



# Northern Suburbs Community Recreation Hub: Parliamentary Standing Committee on Public Works Submission

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September 2023



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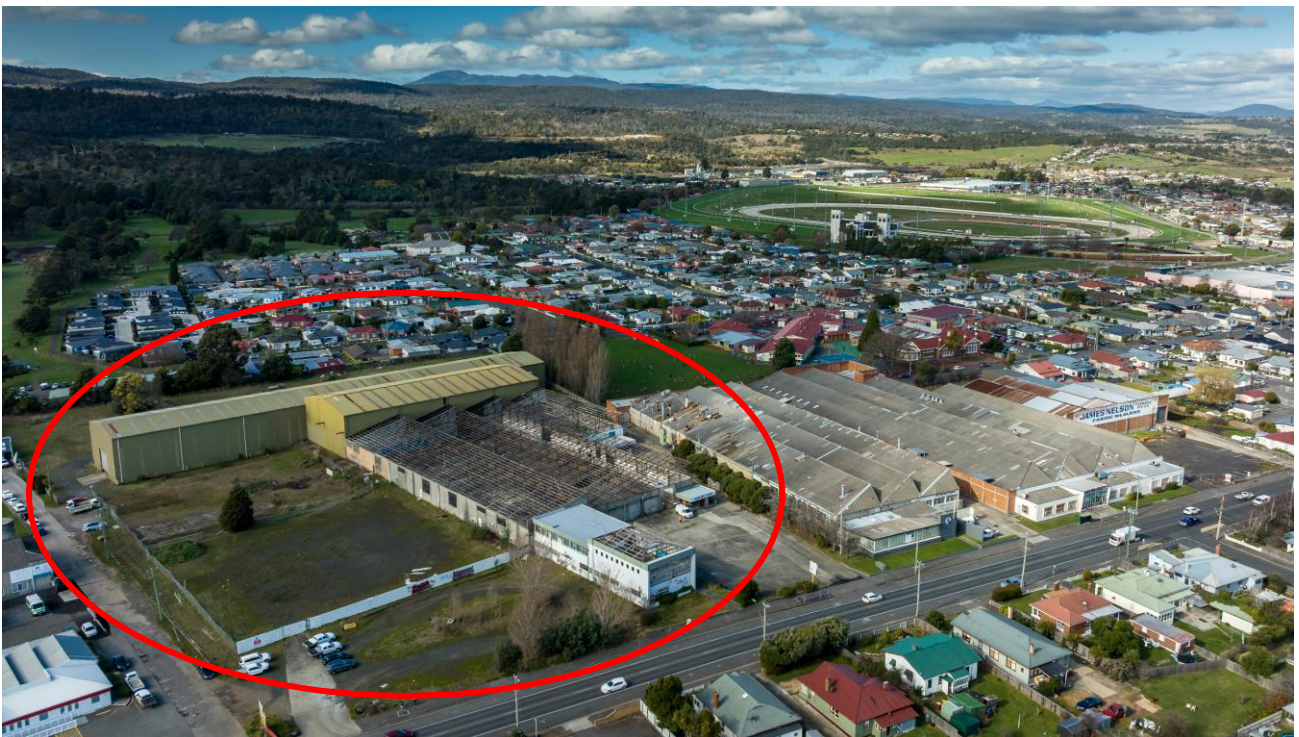


# Introduction

This document is a submission to the Tasmanian Parliamentary Standing Committee on Public Works (PSCPW) for its hearing into the Northern Suburbs Community Recreation Hub (Stage 2 Main Works) scheduled for Monday 9 October 2023 (11.00am site visit and 1.30pm Public Hearing).

This submission has been developed by the Major Infrastructure Projects Branch of Infrastructure Tasmania within the Department of State Growth Tasmania and endorsed by the Project Steering Committee on 14 September 2023.

The proposed works are located at 316-320 Invermay Road, Mowbray as per the aerial view shown below.



## Need for Works

The Tasmanian Government, through Infrastructure Tasmania of the Department of State Growth, is delivering the Northern Suburbs Community Recreation Hub (the Hub) at Mowbray in Launceston.

The Tasmanian Government, as part of the 2023/24 State Budget, committed \$27.5 million over two years towards the planning, development and delivery of an indoor community and multi-purpose sporting facility for Launceston's northern suburbs. This commitment is in addition to an initial Australian Government funding of \$15 million and a \$1.1 million contribution from the City of Launceston (CoL). The CoL has also agreed to waive council rates and charges and Development Application fees for Stage 2 Main Works.

The overall funding for this project is \$43.6 million.

A driving factor behind this development is to increase community participation in recreation and sport, for health, social and resilience benefits. Additionally, community ownership of public spaces sends positive signals to the community, and places that feel owned and cared for are more likely to be used enjoyed and revitalised.

The Hub will help to address a shortage of indoor sporting facilities in Launceston and will improve access to local community, sport and recreation infrastructure and programs in the northern suburbs and give locals a safe place to meet.

Other similar facilities located in the North and North West of the state are dated and while some have received upgrades, they have not been at the level of investment as proposed for the Hub. For example, the Elphin Sports Centre, constructed in 1965, has had various upgrades with the most recent in 2023 to upgrade the PA system at a cost \$80,000, noting that in December 2022, the Tasmanian Government announced a contribution of \$900,000 to improve DDA accessibility.

The development of a multi-purpose community facility was identified in the Northern Suburbs Revitalisation Plan (renamed *My Place My Future*) under the Launceston City Deal to address the shortage of indoor sporting facilities and to improve social and economic outcomes for disadvantaged areas including access to local community, sport and recreation infrastructure and programs in the Northern Suburbs.

In particular the Hub aims to:

- improve lifestyle and encourage participation in physical activity for all ages
- provide social and recreational opportunities for local people and local organisations and a place to connect
- provide equitable access to services and programs
- renew jobs growth and economic outcomes
- promote and encourage participation of young people in employment, mentoring and personal development opportunities, including use of facilities, thereby reducing involvement in anti-social and criminal activities; and
- be a conduit for increased levels of communication, understanding and mutual respect between police, community service providers, young people and the broader local community.

The CoL identified the site at 316-320 Invermay Road, Mowbray as it met the required characteristics including central location, sufficient size and proximity to public transport and services.

The Australian and Tasmanian Governments along with the CoL have been strong supporters of improved facilities for Launceston through the Launceston City Deal.

