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THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS MET AT HENTY HOUSE, LAUNCESTON, ON MONDAY, 9 OCTOBER 2023

Northern Suburbs Community Recreation Hub

The Committee met at 1.30 p.m.

CHAIR (Mr Valentine) - Welcome, everybody, to this Parliamentary Standing Committee on Public Works hearing with regard to the Northern Suburbs Community Recreation Hub. We have Jen Butler, myself - Rob Valentine, and Tania Rattray as part of the committee, and we have apologies from Mr Simon Wood and Mr John Tucker.

I ask that the secretary read the message from Her Excellency the Governor in Council.

Mr SECRETARY - Pursuant to section 16(2) of the Public Work Committee Act 1914, the Governor refers the undermentioned proposed public work through this Parliamentary Standing Committee on Public Works to consider and report thereon. Pursuant to section 16(3) of the act, the estimated cost of such work when completed is \$40.4 million: Northern Southern Community Recreation Hub stage 2, main works.

CHAIR - Thank you. We are in receipt of one submission, the Northern Suburbs Community Hub Parliamentary Standing Committee of Public Works submission, Department of State Growth, September 2023. Can I have a member move that submission be received, taken into evidence and published?

Ms BUTLER - Yes.

CHAIR - And seconded?

Ms RATTRAY - Yes.

CHAIR - All those in favour?

Motion agreed to.

Mr Secretary, could you please swear in the witnesses?

Mr ALEX BARBER, DIRECTOR, MAJOR INFRASTRUCTURE PROJECTS, INFRASTRUCTURE TASMANIA; **Mr STEVEN de HAAN**, SENIOR PROJECT MANAGER, INFRASTRUCTURE TASMANIA; AND **Mr SHANE COX**, SENIOR ARCHITECT, PHILP LIGHTON ARCHITECTS; AND **Mr NICK ALLEN**, DIRECTOR/ NORTHERN REGIONAL MANAGER, JMG ENGINEERS AND PLANNERS, WERE CALLED, MADE THE STATUTORY DECLARATION AND WERE EXAMINED.

CHAIR - Thank you and welcome to the hearing. Thank you for the tour of the site. We cannot sit in judgment on these matters without a full understanding and I think today was very valuable to have a look through what was a rather large site. Before we start with evidence today, we would like to read a statement which helps you to understand what this is all about. A committee like this is a proceeding in parliament. This means it receives the protection of parliamentary privilege and is an important legal protection that allows individuals giving

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evidence to a parliamentary committee to speak with complete freedom without the fear of being sued or questioned in any court or place out of parliament. It applies to ensure the parliament receives the very best information in conducting its inquiries. It's important to be aware this protection is not accorded to you if statements that may be defamatory are repeated to a body outside the confines of the parliamentary proceedings here today. It is a public hearing, so members of the public and journalists may be present, and this means your evidence may be reported. Do you understand? I need a clear answer from each of you on that.

WITNESSES - Yes.

CHAIR - Thank you. Now, before we commence you might like to make an opening statement on the project.

Mr BARBER - Yes, I'm happy to lead that, thank you, Chair.

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.

We may present a fly-through video, as I mentioned when we went on site 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. We might just pause you for a second, Mandy, because I know it's going rather quickly. 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 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 rockclimbing wall and then

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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.

CHAIR - Just for the record, NTNA is the Northern Tasmanian Netball Association, correct?

Mr BARBER - Correct, yes.

CHAIR - Thank you.

Mr BARBER - Play on through there if you like, Mandy. We'll swing by and 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, you can't quite see it on the video, but 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. Again, we might just pause slightly there, Mandy. There is a dedicated gymnastics area just over 910 square metres of gymnastics area with the multi-use indoor rockclimbing 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 DDSA-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. I know we are speeding up through that area, but that is the area associated with the community outreach programs, things like that and commercial kitchens. Mandy, we might just pause again just quickly. That area we just flew through, again, it was a little quick, but that talks about those spaces 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, but it might be a bit quick when we run past it, 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. Thank you, Chair.

CHAIR - That is good. It was very good to see the fly-through. That adds to our understanding of the site. There is no question about that. Usually what we do is work our way through the submission, unless anyone has any questions on one and two, we start with the proposed works or maybe the related works to put things into context.

Ms BUTLER - I wanted to point out on page 2, paragraph 3, it states DDA accessibility but it doesn't actually provide what the breakdown of that acronym is previously in the document.

CHAIR - Can someone - that's Disability Discrimination Act, I presume? Is that correct?

Mr BARBER - That's correct.

Ms BUTLER - Just to note, for a novice reading this report, they wouldn't know what that acronym meant. Just for the first-time use.

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 cab 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 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 effected 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 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 at 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 - That's fine. 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 BARBER - I'll ask Nick, because he's a netball expert too.

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.

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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.

Ms RATTRAY - Maybe in gaining some short-term funding, yes.

Ms BUTLER - The start of that paragraph states that other similar facilities located in the north and north-west of the state are dated, and whilst some received upgrades, would it be prudent to provide the committee at a later stage with a list of those facilities? I am not sure what they all are. Would that be helpful?

