

# PUBLIC

**THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS MET IN COMMITTEE ROOM 1, PARLIAMENT HOUSE, HOBART ON THURSDAY 30 OCTOBER 2025.**

## **GLENORCHY SPORTS CENTRE**

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**The Committee met at 2.00 p.m.**

**CHAIR** (Ms Butler) - Welcome, everyone. Before we commence the hearing, I will introduce the members of the Committee. To my left, Helen Burnet, Tania Rattray and Dean Harriss. We have Scott Hennessy, who is our Secretary, and assistant Georgia, and we also have Henry on Hansard today. Mr Shelton is an apology.

Secretary, would you please read out the message from Her Excellency the Governor in Council referring the project to the Committee for inquiry?

**The SECRETARY -**

Pursuant to Section 16 (2) of the *Public Works Committee Act 1914*, the Governor refers the undermentioned proposed public work to the Parliamentary Standing Committee on Public Works to consider and report thereon.

Pursuant to Section 16 (3) of the Act, the estimated cost of such work being completed is \$28 million.

Project: Glenorchy Sports Centre.

**CHAIR** - The Committee is in receipt of two submissions from the Department of State Growth and the Northern Suburbs Hobart Pickleball Club. Could I ask a member to move that the submissions be received, taken into evidence and published? Thank you, Ms Burnet.

**Submissions received.**

The witnesses appearing before the Committee today are representing the proponent, the Department of State Growth. Could I ask each of you to state your name, your position and organisation and then make the statutory declaration?

**Mr EMILIO REALE**, CEO, GLENORCHY CITY COUNCIL, **Mr TIM CUTHBERTSON**, PROJECT PRINCIPAL ARCHITECT OF ARTAS ARCHITECTS, **Mr ALEX BARBER**, DIRECTOR OF MAJOR INFRASTRUCTURE PROJECTS, DEPARTMENT OF STATE GROWTH and **Ms LOUISE BUTTERWORTH**, SENIOR PROJECT MANAGER, DEPARTMENT OF STATE GROWTH, WERE CALLED, MADE THE STATUTORY DECLARATION AND WERE EXAMINED.

**CHAIR** - Thank you for appearing before the Committee. The Committee is pleased to hear your evidence today. Just before you begin giving your evidence, I would like to inform you of some important aspects of the committee proceedings.

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A committee hearing is a proceeding in parliament. This means it receives the protection of parliamentary privilege. This is an important legal protection that allows individuals giving evidence to a parliamentary committee to speak with complete freedom and without the fear of being sued or questioned in any court or place out of parliament. It applies to ensure that parliament receives the very best information when conducting its inquiries.

It is important to be aware that this protection is not accorded to you if statements that may be defamatory are repeated or referred to by you outside the confines of the parliamentary proceedings. This is a public hearing. Members of the public and journalists may be present and this means your evidence may be reported. Do you understand?

**Witnesses** - I do.

**CHAIR** - Mr Barber, would you like to make an opening statement?

**Mr BARBER** -Yes, thank you, Chair. Before I do, we will then jump to a fly-through video, if that's alright with the Committee, but in terms of that, we're very much excited to be here today to showcase the Glenorchy Sports Centre through our latest fly-through.

The layout emphasises accessibility and wayfinding, allowing sporting groups and the wider community to access and enjoy the site and the building seamlessly, with a focus on multi-use courts, ample space and storage, and flexible spaces.

The site was carefully selected via a comprehensive site selection process undertaken in conjunction with Active Tasmania, the Glenorchy City Council, Department for Education, Children and Young People, NRE and specialist consultants.

The site of Claremont College was assessed and ranked as highly suitable, as the project can be delivered there efficiently and with less expense than other sites, and stakeholder support to date has been positive. This project has carefully and proactively balanced the needs of the community, the adjoining college and key sporting user groups, creating a facility where people of all ages can come to play their preferred sport, whether that be basketball, netball, futsal, volleyball, pickleball, badminton or wheelchair sports.

Our vision for the Glenorchy Sports Centre is to be a true home for local talent, as well as three multi-use spaces for both sporting and community events. The design is equipped to host larger-scale tournaments in games on a 300-seat show court, addressing the increasing need for more indoor multi-sport courts in southern Tasmania.

The centre has been designed to be practical and durable, low maintenance and good value for money, both from a capital and operations perspective, while also being aesthetically pleasing and inviting for visitors and locals passing through the area via the shared pathways and connecting to the inner-city cycleway. If I may, we'll play the video.

**CHAIR** - Please do.

**Mr BARBER** - What members would have been aware of this morning on site there at Claremont, what you'll see as we're flying through the main car parking area through a central point access into the Glenorchy Sports Centre, in which you'll be greeted by, on your left-hand side, a multipurpose room that can be opened up into a broader entry way that overlooks all

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four courts. As you can see through, that is part of our strategy, as well as being able to see right through the facility. That way, if parents and friends are there enjoying a cup of coffee in front of the reception and cafeteria area, they can do that and still keep an eye on children at large playing sport.

Again, you come through to another multipurpose room. This has been slightly adjusted - this video doesn't really take into account the additional room that we've now adopted in there that you'll see on your plans today. I'm happy to take questions on that. Coming through these are the four multi-sport court areas divided by curtains, sport curtains, to ensure the balls and other sporting equipment doesn't fly between each activity.

What you will see as we go through here, this will go into where basically all our amenities are, both from a change room point of view, showers, sensory room, a changing places facility, as we mentioned, and right down the end of the corridor, there will also be storage for a range of those sports as well.

The last little piece of the fly-through here coming out onto the show court, which will have seating capacity for up to 300 spectators on that far wall.

That's a quick fly-through, and happy to get into it.

**CHAIR** - Thank you very much. The way we usually operate as a committee is that we ask questions in a chronological order as we progress through the report. I will kick off by asking a question about the ongoing operational costs of the sports complex, who will own the site, and who will be responsible for the ongoing operational and maintenance costs of the site?

**Mr BARBER** - Thank you, Chair. The intent is for the Department of State Growth to be the owner of that facility. The Department next year will look to go out to tender for an operator of the facility. As I made the Committee aware on site, but for the record, one of the things we're looking at is synergies across some other assets as well as we've seen with the Clarence Sports Centre, the Moonah Sports Centre - they're run by an independent operator as part of that, so the Department will be going out to tender to find a suitable operator to facilitate that operation once it's complete.

**CHAIR** - Are you aware of any particular groups that have shown some interest, without providing names, of course?

**Mr BARBER** - Yes, we understand there are a couple in the state that do this type of operational facility management. Obviously, like anything we do, we go through an open and transparent process to make sure we do get the best end operator in that particular circumstance for the venue.

**CHAIR** - Thank you. Did anyone else have a question on the first page?

**Ms RATTRAY** - Just a question in regard to the discussions that are being held with the Department for Education for securing the site. Could we have some indication of what's happening there and what are, I suppose, the requests from the school and how you might be able to work through those?

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**Mr BARBER** - Thank you. Earlier in the year - and I have it in front of me here - we undertook an indicative transfer terms with the Department for Education, in particular the Claremont College. That is subject to final approval next month, in November. As part of those discussions, there were some key terms for providing the site at nil consideration, noting that it is Crown Land and one of the driving factors in securing this particular site. There are probably 11 key principles, I suppose, in terms of that, and that talks around the expenses in terms of transferring - which we're funding through the legal aspects of this - the planning application responsibilities, park-and-ride facilities, access agreement to the site for both reciprocal rights for the school to utilise the facility as well, the centre's access, also around vehicular and active transport, how that works.

I know there was particular focus on site and - for the record - this morning - around the boom gate and the use of the college's car park. I'm pleased to say that we already have, by and large, that kind-of cemented in place, which is basically around the Department agreeing to relocate the current driveway boom gate close to the main campus. It is noted that State Growth will install an additional boom gate across its parking, if required.

The Department for Education, Children and Young People (DECYP) is also to provide the centre's future operator/manager the ability to access the campus, the car park for buses, and overflow parking for major events as negotiated. This is also to be reciprocal on their front as well. So, by and large, those kinds of matters have already been resolved.

**Ms RATTRAY** - If it's an independent operator down the track, would the school be expecting to use the facility at no charge?

**Mr BARBER** - We're working through those conditions at the moment. Part of the terms sheet, as part of that, was a level of access to the facility. As part of that, that's been worked through, and there's been some dialogue in relation to how that access looks. Obviously, we know that particularly during school hours, for argument's sake, the facility won't be 100 per cent occupied. There will be opportunities for the school to be able to utilise the facility during those school hours as well.

**Ms BURNET** - Through you, Chair, in relation to the stakeholders, could you run through who makes up that group, please?