## Related Works

As stated above, the Northern Suburbs Community Recreation Hub development is part of a broader project. It was identified in the *My Place My Future* (the former Northern Suburbs Revitalisation Plan under the Launceston City Deal) to revitalise Launceston's northern suburbs by increasing inclusion and connection through community assets, to improve social and economic outcomes for disadvantaged areas and to address the shortage of indoor sporting facilities.

# Proposed Works

## Overview

Infrastructure Tasmania in conjunction with Philp Lighton Architects (PLA), has been actively progressing the requirements for a two-staged procurement to facilitate the necessary construction works to deliver the Hub.

### Stage 1 Early Works Package

The department contracted Tasmanian firm Anstie Constructions Pty Ltd to deliver the first stage of the Early Works package (Stage One) incorporating demolition works, some minor site remediation and limited services works. The scope of these works has a contract value of \$1.635 million.

### Stage 2 Main Works

A secondary Main Works package (Stage Two), inclusive of the full site deliverables (i.e., construction and fitout of the Hub), is being developed in conjunction with the early works package to ensure a seamless transition of on-site planning and construction works. The Development Application (DA) for Stage 2 Main Works has been lodged with the CoL.

Stage Two Main Works is for consideration by the PSCPW.

Notably, the design of the Hub will deliver Tasmania's largest multipurpose community sporting and recreation facility. With over 10,000 square metres of usable indoor space and additional outdoor space, the Hub will provide the following:

- Four designated indoor courts for netball (operated by the Northern Tasmania Netball Association (NTNA)) and three multi-use courts for basketball, volleyball, futsal, table tennis, wheelchair sports and other sporting and community recreational activities (seven courts in total) to address the current shortfall.
- Rock climbing, gym, boxing and weightlifting facilities including an outdoor activities area.
- A designated gymnastics area of 911 m<sup>2</sup> to provide a wide range of programs for toddlers, young people, and adults.
- Café, commercial kitchen and spectator amenities (grandstand seating) with change room facilities and onsite parking.
- Youth engagement and community education and counselling areas.
- Office space, multipurpose rooms for meetings, training and administration.
- Space for community gatherings up to 800 people to come together in a positive space offering diverse services and opportunities.
- Safe access off Invermay Road and connectivity from Mowbray Heights Primary School for approximately 550 students.
- Electric charging for vehicles, e-bikes and e-scooters.



## Capital Works

The Stage 2 Main Works scope is for the main building includes:

- The four netball courts with line markings, including team change rooms, officials change rooms with amenities, ancillary spaces, staff offices, tournament control, function room, plat seating, parenting and first aid rooms will be accommodated within a new building to the northern side of the site.
- The gymnastics area with a facility activity floor, including change rooms, amenities and office space, parenting view area, and storage will be incorporated within the existing shed.
- For the three multi-purpose community courts, an adaptive reuse design, are all gender change rooms with anti-bullying initiatives, including a second parenting room, provided within the existing shed (northern end).
- Six all-gender DDA compliant amenities throughout the facility.
- The entry plaza, central administration/reception area, cafe and commercial kitchen facilities with service area includes a low height single story lean to roof to the western side of the existing shed.
- Recladding to the existing metal sheds.
- New building and site services.
- New car parking to the front of the building, including footpaths, and associated crossovers, security bollards and speed humps.
- Site cap of 500mm of soil to the eastern side of the site.
- Perimeter ring service road.
- Access via Invermay Road for vehicle parking for 100 vehicles, five motorcycles, four disability spaces, one emergency vehicle parking, nine buses, four electric vehicles spaces (provisioning cabling for 20), 24 e-bike and e-scooter spaces.
- Car park lighting and underground electrical reticulation.
- Installation of CCTV (internally and externally).
- Stormwater and sewer reticulation works.
- Trade waste reticulation and grease arrestor.
- Telecommunication works.
- TasNetworks pole mounted transformer and underground power reticulation.

The site is laid out so access and wayfinding to the building is clear and easy to navigate. A central primary entry to the site is allocated with segregated, wide pedestrian and vehicle pathways for safe movement. A generous entry canopy to the front of the building reinforces the entry point to the building with the wide canopy allowing for large groups of people to gather to the front of the building under cover from all weather conditions.



A ring road is provided around the building for fire truck access, and for bus parking. The main roadways through the carpark and around the building have been designed for coach access.

The design zones the building into two primary areas; the existing metal clad sheds are assigned for the multi-purpose courts, gymnasium and main administration wing, with a new wing being the building extension allocated for netball and associated administration spaces. The positioning of the main entry reinforces the strategic separation of the two wings with a central foyer and public area. The wings are designed with multiple secure points to enable each area to be locked off when not in use.

The strategy of clear and easy wayfinding is carried through into the interior layout of the building with lots of glass partition walls separating spaces. This allows for clear sightlines through the building to enable excellent orientation and viewing of the various areas. From the central public area, patrons can sit at tables and see through to adjacent activities. Clear wayfinding is evident in the netball courts with the change of floor materials to delineate public circulation spaces from the playing surfaces.

The floor to the existing sheds includes a significant change in level of approximately 1.8 meters, while the roof over is continuous without a corresponding step. The step-in floor level is utilised to accommodate the gymnasium requirements in order to locate the trampolines. The extra height to the roof enables the trampolines to have conforming head height clearance, which would not be achieved in other parts of the existing buildings.

Externally the building is designed to provide a reference back to the former building appearance, including interpretation of the original sawtooth roofs, with profiled metal cladding. However, four toned colours are used to provide patterning and visual interest.

## Key Design Principles

The Hub (Attachment A: Floor Plan) will deliver Tasmania's largest multi-purpose community sporting and recreation facility with a building area of over 10,000 square meters. The design has been guided by the following key principles:

- Spaces within the building laid out to provide typically generous space for free and easy movement.
- Public spaces and courts have excellent levels of light created by the large volumes and extensive use of glazing.
- Security and safety in design achieved by clear lines of sight to most areas of the building creating high levels of passive surveillance.
- Dark sky philosophy – preserving the night sky from light pollution.
- Café design, including commercial kitchen facilities, providing revenue generating options.
- Future proofing the building taking into account a shift towards using electricity instead of gas for heating and cooking.
- 90kw solar energy system with 70kw battery storage.
- Safe pedestrian pathways from Invermay Road including connection to the neighbouring Mowbray Heights Primary School for safe and convenient access for approximately 550 students.

