



PARLIAMENT OF TASMANIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

Northern Suburbs Community Recreation Hub

*Presented to Her Excellency the Governor pursuant to the provisions of the
Public Works Committee Act 1914.*

MEMBERS OF THE COMMITTEE

Legislative Council

Ms Rattray (Deputy Chair)
Mr Valentine (Chair)

House of Assembly

Ms Butler
Mr Tucker
Mr Wood

TABLE OF CONTENTS

1	INTRODUCTION	3
2	BACKGROUND.....	3
3	PROJECT COSTS	5
4	EVIDENCE	7
5	DOCUMENTS TAKEN INTO EVIDENCE	25
6	CONCLUSION AND RECOMMENDATION	26

1 INTRODUCTION

To Her Excellency the Honourable Barbara Baker AC, Governor in and over the State of Tasmania and its Dependencies in the Commonwealth of Australia.

MAY IT PLEASE YOUR EXCELLENCY

The Committee has investigated the following proposal:-

Northern Suburbs Community Recreation Hub

and now has the honour to present the Report to Your Excellency in accordance with the Public Works Committee Act 1914 (the Act).

2 BACKGROUND

- 2.1 This reference recommended the Committee approve works to construct an indoor community and multi-purpose sporting facility in Mowbray, to be known as the Northern Suburbs Community Recreation Hub (the Hub).
- 2.2 Other similar facilities located in the area are dated and have limited capacity to meet growing demand. The Hub will help to address an identified shortage of indoor sporting facilities in Launceston and will improve access to local community, sport and recreation infrastructure and programs in the northern suburbs and give locals a safe place to meet. The Hub is expected to increase community participation in recreation and sport, for health, social and resilience benefits. Additionally, it is considered by the proponents that community ownership of public spaces sends positive signals to the community, and places that feel owned and cared for are more likely to be used enjoyed and revitalised.
- 2.3 The development of a multi-purpose community facility was identified in the Northern Suburbs Revitalisation Plan (*My Place My Future*) under the Launceston City Deal, to address the shortage of indoor sporting facilities and to improve social and economic outcomes for disadvantaged areas including access to local community, sport and recreation infrastructure and programs in the Northern Suburbs.
- 2.4 As a result, and as part of the 2023/24 State Budget, the Tasmanian Government committed \$27.5 million towards the planning, development and delivery of an indoor community and multi-purpose sporting facility for Launceston's northern suburbs. In addition, the Australian Government has committed funding of \$15 million and the City of Launceston (CoL) \$1.1 million, with a total overall budget for the project of \$43.6 million.
- 2.5 The Hub will be located on a former industrial site at 316-320 Invermay Road, Mowbray. The CoL identified this site as it met the required characteristics

including central location, sufficient size and proximity to public transport and services. An early works package (Stage One works), encompassing demolition works, some minor site remediation and limited services works, is currently underway to have the site ready for the Main Works Package (Stage 2 works), the construction and fit-out of the Hub.

2.6 The Hub will deliver Tasmania's largest multipurpose community sporting and recreation facility, with over 10,000 m² of usable indoor space and over 3300 m² additional outdoor space. The Hub will include the following elements:

- Four designated indoor netball courts (operated by the Northern Tasmania Netball Association (NTNA)) and associated facilities, including grand-stand seating for 200 spectators on the main court, team change rooms, officials change rooms with amenities, ancillary spaces, staff offices, tournament control, function room, plat seating, parenting and first aid rooms;
- Three multi-use courts for basketball, volleyball, futsal, table tennis, wheelchair sports and other sporting and community recreational activities, including all-gender change rooms with anti-bullying initiatives, and a second parenting room;
- A dedicated gymnastics area with activity floor and associated change rooms, amenities, office space, parenting view area, and storage;
- Rock climbing wall, and gym, boxing and weightlifting facilities;
- Cafe and commercial kitchen facilities with service area and viewing platform;
- Central administration/reception area;
- Six all-gender DDA compliant amenities throughout the facility;
- Youth engagement and community education and counselling areas;
- Office space and multipurpose rooms for meetings, training and administration;
- Space for community gatherings of up to 800 people;
- An outdoor activities area;
- New car parking to the front of the building for 100 vehicles, five motorcycles, four disability spaces, one emergency vehicle parking, nine buses, four electric vehicles spaces (with cabling provided to increase this up to 20 in the future), 24 e-bike and e-scooter spaces, footpaths, associated crossovers, security bollards and speed humps;
- A 350m² undercover waiting area adjoining the main entrance for large group pickup and drop-off with nearby parking for bus, coach, emergency services vehicle, taxis and Uber;
- Safe access off Invermay Road and connectivity from Mowbray Heights Primary School for approximately 550 students;
- A ring road around the building for fire truck access, and bus parking.

3 PROJECT COSTS

- 3.1 Pursuant to the Message from Her Excellency the Governor-in-Council, the estimated cost of the work is \$40.4 million.

The Department's submission provided further detail on the cost estimates for this project (i.e. the Stage 2 Main Works):

The works are funded under the Northern Suburbs Community Recreation Hub project, which has a commitment of \$27.5 million from the Tasmanian Government, \$15 million from the Australian Government and \$1.1 million from the CoL [City of Launceston]. The overall funding for this project is \$43.6 million.

Stage Two Main Works cost, including contingency, escalation and project management is estimated at \$41 million. Specialist quantity surveyor advice has been sought to prepare pre-tender estimates and provide advice on value management initiatives to ensure that project costs are managed within budget.

Contingency

Design and Construction Contingency has been provisioned for the Main Works Construction Cost. The contingency allowance provides for contingent events – that is events which may or may not occur. For this project, key contingent risk items include:

- Construction contractor makes a claim in regard to a latent condition or omission in the contract documents*
- Latent conditions causing changes on site*
- Discovery of additional services or service clashes*
- Design contingency*

Escalation:

The escalation allowance is a provision in costs for changes in economic and market conditions over time.

Estimates of escalation are not intended to be precise forecast of future prices; they are approximations intended to represent the average trends for a large group of projects in a broad region.

For the Hub project, escalation on the Main Construction Works has been applied. This has been calculated by applying forecast escalation percentages to the design phase of the project and to the midpoint of construction.

The cost estimate and escalation calculations assumes that competitive market conditions where multiple head contractors and subcontractors price the works and are actively seeking for work to fill their order books. In the event that there is limited head contractor and subcontractor prices received, loadings for buoyant market conditions can be seen to be applied to the head contractor and subcontractor pricing where higher levels of contractor profit is applied due to client demand for construction projects outweighing head contractor and subcontractor capacity.

contractor and subcontractor capacity.

