

Southern Highlands Indoor Sports Centre (SHISC) Frequently asked Questions

Why this location and Moss Vale?

Moss Vale is the geographical center of the shire and located on bus and train routes. The site is an ideal location adjacent to Lackey Park and the Southern Highlands Sporting Hub proposed by Wingecarribee Shire Council (WSC). The Otium Planning Report 2016 (refer below) considered other Council owned sites and found this location was favored. The site is adjacent to the recently upgraded Moss Vale Basketball stadium allowing an additional two courts to be available for use. This current stadium is valued at approximately \$3.6 Million and provides opportunities for leverage off Lackey Park through sharing of services and infrastructure.

In addition, Moss Vale has a growing population and will ultimately contend with Bowral as the largest town in the Southern Highlands.

Is there an independently established demand for this type of Facility?

Yes, the Otium Planning report 2016 and before this a 2006 WSC report confirmed the under provision of indoor facilities in the Southern Highlands. The 2006 report was considering a combined indoor sports hall with the proposed aquatic centre for Eridge Park. This report concluded that in 2005/2006 a 3-4 multi sport court facility would be well utilised. The Otium report includes projections on usage and is considered conservative for facility utilisation for sports other than Basketball.

Who will own the Facility?

The new SHISC facility will be community owned by either WSC or the NSW Government. The existing two court stadium remains in the ownership of Moss Vale District Basketball Association Incorporated (MVDBAI).

Who pays for construction of the Centre and will this be recouped?

The cost to build the facility would be met from government funding hence the public ownership. There are several grant funding opportunities available from the NSW and Federal Governments. These are generally dependent upon matching funds from the local Council or other sources. The cost of construction would not be expected to be recouped in the running of the facility as this would make the proposal unviable and too expensive to lease. As the MVDBAI has championed the project there is an expectation for reimbursement to the association for all development costs eg consultants to develop plans and development application costs.

Doesn't Moss Vale Basketball own the land?

Yes, the land will be made available on a long-term peppercorn (low cost) lease. The MVDBAI owns, and will continue to own and run, the adjacent site with the existing Basketball stadium. This existing stadium has recently had \$800 000 worth of renovations managed by volunteers from MVDBAI. This work was funded through MVDBAI funds and a no interest \$500 000 loan from WSC.

What are the Management options?

The Otium Planning Report contained various options for the ongoing management of the facility. The final option is to be determined with the facility owner and other stakeholders. The most likely option is a Contract Management Team answering to a Board consisting of the owner and user stakeholders similar to many other sites around NSW.

How would the centre operate?

A General Manager is typically appointed to run these Facilities with support staff. Volunteers would also be incorporated into the operations from the different sports. A proposed administration center of Southern Highlands Sports could also generate more employment opportunities.

What other sports?

Apart from Basketball (700 members) there would be opportunities for Netball (SHN currently utilise Eridge Park), Hockey, Futsal, Volleyball (formerly strong and now looking to become reestablished in the area), Badminton, Gymnastics, Cricket. The Architect, Facility Design Group, has planned court sizing around these sports.

What type of floors?

A ‘Stump Thrust’ (Suspended sprung sports floor) system is proposed for the stadium with two types of floor surfaces. Two courts for Basketball, Volleyball and Netball would be a timber finish and a synthetic floor on the other two courts for Futsal, Hockey and Cricket. There is the ability to have 4 Basketball and Netball courts and Futsal could use the sprung floors as required. This combination has been successfully used in various centres such as the Tamworth Regional Indoor Sports Centre.

What is the Local Council doing about the situation?

Council whilst supportive has been unable to commit to the project with adequate funding or to date provide any technical or administrative assistance. All work on the project to date has been completed by MVD BAI volunteers.

Council provided a \$500 000 no interest loan for the existing stadium renovations and also allowed this funding to be utilised for the current planning phase for the SHISC. Council is in the early stages of investigation and planning for the development of a regional sporting hub upon the adjacent Lackey Park.

What will be the relationship with Lackey Park and the Southern Highlands Sporting Hub?

The SHISC design has catered for a shared Café, office spaces and community and multipurpose rooms. Access is provided to Lackey Park from the northern elevation of the Centre. We would envisage Council would create a pedestrian plaza area adjacent to the café on the north side of the stadium to integrate with facilities in Lackey Park. There would be an opportunity for Council to provide facilities adjacent to the North West corner of the new indoor center and center management run the facility. Sharing of services and infrastructure reduces the costs to the community of running multiple smaller facilities.

Just Sports?

