



PARLIAMENT OF TASMANIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

Tasmania JackJumpers High Performance Centre

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

Legislative Council

Ms Rattray (Chair)
Mr Harriss

House of Assembly

Ms Butler (Deputy Chair)
Ms Burnet
Mr Wood

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1 INTRODUCTION

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

MAY IT PLEASE YOUR EXCELLENCY

The Committee has investigated the following proposal:-

Tasmania JackJumpers High Performance Centre

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

2 BACKGROUND

- 2.1 This reference recommended the Committee approve the construction of a high-performance training facility for the Tasmania JackJumpers National Basketball League team (the JackJumpers) at Kingston View Drive, adjacent to the Kingborough Sports Centre.
- 2.2 The JackJumpers currently train at a shared public facility at the Kingborough Sports Centre, using two courts that are also used by the community for basketball and other sports. The current training arrangement and facilities being used present a range of challenges for both the local community and the JackJumpers.
- 2.3 There is currently a shortage of indoor sporting facilities in greater Hobart. This is exacerbated when the two Kingborough Sports Centre courts are utilised by the JackJumpers. The JackJumpers do not have access to their own gymnasium or change rooms, with administration services in Hobart. The current facilities are not conducive to the high-performance preparation required by and expected of professional sporting teams. This can ultimately have an impact on the ability to develop, recruit and retain players.
- 2.4 The Tasmanian Government had previously planned to construct a combined community multi-sports facility and high-performance training centre for the JackJumpers at Wilkinsons Point, next to the MyState Arena, for which \$49.7 million was committed. The facility was planned to accommodate community basketball, netball, volleyball, futsal, gymnastics, and the JackJumpers' training requirements, with an initial \$15 million allocated to that training component as part of the funding commitment.
- 2.5 This proposal was subsequently superseded by a new proposal from the Tasmanian Government to split the original facility concept into three separate components. This approach will result in a well dispersed spread of community sports facilities through the Greater Hobart and Brighton regions. This new concept includes the construction of:
 - A community indoor multi-court facility in the Glenorchy municipality;

- A gymnastics facility in the Brighton municipality; and
- The Tasmania JackJumpers High Performance Training Centre (JJ HPTC) in Kingston (the subject of this specific reference).

2.6 The proposed works will include the following elements:

- Removal of the existing radio controlled car track and pavilion buildings;
- Subdivision of one lot to create a new lot, including the curtilage of the proposed facility
- Construction of the main facility, consisting of approximately 3,000 square metres, which will include:
 - training court space;
 - gymnasium, physiotherapy, and recovery areas;
 - medical and rehabilitation facilities;
 - players' change rooms (provision for both male and female);
 - kitchen and lounge facilities; and
 - administration, coaching, briefing, and meeting facilities.

2.7 The JJ HPTC is expected to provide significant benefits to the community by:

- freeing up court space currently used by the JackJumpers for training purposes; and
- providing additional court capacity by making the JJ HPTC available for community use when not in use by the JackJumpers.

The JJ HPTC is expected to benefit both the community and the JackJumpers.

3 PROJECT COSTS

- 3.1 Pursuant to the Message from Her Excellency the Governor-in-Council, the estimated cost of the work is \$15 million.

The following table details the current cost estimates for the project:

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

4 EVIDENCE

4.1 The Committee commenced its inquiry on Thursday, 7 November last with an inspection of the site of the proposed works. The Committee then returned to Committee Room 2, whereupon the following witnesses appeared, made the Statutory Declaration and were examined by the Committee in public:-

- Alex Barber, Director, Major Infrastructure Projects, Infrastructure Tasmania;
- Steven de Haan, Senior Project Manager, Infrastructure Tasmania;
- Tim Cuthbertson, Senior Associate, ARTAS Architects;
- Christine Finnegan, CEO, Tasmania JackJumpers; and
- Daniel Kaimatsoglu, Program Manager Transform Kingston, Kingborough Council.

The following Committee Members were present:

- Hon Tania Rattray MLC (Chair);
- Ms Jen Butler MP (Deputy Chair);
- Ms Helen Burnet MP;
- Hon Dean Harriss MLC; and
- Mr Simon Wood MP.

Overview

4.2 Mr Barber provided an overview of the proposed works:

Mr BARBER - ... The project, since transferring to ITAS [Infrastructure Tasmania], has carefully and practically balanced the needs of the community and elite sport, creating a facility where kids can not only watch the JackJumpers play and train, but also practise and train in the same venue as them, inspiring our next generation of athletes.

Our vision for the high-performance training centre is to be a true home for local talent, family-friendly events and elite-level sports, blending the best of both worlds to benefit our entire community. As part of our project objectives we, together with the JackJumpers and supported by Kingborough Council, are progressing a community access and engagement plan for the facility. This plan aims to ensure that the facility remains a space for both elite and grassroots sports, open and accessible for the community at large.

Need for and Benefits of the High Performance Centre

4.3 Ms Finnegan outlined the importance of the High Performance Training Centre to the Tasmania JackJumpers:

Ms FINNEGAN - ... It was becoming an increasing frustration, particularly for our coaching staff having to try to work in shared facilities at Kingston. We work in a public facility at the moment. We have allocated times where we can use the facility. We don't have our own gym or locker rooms and our administration staff is currently housed in Macquarie St. We've undergone a number of challenges in the site that we're currently training in and the urgency for this centre became apparent the longer we dragged on.

I must say that high-performance centres go to the heart of high performance and to the heart of professional teams. If you don't have these facilities you are going to find it very hard to recruit the best players from around the world, which we play in that space, so we do all sorts of tricks to get people here and show them the beauty of Tasmania. We show them other things, but when they ask to see our training facility we drop them back to the airport because we don't have a facility to show them. So it has played in very much to this space for us. I think we're feeling the effects of that this year and I hope we can expedite this process now that we have secured a site.

4.4 The Committee examined the need further, with respect to the JackJumpers' current training arrangements:

Ms BURNET - ...Just to recap, at the moment the team is training at the Kingborough Community Sports Centre. How many courts is that?

Ms FINNEGAN - We use two courts in total there and we only use them between certain times. We have to be off for pickleball at 3 p.m. on Sundays and we have to roll everything in and pack it up as soon as we go, so it's quite a process. I should add that one of the most challenging things I've dealt with the coach over is that when we're training in the colder months it's absolutely freezing in the centre. We've had to invest in eight industrial heaters just to get the facility we're currently training in to an acceptable standard for the players to even be able to turn up and train, such is the frozen nature of the venue.

Ms BURNET - So are they in permanently now?

Ms FINNEGAN - Once again, they're temporary heaters that we've sourced.

Ms BURNET - Just going back to the 'Ant Nest'; it's not suitable for training at all for you?