CHAIR - It would be.

Ms BUTLER - Just to provide that robust information.

Mr BARBER - I am happy to provide the committee with that at a later date. I suppose the intent of that paragraph is to really highlight the under-investment in the north for those sporting facilities and this is the biggest expenditure on such a facility in the north. I am happy to provide that.

CHAIR - We will send you something in writing on that so that you are well aware of exactly what we want.

Ms RATTRAY - We know that PA systems are important, but they do not necessarily enhance the building and the amenities in a centre, but I know you have to put down something.

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?

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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 -

CHAIR - Displacing that?

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.

Ms RATTRAY - At the moment, my understanding is the NTNA's office structure is based in the south of the state. Are they intending to relocate or just have more people based in the north?

Mr BARBER - Their office is in Hoblers Bridge.

Mr ALLEN - The Northern Tasmanian Netball Association is northern Tasmanian netball, so their office is in Hoblers Bridge.

Ms RATTRAY - So they will relocate from Hoblers Bridge and come out there if this one is proposed?

Mr ALLEN - Correct.

Ms BUTLER - But they flood annually.

Mr ALLEN - Yes, at least once a year, I suspect.

CHAIR - Thank you for those clarifications.

Ms RATTRAY - So it won't be Tasmanian Netball. It would just be Northern Netball that will be out 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.

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CHAIR - Okay. Did you have any other - ?

Ms BUTLER - Yes. On page 2, it mentions public transport. Could you give us a quick rundown on what public transport facilities would be in place to service the facilities?

Mr BARBER - Yes. Because of its location in Invermay Road, being the main road through Mowbray, there happens to be adjacent bus stop infrastructure. It actually aligns very well to the public transport network and that has been factored in too with our traffic impact assessment of the ins and outs of the facility, but the stop is directly at the front of ACL Bearings. So, you're within 10 metres of a public bus stop.

Ms BUTLER - Are there any traffic lights close by for people who want to access the site from Invermay Road if their bus was dropping them, or people having to cross to get to the site? There would be quite a lot of young people, I would imagine. How far away are the traffic lights from the space?

Ms RATTRAY - The traffic lights are up at New Horizons, near the uni.

Mr ALLEN - Yes, those are the nearest traffic lights. We are putting in new traffic islands for crossing over from one side of the road to the other.

CHAIR - A pedestrian refuge in the middle?

Mr ALLEN - That's correct.

Ms BUTLER - And it's wide enough in that section of Invermay Road for that not to be a problem?

Mr ALLEN - Correct.

Mr BARBER - Just to qualify though, that is subject to the development application that is before the City of Launceston. It is up to the planning assessors to do that, but we have provided a comprehensive traffic impact assessment as part of that as well.

CHAIR - City of Launceston is doing some work on the traffic side of it too, aren't they?

Mr BARBER - No. In terms of being the assessor of it; as part of that?

CHAIR - No, I thought they were doing some work on it, but maybe I misread it. We know that the related works are part of the Launceston City deal. Moving over to the proposed works: it's a two-stage procurement, as you are telling us on that page; the first stage being the early works package and you talk about the demolition. We saw the demolition happening this morning, so whether this gets passed or not, that site is basically being levelled to a certain degree. 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.

CHAIR - Okay, that was the reason why I was raising it. So, the stage 2 main works then?

Ms RATTRAY - Can I ask about stage 1 before we move on? Just in regard to the early works package, is that currently on its expected time frame?

Mr BARBER - Very much so. That is anticipated to be completed in the first or second week of February next year, and is very much on track.

Ms RATTRAY - You've got a lot of work to do before then.

Mr BARBER - Yes, but as part of the contract, Anstie Constructions are well under way as part of that, so we are fairly confident at this stage that Adam's got it all under control.

CHAIR - Yes, they seem to be well into it. The stage 2 main works - you talk about the DA for stage 2 has been lodged with the City of Launceston. Prior to that lodgement, was there much feedback from residents on this? Did you do any canvassing of local community?

Ms RATTRAY - Gave them a postcard.

Mr BARBER - We gave them a lovely postcard. 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', which has been a -

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.

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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 for 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.

CHAIR - Will there likely be a speed limit reduction in that immediate site?

Mr ALLEN - No, we have had some early engagement with the council and there has been no indication of that requirement, so it's probably more with the traffic engineers and that side of things.

Mr COX - The traffic engineers have not proposed or recommended any reduction speed limits on that section of Invermay Road.

Ms RATTRAY - It would already be 50?

Mr COX - Yes. There is no change recommended.

CHAIR - It's 50, is it?

Ms RATTRAY - I am pretty sure it's 50.

Mr de HAAN - It might be 60 up until the traffic lights down the road.

Ms RATTRAY - I was very cautious, with that machine that was sitting on the side of the road today.

CHAIR - Quite clearly, if it's going to be as popular as we might envision it to be, it will increase activity in and out of that site as it progresses.

