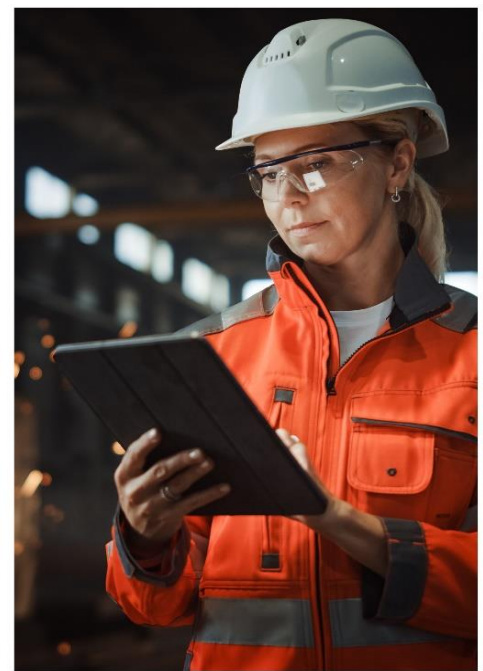


JackJumpers High Performance Training Centre

Parliamentary Standing Committee on Public
Works Submission

7 November 2024



Contents

Contents.....	i
Introduction	1
Need for Works.....	2
Site selection	4
The Site: 10 Kingston View Drive	5
Benefits.....	9
Proposed works	11
Overview.....	11
Key Design Principles	12
Development design	12
Value for money.....	14
Accessibility	15
Sustainability.....	17
Project schedule	17
Tasmanian Government Arts Site Scheme	19
Development approvals	19
Project management	20
Planning and delivery model	20
Risks.....	20
Funding and Cost	21
Conclusion and Recommendation	22
Attachments.....	23
References	24

Introduction

This document is a submission to the Tasmanian Parliamentary Standing Committee on Public Works (PSCPW) for its hearing into the proposed Tasmania JackJumpers High Performance Training Centre, which is scheduled for Thursday 7 November 2024 (11:00am site visit and 2:00pm Public Hearing).

This submission has been developed by the Major Infrastructure Projects Branch of Infrastructure Tasmania within the Department of State Growth Tasmania (the department).

The proposed works are located at 10 Kingston View Drive, Kingston, Tasmania, adjacent to the Kingborough Sports Centre.

This submission is focused on the *Tasmania JackJumpers High Performance Training Centre* project (the project), which is the building that will accommodate the JackJumpers High Performance Training Centre (JJ HPTC) at 10 Kingston View Drive, Kingston.



For an internal/external video fly through of the building design, scan the QR Code below:



Need for Works

The Tasmania JackJumpers have rapidly become a cornerstone of community pride across the state, fostering a strong sense of identity and unity among Tasmanians. Their presence brings people together, transcending age, background, and location. They engage the community in a broad capacity, whether it be at games, school, and hospital visits, or with business groups at corporate events.

The success of this Tasmanian team has inspired a generation of schoolchildren and adults to participate in the sport, yet there is a shortage of available court space.

The project addresses two key needs and it will:

1. Provide dedicated high performance training facilities for the Tasmania JackJumpers
2. Deliver additional indoor sporting facilities to the community by helping to overcome the shortage of indoor sporting facilities in Hobart. The new infrastructure will free up the existing court training space currently utilised by the JackJumpers and make the new facilities accessible to the community when not in use by the JackJumpers.

The Tasmanian Government committed \$49.7 million for a new community multi-sports facility and High Performance Training Centre for the Tasmanian JackJumpers National Basketball League (NBL) Team at Wilkinsons Point, Glenorchy.

The facility was planned to accommodate community basketball, netball, volleyball, futsal, gymnastics, and the JackJumpers' NBL team's training requirements (for which an initial \$15 million was allocated as part of the \$49.7 million commitment).

On 10 May 2024, the government acknowledged the JackJumpers' preference to continue training at Kingston, and to have the High Performance Training Centre built adjacent to the Kingborough Sports Centre rather than at Wilkinsons Point. This followed a public call for it to be developed in Kingston by Christine Finnegan, CEO, JackJumpers.

As a result, instead of designing one new venue to provide both a High Performance Training Centre for the Tasmania JackJumpers, and a range of community sporting facilities in one location, the government split the original facility concept into separate components, which between them will meet the two key project objectives.

This concept, which is to be delivered under three specific projects across multiple municipalities, includes:

- community indoor multi-court facility in the Glenorchy municipality
- gymnastics facility in the Brighton municipality
- JJ HPTC in Kingston (**the purpose of this submission**).

The department, via Infrastructure Tasmania, is responsible for the delivery of these projects.

The requirements and design for the High Performance Training Centre facility (developed in conjunction with the JackJumpers for the Wilkinsons Point site) have been carried forward to a new Kingston site wherever practically possible. Required works for the JJ HPTC include:

- Removal of the existing car track and pavilion buildings, noting that Kingborough Council is responsible for engagement with, and relocation of, the current site tenants (the Hobart Radio Controlled Car Club)
- Subdivision of one lot to create a new lot, including the curtilage of the proposed facility
- Construction of the main facility consisting of approximately 3,000 square metres which will include:
 - training court space
 - gymnasium, physiotherapy, and recovery areas (wet and dry)
 - medical and rehabilitation facilities
 - players' change rooms (provision for both male and female)
 - kitchen and lounge facilities
 - administration, coaching, briefing, and meeting facilities.

The facility will include provisions for 40 car parking spaces for users of the facility, including two *Disability Discrimination Act 1992* (DDA) spaces, two motorcycle spaces, bicycle storage and electric vehicle (EV) charging. There is also space available for future expansion of the carpark if required.

High-level considerations at the planning and design phase of the project are also being made for potential future expansion of the facility.

Construction of the JJ HPTC is scheduled to commence in mid-2025, with its completion planned for mid-2026.

The estimated construction cost for this project is \$15 million, inclusive of project contingency. The total estimated project budget is outlined in the following table.

Construction costs	\$13,305,200
Design, Construction and Escalation Contingencies (2-8%)	\$2,142,137
Total estimated construction cost	\$15,447,337
Statutory Fees and Charges	\$150,000
Consultant fees and Project Management costs	\$1,600,000
Tasmanian Government Art Site Scheme	\$80,000
Furniture and equipment	\$400,000
Overall total estimated project cost	\$17,677,337

The JJ HPTC will help to address a shortage of indoor sporting facilities in Hobart by freeing up valuable court training space currently utilised by the JackJumpers at the Kingborough Sport Centre. It is intended that the new facility will be accessible to the community when not in use by the JackJumpers, augmenting facilities on offer at the Kingborough Sports Centre.

Site selection

Following the Tasmanian Government's decision to support the JackJumpers' preference to continue training at Kingston, two sites in the Kingborough municipality were identified in consultation with the Kingborough Council (Council) and the JackJumpers.

A preliminary planning report was commissioned by the department¹ to explore the viability of these sites to achieve the desired project and planning approval. The report concluded that the preferred site was at 10 Kingston View Drive, located within the Kingborough sports precinct, adjacent to the Kingston Tennis Club, on the corner of Twin Ovals Road and Kingston View Drive (Certificate of Title 164078/2).

This site was identified as having several advantages from a planning perspective, including its location, which is located further from the nearby residential zones.