Ms FINNEGAN - It's a venue only when we play games. It's obviously a multipurpose venue and we're even finding it harder and harder to secure back-to-back games where we don't have to pack up and reset because they're getting so much more content in, which is actually great for the arena in Tasmania. So as a home, it literally is for home games only, to the extent where we might not even be able to do a captain's run the day before the game if the arena is not available.

4.5 The Committee understood the benefit of the project to the community, with the JJ HPTC providing additional court space by freeing up the two courts at the Kingborough Sports Centre currently used by the JackJumpers and providing community access to the JJHPC when not in use by the JackJumpers. The Committee sought to explore this issue further with the witnesses:

CHAIR - We were informed this morning by the JackJumpers representative who met us on site that this potentially could be a community facility. We acknowledge that Kingborough Council has gifted the land for this proposal to be built on and that there would be an opportunity for the community to access the facility into the future, yet you've just indicated that you don't necessarily want to have to pack up your own gear at any given time maybe by 3 in the afternoon. Can I have some understanding of how this facility can be used by the community but also be what's designated as a facility for the JackJumpers?

Ms FINNEGAN - The very clever design of the centre allows for public access to the two courts. It is critical for our basketball community to be able to use those facilities and not disrupt the other end of the building, which is obviously office space for administration. It's also our medical space and other things. We'll also have permanent lock-up lockers in there so our players can lock their things away at the end of the day and that is something the community won't disturb.

I might say that one of the advantages of having all of this is how you define 'community'. It's not just about kids or adults who play basketball. It should be about schools being able to come in, do a tour of the facility, be able to get into a high-performance environment, meet

our coaches and listen to what it's like from our players. This is a centre that we are committed to inviting people in, for whatever reason that might be, and it's not limited to basketball. It's about sharing our IP, our knowledge and our love of community with the whole community and everybody will be welcome in this space.

Ms BUTLER - ... I think it's really important for the record to have an indication of whether or not there'll be engagement with Kingston High School because of the close proximity of that school to the proposed site, and whether there has been communication, either informal or formal, with the school about potentially utilising that space as a shared site.

Mr BARBER - Yes, I'm happy to kick things off. It's probably a two-part question, one that the JackJumpers can answer in terms of getting them through and, as Christine referred to, in terms of getting kids in and actually seeing what a high-performance centre does. The other part of that is around council's willingness to provide the site to the government to enable these opportunities ensuring that community has direct access to this particular facility. The school is one of those key stakeholders that we're very much embedded to making sure get accessibility to the facility, particularly the court sections of the facility as well.

Ms BUTLER - In a practical sense, what would that access look like?

Mr BARBER - As I mentioned in my opening remarks, we are pulling together a community access and engagement plan with the JackJumpers and with council. We still have to work through exactly how that manifests itself in terms of timeframes and those kinds of things. I think we heard on site today from Darren of the JackJumpers around the timeframes in which the JJs predominantly train. There's obviously opportunity in late afternoons, particularly when schools finish at around 3 p.m. and the like, to be able to then start the rotation around the use of those particular courts as well.

We just have to work through those scheduling regimes, because there are a number of stakeholders, as you've quite rightly highlighted. We see no barriers and the JackJumpers have been certainly open to facilitating those kinds of needs. That's one of the benefits of having our state team right at your doorstep.

Ms BUTLER - There is that opportunity there for mentorship and leadership potentially with some of those students from the school. What do you think those sorts of programs would look like from the JackJumpers' perspective?

Ms FINNEGAN - I think what hasn't been explored yet, which could be explored with Kingston High particularly, is a model that's used in other parts of Australia where schools become high-performance schools, so talented athlete kinds of programs. A great example of that is Maribyrnong College in Melbourne, which is situated around great facilities that this centre will also have. We all know it's already a great community facility; it has great sporting facilities both for AFL and for basketball. What I'd love to explore with the school is creating something where kids who have a swing towards sport want to come and be educated and sport becomes part of their curriculum. Those programs are going up everywhere around the country and they're keeping kids in schools, which is great. That's how I think we could talk to Kingston, given the proximity.

I do want to say that we've been very matter-of-fact and purpose-driven in our sense that we are the team for all of Tasmania and we have tried where possible that our physical location doesn't mean that we are, I guess, narrowing our focus just to one area. While Kingston would be really important in that and the contribution of council is recognised and appreciated, we would like to think that school excursions from all around Tasmania could come and visit the centre, meet and greet with our coach to have their photo taken with our championship trophy, which will be proudly displayed in our foyer, and really just inviting people into this high-performance environment. Due to the proximity of Kingston, there definitely is a further opportunity to create something really special that's been done. As I said, a master leader in that space would be the Maribyrnong project in Melbourne.

The second part of that is a couple of weeks ago with the Tasmanian Devils, with netball and with cricket, we announced the Tasmanian Academy of Leadership and Sport. The

JackJumpers are going to play a very active role in that. That is giving young people at TasTAFE the opportunity to now study sport in Tasmania. We're getting to the point where we are not able to find the talent we need for some very particular jobs here on the island. What we want to do is rather than have to go off the island to find the talent, we want to find it here and train it here.

As part of this centre in our administration facility, we'll be having desks for at least six interns to come in and do 100 hours with us at the club and actually learn in a professional environment on the job.

...

Ms FINNEGAN - The two courts we will free up in the Kingborough Sports Centre are multipurpose courts. The ones we're currently training on that we get off for at certain times are designed for -

CHAIR - For netball, futsal, volleyball?

Ms FINNEGAN - Correct, they cater for all of that. We will free two up ...

Ms BURNET - Essentially, they're community assets being used by the JackJumpers now?

Ms FINLAY - 100 per cent, yes.

Ms BURNET - Which will be freed back to the -

Ms FINNEGAN - Back to the community, yes.

Project Schedule

- 4.6 The Committee noted what they considered to be a tight project schedule and questioned the witnesses on its achievability:

Ms BUTLER - Could you run us through the schedule? There's a note here - and I know it's later on in the submission as well around the commencement in mid-2025 with its completion plan for mid-2026. Keeping in mind that further information in the submission points out that the development application process is yet to be completed with the Kingborough Council, as well as the commercial arrangements between JackJumpers and the government, do you think that commencement of mid-2025 is doable?

Mr BARBER - I wouldn't be here if I didn't think otherwise. Look, our team is working extremely proactively, both from a design and tendering point of view. We've undertaken early market engagement, as I mentioned on site today, with prospective pre-qualified tenderers. The timing works quite well from a construction industry point of view. In terms of getting the documentation ready to go, that is still very much our intent shortly thereafter Christmas, without giving specific dates away from a privity sense.

