

8 REPORTS DIRECT TO COUNCIL**8.18 SUNSHINE COAST STADIUM - PROPOSED EXPANSION**

File No:	Council meetings
Author:	Manager Sport & Community Venues Economic & Community Development Group
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PURPOSE

The purpose of this report is to present to Council concept designs and costings for the proposed Stage 1 expansion of Sunshine Coast Stadium (the Stadium).

EXECUTIVE SUMMARY

Council has ambitions to develop a major sports facility that has the capacity to stage national sporting, recreational and entertainment events. The Sunshine Coast Council region has a population of over 320,000 people and the second highest forecast population growth rate in Queensland through to 2036, with an anticipated population of 500,000. An enhanced sports stadium with the capability to stage national sport events is a “missing piece” of core economic and community infrastructure for the region.

An enhanced stadium is widely regarded as a key element of the public infrastructure mix of contemporary, urban cities. It provides a place of celebration and activation, as well as offering a drawcard and capability to stage major events which deliver significant economic and social value to the community over the life of the asset. Given the current size of the region and the forecasted population growth, the region should be able to secure, maintain and promote a facility of this standard.

Consideration also needs to be given to the potential for South East Queensland (SEQ) to bid for the hosting rights for the 2032 Olympic Games. The potential for an SEQ Olympic hosting opportunity is not the sole key driver for this proposal. Irrespective of whether the Olympic bid is successful, the Sunshine Coast is endeavouring to position itself as a leading urban economy which is highly attractive to high-value industries and offers an ideal location to work, live and invest.

In 2017, KPMG was engaged by Council to investigate the feasibility of developing a national stadium on the Sunshine Coast. The KPMG Feasibility Study (the Study) was presented to Council at the 13 September 2018 Ordinary Meeting.

A number of sites were investigated to assess their suitability for a high level outdoor stadium on the Sunshine Coast. Council endorsed Sunshine Coast Stadium, Bokarina, as the preferred location for a significant stadium development.

The key finding of the Study was that whilst the region should have a long term target for a 20,000-25,000 seated capacity stadium, the short to medium term aim should be to increase seated capacity until the Sunshine Coast has secured a full time national sporting franchise.

The Study therefore suggested an interim development to allow the region to enhance its offering without over-capitalising in the short to medium term. This will allow the venue to be even more attractive when seeking to secure large scale events and provide greater commercial event outcomes.

Council has recently appointed a consortium to provide a concept design package to revisit and advance concept designs and provide accurate costings for a 10,000-15,000 seat

Stadium expansion (the Project). The concept design package encompasses the whole of the Stadium development requirements and includes concept designs, digital imagery and quantity surveying. The Project is being presented to Council as a Staged Development:

- Stage 1 – expansion of the current Western Grandstand and development of a new Eastern Grandstand.
- Stage 2 – Final desired state including Northern and Southern Grandstands and infill of corners.

OFFICER RECOMMENDATION

That Council:

- (a) **receive and note the report titled “Sunshine Coast Stadium - Proposed Expansion”**
- (b) **endorse the concept design for Stage 1 of the Sunshine Coast Stadium expansion and support the commitment of \$17 million to deliver these stages in the 2021/22 and 2022/23 financial years subject to external funding being obtained for the balance of the required funding**
- (c) **authorise the Chief Executive Officer to prepare a prospectus and associated advocacy plan with a view to engage other potential funding sources and communicate the project to the wider community**
- (d) **authorise the Chief Executive Officer to negotiate and execute a formal agreement with funding partners for Stage 1 of the Sunshine Coast Stadium expansion project.**

FINANCE AND RESOURCING

Within the KPMG Feasibility Study, plans were presented to Council which gave indicative costs in the vicinity of \$180 million in phase one at a cost of approximately \$10,000 per seat. This is comparable with new stadiums at Townsville (25,000 seats @ \$250 million) and Western Sydney (30,000 seats @ \$300 million). Further analysis of Council’s current financial position and strength of the Study (noting that our region does not have secured content through the presence of an elite team in the NRL or A-League) identified that the potential for the KPMG/Populous model being delivered in the medium term is highly unlikely.

Council recently appointed a consortium tasked with revisiting an existing design, incorporating an initial 10,000-15,000 seat stadium with a total budget of \$40-\$55 million. This would represent a more economical model, whilst also delivering key components such as additional change rooms, improved athlete facilities, recovery areas, enhanced hospitality and function offering and improved amenities for spectators.

For the designs provided, the cost estimation is approximately \$68 million for Stage 1. This is based on the development of a new Eastern Grandstand (8,085 seats) and the redevelopment / expansion of the current Western Grandstand (3,533 seats). This would result in a seated capacity of 11,618 patrons. The mounds at the Southern and Northern ends would remain and can accommodate a further 5,000 spectators. Total capacity of the Stadium would increase to 16,618. The breakdown of these cost estimates are as follows:

Western Stand Expansion	\$35.6 million
New Eastern Stand	\$30.9 million
Technology enhancements (LED screen, PA, CCTV)	\$1.5 million
Total	\$68 million

All endeavours were made to reduce this figure in order to better align with the target budget of \$40-\$55 million. The design as presented in this report does provide a low cost, maximum value Stadium redevelopment and provides 10,572 extra seats at a cost of approximately \$6,400 per seat. This compares favorably to recent stadium developments across the country which exceed the \$10,000 per seat cost.

Included in the above costs are all external works (roads, paths, landscaping, signage, utilities/services) and professional fees, as well as allowances for contingencies and escalations.

The Project has been identified as a Future Region Shaping Project. No funding is currently allocated in Council's long term financial model and Council is not in a position to fund the Project in its entirety.

A Council commitment of 25% of the total project cost (\$17 million) has been identified for Council consideration.

Equivalent contributions will be sought from the Federal and State Governments. The amount requested by Council would represent a small amount of that which was provided by the other two tiers of government for the Townsville Stadium, which collectively is estimated as being in excess of \$250 million.

Council is aware of the potential for a significant philanthropic contribution to be made towards the Project and with the work that has now been completed is in a position to have further discussions.

If all funding sources were able to be secured, works on the Project could commence in late 2021 or early 2022. This would allow contractual obligations such as those agreements with the South Sydney Rabbitohs and the Cronulla Sharks to be met. A twelve month lead time would be required to allow for detailed design, tendering, procurement and approvals. The construction timeline has been estimated at being fifteen months. During this time activities on Lake Kawana and the outer fields of the precinct will be able to operate with only minor operational changes required. However the main Stadium field and associated facilities will be unable to be used for the majority of this 15 month period.

In relation to annual operational results, the current cash contribution provided by Council operationally for the Stadium is approximately \$1.65 million. This figure of \$2.2 million includes the precinct in its entirety and includes the management of all outer fields, the Western Fields and Lake Kawana. As part of Council's community service obligations, the hire of Stadium facilities by community and not for profit groups is heavily subsidised by Council. An annual depreciation charge of \$811,000 is in addition to this cost to Council.

As outlined in the KPMG Feasibility Study, embellishment and expansion of the Stadium may increase Council's cash contribution to operations. In addition, there will be increased depreciation expense on the new facility. Details on the financial estimates are included later in this report. Until such time that the Stadium's new offering is established, there is likely to be a larger net annual operational cost to Council. There would also likely be an interruption to normal operations and events during construction that would need to be considered.

Unlike the many stadiums and sporting facilities operating under the Stadiums Queensland model, there is no State Government subsidy received for Sunshine Coast Stadium and all operational costs are borne by Council. Additionally, Council is fully funding the current \$2.7 million upgrade to the field lighting to ensure broadcast compliance.