With regard to the Hub Project, approximately 20 per cent of the construction cost will be generated by the head contractor with the balance of 80 per cent coming from subcontractor pricing. Capacity of the head contractor but more importantly the subcontractor market, is therefore vital to ensure that project can be delivered within the estimated construction cost.

No allowance for heightened pricing due to buoyant market conditions has been applied to the Hub Project. The consultant team will engage with head contractors to understand the current workflow of projects to ascertain anticipated head contractor and subcontractor

capacity at the release of the Tender for the Main Construction Works. Current workflow indicates due to a number of large projects in Northern Tasmania drawing near to Practical Completion and the Hub Project being scheduled to be tendered before other significant projects in North/North West of Tasmania; there is anticipated competitive interest from both head contractors and subcontractors for a project of this size and nature. The project team is therefore anticipating that multiple tenders will be received from suitable head contractors with a competitive spread of subcontractor pricing.¹

¹ *Northern Suburbs Community Recreation Hub, Parliamentary Standing Committee on Public Works Submission*, Department of State Growth, September 2023, page 17-18.

4 EVIDENCE

4.1 The Committee commenced its inquiry on Monday, 9 October last with an inspection of the site of the proposed works. The Committee then returned to Henty House, whereupon the following witnesses appeared, made the Statutory Declaration and were examined by the Committee in public:-

- Alex Barber, Director, Major Infrastructure Projects, Infrastructure Tasmania;
- Steven de Haan, Senior Project Manager, Infrastructure Tasmania;
- Shane Cox, Senior Architect, Philp Lighton Architects; and
- Nick Allen, Director/Northern Regional Manager, JMG Engineers and Planners.

The following Committee Members were present:

- Mr Valentine (Chair);
- Ms Butler; and
- Ms Rattray.

Overview

4.2 Mr Barber provided an overview of the proposed works while presenting a fly-through video to the Committee:

Mr BARBER - ... Today we will be presenting a fly-through video and I know that's a bit difficult for Hansard to interpret, but I will provide some commentary in relation to the fly-through. In terms of the project itself though, before that comes to light, the Tasmanian Government is striving to achieve its goal of developing and supporting opportunities for all Tasmanians to participate in community life, sport and recreation to ensure communities within Tasmania are strong, active and inclusive. The current underutilised parcel of land we went through earlier today in Launceston's northern suburbs is going to be activated and will benefit northern suburbs and the broader communities through provision of an accessible, affordable and inclusive multi-sport community facility. This will encourage participation and expands on the potential for new community-based uses and competitions and the creation of a facility that provides a place for the community for sport and recreation events - daytime and evening - and the economic benefits. We'll be going through improved health outcomes, employment in construction and operation, creation of a suitable venue for local and regional sporting, training and competitions, expanded facilities to create new revenue streams, and greater programs and options to enable participation by new sports across increased hours of use.

This development will return the site to the heart of the community and become a node of activity. Once operational, the hub will provide many opportunities, and we'll go through those as part of the conversation today.

... The hub site is just over 3300 square metres of useable outdoor space. The hub itself will be just over 10 000 square metres, making it the largest recreation and sporting facility in the state, once built, as I mentioned, in the heart of Mowbray, utilising a former industrial site to bring new life to the region.

As you can see with the fly-through video today, there will be car parking, both accessible car parking and general public car parking, and a bus lay-up area. ... Coming through a main entryway which is an air locked area, to the right of this you will see the reception in the main hub area providing commercial kitchen uses and opportunities associated with that.

To the left of the screen, we will pan around and we'll go the NTNA [Northern Tasmanian Netball Association] component of the facility which is four indoor dedicated courts for netball and associated amenities with that. When you look directly up through the glazing, there you can see a rock-climbing wall and then the scope further beyond that through glazing and so forth to let natural light in through to the mountains behind, so you really pick that up as part of the look and feel of the facility.

... there will be a large centralised location for the cafeteria and viewing platform for family members and associates to view all the range of activities going on. As I mentioned, this is the forecourt indoor area for the NTNA. What you'll notice there too is there is actual breaking up of those courts with carpets and the like to really delineate between the various courts. There is capacity there for seating, spectator and player amenity. To the right there, ... that is where the change room facilities, parenting rooms and the like are situated. In addition to that, the slightly elevated NTNA offices also and function area are catered for within that space. There is grandstand seating for approximately 200 spectators on to the main court. ... There is a dedicated gymnastics area just over 910 square metres of gymnastics area with the multi-use indoor rock-climbing wall elevated slightly above because we do have, as mentioned on site today, a slight height difference between the two sections of the building - the new build versus the existing build is about a 1.8-metre height differential so DDA-compliant access both with the ramp and so forth to get to the two zones of the building.

Again, this is demonstrating we are using accessible screening in terms of glazing. That is purposely done to provide that ability to see all sports at any one time or activities going on, so parents can feel their children are safe. ... that is the area associated with the community outreach programs, things like that... and showcases if there are disadvantaged youths and community issues going on they can have those quiet spaces to connect with the counsellors and the like as part of that. There are also a couple of additional one-on-one type quiet rooms as part of that.

One thing it picks up in the new video here, ... is the fact that anti-bullying change room facilities is a bit of a new theme in the design space. It is something we are very conscious of in this space, given the likelihood of a PCYC activity and a lot of youth within the facility. The intent being that there is visibility within the change rooms, but then they have individualised change room wells, lockers, areas you can go in and a single-use change room facility. It is a bit hard to tell on the actual fly-through, but providing that visibility.

We will go through, this is one of the multi-use courts here, again, it can be used for a range of activities, a gym area. This bifold door can open all the way up and enable this space to be much larger than it is to run multiple events. Table tennis, as you can see, is set up on this particular court just to show the versatility of the various spaces. As I also mentioned on site, that area can host up to 800 people at any one time in terms of its availability. That could be through a concert, a community activation of sorts or as an emergency centre. If a crisis arises, this facility could cater for that.

Again, just looking at the cafeteria through here and the commercial kitchen behind that, as mentioned onsite, just to the right, there is the Northern Tasmanian Netball Association component of office administration and so forth. Outside, there will be a couple of activity areas associated with the area just to bring in a bit of outdoor activity. As also mentioned onsite today, the back portion of the site which is about a hectare of usable or future developable space, can be part of the future planning for the site. That's really future-proofing what could be a stage 2 beyond the hub. The site is maximising its potential into the future. If sport community outreach programs need to grow, there is still room within the facility to do that.