Ms BUTLER - Just on that subsequent question, do you have any idea yet - I suppose it's a bit further down the planning line - 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.

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.

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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.

Ms BUTLER - It is a really good deterrent - a well-lit carpark - for people who are wanting to break into cars.

Ms RATTRAY - In regard to your engagement with Tasmania Police, I appreciated the opportunity this morning to have a look at the building. 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 - Thank you. 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.

Ms RATTRAY - I am sure our media representative who is here with us today will be very interested in those comments. Thank you for that.

CHAIR - Unless there are any other questions on that page, we will move on. 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 - Thank you, Chair. 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.

Ms RATTRAY - It will go towards that playground for the little people.

Mr BARBER - And we might name it after someone.

CHAIR - I think you're getting some pressure.

Mr BARBER - I will probably draw members - I know it is difficult for *Hansard* - but 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.

Ms RATTRAY - Someone else helped you with the window?

Mr BARBER - There's that. When we looked at those types of issues, as I say repurpose or retry 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 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, as you can see, to try and capture that within the existing building frame we have.

Ms RATTRAY - Nick shared with us on site it has to have some extra strengthening in some of those areas that will be reused, and that's worth putting on the record.

Mr ALLEN - Correct, about 18 months ago the seismic code - basically the earthquake code - changed for Australia. They put Australia all in one zone. Tasmania will have the same earthquake risk category as the rest of Australia, whereas previously it was a lot less. As part of that it doesn't mean the risk changes, it just means they've put it all in one bundle.

As part of that code there are four importance levels of the building - 1, 2, 3 and 4 - with 4 being like a hospital that has to maintain full services post-disaster. Importance level 3 can be a community centre or somewhere with a large volume which could be used to housed people post-disaster and then 1 and 2, where 1 is basically a house and 2 is office spaces and things

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like that which can fall down. This has been categorised as importance level 3, so as part of that you have to ensure that the building stays up and is able to be used post-disaster. It wasn't originally designed for that, but we're doing some minor sectioning, we've done a full analysis and 3, 4 and 5 will be strengthened to cater for that requirement in the final.

CHAIR - On that point, as a correction point, for people if there is a disaster, we were contemplating on the way round the number of toilets that might be on that site. 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.

Ms RATTRAY - Got 800 people and they can't go home.

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.

Ms BUTLER - Subsequent to that, could you talk us through the potential multipurpose or multi-use of that site as an emergency evacuation site? For the record, why would it be an appropriate site regarding flooding, safety, accessibility, size, scope? How far have those discussions gone? I know, statewide, we are short of emergency evacuation areas. Could you talk through how that could be a benefit with this project?

Mr BARBER - Very much so. I suppose it wasn't a core function of the intent but it is a subsequent benefit that it actually adds. It is an additional benefit that has been realised through the project to date. When we talk about capacity for potentially 800 people in that space, we also have the benefit of the additional area out the back. If there is additional car parking or emergency response, there will be a ring road around the facility as well, providing that dual access capability in the event of an emergency. Likewise, it is not in a flood-prone area, as you mention, whereas further south in Launceston is in that situation. It provides a central location when those disasters do occur to be able to set up pretty quickly.

The other elements of it too is, because the benefits multiple courts provide, the high roof spans, you can set up for those operational centres as well. Likewise, a commercial kitchen in the space can cater for that type of resourcing that you would need in an emergency response. Also, offices and a temporary command centre could potentially be set up, again to complement

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the shower and the amenity facilities. It's just that benefit that this type of facility can provide in the unexpected event of an emergency.

Ms BUTLER - Thank you. It is important that that is on the record. Not only is it potentially going to be the largest indoor sporting area in the state, but it could also provide an appropriate emergency evacuation centre which, at some stage in the future, we will need.

Mr de HAAN - If could add, those discussions are preliminary and whilst there is nothing locked in, it is good to be having those chats now.

Ms BUTLER - I think it is a good use of funds.

CHAIR - That back major section under the roof could hold a lot of people with beds in there. That would be the main area, wouldn't it, for that sort of occasion, emergency, other than some of the other locations, or not?

Mr BARBER - You could really maximise both the Northern Tasmanian Netball Association component. We are talking just over 10 000 square metres of usable space in its totality. That is a lot of lay-down area for those types of events.

Ms BUTLER - And it is warm or it is cool. It is relatively safe and accessible. It makes sense.

Mr de HAAN - The benefit of a contemporary building, data, power, cooking facilities, full amenities.

CHAIR - You mention data and Jen was raising this, 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.

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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.

CHAIR - Okay.

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.

Ms BUTLER - That is a great idea.

CHAIR - Okay, it sounds like you've thought about it all. On the electrical side, what about car charging? I know you have scooters, and all the rest of it.

Ms RATTRAY - This is the Chair's favourite subject.

CHAIR - I am thinking in the future, a lot of people come with electric cars now, it's more and more the case. Are you providing any charging facilities for electric cars?

Mr BARBER - We certainly are, and correct me if I'm wrong here in any of my comments, but 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.