**Mr BARBER** - I'd be happy to. The way we've structured our stakeholder engagement process to date has been, by and large, by the peak bodies, the association bodies - not necessarily with individual clubs. Otherwise, we could be here for another two years trying to get every club on board. But we went to every association as part of that. That includes basketball, netball, volleyball, pickleball, futsal -

**Ms RATTRAY** - Badminton.

**Mr BARBER** - Badminton is the other one there. As part of that, we've run workshops with them, talking them through how the line marking and those kinds of things would work in the centre as well, and making sure that the facility isn't a one-sport centre. That is not the intent. This is around multi-use and making sure this facility can be activated by as many user groups as we possibly can.

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As part of that process, as well, they've been engaged in workshops around the design, the implementation around additional function spaces. As I mentioned, we've gone from two multi-purpose rooms to three that can then adapt even larger and have that more flexible use as well. Everyone has been involved as part of those conversations, and you'll see in the submission, I know at the back in the appendix - the letters of support from those associations that are really keen to see this come to life.

**Ms BURNET** - In relation to the other key stakeholders - the school, Claremont College, and the council, what kind of discussions have you had with them?

**Mr BARBER** - For argument's sake, the Glenorchy City Council has been very proactive in assisting us, particularly around the site selection process. The council sits on the steering committee for the project - Emilio is on that - and we have worked absolutely well to make sure that we do get this facility out of the ground as quickly as we possibly can, and, as I said, the mayor, Sue Hickey, has provided her letter of support for this project as well, as part of that, on behalf of the council.

In addition to that, they are also the planning authority in the process to date, and as part of that process, too, everyone had the ability to make a representation on that. We did receive one representation, but as I mentioned again on site today, that particular adjoining landowner, as part of the process, has been very pleased with the accommodating of some screening plants that we've done on the top side of the facility to accommodate them. We didn't have to under the planning scheme, but we know they're neighbours and we want to make this a workable facility.

In relation to Claremont College, as you can imagine, they were part of that process very early on with the dialogue around the site selection process. And as part of that, we've been working hand-in-glove with them around making sure that we can get this facility up and running. We've worked with them, too, on the decommissioning of the gas pipeline, so the school no longer required that, and we've facilitated its removal and so forth as well with them.

**Ms BURNET** - And students? Any student bodies?

**Mr BARBER** - Student bodies? As part of our letterbox drop, we also work with the parents. I will let Louise talk about parents and friends, if you'd like.

**Ms BUTTERWORTH** - The Parents and Friends Association and the School Association, we did.

**Ms BURNET** - Is that students or is that parents?

**Ms BUTTERWORTH** - Representation from parents, I believe.

**Ms BURNET** - Right, okay. Are you expecting that there will be students who will be using the facility?

**Mr BARBER** - Absolutely, yes.

**Ms BURNET** - Okay. It might be good to speak to them.

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**CHAIR** - To note from the submission around parking spaces: parking and transport facilities include 68 car spaces, three of which are accessible car spaces, I believe. In our discussions this morning, because a component of this project is to provide access for wheelchair sports as well, can you talk to us about those three spots and whether there would be a capacity to provide more spots in relation to ensuring that people who are participating in wheelchair sports do have access if they're coming by car?

**Mr BARBER** - Thank you. As I probably mentioned on site today as well, we've really wanted to engage with the then Premier's Disability Advisory Council and ParaQuad Tasmania around the facility in general, and that includes the car parking.

One of the things that we've done and we've seen on some other projects, too, is around - whilst there isn't a requirement to increase disability parking, what we have allowed for is compliant with the scheme and the building code, but the one additional thing that we do, for operational uses of the facility and the car park itself, is that we tend to block out every second car park when there is an event such as wheelchair sports being taken into play as well.

We're trying to get the balance right by implementing sensory rooms, changing places, facilities, or access to the facility. Car parking is one component of that. Obviously, we do have a finite budget that we work within, and that is part of the discussion and the compromise to make sure that you can still cater for wheelchair sports from a parking provision through an operational mechanism over and above the scheme requirements as well.

**CHAIR** - Just in relation to the bike racks, which are also featured on this page of the submission: I recently had a discussion with Bicycle Network Tasmania, and they mentioned that at some of the park-and-ride facilities across the state, they're looking at introducing a locked-cage bike rack system where an app is utilised to ensure that only people who have a bike within those bike cages can access those bike cages. It's a really good investment. Could you talk to us about whether or not that is possible?

**Mr BARBER** - In short: yes, that is possible. I know from our discussions this morning on site, that was something I've taken away and made sure that we could come back to the Committee with a bit of an answer on that.

In terms of the park-and-ride facilities that the Department is rolling out at both Midway Point and directly adjacent to the site, there is bike provisioning as part of that. They are still working through the exact mechanism around how those facilities will work.

There's a couple of models being investigated, and you're right in terms of a swipe-type access or an app-type access gets you into a cage where your bikes are secure, however, part of that at the moment is also investigating whether or not there's that additional secure layer around whether or not a bike can park in, you use your app and it unlocks the bike as well.

I'm happy to take - and we've already had a discussion of this. We will try and implement so there is consistency across what is being proposed at the adjacent park-and-ride facility. The council, I think, even in a very brief conversation, is very keen to explore what that looks like so we do get that consistency across - however that works, there will be a secure-type bike storage plan for what we're doing, but we want to make sure it is consistent with the trials being undertaken at those park and rides that are under construction.

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**CHAIR** - Thank you, I really appreciate that. That's great.

**Mr BARBER** - That's alright.

**Mr CUTHBERTSON** - We've already got power connections at that location too, so that allows us flexibility to actually integrate that system.

**CHAIR** - It would be really helpful, because it's clever technology. I understand that the initial infrastructure to build the cage and and to install the technology would add to the cost of the project, but it should be able to provide bike users with that added safety measure. It also might make them more likely to actually ride to the facility, especially if you're at a park-and-ride facility as well; it would make them feel quite comfortable having their bike being there for the day or the night. That's great. I appreciate it.

**Ms BURNET** - What are you doing in relation to making it more accessible for active transport users?

**Mr BARBER** - In terms of that, as part of the park-and-ride upgrades that we saw on site today, there will be two additional pedestrian walkways established into the site. A new entryway is already under construction in terms of the access into the site as well. It does then link back up from the inner-city cycleway to the park-and-ride facility, which then links onto our site as well. As you heard on site today, we're also widening the pedestrian and bike paths into the site, and therefore the school as well, as part of that process. It will be much easier from an accessibility point of view, both on pedestrians, scooters, or bikes to connect.

**Ms BURNET** - That accessibility is quite a feature of the project, by the sounds of it, which is great and really important.

**Mr BARBER** - Absolutely.

**Ms BURNET** - If I might add, after we talked about the high-performance centre, the basketball centre in Kingborough - we had the discussion around the bike paths from the school. It's good to see that this has been considered more fully. In relation to accessibility of wheelchairs, can you describe where that path would go?

**Mr BARBER** - In terms of from outside the site into the building? Or within the building?

**Ms BURNET** - No, across the site.

**Mr BARBER** - On your plan diagram on page four - it's probably a little disjointed because you can see the blue proposed Claremont park-and-ride facility there - there are two. If you look at the main entranceway off Claremont Link Road, there are two pedestrian crossings on either side of that. All new footpaths are being created into the facility on the left-hand side, therefore, there will be a whole new footpath connecting back up. I think you can see it. Is it yellow on everyone's plan? Yellow coming back up, connecting through to the new car parking area, the new main entry. There are wider footpaths there, and then also you can continue on the right-hand side up to Claremont College as well, which will be a new pathway to the boundary point.

**Ms BURNET** - There won't be any accessible path beyond that?

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**Mr BARBER** - No. The reason for that is purely because of the embankment. If we go and upgrade that, we will have to comply with the DDA requirements as part of that. That would be a very expensive exercise. It is already in use as it currently stands as a bit of a - not necessarily a goat track, but we saw it on site today, a gravel track that goes up there. It's in use today, but to get it under the code to get it to our site, we've certainly allowed for new and improved infrastructure.

**Ms BURNET** - Thank you.

**Ms RATTRAY** - Just some background to this. Obviously, this facility was to be at Wilkinsons Point. Then, the acting Minister for Sport and Events announced the Government's decision not to progress. I'm interested in having some understanding of why that was and how we've arrived at what we have before us today.

**Mr BARBER** - Absolutely. I think that was raised, too, in the JackJumpers hearing that we had here. The decision was made obviously in relation to the JackJumpers relocating to Kingborough. As part of that, they were integrated in a bigger building that had this component associated with it as well. As part of that decision, and purely as well from a cost and deliverability point of view, there were alternative sites to be reviewed that could accommodate this particular building in a much more efficient and effective manner, I suppose. Some of the constraints at Wilkinsons Point included a full road upgrade, basically, and therefore cost to do that would outweigh the potential for this particular facility as well. You wouldn't get the 'bang for your buck' type scenario where we can here, and deliver a community infrastructure relatively inexpensively.