The development site has a fall of approximately 2.5 metres from the southwest to northeast and is cut into the natural slope of the hill on a northwest – southwest axis.

The site has no title encumbrances or constraints that would preclude the development. Initial geotechnical investigations have successfully mitigated structural engineering risks for development at the site. Additionally, the site does not share a boundary with a residential zone, is cleared, and not expected to present significant environmental issues or challenges.

A new subdivision will be created on the existing title of 164078/2 to cater for construction of this facility. The new subdivision area will also require a new 'right of way' to be formed on the balance of the existing title to allow legal access to the site from Twin Ovals Road since this road is not gazetted by Kingborough Council (Council) as a public road.

Council has advised that the Hobart Remote Controlled Car Club will vacate the preferred site by 31 December 2024, when its current lease with Council, which will not be renewed, expires.

On 17 June 2024, Council unanimously passed a resolution to advertise its intent to dispose of land within the Kingborough Sports Precinct to the government to facilitate the development of the JJ HPTC.

On 5 August 2024, following the public exhibition of its notice of intent of disposal, the Council unanimously passed a resolution to dispose of land (at zero consideration) within the Kingborough Sports Precinct to the government to facilitate the new development.

On 31 July 2024, the department submitted a Development Application to Council to support the project.

On 19 September 2024, Council submitted a Request for Further Information (RFI).

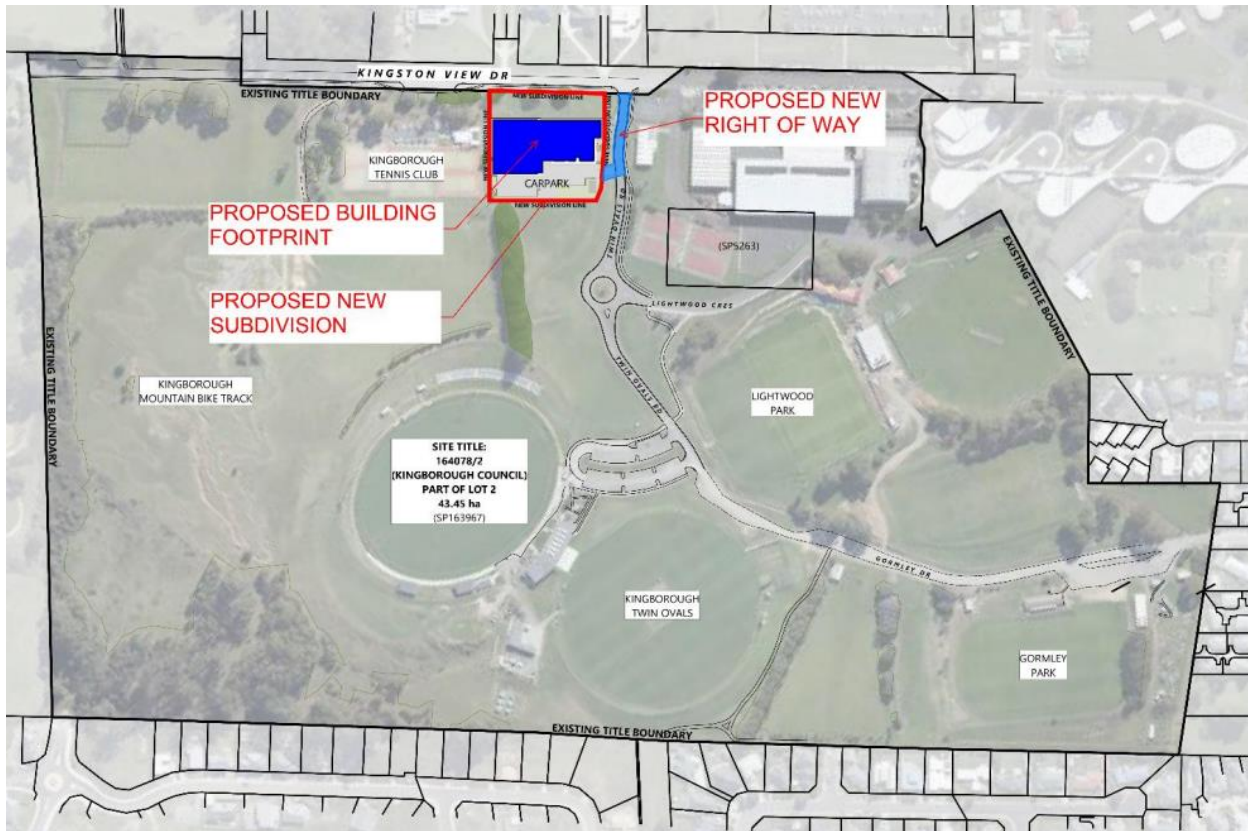
On 3 October 2024, the department lodged all supporting material.

The department, in consultation with the Office of the Crown Solicitor and Council, is in the process of developing the required subdivision plan and land acquisition agreement to enable the development of the new facilities on land currently owned by the Council. The department will also enter into a lease agreement with the JackJumpers on commercial terms.

¹ All Urban Planning, 2024

The Site: 10 Kingston View Drive

The proposed works are located at 10 Kingston View Drive, Kingston, as detailed in the images below.





The proposed development site is located between the corner of Kingston View Drive and Twin Ovals Road, approximately 1 km from Kingston's central business district and 14 km from Hobart's central business district.

The proposed new subdivision is 7,784m². The development will look to take advantage of the natural views of the River Derwent and surrounding area, while also considering the cool climate and prevailing north to northeast winds of the region.

The site has not been modified through past development other than the addition of a radio control car track and pavilion buildings for the Hobart Radio Control Car Club, which was formed and constructed on the site in 1981².

² Kingborough Council (July 2011), Kingborough Sports Centre: Site Master Plan.