Impact on other Sport Facilities

- 4.3 The Committee sought to understand what impact the Hub would have on other sports centres in the area. The Committee was keen to ascertain whether the Hub

would complement existing facilities, rather than being to their detriment. The witnesses discussed the limitations of the current facilities, and highlighted how the Hub would complement these to the benefit of the sports currently using or based at these facilities:

Ms RATTRAY - I have a question on the overall concept of this new proposed facility and its impact on the current facilities we have in the Launceston, Northern Tasmania area, in particular, the Elphin Sports Centre and the Netball Centre out at Hoblers Bridge Road. I would like on the record how these proposed facilities are going to enhance what's available. Obviously, we don't want it to be at a detriment to ones already well established. I note the Elphin Sports Centre has an allocation of \$900 000 that won't go anywhere to meeting the needs of the Elphin Sports Centre upgrade. Some commentary would be appreciated.

Mr BARBER - ... I will probably address it in two parts, the first part being Hoblers Bridge Road, which is in prime flood area and actual further development is quite prohibitive, particularly in terms of undercover amenities and the like. There is a real issue associated with that and developing that site further.

CHAIR - Recently discovered the flood zone?

Mr ALLEN - ... No, it's well known, probably at least once a year it gets flooded completely and is out of use, and it is actually starting to affect the courts as well so there is water getting under the courts and it needs a major upgrade.

Ms RATTRAY - And there is very little cover or shelter.

Mr ALLEN - There is no cover or shelter.

Mr BARBER - In terms of the Silverdome, as you mentioned, that has its own issues, particularly with netball. If a commercial operation comes into play they are the first people to be kicked out, so it is a very difficult place to roster games because you are at the whim of the centre management. If there is a more profitable event, or something has been booked, it jumps the queue in terms of priority. This provides that dedicated facility that the NTNA can manage, and they can have that freedom with rostering and surety as well.

Ms RATTRAY - There will be some competing times that a proposed centre like this will be used, given than the NTNA appear to be the key proponents here, because they have office space there for a start. Will that take precedence over other sports? I am interested in the whole mechanics of who gets precedence and who does not, and how that will work. That could cause some issues.

Mr BARBER - I understand the question. If you looked at the hub, it is set up in two aspects, one being the dedicated netball component, which is the four courts dedicated to netball specifically. That is not to preclude other sports, through conversations with the NTNA, but it gives them surety with their netball rostering.

The other aspect is the three indoor multi-use courts, and the likes of a PCYC facility within those outreach programs. It is basically split into two precedence arrangements, and as mentioned on site earlier, we are working through the governance structure about how that best sits, and that will be ironed through over the next couple of months with the committee.

Ms RATTRAY - Through your reference group discussions, has it been indicated that there will be some stepping away from the Silverdome and from the PCYC current facilities? Is that expected?

Mr BARBER - It is likely in the longer term. That enables two things to occur; given the time-line associated with physically building the site, that gives ample time to master plan the

existing PCYC, in a PCYC facility at Newstead. We are doing that in parallel with Tasmania Police, Homes Tasmania and the like, involving some opportunities there. That is not to preclude it from other uses, but at least it provides that lead time to say this is the direction PCYC is likely to take. That enables that forward thinking to occur on the existing site as well and what best - rather than getting to a point and moving out the next day, without thinking it through.

Ms RATTRAY - And the relationship to the Elphin Sports Centre?

Mr BARBER - The relationship with the Elphin Sports Centre is particularly more focused on basketball and the use there.

Ms RATTRAY - Only three new courts in this new proposal?

Mr BARBER - Three new courts as part of that; there are only four at the existing Elphin site as well. We have engaged with the basketball association here, and they are keen to utilise the space for junior activities as well. So that might offset some of their demand for the higher-end senior sports in terms of the Elphin one as well. It will alleviate those concerns initially as well, but there is still a demand for basketball across the entire state.

Ms RATTRAY - Given the success of the JackJumpers, there has to be. So, this facility will not be to the detriment of the Elphin Sports Centre in any way, shape or form, but down the track there may be some impact on the Silverdome and the PCYC?

Mr BARBER - Correct. Not to the detriment of the Elphin Sports Centre at all; to complement would be the best way to put that.

...

Mr ALLEN - Just to add to the comments in relation to the Silverdome, the Northern Tasmanian Netball Association, for the senior roster, need eight indoor courts to successfully run and grow their evening sports. It is recognised that netball is an indoor sport for senior sports so they probably need eight courts to run that successfully and grow them into boys' and men's and mixed events as well, which they cannot actually facilitate at all at the moment and cannot grow that side of the thing. In relation to the Silverdome, that would still be heavily used in relation to netball as it is now.

CHAIR - So would that be for a major event?

Mr ALLEN - No, this is day to day.

CHAIR - This is just daily events you are talking about?

Mr ALLEN - Daily events for the senior rosters.

Ms RATTRAY - They are not good at outside netball anymore, not like we were in the north-east back in my day.

CHAIR - On the occasion of larger events or at least more high-profile events with netball, the current court configuration that you have on this site, what is the maximum that you can cater for in terms of a crowd on the main court if you have a major event, looking at a championship of some sort?

Ms RATTRAY - They are all the same size, aren't they?

CHAIR - How many can you seat on this?

Mr BARBER - The main court, what we will call the main court if you will, so court number one on the plans provided, has grandstand seating. That can cater for just over 200 spectators alone on that particular grandstand. Then, we have these seating arrangements intermittently between the courts so they can provide 80 seats, 80 spectators on each of those additional. There are another two of those. Yes.

CHAIR - Do you think 200 is enough for something that might be a significant event?

Mr BARBER - Yes, and if there was a major competition, say, a -

Ms RATTRAY - A Vixens or somebody coming to Tassie?

Mr BARBER - That would still occur at Silverdome where it is a much larger ticketed event. This is to provide ample opportunity for the local context.

Ms RATTRAY - You do not see that opportunity being undertaken -

...

Mr BARBER - You do not want it to the detriment of that particular activity in that commercialised opportunity. We have worked with the Northern Tasmanian Netball Association specifically on this design so they are very comfortable with the approach taken here.

...

Mr ALLEN - Certainly court 1 is large enough and the facilities are large enough to cater for state league netball, for instance, which regularly gets kicked out of the Silverdome for other purposes.