In relation to progressing the Project it needs to be acknowledged that, in Australia, stadiums are typically social and economic assets, not financial assets. They have high capital and operating costs plus limited external revenue opportunities. The result of this is that core and complementary revenue streams are typically insufficient to generate a return on investment after repairs and maintenance and lifecycle asset replacement are considered.

CORPORATE PLAN

Corporate Plan Goal:	<i>A strong community</i>
Outcome:	We serve our community by providing this great service
Operational Activity:	S9 - Sporting Facilities - providing regional, district and community sport and recreation facilities including aquatic centres, showgrounds and multi-sports fields.

CONSULTATION

Councillor Consultation

Councillors have been engaged through a series of workshops and reports to Council in relation to an expansion of Sunshine Coast Stadium. At all times, feedback has considered throughout the various stages of planning. Additional consultation in respect to designs has also been undertaken with the Mayor, Deputy Mayor, the Division 3 Councillor and Sports Portfolio Councillors.

Internal Consultation

There has been significant internal consultation with a variety of key stakeholders, including:

- Project Delivery
- Development Services
- Environment and Sustainability Policy
- Procurement and Contracts
- Property Management
- Transport Infrastructure Management
- Transport Infrastructure Policy
- Economic Development

External Consultation

As part of the KPMG Feasibility Study, a detailed consultation process was undertaken with key stakeholders, including users and hirers of the Stadium precinct, peak sporting bodies and associations, and event promoters.

Community Engagement

There has been no community consultation process undertaken in relation to this report.

PROPOSAL

Sunshine Coast Stadium (the Stadium) is owned and managed by Sunshine Coast Council, and is located at Bokarina. The venue currently comprises a traditional-build roofed Western Grandstand, constructed in 2011, funded through contributions from Council and the Federal Government. Total seated capacity in the current Western grandstand is 1,050.

Recent upgrades to the Stadium in 2016 included construction of grass mounds, which increased total capacity to 12,000, and a new 36 square metre LED scoreboard. The State Government made a contribution of \$430,000 to this upgrade. Council is also fully funding a \$2.7 million main field lighting upgrade to increase quality and brightness to >1,400 lux to ensure it is evening broadcast compliant.

Overall, the Stadium and enabling infrastructure has been valued at \$55 million. Council invests on average \$2.88 million per annum into operations and maintenance. Unlike those

venues which form part of the Stadiums Queensland portfolio and are funded by the State Government, all these costs are met by Council.

The existing facilities on the Sunshine Coast are not currently at a standard that would enable the region to secure a national league franchise as a permanent tenant (in any of the four major football codes) nor would they meet the standard required for an official training or competition venue for an Olympic standard event. To date the Sunshine Coast has achieved excellent results in attracting elite sporting teams to the region for training, rehabilitation and recovery purposes and for pre-season competition events.

As a benchmarking exercise, it is worth noting the table below which demonstrates comparisons with other regions and recent developments:

Name	Capacity	Configuration	Population	# National Hirers	Build Date	Most recent refurbishment	Ownership	Management
Ballarat Stadium	11,000	Oval	101,578	-	1990	2016-17 (\$15M)	City of Ballarat	City of Ballarat
Newcastle Stadium	33,189	Rectangular	161,225	2	1970	2008-11 (\$70M)	Venues NSW	Venues NSW
Central Coast Stadium	20,059	Rectangular	173,138	1	1999	-	Central Coast Council	Central Coast Council
Townsville Stadium	25,000	Rectangular	193,946	1	1994	2019 (est \$250M)	Stadiums Queensland	Stadiums Queensland
Wollongong Stadium	23,000	Rectangular	208,875	1	1911	2009 (\$29M)	Venues NSW	Venues NSW
Carrara Stadium	25,000	Oval	555,608	1	1987	2009-11 (\$144M)	Stadiums Queensland	AFL / Gold Coast Suns
Robina Stadium	27,400	Rectangular	555,608	1	2006-2008 (\$160M)	-	Stadiums Queensland	Stadiums Queensland
Perth Rectangular Stadium	20,500	Rectangular	2,039,193	2	1910	2013 (\$95M)	Venues West	Venues West
Parramatta Stadium	20,741	Rectangular	2,166,487	2	1985	2019 (est. \$300M)	Venues NSW	Venues NSW

As can be seen, there are many regions of smaller or similar size who have what is known in the industry as tier two stadiums. It is also worth noting the cost of developments, refurbishments based on a per seat cost. Most recent rectangular stadia developments at Townsville and Parramatta have well exceeded the \$10,000 per seat cost. The design presented to Council today represents an approximate \$6,400 per seat model.

Council, with support from Tourism Events Queensland, signed a three year contract with the South Sydney Rabbitohs to host one regular season game per season in 2019, 2020 and 2021. Council again partnered with the State Government to announce hosting of the

Women's NRL State of Origin Fixture at the Stadium in July 2020. Council has also secured other large events such as one Cronulla Sharks fixture for each of the 2020 and 2021 seasons, and two Elton John concerts scheduled for March 2020.

Due to the limitations of the Stadium the ability to generate significant spectator and commercial revenue is not possible, and both Council and the State Government have been required to make financial contributions to ensure these events are commercially attractive for the competing clubs and hirers. Additionally, there is a requirement to 'bump in' a large amount of infrastructure to ensure the venue is compliant. An enhanced Stadium offering would have the potential to offset these ongoing costs.

In 2017, KPMG was engaged by Council to investigate the feasibility of developing a national stadium on the Sunshine Coast. The KPMG Feasibility Study was presented and adopted by Council at the 13 September 2018 Ordinary Meeting.

A number of sites were investigated to assess their suitability for a high level outdoor stadium on the Sunshine Coast. Council endorsed Sunshine Coast Stadium, Bokarina, as the preferred location for a significant stadium development. This site was chosen for the following reasons:

- The Sunshine Coast Stadium site has the greatest destination appeal of all considered sites with high visibility, exposure to passing traffic, appealing waterfront position and good existing surrounding amenity.
- No obvious prohibitive physical site characteristics for a stadium development.
- Upgrades to existing services infrastructure will ensure efficient investment.
- Stadium development aligned to zoning and current/planned uses.
- Positioned within the higher-growth southern end of the Sunshine Coast and proximate to the central and hinterland population centres.
- Well connected to road and bus networks and proposed location for a light rail station.
- Located in an existing and developing commercial and retail hub, near the Kawana Health Hub and Sunshine Coast University Hospital (SCUH).
- Greatest opportunity to support existing economic activity and to promote new economic activity.

The key finding of the KPMG Feasibility Study was that whilst the region should have a long term target for 20,000-25,000 seated capacity, the short to medium term aim should be to increase seated capacity until the Sunshine Coast has secured a full time national sporting franchise or a significant event (such as the Olympic Games) is attracted to the region.

The study therefore suggested to undertake an interim development to allow the region to enhance its offering and attractiveness to large-scale event organisers without over-capitalising in the short to medium term. Failing to undertake an interim development of the Stadium is likely to result in the Sunshine Coast being unattractive for large scale major events in the future. This will also have economic consequences for the region as a result of reduced visitation.

It has been identified that there is demand to host additional events at the Stadium, in particular, additional national level sporting events (e.g. NRL, A-League and Super Rugby), music concerts and entertainment events. The Stadium's ability to service this demand would be subject to requirements to enhance the attractiveness, functionality and commerciality of the venue.