**Ms RATTRAY** - If this progresses through the Committee, what happens to the new gymnastics facility? That's definitely going to Brighton?

**Mr BARBER** - As I understand it, as part of the discussions at the moment, we've committed \$2 million towards this, towards facilitating that Brighton gymnastics development. I'm not 100 per cent certain where that's sitting at the moment, but happy to take that on notice. I know there has been some dialogue out there.

**Ms RATTRAY** - Would it be next to the new school?

**Mr BARBER** - I don't know off the top of my head. I'll take that on notice unless Louise knows.

**Ms RATTRAY** - It is quite a large plot.

**Mr BARBER** - I can't remember which exact site it is, but they went through a site selection process as well as part of that.

**Ms RATTRAY** - I was just interested, and it is handy to have on the record, Chair.

**CHAIR** - Subsequent to Ms Rattray's line of questioning, for the new southern Tasmanian sporting facilities, that was a commitment of \$49.7 million as an allocation. For this complex that we're hearing today, it's a \$28 million price or cost and the new high-performance training and administration centre for the Tasmanian JackJumpers in Kingston, it's my

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understanding that that project has increased in cost by another \$2.5 million, so it's at \$17.5 million now? To me there is only going to be \$4.2 million left out of that \$49.7 million allocation for the new gymnastics facility in Brighton. Am I correct with calculations?

**Mr BARBER** - Similar numbers. The Brighton component was only around joint funding with the Federal Government, as I understand it, so the Tasmanian Government has put forward the \$2 million subject to the Federal Government putting in the balance of those funds as well.

**CHAIR** - So my guesstimate is that there's only about \$4.2 million left out of that fund for Brighton gymnastics.

**Mr BARBER** - Correct but there has been quarantined \$2 million at this stage for that, yes.

**CHAIR** - Alright, thank you. Does anyone else have any more questions on that?

**Ms BURNET** - I have a question about page four and it will probably come up later, but in relation to the likelihood of having 600 patrons for spectators and - I think Ms Rattray you brought it up earlier in relation to enough parking - when there's that transfer of not only patrons who are watching and then others who are spectators, so that churn with parking and accessibility. Do you see any particular issues relating to that?

**Mr BARBER** - Well, there's always going to be issues with parking anyway.

**Ms RATTRAY** - You can't park outside the door. Turn around and go home.

**Mr BARBER** - We're all like that. We are Tasmanian, totally understand that. But as you're aware, the Government is investing in that Claremont park-and-ride facility. I know that this won't go 100 per cent of the way to answering the question, but when those types of larger activities are going to be occurring, the one-off 600 spectators at any one time, are predominantly going to be on the weekends when the park-and-ride facility would be at less capacity, so there's 239 spaces there. The school is shut; we have the ability to tap into that top car park as well as part of that. We do have the bus. If it is an event where people are travelling intrastate down to the facility, they'll be coming on bigger bus-type scenarios as well. We've accommodated for all that as well. We are always going to have challenges when it gets to parking. As I said, the planning scheme requires 50 car parking spaces. We've allowed for 68 as part of that, and as I mentioned, the park-and-ride facility hosting 239 spaces in addition to that.

**Ms RATTRAY** - They are going to have to get creative, aren't they?

**CHAIR** - While we're on the topic of the car park, even though I am jumping somewhat, but we will come back to where we're at, if you could talk us through the lighting of the car park, especially in relation to safety and also the access between the new sports building and the park-and-ride car parking across the the road from that. Could you speak, for the record, about what that would look like insofar as safety lighting and how people leaving the sports complex would be able to then access the car parking across the road?

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**Mr BARBER** - At the park-and-ride? I'll hand over to Tim in terms of the 'dark sky philosophy' - I think it's called isn't it, Tim, am I right on that - and talk about that and then I'm happy to update the Committee in terms of some work we've done in the last two hours to accommodate some other things.

**Mr CUTHBERTSON** - In terms of the car park itself and the building, you sort of start with the building with security lighting on the wall, which will enhance those pathways directly adjacent the building. For car parking, the Australian standard requires us to design lighting for car parking for that very purpose, for pedestrian safety.

Because we have all our pathways and landscaping in the general vicinity of the car park, the car park lighting that's arranged around the entire car park actually picks up those pathways and gives us those levels that we need. After hours, particularly in that heavy use, that whole area will be focused and downlit without any uplighting on the building or in the car park, so we're not actually getting any lighting pollution.

**CHAIR** - Okay. And the access from leaving the complex and walking over to the park-and-ride car park area?

**Mr BARBER** - Where the footpath is intended to go, as part of that, we will be laying conduit to go and light up a new directional signage at the entrance there for the new facility. In discussions with the consultant team in the last two hours, we're able to accommodate some further bollard lighting just to light that whole area up, so that will be incorporated.

**Ms BURNET** - From a safety perspective, and I know it's a college, but there would be a lot of young people walking around, and it's a fairly isolated spot along that Claremont Link Road, isn't it? Anything that improves pedestrian safety and bike user safety would be so much better, particularly for younger people.

**Mr BARBER** - I know in the report here, too, I think the last bus - correct me if I'm wrong - is 10.20 p.m. Making sure that there is that ability to go from one to the other is paramount for safety, so we've put that in.

**Ms RATTRAY** - Just saved quite a lot of money putting that cable through in the one line.

**Mr BARBER** - Yes.

**Ms RATTRAY** - We're onto it.

**CHAIR** - We are. Also, if you could, for the record, explain the pedestrian crossing across Claremont Link Road?

**Ms RATTRAY** - There are two, aren't there?

**CHAIR** - Yes. You have two pedestrian crossings across that road. If you could speak that through, just whilst we're on that topic?

**Mr BARBER** - That's fine. If you just quickly flick to figure five on page 11, that might be the best opportunity to see that.

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That is part of the park-and-ride works that are currently in play at the moment and currently under construction as you saw on site today. There are two designated pedestrian linkways on either side of the new access, as you can see there. That will then connect over to the new footpathing and bring it back centrally around to the facility as well.

**CHAIR** - For the record, what is the speed limit of Claremont Link Road? I believe it is 50 kilometres?

**Mr REALE** - I believe it's 50. If it's not 50, it soon will be, because we're doing a review of all the other speed limits that are still at 60, recommending that they drop to 50.

**Ms BURNET** - Is there much hooning along that road currently, and is there likely to be traffic calming apart from the island in the middle of the road for pedestrians?

**Mr REALE** - Chair, we don't have any traffic calming planned for that road. The hooning, I guess, on occasions, yes, like a lot of other areas. But I think with the new line marking, the directional arrows and the lanes that go into each intersection into the park-and-ride facility will naturally calm and slow people down because of how busy that area will be. There will also be signage, like chevron signs at the pedestrian crossings, the pedestrian refuges, also. They are reflective of a night, so people would see those.

**CHAIR** - Any more questions on that?

I thought it might be a good thing to have on the record if you could speak to the current demand for sporting facilities in the northern suburbs area, in particular the surge in basketball players or participants. You have some statistics around netball and the surge in netball as well as -

**Ms RATTRAY** - That table might be useful to put in our report, Chair, because it gives a pretty clear overview of the numbers.

**CHAIR** - Just in order to clarify the need for the actual complex itself and the lack of facilities that are currently available, thanks.

**Mr BARBER** - As we know, the current facilities across southern Tasmania are getting well beyond their use-by date. I think if we looked at the Moonah Sports Centre, that was built in the 1960s, and that was built in the time when there probably were adequate facilities around.

What we're seeing, a very big trend at the moment, is every sport is growing. A large portion of that in terms of basketball has been because of the JackJumpers, and the kids wanting to get involved in basketball. I know personally my daughter now plays, last week in under-sixes. I happened to be the coach, and I won't say it's a nightmare, but it's a different take on things.

But as part of that, you know, we're seeing netball. Netball is now the biggest sport played by young girls in the state. The demand is growing. They're in constrained sites at the moment. What this actually enables us to do is provide a relief to those sports to be able to come in and get greater access to much-needed courts. I think the numbers in terms of where those sports are heading at the moment speak for themselves. I don't have the exact numbers in terms of

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Claremont, for argument's sake, but what we can look at there are the southern numbers and how they're growing.

One thing we'll hear today, as well, I know there's a bit on pickleball. That is growing as well. We've seen that in the evidence provided. Futsal doesn't really have a home to play at either, and the numbers are climbing. Wheelchair sports have a real need now for greater court usage as well, hence why I said, as part of the opening remarks, this facility has been designed to cater for everyone, not just one individual or one individual sport as we move forward. The takeaway out of that is every program is growing, which is great to see, to be honest.

**Mr REALE** - I could add: Glenorchy City Council undertook its own review of sporting facilities, too, mainly for Glenorchy, but we looked at the southern region. In that strategy, called 'Our Framework for Play', available on our website, it identified that there were 12 playing courts short in the southern region, because of the surge in basketball mainly.