Hub Governance and Management

4.4 The Committee was keen to be informed of the potential governance model that would be employed to guide the ongoing management of the Hub. The witnesses indicated this was yet to be determined, however did note the Hub would most likely be operated as a community-focused facility rather than a commercial operation:

Ms RATTRAY - In regard to the relationship or the ongoing management, I asked onsite whether this will come under - if it is proposed and passed - Stadiums Tasmania management. That will be a consideration in the future. Is that correct?

Mr BARBER - As part of our governance structure, there are a number of stakeholders within that. We have a steering committee established. Then we have a subcommittee which incorporates Tasmania Police, the City of Launceston and the Office of the Coordinator-General, not him personally but a member of the team, and their role is to review an independent governance structure that has been undertaken by the City of Launceston. The role of Infrastructure Tasmania in that process is to be, I suppose, a conduit between that committee and the Government to provide the best advice we can subject to whatever those options are. There are a number of options on the table. We want to narrow that down and be able to provide what is the best outcome.

Ms RATTRAY - The options are Stadiums Tasmania -

Mr BARBER - To date, there has been no discussion with Stadiums Tasmania on this particular site. At the core of this, ...is the community expectation of it not being a commercial,

profitable-type centre arrangement, which Stadiums Tasmania are of course set up to be - a commercial outfit and sustain that going forward. Their priority, I think, is on some other assets at the moment, not community-led assets, but there could be, potentially.

Ms RATTRAY - That is good to hear it is community-focused. Thank you.

- 4.5 The Committee also recognised that ongoing operational and maintenance funding was necessary to ensure the Hub could operate successfully and be accessible to the community. The Committee explored this issue further with the Department's witnesses:

Ms BUTLER - One of the concerns which we raised on the site visit is funding for ongoing maintenance and costs associated with this site, if it is ticked off today. If you can talk us through that, because it has been an inhibitor for quite a few other venues around the state and what that ongoing funding over a long period of time will look like.

Mr BARBER - In terms of operational costs - I think I mentioned it earlier in the committee meeting - we are going through a governance structure with and working with the City of Launceston, Tasmania Police and one of the other committee members from the Office of the Coordinator-General on a preferred governance model.

As part of that, it dictates to the level of ongoing operational support required, whether that's offsetting the existing arrangements already at, say, the Newstead facility which Tasmania Police champion as part of the works with PCYC. In effect, it will become a bit of a balancing act whilst the site is a newer, larger site. It also opens up the opportunity for expanded outreach programs, the netball component and the like, to maintain or keep as cost-neutral of this facility as we possibly can.

Certainly, we recognise that in any new development, there is an ongoing cost associated with a facility of such a scale. We're working through that and the most important thing of how governance is set up, who sits on that kind of governance arrangement, so we can narrow down the ongoing operating cost.

In addition to that, as we spoke about earlier, the inclusion of that electricity, solar and that kind of thing, we are really trying to minimise any future day-to-day costs associated with the site. We will work through that with those particular key stakeholders. We are soon to come back to where that's likely to sit for the next couple of months with those options.

Ms BUTLER - I'm always reminded of, say, the Hobart Aquatic Centre, for example, which suddenly became very tired-looking and really needed some proper maintenance done and became worse and worse. It is really important that's ironed out, because it's a terrific investment, but to make sure it's kept to that particular standard, ongoing - it's very important to make sure that's right.

Mr BARBER - That's part of the governance, but there could be opportunities there in terms of setting aside a percentage per annum once we work out exactly the size and scale about what it's going to be to operate. Once we go through that process on expected costs associated with electricity and the likes, what those known ongoing costs are and how they're subsidised. We can try and factor out a percentage. That is very much at the forefront of that governance arrangement at the moment.

Community Consultation

- 4.6 The Committee sought to understand what consultation had been conducted and the degree of community support:

CHAIR - ... was there much feedback from residents on this? Did you do any canvassing of local community?

Mr BARBER - ... As part of that, we did a much wider and broader stakeholder piece, both with residents and with the local surrounding businesses and the Mowbray Heights Primary School. That engagement was over 330 or 350 residents around a set parameter around the facility. Everyone did receive a lovely postcard that informed them about the process and what is going on, and it directed them to our website for further information around that. The opportunity was provided for individual briefings if people wanted to have that. The feedback has been extremely positive in terms of 'fantastic to see something is actually happening to the existing site'...

CHAIR - I imagine that they will be quite excited.

Mr BARBER - Very much so, and as I mentioned, the school is rapt with what is occurring, or planned to occur on the site.

Ms RATTRAY - Any negative feedback?

Mr BARBER - The only feedback will be around how we manage traffic impacts around the area. It's not likely that we will have a massive traffic impact but, again, it's an underutilised site at the moment, so there will be an impact of use of the site. At the moment it sits there dormant, there is no activation on that. But again, as I said, that is part of the DA process so people have another opportunity and if there are concerns around the traffic side of things then they can lodge.

Police and Citizens Youth Club

4.7 The Committee understood the Police and Citizens Youth Club (PCYC) was expected to establish a presence in the Hub. The Committee sought further information on the potential community benefits of the PCYC being located in the Hub:

Ms RATTRAY ... You talked about the moving of the PCYC, and also gave us a bit of a history about how important the PCYC was to the Newstead area when it was established, and how there is an anticipation, certainly a hope, that will be transferred to this area of Launceston; how disengaged youth might well take up the opportunities, as it is a bit closer to home than the other side of town.

In the stage 2 of these works there is a youth engagement, community education and counselling area. If you could walk us through what is behind that, it would be very useful to the committee and anybody else who may read this report to understand that.

Mr BARBER - ... In terms of the community aspect, the My Place My Future body of work identified a number of areas in the northern suburbs in Launceston in particular. As part of that, to get disengaged youth back in and to keep them occupied and give them those counselling opportunities, it was certainly identified the PCYC provides that type of support in its existing Newstead facility.

As part of that engagement, a lot of those people are volunteers and have been doing it all their lives. They have said to us when we have gone on these journeys with them, in terms of engagement and walking around the site with them, the activities they do this was identified as a must-have component of getting the people at Mowbray who are the core of their landscape around it, if they have the opportunity to have something in their own backyard, and transform it. Newstead many years ago was almost identical to a Mowbray situation, where you have those disadvantaged social barriers in place and Newstead has now been

transformed into a very affluent society around it. You could ask the PCYC this directly, but their job in that region has run its course. Now it is an opportunity, a new setting, an ability to promote that with what this opportunity represents. I think the numbers going forward will only intensify in terms of the engagement they have and the outreach they can provide to the community in front of them.