The design prepared for Council as part of the KPMG Feasibility Study was estimated at \$180 million (for an 18,000 seat stadium) and was acknowledged as being a high cost option and not realistic for this phase of the Stadium's expansion. A new proposal has been prepared, cognisant of the need to minimise both capital and operational costs, whilst

maximising the benefits as outlined in the KPMG Feasibility Study, and meeting Council and community ambitions.

Detailed analysis of Council's current financial position and strength of the KPMG Feasibility Study (noting that our region does not have secured content through the presence of an elite team in the NRL or A-League) identified that the potential for the KPMG model being delivered in the medium term is highly unlikely.

In 2019, Council engaged a consortium to revisit and undertake further works to an existing design, proposing a 10,000-15,000 seat stadium expansion with a total budget of \$40-55 million.

The new brief considered the following key items for the overall development:

- A fan friendly venue: embellishment to ensure the fan experience is improved – consideration given to seating layout and sight lines, supply of food and beverage concessions, access to public amenities, access and egress to venue, people with a disability (PWD) access, technology enhancement and safety.
- Improved revenue streams: focus on maximising event day revenues (and expansion of current event calendar) but also enhancing non-event day revenue opportunities such as conferences, functions and leasing. The venue needs to continue to evolve beyond a sports stadium, with an acknowledgement that music and entertainment is more financially viable than sporting events.
- Compliance: guidelines for key sports such as the NRL, A-League and Rugby Union will need to be incorporated into the final design to ensure event compliance. Consideration also needs to be given to requirements for large scale entertainment events.
- Operational efficiency: consideration given to operational costs associated with running events and ongoing maintenance costs, particularly in light of the coastal location.
- Capacity for growth: the Stage 1 design needs to consider the future desired state of a 20,000-25,000 seat stadium and allow for future expansion without significant demolition or retro fitting. It is acknowledged that no venue is ever 'Olympic Ready'. The current SEQ Olympics Feasibility Study indicates that the Stadium would be used for football (soccer) preliminaries and would have a requirement for a minimum seating capacity of at least 20,000. The design needs to allow for future expansion if required.

With the above being considered, a minimalist approach has been taken for the most recent design. It is intended to be a maximum value stadium redevelopment with maximum re-use of existing facilities and infrastructure. There is an intent to minimise capital expenditure but nonetheless provide a positive spectator experience with an expected lifecycle of 25-30 years.

Concept plans and layouts have been developed to capture the above outcomes and can be found at **Attachment 1**.

Expansion of Western Grandstand (Stage 1)

- Given its location and recognition as being the premium grandstand, there is a desire to maximise amenity under and around the Western Grandstand to accommodate an increase from the current 1,046 patrons to 3,533 patrons. This will include improved access to food and beverage outlets and public amenities.
- Athlete Facilities: Improved facilities for elite athletes and events needs to be provided. There is no desire to develop a gym that will compete with private providers or the Sunshine Coast Sports Hub, which has recently opened in the precinct. Within the

Project, improved amenities include cold and warm water baths, recovery areas, warm up areas, team auditorium, etc.

- Multi-purpose / community spaces have been included to meet event requirements, but also to provide hire/lease opportunities on non-event days. Opportunities are currently being explored to accommodate community outreach programs / services being delivered in the many multi-purpose spaces in the expanded Stadium.
- Change Rooms: Current change rooms are of high quality and meet current elite sporting guidelines. Issues however arise with respect to the number of change rooms required to accommodate larger events, female content, etc. The design shows two new change room facilities.
- Compliance – all event compliance requirements will be included in the Western Grandstand. This includes first aid rooms, drug testing room, operations rooms, media boxes, camera platforms, coach's boxes, production area and ground announcer's room. Also included is a dedicated police operations room and serious medical injury clinic.
- Function / Corporate Facilities: The commercial offering at the current Stadium is lacking and the offering needs to be significantly expanded. The corporate offering in the Western Grandstand will need to be maximised in the proposed re-development to satisfy the potential market need for various product types and non-event days. Current designs show offerings including eight private corporate boxes, a function room/chairman's lounge and a sky bar.
- The existing commercial kitchen is designed to service 1,000 people. There would be a requirement to expand kitchen, plating, refrigeration and storage facilities in line with the overall Stadium expansion.
- Commercial Leasing: Currently, Cricket QLD, NRL, Sunshine Coast Falcons amongst other sporting bodies lease space in the existing facilities. Increased Stadium demand would support additional space and provide a source of ongoing revenue for Council. An opportunity presents itself to develop a 'sports house' based on a shared services model. Within the current designs, there is an additional 1,208 square metres of office space.
- Staff Accommodation is currently at capacity and the new design allows for growth including supplies areas for mustering, lockers, uniforms and basic amenities.
- Lake Kawana is a drawcard for the facility. Having the Stadium front or 'talk' to this facility is a positive and should be maintained.
- Total cost for redevelopment / expansion of Western Grandstand - \$35.6 million.

Proposed New Eastern Grandstand (Stage 1)

- Eastern side mound: Whilst the current mounding is filling a need and assisting in event attraction, it is commercially less viable and not a fan friendly structure. Formal seating attracts a much higher price per patron than a 'spot on the hill' and is significantly more attractive for large event organisers. The design shows the capacity in this grandstand to be 8,085 patrons.
- Provision of seating is identified as the major driver in the Eastern Grandstand. There is no intention in Stage 1 for other facilities, other than adequate provision of food and beverage outlets and public amenities.
- Mound Engineering: The mounding has been engineered and compacted and can be utilised as part of a future grand stand seating solution by means of pre-loading. The design does however require that a significant amount of the fill be removed from a construction/engineering view point but also to allow for development of an undercroft in the future.

- The amenity/presentation of the Eastern Grandstand will need to be considered given its visibility from Nicklin Way. The design is sympathetic to this need.
- The roofing structure in the concept design will provide weather protection, with an overhang of approximately 50%. A roof will also improve the overall visual amenity of the Eastern Grandstand.
- Total cost for construction of Eastern Grandstand - \$30.9 million.

Final Desired State (Stage 2)

- Final Desired State demonstrates that the Stadium could be further expanded to accommodate seating of approximately 23,400 (inclusive of corporate box seats and People with Disability (PWD) seating).
- The concept design includes the development of grandstands to the north and south.
- Infill of corners would also increase capacity, however would be limited by sight lines, particularly on the Western side – a major benefit of corners would be to accommodate a concourse which would join the four respective stands and allow for patron flow from one to another.
- At the time of presenting this report, the cost for Stage 2 was not yet finalised by the consortium, however has been estimated as approximately \$80 million.

Financial

Within the KPMG Feasibility Study, the following projections were presented in respect to potential growth in the event that the Stadium was expanded:

National Competitions

2019	3 events	2 NRL pre-season games, 1 Women's State of Origin game
Projection	6 events	6 NRL/A-League/Super Rugby/ARU games

Entertainment Events

2019	4 events	2 x Elton John concerts, Under the Southern Stars, Nitro Circus
Projection	5 events	2 x concerts, 2 x entertainment events, 1 x exhibition event

It should be noted that these projections are not an exact science. The market has not been formally tested in respect to those events which may be able to be attracted in the event that additional seating at the venue was provided. Anecdotal feedback provided to officers from peak sporting bodies, music promoters and large event companies has been that the venue will certainly become more attractive and commercially viable if the Project was to proceed.

The main Stadium field and infrastructure is predominantly used on weekends for larger event bookings and Sunshine Coast Falcons fixtures.