I see no barriers to being able to achieve that, given the work that we've done - particularly with the JackJumpers in a relatively short period of time since the site was announced to transfer to Kingborough. Both site selection, design, all that has - Christine can probably support that, that we have tried to turn this as quickly as possible.

CHAIR - That is noted by the committee, the short timeframes. As we know, short timeframes often throw up some curveballs... I'm interested in having an understanding of whether there are any pitfalls that you see, when things perhaps haven't taken as long to progress to where you are with this submission today.

Mr BARBER - I suppose one of the biggest benefits of the early work that was done at Wilkinsons Point, largely around the design and the work that was already factored into, particularly with the JackJumpers component, we've largely picked a lot of that early work

done and engagement done as part of that, and really refined it to fit the proposed site we're talking about today.

A lot of that design work already been really put through its paces in terms of testing that.

Working with the Kingborough Council has been really positive. There has been a real willingness to make these kinds of things occur as quickly as possible. We're not trying to cut corners, that's certainly not the intent. We follow the processes to the nth degree.

As I mentioned, working with the industry a lot more proactively, particularly in the team that we've - certainly been more recently since my branch was established is really engaging with industry as early as possible to understand if there are red flags to those particular programs and it's worked wonders in some of our other projects as well.

Project Costs

- 4.7 The Committee was keen to understand the expected interest in the tender for the project, and sought the witnesses' views on the likelihood the project could be completed within the cost estimate:

CHAIR -... on site this morning, there was an indication that there were a number of companies that were well placed, if you like, to provide a quote or put in a tender. Do you want to walk us through what you have so far ...

Mr BARBER -... As I mentioned, we actively undertook early marketing engagement back in the start of October, ran a number of sessions. Nine pre-qualified companies attended those, which is quite a lot...

... when we get above \$50 million, those pre-qualified numbers really diminish in the state. It's really encouraging to see that we've got those particular firms really keen to pursue this. No doubt it's a good one to put on your CV when you have something like JackJumpers' High Performance Centre to say that you've built and can be proud of ...

...

... getting back to the numbers, the construction costs there before you, I know there is a range of between 2 per cent and 8 per cent around escalation, construction and contingencies. We do have them broken down by element, but what we've done is provide what that range is across those three particular contingency categories. That amounts to just over a couple of million dollars in contingencies, so within that \$13.3 million, there is a couple of million within that.

...

Ms BURNET - I'd like to ask a question maybe of you, Mr Barber, in relation to the overall cost. We're looking at overall estimated project cost is \$17.6 - \$17.7 million.

... Do you have a comparable facility and costing to this. Can it be built for this amount of money, is my question.

Mr BARBER - Yes. We have WT partnership on board as part of our QS estimate process. We do that and we do regular reviews of the project at various whole points. Sometimes, for argument's sake, concept design, detailed design, pre-tender design, and the like - we get a review of that. Sometimes, the contingencies fluctuate as part of that because some of them get eaten up as you get closer and a more refined design. Likewise, as I mentioned, with the early market engagement we're seeing, we've also made sure that there is competitive tension in the market.

One of the other added benefits... as part of our procurement, when we go to market, we also look for value management opportunities from industry as well. We're not saying we know everything about everything. You know, industry knows industry and how to build things. That's what we want to see the market respond to. Yes, in a long way.

Ms BURNET - The northern hub is - I think it's a project around \$43 million.

Mr BARBER - 43.6.

Ms BURNET - And it's a larger, quite a larger project, is it or?

Mr BARBER - Very much so. That's on the scale of around 10,000 square metres on a 3.5 hectare site, utilising some of the existing steel infrastructure there. That's not a simple new build. I won't say this is simple. That one also had some latent conditions associated with the site that was selected as part of the early work.

Ms BURNET - For the record, how many square metres is this?

Mr BARBER - Just over 3365.

Ms BURNET - Thank you. So, you're pretty confident that it can be built for 17.7?

Mr BARBER - Yes. We're still working through that, as I said. We'll get those refined costs as we go forward, but that's very much - the target approach is to try to bring this to within the budget.

Ms BURNET - In the event that it goes over? I'm not sure what usually happens, Chair.

CHAIR - I can tell you what happened at the Derwent Entertainment Centre, when the government said we will not be putting in any more than \$41 million, and they did. I'm as interested as Ms Burnet about what sort of guarantee does the Tasmanian community have that the budget that the Tasmanian government is putting into a private company is going to be at that and no more because we have it in black and white here, but it didn't happen. I know you weren't in charge. I understand that.

Mr BARBER - What I can say to that is, we run a very tight ship at Infrastructure Tasmania around how our costs are explained and making sure there are contingencies and allowances within that. As I mentioned, we work with industry to make sure we value-manage. We are seeing a little softening of the market as you alluded to, Chair. We are hopeful that we hit the timing right. You referred to the Northern Suburb's Community RecHub up north. Again, we did that early marketing engagement and that came in under our QS estimates at that time because we went to the lengths of engaging with industry. I have every confidence that we can make sure that we get value for money in this particular project as we've been assigned.

Using Public Funds to Provide a Facility for a Privately Owned Entity

4.8 Mr Robert Richardson made a submission to the Committee outlining his opposition to the project. Mr Richardson's opposition was based primarily on the view that public funds and public land should not be used to support a privately-owned entity:

...I am astounded that the Tasmanian Government is even considering allocating taxpayers' funds towards this proposed venture.

My understanding is that the Tasmanian Jackjumpers (sic):

- *is a privately-owned entity wholly owned and controlled by a single 'shareholder',*
- *the single owner is a very wealthy (billionaire?)...*

...

Given the demand upon Tasmanian taxpayers' funds for health, education, emergency services, why would any Tasmanian wish to divert funds to this venture?

Arguments that the JackJumpers draw in significant government funds are fanciful and fatuous.

...

...press reports indicate that the Jackjumpers (sic) have a preference for public land in, say, Kingborough. Such land is public land – for current or future public use.

Such arguments apply to other private use of public land.¹

- 4.9 In response to the matters raised by Mr Richardson, the Committee questioned the witnesses on this perspective, and also asked the witnesses to expand on the broader community benefits that might be expected from the Tasmanian Government's investment in the JackJumpers:

CHAIR - ... we had a submission from a member of the community who very well put the fact that the JackJumpers already received somewhere in the order of \$2 million worth of contribution from the government and then other entities as well: Spirit of Tasmania, TasWater, Metro, University of Tasmania and others. Why would the community need to provide more?

Ms BURNET - ... The community is certainly concerned about government spending on public lands for such facilities for elite sport.

I've asked the question, but I'll ask it again. It goes to the value - how do you measure the value that a community might get out of this facility? I totally understand the benefits associated with the success of the JackJumpers and the pride that so many Tasmanians have in the team. Congratulations on your success. How do you make that tangible?