**Ms RATTRAY** - That's been shared with the members of the Legislative Council on a number of occasions. You've got a good member.

**CHAIR** - We might make a note. We may include some of the statistics that you have provided in the submission in our final report for clarification.

**Ms RATTRAY** - It doesn't mention badminton on that list, though, which is interesting.

**CHAIR** - No, what about badminton?

**Ms RATTRAY** - You talked about them being included in this new home, should it proceed, but they may play somewhere else.

**Mr BARBER** - Yes. We can take - they do have a - I'm going to say South Hobart Badminton Club is one of the biggest ones. I'm happy to get some data on that.

**Ms RATTRAY** - I was interested they weren't on that list.

**CHAIR** - There is a submission from them, I believe, which was supplementary, but it would be helpful to have it within this remit. I think, just of my recollection - was it badminton or volleyball?

**Mr BARBER** - Volleyball we had.

**CHAIR** - They were talking how they can't play full volleyball on most of the courts because they're not appropriately sized, and they're quite condensed as a repercussion of that.

**Ms BURNET** - I note that the Southern Tasmanian Netball Association has put in a letter of support, but I might add that their facility, which would be a nice \$35 million - I think it was the \$35 million upgrade, which is what they were asking for some time ago. They've been crying out for new courts in that facility for so long. It's nice to see these new courts going in, but it would also be nice if the Government would fund that master plan and upgrade, and not only for netball, but for - I think there's about seven or eight sports being played there.

**CHAIR** - For clarification, is that the Creek Road facility?

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**Ms BURNET** - Yes, the Creek Road facility, corner of Creek Road and Main Road.

**Ms RATTRAY** - They have their headquarters at Ninja Stadium. They don't actually play anything there? Because the netball, it says Ninja Stadium -

**Mr BARBER** - Yes, they have an office. It's administration.

**Ms RATTRAY** - That's just their admin.

**Ms BURNET** - That's Netball Tasmania, as opposed to the Southern Tasmania Netball Association.

**CHAIR** - Any more questions on those? Should we move to page nine? Any questions on page nine or page 10?

**Ms BURNET** - I have a question in relation to the Faulkners Rivulet. Tim, I think you talked a bit about the flood mapping, or Alex, you might have this morning. Can you describe the impact of the rivulet, or likely impacts, with flooding? It does look like a floodplain through there.

**Mr CUTHBERTSON** - Yes. The Local Council Planning Scheme does have a flood hazard overlay in that zone, so we engaged a flood engineer to do a full flood report and flood hazard management plan for the facility. That helped us define the actual floor level that we'd need to set the building at to make sure it was safe or adequately protected for a one-in-100-year flood event, or one per cent event.

A few measures we've taken there are to obviously raise the pad that we're building it on. The main risk is coming from the southwestern corner of the site. With the site positioning of the building, we've made sure it's on the northeastern side and mostly clear from - I think there's a small section in the southwest corner that sits in that hazard overlay. On that southwestern corner, we've actually provided a retaining wall that will protect against any floodwaters.

The other thing to consider is also the runoff from the large bank to the north. We actually have a retaining wall on the northern side with a swale drain at the top of that, so any runoff that comes down then gets fed around back into the existing swale and into the stormwater system.

**Ms BURNET** - Given this has gone through the council and received unanimous support, is there any liability, should this flood in a flood zone? Whose culpability is it, if there is flooding through there? Not the council's?

**Mr CUTHBERTSON** - It's a hard one, because you don't know what's going to happen. I mean, obviously we've taken all the steps we can in getting all the information that we can garner to make sure that we eliminate the risk as much as we can, from a design perspective.

**Ms BURNET** - And you're now custodians of a nice part of the rivulet along there. What sorts of things are you going to do to maintain that rivulet? Any sort of upgrades, reduction in weeds, or anything like that on that site, because it goes right through the site?

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**Mr BARBER** - The only - correct me if I'm wrong, Tim - we have some planting potentially in that area, haven't we, in that space?

**Mr CUTHBERTSON** - Our works are generally clear of the rivulet. We generally want to stay away from it as much as possible.

**Mr BARBER** - The other thing to note, too, with the building design, Tim I don't think mentioned, but part of the design we've made sure the storage is up in that area, not the courts. That's important to note. Obviously, we're doing timber-sprung flooring in there, so water damage is critical to those kinds of assets. What we've done is we've made the concrete pad storage area up in that area, to minimise any -

**Ms BURNET** - I note in the report that we have that if there were any extensions, it would be to that western side. Am I correct? Was that proposed?

**Mr CUTHBERTSON** - That's where the land is, if we were to extend. I think you'd have to think carefully about what sort of infrastructure you would actually extend into that zone, because you would be getting into the flood-prone area.

**Ms BURNET** - Okay. So, that would be well into the future when we don't have any flood worries, I suppose. Not to be flippant, but the one-in-100-year flood seems to be coming around awfully - in a relatively shorter time than 100 years these days, so do you feel like you've undertaken as many mitigating steps to reduce the impacts?

**Mr CUTHBERTSON** - What I should clarify is that the flood hazard management plan actually sets a minimum floor level that we should be setting to be safe from that. We've actually made sure it's about 500 millimetres higher than that.

**Ms BURNET** - Good. That is going to be important.

**Mr CUTHBERTSON** - You want to take some contingency because -

**Ms BURNET** - Absolutely.

**Ms RATTRAY** - Does that mean it will be higher - built up on one side, and then at ground level as you enter - because it's a very nice, smooth entry, the plans show, those nice mock-ups that you had this morning. Does that mean that it will be very high in that area where potentially it could flood and then lower on the other side, where you enter the building?

**Mr CUTHBERTSON** - It's not particularly large, because we've sited it on the north-east side - the build-up or fill we have to provide is not particularly large. You will get a little bank on the edge around the retaining wall where we actually fall that away, but that would be no more than a fall that can be mowed. It's not a large amount of build-up we have to have on that side. It won't be noticeable, but it won't be like the building - just noticeably sticks up out of the ground.

**Ms RATTRAY** - But it will be flat on the side where you enter?

**Mr CUTHBERTSON** - Yes. We're not adjusting any levels around the entry.

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**Ms BURNET** - It looked like a fairly flat piece of land, but you were saying that it slopes down towards the west?

**Mr CUTHBERTSON** - It slopes down towards the south-west, so we're already starting from the high platform of the site.

**Ms RATTRAY** - I thought I had a flat block once, too, until they started digging it out and they said, 'No, it's not actually flat.'

**Mr CUTHBERTSON** - Always get a survey done. They can be very deceptive when you're walking around.

**Mr BARBER** - You need a better consulting team, by the sound of it.

**Mr HARRISS** - Our plans here, do they have that retaining wall marked on them or not? Do you know?

**Mr CUTHBERTSON** - I think that's an old DA set you have there. Originally, we were trying to avoid actually having a retaining wall there. We were just going to do it with a natural bank but we've incorporated an actual block retaining wall there now as part of a minor DA amendment, just to add that extra level of security.

**Mr HARRISS** - The finished floor level - which is, if I read it correctly, 18 on this plan - has that changed as well, or not?

**Mr CUTHBERTSON** - No, that won't change. It's literally just a retaining wall, which was in the project, and then we looked at getting it out, and then it's come back in. It's gone full circle.

**Mr HARRISS** - The flood line that's on this first plan, that is the -

**Mr CUTHBERTSON** - That would be the boundary of that flood hazard management zone. When you're building in there, there's obviously a level of reporting you need to do to satisfy council, but, you know, 'This will be a flood prone', or 'This piece of infrastructure will be resistant to the risk of flood.'

**Ms RATTRAY** - The flood line is actually at the back of the court part on this one, if I'm reading it right, there's the flood line -

**Mr HARRISS** - No.

**Ms RATTRAY** - What's that line?

**Mr HARRISS** - That's not the flood line. That's the flood one there.

**Mr CUTHBERTSON** - It should be a blue line.

**Ms RATTRAY** - So it does go through the storage area, as Alex has indicated. That's the existing tree line that's over the back in blue.

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**Mr CUTHBERTSON** - The green line. We had to manage the positioning. In an ideal world, we'd like to keep the whole building outside of the flood zone, but given the size and the footprint we require, we also run into trouble of actually building into the bank, which gets expensive, and then you have added run-off risks from that bank.

**CHAIR** - What are some of the culverts or drainage or civil works that you will be introducing to the project to mitigate that flood risk?

**Mr CUTHBERTSON** - As I said, we have a new swale drain at the top of the retaining wall to capture all the run-off from that bank. That feeds all the stormwater around the site back into the existing swale that is adjacent to the existing entry road, and that all falls back into the main stormwater pit. There's a stormwater main that runs right along the eastern side of that. All our new stormwater connections will feed back into the existing set-up.

