CSL is proposing that the investigation into stakeholder needs and aspirations for a beach volleyball facility be collected with a combination of meetings and phone calls.

Deliverables

- Targeted consultation process.
- Key findings from user group and stakeholder consultation.

Phase 5 - Site Assessment

Based on the component needs and trend analysis, a review will be conducted into the potential locations for the beach volleyball facility.

The review process will include a "high level" assessment of the following:

- Land availability (i.e. zoning, available space).
- Site conditions (i.e. drainage, environmental).
- Visibility of site (i.e. exposure, safety, security, etc.).
- Proximity of site to support services (i.e. shops, public toilets, telephone).
- Accessibility to site (i.e. location to main roads, public transport, and walking/cycle paths).
- Potential conflict of proposed facility with existing user groups in adjacent areas.
- Precinct relationship.
- General site capacity.

Deliverables

- Assessment of the "strengths" and "weaknesses" of each site.

Phase 6 – Concept Design and Cost Estimates

Concept Design

In this phase, the consulting team will develop the Concept Design for the beach volleyball facility. The design will incorporate relevant input from, but not limited to:

- Volleyball ACT.
- Sport and Recreation services.

- Key stakeholders.

Deliverables

- Two high level concepts based on a generic site.
- Indicative cost by architect.

Phase 7 - Business Case/Feasibility Assessment

Once the facility development strategy and subsequent concept design have been developed, the consulting team will conduct further assessment of the management, operational and financial aspects of the study.

The business case/feasibility assessment will focus on:

- Identifying the optimum management model for the facility.
- Confirming likely usage levels and revenues for the facility.

Deliverables

- Detailed assessment of the feasibility/business case for the proposed facility.

Phase 8 – Prepare Draft and Final Feasibility Study Report

Upon the completion of Phase 7, a report will be prepared detailing the proposed facility development business case. An initial draft report will be provided to the client for review and comment, prior to finalisation.

Deliverables

- Prepare an initial Draft Report.
- Seek comment on Draft Report from VACT

The draft report will be updated with the comments and feedback provided by VACT and a final report prepared and presented.

The final report will summarise the key outcomes of the project and process/analysis undertaken to reach the recommendations identified.

Deliverables

- Refine/amend the Draft Report based on feedback
- Preparation of Final Report.



Our Ref: 48950513-0014.GJ:ah

Contact: Greg Johnston

17 August 2012

ACT Government
Sport and Recreation Services
GPO Box 158
CANBERRA ACT 2601

Attention: Mr Wayne Lacey (Manager, Client Services)

Dear Wayne,

**BEACH VOLLEYBALL FACILITY AT LYNEHAM SPORTS PRECINCT
PRELIMINARY SITE INVESTIGATION
ENGINEERING CONCEPT AND MASTERPLANNING
FEE PROPOSAL**

We are pleased to provide this proposal in response to your email dated 2 August 2012 and our discussions.

We understand Volleyball ACT aims to build a new beach volleyball facility in Canberra with the preferred location being within the Lyneham Sports Precinct.

To this end a feasibility study was undertaken by Coffey Sports & Leisure and presented in a report titled '*Beach Volleyball Feasibility Study*' dated July 2012.

Sport and Recreation Services is now commencing the planning for the development of a site for Volleyball ACT and as a first step require a greater level of detail around the proposed concept masterplan, design scope and extent of site works, as well as a better appreciation of the cost in delivering a suitable facility

Our proposal covers taking the Feasibility Study to the next stage of the project development in preparing a concept from which detail design could follow. This includes a preliminary site assessment / investigation, concept engineering masterplan and cost estimates for budgeting purposes.

The site we are investigating as recommended in the '*Beach Volleyball Feasibility Study*' is the area on the western side of the existing indoor netball centre.

1.0 SCOPE OF SERVICES

Our understanding of the scope of investigations is as follows:

i) Stakeholder Consultation Meetings

Consultation and discussions with key stakeholders to determine the range of needs and agree on a functional brief for the facility. Key stakeholders being :

- > ACT Sport and Recreation
- > Volleyball ACT

Cardno (NSW/ACT) Pty Ltd
ABN 95 001 145 035

Level 2
14 Wornald Street
Symonston ACT 2609
Australia

P.O. Box 7217
CPBC ACT 2610
Australia

Phone: 61 2 6112 4500
Fax: 61 2 6112 4599

www.cardno.com.au

From these meetings we aim to have defined scope of works for the overall facility.

Considerations include but are not necessarily limited to:

- > Site access location of gates for personnel, maintenance and ambulance access
- > Fence types and locations
- > Preferred court sizes
- > Preferred courts edge details
- > Preferred hardstand surfaces, concrete, gravel, synthetic grass etc,
 - Scorer's area
 - Reserve players area
 - Spectators areas for either permanent and / or temporary seating for tournaments or carnivals
- > Amenities which might be required, now or in the future, with services such as power, water, sanitary drainage, stormwater and telecommunications. These could include:
 - Bubbler locations
 - Shower wash down area
 - Toilets
 - Kiosk / canteen
- > Disabled access to the facility and surrounds including access to courts.
- > Floodlighting requirements, what level of competition is envisaged.
- > Construction staging to suit funding will also be considered and discussed.

ii) Services Investigations

Consultation with utility service providers has been allowed for to determine the locations and sizes of existing services to the site.