Mr BARBER - That's a very valid point. Look, in terms of the building structure and the costs attributed to the building, obviously, that has significant flow-on effects not just to the end result for the JackJumpers and the community buy-in and their activation of the facility. Just because we go out to the market and get one tenderer, there is a range of sub-tenderers that form part of that. That creates jobs. If I looked across the table right now, I think we have, just the design process alone, 11 or 12 Tasmanian firms working on this; there are four interstate - that's 15, 16 different firms all employing businesses and keeping our economy going.

Any project of any scale has those flow-on effects. That's just something that comes part and parcel, but sometimes doesn't get tabled as well. As part of the submissions we get from tenderers as they go through the Tasmanian Buy Local policy. That's now got a 30 per cent weighting. They have to demonstrate how they're having those flow-on effects. That's just another element to the processing in itself. It is that flow-on effect, not just the end result, which ends up winning, hopefully, more championships, but inspiring others to come and be a part of that facility - is just part of the story.

Ms FINNEGAN - I think at the very heart of it, too, there are two new basketball courts that will be made available to the public. We all know there's an incredible shortage of courts across the state. I do believe we've been part of the problem. I'm hoping this facility is very much part of the solution and we won't be standing in the way of progress in the sense of just being able to make that centre available whenever we're not using it for our own purposes.

CHAIR - So there will be that period between August and March?

Ms FINNEGAN - Correct, but even when we are in season, I can't see a reason why on weekends that those courts aren't being used for competition - at night for training. Our players do not train at six o'clock at night. They train during school hours, generally.

...

...yes, we are generally off by 3 o'clock. We've got our rhythms based around that because that's what we have to do at Kingborough. So, I don't think we should be looking at this as six months that we're not using the facility. We should be thinking about what's possible on

¹ Submission from Mr Robert Richardson, pages 1-2.

weekends and after hours as well because I can't see why we would need to stand in the way of that.

Ms BUTLER - And your administrative staff component: they would keep working through the year, I imagine? It's just the players that aren't there, is that correct?

Ms FINNEGAN - Absolutely. I worked in a very similar facility at Seaford for St Kilda and the community component was there, the administration could keep working and the way we've designed this is very much like that. You can isolate that part of the building and the community can still come in with their public access and all the rest of it. It just means the players have to make sure their gear is locked away, and a normal part of being in a high-performing environment is that you take care of that anyway. That goes to the heart of what we should be doing. I definitely can see this as a good facility and two more courts for the state.

- 4.10 While not in direct response to the matters raised by Mr Richardson, the witnesses also highlighted the conditions contingent upon which the JackJumpers licence was granted. The witnesses then outlined again the significant contribution the JackJumpers make to the Tasmanian community, and which may not have been realised but for the Tasmanian Government's support:

Ms BURNET - It begs the question, since this is a lot of public money, has there been any question that the owner of the JackJumpers team contribute to this?

Mr BARBER - To the development? This is part of the state government election commitment. At the end of the day, the role of the department and me is to deliver on the commitment. I can't speak for government, but what I've been tasked with is delivering on the allocation of funding and delivering the outcomes and the vision for that site.

... I suppose the broader benefits of the JackJumpers, they're playing north, south of the state these days. They're selling out those venues, getting people going to those. They have really embraced the state. Not only that... they're out in Singapore flying the flag for investment in Tasmania. How often do you get that opportunity? They have two Olympians, I think that's correct, representing Tasmania. There's those broader things that you can't quantify in in dollars and cents, but that's for the public.

Ms FINNEGAN - I will pick up on that question because it's a very fair one. I think what we would say is that when we were granted the tenth licence here in Tasmania, it came with a number of caveats. The two territories in Australia were looking for the same licence, and it was granted because there were certain things that were agreed to, including the upgrade of MyState Bank Arena, including a fully funded training and a high-performance facility and, of course, support for the team from both the government and private point of view. They were the three things that were agreed to give us the licence.

That is the model of the NBL regardless, and it is a model that they're taking forward because it's worked here in Tasmania. It's not just worked because we're a profitable organisation at all. We work incredibly hard for good commercial outcomes to not fully rely on the government but to stand on our own two feet. But part of that commitment from the government came with a number of stipulations to us of how we must behave and how we must return it to our community. I wouldn't say it's a document I have on my desk and tick a box for every day. It's something that's innate in our organisation that we truly believe we are the team for Tasmania. I, for one, certainly don't take for granted that taxpayers are putting in money to this organisation and we work incredibly hard to give it back to our community.

A lot of that is intangible benefits, I will say that, but the fact the JackJumpers have put us on the national and global stage, and I have Netflix and others wanting to do a documentary and showcase the team and Tasmania as part of that, shows that we've had an impact not just here nationally, but globally. I think that going to Singapore, playing in the world cup, being one of six teams that represented the NBL. We played against the five other championship

continents and we use that to go to the High Commission to engage with the Chamber of Commerce and Industry and see what we could do to really promote Tasmania. Off the court and on the court we take that responsibility seriously.

Ms BUTLER - A supplementary question on ownership and this being funded by the Tasmanian state government -

... Currently, it's my understanding that the JackJumpers team itself is on the market. Is there an understanding or a guarantee that upon sale, if there is a sale, that the new owners of the JackJumpers would have the same obligations you've just explained to the committee and that would proceed? I'd just hate to see this kind of investment made in a high-performance centre, going to new ownership and then have a completely different understanding of what their obligations are.

Ms FINNEGAN - You and I both. The NBL currently owns the JackJumpers. There's no doubt that there's a conflict of interest when the league that you play in own the team that plays in the competition. It's very much the hope of the other nine teams that, while they've seen what the JackJumpers' impact has been, and they know that it's only been positive for the competition, that that conflict is removed at the earliest possible time.

There's been a number of conversations, as we all know, going on, and I come into those conversations right at the back end. What I try to do is make sure that they understand that this team is something that's built on more than a basketball court. It's built on the fabric of Tasmania. My job has been to any interested parties to really make sure that they understand the obligation that they will have to the community in purchasing this asset.

Those conversations are ongoing. I'm not actually part of the negotiation but I'm certainly part of making sure that there's a very, very strong understanding that all of this is being provided by the Tasmanian people, and that we've got an obligation to return it to them. The most interested parties that I've dealt with, that I think would be the ones that would probably go into the negotiation, certainly understand that in no uncertain terms and appreciate that, and know that part of the success of this team has been based on that. So, I can only hope that they will only amplify that and work harder. In a lot of ways, there may be, when we take the conflict away, other things that we can go and negotiate.

Ms BUTLER - Thank you. For the record, I want to say how much we support the JackJumpers, and they make such a positive contribution to our community.