**CHAIR** - Those stormwater drains - would they be larger than the normal stormwater drainage systems, just to eliminate that risk in case of that 100-year flood or the one-every-10-year floods we're getting sometimes?

**Mr CUTHBERTSON** - We have engineering consultants on board who have taken all the information around that into their calculations and have sized the new stormwater connections to our building appropriately. I think there's some minor modifications to the falls on the existing swale they've looked at to assist with that as well.

**CHAIR** - Could access to the complex be an issue as well? If there is a flood of sorts, even if it is a minor flood, could that be a problem as well?

**Mr CUTHBERTSON** - Access to the facility would be an issue in the event of a flood. That was something that came up in the flood hazard management plan. I think you'd need to have an early warning. I think what they're looking at, in the terms of escape, the advantage you've got is that pathway back up to the school, out of the way, up the hill. The advice is that that would be the egress point. You wouldn't be asking people to exit onto Claremont Link Road. If we didn't have that road, yes, we would have a bit of an issue and we would have had to address how you actually exit the building in the event of a flash flood.

**CHAIR** - Does that rivulet have indicators or any way to signal if it is rising quickly? Is there that kind of technology in place?

**Mr CUTHBERTSON** - Not that I've witnessed on site. I'm sure the Bureau of Meteorology (BoM) or someone like that has that capability to provide some early warning.

**CHAIR** - Yes, it might be good, if you could find out some more information for the Committee on that. I'm thinking if you do have a flash flood event and you have a stadium full of people - sorry, a sports complex full of people - it could pose an issue.

**Mr REALE** - I can confirm there's no early warning system on that rivulet - that's Faulkners Rivulet. However, we do have a catchment further up the rivulet where we do get some notifications from the BoM because we've experienced some flooding further upstream, so we could actually keep an eye on that. We would do notifications if there's flooding in certain rivulets, we would let the community know.

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**CHAIR** - Are the materials that are used on the project, are they materials that would be quite resistant to flood activity?

**Mr CUTHBERTSON** - That's one of the reasons we've kept that retaining wall in there, which will be a concrete block system, but also why we've got the brick veneer at low level, that's one of the reasons - to resist against any floodwaters, if it ever did get that high.

**CHAIR** - Is there appropriate ventilation also as part of the design around mould, around combating dampness that could be from flood activity?

**Mr CUTHBERTSON** - I think once you get into that level of inundation, it's difficult to build systems in to combat that, but from a design perspective, from the usual standards, we have all that covered.

**Ms RATTRAY** - You have to have breaks in the bricks now, don't you?

**Mr CUTHBERTSON** - Yes.

**CHAIR** - Moving to page 12. I had a quick question in relation to the water and sewerage and stormwater drainage. We've already covered stormwater, I think, so water and sewerage. Can you talk us through the civil work and the installation of additional water and sewerage, because there are a lot of toilets and bathrooms and change rooms? Can you tell us how many toilets there are within the facility?

**Mr BARBER** - I think there's 27 toilets in the facility, both accessible and general toilets, but Tim, if you want to talk on the TasWater side of things, I can jump in.

**Mr CUTHBERTSON** - I've spoken about stormwater, which is a council entity, but from a sewer perspective, one of the issues we've had to address on the site is the nearest sewer line is actually up towards - I believe it's Pascoe Avenue, which is actually raised. We've actually had to put a pump station in to pump all the sewage up to that main line. That was, unfortunately, the nearest point we could connect to, so we had to work closely with TasWater to work through the design for that pump station for quantities, et cetera.

From a water perspective, because it's a new subdivision we actually have to form a new water connection. The nearest water connection is on the opposite side of Claremont Link Road, but there's a water connection that comes across the road. We actually have to run a new water and separate fire main for our fire hydrants for firefighting for the building. That has to run all the way along the south-western perimeter of the site to connect to the nearest point where the water crosses.

**Ms RATTRAY** - Is there any contribution that's required by TasWater, or does it all come under this project?

**Mr BARBER** - It all comes under our project.

**Mr CUTHBERTSON** - TasWater usually pass the costs on.

**CHAIR** - Would Claremont College be able to access that new water and sewerage system as well? I'm just thinking that they're both government agencies, and whether or not that would be a bonus to Claremont College.

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**Mr CUTHBERTSON** - From a sewer perspective, obviously, when we're connecting into a main, we have to assess the existing usage. What we're trying to do with our design is make sure that we're not impeding any existing services or causing any issues for any existing infrastructure on the general site, so it doesn't really -

**CHAIR** - Or improving them?

**Mr CUTHBERTSON** - Or improving - it won't really have too much of an effect on them. It's just making sure that we maintain a system that's functional.

**Ms RATTRAY** - And lead-in time for works - the capacity for TasWater to undertake their part of the works, are they booked in?

**Mr CUTHBERTSON** - That's something we work on with the construction contractor, once they're on board, to make sure that's appropriately programmed in, so that that's actually all in place before building occupancy. But we have conversations amongst the engineers and TasWater right throughout, keeping them up to date with our expected timeframes so we don't get any nasty surprises.

**Ms RATTRAY** - Have you had those same conversations with TasNetworks around the power supply?

**Mr CUTHBERTSON** - Yes, we had what's called an early engagement meeting with our electrical engineers to actually design the new substation that's required on site.

**Ms RATTRAY** - You have to do a substation as well, a sewerage pump station, a new main, and a substation; are you sure this was the right site?

**CHAIR** - And the removal of the gas.

**Mr BARBER** - Any new site requires infrastructure. That's just part and parcel with building anything new. If we were refurbishing the Moonah Sports Centre, we'd have to upgrade capacity in that as well, I would have thought.

**Ms RATTRAY** - Wilkinsons Point?

**Mr BARBER** - Wilkinsons Point, absolutely, even bigger substations.

**Mr CUTHBERTSON** - This is a lot simpler than Wilkinsons Point.

**Mr HARRISS** - Were any of these not aware of when the site was selected? We knew about -

**Mr BARBER** - No. None of them weren't not aware. The only thing - so as part of that early due diligence that we did across 17 sites, there were 26 criteria that we went through. As part of that we whittled that down to two, undertook geotech to confirm out of those two which one was the preferred site from that, and this one landed in that vicinity. Those types of costs are across every project, as I said. You're going to encounter those. We always have to deal

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with TasNetworks; we always have to deal with TasWater. It's just part and parcel of building anything new.

**Ms RATTRAY** - But it's what those dealings are like can often be integral to the actual timelines of a build.

**Mr BARBER** - Yes. As Tim alludes to, as soon as the contractor is on board, that gets programmed into the works program. For argument's sake, if I was to look at the JackJumpers development which is under construction right now, that TasWater infrastructure upgrade will take part in January to try and tie in when school holidays are on, because there's a connection point through there. That all gets programmed in the life cycle of the project and the build. It's just how we manage that with them. They've been quite proactive in that particular instance.

**Ms BURNET** - Given you've got the same architect on board, are there many learnings from that project that can be applied to this?

**Mr BARBER** - I think one of the biggest learnings and one of the biggest benefits for this is that a lot of that pre-work was done in terms of the layout of those facilities. It was just adjusting those to now suit the site, so to speak. You're always going to, as I said, have those additional costs and so forth, but I think we've got a very good product at the end of the day in terms of what we're proposing in front of you today.

**CHAIR** - On that page, it mentions that there will be a kiosk inside the facility. Will that kiosk be privately outsourced?

**Mr BARBER** - That will form part of the - when we go out to tender in terms of who that end-operator is, they will come, as part of the criteria, how they're going to operate that facility, how they're going to operate the kiosk. All that is part of that process as well.

**CHAIR** - So there won't be a commercial kitchen as part of that?

**Mr BARBER** - No. To the point around driving costs and so forth, then you need grease traps and things such as that. That changes the whole dimension and the requirements for the building code as well. So as part of that, we've made that pretty consistent upfront with all the stakeholders that it is a kiosk-type arrangement only.

**CHAIR** - Any other questions on page 12?

**Ms BURNET** - I'm not sure if it's on page 12, kind of taps into service areas, but in relation to waste and waste management and reduction of waste, where are you putting those facilities?

**Mr CUTHBERTSON** - For waste collection, we actually have a loading bay over on the western side of the site and a specific area for bin storage adjacent. We always have to factor in how the rubbish entity will come and collect the waste and how they access the site.

**Ms BURNET** - Hopefully it won't end up in Faulkners Rivulet.

**Ms RATTRAY** - You won't have to worry about cans. Tasmania's doing fabulous on collecting our recycling. Fabulous.

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**CHAIR** - We move on to page 13. Any questions on page 13?

Any questions on page 14? I have a question around the development application, just for the record. The development application was lodged in March 2025, and a planning permit was granted by Glenorchy City Council on 14 July 2025. It states here that building and plumbing permits are currently before the Glenorchy City Council; what's the expected completion dates around those?