Building Design and Utilisation of Existing Structures

- 4.8 The Committee was aware the Hub design encompassed a combination of new buildings and repurposed existing structures. The Committee sought further detail on which of the current structures would be reutilised, which would not, and the reasons why:

CHAIR - ... This is not a total demolition, as the submission points out, but a recladding of some of the bones. Can you run us through what is actually being kept and what is being replaced with those current buildings you want to maintain on site?

Mr BARBER - ... As part of that, I suppose, we have looked at a building reuse policy as part of the design phase. We certainly want to maximise every dollar we possibly can as part of this opportunity. There is a community outreach part of this which is more important than the bricks and mortar that we build at the end of the day. Every dollar has certainly been something front and centre on our collective team, to deliver the best outcome we possibly can.

...I will probably draw members - ...to page 8 of the report. There are some existing structures, the front-end structure of the building we saw on site today was the former administration type building at the front of that, noted as building 1 on the plan on page 8. Number 2 was the original saw shed building that has had some asbestos issues within it. They have all been removed as part of the works to date, mostly the roof.

... When we looked at those types of issues, as I say repurpose or try and build back the existing saw shed structure, we did have some issues around height. We couldn't use that for courts and the likes and it becomes a very expensive exercise to try and recreate and reglaze damaged infrastructure in what wasn't so badly damaged and the opportunity around reuse around buildings 3, 4 and 5 on that particular plan, which is the existing shed area. We are reutilising the existing slabs within those buildings, the existing steel structure that supports that shed. That in itself is a rather large area we're able to reuse and recommit to the facility as part of the design process, working with PLA [Philp Lighton Architects] to maximise exactly the existing infrastructure and how we transform that. From the plan we've shown to date, being able to bring in those three-door indoor multi-court areas and the gymnastics within all that area has been... to try and capture that within the existing building frame we have.

- 4.9 The Committee was aware the expansion and contraction of large structures like the Hub, often resulted in significant noise issues. The Committee sought to understand if this issue had been considered and how the building would be designed to mitigate this:

CHAIR - With respect to the size of this shed and the type of cladding, something that happens and certainly happens with the South Hobart Badminton Centre in the sun, when the sun comes out, that shed moves. The roof moves, expands, then it contracts and there is lots of noise because there is no interleaving between the metal bearers and things like that. How might you be mitigating that sort of circumstance, especially if they are holding school exams and things in there, as that is the sort of space to do that?

...

Mr COX - Essentially, we are looking at long lengths of sheets to minimise the joins and overlapping, especially with the roofs that do long, single length, because that's more beneficial from a point of view of ensuring you don't get water leaks, or to minimise the potential for any water leaks. Joints allow water to come through. There won't be that sort of movement that potentially you get in sheet-on-sheet.

Mr COX - There will be some popping noises that will occur. That's something that is very difficult to eliminate completely. In the way that it will be designed and constructed, any sort of movement is minimised. Between the roof sheets and on the walls and the purlins and girts, there will be an insulation blanket which does have a film that is laid over the top of purlins, for example, before the roof sheet goes on. You don't exactly have -

CHAIR - An interface.

Mr COX - Yes, that's right. Also, under the building code, it talks about having a product, often a rubber strip or something like that, to provide a 0.2 of an R value so you get that sort of thermal break between the metal sheeting touching the substrate beneath. You won't have metal on metal per se.

CHAIR - Is there any insulation apart from that overlay? Is there any other insulation under that to reduce the effects of the current weather, cold or hot?

Mr COX - All the roofs will have an insulation blanket installed. There are some areas that will be thicker than others.

CHAIR - What sort of R rating are we talking?

Mr COX - We are looking at an R4. They are in the heated areas. Elsewhere, we are going to provide in the unheated areas a thermal insulation blanket, they will be about R1.3.

4.10 The Committee asked the witnesses if skylights would be included in the building design:

Ms RATTRAY - Any skylights?

Mr COX - There is a small area around the foyer where we are looking at using a translucent material, a product, to provide some light coming in.

Ms RATTRAY - There is plenty of light at the front entrance because your window is right up high.

Mr COX - That's right, but over the court areas, where the netball and basketball courts are-

Mr BARBER - That is purely from a sporting point of view. We did some investigations around the rest of the state and talked to a number of stakeholders and got their feedback and it is under the standards in netball and basketball facilities. The glare when you are playing sport ...

... That was probably one of the things we picked up at Sorell. They wish they had never done a certain section of glazing...

... They had to put a film over that because from the day they opened it they wish they hadn't had as much glazing. We've taken all that into account.

Accessibility

- 4.11 The Committee was keen to seek an assurance the Hub had been designed to be accessible for all persons, especially with respect to inclusive sporting facilities and associated amenities. The witnesses provided this assurance, as the Committee explored this in some detail at the hearing:

CHAIR - To clarify, this site will be able to be used for people with disabilities in terms of their sports, wheelchair basketball and those sorts of things. I mentioned this on site about the storage of gear and equipment for various community purposes. It might be for table tennis or it might be wheelchair basketball, it might be facilities that need those sorts of things. Specialty chairs that might be left on site, rather than having to cart them backwards and forwards. Can you explain what storage facilities there are for those sorts of things?

Mr BARBER - Thank you, Chair. That has been part of our engagement with both the Premier's Disability Advisory Council [PDAC] and through ParaQuad Tasmania. We have been very active bringing those two particular bodies along for the journey in terms of its design and iterations of the designs to date. Of particular note, we have dedicated storage facilities, three large areas in total, both within each of the various zones of the development, both in the NTNA component; also, the gymnastics and multi-use areas. We are making sure there is ample storage, both for as you mentioned, wheelchairs, futsal goals, netball posts - whatever it may be has been really factored into this. We have been really working with those entities to make sure we maximise exactly what they need, not just for able-bodied participants. Yes, also the choice of flooring.

CHAIR - High in the mind.

Mr BARBER - Very much so, front and centre.

CHAIR - Okay. And the type of flooring is suitable for wheelchairs on that? You've checked that out?

Mr BARBER - Very much so, both areas, both from sprung timber flooring in the NTNA component but also in the multi-sport facility. Both flooring tops chosen are able to be utilised by wheelchair and other activities.

Ms BUTLER - Will there also be appropriate facilities for people who are visually impaired as well as hearing impaired? Can you run through?