CHAIR - So the infrastructure will be there to cope with that?

Mr BARBER - To cope with up to 20 spaces into the future.

CHAIR - You won't have to rewire and all the rest of it?

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

CHAIR - Good firefighting facilities in case they explode? That's happened more and more lately.

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Ms BUTLER - That's happening everywhere, and you can't put them out.

Mr BARBER - Exactly right, 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.

CHAIR - That's a very good point.

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.

CHAIR - Very sensible, I have to say.

Mr BARBER - In addition to that, around the DDA-compliant car parking as well, there is only a requirement for two, but we have doubled that as an initial start.

Ms RATTRAY - I was going to ask you, is four enough?

Mr BARBER - We have had conversations with PDAC and ParaQuad about an operational mechanism for that. When there is an event of such nature, you can bollard off every second one and it becomes DDA-compliant -

Ms RATTRAY - And put the able-bodied out the back?

Mr BARBER - Not out the back, but in the further-away door. We've also tried to avoid kerbs. The wheelchair accessibility is now on a flat gradient as well, so they can go straight into the facility.

Ms RATTRAY - I have a very important question, Chair. I note in the capital works that there will be some reliance on TasNetworks and TasWater. I'm keen to understand how much lead time you have allowed for those services to be installed? Whatever you've allowed, you'll need four times more.

Mr BARBER - We've had very good dialogue, and I'll divert to Nick in a moment. When we looked at this with the early works package, we still went ahead with some of the planning and making sure that when we are provisioning for the main works that we've had that lead time catered for while early works are occurring.

I'll hand over to Nick regarding the time line associated with TasNetworks but so far, the engagement has been positive.

Mr ALLEN - Because we have Stage 1 and Stage 2, we have had the advantage of being able to pre-empt some of these things. TasNetworks has completed the design, we have signed

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up, we have paid the bill. They are actually ready to go for the power side of things. That will be completed before Stage 2 even commences.

CHAIR - You have a cast-iron guarantee on that?

Mr de HAAN - We have an acknowledged letter of offer.

Ms RATTRAY - They are ahead of a lot of other projects there.

Mr ALLEN - We have actually saved ourselves 20 weeks to start with on that side of things. Their works are probably still 16 weeks, but that is still within Stage 1 works period. TasWater in relation to the sewer side of things, there is actually an existing sewer connection at the rear of the site suitable for re-use.

Ms RATTRAY - But that is going to be expanded?

Mr ALLEN - The sewer?

Ms RATTRAY - Or the stormwater?

Mr ALLEN - The stormwater is council, not TasWater. In relation to the sewer, that is adequate at the moment. We just need to do our internal infrastructure and connect to that. And stormwater is in liaison with the City of Launceston at the moment.

Ms RATTRAY - Double that size?

CHAIR - The sewers seem to be okay in terms of the capacity, but there would be a lot more toilets than were originally there.

Mr ALLEN - Correct. They have seemed to have provided some additional provisions for this site for us for some reason. It was associated with a development at the rear of the golf club that put some units there and have actually put a provision for a new connection at the rear for some particular reason, but it's there, so that's great.

CHAIR - The new carpark in front of the building, including footpaths, associated crossovers, security bollards and speed humps talked about here - obviously with any new carpark in open spaces like that there is a potential for people after hours to be hooning around on it and all those sorts of things. Have you taken that into account in the design and can you talk us through as to how that has been dealt with?

Mr COX - The speed humps were there about trying to calm and slow traffic down, but what we have been conscious of and focused on is trying to keep cars off the non-driveway areas, for example.

CHAIR - Bollards.

Mr COX - Yes, bollards and rocks along the edges of roadways so they cannot go onto the grass. We also have a couple of gates which will close off the ring road.

Ms RATTRAY - You will be able to go round and round.

Mr COX - For example, when buses are dropping passengers off they need to go around. Someone within the PCYC can remotely provide access for them to go around and park. Then it will be set up so that Tasmania Fire Service have automatic and immediate access as those gates will be able to open on fire alarm. We have looked at trying to restrict access, particularly around the back of the building for antisocial hooning behaviour and then lots of bollards and rocks to keep people off the grass and pedestrian areas.

Ms RATTRAY - We can see why it is so important to have the architect at the table.

CHAIR - That's exactly right. Moving over to 5, if nobody else has anything on 4.

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 at the back side of the facility.

CHAIR - Good shape, I might say.

Mr BARBER - That is it. 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?

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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.

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 the 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, as part 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.

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 BARBER - There's no sun in the north.

Ms RATTRAY - If the member for Launceston were here, you would be put straight out. Try and get out of that one, will you?

Mr COX - I grew up in the north, so I don't know what you guys are talking about.

CHAIR - I think the media will scotch that comment.

Ms RATTRAY - Put it in.

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.

CHAIR - Sheet-to-bearers or whatever you call them.

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.

CHAIR - Okay, thanks for that. Any other questions on that?

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, there are no skylights in there.

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 -

CHAIR - It's not what you need.