**Mr BARBER** - That's probably a month away, I would anticipate. I think that is the latest advice we had on those. There was a couple of minor RFIs to answer as part of that, nothing unusual. It's part of the tender process too. We like to have them squared away before we put a builder on as well. Otherwise, you go through a tendering process with builders and then they sit around waiting for those permits before they can actually start, so we're trying to get ahead of the game before they're on board and it's all ready to go.

**CHAIR** - Any more questions on page 14?

**Mr BARBER** - The only additional thing that's not on there - we have put out to market a future opportunities notice on 18 October, alerting the market of the pending project, subject to this Committee's approval.

**Ms BURNET** - You're putting in solar panels?

**Mr CUTHBERTSON** - Yes. There's allowance within the structure and we're providing a series of photovoltaics on the northern face of the roof, and there's scope to increase that capacity as well.

**Ms BURNET** - Yes, and any rainwater harvesting?

**Mr CUTHBERTSON** - Rainwater is something we looked at, at the beginning of the project. We had some engineering advice on that: in the summer months, particularly because we have such a large scope of amenities in this facility, the cost of installing the infrastructure is not feasible when stacked up against how long your supply from rainwater tanks would be to service those in the summer months. Similarly for the garden beds. We looked at irrigation as well, but it's the same sort of strategy there. You'll run out of water a little bit too quickly in the summer months to make it financially viable.

**CHAIR** - On the landscaping and plant facilities, 'water-sensitive urban design principles including revegetated swales and low-maintenance landscaping'; can you talk us through what that looks like?

**Mr CUTHBERTSON** - That's in relation to that new swale we're forming behind the retaining wall, which we can integrate some landscaping into. Basically, that's designed to feed everything back into the stormwater main and we're also putting a gross-pollutant trap in to remove any larger runoff or nasties, and that also helps to prevent flooding by reducing pipe blocking.

**Ms BURNET** - You have two electric vehicle charging spaces and provision for eight in the future?

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**Mr CUTHBERTSON** - Yes, and those two that are set up at the moment are actually arranged so they can be compliant and set up for DDA parking. So, if we do provide the full 10 in the future, you've got those DDA car parks already available specifically for EV vehicles.

**Ms BURNET** - I have a question in relation to this first paragraph on page 17, which is about being welcoming for all. We talked about involvement with sporting communities, but not necessarily college students or younger people per se - just their representatives. I'm wondering about any sort of cultural inclusivity as well, knowing full well that Glenorchy is a really multicultural and very diverse setting. How do you get multicultural communities involved?

**Mr BARBER** - Part of the arts scheme, I think, from memory - Lou, if you want to talk to that - part of the design process that we're looking for, for that, we've been working with Moonah Arts Centre in relation to how you bring in those types of initiatives into the design and look and feel of the facility as well - people with different backgrounds and so forth. We're not tailoring, as I said, to one group or cohort of people. This is trying to be a centre for all. As part of that process that we're going through there, we'll look at how you integrate that through art as well as part of that process.

**Ms BURNET** - The function's important to be welcoming for everybody, as well.

**Mr BARBER** - That's right, yes.

**CHAIR** - We might move on to the traffic impact assessment area. We've already discussed the pedestrian crossings, but can you, for the record, provide some detail as to what that traffic management will look like as people enter and exit the site? I believe there is a drop-off and pick-up zone, and capacity for buses to be able to drop-off. Will there be a space for buses to park?

**Mr CUTHBERTSON** - There's no specific bus parking on the site. It's purely designed for a drop-off scenario. We obviously have an entry point and an exit point to allow them to do a full 180 or journey throughout the entire car park on the entry to the site. That bus drop-off is positioned right at the entry of the site, so when we're unloading, there's not a risk of people milling around in the main driveway or having large groups of people having to transverse across the car park.

**CHAIR** - How many buses does that drop-off and pick-up area hold? I'm thinking if you had two schools or two buses that came in around the same time, if both didn't fit at the same time you might hold up traffic that's also trying to enter the site. How many buses would it hold at one time during that drop-off?

**Mr CUTHBERTSON** - I think probably only one to two maximum, safely. I think the advantage we have is, obviously, coming off the main road, so we could actually position that second bus in the main driveway off the main thoroughfare, so it wouldn't hold up traffic on the main thoroughfare.

**Mr BARBER** - Yes, and I think they're eight-metre-wide driveways, and they're singular as well, so they won't have passing traffic coming in and out, so they're eight metres wide as well.

**CHAIR** - Sight distance in both directions: people will have good visibility?

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**Mr CUTHBERTSON** - Yes. We worked with the traffic engineer to make sure that we don't have any blind entry and exit points. Particularly with the landscaping, too, we want to keep that nice and low, so that there's full visibility across the site for vehicle use but also surveillance across the car park as well.

**CHAIR** - The car park or footpath area, and the pathway that leads to the park-and-ride area across the road from the complex, is that accessible for wheelchair users, especially seeing that there are wheelchair sports that will be playing within this complex?

**Mr CUTHBERTSON** - Yes, that is wide enough for wheelchair users. Primarily with wheelchair users visiting the site, you want to provide their parking where their travel distance is as small as possible. There is that flexibility there if they wish to transverse between the park and ride and the site.

**CHAIR** - There won't be drop-off kerbs and so forth? The whole path from the complex to the park-and-ride area, all of that will be wheelchair accessible?

**Mr CUTHBERTSON** - Yes, the site's fairly flat, so we don't need to worry about installing any rails or kerbs or anything like that. As long as we have that, I think it's 600 either side that's flat, even if it's grass, then that's sufficient.

**CHAIR** - That'll be the same for mobility scooters and prams?

**Mr CUTHBERTSON** - Yes, that's all compliant in that whole area. The only area where - as we said before - we will struggle is obviously the connection up to the school.

**CHAIR** - Yes.

**Mr CUTHBERTSON** - You'd have to introduce stairs there to get compliant falls.

**CHAIR** - Okay. Any more questions on the traffic impact assessment?

Page 17?

Page 18, value for money.

I note that the remit - which is not within this remit - for the JackJumpers High Performance Centre also had a value for money component and some of the key dot points are very similar to the JackJumpers' submission that was put to this Committee. Just a note of caution, because that project has increased in value by \$2.5 million, I believe, from when it was put to the Committee, what assurances can you provide this Committee that there is enough contingency within this budget, and this project that's been put in front of us today will stay on the budgeted amount that's put here?

**Mr BARBER** - So, I suppose, by and large, obviously, as we're aware, there's a \$28 million allocation towards this. What we're demonstrating today is it'll sit somewhere around \$25.5 million and that is very much inclusive of a substantial enough design, client construction and escalation contingency alone, of almost \$4.7 million. This is the most up-to-date cost estimate based on the pre-tender estimate, ready to go to market. The design

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pack is 100 per cent completed, albeit a couple of little minor changes that we said we'd do today. That is a fully documented job now and has been independently assessed from our QS advisers on this one.

The work that we have done with industry, particularly the building construction industry, which this highlights, is that early market engagement, knowing when these pre-qualified builders are going to be gearing up for future work, is very much important as well. Part of the role we play in that is actually getting that intel, knowing that we're going to get a competitive field that is the best way to drive price on that.

To the point around the JackJumpers, that construction cost and the contract as part of that was actually lower than anticipated as part of that documentation as well. The end contract was actually lower for the builder, as part of that.

**CHAIR** - Have there been lessons learned from the increasing cost with the JackJumpers site, which is not complete yet, I believe.

**Mr BARBER** - Under construction.

**CHAIR** - Yes, under construction at the moment and it looks great by the way. But, have there been lessons learned from that project that can be translated to this project, in relation to keeping those costs low -

**Mr BARBER** - Absolutely. There were seven tenderers that put in for the JackJumpers. That is a big number when we're talking about these types of projects. Part of the feedback we do to debrief those firms is to really try to get them to focus on areas of weakness in the submission because we absolutely want to make sure we have a competitive market. That is the only way we're able to drive costs unless we remove a court, of course, that's a different way of reducing costs. That's not the intent here. What we've done too, as part of this process, is select the materials that are efficient and compliant for making sure this centre isn't a centre that's bare bones, but isn't over-the-top designed or anything like that - really being firm on how those product selections -

**CHAIR** - Not gold plated.

**Mr BARBER** - Not gold plated at all.

**Ms RATTRAY** - Rolls-Royce, I think one of the former members used to say.

**Mr BARBER** - Colorbond and brick veneer, that's not Rolls-Royce.

**CHAIR** - As long as it lasts and it's robust.

**Ms RATTRAY** - Is there any part of the proposal that's specialised? Do you need specialised skills to be able to deliver it?

**Mr BARBER** - Not necessarily specialised skills, other than maybe the flooring - it is a unique product.

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**Mr CUTHBERTSON** - For the court flooring we need to engage a supplier to come and install it.