...I want to make sure that we are investing our money appropriately in a high-performance centre.

Ms FINNEGAN - Well, previous models of the NBL haven't been successful for certain reasons, and a lot of them have been around the commercial viability. So, what we are doing now, and what the NBL is doing, is making sure that every team that comes into this competition has a robust financial commercial platform that they're building on so that we don't see teams come and go. My job, and Steve Old's job, is to make sure that this team is here for Tasmania for 35, 40, 50 years to come. That's what we're working on. We're always working ahead of time and I must say this facility plays into that a lot.

Of course, from that community point of view, just being able to invite our public in and make them feel like they're part of it is really important to us too. We do a lot of work around the state but this facility, I guess, gives us a home. Like any home, everybody's welcome to come in and visit us at whatever level they want to interact with us.

Change from Original Wilkinsons Point Proposal

- 4.11 The Committee noted the evidence given by officers from the Department of State Growth and Infrastructure Tasmania when conducting its inquiry into the Redevelopment of the Derwent Entertainment Centre (DEC) in 2020. At that time, the Committee was informed that a new community multi-sport facility was

planned for Wilkinsons Point adjacent to the DEC which would also include a high-performance training facility for the JackJumpers. As the project before the Committee represented a change in approach to that previously detailed to it, the witnesses were asked to explain the reasons why this had occurred:

CHAIR - ... I took my mind back, when we received the submission, to the original centre that was proposed at the Derwent Entertainment Centre then, now called MyState Arena. I'm really interested to have an understanding and some public record around why the Wilkinsons Point project wasn't proceeded and how we have arrived at the new proposal at Kingborough. I don't mind who answers that. It may well be for Alex or the CEO.

Ms FINNEGAN - I'm happy to talk on behalf of the JackJumpers. Wilkinsons Point was touted as the original site next to the arena where we play. However, we ran into a number of issues with the site and some ongoing discussions between the council and the government that were taking a lot of time to be resolved, predominantly around services, roads and other things where responsibility was not owned by either party.

It became quite frustrating at our end. When I took on the CEO role from Simon Brookhouse, I picked up the project as part of my responsibility. Once I could see that there was really no resolution coming immediately or as quickly as we would have liked at Wilkinsons Point, and after the Kingborough Council had applied for the AFL high-performance centre and missed out, I made a call to the mayor and to the Kingborough Council to see if there would be any interest in housing our high-performance centre, given that we had a plan that was ready to go and had been approved by all parties, but we didn't actually have a site that was serviceable to put the centre on.

- 4.12 Noting this change in approach, the Committee sought to understand what community sports facilities would be provided in lieu of the multi-sport facility at Wilkinsons Point:

Ms BURNET - ... in relation to the coordination of sports facilities, because I'm a member for Clark, and I was very pleased to hear the Claremont announcement. I've been very interested in sporting facilities coordinated across southern Tasmania for a very long time. I'm curious as to the plan to increase community facilities for not only basketball, but for other codes as well, like netball.

Mr BARBER - ... In terms of the strategy, I'll try to keep this specific to this particular project without going too far out of scope.

CHAIR - But it is all interconnected because this facility originally was promised at Wilkinsons Point for other community groups to use. I'm interested in whether there's a detriment to the Glenorchy and Elwick community because of it heading down to Kingborough.

Mr BARBER - To answer that particular question then and try to cut both of those. Look, in terms of the community aspects with the government announcing on Sunday the multi-court facility... they've been bookended at that particular area of Claremont, to provide that. That is where the need is. Look, we've taken advice through our Active Tasmania who run the sporting bodies, deal with the sporting bodies. As part of that strategy, obviously there is consultation across all those sporting groups to find the best location. As part of the government selecting that particular site, there was a 17-site selection process that went through. Part of that was with the Glenorchy City Council at the table. They were part of that and everyone has been extremely comfortable with that particular site chosen. In this particular instance, obviously trying to make sure we get the balance right across community assets across all those particular municipal areas as well.

Ms BURNET - How many are there? How many will be provided for how many different sports?

Mr BARBER - At Claremont? Four courts, multi-user courts at this stage catering for basketball, netball, futsal and volleyball line marking. That doesn't preclude other sports such as pickleball or table tennis rolling in and those kinds of things.

CHAIR - And that leaves gymnastics completely out at Brighton?

Mr BARBER - We're working with the Brighton council around gymnastics. There hasn't been a site announced for that at this particular stage.

Leasing Arrangement with the JackJumpers

4.13 The Committee understood the JJ HPTC would be owned by the Tasmanian Government, with the JackJumpers leasing the facility on a commercial basis. The Committee sought further information from the witnesses on the likely terms of the lease agreement, including operational management, maintenance and community access:

CHAIR - ... I'm interested in the lease agreement with the JackJumpers on commercial terms. Is there a draft lease available for the committee to look at this point in time?

Mr BARBER - In short, no, there isn't. But what I'd say to that is the project team is working through the required leasing arrangements. This includes, obviously, engagement with the Office of the Crown Solicitor. The lease, once developed and negotiated, will be subject to appropriate rent. Rent review mechanisms that also take into consideration any potential community use offset based on the area occupied. I'm still working through that.

There're also mechanisms potentially to deal with any potential ownership changes too. We can actually fundamentally imprint that into the agreement. We've started that dialogue and we'll progress that over the coming month or two.

CHAIR - Would a template not have been the previous lease with the JackJumpers for the My State Arena? Would that not have been a template?

Mr BARBER - Probably a slightly different scale when you're talking about that. But look, the structure is there. Yes, there is a structure associated with any lease that the government does, but everyone is bespoke in their own right and we're just working through that at the moment.

CHAIR - The previous one was 49 years Is that something that's expected this time around?

Mr BARBER - Without getting into specifics, it does depend on the build life - the general build life cycle is around 50 years. That's what we've designed for and beyond.

We have to go through that discussion with the JackJumpers. Certainly, we don't want them there for 12 months and it becomes a vacant asset. That's not the intent around this. Obviously, there is investment going into this.

...

Mr WOOD - In terms of the ongoing maintenance of the property, who actually owns the property and it's being leased to the JackJumpers and then the ongoing day-to-day regular maintenance? Who's responsible?

Mr BARBER - As I mentioned, there are mechanisms, or there will be mechanisms, around the offsets associated with the community access. At the end of the day, yes, it is a government-owned facility leased to private, but also with that community activation element, working through what that looks like from an operating and cost perspective.

With the JackJumpers and ourselves, because we have to get that balance right because we want the community in there, we don't want this to be a closed down facility at all. That's clearly not the intent. That gets factored into the rent mechanisms and the reviews structure as well.