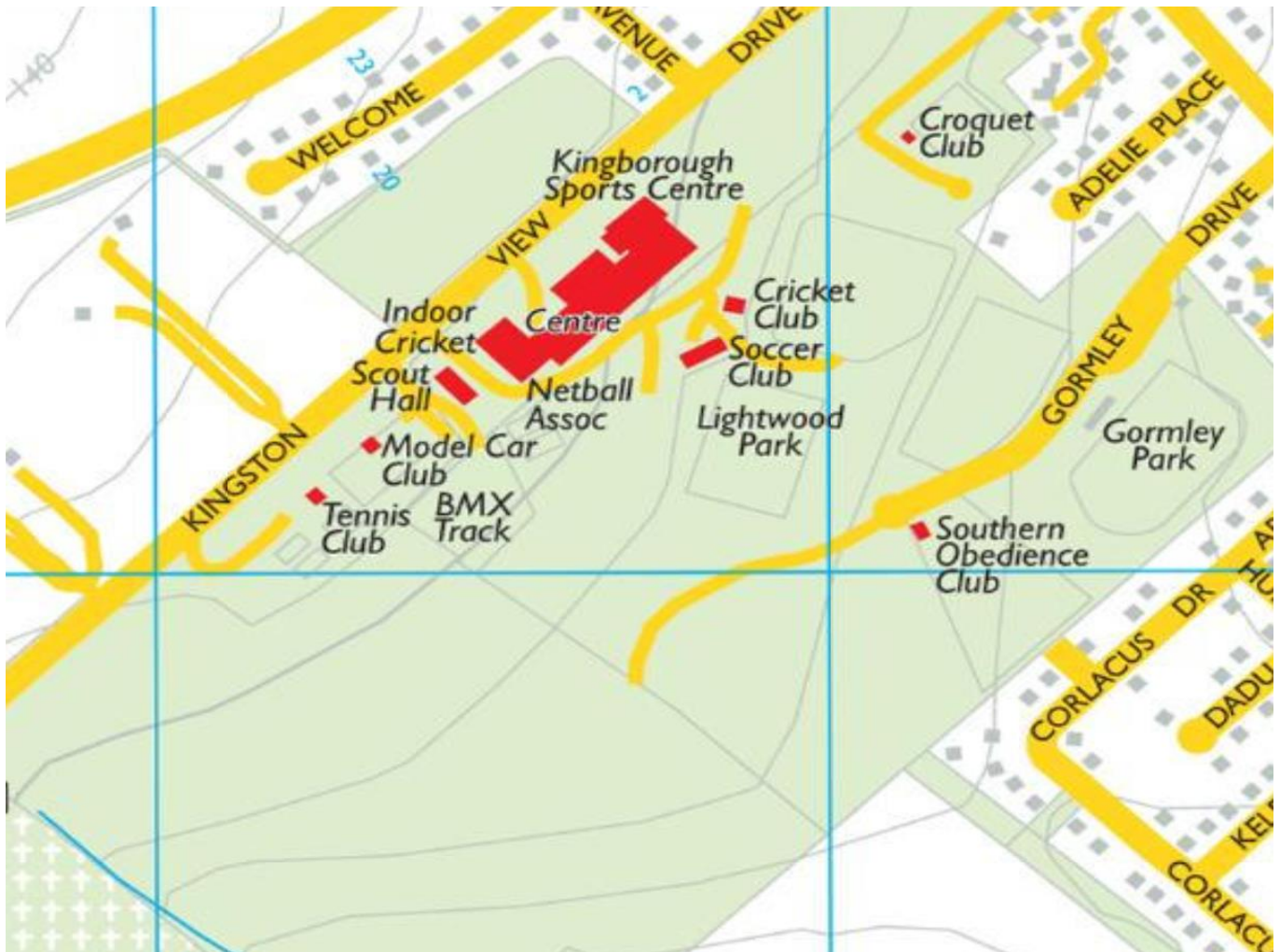


Above: Proposed new subdivision

The proposed site is located within the Kingborough Sports Precinct, which caters for the sporting and recreational needs of the local community and residents of southern Tasmania.

There are a diverse range of existing sporting and recreational facilities adjacent to the site, including the Kingborough Sports Centre, Kingborough Indoor Cricket Centre, and Lightwood Park (Kingborough Lions Soccer Club) to the east, the Kingston Tennis Centre to the west, and Kingborough Twin Ovals (Kingborough Tigers Football Club) to the south.

The Kingborough Sports Centre Site Masterplan was developed in 2011 to inform future development on the site centre based on perceived growth needs to support local sport in the area.



Source: ListMap

The development will enhance the area as a dynamic and engaging sports hub by building on and strengthening connections to existing community infrastructure within the area.

As existing services for the site are not adequate to accommodate the building, the infrastructure upgrades that need to be factored into the project works and are being considered in conjunction with the proposed new subdivision development. There are several services that currently traverse the site that require consideration as part of the project.

- A critical large stormwater swale drain that currently travels along the eastern boundary of the site will need to be preserved as part of the proposed works.
- An electrical cable easement with three, high voltage underground cables, runs along the eastern boundary of the site adjacent to Twin Ovals Road and requires careful consideration in site planning. An underground High Voltage cable also runs underneath of Kingston View Drive to the north of the site.
- A water main runs below Kingston View Drive to the sites north.

Benefits

The JackJumpers currently train at the Kingborough Sports Centre (KSC), where they have priority use of a two-court sports hall. The KSC has a dedicated player's lounge, training staff offices, storage areas that double up as laundry (a washer and dryer), and wet recovery zone (one ice bath).

The KSC facility is not a best practice high-performance space and there is limited space to expand and accommodate a dedicated gym, prehabilitation preparation and rehabilitation areas, and medical consulting rooms.

The venue in its current form faces limitations due to the existing, shared usage arrangements between the JackJumpers and community sporting groups that also rely on the sports hall.

Best performing sporting teams (both on and off the court) are those that house the players, coaches, and administration staff within the same facility, because unity promotes collaboration, creates efficiencies and teamwork.

The JackJumpers' administration staff are currently located away from their team, in leased offices in Macquarie Street, Hobart.

The complex needs of the JackJumpers have been considered throughout the design process to deliver a premier, contemporary, high-performance training facility that enables the community to access and purchase potential merchandise.

Of equal importance, the JJ HPTC will greatly contribute to the local community. The new facility will provide development pathways for young players and enhance the broader Kingborough Sports Precinct as a premier hub for sport and recreation in the state.

The JJ HPTC will help to address the shortage of indoor sporting facilities in Hobart because:

- the existing court space that is currently used by the JackJumpers for training will be dedicated to community sporting groups instead
- the facilities at the new JJ HPTC will be accessible to the community when not in use by the JackJumpers which will augment and increase community access to sporting facilities at the KSC.

Stakeholder engagement

A Stakeholder Community Engagement Plan has been developed to support the project to ensure the design has been developed through collaborative consultation and all stakeholder interests are properly managed.

In fact, the JJ HPTC is the result of years of consultation with, and listening to, a range of key stakeholders. Through targeted and wide reaching discussions, this facility has been designed to meet the needs of the JackJumpers and ensure it is fit for purpose.

It is also essential to ensure the design of the facility focuses strongly on functionality, versatility, and future proofing to deliver a progressive facility for the JackJumpers and to encourage usage by the community when it is not in use by the JackJumpers.

The project team has undertaken the following activities to ensure this outcome is achieved through consultation with stakeholders:

- notification letters to potentially impacted residents to introduce the project and invite them to meet with the project team

- ongoing engagement with the JackJumpers through regular communication and consultation
- presentation of the project to the neighbouring Kingston Tennis Club
- ongoing communication and consultation with the Kingborough Council in relation to the project, including land related matters and Council's engagement with current tenants, the Hobart Radio Control Car Club
- dedicated project website page.
https://www.infrastructure.tas.gov.au/major_projects/jackjumpers_high_performance_centre

Operational planning

The department will enter a lease with the JackJumpers with a view to reach mutually agreed terms for the lease and operational management of the facility.

Proposed works

Overview

Infrastructure Tasmania in conjunction with ARTAS, has been actively progressing the requirements for a single phase development to facilitate the necessary construction works to deliver the facility.

Core Training Facility Components:

- training court space
- training court storage
- gym space (including area for hydration station, cardio and rehab)
- wet recovery space (including four hot/cold pools and sauna)
- wet recovery plant
- two changeroom spaces (allows for future women's team expansion)
- massage and strapping area
- two consultation rooms.
- coaches' office
- coaching and medical staff office space (including meeting room and breakout)
- players' lounge
- cafeteria kitchen
- staff amenities
- laundry
- property and general store
- team briefing room
- circulation, entry, and breakout space
- shell space for administration facility.

Administration facility fit out:

- open plan administration staff office space
- CEO office
- two offices
- meeting room.