Mr BARBER - Yes, very much so. Part of that and our engagement with PDAC, they have visually impaired and hearing-impaired people. We are embarking on a wayfinding exercise at the moment. How you get around the facility from a visual perspective is, when you look on the ground there are markers and indication on which way to go. Likewise, in terms of braille and signage and the like, we are working through that as we progress. They're a sub-consultancy through our architects.

...

Ms BUTLER - How many ramps in the building?

Mr BARBER - Technically only one, split between the NTNA gymnastics area and the main PCYC kitchen commercial area. We purposely looked and had dialogue with both PDAC and ParaQuad. You could go a lift but part of that was seen as it's preferable to have a ramp wherever possible because you are not reliant on an operator where issues occur and, again, the ongoing cost of a lift to go down that small section. That was seen as the best outcome for those particular users.

Ms BUTLER - You have flat entrance areas as well?

Mr BARBER - We have flat entrances, as I mentioned earlier, in terms of the car parking, making sure everything is at grade. The main entrance walkways, all that level as well, so all throughout the facility it is level, with the exception of that room.

Ms BUTLER - Have you accounted for oversize wheelchairs as well as normal-size wheelchairs?

Mr COX - Yes that's allowed for, generally doorways are slightly wider than normal and also with just accessways around, moving from corridor spaces into court areas and so forth they are much wider, greater than 1.5 metres in many places. Yes, that has been considered and also about the flow and movement of people as well, providing wider accessways.

Ms BUTLER - When we were doing the walk through, you mentioned that there may be change and bathroom facilities with hoists. Could you talk us through that?

Mr BARBER - Yes, in our discussion too with PDAC, every change room includes a DDA-compliant facility. In addition to that, some of the feedback we received was about an accessible adult change facility. They are in very short supply in the north of the state, and the south for that matter. We took that feedback on board and were able to accommodate a general DDA-compliant facility into an accessible adult change facility. That way, we are not neglecting anyone on the community who wants to participate or become a spectator in this facility so everyone feels inclusive in this space; and that again goes back to the heart of making sure the community is able to access this no matter where you come from. We took that on board and certainly factored that into this process.

CHAIR - Okay. So you talk about wheelchair seating spaces in the spectator grandstand, given the wheelchair basketball might attract many spectators who are in wheelchairs.

Mr BARBER - In terms of the grandstand itself, that means that you are able to have a wheelchair and a carer beside you. We have four of those within the grandstand facility, but that does not preclude general wheelchairs in those other areas being able to sit in there as well.

Mr COX - There are also some spaces around the other court seating areas where we can get wheelchairs beside some of the normal seating. They are limited, but there is opportunity for wheelchair seating in the other areas.

Flooring

4.12 The Committee questioned the witnesses on the nature and expected longevity of the flooring to be used on the court areas:

CHAIR - Flooring - product life et cetera. With a multi-use centre like this, I know those with wooden floors, people are very keen to make sure there are no opportunities to dent the floor. This would seem to be having a more robust arrangement of floors. Can you describe a little bit the flooring and product life?

Mr BARBER - ...Regarding the hub itself, there are two main flooring products with the exception of the community general flooring space around the cafeteria. That's a general carpet tile style arrangement. In the two activity areas there is a timber sprung floor for the NTNA component of the facility and that is to meet the standards of the NTNA requirements and netball more generally.

In relation to the more community-minded space, those three multipurpose courts, that's an Aurora polyurethane product, which is extremely hardwearing, and has been used in other

parts of the state, particularly in St Helens. We went for a tour of that particular facility and likewise, they present boat shows, cooking demonstrations and the like on those particular courts. The day we saw that, both Steve and I, that particular flooring was six years old, and I would have thought it was laid the day before. It was in mint condition as long as there is that regular cleaning process in place. In terms of longevity of those products, I am not sure what the exact lifespan of the Aurora product is.

Mr COX - ... It is quite durable, long life.

Mr BARBER - Particularly as it is undercover as well. That improves the lifespan...

External Lighting

- 4.13 The Committee recognises appropriate external lighting is necessary to ensure the safety of patrons, but light spill can impact unfavourably on nearby residences. The Committee asked the witnesses to explain how the Hub's external lighting would be designed and configured to minimise its impact on nearby residences, while ensuring it promotes user safety:

Ms BUTLER - Was lighting raised at all? Especially lighting in carparks, because you need that for the safety component for people that are using the centre early morning or late at night. Was that also raised by residents as a negative?

Mr BARBER - Not necessarily from residents but Shane likes to use the term 'dark sky philosophy', I think it's called. I'll let Shane talk about it and lighting.

Mr COX - We have to design the lighting so you don't get spill-out over the boundary of the site, but also we are looking at lighting in terms of the dark sky philosophy, and that is you minimise the amount of glare and spill of light upwards. So, light is focused and directed where it needs to be on the site, more so to illuminate pathways and so forth. Out in the carpark, we have focused on ensuring there are adequate levels of lighting to overcome any sort of threats that may come from operating late into the evenings.

Mr BARBER - In addition to that, we are consulting with Tasmania Police on the lighting layout, from a security perspective as well. They are fully engaged in part of this process as well.

Toilet and Shower Amenities

- 4.14 The Committee recognised the potentially large number and diverse nature of patrons the Hub would attract. As a result, the Committee sought an assurance there would be sufficient amenities to adequately cater for the Hub's expected patronage:

CHAIR - ... Can you give us an understanding of what the total number of toilets are across the site?

Mr BARBER - Shane might be able to help you on that one, and showers.

Mr COX - ... In terms of toilets, we've got 15 down in the PCWC area.

CHAIR - Are they unisex?

Mr COX - They're all unisex. Up where the gymnasium area is, we have four which are unisex. There's actually a couple within the gymnasium change room that could be used also. There

is another couple there and then where the netball areas are, we have about another six toilets around there.

CHAIR - It sounds like you've got quite a few.

Mr COX - There's more toilets than what's needed.

Ms RATTRAY - For compliance?

Mr COX - Yes, that's right. In terms of the showers, we have about six shower facilities as well.

ICT Infrastructure

4.15 The Committee sought further information from the witnesses on the ICT infrastructure and services that would be provided in the Hub. During this discussion the Committee suggested the provision of free Wi-Fi in the Hub should be considered, given the benefits this could provide to the local community, especially young people:

CHAIR - ...on the IT side of it. What sort of infrastructure are you putting in place in that regard - communication - across the site?

Mr ALLEN - We will have NBN connection to the site for both users of the site. We also have full wireless access for the whole site, so that is part of it, which will also facilitate the hearing augmentation for the site as well, for the PA side of things.