Potential for Expansion and Future Proofing of the Site

- 4.14 The Infrastructure Tasmania submission stated the JJ HPTC was being designed and built in a way that would enable future expansion. The Committee asked the witnesses to provide further detail on what any expansion may look like:

CHAIR - On page 3 of the submission it also talks about high level considerations at the planning and design phase of the project are also being made for a potential future expansion of the facility. Do you want to expand on that before we leave this particular area?

Mr BARBER - Yes, that's fine. Thank you, Chair. As part of our early site selection process, we looked at sites that actually - and one of the criteria was around what could be expanded. For argument's sake, that other site that we didn't select, being able to expand is very problematic in that particular location. This site does have challenges, as you would have seen with the embankment. However, it doesn't preclude - subject to funding, or whatever it may be into the future - the ability to include additional courts into that, in that broader precinct, if you will. Likewise, you could also bring additional courts into the Kingborough Sports Centre if the need ever arose, or if there was funding made available.

What we're trying to do is future-proof all our developments across the state that we control, so that there is opportunity. Not just thinking about the here and now, let's think about the long-term game and how you make a building more flexible into the future. That's something we're trying to do through the good work of the design team.

- 4.15 Whilst no announcement had been made at the time of the hearing, the Committee was interested to understand the potential interplay with the Tasmanian AFL High Performance:

Ms BUTLER - In relation to that schedule of work, would this potentially, if a decision was made for a high performance AFL centre to be located next door, provide building opportunity and expertise if one's being built and then potentially another one's being built next door?

...

Mr BARBER - As part of those discussions and a part of the land becoming available for this particular project, this project does not preclude any future development, whether that be AFL high performance, whether that be council's future master plan. We're making sure that we're, as I mentioned earlier, future proofing this site so it does not impact on other potential decisions into the future.

Displacement of the Hobart Radio Controlled Car Club

- 4.16 The Committee recognised the Hobart Radio Controlled Car Club would be displaced, as the proposed site of the JJ HPTC is where their current race track is located. The Committee questioned the witnesses, and noted the willingness and commitment of the Kingborough Council to finding an alternative track for the club:

CHAIR - ... I have already mentioned that the Kingborough Council has kindly donated the land, the footprint, around 7700 square metres of community-owned infrastructure to put this proposal onto. That actually takes away the Hobart Radio Controlled Car Club from their site, and we saw that today on our site visit. Can we have on the public record the engagement with the Hobart Radio Controlled Car Club, just for completeness around our role here as a committee?

Mr KAIMATSOGLU - ... We reached out to the radio control car club as part of the initial process when we were looking at the two sites that Alex mentioned earlier. When it became

the preference of the radio control car club site for obvious reasons, we reached out to them and met with them, and followed up with a letter to explain why that site was chosen.

We asked the question: how can we help with the club and any potential relocation of the club? The council workshopped this a number of times and came up with the conclusion that we would assist in relocating the club. We wouldn't build a brand-new facility. So, as part of the relocation, we've investigated a number of options, including reaching out to Orielton racetrack where there is a go-karting track at the moment. We discussed it with MyState Arena, about potentially using the car park when there's no events on, which had quite a few restrictions around it.

Then the third and probably best option was, we spoke to Glenorchy council about the remote control car track out at Goodwood. There are some issues with that site for the Hobart Radio Controlled Car Club because of the different-sized vehicles they use. The Hobart club uses petrol-powered cars, which are quite large and fast, whereas the RC club out at Goodwood uses battery-powered, smaller vehicles. So, the track configuration out there is for the smaller vehicles. As I have said, we discussed with Glenorchy, we have flagged the idea that we could potentially make some modifications to the track out there to accommodate the Hobart control club. That discussion hasn't gone anywhere as yet. We have written back to the Hobart Radio Controlled Car Club and explained what we have done to date. We are waiting for their feedback as to what their preference is for us to do.

CHAIR - But there is a willingness from the council to assist this group who will no longer have a home if this goes in?

Mr KAIMATSOGLU - Yes, absolutely.

Consultation with other Neighbouring Groups and Residents

4.17 At the site visit, the Committee saw the JJ HPTC would be adjacent to other community clubs, with residences also on the northern side of the proposed works. The Committee sought further information on consultation undertaken with these stakeholders:

CHAIR - While we are talking about neighbours to the site, we also saw that there was an active tennis club beside and then Mr Wood identified the Scout Hall. So, just an understanding for the public record around those relationships and the conversations with those adjoining neighbours.

Mr BARBER - ... We have actively engaged with the tennis club, as you mentioned. I think I mentioned onsite today that we had a meeting, both Steven and I, part of the project team, with both the president, the club secretary, treasurer, late one evening with them, showed them through the fly-through video, talked them through the plans. We even discussed some overshadowing components as part of that, talked them through those particular issues, to which they were very satisfied with our engagement, particularly given they are our closest neighbour to this particular development.

Mr DE HAAN - ... Yes, we reached out to the Scout club, as the neighbour on the other side of the proposed new facility, to offer a similar sort of briefing and presentation. We are yet to receive any sort of response from the club.

... we will certainly follow up with the club. We have been engaging with the club on other issues surrounding this project. So, just something for us to follow up just to make sure they're informed.

Mr WOOD - That's great. And also noticing across the road above the centre, there's maybe five or six residences there. Have they have been spoken to or advised and allowed feedback?

Mr BARBER - Yes, so, very early on in the process, when council was going through the land disposal process, we reached out to them well in advance to say, 'Look, this is coming, this is our initial thinking around the size and scale of the building'. We put that opportunity to them

in the letterbox drop. As part of that, we are also designing the building to retain its 10-metre height setbacks, as required under the planning scheme. Otherwise, it becomes discretionary in that particular space.

You would have noticed on site today, too, it is a natural embankment down. We are trying to make sure the building is built down below to ensure that the public amenity, or their view lines and the like, are maintained as practically possible as well. We have had no feedback otherwise at this particular stage. They will get another opportunity through the public DA advertisement process as well.