Key Design Principles

The JackJumpers High Performance Training Centre design has been guided by the following key principles and objectives.

- Be integrated with the broader Kingborough Sports Centre Precinct and be considerate of the surrounding uses within the precinct, in line with the principals of the adopted precinct masterplan.
- Minimise visual impacts; consider and integrate the required design and functional elements in the overall design.
- Be robust, durable, support efficient operations and ease of maintenance, including ease of access for installations and servicing, whole of lifecycle and operating costs.
- Material selection informed by low carbon options and embodied energy performance, with opportunities for resource efficiencies considered.
- Retention of existing trees on site where possible and integration into the overall and enhanced landscape design concept.
- Design of external lighting to meet Dark Sky principles to minimise the impact of artificial light on surrounding land uses, including adjacent residential and sporting use.
- Consider and address the existing site, access, parking, flood, and service constraints as well as consideration of potential future works.
- Design must consider and promote accessibility, with universal design principles being inclusive to all user groups and needs.
- Create a building envelope that considers and addresses issues of context, culture, transparency, climate, maintenance, and durability into the design in a cost effective manner.
- Encourage and promote EV options and active transport initiatives, such as bike parking and storage.
- Creation of a safe and secure, site-wide precinct for all users, through the adoption of Crime Prevention Through Environmental Design principles throughout the site.
- Develop a visually engaging and inviting site presence, which physically connects with the adjacent landscape and built environment.

Development design

Structural Services

- Proposed Training Court structure: comprising of steel portal frame construction with fibre cement sheet cladding to six metres above Finished Floor Level and lightweight, metal, sheet cladding above.
- Proposed Ancillary and Administration structure: comprising lightweight, steel, stud framing with steel rafter construction.

- Blockwork internal wall structure to high humidity wet recovery area.
- Section of pre-cast wall in gym area to facilitate medicine ball training.
- Concrete raft slab on ground with reinforced concrete pad footings.
- Blockwork retaining wall installed to northern side of the perimeter pathway where the building is required to be cut into the site's existing upper bank.

Electrical Services

- Energy efficient LED lighting throughout.
- Energy efficient wall mounted security and carpark lighting to the building's perimeter in accordance with Dark Sky and local authority requirements. Car park lighting includes two six-metre high pole lights at the centre of the carpark area.
- Provision of an EV car charging station for two parking spaces with provision for future additional EV charging if required.
- Provision for a dedicated communications room in the back of house storage area to house Audio Visual and Data Racks.
- Body Protection Zone provisions for the consult room treatment areas.
- New TasNetworks Substation Kiosk provided for new infrastructure power supply. Substation is to be in new easement to eastern side of new carpark.
- Provision of fire detection and alarm system connected back to fire indicator panel.
- Provision of hearing augmentation systems to the training courts, briefing room, and all meeting rooms.

Mechanical Services

- Training Courts to be fully air conditioned via fabric duct sock system to maintain a temperature range of 18-22 degrees Celsius in accordance with Federation of International Basketball Association standards. Ventilation to be provided by destratification fans mounted at high level.
- Mechanical ventilation and exhaust systems to National Construction Code (NCC) requirements for changerooms, wet recovery, and amenities facilities.
- Heat reclaiming fresh air system with high levels of filtration, reducing operation costs, and improving indoor air quality.
- Full ducted air conditioning services to ancillary and administration areas.
- Provision of specific pool-grade heating, ventilation, and air conditioning system for wet recovery space.
- Natural ventilation provisions for wet recovery plant area.

Hydraulic Services

- Electric hot water reticulated system. Hot water cylinder plant located within designated plant area.
- Hot and cold water reticulation via a copper pipe for main reticulation loop and pipework to fixtures and fittings.
- PVC pipework for waste and stormwater connections.
- Roof drainage via box gutters behind parapet framing with PVC downpipes and overflows as required.
- New combined domestic and fire hydrant water meter connection on northeast subdivision boundary to replace existing to be removed as part of proposed works.
- New copper fire hose reel supply line from main water supply to service five internal fire hose reels.
- New, single fire hydrant provision, located in carpark to service entire building with ease of access for fire service. The Tasmania Fire Service has been consulted for provisional approval of requirement for extra fire hose length to service wet recovery plant area.

Civil Services

- New 40-space asphalt carpark designed to local authority requirements, complete with concrete wheel stops and kerb and channel.
- New asphalt driveway to connect carpark to Twin Ovals Road, including new crossover to kerb to suit local authority requirements. Driveway provided with grated drain to prevent excessive stormwater runoff reaching Twin Ovals Road from driveway.
- Provision of stormwater pollutant treatment system, including Ocean Protect gross pollutant trap.
- Site stormwater discharge via underground PVC pipes to existing eastern discharge connections points near Twin Ovals Road.
- Provision of new underground PVC sewer pipe connection from southeastern corner of proposed building to existing TasWater sewer main to the south of the site.
- Provision of cut-off drain in northern bank to assist with rainwater runoff management and reduce site flooding.
- New proposed concrete footpath to building perimeter. Footpath graded a minimum of 2 per cent away from the building to reduce site flooding risk.

Relevant professional services design drawings (Attachment A: Drawings) show the extent of the development attached to this submission, together with a selection of concept images depicting elements of the development.

Value for money

The JJ HPTC is a fit for purpose facility, which has been developed and designed based on close consultation with key users of the infrastructure, the Tasmania JackJumpers. Value management has been considered throughout the design phase to manage cost.

The project team will continue to seek Council's consideration to fee waivers as part of its formal offer to provide in-kind support to the project. For example, Council discounted its planning fees to review the JJ HPTC Development Application.

Construction cost risks will also be management by the following procurement mitigation actions including:

- Early Market Engagement (EME) has been undertaken to gain an understanding of the market's availability to participate in the procurement with the aim to achieve competitive tenders
- A Future Opportunities Notice will be advertised via the Tasmanian Government Tenders website to alert the market of the pending procurement
- A site industry briefing will be undertaken to ensure the market is well-informed of the procurement to de-risk tender submissions
- A further industry briefing will be undertaken to inform the market of the AS 4000 contracting suites, to assist potential tenderers with making their submissions
- A procurement workshop will be convened with specialist consultants, the Office of the Crown Solicitor, and industry representation, to investigate and make recommendations on procurement models, to expedite project progress, reduce cost, and manage risks
- The Main Works Tender evaluation criteria will require tenderers to demonstrate their ability to reduce project costs through innovation and value management opportunities.

Accessibility

The design and construction of the JJ HPTC is focused on DDA compliance to meet the requirements of the National Construction Code, the *Building Act 2016* (Tas) and the *Building Regulation 2016* (Tas).

To ensure the practicalities and elements of accessible design are achieved, consultation was undertaken with the Premier's Disability Advisory Council and Physical Disability Sports Tasmania within Para Quad Tasmania. Consultation will continue with Physical Disability Sports Tasmania around functionality in the use of amenities, and general use of the overall venue.

With consideration given to inclusivity in the design for everyone, some notable DDA compliant elements are listed below.