CHAIR - There are no foreseen issues for that with so much metal around? There are no issues?

Mr ALLEN - No. We will certainly provide sufficient to cater for the structure of the building and full coverage.

Ms BUTLER - To clarify, will that look like or will that mean a free wi-fi of sorts for people within that site, for users and staff in that site?

Mr ALLEN - That is a good question. That is probably a management question more than an engineering question.

Ms BUTLER - For younger people, it's such a communication tool. A lot of people cannot afford the data.

Mr BARBER - There will be potential for free wi-fi. It just comes down to the end operational component of that. If it is there and enabled then it certainly makes sense to have it.

Ms BUTLER - It would really value-add for the community, I imagine.

CHAIR - Do you envisage a server room existing on the site, or is that something that is not likely to exist?

Mr ALLEN - We have a dedicated server room upstairs in the mezzanine plan area, with a dedicated central data facility.

CHAIR - And the air conditioning, or whatever?

Mr ALLEN - It will have dedicated air conditioning in there, yes.

...

Mr BARBER - We've also been working with both the NTNA and the Basketball Association to have cameras so you can livestream sports. You can log in and watch a sporting event over the particular courts.

Electric Vehicle Charging Capability

4.16 The Committee recognised the growth in the use of electric vehicles (EV), and given continued growth in this market was expected, the Committee asked the witnesses what provision was being made to accommodate EV charging:

CHAIR - ...Are you providing any charging facilities for electric cars?

Mr BARBER - We certainly are... with electric car charging in particular, we will be putting in the ability for four cars to plug straight in to the facility on opening day. However, we are provisioning the conduit and supply for an additional 20 spaces as part of that. When electric cars do take off in the future, we will have that already provisioned for and it can be readily switched over and just have the units put in place.

Mr BARBER - And in addition to that, we do have electric bike charging and scooter charging as well, as part of this initiative.

...

...and I suppose the added benefit to that too, we're actually having one of those existing chargers will be for DDA-compliant car parking as well. It's not just for those that are in their normal car parking spot. There's one dedicated to the DDA-compliant car parking as well, and we've taken that on through feedback with PDAC as well about incorporating that.

...

Mr ALLEN - Just adding to that, this facility falls under the old National Construction Code NCC 2019. The 2022 one has some more onerous requirements in relation to car charging, amongst some other things, so it was decided that even though we did not have to comply with the new standard, in relation to car charging we would comply with that. So that's where the provision for the additional 20 spaces comes from. It is in direct relation to the number of car parks on-site.

Building Sustainability

4.17 The Committee noted the commitment to sustainable building design, as highlighted in the Department's submission. The Committee did notice that recycling of stormwater for reuse was not discussed in the submission, and sought further information on whether this would be considered. The witnesses noted the cost of stormwater reuse was prohibitive and instead, a focus had been placed on other sustainable design elements, including significant solar energy production and storage:

CHAIR - With regard to stormwater, is there any recycling of stormwater for toilets or whatever to reduce the water use, or not? That's not being looked at?

Mr BARBER - In short, no, but we did look at that. It became a bit cost prohibitive in the retention of that on site as part of this particular project. As part of this process we looked more at the electricity potential for that.

CHAIR - You've certainly got the facilities there for that, 90 kilowatts of solar energy, 70 kilowatts of battery storage, there will almost be payback on that.

Mr BARBER - Exactly right. That was something again that comes back to that point on community focus and the ongoing minimisation to the end users of that facility, noting that they are either a sporting body or something that is delivering a community outcome. The decision was made to make sure we minimise those costs and through electricity was much better rather than putting in tank storage to support onsite water treatment for toilets. The numbers just didn't stack up as part of that process.

...

CHAIR - Those solar panels could be heating your hot water.

Mr ALLEN - I will step back a little bit. We have sized the solar system to provide the base power to allow effectively all of the base power on a sunny day to be provided by the solar and the battery facility.

CHAIR - So, that includes heating and hot water?

Mr ALLEN - It includes heating and hot water, yes. It will also be a grid-connected system, so anything excess, if it is not stored in the batteries - which only have a certain capacity, and have also been sized to suit potential night-time use on the site - will be exported to the grid; but we haven't got into that detail yet.

Site Remediation

4.18 While not part of the Stage 2 Works being considered by the Committee, noting it was a former industrial site, Members sought further information on site contamination and what remediation works were required:

CHAIR - ...I'm interested in the contaminants and early use of that site. Just for the record again, can you outline the contaminants on that site and how much remediation is required, and how extensive it is?

Mr BARBER - Thank you, Chair. In terms of the contamination, the site is a former industrial site which, based on our external environmental advice, requires some minor remediation. An environmental site assessment identified soil contamination from former transformer oil spill, which is a mineral oil, on approximately 200 square metres of the site just to the north of the existing building structure. We have what's called a RAP - a remediation action plan - in place. It is a very low-level contaminant, as I mentioned, and it will take probably the best of two to four months to facilitate that on-site and treat. As part of the treatment, we are doing that in a sustainable way that avoids off-site disposal. The preferred remediation approach, as I mentioned in the RAP, prepared by our specialist environmental consultants, involves on-site chemical breakdown of contaminants through addition of an oxidising agent. The chemical oxidation process takes two to four months to complete, and that is underway as part of the early works.

CHAIR - So there is no likelihood of that impacting residents? It's all localised and there is nothing toxic that might emanate from that remediation?

Mr BARBER - No, not at all.

Proposed Hours of Use

4.19 The Committee questioned the witnesses on the Hub's proposed operating hours:

Ms BUTLER - ... do you have any idea yet ... what kind of usage hours the site will be open for and whether or not any residents who are adjacent to the site have raised that with you?

Mr BARBER - As part of the DA application, I believe we have a 6.00 a.m. to 11.00 p.m. operating request in at the moment. That is to cater for those later night netball and basketball games that tend to run into the later hours. But the earlier time is more around that gym area - the early-morning risers who want to get in and do gym work and the like. So, 6.00 a.m. to 11.00 p.m. is based on where we see the hub sitting.

Access and Use by Mowbray Heights Primary School Students

4.20 The Hub will have a direct boundary with the Mowbray Heights Primary School adjacent to the school's oval. The Committee recognised this presented a significant opportunity for the school's students. The Committee asked the witnesses to explain how these opportunities were being explored with the school:

Ms RATTRAY - I would like to ask about the Mowbray Heights Primary School. I asked onsite whether there was contribution from the Department of Education. Should this facility gain the approval, it will be well used by the school, given they have 550 students and it will be a much sought-after area in the future. There is no financial contribution, but I am interested in how that relationship might work in the future.