- A 350m<sup>2</sup> undercover waiting area adjoining the main entrance for large group pickup and drop-off with nearby parking for bus, coach, emergency services vehicle, taxis and uber.

## Accessibility

Stage 2 Main Works is focused on DDA compliance to meet the requirements of the National Construction Code, the *Building Act 2016* (Tas) and the *Building Regulation 2016* (Tas). To ensure the practicalities and elements of accessible design are achieved, consultation was undertaken with the Premier's Disability Advisory Council and Physical Disability Sports Tasmania within ParaQuad Tasmania. Consultation will continue with Physical Disability Sports Tasmania in terms of functionality in the use of amenities and general use of the overall venue.

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

- Main footpath from the street designed as a clear segregated pedestrian only pathway. The pathway is wide and incorporates seats along the way to provide resting places.
- Where external pathways are required these are sloped no greater than 1:20.
- DDA accessible car parking directly near the main entry, in accordance with the Code (can quarantine other car park spaces if required e.g., for wheelchair basketball activities).
- The zone for bus pick up and drop off, near the front entry, provides the flexibility for users of larger wheelchair buses and vans to embark and disembark.
- Equal access from the car park, through the doors to your seat with level access at main entry to the building.
- Lower bench height section at reception for wheelchair users.
- Building design to avoid the requirement for a lift. A 1:14 ramp included to link the split level ground floor. A ramp provides greater flexibility and can be freely used by all users, and requiring next to no maintenance.
- Universal wayfinding and signage.
- Clear visual lines of sight throughout the precinct including building way finding with accessible pathways.
- Six DDA compliant amenities, including one all-gender DDA bathroom to satisfy the requirements of the Adult Accessible Change Facility.
- Every changeroom includes DDA compliant facilities.
- Unique exemplar design for all-gender inclusive amenities including all-gender changerooms with anti-bullying initiatives. When not used by teams playing on the court the amenities are open to the surrounding spaces to limit unsupervised areas. Individual self-contained toilet, shower and change room cubicles open off a large circulation space.
- All-gender toilet facilities laid out to reduce anti-social behaviour.

- Two accessible DDA compliant parenting rooms with a parent/child toilet cubicle to provide amenity and privacy for families.
- All-gender inclusive/shared officials change room with amenities including an accessible toilet and shower space.
- Access to the dedicated netball courts via a ramp to promote ease of movement for all patrons and to accommodate everyone.
- Change of floor materials and colours to court spaces to assist with defining circulation zones and edge of playing surfaces.
- Wheelchair seating spaces in the spectator grandstand.

Initiatives relating to the Australian Standards Design for Access and Mobility Part 2 enhanced and additional requirements (AS1428.2) include:

- Ramped access to internal spaces at the change in level.
- Internal stair designed with lower riser height and double handrails.
- Wider corridors. AS1428.2 require 1800mm wide corridors for two wheelchairs to pass. We are providing primary corridors that are 1850mm wide.
- Parenting rooms with joinery designed to allow wheelchair users to park in front on it.
- Reception counter designed with bench height to accommodate wheelchair users.
- Raised pedestrian crossings in the carpark to provide a continuous surface without change in level for pedestrians.

## Sustainability

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

- Revitalising the derelict buildings through adaptive reuse while preserving their cultural heritage (e.g., by interpreting existing saw-tooth roofs).
- Reusing steel beams and concrete floor slabs to save energy, avoiding waste and reducing carbon emissions.
- Considering life cycle costing when selecting materials.
- Using locally sourced materials to reduce the project's embodied energy.
- Treating contaminated waste onsite.
- Installing energy-efficient lighting and avoiding light pollution to preserve the night sky.
- Providing for solar energy production and battery storage, and electric charging for vehicles.

- Security and safety in-design (building built to promote passive security).
- 90kw solar panels with 70kw battery storage.
- Low energy heating system.
- Fixtures & Fittings: Energy efficient selections e.g. LED lighting

## Building Re-use

It is counter-intuitive to demolish and replace high, clear spanning existing building structures, unless they are not fit for purpose or not feasible to retain. Following appropriate engineering and cost assessments, the development will re-use as much of the building structure and fabric as possible and ground the project in the history and story of the site.

All site buildings have been insecure and have suffered surface vandalism and graffiti. Architecturally the existing long span high ceiling vast spaces are primed for carefully considered adaptive reuse and conversion to a multi-use recreation facility.

The buildings are functionally and spatially divided into five discrete main spaces (refer diagram below):

1. Front building 1 – two level concrete and steel framed former commercial showroom and offices, most recently used as an “Op Shop”, previously “Statewide Glass”.
2. Middle building 2 – single level large span concrete and steel truss framed saw-tooth roofed former workshop, formerly “Statewide Glass” (window manufacture).
3. Middle building 3 – single level large clear span substantial height former workshop, and extension of the Back Building structure formerly “Duggans Concrete”, precast concrete factory.
4. Back building 4 – single level large clear span substantial height former workshop, formerly “Duggans Concrete”, precast concrete factory.
5. Back building 5 – lower level single level large clear span substantial height former workshop, formerly “Duggans Concrete”, precast concrete factory.

**Diagram 1: Existing Buildings**



**Front building 1 and Middle building 2** – Buildings 1 and 2 are structurally unsafe for common areas and sporting activities and buildings have been forecast to be demolished on 6 October 2023.

**Middle building 3, back building 4 and back building 5** - The large halls and high roof clearances of buildings 3, 4 and 5 are suitable for multi-purpose courts for sports such as netball, basketball, volleyball, badminton, futsal, roped climbing, weightlifting, and gymnastics. However, the stipulated Netball Australia court width clearances are compromised by the existing available width in buildings 4 and 5. The floor level of building 5 is lower than buildings 3 and 4 which creates a higher roof clearance than the other buildings. This is advantageous for compliance with the required trampoline height clearances and so locating gymnastics within building 5 is a logical design choice.

Based on the above assessment, buildings 3, 4 and 5 will be readapted and converted to a multi-use recreation facility as per the following Floor Plan for Stage 2 Main Works (Attachment A). The Netball facility forms the new build of the development.

**New Building** - The new building is indicated with the red dashed line overlaid on the existing building plan. The majority of the new building work is for the wing accommodating the four (4) netball courts.

**Image 1: Gymnastics and Rock Climbing Wall Areas (Artists Impression) provisioned in building 5**



## Materials and Structure

The design utilises the existing structural steel portal frame in the re-purposed sheds, and new steel portal frame to the netball courts. To the steel portal frame buildings, the external cladding to the walls and roof will be profiled metal cladding. The existing metal cladding and roofing is replaced.