In respect to Stadium utilisation in 2020, the main Stadium asset will be utilised for 33 of 52 weekends. An allowance of 6-10 weeks per annum is given for field closures for regular / annual maintenance and for weekends which may not be suitable for hire (i.e. Christmas / Easter). Capacity for increased utilisation is approximately ten weekends for the 2020 calendar year.

The revenues derived from increased utilisation are dependent on the type of event hosted (community verses commercial). Additionally, no two events are the same and hire agreements and contracts differ depending on the type of event.

Acknowledging the above variables, the following operating projection is provided to outline the potential annual operating result in the event that Stage 1 works were progressed:

Stadium Financial Projections		
	2019/20 Forecast	Stage 1 Forecast
Revenue		
Commercial	883,800	665,000
National Events	558,000	1,700,000
Community	189,000	189,000
Food and Beverage	1,071,215	3,175,000
Commercial/Digital Revenue	0	577,500
Functions	97,845	1,550,000
Leases	75,996	277,600
Total Revenue	2,875,856	8,134,100
Expenses		
Event Costs	2,846,223	6,100,000
Corporate Expenditure	1,326,232	2,300,000
Shared Services (ISP)	143,348	406,705
Repairs and Maintenance	213,942	1,350,000
Total Expenses	4,529,745	10,156,705
Net Operating Result	- 1,653,889	- 2,022,605
Depreciation	811,608	2,787,359
Profit (Loss)	- 2,465,497	- 4,809,964

The Stadium business unit also includes revenues and costs for Lake Kawana, the outer fields at Kawana Sports Precinct and the Western Fields.

Within the KPMG Feasibility Study it was articulated that:

“Operating losses are common across the industry for venues of this scale and nature. Typically to achieve a break even result, venues require a core tenant that plays in a national league. Achieving a break-even result is even more rare post consideration of life cycle costs. Governments, however, continue to invest in and maintain such infrastructure for the braider benefits they generate, be they economic, social, health, etc.”

Legal

There are no legal implications associated with the presentation of this report. A legal document will be prepared to confirm the funding, terms and conditions of any external funding contributions.

Policy

The seeking of quotes was in accordance with Councils Procurement Policy. The package of works has been awarded to a consortium consisting of the following key companies:

- Aspect Architects
- Ken Down Architects
- Shane Thompson Architects
- Rider Levett Bucknall
- ADG Engineers

Risk

The proposal presented above to Council provides some excellent opportunities to build the events calendar at Sunshine Coast Stadium. Some identified risks are as follows:

- External funding required to deliver Stage 1 of works as presented may be unable to be obtained. Council cannot deliver this project without external contributions.
- The construction period which would most likely render the main Stadium unavailable for an extended period of time and therefore Council may not meet key contractual obligations already in place.
- Project Costs – project unable to be delivered for cost identified (\$68 million) in this report. There is some risk associated with the final costing as they are based on concept designs and not fully detailed designs. However independent advice has indicated that the predictability of these costs would be 85-90%. To mitigate the risk, a contingency of 6.5% and escalation rate of 3% has been applied. Within the current quantity survey, there has been significant benchmarking of costs of larger items such as concrete seating supply and design and structural steel supply – these have been found to be market comparable based on quantities. Other large items such as the Eastern Stand roof have been market quoted. The risk regarding the accuracy of the quantity survey has also been partly mitigated by market checking the quantity survey with the previously engaged builder of the current Western Stand. Given the nature of the project and potential for additional scope it will be imperative that the brief is clearly defined at the outset and this is maintained during the entire design stages, in order to control costs and maintain accuracy in delivering the Project within the anticipated budget.
- Environmental impacts – the following environmental risks have been identified:
 - Flood Storage - The flood storage impact on the main Stadium is negligible and has been checked at concept level.
 - Water – Water tanks have been incorporated to meet water consumption needs - reducing the amount of recycled water used.
 - Noise – Crowd Noise Levels will be designed to 80-90Db.
 - Green Building – While it's not expected the redevelopment would be able to support a GBCA star rating, it would adopt various principles in the design and construction.

- Studies – During the detailed design process, environmental considerations around water stormwater release, waste services, use of materials, bird life and flora and fauna would be undertaken.
- Footprint – Environmental footprint will be very similar to the existing site.
- Energy - would become a large retailer and will need significant power upgrades. Possible solar and commercial service rental agreements may be available to offset operational costs.
- Operational – A building management system would be installed to manage the operational loads of the site to reduce energy consumption.
- Development approvals – The works will require approval under the Sunshine Coast Planning Scheme 2014.
- Access / public transport – The Stadium expansion will impact on local traffic movements, parking, etc. As part of the site location assessment undertaken in the KPMG Feasibility Study, the current Stadium site was identified as being fit for purpose for this level of activity. The site already deals regularly with large traffic numbers and the Stadium expansion may increase the frequency of such events, however will not have a significant impact in respect to traffic movements. The site is ideally placed in respect to Council's Mass Transit Strategy and ultimately well connected to public transport. Integrated ticketing (free public transport for large events included in ticket price) already forms part of large events at the Stadium and will continue to do so into the future.
- Neighbourhood impacts – as is the case with current large scale events, significant event management planning is undertaken, which includes appropriate consultation with local residents and all relevant notifications provided. Appropriate measures are put in place to mitigate negatives impacts on the local community.

Previous Council Resolution

Ordinary Meeting 13 September 2018 (OM18/161)

That Council note the discussion held in confidential session in relation to the proposed sports development.

Ordinary Meeting 17 August 2017 (OM17/148)

That Council:

- (a) *receive and note the report titled “**Stadium Feasibility Study - Findings of Phase 1A: Transport, Traffic and Sports Participation Impacts**”*
- (b) *endorse the Sunshine Coast Stadium, Bokarina as the preferred location for a significant stadium development and that this site be the focus for the next phase of this project, being the detailed feasibility study and*
- (c) *note the requirement for the Honey Farm Road site to be developed and utilised for a significant community sporting precinct and refer this findings of this report to the upcoming Regional Sports Facility Provision Study.*

Ordinary Meeting 25 January 2017 (OM17/15)

That Council note the discussion held in confidential session in relation to the Stadium Feasibility Study – Sunshine Coast.

Related Documentation

- Sunshine Coast Corporate Plan 2019-2023
- Sunshine Coast Social Infrastructure Strategy 2011

- Sunshine Coast Sports and Active Recreation Plan 2011-2026
- Sunshine Coast Stadium Facility Development Plan 2015-2030
- KPMG Sunshine Coast Stadium Feasibility Study Final Report – August 2018
- Regional Economic Development Strategy 2013-2033

Critical Dates

There are some critical timelines associated with this project, namely:

- A state government election will be held in 2020 – this election provides an opportunity to attract funding outside of the traditional grant programs.
- The potential benefactor for this project has, on a number of occasions, indicated that he wants to maintain momentum with expansion of the Stadium and it is his desire to commence construction in the next 12-24 months.

Implementation

If all funding sources are secured, works on the expansion would ideally commence in October 2021. This would allow contractual obligations with the South Sydney Rabbitohs and the Cronulla Sharks to be met. This would also allow for the main Stadium field to be unavailable for just one winter period (traditionally the busiest time in the events calendar).

A twelve month lead time is required to allow for detailed design, tendering, procurement and approvals. The construction duration is estimated to be 15 months. During this time activities on Lake Kawana and the outer fields of the precinct can continue, with only minor operational changes required, however the main Stadium field and associated facilities will be unable to be used for the majority of this 15 month period.