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

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CHAIR - I was it in that space yesterday.

Mr BARBER - For the Lego?

CHAIR - Yes.

Mr BARBER - It's good.

CHAIR - My grandson, not me.

Ms BUTLER - Yes, sure.

Mr BARBER - 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.

CHAIR - Fair enough.

Ms BUTLER - You know that sometimes they leak as well, which isn't very good on a sporting surface.

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 - Is there anything else of that page? A 90-kilowatt solar energy system with 70-kilowatt battery storage - what model is being used? Is it modelled on T93? Interesting. Any questions over the page? All-gender change rooms, you've already mentioned that.

Ms RATTRAY - Anti-bullying change rooms as well as part of the design.

CHAIR - The all-gender toilet facilities, which is good.

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

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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.

CHAIR - It talks about sustainability on page 7, treating contaminated waste onsite. We have gone through that, haven't we? And energy-efficient lighting, and avoiding light pollution, we've talked about the night skies principle. Is there anything else on that page that we haven't already dealt with?

Ms BUTLER - Have we dealt with the solar energy?

CHAIR - We've talked about the number of kilowatts.

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Ms RATTRAY - Power Launceston.

Ms BUTLER - I think it's a really impressive part of the project.

CHAIR - It might have been more a management thing further down the track, but is it going to be Tariff 93? Is that how you are likely to be running that site?

Mr BARBER - I will defer to Nick on that.

Mr ALLEN - We haven't had a look at the tariffs yet. It could potentially be General Tariff 22, which is the general commercial tariff; but we haven't talked about that yet.

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.

CHAIR - I thought it might have been a management thing going forward. It can be changed, can't it?

Mr ALLEN - Correct.

CHAIR - We have talked about insulation. Building re-use?

Ms RATTRAY - I asked about the building re-use, and I was told that there was not an opportunity to re-use some of the concrete walls because Tasmania doesn't have the adequate or appropriate facilities to break that down.

Mr BARBER - I could probably add to that. We had a conversation after the site meeting with Adam from Anstie Construction around that. Their subcontractor onsite who is doing the demolition work, it does get crushed offsite on their particular area, but it can't go back into building materials because it becomes cost-prohibitive to try to re-use it in this particular instance. But what it is used for is the likes of farm roads, so it becomes a good base for that. That material is re-used, just in other projects a bit further down the supply chain, and that has been costed into their fees as it comes forward to be re-used down the track as well.

Ms RATTRAY - So there has been a discount on the project because they will be able to on-sell that product?

Mr BARBER - On-sell that as part of those other types of project that don't require the standard of new builds and the like.

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Ms RATTRAY - Great opportunity for someone in Tasmania, to get that type of facility up so it is more readily available.

CHAIR - On other projects, we've seen recycling of materials, generally for the benefit of the contractor rather than the Government.

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. This is probably a question for Shane, around the design: 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.

Ms RATTRAY - Or Nan is helping out, and needs to have a coffee.

CHAIR - 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.

CHAIR - It is just something to be considered; not that it is for us to be doing the design.

Ms RATTRAY - I like the word 'action'.

CHAIR - Anything else on page 9 that anyone is interested in asking questions about? We have the office areas and change rooms enclosed externally, brick veneer construction. So over to page 10. We have talked about hooning prevention. We talked about electric vehicle charging. We have talked about lead times for TasNetworks. Computer networks, we talked a bit about that and the communications room.

Ms BUTLER - It's not here, but I was wondering if I could ask a question around the fire evacuation process for the site and how that would look? It is a lot of people to try to evacuate from the site and potentially a small area - can you run through what that would look like for us?

Mr COX - Essentially, the facility has been designed to take into consideration the building code requirements, and consequently there are a lot of doors which are located around the facility.

CHAIR - Emergency exits, as opposed to actively being used all the time?

Mr COX - Yes, emergency exits. If you look at the 800-people consideration with the PCYC area, the width of doorways, for example, had to be designed to accommodate that many people. This is why we have quite a number of exits. There are actually quite a lot of exits around the perimeter of the building all for that purpose, to allow people to easily flow to the outside.

CHAIR - In all directions?

Mr COX - Yes, that's right. Obviously, this will come down to fire evacuation procedures that are put into place, but the strategy is that it allows for the exiting out into that large open area we walked around towards the back of the building. It also allows for people to move from where they exit out to the side, down the access roadways to the street.

Ms BUTLER - Before, you mentioned that there would be gates of sorts which would be triggered by a fire alarm.

Mr COX - That's right, they will open.

Ms BUTLER - And so they are easy to access for Tasmania Fire Service attending as well?

Mr COX - Yes.

CHAIR - And allowing people to get out, if they need.

Mr BARBER - In addition to that, we are in engagement with Tasmania Fire Service regarding those types of scenarios. There is a requirement for them to come and sign off on those emergency evacuation procedures. That is an ongoing process once design is fully bedded down.

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Ms BUTLER - And there is no combustible cladding used on sides at all? That's one of my pet questions and why I'm asking.

Mr COX - The building will be sprinklered also.