The office area, and change rooms are enclosed externally with brick veneer construction. Internally the change rooms and store rooms will be concrete masonry walls to provide longevity and durability. Internal walls to the office / administration areas will be acoustic insulated plasterboard partitions.

The court surfaces vary depending upon the area of the building. To the multi-purpose courts in the existing shed, the synthetic floor finish allows for a variety of uses from ball sports to community group activities. The netball courts are sprung timber floors to the playing surfaces, with carpeted circulation zones separating the courts. Concrete plat seating to the netball court spectator grandstand with fixed plastic seats. The external pedestrian surfaces are concrete paving with areas of modular paving to break up the concrete and to create visual interest. To the areas of vehicular traffic the surfaces are asphalt with falls to central pits in the parking bays, and to a kerb and channel on the circulation roadways.

The works are substantially building construction including car park and a ring road construction.

The roof over the unheated areas of the building will be new profiled metal sheet with a membrane underneath the sheeting, while the roof over the heated areas of the building will be new profiled metal sheet with a silver foil laminated insulated blanket.

### **Structure Services**

- Re-use of the existing structures with minimum strengthening and remediation works to ensure compliance with current standards.
- Concrete topping slabs to existing buildings.
- New netball hub structure comprising of steel portal frame construction, with pre-cast cladding to four metres above Finished Floor Level and light weight cladding above.
- New concrete slab with setdown for new sprung timber sports floor.
- Light weight timber framing construction to new building extensions for change facilities, offices and ancillary areas.

### **Electrical Services**

- Energy efficient LED lighting throughout.
- Energy efficient and Dark Sky compliant external lighting to car park, ring road and ancillary external areas, with minimal to no light spill to neighbouring properties.
- 90kW PV solar array system, including battery storage.
- EV car charging stations and provision for future additional EV charging.
- New underground power supply via 500kVA pole mounted Tas Networks transformer to a new site main switchboard.
- Provision for dedicated communications room, within the mezzanine plant room, complete with dedicated air conditioning system.
- Provision for electric cooking equipment to commercial kitchen / café.

### **Mechanical Services**

- In-slab floor heating via air to water heat pump for multi-purpose space with tempered mechanical ventilation.
- Smoke exhaust systems for netball courts and multi-purpose courts and gymnastics areas.

- Provision for air conditioning services to offices, training, function space and weightlifting via multi-split VRV air conditioning system(s).
- Mechanical ventilation and exhaust systems to NCC requirements for change facilities and amenities.
- Fire sprinkler system to be installed throughout the centre via fire sprinkler assembly.

### **Hydraulic Services**

- Electric hot water system(s) via reticulated systems. Hot water plant located within the mezzanine level plant area.
- Hot and cold water reticulation via a combination of copper pipe for main reticulation loop and PEX type PVC pipework to fixtures and fittings.
- Roof drainage via a combination of eaves and box gutters and PVC downpipes.
- New combined domestic and fire hydrant water meter connection, PE domestic water and PE fire ring main and provision for hydrant and sprinkler booster assembly at main entry to the site.

### **Civil Services**

- New asphalt car park over existing building slab to minimise disturbance of the existing soil and requirement to removal spoil from the site into landfill.
- New ring road around perimeter of the buildings with 2 part spray seal.
- Provision for 500mm capping to eastern portion of the property. Capping to consist of soil from cut for new netball building to minimise spoil from the site and 150mm imported top soil.
- Sewer and stormwater reticulation via underground PVC pipe reticulation to eastern discharge connection points.

Relevant professional services design drawings (Attachment B: Plans) shows the extent of the Stage 2 Main Works attached to this submission together with a selection of concept images depicting key elements of the development.

## **Benefits**

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 that communities within Tasmania are strong, active and inclusive.

The *@leisure planners* business case and feasibility assessment (engaged by the CoL) found that the Northern Suburbs of Launceston (Newnham, Rocherlea, Invermay and Mayfield) had some of the highest levels of social disadvantage and that Tasmania has a higher than average physical inactivity, chronic disease and social isolation in Australia.

Activation of the current underutilised parcel of land in Launceston's northern suburbs will benefit the Northern Suburbs and broader community through provision of an accessible, affordable and inclusive multi-sport community facility that encourages participation and expands the potential for new



community-based uses and sporting competitions, and creation of a facility that provides a place for the community for sport recreation, events, all day/evening activation and gathering.

Economic benefits will be gained through improved health outcomes, employment during 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 programming 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 help to provide benefits and opportunities for:

1. Children, their families, and young people to meaningfully engage in community, sport and recreation in an appropriate, friendly, and safe public space.
2. An increase in health and well-being and reduction in health risks and likelihood of entering the youth justice system.
3. Sporting, recreational and educational programs for all including vulnerable and those most at risk.
4. A safe and supportive meeting place for those with learning difficulties to undertake programs and activities such as song and dance, indoor bowls, arts and crafts.
5. For young people to make better life choices, develop work skills, obtain meaningful employment and social support.
6. Ability to grow participation, increase the depth of competition, and development of pathways to higher of levels competition.
7. The further development of netball in Tasmania with the inclusion of dedicated courts and facilities operated by the Northern Tasmania Netball Association for local and junior national levels.

**Image 2: Community Main Court Area (Artists Impression) provisioned in building 3**



# Project Schedule and Key Milestones

These works are being presented to the PSCPW at this time when the design is well developed, with some details to be resolved in the coming months ahead of advertising construction tenders which is anticipated for December 2023/January 2024. Stage 2 Main Works awarding of the contract is scheduled for late February 2024 subject to the approval of the Parliamentary Standing Committee on Public Works pursuant to the provisions of the *Public Works Committee Act 1914*.

The Project's indicative schedule and key milestones\* are as follows.