- Two DDA accessible car parks directly near the main entrance, in accordance with the Code (with access to EV charging facilities).
- Seamless transition between the carpark and footpath level exists in the general vicinity around the DDA accessible spaces. Two compliant DDA sanitary compartments (including showers) are provided within the facility, one to service the players amenities, the other the staff and visitor amenities.
- Hearing loops for the hearing impaired have been provided in the training courts, team briefing, and meeting room spaces.
- The building finished floor level remains consistent throughout, allowing for ease of access throughout the facility for visitors with a disability.

- DDA compliant circulation is provided to all doorways, except for some storage and plant areas, to allow for ease of access throughout the facility.
- Main circulation corridor is 2,100mm wide, which is sufficient for two wheelchairs to pass.
- Furniture selections at varying heights to be considered in publicly accessible areas.
- Universal wayfinding and signage provisions to be developed for the facility.

Sport and recreation facilities, whether community based or commercially focused, have the same general management goals, which are to maximise the use of their facility and operator in an efficient, safe, and fair manner.

To achieve these goals, and to ensure that the centre maximises benefits to the community and key stakeholders, numerous factors were considered as part of the planning, design, and future operations. Of particular focus, the facility considered the following.

- Building positioning was considered to limit the impact on neighbouring residences and facilities where possible by preserving views and natural amenity to spaces. The carpark was positioned away from residences to limit light and noise pollution after dark.
- A new, on grade footpath has been provided between the building and existing footpath connections on Kingston View Drive to promote safe pedestrian movement to and from the building, and to link the proposed development with other infrastructure in the greater Kingborough Sports Precinct area.
- Consideration of a new, raised pedestrian crossing at the intersection of Kingston View Drive and Twin Ovals Road, like other infrastructure in the precinct, to assist with the safe movement of pedestrians.
- Consideration for community engagement and use of the facility in conjunction with the JackJumpers.
- Provisions for bicycle storage outside the main entrance to the facility.
- Provisions for future expansion of carparking to accommodate additional building capacity or infrastructure into the future.
- Considerations for the safety of pedestrians in relation to commercial vehicular movements in and out of the site.
- Ensuring that the building is connected to existing pedestrian infrastructure where possible, to allow building users to safely access the nearby bus stop outside Kingston High School.
- Particular emphasis on architectural wayfinding to the corner of Twin Ovals Road and Kingston View drive to communicate building identity and connection to the overall precinct.
- Glazing provisions to the northern and eastern facades to allow for clear lines of site and high levels of passive surveillance.
- External breakout and courtyard space provided within landscaped zone on Twin Ovals Road to promote connection between building users and public pedestrian thoroughfares.

Sustainability

Designing buildings that are sustainable is crucial to minimising negative impacts on both the environment and the health and comfort of building occupants. To achieve this, a variety of measures are being considered and incorporated, including ongoing investigations in the design of the facility, which includes the below.

- Consideration of life cycle costing when selecting materials.
- Consideration to the use of renewable energy.
- Use of low energy heating, including the use of fans to increase heating efficiency in high ceiling sports areas and a heat reclaiming fresh air system with high levels of filtration, reducing operation costs, and improving indoor air quality.
- Passive environmental orientation and environmentally responsible material choices.
- Using locally sourced materials to reduce the project's embodied energy, involving consultation with local suppliers to ensure the specification of local fit for purpose materials.
- Security and safety in-design (building built to promote passive security).
- Installation of energy-efficient lighting and the avoidance of light pollution to preserve the night sky.
- Provision of double glazing with low emissivity coated glass to conditioned spaces.
- Installation of durable and water efficient fixtures.
- Location of the building has been carefully considered to limit cut and fill requirements, with strategies being explored to re-use excess site material in the local area.
- New landscaping provisions that integrate with the existing environment and provide new local planting.
- Insulation provided throughout the facility to NCC Section J (Energy Efficiency) requirements as a minimum.
- Sensitive spaces, including plant equipment, acoustically treated where required.
- Provisions for EV charging stations and bicycle storage.
- Maintain and preserve existing Water Sensitive Urban Design principles including swale drains.

Project schedule

These works are being presented to the PSCPW when the design is well developed, with some details to be resolved in the coming months ahead of advertising construction tenders, which is anticipated for the 1st quarter of 2025. Awarding of the contract for the main works is scheduled for mid-2025, subject to the approval of the Parliamentary Standing Committee on Public Works pursuant to the provisions of the *Public Works Committee Act 1914*.

The project's indicative schedule and key milestones are as follows:

Milestone Date	Task Description	Status
24 June 2024	Project plan approval	Completed
8 July 2024	Targeted stakeholder engagement - Hobart Radio Controlled Car Club (meeting)	Completed
9 July 2024	Targeted stakeholder engagement - potentially impacted neighbours (letter drop with invitation extended to meet)	Completed
Weekly, from 12 July 2024	Targeted stakeholder engagement – Kingborough Council	On-going
29 June – 16 July 2024	Council advertised intent to dispose land	Completed
5 August 2024	Council approval to dispose land for the development	Completed
July – September 2024	Site due diligence investigation (geotechnical)	Completed
31 July 2024	Development Application lodged with Council	Completed
16 September 2024	Appointment of Lead Architect	Completed
20 September 2024	Schematic Design completed	Completed
October 2024	Anticipated public advertisement of Development Application	In progress [Subject to RFI process]
October 2024	Early Market Engagement with pre-qualified construction tenderers	Completed
4 th Quarter 2024	Planning Application Approval	In progress
4 th Quarter 2024	Public Works Committee Approval	In progress
4 th Quarter 2024	Design Suitable for Tender	In progress
1 st Quarter 2025	Release Tender for Main Contract	Not yet commenced

2 nd Quarter 2025	Main Contract Award	Not yet commenced
2 nd Quarter 2025	Construction Commencement	Not yet commenced.
2 nd Quarter 2026	Construction Completion (Practical Completion)	Not yet commenced. [Ahead of the JackJumpers required access for training in August 2026]
2 nd Quarter 2027	Defects Liability Period Expiry	Not yet commenced

Tasmanian Government Arts Site Scheme

The project is participating in this scheme and the project team has commenced engagement with Arts Tasmania to progress this requirement.

Development approvals

The Development Application to the Kingborough Council is pending approval.

The Building and Plumbing Permit is pending approval.

Project management

Planning and delivery model

Infrastructure Tasmania of the department is managing the design and delivery of the project.

The department has engaged the following consultants to advise on, plan, and design the facility (in alphabetical order). Of the 17 consultants/subconsultants, 11 are Tasmanian:

- ARTAS (Architectural)
- Access Studio (Access Consultant)
- All Urban Planning (Town Planning)
- CES (Structural, Civil and Hydraulic)
- COVA (Mechanical and Electrical)
- Flussig Engineers (Flood Engineering)
- JP Fire (Fire Engineering)
- Northrop (Structural Engineering)
- Pitt & Sherry (Traffic Engineering)
- Playstreet (Landscape Architecture)
- Populus (Architecture, Stadia specialists)
- Tasman Geotechnics (Geotechnical)
- Tree Inclined (Arborist)
- Tarkarri Engineering (Acoustics)
- Umow+Wooster (AV Consultant)
- Wise Lord & Ferguson (Probity Advisor)
- WT Partnership (Quantity Surveyor).

Risks

Planning, design, approvals, and procurement risks are being managed by:

- engaging specialists
- consulting with end users to inform design and operational decisions.
- consulting with those assessing development applications

- regularly reviewing costs
- including contingencies in budgets
- allowing for cost escalation in budgets and costs
- value for money risks managed through quotation and tender procurement processes to assess technical capability and relevant experience of the proposed team, availability, and benefits for local business.