Mr BARBER - Very much so. As you mentioned, 550 students at current numbers attend Mowbray Heights Primary School. It is in close proximity through the Ricky Ponting Oval to the back side of the facility.

...As part of the design principles, there will be a connecting gateway access from the school through to the Hub facility. We have had ongoing dialogue with the principal there, Sharon, and Tina, who is the business administration lady in the office. As part of that, they have had ongoing concerns about the existing facility in its current state. Once we were able to show them the likes of our fly-through and give them a project update on this, they immediately saw the benefits associated with being able to bring the children through that facility. At the moment, Mowbray Heights does not have that undercover sporting or community use area they can activate. This will give them every opportunity to do that and run school programs through there in conjunction with the Police and Community Youth Clubs and the Northern Tasmanian Netball Association.

Ms RATTRAY - They will be involved in the management arrangements for the centre? Because if they cannot afford to access it, it will be of no value. How do you see that unfolding?

Mr BARBER - Without predetermining the exact ownership and governance model, in terms of the end result for the Hub, there will be acknowledgement on the school use and being able to provide access to the school as you say. There is potentially little to no cost associated with the school because a lot of the activities are done after hours. This gives the school kids an opportunity to go between 9 and 3 or potentially participating in an after-school activity of their own accord in terms of the Police and Community Youth Clubs. There is certainly the opportunity and expectation in the way we are setting this up to make sure the school has every opportunity to access this facility, given its close proximity and it makes every sense to do that.

CHAIR - Do they have a large assembly space at the moment as a school and would they maybe use it for that?

Mr BARBER - I am not 100 per cent sure in terms of their assembly space, but that certainly does give them opportunity to grow beyond their current means.

Activity Areas for Young Children

- 4.21 The Committee noted the intention to provide an outdoor activity area, comprising 2 half court areas adjacent to the carpark and Hub entrance. The Committee expressed some concern that this did not cater appropriately for younger children, and would most likely be utilised by older youths. The Committee was of the view that an appropriate area for younger children should be provided and sought a commitment from the witnesses that such an activity area would be included in the design. While not making a formal commitment, the witnesses did agree to consider this matter further, noting that, for a number of reasons, such an area might be better located inside the Hub in the multipurpose foyer around the reception/cafe area:

Ms RATTRAY - I have no idea whether this can be a firm commitment, but the two areas at the front of the building that are going to be the outdoor activity area - I asked about a space for little people. I mean, a playground would be excellent but that might be a stretch too far; but even if we could get some space outside of the two court areas. Big people mostly play with the hoops and if little people are wanting to have a play, it is hard to get under big people's feet. So, I am interested in whether that is able to be done, because you have a few stars here but they tell me they might be chairs and tables.

Mr BARBER - And we take that acknowledgement on board. I suppose from a commitment point of view, whether it be outside or potentially in that cafeteria area might be a better location for smaller children. I won't say a play pen - having small children myself - but if it is indoors it does probably benefit more usage, given the weather. It just enables that to be in a secure location as well. But happy to take on notice both the outdoor and indoor option, if you like.

Ms RATTRAY - Right. ...does that allow for that in that space? That is probably the issue; whereas it appears that there is some space outside.

Mr COX - Yes. There is the opportunity to investigate that, indoors. Originally, we had anticipated that the suggestion of that being indoors might have been an area that people could use, somewhere they could sit and then watch gymnastics sort of activities going on. But this is something that we can certainly investigate. This is a very large area internally through that foyer.

CHAIR - There might be fathers or parents with kids in a range of ages, and the older kids might be in there playing a game of netball or whatever it might be; and there is the mum still with a three- or four-year-old at her feet, or a father doing the same.

... They want to watch the game but they also want to know that the other one that is in their care is safe -

Ms RATTRAY - Obviously I was not the first person to bring this up. I think that is the key note here.

Mr BARBER - That's fine. The other benefit, internally too, is its close proximity to the parenting rooms and the like, so we have to give a bit of context to that. Kids have accidents all the time, as we know, and being close to those parenting rooms might have some added benefit too - not just being undercover. Again, more than happy to consider that.

Does the Project Meet the Requirements of the Public Works Committee Act?

4.22 In assessing any proposed public work, the Committee seeks an assurance that each project meets the criteria detailed in Clause 15(2) of the Public Works Committee Act 1914. Broadly, and in simple terms, these relate to the purpose of the works, the need for and advisability of undertaking the works, and whether the works are a good use of public funds and provide value for money to the community. The Committee questioned the witnesses who provided the following confirmation:

CHAIR - ... There are some standard questions that we ask during these hearings, and it is important we get some responses to those on the record. These questions emanate from the Public Works Committee Act 1914...

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

Mr BARBER - It does.

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

Mr BARBER - It does.

CHAIR - Are the proposed works fit for purpose?

Mr BARBER - Yes.

CHAIR - Do the proposed works provide value for money?

Mr BARBER - Yes, very much so.

CHAIR - And are the proposed works a good use of public funds?

Mr BARBER - Yes, very much so.

5 DOCUMENTS TAKEN INTO EVIDENCE

5.1 The following document was taken into evidence and considered by the Committee:

- *Northern Suburbs Community Recreation Hub, Parliamentary Standing Committee on Public Works Submission*, Department of State Growth, September 2023.

6 CONCLUSION AND RECOMMENDATION

- 6.1 The Committee is satisfied the need for the proposed works has been established. Once completed, the Hub will provide a multi-purpose community recreation facility, helping to address a recognised shortage of indoor sporting facilities in Launceston and improve access to local community, sport and recreation infrastructure and programs in the northern suburbs of Launceston.
- 6.2 The proposed works will comprise over 10,000 square metres of usable indoor space and additional outdoor space to include facilities for multiple indoor sports. These include four dedicated indoor netball courts and three multi-use courts for basketball, volleyball, futsal, table tennis, wheelchair basketball and other sports. A designated gymnastics area will provide a wide range of programs for toddlers, young people, and adults. The facility will also provide for rock climbing, boxing and weightlifting. The Hub will also include a café, commercial kitchen, spectator amenities, change room facilities and onsite parking.
- 6.3 Accordingly, the Committee recommends Northern Suburbs Community Recreation Hub, at an estimated cost of \$41 million, in accordance with the documentation submitted.

**Parliament House
Hobart
28 November 2023**

**Hon Rob Valentine MLC
Chair**