The most immediate and critical component of the Project remains the securing of funding partners.



STAGE 1 COMPLETE

Sunshine Coast Stadium



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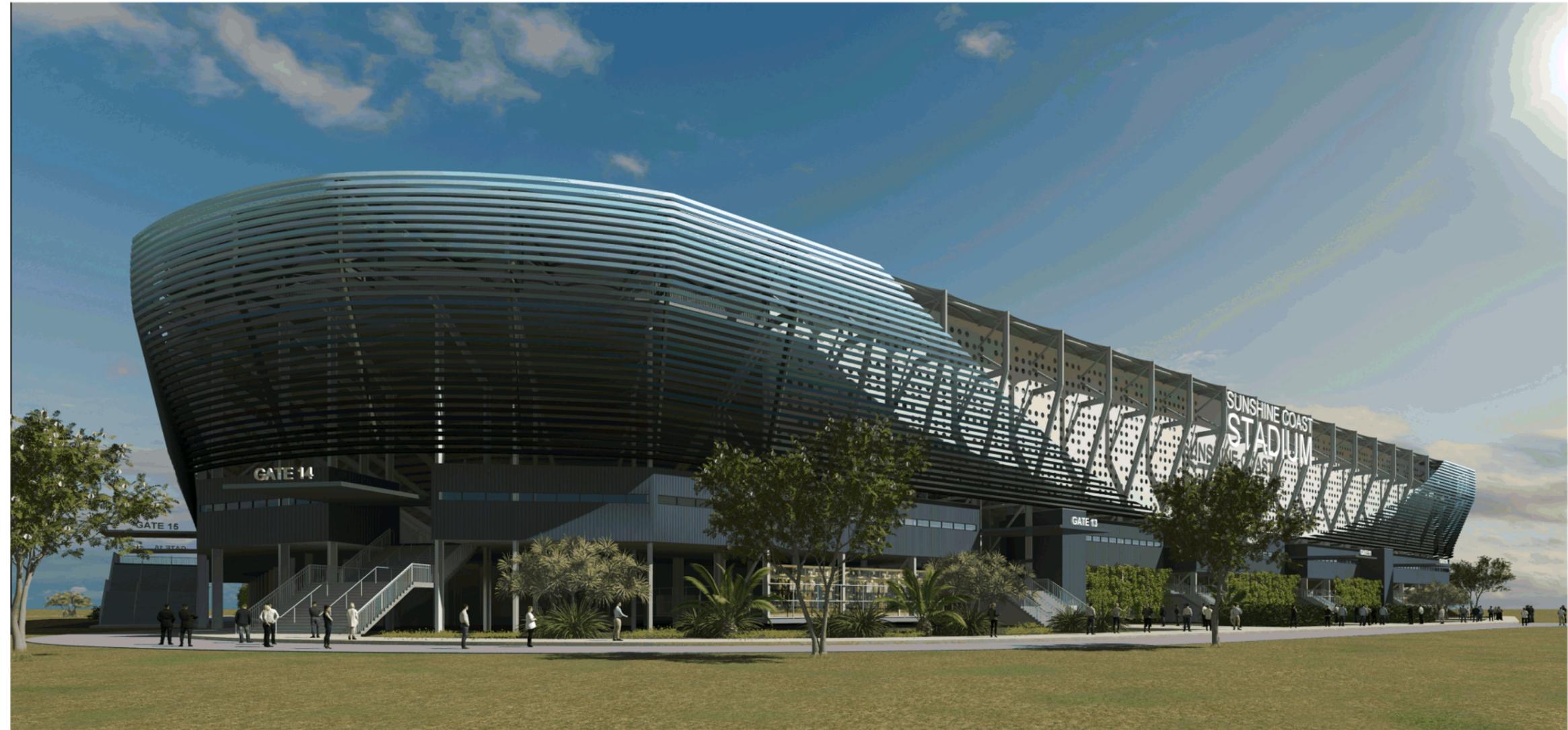


STADIUM END STATE

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STADIUM END STATE

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STAGE 1 - COMPLETE



STAGE 2 - STADIUM END STATE

SEATS PROVIDED AT EACH STAGE:
STAGE 1 - 11,618 + MOUNDS
END STATE - 23,732 APPROX.
EXCLUDES PWD & CORPORATE BOX SEATS.

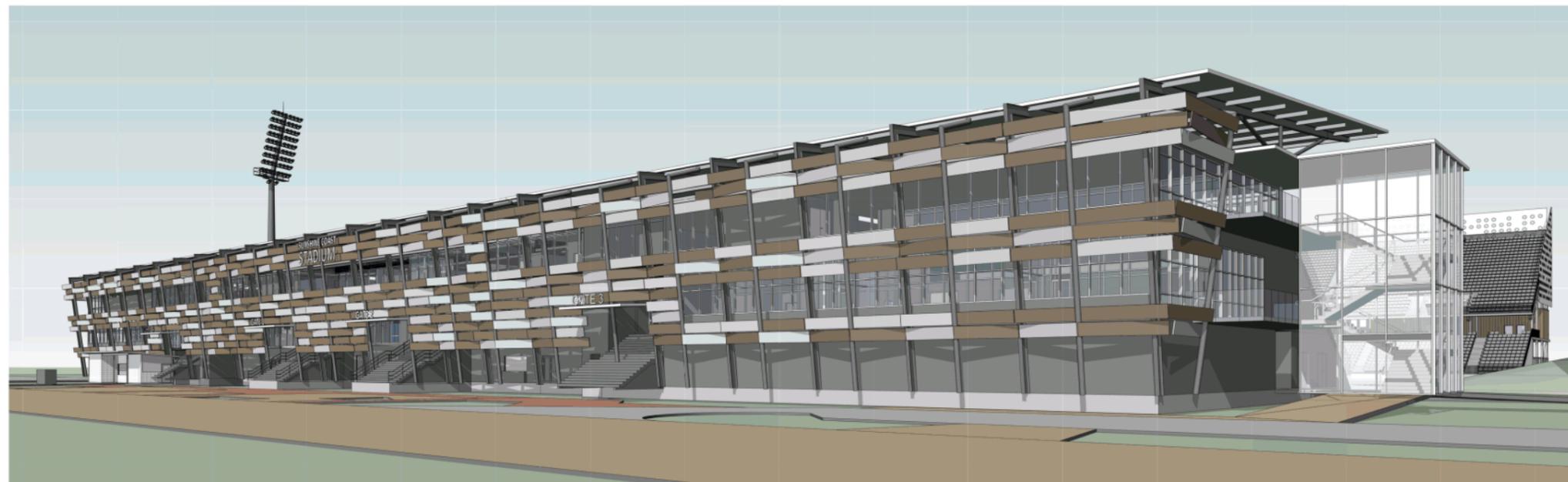
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STAGE 1 WEST STAND FROM SOUTHEAST



STAGE 1 WEST STAND FROM SOUTHEAST

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WEST STAND STAGE 1 - GROUND FLOOR PLAN

- Circulation
- Commercial / Offices
- Operational
- Player
- Public





WEST STAND STAGE 1 - MEZZANINE FLOOR PLAN

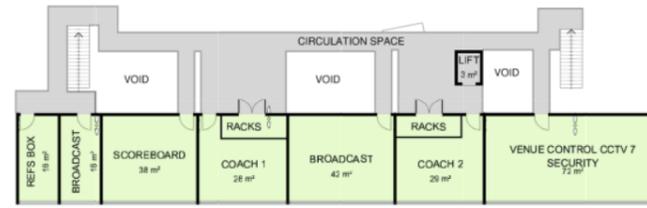
- Circulation
- Commercial / Offices
- Operational
- Player
- Public



EXISTING WEST STAND SEATS = 1040

SEATS PROVIDED AT END OF STAGE 1:
STAGE 1 EXISTING SEATING RECONFIGURED - 1,004
STAGE 1 SOUTH EXTENSION - 1,272
STAGE 1 NORTH EXTENSION - 1,257

STAGE 1 TOTAL SEATS FOR WEST STAND = 3,533
 EXCLUDES PWD & CORPORATE BOX SEATS.