Accessibility

4.18 Infrastructure Tasmania's submission highlighted the work undertaken in designing the JJ HPTC to ensure accessibility and inclusivity according to relevant standards:

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

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

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

- Two DDA accessible car parks directly near the main entrance, in accordance with the Code (with access to EV charging facilities).
- Seamless transition between the carpark and footpath level exists in the general vicinity around the DDA accessible spaces. Two compliant DDA sanitary compartments (including showers) are provided within the facility, one to service the players amenities, the other the staff and visitor amenities.
- Hearing loops for the hearing impaired have been provided in the training courts, team briefing, and meeting room spaces.
- The building finished floor level remains consistent throughout, allowing for ease of access throughout the facility for visitors with a disability.
- DDA compliant circulation is provided to all doorways, except for some storage and plant areas, to allow for ease of access throughout the facility.
- Main circulation corridor is 2,100mm wide, which is sufficient for two wheelchairs to pass.
- Furniture selections at varying heights to be considered in publicly accessible areas.
- Universal wayfinding and signage provisions to be developed for the facility.²

4.19 The Committee asked the witnesses to expand on the accessibility aspects of the JJ HPTC design:

Ms BURNET - I wonder if I can ask a question getting back to accessibility and wheelchair accessibility. We've witnessed a fantastic Paralympics and we obviously have an amazing

² JackJumpers High Performance Training Centre, Parliamentary Standing Committee on Public Works Submission, 7 November 2024, Infrastructure Tasmania, Department of State Growth, pages 15-16.

national team, but I understand that we haven't got facilities and we haven't had that interest in wheelchair basketball as much in Tasmania and sometimes you need access to facilities. I'm curious to know what, Ms Finnegan, your club is looking at in support of that and also through the design as to wheelchair basketball might be pushed along, like encouraged in the facility.

Mr BARBER - I might just jump in, in terms of the design process, and then hand over to Christine in terms of what the JackJumpers - in terms of the design, as I mentioned on site earlier today, we've been engaging with the Premier's Disability Advisory Council at various stages of the project. They come on board, they really refine how we design a facility.

In addition to that, we've also been dealing with ParaQuad Tasmania in relation to that, particularly around some of the wheelchair accessibility points that you've raised. We are designing the facility to FIBA (International Basketball Federation) requirements as well. You can use the court for wheelchair basketball, whatever it may be that doesn't preclude any of that.

As I also mentioned, on site too, around our ability to make sure that people with or maybe confined to a wheelchair have worked with us around how we actually make them much more seamless from car park through the facility and so forth. No lips and curves, as I mentioned, on site; seamless, they're not coming up against those particular obstacles.

We're doing that across all our projects as well. But if Christine's got anything further on that particular matter -

Ms FINNEGAN - Equally the JackJumpers have a very strong commitment to people of all abilities and obviously BTAS oversees that program, but wherever possible we include our players and ourselves we integrate into clinics across the state. One of the things we've been very mindful of with MyState Bank Arena is to make sure that the limited DDA seating has been increased. What we've done by doing that is we've removed our whole corporate level on the baseline.

Our game encourages people to be on their feet a lot if they can and that obviously meant that people who couldn't be on their feet actually missed out on a key experience. We removed what was a very high-income revenue stream for us to make sure that we could create that for our abilities, people who were in wheelchairs and have partnered with Saint Luke's to expand that this year. We've brought a sensory room at my MyState Bank arena, which was no mean feat because there's no room, but we were able to create that. It is something we're completely mindful of and they will have access to this facility and it's something that we'll be very keen to promote and be part of.

4.20 The Committee also sought to understand if the JJHPC would be available for wheelchair basketball and what engagement with wheelchair basketball either Infrastructure Tasmania or the JackJumpers may have had:

Ms BURNET - Working with ParaQuad and the Premier's access advisory committee is wonderful, but I'm curious to know about basketball wheelchair users. Are there teams or is there encouragement of teams in Tassie?

Ms FINNEGAN - Well, definitely and I know BTAS is running those competitions, and, as I said, we have been asked by wheelchair basketball to be involved in certain events, and we certainly turn up whenever we can in the same way we would do for able-bodied. Certainly, from our point of view, I know we've done a lot in that space over the last three years, and as it continues to grow, we just see them as part of the basketball landscape.

Ms BURNET - Yes. It's really good to hear about that seating at the DEC, so that if they did want to play there, they would have access.

Ms FINNEGAN - It was something that was pointed out to me by someone whose son was in a wheelchair, that he wasn't able to have the same experience, and it's something that we as a

club took seriously and addressed very quickly. Want to make sure that they can train there, like any other member of our public.

Ms BURNET - Great. At the Kingborough Centre?

Ms FINNEGAN - Yes.

Mr CUTHBERTSON - I can speak further to disability access in a little more detail. The Disability Advisory Council has been an invaluable resource in informing this project. Some of the key principles are setting our disabled car park in right at the entry and reducing curbing barriers to the front entry, so that wheelchairs can get straight out in front of the entry and go straight into the building.

The building itself is all on one level, and there's only a 20mm transition between the external pathways to the perimeter of the building and the building itself, which is just for water ingress reasons, and we can provide a little threshold ramp and it's all to code there, to allow compliant access into the building.

We have a 40m corridor in the building which is 2.1m wide, so that allows for wheelchairs to comfortably pass in that space. All the doors to public spaces within the facility are all sized to code, so that they don't prevent wheelchair access, and we've got DDA facilities, both accessible to the community areas and private areas as well.

Ms BURNET - That's for training areas as well?

Mr CUTHBERTSON - Yes, because you will potentially get visitors into that zone at times.

Site Services and Connection to Existing Infrastructure

4.21 The Committee questioned the witnesses on the site services required for the HPC, and how these would complement and impact existing infrastructure:

Ms BUTLER - I was wondering if you would be able to talk us through the civil requirements of the project in relation to sewerage and stormwater drainage.

...

Mr CUTHBERTSON - ... Basically, the way the services have been designed on the site is that they're responsive to what we are actually proposing on that site, with connections into the existing infrastructure to the south and east of the site in terms of stormwater and sewer connections. There is a large sewer main to the south of the site that we are looking to feed into.

Our site will require stormwater pollutant treatment and stormwater detention. A pollutant treatment, the size of that, will be very much determined by the nature of the infrastructure and we have all the allowances we'll need for that. In terms of detention, we are still working with council to resolve whether that's onsite detention or whether we make a contribution to future infrastructure down the site as part of the master plan for the general area.

Ms BURNET - Are there any swales or any sort of treatments onsite?

Mr CUTHBERTSON - There is an existing swale to the south of the site. We have been very conscious to maintain that and not interrupt the natural use of that.

...

Mr KAIMATSOGLU - ...as mentioned onsite this morning, the architect and the team have worked with the stormwater manager at the council about what our requirements are, and the guys have designed to those requirements, including the detention and any waste-type treatments that would be required, generally as part of a new car park.

The other thing that council has been looking at is a precinct-wide stormwater strategy, which the team has put together before this project came to light, so it has allowed them to tie into that strategy. As I said, we have a wider precinct strategy to try to upgrade what is currently an under-capacity site for stormwater management.

Ms BUTLER - The lower ovals from the proposed site, where they play soccer, are prone to dampness. I'm not quite sure about the cricket oval. Are there contingencies within this plan to ensure that it is flood-proof to a certain extent?