- > Locating of existing utility services, determining their function, whether usable for the new facility, demolition and removal of redundant services,
- > Locating existing stormwater drainage for connection of drainage from the site,
- > Coordination with the Lyneham Sports Precinct new services, this would include checking the siting of the proposed irrigation storage tanks and associated infrastructure and review of existing irrigation
- > General advice regarding the potential to deliver services to the site.

iii) Site Contamination

Given Lyneham Sports Precinct site has recently undergone an intensive investigation for asbestos contamination, the risk of contamination at the proposed site is real and will require further investigation.

A contamination survey is not included in the scope of services at this stage. However a reasonable allowance will be made in the cost estimates.



iv) Flood Lighting

Liaison with ActewAGL (Electrical) to determine if there is adequate capacity in the existing electrical supply for floodlighting the site.

v) Indicative Project Cost Estimate

Based on the preferred option, preliminary quantities and a cost estimate will be developed based on current industry cost data and our engineering experience on similar projects. An appropriate contingency will be applied to the cost estimate reflecting a confidence level in line with the knowns and unknowns. It is assumed that this estimate will be utilised for feasibility budgeting purposes only.

Broad staging options will be looked at as part of the cost estimate.

vi) Reports

A draft report will be distributed for comment and discussion, followed by a final report

2.0 FEES

The fees, exclusive of GST, for the scope of work are as follows:

Feasibility Report

i)	Consultation meetings & Scoping	\$	2,640.00
ii)	Investigation & Engineering Concept	\$	7,590.00
iii)	Cost Estimate	\$	2,640.00
vi)	Reports	\$	<u>2,640.00</u>
	Lump Sum	Total	\$ 15,510.00 (ex GST)

3.0 KEY PERSONNEL

Cardno key personnel for this project will be:

- > John Samoty, Civil Engineer
- > Greg Johnston, Senior Designer

4.0 EXCLUSIONS

- > Review of any alternative sites
- > Detailed geotechnical investigations (Lyneham Sports Precinct geotechnical investigation will be review to see if the proposed area was covered)
- > Detailed survey (Lyneham Sports Precinct survey will be used)



- > Detailed contamination survey
- > Detailed flood analysis
- > Traffic investigations
- > Carpark and access road assessments
- > Consultation and discussions with stakeholders other than Volleyball ACT and ACT Sport and Recreation
- > Determining the adequacy of each respective utility service supply
- > More than two consultation meetings.

5.0 HOURLY RATES

Hourly rates (exclusive of GST) for changes in the Scope of Works detailed within are as follows:

\$190/hr + GST
\$165/hr + GST
\$110/hr + GST
\$90/hr + GST

If successful, we understand that we will be engaged under the Standard ACT Government's consultancy agreement.

We trust that this response is suitable for your needs and look forward to working with you again. Please don't hesitate to contact **Greg Johnston** or the undersigned if you require any additional information.

Assuming we receive timely responses from relevant stakeholders as part of the consultation process, we envisage that a draft report can be produced within four (4 to 6) weeks of award.

Yours faithfully

John Foster, FIEAust CPEng
Principal, Canberra Manager
for Cardno (NSW/ACT) Pty Ltd

Encl.

Beach Volleyball Schedule 1 Documents

Beach Volleyball Feasibility
VACT

131

The following information provides a summary of the start-up meeting. Start Up Meeting

Item	Description	Action	Status
1.	Project Establishment		
a.	Meet key VACT	Meet key staff and discuss	
b.	Clarification of project background and context		
c.	Outline any relevant historical or contextual factors		
2.	Beach Volleyball Development Objectives		
a.	Review relevant VACT documents (i.e. Strategic Plan, Business Plan, etc.)	Receive and review relevant information	
3.	Current Situation - Review of Beach Volleyball in ACT		
a.	Discuss current delivery model <ul style="list-style-type: none"> - Governance model - Club structure - Role of key stakeholders - Competition and delivery structure 	Discuss with VACT	
b.	Current membership and participation numbers <ul style="list-style-type: none"> - By club - Male and female - By age - Type of member 	Discuss with VACT	
4.	Industry Trends and Standards		
a.	Recent trends in sport, areas may include: <ul style="list-style-type: none"> - Participation and Facilities - Fees and charges and sports administration (i.e. referees). - Climate etc. - Player court dimensions and requirements. - Events and competitions i.e. What factors influencing sport direction?	Discuss with VACT	
5.	Industry Benchmarking		
a.	- Review industry benchmarking (e.g. Nationally)	Consultant to review	
6.	Consultation		
a.	Confirm consultation to be undertaken.	Discuss and agree on key groups to be consulted	
7.	Site Reviews		
a.	Review potential site options (i.e. strengths and weaknesses)	Consultant and VACT	