WEST STAND STAGE 1 - UPPER CONCOURSE ROOF LEVEL PLAN

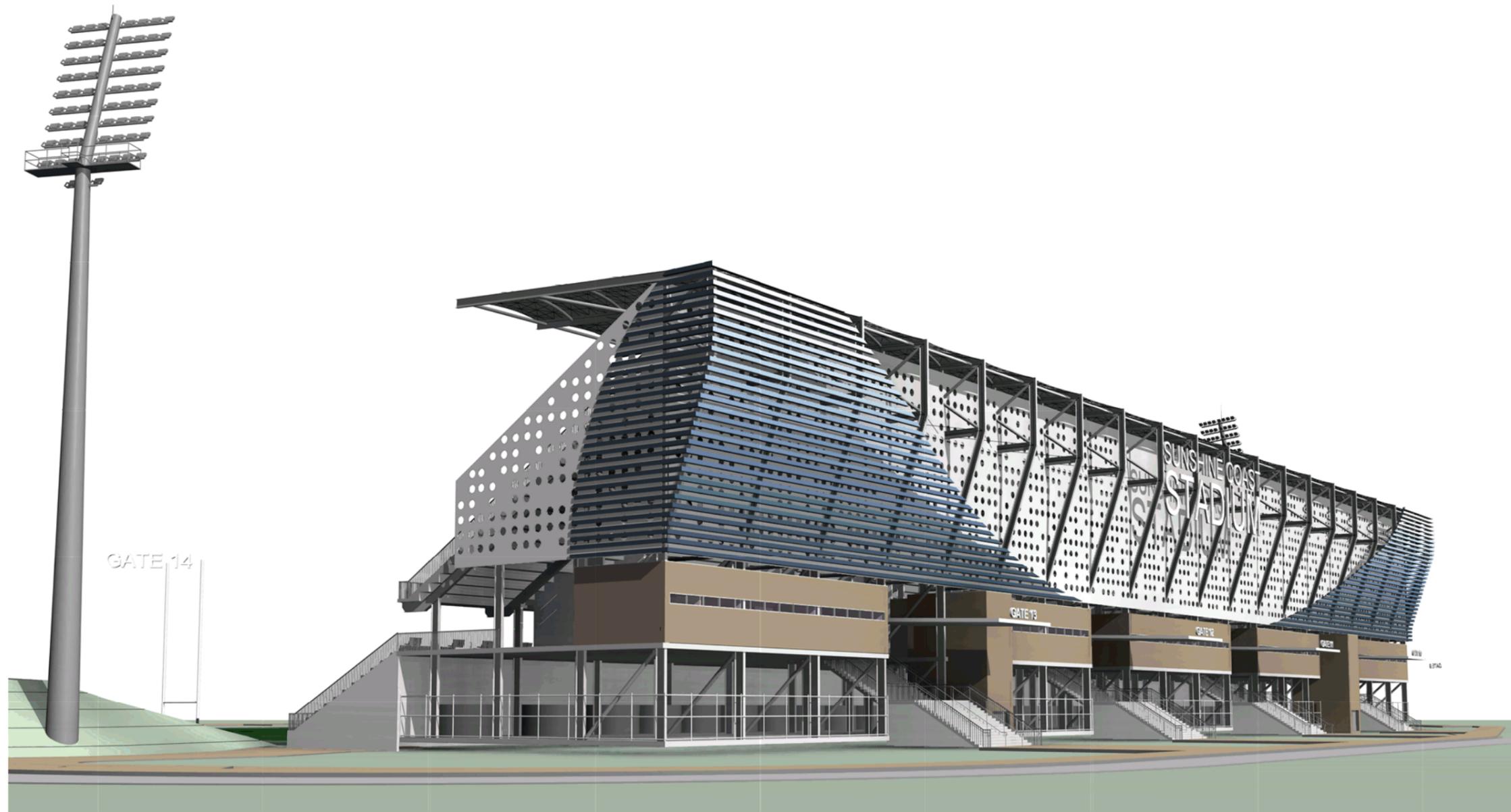


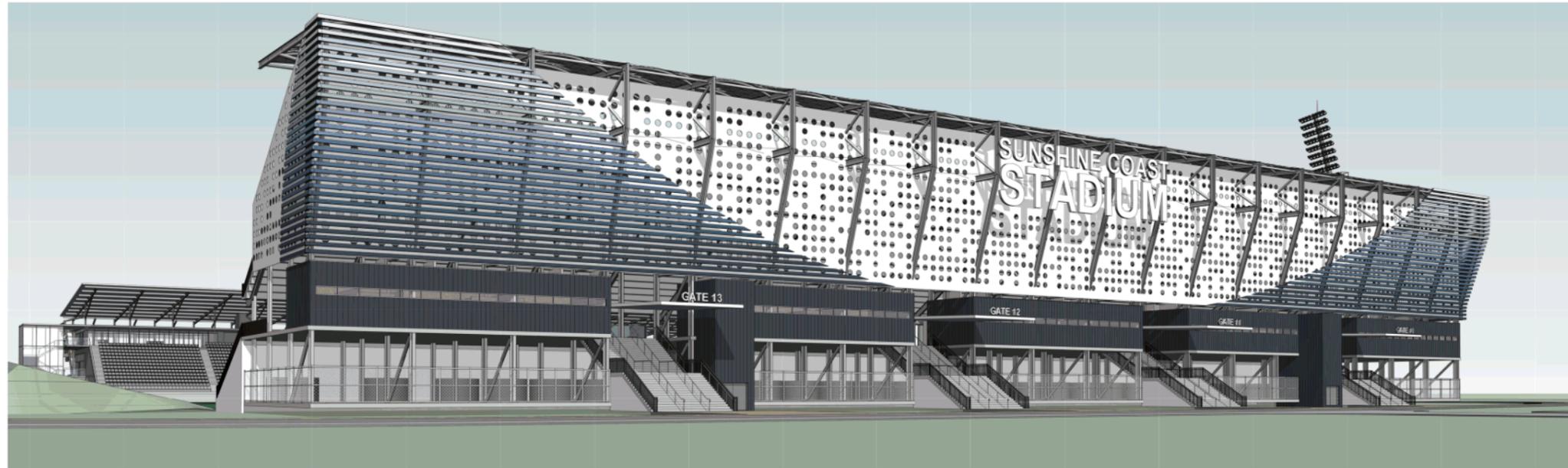
WEST STAND STAGE 1 - UPPER CONCOURSE FLOOR PLAN