<b>Id</b>	<b>Task Description</b>	<b>Milestone Date</b>	<b>Status</b>
1	Release Tender for Early Works	3 June 2023	Completed
2	Appointment of Contractor for Early Works	1 September 2023	Completed
3	Completion of Early Works	Mid February 2024	Underway
4	Commence Schematic Design	5 June 2023	Completed
5	Approved Schematic Design	30 June 2023	Completed
6	Commence Design Development	3 July 2023	Completed
7	Completion of Design	25 August 2023	Underway
8	Lodge Development Application (CoL)	18 August 2023	Completed
9	Parliamentary Standing Committee on Public Works	9 October 2023	Underway
10	Development Application Approved (CoL)	9 November 2023	Underway
11	Release Tender for Main Contract*	December 2023/ January 2024	Not yet commenced
12	Main Contract Award	Late February 2024**	Not yet commenced
13	Construction Commencement	March 2024**	Not yet commenced
14	Construction Completion (Practical Completion)	Late 2025	Not yet commenced

\*Philp Lighton Architects project schedule dated 14 September 2023

\*\*Subject to Parliamentary Standing Committee on Public Works approval

# Stakeholder Engagement and Consultation

A Stakeholder Community Engagement Plan has been developed for this project in line with the Department of State Growth's Project Management guidelines.

One of the project's main goals is to use benchmarking to help determine what are common requirements and expectations for other comparable community sports facilities.

The identification, differentiation, and response to the requirements of numerous key stakeholders has been a crucial component of this collaborative consultation.

Ensuring a strong focus on facility functionality, versatility and future proofing are essential, the project is also seeking to deliver a progressive sports precinct to the community to encourage usage and ownership.

To achieve this outcome and to ensure the community and broader stakeholders are kept informed and consulted on the project's progress, the project team has undertaken the following activities:

1. project introduction via postcards to residents and businesses in the area, including Mowbray Heights Primary School, and local Members of Parliament.
2. a captive banner to be attached to the site hoarding, running along the sites Invermay Road frontage (approximately 100m), to promote the project.
3. dedicated project website page [www.infrastructure.tas.gov.au/thehub](http://www.infrastructure.tas.gov.au/thehub) inclusive of a 3D Fly Through of the hub design.

The City of Launceston (CoL) has participated in the development of the Northern Tasmania Sports Facility Plan (2023), which was endorsed by the Council on Thursday 7 September 2023.

The Plan has identified that the Northern region is currently significantly under-supplied for both Basketball and Netball courts. As is illustrated in the following table, this shortfall is ongoing and will continue to grow over the next decade without intervention.

The Northern Suburbs Community Recreation Hub will make a significant contribution in addressing this shortfall.

**Table: Northern region gap analysis**

Sport	Current supply (across the 5 LGA's)	Standard ( 1 facility per x population)	Facilities required for population				Gap analysis - current population
			2022	2026	2031	2036	
AFL	23 Ovals	1:5,000	27 Ovals	29 Ovals	31 Ovals	32 Ovals	Current under-supply
Athletics	5 Facilities	1:75,000	2 Facilities	2 Facilities	2 Facilities	2 Facilities	Current supply suitable
Baseball	2 Diamonds	1:50,000	3 Diamonds	3 Diamonds	3 Diamonds	3 Diamonds	Current under-supply
Basketball	5 Courts*	1:8,000	17 Courts	18 Courts	19 Courts	20 Courts	Current under-supply
Cricket	35 Ovals	1:4,000	34 Ovals	36 Ovals	38 Ovals	41 Ovals	Current supply ok Future shortfall from 2026
Soccer	20 Fields	1:5,000	27 Fields	29 Fields	31 Fields	33 Fields	Current under-supply
Hockey	2 Fields	1:80,000	2 Fields	2 Fields	2 Fields	2 Fields	Current supply suitable
Lawn Bowls	32 Greens	1:15,000	9 Greens	10 Greens	10 Greens	11 Greens	Current over-supply
Netball (outdoor)^	19 Courts	1:5,000	27 Courts	29 Courts	31 Courts	33 Courts	Current under-supply
Rugby Union	1 Field	1:82,000	2 Fields	2 Fields	3 Fields	3 Fields	Current under-supply
Softball	2 Diamonds	1:37,500	4 Diamonds	4 Diamonds	4 Diamonds	5 Diamonds	Current under-supply
Tennis	63 Courts	1:2,500	55 Courts	57 Courts	61 Courts	65 Courts	Current over-supply
Swimming 25m	8	1:30-50,000	2.7-4.5 pools	2.9-4.8 pools	3-5 pools	3.2 - 5.4 pools	Current over-supply
Swimming 50m	1	1:100,000	1.3 pools	1.4 pools	1.5 pools	1.6 pools	Current supply ok Future shortfall

\*Does not include the Silverdome due to inconsistent availability and focus on high performance sports and events

^No benchmarks for indoor netball court provisions currently exist

Active Tasmania registered sports membership statistics (as per the table below) identifies that the Hub will cater for mainstream sports in demand that is accessible for not only local sporting competitions but also state-wide.

**Table: Active Tasmania Registered Sports Membership Statistics**

	<b>Total</b>	<b>North</b>	<b>North-west</b>	<b>South</b>
Netball	7,795	2,075	1,980	3,697
Basketball	10,217	3,144	2,903	4,170
Volleyball	733	73	222	438
Futsal	2,080			
Table Tennis	588			
Wheelchair Basketball	425 (2022 July – 2023 June figures)	26	235	164
Rock Climbing	90			
Weightlifting	118 (2021 figures)			
Gymnastics	5,819	627	1,195	3,997

Launceston PCYC's participation statistics for program's delivered at its Newstead site records on average 1,500 participants per week. Once operational, the Hub will increase participation in sports, youth and community engagement programs.

## Potential Impacts and Opportunities

### Community

The Department of State Growth has commissioned a Traffic Impact Assessment for the proposed development to assess and make recommendations on traffic and site access arrangements and mitigation measures. These are being assessed by the road authority (CoL) as part of the Development Application process.

Carparking is provided with a total of 100 spaces, of which four are dedicated DDA spaces. At certain times of the day traffic movements in and out of the site will be noticeable. The traffic engineer has determined the additional trips generated by the development may contribute up to 12 per cent of the traffic volumes on the network in the vicinity of the development.

There is capacity to make improvements to traffic management if adverse conditions are identified after the completion of the project. During construction the impact upon the flow of traffic will be minimal.

Under the previous uses of the site noises from the factory operations would have emanated from the buildings at mostly normal working hours. With the new development there will be an increase in noise from the site for a longer period of the day from 6am until 11pm. Occasionally there may be tournaments or community gatherings that create slightly more noise. The Acoustic Report identified no impacts to the community under the forecast uses of the facility which includes the day-to-day operations and adhoc community events and netball tournaments.

The new development provides an opportunity for a focal point in the local and wider community to be seen as an integral part of the sporting community, as well as the provision of community programs and functions. The size of the building and accommodation capacity of 800 patrons provides opportunities for large gatherings and functions within the local community. These large spaces with numerous roller door access provide opportunities for exhibition / trade style displays.