The centre is proposed to be a Multipurpose indoor community facility allowing conferences, trade shows, community meetings, community health and fitness sessions, school holiday programs, cultural events and could act as an Emergency shelter for natural disasters. The schools in the region can access for sports sessions in a professionally run and purpose-built facility. School and regional carnivals can be accommodated. Considerable office space and equipment storage is included within the design. There may be commercial opportunities for businesses such as health services to lease space in the facility.

What are the estimated court rental rates?

From our research \$45 to 60 per court per hour is common for this type of facility. The intention is to maximise the use of the facility with different uses to keep costs down for participants. There would be an expectation for each sport to provide a pool of volunteers to keep running costs to a manageable level. Ultimately the centres management will be responsible for maximizing utilization of the SHISC to generate multiple income streams.

Is Six Courts the current norm for tournaments?

Most regional centers are developing to a six-court minimum stadium for Basketball. Netball could be wholly accommodated for Saturdays in the facility and enable them to host regional tournaments. Other sports can also hire the existing MVD BAI facility if they require the six courts for a tournament. Having the six courts allows Basketball to bid for regional and state titles.

What sustainable features will be included?

The proposed stadium will be environmentally friendly incorporating water storage for reuse on site and potentially for Lackey Park, solar panels on the roof, appropriately rated roof and wall insulation, double skin skylights, northern elevation glazing for natural lighting, natural ventilation and concrete wall panels to maximise acoustic benefits.

What facilities do other NSW regional areas have now or do they have planned?

Other similar sized regional areas have superior facilities over the Southern Highlands. In most instances the facilities are local government owned and operated and occasionally state owned. The development of all of these facilities has been predominantly through government grant and local council funding. A snapshot of other regional centres and their current and/or planned facilities is provided below:

Location/Status	LGA Population (2016 census)	Ownership/management	Facility
Bathurst Regional Council	42389	Council / Basketball NSW	Bathurst Indoor Sports Stadium includes four courts for a variety of sports including Basketball, recent grant for upgrade. Bathurst also has a separate PCYC.
Tamworth Regional Council Constructed 2011 and extended 2019	60 998	Council/Council	Tamworth Sports Dome; 7 indoor courts – 4 wooden sprung floors and 3 Aura Pulastic sports floor courts. Show court seating for 600 people. Outdoor courts, 2 basketball and 18 Netball. Utility/function room, Multi-purpose room, Board/function room Gymnasium area, Cafeteria with indoor and outdoor seating. Areas available for weddings and functions.
Orange City Council Constructed 2011/2012	41 384	Council/Council and PCYC	Orange Indoor Sports Centre has 4 Indoor courts, multi purpose space, large gymnastics/sports hall adjacent, 8 outdoor netball courts. Council is currently looking to expand number of indoor courts due to demand. Orange also has a \$2.2 Million Indoor Cricket Centre planned.
Goulburn/Mulwaree	30 150	Crown reserve with Council as trustee managing the complex through a committee of management with representatives of	Existing showground has Two full and one small basketball court. Veolia centre opened in 2014 provides additional Multi use stadium housing two additional multi sport courts that

		each of the main user groups.	double as a conference and large community event facility.
Shoalhaven Opens October 2019, \$16.4M complex	101 777 Note this is whole of LGA population, mainly northern Shoalhaven area will be serviced with other facilities in the southern portion	Council /Shoalhaven Basketball and Management committee	Shoalhaven Indoor Sports Centre at Bomaderry – Four additional indoor multi-purpose courts. Currently two Basketball courts on Council property that will be renovated once the new facility becomes operational. Completed facility will have 6 courts.
Port Macquarie Hastings regional	79 905	Council /contract run	A 6 court facility in a recently completed upgrade, multiple sport usage including gymnastics
Albury	52 165	Albury City Council	Lauren Jackson Sports Hall 5 multi usage courts There is also a four-court indoor privately run facility called Major League Indoor Sports running cricket, netball, volleyball and Futsal.
Wingecarribee	49 070	MVDBAI Council	Current 2 court facility fully utilised by Basketball Mittagong PCYC provides one additional court when available

Will it be Commercially Viable?

Centres of this nature aim to at least break even and maybe generate a small profit to be put aside for future maintenance and ongoing costs. Ultimately the viability will depend upon the operator and events that can be attracted to the region in addition to the sport usage. The objective for the project is to provide a professionally run and accessible facility for the Southern Highlands Community to address a large void in the current available services.

Where are we up to?

Planning for the facility is continuing with a design in place. Studies to establish demand and economic impact have been completed. Consultations with sporting groups, Council and the community are occurring. The intention is to proceed to a development application once a commitment on funding is secured.