- Circulation
- Commercial / Offices
- Operational
- Player
- Public

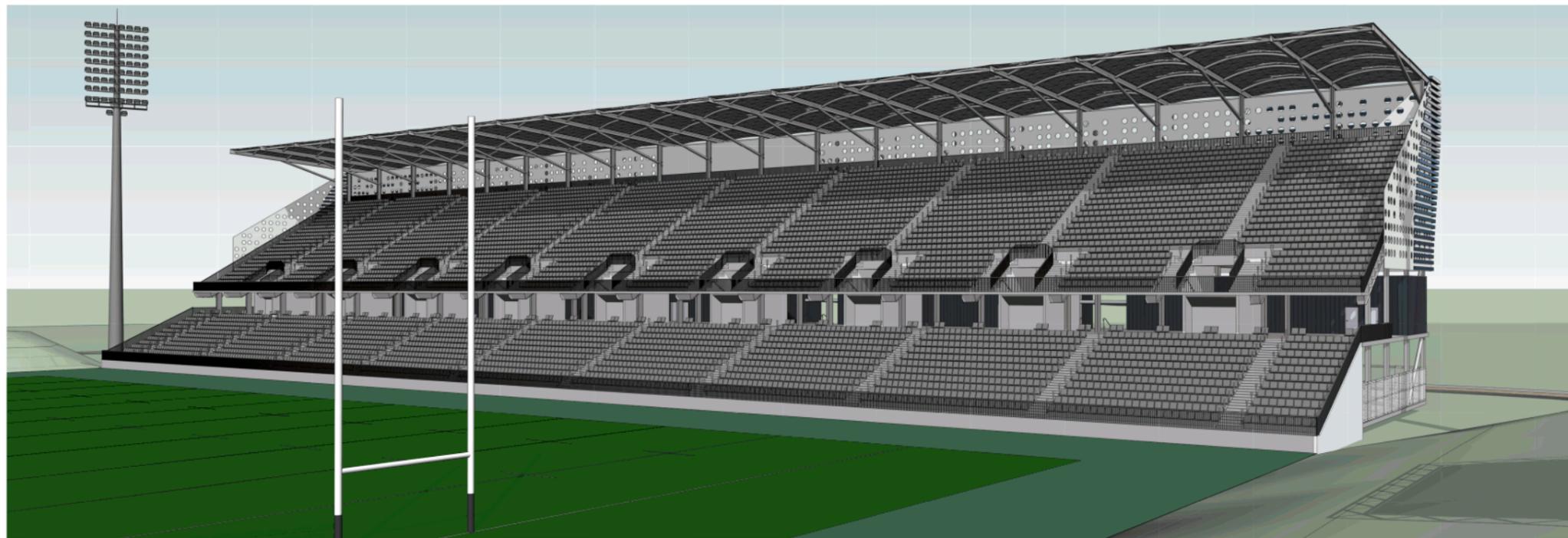


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STAGE 1 EAST STAND FROM SOUTHEAST

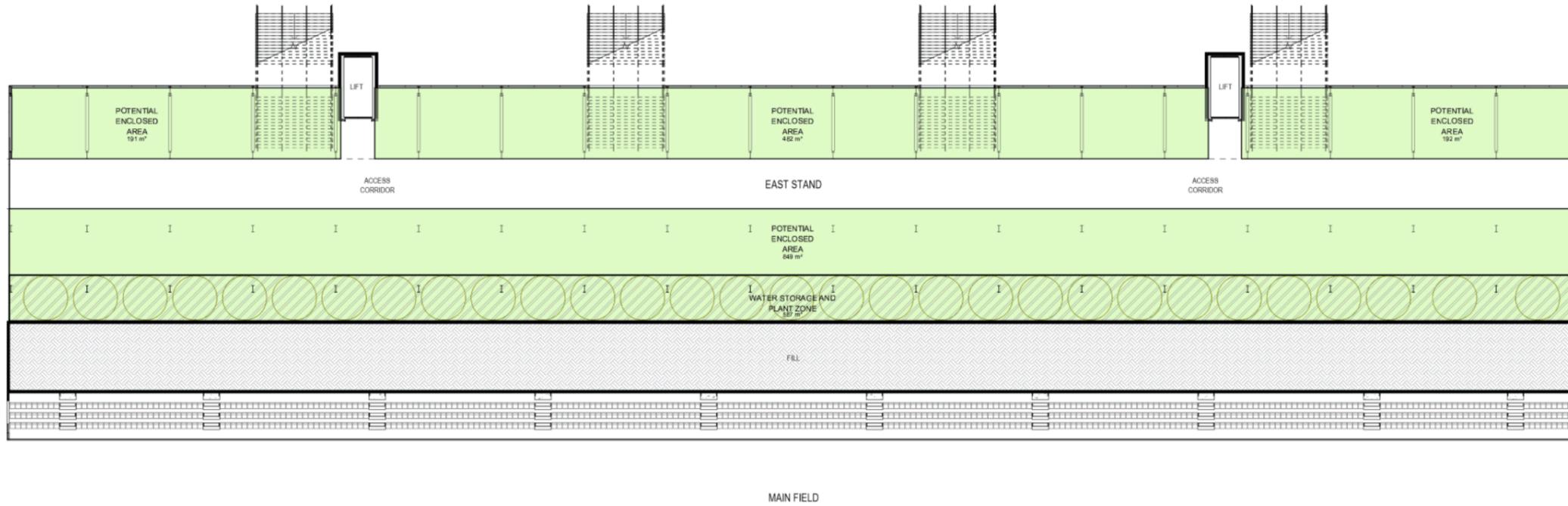


STAGE 1 EAST STAND FROM SOUTHEAST

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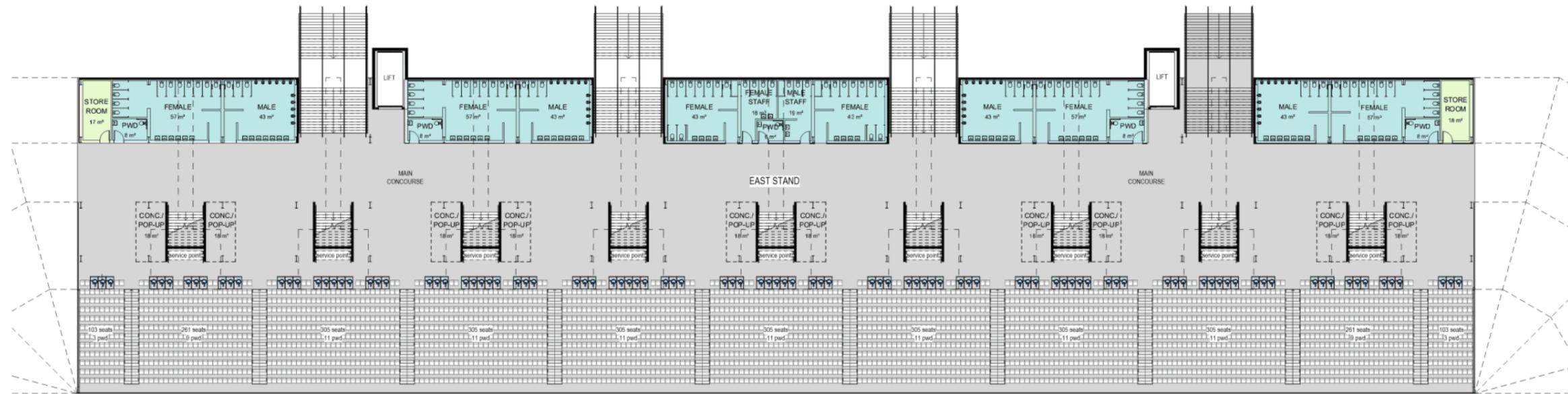