The wide and tall roller doors to the shed allow for trucks to drive into the building for equipment and furniture deliveries.

The design aims to eliminate, or significantly reduce antisocial behaviour. Externally and internally the development is designed with high levels of visual supervision. Externally the landscaping includes barriers/bollards/boulders along pathways and boundary lines to stop vehicles mounting footpaths and grassed areas. Trees and shrubs are selected to either be low level ground hugging type, or high canopies that do not obstruct sightlines. From Invermay Road the sightlines to the front of the building/entry have been considered so that people cannot hide behind building or landscape features.

Internally the strategy of high level of visual supervision has been created with lots of glass partition walls to separate the various spaces and functions. From the offices the staff can also see everyone who comes and goes from the facility. Internal spaces are designed to avoid places where people can lurk and hide.

Invermay Road has dedicated on road cycle lanes along each side of the road. These lanes are part of Launceston's extensive network of bicycle paths. While the Planning Scheme does not require bicycle parking at the facility, provision has been made for this and creates the opportunity for the site to be connected to the city's bicycle network.

## Environmental and Heritage

The site is a former industrial site which, based on external environmental advice, requires some minor remediation. An Environmental Site Assessment identified soil contamination from transformer oil spill, which is mineral oil, on approximately 200m<sup>2</sup> of the soil north of the building.

The contaminated soil will be treated in a sustainable way that avoids off-site disposal. The preferred remediation approach, as outlined in a Remediation Action Plan prepared by specialist environmental consultants, involves an on-site chemical breakdown of contaminants through addition of an oxidising agent. The chemical oxidation process takes approximately two to four months. These works form part of Stage I Early Works which are underway.

The site is also historically significant for many northern suburbs residents who may have had relatives or friends who had either worked at the site or directly knew someone who did. Symbolic typological representations of the industrial history of this site such as the prominent saw tooth roof profile is incorporated in the architectural design concept.

The site is not listed on the Tasmanian Heritage Register, therefore is not subject to the *Historic Cultural Heritage Act 1995*. Also, it is not included in the Historic Heritage Places register of the Tasmanian Planning Scheme - Launceston, nor is it within any Local Heritage Precinct, Cultural Landscape Area or Place of Archaeological Potential under the scheme. In effect, there are no statutory heritage requirements that apply to this site. Also no heritage provisions of the Commonwealth Environment Protection and *Biodiversity Conservation Act 1999* apply.



# Funding and Cost

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

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

## **Contingency**

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

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

## **Escalation:**

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

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

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

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

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

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

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

## Conclusion and Recommendation

The proposed Hub works have been developed in response to *My Place My Future* under the Launceston City Deal to revitalise Launceston's northern suburbs by increasing inclusion and connection through community assets, to improve social and economic outcomes for disadvantaged areas and to address the shortage of indoor sporting facilities in Launceston. The Hub will also improve access to local community, sport and recreation infrastructure and programs in the northern suburbs and give locals a safe place to meet.

The proposed works comprise of the development of over 10,000 square metres of usable indoor space and additional outdoor space to include facilities for multiple indoor sports comprising of four dedicated indoor netball courts and three multi-use courts for basketball, volleyball, futsal, table tennis, wheelchair basketball and other sports. The facility is also provisioning for rock climbing, boxing and weightlifting including outdoor activities. A designated gymnastics area will provide a wide range of programs for toddlers, young people, and adults. There is also café, commercial kitchen and spectator amenities (grandstand seating) with change room facilities and onsite parking.

Key benefits of these works include:

- improve lifestyle and encourage participation in physical activity for all ages
- provide social and recreational opportunities for local people and local organisations
- provide equitable access to services and programs
- renew jobs growth and economic outcomes
- promote and encourage participation of young people in employment, mentoring and personal development opportunities, including use of facilities, thereby reducing involvement in anti-social and criminal activities.

Stage 1 Early Works package is underway whilst Stage 2 Main Works design and tender documentation is finalised. Construction tenders are scheduled to be advertised in November 2023, subject to receipt of the PSCPW and other relevant approvals.

The estimated cost of the works is \$41 million. The current cost estimate is considered reasonable for the scale and scope of works proposed, acknowledging that the cost for Stage 1 Early Works aligned with the pre tender cost estimate.



Total project funding is set at \$43.6 million. As previously noted in this submission, the funding split for the project is as follows:

<b>Contributor</b>	<b>Funding</b>
<b>Australian Government</b>	\$15 million
<b>Tasmanian Government</b>	\$27.5 million
<b>City of Launceston (CoL)</b>	\$1.1 million
<b>Total</b>	<b>\$43.6 million</b>