CHAIR - Internally, you mean?

Mr COX - Yes, internally. As a general rule, all the materials that are used in the building are not combustible. However, having said that, there are some areas where we are using translucent materials in the external elevation. This is where we are highlighting the former sawtooth building, which is considered - well, it will melt, let's put it that way.

Ms BUTLER - It's like an ACP, but only a little bit of it?

Mr COX - It's not combustible, in that it is not going to ignite and sort of flare up, but having said that, we do have a fire engineer we are working with who has been looking at all of these features. Part of that solution is also around the use of the sprinklers internally.

Ms BUTLER - Okay. Perfect, thank you.

CHAIR - And you have exhaust systems here on the last line of page 10, smoke exhaust systems for netball, multipurpose courts and gymnastics areas? Presumably, that's moving - a requisite number of -

Ms RATTRAY - Nick spoke to us about that.

Mr ALLEN - Yes, that is associated with the volume of space and the limited splitting-up of the spaces into different fire zones. As part of that, you need smoke exhaust systems to take that smoke away so you can clear people out.

CHAIR - I recall many years ago, the Federation Concert Hall was going to be designing some acoustic treatment and couldn't go ahead with it because they had to put in a much larger fan to get people out of the building in a designated space of time and they did not have a centre aisle. You will notice that it has one continuous line of seats, there are no centre aisles, so they had to put in a much larger fan. You've obviously been onto that and mentioned that specifically. That is good to know.

Ms RATTRAY - The downside of living in the south of the state, Chair.

CHAIR - Yes, well, at least we get to listen to some good music. Anyway ... Page 11, first line, VRV Air Conditioning, multi -

Ms RATTRAY - Multi-split?

CHAIR - Yes, you have function space, weightlifting via multi-split, VRV air conditioning systems.

Ms RATTRAY - Multi-split.

CHAIR - The function space weightlifting via multi-split VRV air conditioning system.

Mr ALLEN - Don't ask them what that acronym actually means.

CHAIR - That's what I was asking.

Mr ALLEN - It's a valve system, whereas you have one outdoor unit and one larger unit which supplies multiple smaller indoor units so you can control the individual spaces individually.

Ms RATTRAY - Individual spaces?

Mr ALLEN - Individual spaces individually, correct.

CHAIR - Mechanical ventilation, exhaust systems to NCC?

Mr ALLEN - National Construction Code. Essentially, that's just talking about the spaces we're heating and cooling and the spaces we're not. We're looking at heating and cooling the entry multi-purpose space around the reception area via a hydronic floor-heating system. We also have some tempered fresh air system to that for the requirements of fresh air. Then function spaces, offices, management offices and engagement spaces, which will be fully air-conditioned. The remainder of the spaces are using passive heating and cooling in terms of natural ventilation and some forced ventilation for the courts and the gymnastics areas. We are also cooling/heating the weightlifting area as a specific requirement for that zone.

CHAIR - Thank you.

Ms RATTRAY - I might have a similar question to yours on boxed gutters. I know they look very nice but sometimes not that practical when there are fires. This is a pretty high building and that would obviously be your department, Shane.

Mr COX - Yes, we are very focused on that. The nature of the building, especially the existing building, is that there's a few boxed gutters which were there as part of the current build. It is difficult to overcome that. You basically have to reshape the existing reforms quite significantly, which we don't have the ability to do that and utilising what's there. We're rebuilding those boxed gutters with what we deem to be appropriate and industry standard.

CHAIR - With a span like that though there is a lot of water coming in.

Mr COX - That's right, and also, we're looking at the size of downpipes, the frequency of downpipes. We don't have a concern with the boxed gutters we are going to put back in terms of holding a lot of water. The main issue becomes getting that water away and what we are focusing attention to.

Ms RATTRAY - The downpipes will be the same coloring as the Colorbond?

Mr COX - Yes.

Ms RATTRAY - There's a lot of them.

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Mr COX - Yes, from an architectural point of view we are wanting to play them down. Out the front of the building, we're actually looking at putting in some stainless-steel downpipes, because we want to make the feature at the front. Generally, at the back and the sides of the sheds we're wanting to play them down.

CHAIR - Okay, I was thinking because they are so tall we might have to expand the middle gutter guard or whatever to stop extraneous material from lodging in there. The last thing you want is to have gutters clogged up. I suppose the access to a large roof like that, as it is not going to be a very steep one, is maintainable.

Mr COX - Yes. We have looked into guards and all that stuff and where is the appropriate place to use them. It is also about the overflow, making sure that even with guards they still can get blocked up or restrict the flow of water. It is also about having adequate overflow so if there is a blockage, then you can see it coming out, spilling out at the site of the rainwater head and that then alerts someone there is something going on.

CHAIR - There's something there that needs to be looked at.

Mr BARBER - The height of the building negates a few of those issues in terms of leaves and the like because it is very high.

Ms RATTRAY - You have grass growing in the gutters at the moment.