**Ms RATTRAY** - Which is what would happen down at Kingston with the JackJumpers anyway.

**Mr BARBER** - That is part of the process; we have learnt that.

**Mr CUTHBERTSON** - It is really important you get that right. It's best to engage with the experts.

**Ms RATTRAY** - You don't want a flat spot, do you, when you're bouncing the ball.

**CHAIR** - Any more questions on page 18?

**Ms RATTRAY** - In regard to the Australian Government funding of \$100,000 for Changing Places facilities, what is that?

**Mr BARBER** - Through the Department of Premier and Cabinet and the Federal Government, there is an incentive around disability access and one of those is around putting in an inclusion for Changing Places facilities. Basically, they give you a percentage of the actual cost for implementing that facility and we were successful in that approach. Off the top of my head, it does vary as a percentage depending how many Changing Places there are in that municipality. For argument's sake, I know with the hub up north, we received the full allocation of funding available from the Federal Government. As part of some other works up there at UTAS Stadium we got 40 per cent. It might have been 50 per cent, then it gets reduced to 40 per cent.

As I said, the work we're doing with ParaQuad and the then Premier's Disability Advisory Council is that it is just something they want to see and really appreciate, and to be able to tap into extra funding from the Federal Government, we're silly not to do it. I think if we looked at that direct cost around implementing a Changing Places facility that's not notionally around \$250,000 to implement. The feds are chipping in the \$100,000, for the extra money, as I said, for one. It is a unique facility in itself. It has hoists and it would be able to cater for two carers to be in there. I think you've only got one other in the municipality at MyState Bank Arena.

**Mr REALE** - I'm not sure about MyState Bank Arena, but we applied for one for the Glenorchy pool. I think that's where the other one is going in the municipality.

**Ms RATTRAY** - I don't recall one for the MyState Bank Arena because I was forensic on that.

**Mr CUTHBERTSON** - I don't think it does because when we were doing Wilkinsons Point, we were looking at integrating one there.

**Mr BARBER** - It may not be, just for the record. I think there is a facility, but it may not be classed as a certified Changing Places facility. I think it has to be accessible 24/7 for dual access and that kind of stuff. That will have an external doorway ability to get connected as part of that.

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**CHAIR** - On page 19, it talks about anti-bullying and gender-specific facilities. It also talks about an accessible toilet and shower, each in an anti-bullying configuration. Can you talk me through what an anti-bullying configuration would look like?

**Mr BARBER** - Absolutely. One of the things we did on a different project up in the northern suburbs of Launceston was that we trialled the introduction of what is classed as anti-bullying. It's about being able to have visibility from a set location. There are no closed-off change-room facilities. There are individualised cubicles that are much more open so you can see your child going into a cubicle; you know they're safe if you're out on the court watching and checking in from time to time. We still have the standard club-type change-room facilities, but we're also putting in there that ability to be able to make sure your five-year-old kid is safe in that change room without someone doing something behind locked doors. That's part of the recommendation around keeping children safe and things like that in terms of public buildings as well, and having that visibility on them. I would be happy to take you on a tour up north next time to see one in action if you'd like.

**CHAIR** - That would be great, actually. Thank you.

**Ms RATTRAY** - We might even get an invite to the opening.

**Mr BARBER** - Yes, you will.

**CHAIR** - I think we're meant to get it.

**Ms RATTRAY** - I'm still talking about the Brighton School that I never got an invite for, you see.

**CHAIR** - I received one to that.

**Ms RATTRAY** - I didn't.

**CHAIR** - Oh, dear. That looks like an administrative glitch.

**Mr BARBER** - We had nothing to do with the school, so we'll make sure you're on the list.

**CHAIR** - On page 20, I think we've covered a fair bit of the areas there.

Page 21: could you talk us through the energy efficient LED lighting throughout the facility please?

**Mr CUTHBERTSON** - Basically all the new lighting in the facility will be LED lighting with motion detection control. That's fairly standard and is dictated by the code now. The main one with lighting is obviously the court lighting. That's the one that draws the most energy and what we're looking at there is the ability to dim that light to a 40 per cent output for cleaning and non-sports uses. Each court can also be independently controlled. That's one of the biggest costs from a facility management point of view.

**Ms RATTRAY** - If you want to use one court but the lights go on on all four.

**CHAIR** - Will you have a scoreboard as well? Is there an electronic scoreboard in there?

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**Mr CUTHBERTSON** - There's an electronic scoreboard for each of the four courts.

**CHAIR** - Also noise mitigation. What part of the design deals with that issue around sound because I could imagine all the games going on at the same time would be quite noisy.

**Mr CUTHBERTSON** - So reverberation is what we want to deal with more than sound transfer. There's a couple of things we're employing there. We have some ceiling lining that helps to baffle the sound and also insulation to the walls and the ceiling, which helps with that reverberation as well.

**Mr BARBER** - In addition to that, we do have the sensory room as well for those who have those those needs as well.

**Ms BURNET** - Going back to the Changing Places facility and the external access, how is the lighting specific to those areas as well?

**Mr CUTHBERTSON** - I don't think the adult change facilities are accessible externally. I don't think we've designed it -

**Ms BURNET** - I thought you said it had to be 24/7.

**Mr BARBER** - We will have to look at that because I think they have a code. If you are requiring one of those facilities, you have a unique code. How you get access to that, we will take offline if that's alright.

**Ms BURNET** - If you could take that on notice, thank you.

**CHAIR** - Page 22, any questions there? We've gone through mechanical.

We will move on to page 23. Would you like to ask the question about the Tasmanian Government Arts Scheme?

**Ms RATTRAY** - I'm always interested in what's in mind. Louise might have some -

**Mr BARBER** - She's been patiently quiet over there.

**Ms RATTRAY** - That's why I thought I'd like to ask her something about what you have in mind. When you have such a lot of different groups that you're engaging with, how you spend \$80,000 and have something practical that's going to be sort of supported by everyone. You probably have the biggest job. What are you thinking in that regard?

**Ms BUTTERWORTH** - We are working with Arts Tasmania to develop the best brief for that, including practicality. We have split it into two components. Part A will be what they call low-relief artwork and we're proposing something like a mural along sort of inside the sports hall along some of the blank walls that are there. From the practicality point of view, Part B, what we're proposing is artwork that will be on acoustic panels, particularly up high behind the show court seating on the walls there, so being able to use the acoustic panels as part of the artwork and then leaving that wide open for, I assume, impressions. We are sort of

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proposing that it could be something more about the aesthetics and the greenery of the place rather than just a sporting artwork, but we leave that open to the artists.

**Ms RATTRAY** - Have you thought about some seating outside that you might be able to incorporate because while people are waiting for someone to pick them up on a nice day -

**Ms BUTTERWORTH** - Near the main entry, outside in the car park space, I suppose you're looking at the main entry and then off to the right, there is a little greenery area there and some seating that will be installed. If you're a child, waiting for mum and dad to come in the car park, you have the capacity to sit there, not in in the car park, but in a safe space there and there is landscaping to support that.

**Ms RATTRAY** - It might be able to fit, or you don't think the \$80,000 would stretch past the two initiatives that you've already talked about?

**Ms BUTTERWORTH** - Yes, at this point we believe that it would just be those two pieces inside, particularly since we do have a large area, canvas, to work with, and sort of blank walls at the moment, but we have included the seating outside separately in the costing.

**Ms RATTRAY** - Thank you. I love the practical approach, by the way.

**CHAIR** - I might move to page 24. Could you talk us through the boosting of the local economy and employment, and what the sports complex would bring to the local community?

**Mr BARBER** - Yes. I will answer this in two parts, the first part being, obviously, during the construction phase of the project. We know that on a project of this type of scale, you're looking at around somewhere north of 200 workers will be on site throughout the duration of this, and that includes all the sub trades and things like that.

One thing we tend to get the builders to do as part of their tender response, too, is to actually undertake how that impact is going to happen during the construction period. So, to the local takeaway shops, to the petrol supply - everything in terms of getting to that job site over that period of time.

The second point to that is around when it's operational. Obviously, we're now going to have a centre that's trying to get as many people active as possible into the centre. That comes with it the economic benefits of people going to the facility, spending more time in the region, going out for tea afterwards. All those kinds of things play into that as well, not to mention the café, and the employment of operating that centre as well. I know on there we've talked about coaches, facility managers, as I mentioned. So that's all just part and parcel of what a centre like this can do for a local community such as Claremont.

**CHAIR** - Also the wider community, as far as bringing different sporting teams together.

**Mr BARBER** - Yes, well, it opens the door to have a facility that's capable of catering for a vast array of sports and tournaments and those kinds of things. At the moment, as I mentioned, the nearest one might be at Moonah Sports Centre that's 1960s, you know? You've now got something that's under one big roof and has the ability to host those kinds of tournaments and those types of activities in a succinct way - it's only going to benefit the broader community coming in.