Funding and Cost

The works are funded under the New Southern Tasmanian Sporting Facilities, which has a commitment of \$49.7 million from the Tasmanian Government as part of the 2024-25 Budget.

The estimated construction cost for this project is \$15 million, inclusive of project contingency.

Conclusion and Recommendation

The success of the Tasmania JackJumpers has inspired a generation of schoolchildren and adults to participate in the sport, and this project will deliver not only a dedicated JJ HPTC facility, but improved and increased access to facilities that will support increased community participation in sport.

The footprint of the proposed JJ HPTC facility comprises approximately 3,000 square metres, and includes court facilities, gymnasium, physiotherapy and recovery areas, medical and rehabilitation facilities, players' change rooms, kitchen, and lounge facilities, as well as administration and meeting facilities for the Tasmania JackJumpers.

An additional, outdoor breakout space of 30m² is provisioned to incorporate landscaping plus an additional 46m² area for bicycle storage.

The JJ HPTC facility will provide significant benefits to the community by freeing up court space currently used by the JackJumpers in existing facilities such as the Kingborough Sports Centre. In addition, the JJ HPTC will also be accessible to the community when not in exclusive use by the JackJumpers.

This project is also expected to deliver significant social, economic, and cultural benefits.

- Social impact - the JackJumpers have helped raise Tasmania's profile on the national sporting stage, showcasing the state as a key player in the Australian sports industry. This increased visibility benefits the Tasmanian economy and strengthens the state's cultural influence.
- Economic contribution - the JackJumpers contribute significantly to the Tasmanian economy by driving tourism, increasing patronage at local businesses, and creating job opportunities, both directly and indirectly. Home games attract large audiences, and the team's popularity generates substantial revenue through merchandise, ticket sales, and hospitality.
- Youth engagement and development - through grassroots programs and school visits, the JackJumpers engage with young Tasmanians, promoting active lifestyles, teamwork, aspiration, education, and leadership skills. This involvement encourages youth participation in sports and enhances overall health and well-being in the community.

The design of the main works is being finalised for inclusion in the tender documentation, which is anticipated to be advertised in early 2025 and has been informed by Early Market Engagement to attract competitive tenders.

The estimated cost of the construction works is \$15 million. The current cost estimate is considered reasonable for the scale and scope of the works proposed and will be further assessed ahead of advertising tenders in early 2025 (pre-tender estimates).

This project is recommended for approval by the Tasmanian Parliamentary Standing Committee on Public Works. The project has been designed to meet the needs of the Tasmania JackJumpers, and the new facilities will help to address the limited basketball court access for the community in the south of Tasmania.

Furthermore, this project is supported by the JackJumpers as confirmed in their letter of support, which is appended to this submission (Attachment B).

Attachments

Attachment A – Drawings

- A01 - Site Location Plan
- A20 - Site Floor Plan
- A30 - Elevations 01
- A31 - Elevations 02
- A43 - External Render - Overall Building
- A44 - External Render - Kingston View Drive
- A45 - External Render - Building Entry

Attachment B – Letter of support for the Tasmania JackJumpers High Performance Training Centre from JackJumpers Chief Operating Officer, Darren Smith.

References

All Urban Planning (AUP), 2024, Preliminary Planning Advice – Jack Jumpers High Performance Centre, Kingborough site options.

Kingborough Council, July 2011, Kingborough Sports Centre: Site Master Plan.

Tasmanian Government (ListMap), 2024 *ListMap*.



Department of State Growth

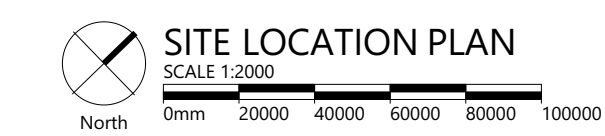
Level 1, 2 Salamanca Square
Battery Point TAS 7000 Australia