CHAIR - You could cut the lawn. I don't think you'll be using those again. The expanded metal gutter guard goes from the metal to the outside edge of the boxing, so it doesn't actually inhibit whatever is in the thing, that is all I was thinking. But that's for engineers and plumbers to think about. Sewer and stormwater reticulation via underground PVC pipe reticulation to eastern discharge connection points, nothing travelling under buildings in that design.

Mr ALLEN - We have a small section of sewer that runs underneath a small portion of the new build; because of the falls of the site we just need to go through a very small section.

CHAIR - Is that cast iron?

Mr ALLEN - It will be engineered to ensure that there are no issues.

CHAIR - No incursion.

Mr ALLEN - Correct.

CHAIR - You can't really dig it up.

Ms BUTLER - You can if you have to.

CHAIR - Well, not easily, you're going to dig up the court so that you can get to the sewer.

Mr ALLEN - It's not actually through the court area, it goes through the entry section.

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CHAIR - Further, on page 12, anything extra there? I think we have looked carefully at it. The line markings on the multi-use court, are you going to have different colours for the different games? How are you handling that? There is a lot of different sports that can be played, and a lot of different boundaries.

Mr ALLEN - Yes, it's colour-coded.

CHAIR - There's a standard for that, isn't there?

Mr ALLEN - Yes, and different colour schemes. Your netball, basketball, futsal, pickleball, I think you mentioned onsite, a range of sports can be played on those three activity areas.

CHAIR - Just make sure you've got the LED strips in them at ground level so that it can light up the ones that are in use at the moment. There's an idea for you.

Mr ALLEN - We're trying to minimise costs.

Ms RATTRAY - You just told me to settle down, not to offer architectural advice.

Mr ALLEN - It's quite amazing how players adapt to it. They totally ignore the lines that aren't in use.

Ms RATTRAY - You're right there, Nick, they know their lines - unless you're offside in netball, but that's usually testing the umpire a little bit.

CHAIR - You've obviously been an umpire at some point.

Ms RATTRAY - And a netball player.

CHAIR - Project schedule and key milestones? You've got all of that down there.

Ms RATTRAY - And a very nice reference to the fact that this does need this standing committee's approval. Sometimes we get references that just ignore us completely.

Mr ALLEN - We would never ignore you.

Ms RATTRAY - Thank you.

CHAIR - Commence schematic design, approve schematic design, you've done all of that. Completed the design, lodged application. I noticed that because there are notices up on the fence.

Mr de HAAN - I can add to that, Chair. That DA was lodged on 30 September and closes on 17 October.

CHAIR - You're not aware of any people having lodged anything at this point? I suppose you don't get to know that, do you? Release tender for main contract - obviously not yet commenced in the last four or five days. Anything on stakeholder engagement and consultation?

Ms RATTRAY - We talked about the 350 groups and neighbours.

CHAIR - Nothing extra? Northern region gap analysis and the table. We asked whether there were any extra figures that you could provide for AFLW and the likes, the growth in that, and how that might end up altering the forward figures on this gap analysis. Were you able to get anything extra?

Mr de HAAN - Chair, we did contact our colleagues at Active Tasmania after we spoke this afternoon. They are not seeing any noticeable decline in netball at grassroots level, attributed to AFL or other codes. They are seeing a bit of a shift more at the high-performance level and that's associated with pathway and people being paid at that level as well.

Ms RATTRAY - That gives others an opportunity, so that can only be a good thing, can't it? Choosing your football path rather than your netball path, so it lets others in.

CHAIR - Thanks for finding that out.

Ms RATTRAY - Yes, I appreciate that.

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?

Ms RATTRAY - And your example?

Mr BARBER - Will do. 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, 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. Shane might be able to -

Mr COX - I actually haven't looked it up yet.

Ms RATTRAY - Long life.

Mr COX - It is quite durable, long life.

Mr BARBER - Particularly as it is undercover as well. That improves the lifespan. If it was outdoors it would be -

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Ms RATTRAY - Ms Butler and I assume that you didn't want to leave St Helens once you got there. We're thinking that would have been the case.

CHAIR - Please.

Mr BARBER - It is a lovely facility out there and they have made a tremendous effort, so thank you to the council for showing us through.

CHAIR - Needless to say, it is in the electorates of two of our members. Okay, page 16. Of interest there, you're designing out crime, so to speak.

Ms RATTRAY - Giving some purpose.

CHAIR - With your trees and shrubs and things? Do you want to speak to that?

Mr BARBER - Yes. In addition to that - which isn't part of this pack today - there is a landscaping design plan that's been undertaken through the design process that is part of the DA pack. That is publicly accessible for anyone to view that. As part of that we are looking at minimalist design, but design that actually screens off some of those adjoining properties as well, as we mentioned on site today. The ACL Bearings site, that will screen that type of area, very minimalistic across the back portion of the site. Keeping low maintenance is another aspect of it so we are not reliant on certain plants and trees that need consistent watering. It's a very minimalist look. Providing shade through a number of key planting opportunities is part of that as well.

Ms BUTLER - So you will be using natives?