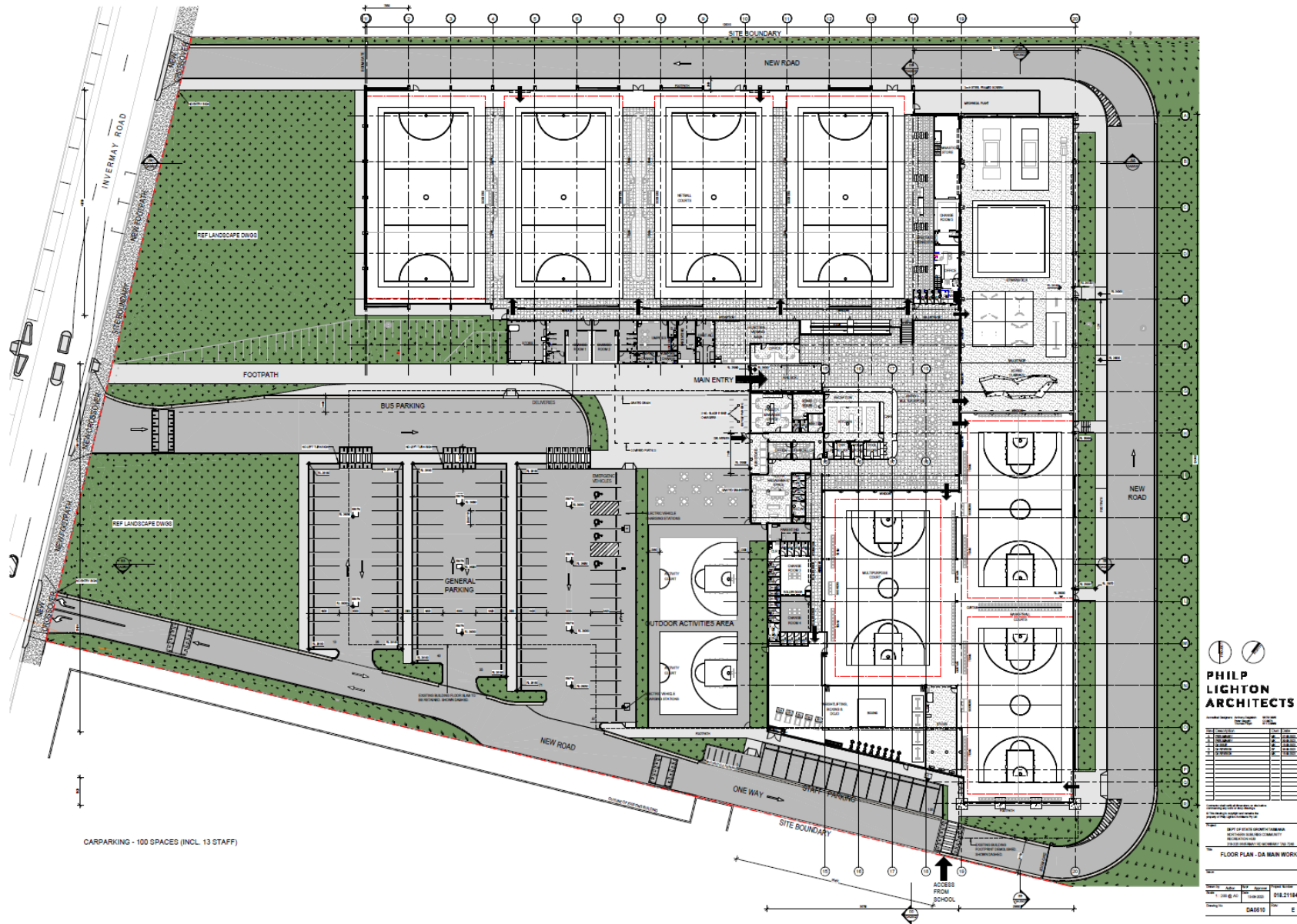
These Stage 2 Main Works for the Northern Suburbs Community Recreation Hub is considered to be a fit for purpose and value for money solution to address the existing community need to revitalise Launceston's northern suburbs by increasing inclusion and connection through community assets, to improve social and economic outcomes for disadvantaged areas and to address the shortage of indoor sporting facilities.

# Attachments

Attachment A – Floor Plan

Attachment B – Drawings

## Attachment A Floor Plan



## Site Plan





Location Plan



Copyright Notice



**PHILP  
LIGHTON  
ARCHITECTS**

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Consent of the Council of the City of Auckland is required for the use of the site for the purposes of the proposed development.

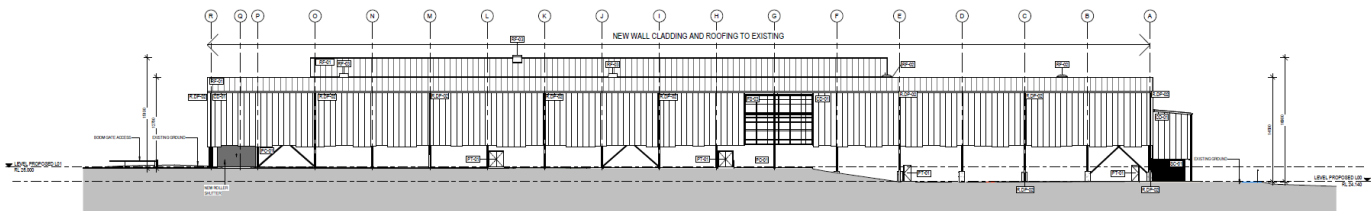
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Location Plan - DA MAIN WORKS

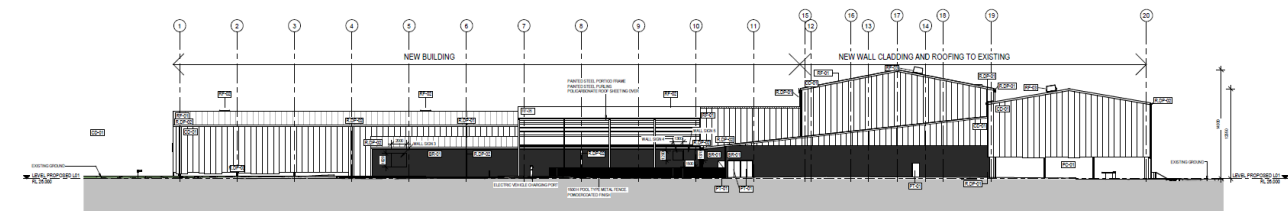
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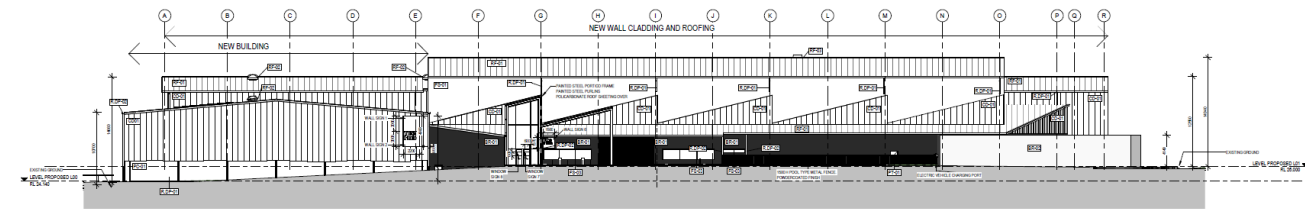
Building Elevations