EAST STAND GROUND FLOOR PLAN

- Circulation
- Commercial / Offices
- Operational
- Player
- Public



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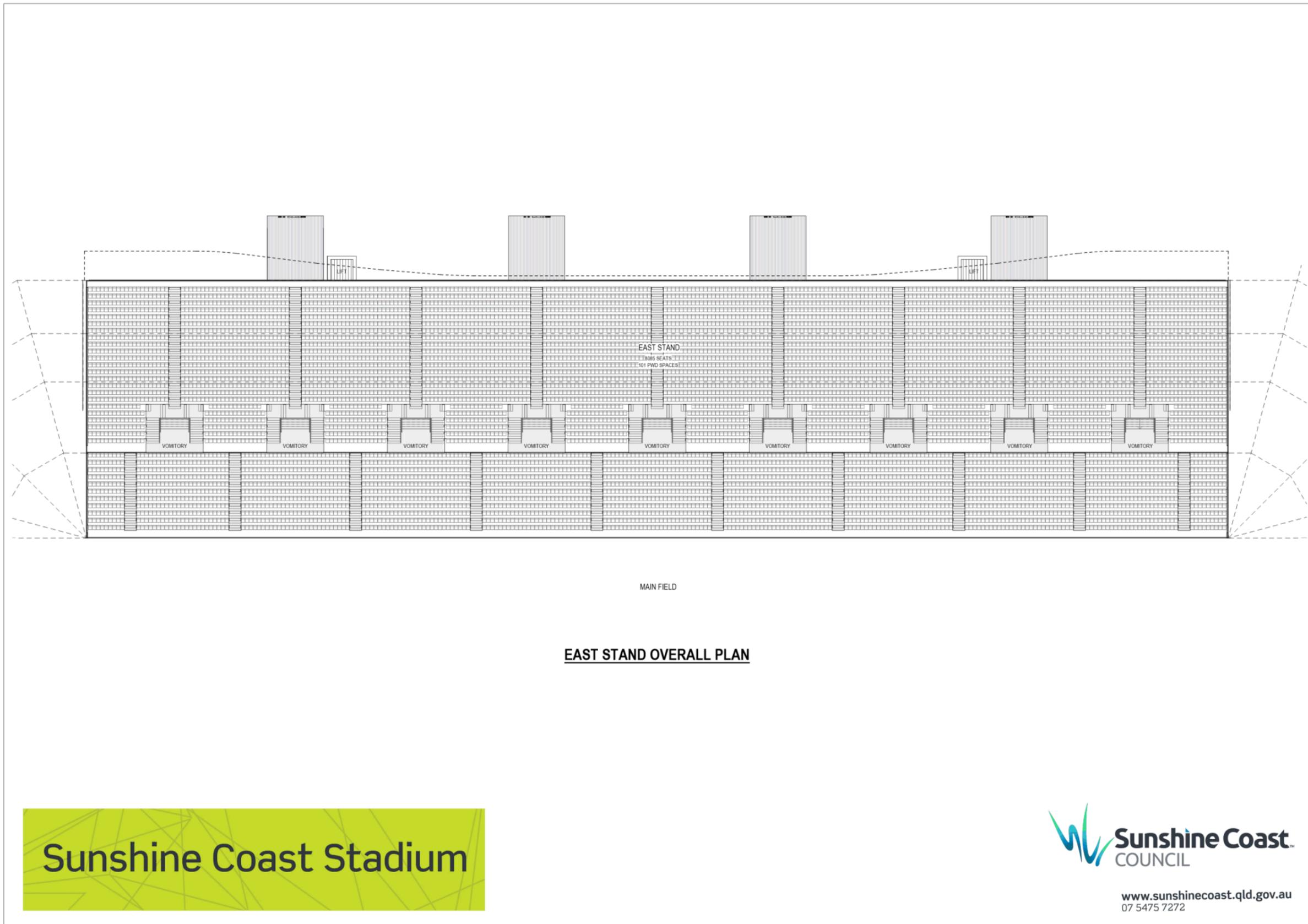


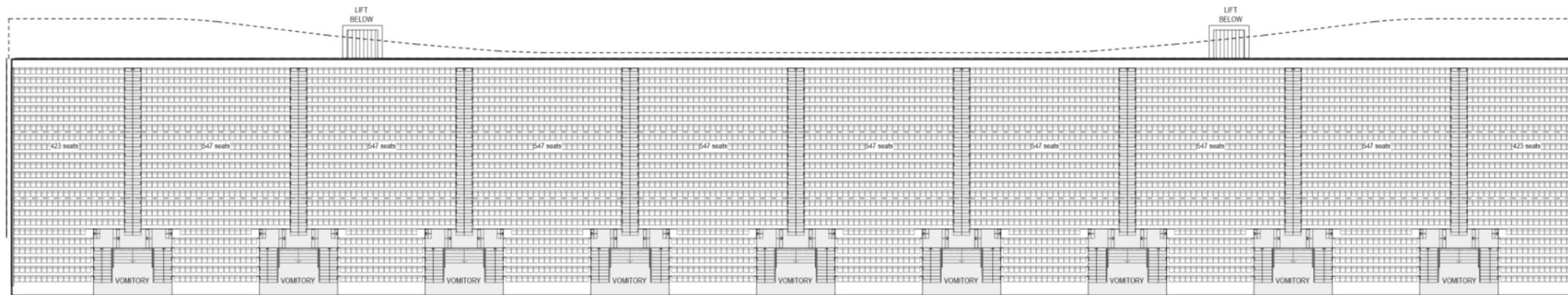
EAST STAND MAIN CONCOURSE PLAN

- Circulation
- Commercial / Offices
- Operational
- Player
- Public



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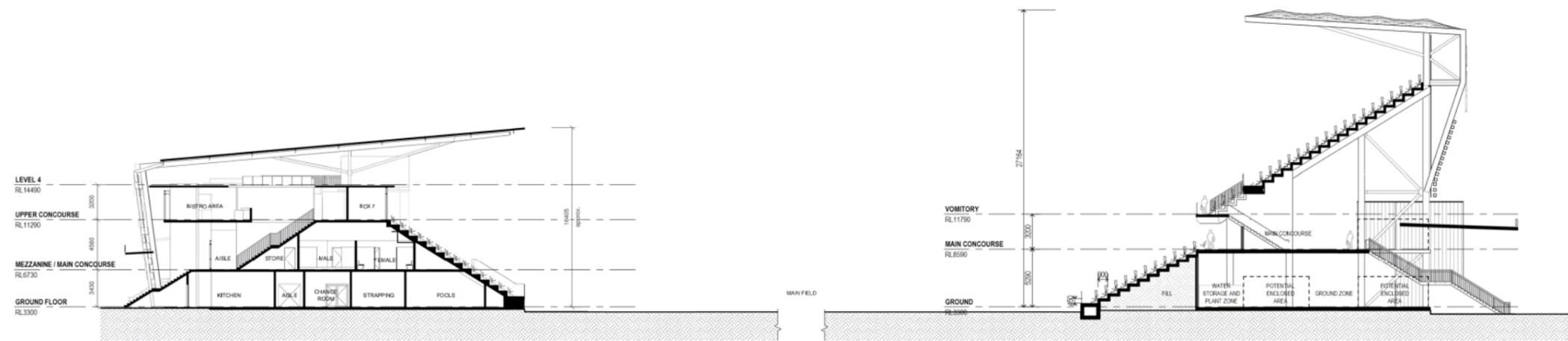




EAST STAND VOMITORY LEVEL PLAN



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EAST-WEST SITE CROSS SECTION

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