projects@infrastructure.tas.gov.au

www.infrastructure.tas.gov.au

SITE LOCATION WORKS LEGEND

————— EXISTING TITLE BOUNDARY

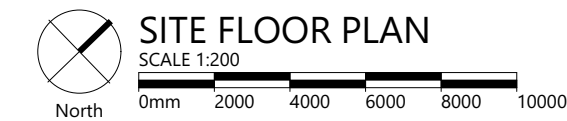


ARTAS
ARCHITECTS

SITE & SERVICES LEGEND

CIVIL WORKS LEGEND

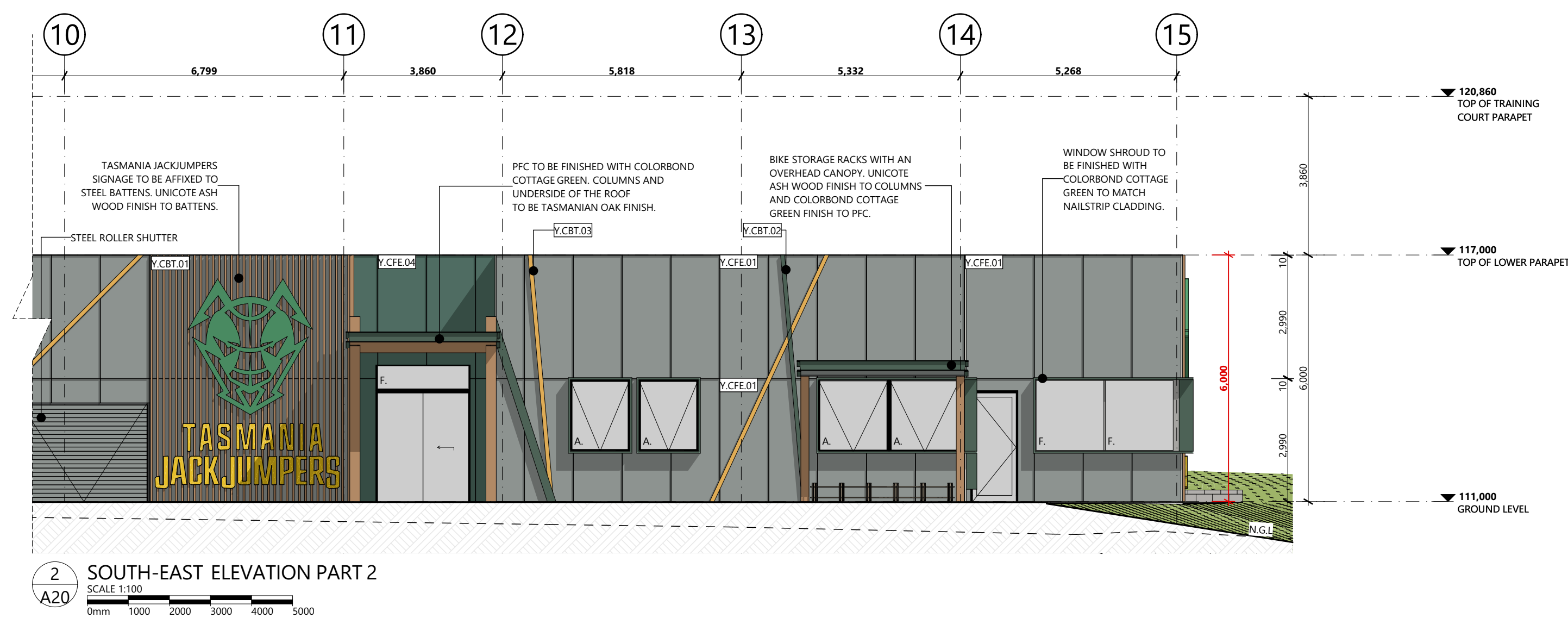
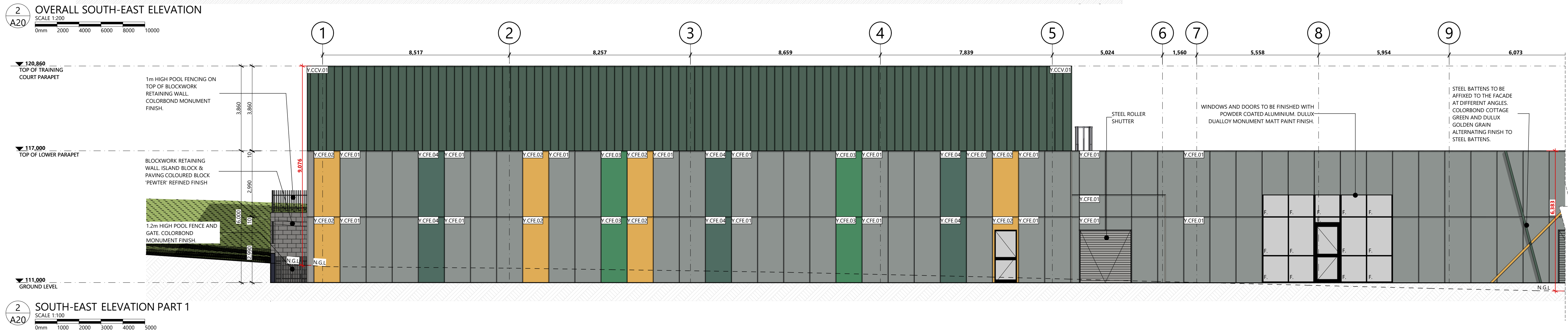
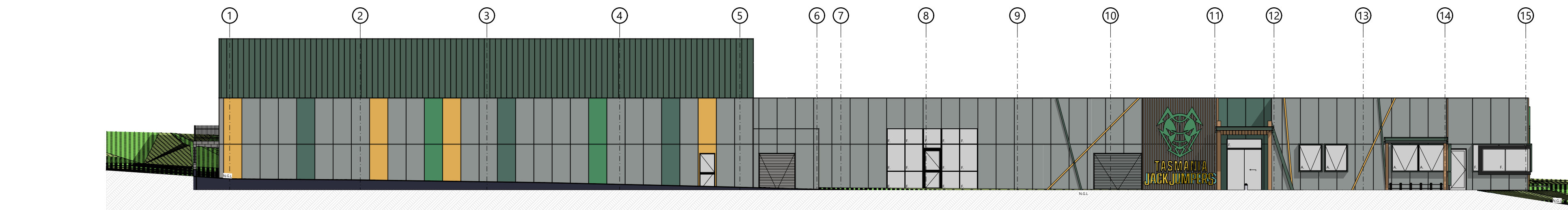
KC	PROPOSED KERB AND CHANNEL
KCS	PROPOSED KERB AND CHANNEL (SMALL)
BK	PROPOSED BARRIER KERB
RW	PROPOSED RETAINING WALL
IO	PROPOSED INSPECTION OPENING
BOL	PROPOSED BOLLARD



DEPARTMENT OF STATE GROWTH

ELEVATION/SECTION GENERAL NOTES

V.CFE01	JAMES HARDIE™ MATRIX 2990mm x 1900mm EXPRESS JOINT CLADDING, DULUX WISTOW PAINT FINISH.
V.CFE02	JAMES HARDIE™ MATRIX 2990mm x 1900mm EXPRESS JOINT CLADDING, DULUX GOLDEN GRAIN PAINT FINISH.
V.CFE03	JAMES HARDIE™ MATRIX 2990mm x 1900mm EXPRESS JOINT CLADDING, DULUX BOLD IRISH PAINT FINISH.
V.CFE04	JAMES HARDIE™ MATRIX 2990mm x 1900mm EXPRESS JOINT CLADDING, DULUX HYPNOTISM PAINT FINISH.
V.CCV01	STRUCTUUR 360mm NAILSTRIP PROFILE CLADDING SYSTEM, COLORBOND COTTAGE GREEN FINISH.
V.CBT01	STEEL BATTENS - UNICOTE ASH WOOD FINISH.
V.CBT02	STEEL BATTENS - COLORBOND COTTAGE GREEN FINISH.
V.CBT03	STEEL BATTENS - DULUX GOLDEN GRAIN FINISH.
R.SCB01	STRAMIT 0.488MT SPEED DECK 300 ROOF SHEETING, COLORBOND SHALE GREY FINISH.