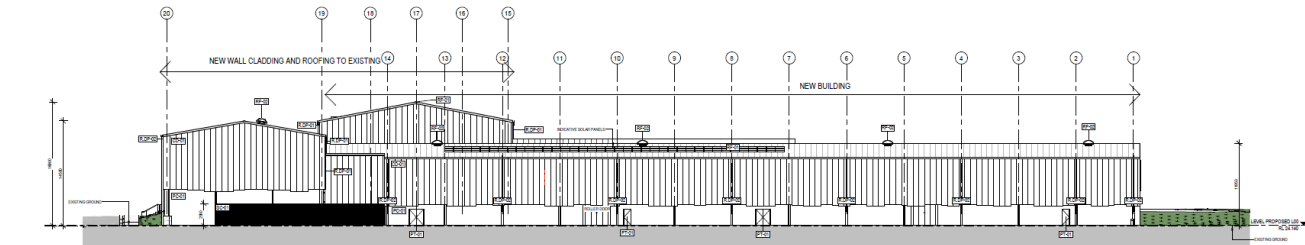
1 EAST ELEVATION



2 SOUTH ELEVATION



3 WEST ELEVATION



4 NORTH ELEVATION

- MATERIAL LEGEND:
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  - COLORBOND METAL CLADDING SHEETING
  - TRANSLUCENT POLYCARBONATE SHEETING
  - EXTERNAL ALUMINUM GLAZING
  - HEAVY CONCRETE RAIL
  - METAL FACE DOOR PAINT FINISH
  - COLORBOND FLAT TRAY METAL ROOFING
  - ROOF MOUNTED VENTILATION PAN
  - ROOF MOUNTED SHOWER PAN
  - COLORBOND METAL DOWN PIPE
  - METAL SLAT SCREEN

PHILP  
LIGHTON  
ARCHITECTS

Author/Designer	Project Manager	Client
Architect	Engineer	Contractor
Interior Designer	Structural Engineer	Builder
Landscaper	Electrical Engineer	Painter
Plumber	Mechanical Engineer	Glazier
Roofing Contractor	HVAC Contractor	Signage Contractor
Security Contractor	Fire Alarm Contractor	Lighting Contractor
Audio/Visual Contractor	IT/Network Contractor	Telecommunications Contractor
Health & Safety Officer	Environmental Officer	Construction Manager

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Project: GOVT OF SOUTHERN KENYA  
NORTHERN SUBURBS COMMUNITY  
RECREATION HUB

11/11/2023 (REVISED) - NO SIGNATURE YET

Building Elevations - DA MAIN WORKS

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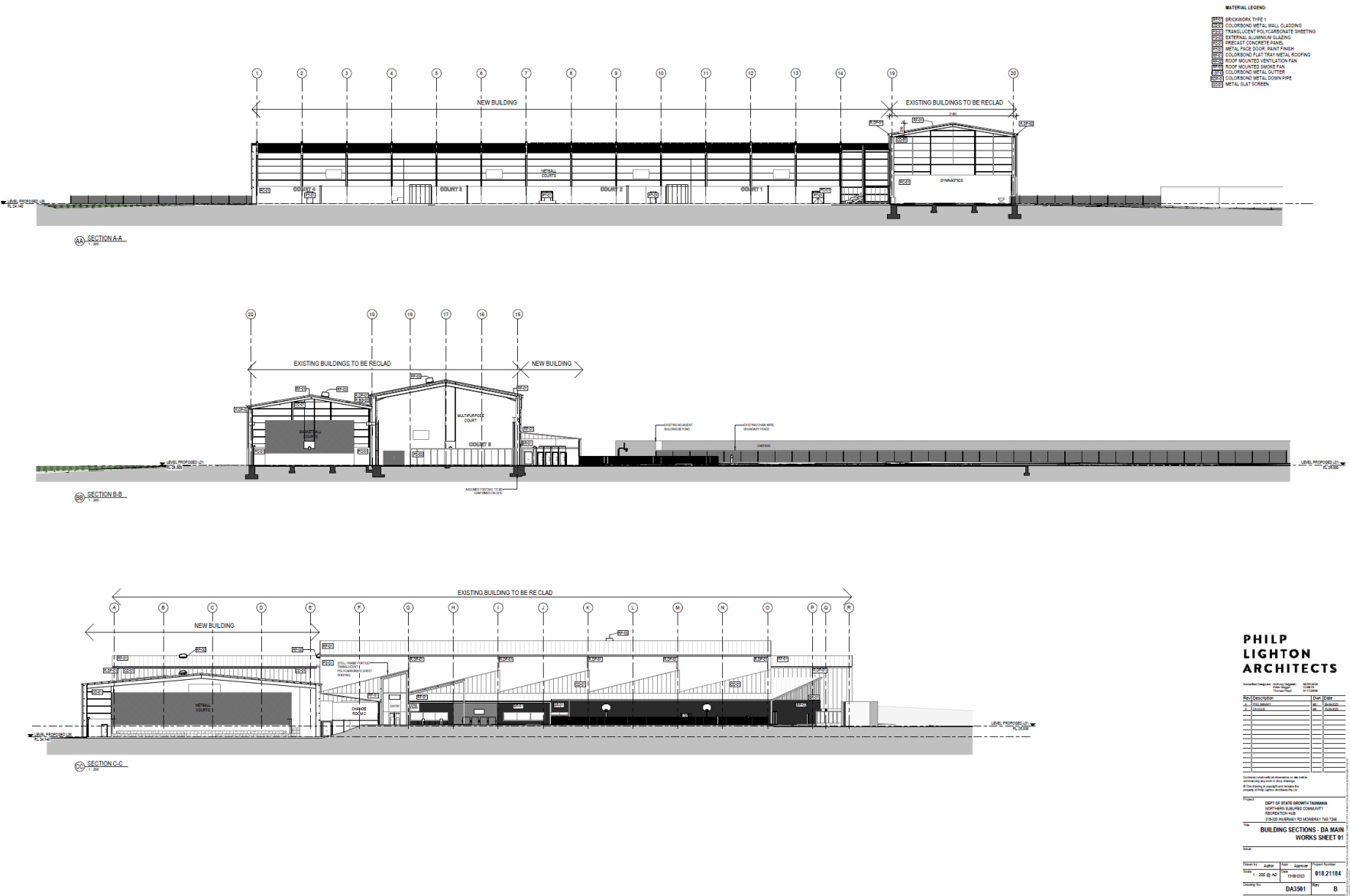
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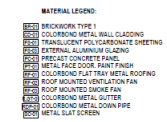
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Building Sections





Northern Suburbs Community Recreation Hub PSCPW Submission



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drawing of project location for use only

Project

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NORTHERN BURLING COUNTY  
ROAD 700 N H  
218 S RIVERVIEW RD HONOLULU HI 96819

Title

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**WORKS SHEET 02**

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### 3D Rendered Image







Department of State Growth  
2 Salamanca Square  
Hobart TAS 7000 Australia

Email: [projects@infrastructure.tas.gov.au](mailto:projects@infrastructure.tas.gov.au)

Web: <https://www.infrastructure.tas.gov.au/thehub>