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**CHAIR** - A quick question to Emilio: in your report which the Glenorchy Council put together focusing on sport in the municipality, is there much mention to do with active ageing and engaging older Tasmanians, especially local people, in participating? Has that been considered in any of the design work? It's a two-pronged question, I suppose.

**Mr REALE** - Yes, we actually have a place-based strategy as well, which looks at trying to engage older people to use recreational facilities. We're putting in play equipment for certain age groups - the younger age groups, the adolescent age groups, but also for people who want to just do a bit of passive exercise in recreational facilities. The 'framework for play', the sports strategy, does also pick up on masters-type sport, and ensuring there are facilities available for those more senior aged people who still want to participate in sport. So, yes, we see this facility as catering for that. There are a few masters basketball teams that I'm aware of that play in the Moonah Sports Centre, so I'm sure they'll be grateful to have another facility that they can use as the teams grow or as the participation increases.

**CHAIR** - And especially if the change rooms look of a high quality, and the facilities as well, and if it is more of an open area where people can have conversations and break-out kind of sessions as well. I believe that's also part of the design - is that correct?

**Mr REALE** - We've also had comments from people about having those break-out rooms available for community hubs or get-togethers while kids are playing. It helps the adults, parents and grandparents socialise a bit more as well. We see that as a real benefit with this facility.

**CHAIR** - Thank you. Any other questions?

We might move on to the project schedule and key milestones. It looks pretty up-to-date at the moment. Do you anticipate that this schedule should remain?

**Mr BARBER** - Absolutely. We did update that, as you'll note on our little asterisk down below, we were to appear before the Committee in July. However, there were some disruptions to that, but nevertheless that is very much the ambition at the moment. As part of our early market engagement with the industry as well, we actually reviewed the time frame for the construction period to 14 months as part of that, just to allow for that, as part of this.

**CHAIR** - Would you be able to talk us through the stakeholder engagement and consultation process which was undertaken to be able to inform this submission?

**Mr BARBER** - Certainly. I'll answer that, too, in two parts.

Obviously, there was the original body of work that was done out at Wilkinsons Point around the design and the layout at a linear level. Further to that, was around the discussions with those user groups that are mentioned in here, and around the workshops we've held with those intended bodies, they actually played a really active role in how that was going to be set out - the storage, the multi-user rooms, how they would be set up, how they could function. Again, going back to that point around the cafeteria area as well, really making that quite clear how that would tend to be used and operate to accommodate all the types of sports and so forth that are in front of us.

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Then we also went to the level around line marking and those kinds of things, to make sure that the parties were comfortable around where they're going to be. The show court kind of stuff, and how the - for argument's sake - pickleball and badminton lines are duplicated over a couple of those courts as well.

One of the things you're always going to get - I think the biggest takeaway out of that was making sure the feedback was around making sure that they had a facility they could use. That's the be-all and end-all. Let's not get into the nitty gritty about the line markings, who's getting what and where. That kind of resolved itself quite peacefully. Sometimes they argue around those things, but -

**CHAIR** - There's a lot of passion in sport.

**Mr BARBER** - A lot of passion in sport, as we know. But they all came together under one roof and were able to work through all those kinds of elements together. It was a collective effort as part of that, and I think that is highlighted by some of the letters of support we're seeing as part of this submission as well.

**CHAIR** - Insofar as community consultation, we understand that there was an issue. If you could speak to the Committee about that?

**Mr BARBER** - We did a letterbox drop around - I can't remember how many residents. I think, Louise, you even hand-delivered some of these, didn't you?

**Mr BUTTERWORTH** - Yes.

**Mr BARBER** - All around, and notifying that this was coming out ahead of any DA. Going in to council as part of the DA process, there was one representer who had some queries around some planting, some screening, and neighbouring property. That was able to be effectively resolved - not that we had to under the planning scheme, but we certainly jumped at that, and they were quite appeased by our approach to being able to implement some additional planting screen at the top side of the hill so they wouldn't see so much of the bulk massing from up on the hill.

**CHAIR** - Was it more of a visual concern that the landowner had, or was it more of a noise concern?

**Mr BARBER** - I think it was a combination of both, basically. We are aware that it is a big box-type-style building. However, it is sunken down because of the topography of the land, so it was just making sure that was capped off nicely at the top so they didn't have any real visibility of the facility as well.

**CHAIR** - During the construction stages of the proposed project, have you worked with Claremont College just to ensure that access for students and for staff won't be too disrupted during the construction?

**Mr BARBER** - Yes. That's part of the planning work that will go on between now and whoever is appointed the builder. I mean, the builder will have a lot of say in that approach, too, and how we work through that, because obviously that will be a construction site. We saw that on site today, with what's happening across the road. It will just add to those site constraints

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during construction. But as we also saw on site today, I think any builder that puts their hand up for this, would prefer these kinds of sites where they have a lot of lay-down area; it's not in the middle of the CBD - road closures, those kinds of things. It's quite an accessible site to undertake the works.

**CHAIR** - Indeed. Any questions on page 27?

Page 28? I think we've gone through the environmental risks design, specialist reporting.

Page 29, funding and costs. We've already discussed the likelihood that the project will be delivered for the estimated cost of \$25.36 million and that's been based on the pre-tender estimate. You're confident that this project should come in at that cost?

**Mr BARBER** - I am confident, yes.

**CHAIR** - Okay.

**Ms BURNET** - You're under the pump there, aren't you?

**CHAIR** - Yes.

**Ms BURNET** - It's the second time it's being asked.

**CHAIR** - Okay. Page 30, any questions? We understood from our witness session this morning that the gas pipeline has already been decommissioned?

**Mr BARBER** - Yes, that's correct. So that was undertaken by Tas Gas. They're the ones who had to undertake that.

**CHAIR** - How long did that take for them to decommission?

**Ms BUTTERWORTH** - One week.

**CHAIR** - One week, right. The cost here of \$57,240 - that was already taken? Four weeks of work. That was already - that's out of this budget? I think that was the question that you asked?

**Mr BARBER** - Yes. So, that's still part of the \$25.36 million total.

**CHAIR** - Okay.

**Ms RATTRAY** - You wouldn't want them on site for a month, would you?

**Ms BURNET** - Can I just ask, you have WT Partnership as the quantity surveyor; do they usually do the quantity surveying?

**Mr BARBER** - WT Partnership, yes, that's their bread and butter.

**Ms BURNET** - Right. So that's outsourced from the Department by the Department?

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**Mr BARBER** - Yes, so the independent QS adviser. We certainly supply them with some supporting information and, obviously, they get a full set of the plans that are going to be constructed as part of that process. Any QS estimate goes right down to the level of the finishes and things like that - furniture; everything is itemised as part of that process.

**Ms RATTRAY** - Did they do the MyState Arena?

**Mr BARBER** - I'm going to say yes.

**Ms RATTRAY** - They didn't do very well there.

**Mr BARBER** - I don't think through the government, I think it was through VOS.

**CHAIR** - That had a very big blowout, didn't it?

**Ms RATTRAY** - Big blowout.

**Ms BURNET** - So, part of their funds are the consultant fees, the \$2.8 million; does that mainly go to them?

**Mr BARBER** - If you go back onto the other part, no, they wouldn't be a big chunk of that. If you look at page 28 there, that's where your fees would be eaten up. As part of that, for argument's sake, on a job of this scale, it's probably a \$100,000 contract. It'll be on the public record, whatever that number is, but I would assume it's around that number.

**CHAIR** - Any more questions? Is there any more information that you'd like to share with the Committee before we conclude?

**Mr BARBER** - No, other than to thank the Committee for their time. We always enjoy coming to these sessions. We do love the work that we do. We're always honoured to come here and put forward our best foot in relation to what we're trying to achieve. So, thank you.

**Ms RATTRAY** - Well done, Louise, on your first reference.

**Ms BUTTERWORTH** - Thank you.

**CHAIR** - Yes, it was really well put together. I have some questions that I need to ask you before you leave the Committee today.

The first question is: does the proposed works meet an identified need or needs, or solve a recognised problem?

**Mr BARBER** - They do.

**CHAIR** - Are the proposed works the best solution to meet identified needs or solve a recognised problem within the allocated budget?

**Mr BARBER** - They do.

**CHAIR** - Are the proposed works fit for purpose?

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**Mr BARBER** - They are.

**CHAIR** - Do the proposed works provide value for money?

**Mr BARBER** - Yes.

**CHAIR** - Are the proposed works a good use of public funds?

**Mr BARBER** - They are.

**CHAIR** - As I advised you at the commencement of your evidence, what you have said to us here today is protected by parliamentary privilege. Once you leave the table, you need to be aware that privilege does not attach to comments you may make to anyone, including the media, even if you are just repeating what you said to us; do you understand that?

**Mr BARBER** - We do. I do.

**Mr REALE** - Yes, we do.

**CHAIR** - Thank you very much for coming in.

**The witnesses withdrew.**

**The Committee adjourned at 3.42 p.m.**