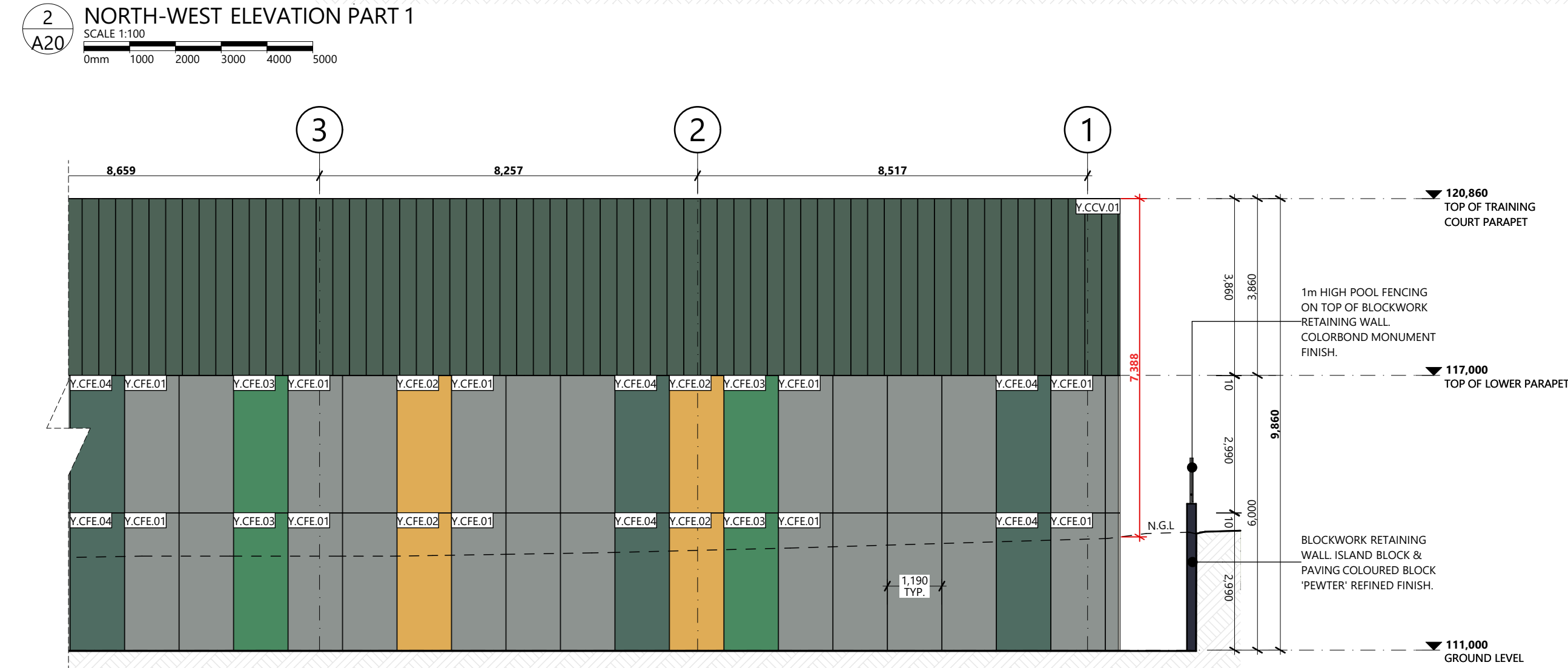
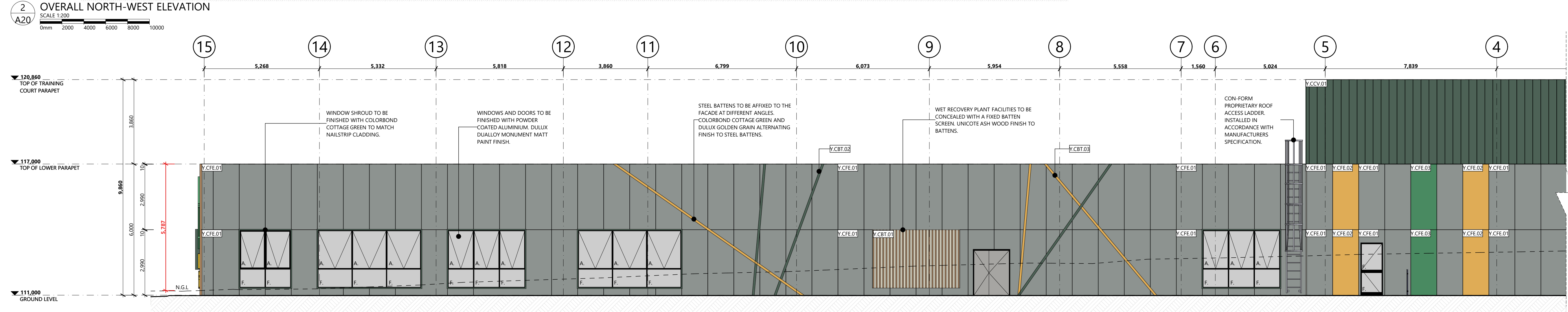
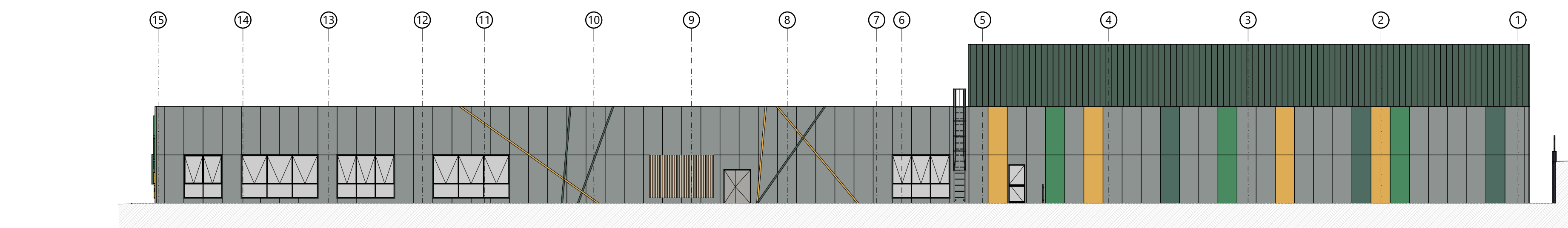
A30-DA01

©COPYRIGHT THESE DRAWINGS AND THE DESIGNS ARE THE PROPERTY OF ARTAS ARCHITECTS PTY LTD AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARTAS ARCHITECTS PTY LTD (A.B.N. 37 651 028 090)

ARTAS
ARCHITECTS

ELEVATION/SECTION GENERAL NOTES

V.CFE01	JAMES HARDIE™ MATRIX 2990mm x 1900mm EXPRESS JOINT CLADDING, DULUX WISTOW PAINT FINISH.
V.CFE02	JAMES HARDIE™ MATRIX 2990mm x 1900mm EXPRESS JOINT CLADDING, DULUX GOLDEN GRAIN PAINT FINISH.
V.CFE03	JAMES HARDIE™ MATRIX 2990mm x 1900mm EXPRESS JOINT CLADDING, DULUX BOLD IRISH PAINT FINISH.
V.CFE04	JAMES HARDIE™ MATRIX 2990mm x 1900mm EXPRESS JOINT CLADDING, DULUX HYPNOTISM PAINT FINISH.
V.CCV01	STRUCTUUR 360mm NAILSTRIP PROFILE CLADDING SYSTEM, COLORBOND COTTAGE GREEN FINISH.
V.CBT01	STEEL BATTENS - UNICOTE ASH WOOD FINISH.
V.CBT02	STEEL BATTENS - COLORBOND COTTAGE GREEN FINISH.
V.CBT03	STEEL BATTENS - DULUX GOLDEN GRAIN FINISH.
R.SCB01	STRAMIT 0.488MT SPEED DECK 300 ROOF SHEETING, COLORBOND SHALE GREY FINISH.





✉ enquiries@jackjumpers.com.au
🌐 jackjumpers.com.au
☎ (03) 6144-9200
📍 Garden Level
199 Macquarie Street, Hobart TAS 7000

Tasmania Basketball Pty Ltd
ABN 43 642 087 849

4th October 2024

Parliamentary Standing Committee on Public Works
Tasmanian Government

Dear Committee Members,

Re: Support for the Tasmania JackJumpers High Performance Centre Project

On behalf of the Tasmania JackJumpers, I am writing to express our full support for the proposed development of the Tasmania JackJumpers High Performance Centre and the allocation of public funds for this important project.

The government's commitment to supporting the JackJumpers by dedicating public funds to the development of world-class training facilities is an essential investment in the continued growth of the team and its positive impact on the broader community. Since their inception, the JackJumpers have played a vital role in fostering social cohesion, economic growth, and youth development throughout Tasmania. Their presence on the national sporting stage has not only brought pride to our state but has also generated significant economic benefits through tourism, job creation, and local business growth.

In alignment with the JackJumpers' preference, we strongly endorse the selection of Kingston as the site for the new training facility. This location offers both strategic convenience and the opportunity to further enhance the area's role as a sporting and community hub.

We commend the Committee's consideration of this project and look forward to the successful development of the Tasmania JackJumpers High Performance Centre, which will continue to bring lasting benefits to the Tasmanian community.

Thank you for your consideration.

Sincerely,

Darren Smith
Chief Operating Officer
Tasmania JackJumpers

P: 0405 504 718 | E: darren.smith@jackjumpers.com.au
A: Garden Level, 199 Macquarie Street, Hobart TAS 7000

#defendtheisland