Mr BARBER - Yes, kangaroo paw I know was on the list.

CHAIR - That is not a Tasmanian plant.

Mr COX - We are looking at natives that are being used in certain areas. We are looking at using trees that are also evocative of what the landscape might have looked like decades and decades ago prior to development. Natives are our future.

Mr de HAAN - We have also engaged with Tas Police on the landscaping as well from a security and protective security perspective.

CHAIR - And what is their response?

Mr de HAAN - Very positive. I haven't any specific details but it was very positive.

CHAIR - No, they didn't see any particular issues with it? Put it that way.

Mr de HAAN - No, I don't believe so.

CHAIR - Any Aboriginal heritage on that site? I imagine there isn't because of the industrialisation of it, but you have considered that?

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Ms RATTRAY - Not close to water either.

CHAIR - That's true.

Mr BARBER - Yes, both that and the Tasmanian Heritage Register. There's nothing on this particular site that warrants any further -

Ms RATTRAY - Lucky. That could have caused some problems.

CHAIR - Okay.

Ms RATTRAY - I had one question, probably outside of the funding costs and I probably should have asked it at an earlier time. There was a conversation about the Mowbray Golf Club looking for some access. I think we need to get that on the record to make sure we've covered everything we heard at our site visit.

Mr BARBER - Yes, I understand. We have been in dialogue with the Mowbray Golf Club, as you point out. One of the options we looked at as part of our ring road connection point around the site was an additional connection through to the Mowbray Golf Club. As part of our ongoing discussions with the City of Launceston, we were looking originally at transferring a portion of the ring road to the council in terms of making it a public road.

However, through our dialogue with the City of Launceston, we weren't able to achieve the width requirements to maybe 19 metres or so they required in order for them to take over the ownership of that particular road. That's not to say we can discount a future connection point.

As I pointed out on site, the rear portion of the building, which has the grassed area, is about a hectare that we can futureproof into future expansion plans and things like that. That would be the opportune time to look at whether that becomes a pedestrian or a vehicular connection. There is the futureproofing for that, but there are some constraints on making it a public thoroughfare.

Ms RATTRAY - Thank you. Those people who play golf at Mowbray wanted us to ask that question.

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.

CHAIR - Anything earned through the solar system goes directly back into the centre's budget, not consolidated revenue?

Mr BARBER - I think that would be a given.

Ms BUTLER - That's not a bad idea.

CHAIR - Everything seems to go back to consolidated revenue these days. With the funding and costs, usually we get a table that actually outlines the escalation and the contingency, but that's not there. We have a fair bit of text on both of those particular aspects, but it says it's encompassed in the \$43.6 million. Can you give us a better understanding of what percentage? We usually look at the percentages to see how they compare with other projects and it gives us an understanding. You could provide it to us on notice, or you could tell us now what the contingency and escalation amounts are that have been set aside.

Mr BARBER - I am happy to provide it on notice, we do have a breakdown of that. One of the key aspects, of course, on making sure when we go out to tender, is that's catered for in the project costs, making sure we get realistic tender submissions coming back. In terms of our escalation, though, there is a 6 per cent escalation component associated with that. In terms of the overall contingency, it is sitting at around 10 per cent.

CHAIR - That's fine. If you have given us that, we can work it out. That's okay, so there is probably no need to ask the question as long as we have that to consider. Anything else on

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17? I don't think so from my perspective; conclusion and recommendations just goes back through it again.

Ms BUTLER - I did ask a question today on the funding from the Launceston City Council, whether their DA cost and rates were part of the amount which is documented here. Could you talk through that for the record?

Mr BARBER - In addition to the \$1.1 million provided from the City of Launceston, the Launceston City Council have kindly waived the rates notices associated with the site for the next two years. That is a roughly \$13 500 annual saving from a rates perspective. In addition to that, the Launceston City Council waived the cost of the DA submission we put as part of the main works. Again, I would say that was around the \$40 000 to \$50 000 mark.

Ms BUTLER - Okay. And that is on top of the \$1.1 million?

Mr BARBER - Correct.

CHAIR - All right, I think that brings us pretty well to a close. There was one thing we talked about with those multi-use sports facilities, that there would be a need for storage spaces for things like table tennis tables and those sorts of things. Is that correct?

Mr BARBER - Correct.

CHAIR - Okay. 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, so things don't change.

Ms RATTRAY - Only the members.

CHAIR - Only the members. 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.

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CHAIR - Okay. It is good to hear those affirmations. Only time will tell with all of this. As we advised you at the commencement of the hearing today, the evidence you have provided is protected by parliamentary privilege, but once you leave the table, you need to be aware that privilege does not attach to comments you may make to anyone, including the media. The media has gone but might be waiting out there to ask further questions. Even if you are just repeating what you said to us here, it is not covered. Do you understand that?

WITNESSES - Yes, we do.

CHAIR - Thank you for providing all the information. It is very important for us in our deliberations and thanks for the tour again. Appreciate it.

THE WITNESSES WITHDREW.

The committee adjourned at 3.31 p.m.