Mr KAIMATSOGLU - I don't think you can ever be flood-proof, but, as I said, especially in that particular area you have mentioned, that has been identified as an under-capacity stormwater treatment at the moment. So, that is part of the plan that the team has been looking at upgrading. There is also a separate section which runs from the new soccer ground that Kingborough use that runs down below the bottom twin oval, that's, I think, next on our list, as far as upgrading at council. It is going to be a long-term project, but it's definitely on the books to upgrade.

Ms BUTLER - Is the existing power and sewerage infrastructure appropriate at the moment, or will there have to be upgrades to facilitate this?

Mr KAIMATSOGLU - From what I understand, there is capacity in the sewerage at the moment. Once again, sorry to handball, but it is probably a TasWater question. From what I understand the architectural team has looked at the capacity of that infrastructure and it seems to be fine.

The electrical capacity: I know that when the twin ovals were built there was a new transformer installed and that transformer has extra capacity within it. However, there may be upgrades required to run a brand new building as well. Once again, that would be part of the design process.

Mr BARBER - There is allowance for a new substation to be housed onsite. I think you would have seen slightly on the on the fly-through video there, just to the left-hand side as you enter, so we've made allowances for that as well.

Ms BUTLER - That substation would be conducive with the potential master plan for that to be a whole sports precinct area? You're not doubling up of sorts?

Mr BARBER -Yes, potentially. There are allowances in any kind of substation, so you can upgrade them to be bigger if there needed to be bigger capability within that substation; obviously from an, I won't say selfish, project sense, we're obviously designing for the load and capacity associated with the JJs high-performance training facility. To Daniel's point about a broader master plan coming online, it doesn't preclude from any further upgrades or requirements associated with any further expansion of facilities within the broader precinct.

CHAIR - ...it talks about on page 13: new TasNetworks substation kiosk provided for new infrastructure power supply. So TasNetworks has already had a heads-up that this could be coming?

Mr BARBER - Yes, very much so. There are normally long lead times.

...

CHAIR - ...Are there any costs related to the TasWater obligations?

Mr BARBER - Only through the general connection of services. You plug it into that facility and what we've already spoken about a bit earlier.

CHAIR - Nothing major?

Mr BARBER - No, nothing major that I'm aware of.

...

Mr CUTHBERTSON - No, we're very much involved in negotiations with them, particularly in the lead up to the DA. We've done a lot of hydraulic calculations and passed that on to TasWater for their information. They're all above board on that.

Essentially, all we need to do from TasWater, I guess in a connection sort of perspective, is the existing water main or water connection on site is not suitable. We've just got to put a new connection that's suitable for this infrastructure on the north-east boundary of the site, which connects into that existing water line that runs along Kingston View Drive.

CHAIR - That's the project's responsibility to provide the infrastructure to hook into to the TasNetworks, if you like.

Mr CUTHBERTSON - From a cost perspective, yes.

Car Park

- 4.22 The Committee noted a change to the car park layout and design, including the number of parking spaces since Infrastructure Tasmania had made its submission to the Committee. The Committee sought further detail on these changes:

Ms BUTLER - I'm looking at the car parking. I note that it states in the submission that there are 40 car parking spaces. I think we had contrary information to that this morning; that has been reduced. If you could run us through the car parking.

Mr BARBER - Our car parking strategy, and to make the committee aware, we have done some minor configurations to the car parking layout as to best maximise both for turning circles, provisioning for some gardening treatments as well, some refuge islands to facilitate that. For the committee's noting too, under the scheme we're only required for this particular facility to accommodate 32 car parking spaces so we are above the requirement in terms of the 38. However, obviously we're going through the DA process as we speak. We've had good dialogue with the Kingborough Council around that and there seems to be no need for any further car parking at this early stage before the DA is lodged.

Ms BUTLER - For the record, so 15 players, 17 staff, plus seven high-performance staff, I think. That's getting you up to every car spot already gone. Is it a big enough car space to meet the requirements of the performance centre?

Mr BARBER - ... As part of our remit and as part of the delivery of this particular facility we are trying to comply with the scheme requirements. We have gone above that. We certainly acknowledge the ability for potential future expansion. Having said that, we are constrained with the site itself. There is additional car parking that leverages off the Kingborough Sports Centre at the moment and there is off-street parking as you would have witnessed onsite today. It is a corner block. There is provision for off-street parking as well, as required.

Ms FINNEGAN - There should be no assumption by the players and staff that everyone gets a car park. I think all the players live around there, which is another reason I probably wanted that as our alternative site when Wilkinsons Point became difficult. Most of our players have purchased or are renting in that particular precinct. Our current head office staff don't get car parking in Macquarie St. Whilst I acknowledge the public transport issue is a hard one, we'd be encouraging carpooling with others but we won't make an expectation of it either. I've worked in high-performance facilities in St Kilda and Melbourne Storm and they've not been able to provide everybody car parks. So, players have to get clever sometimes about how they organise it too.

Mr CUTHBERTSON - We've certainly been mindful of this issue and we've definitely had a lot of specialist advice on that. We've had a whole traffic impact assessment done as part of the DA so it meets requirements.

Building Materials and Appearance

- 4.23 The Committee questioned the witnesses on the building's aesthetics and the materials that would be used externally to distinguish it as the JackJumpers home without dominating the landscape:

CHAIR - A question around what the clad looks like. It says here that it's going to be a visually engaging and inviting site presence which physically connects with the adjacent landscape and built environment. There's not going to be green, is it? Well, it's going to have some green and gold, I saw the building, but I'm just saying, we're not going to have a whole green building, are we?

Mr CUTHBERTSON - No. We have to be really, I guess, responsive.

CHAIR - It's got to fit in with what's already there.

Mr CUTHBERTSON - Exactly. We need to put enough in that it's clear what the building's purpose is without dominating the area.

...

... the feature colours are designed to respond to the JackJumpers branding while also being in keeping with the council's requirements for light reflective values and the like.

Ms BUTLER - ... And it's non-combustible -

Mr CUTHBERTSON - ... Yes. The cladding's a mixture of aluminium panels and fibre cement sheeting.

Ms BURNET - Is there any wood panelling like a feature wood panelling?

Mr CUTHBERTSON - The timber-look panelling that you see on the facades is actually an aluminium material. We've tried to stay away from timber due to the durability restraints and also the issues given the size of the building, we are Type B construction. We have to be really conscious of the combustibility component of those parts.

CHAIR - And that's part of the bushfire requirements?

Mr CUTHBERTSON - It's part of the NCC or building code, but bushfire does come into it, but not so much in this particular development.

Building Energy Efficiency

4.24 The Committee asked the witnesses on the range of energy efficiency measures included in the design, including where relevant standards would be exceeded:

Ms BURNET - Could I ask some questions around the energy efficiency of the buildings? In relation to standard building requirements and going above and beyond those for energy efficiency, can you point to some of those features please?

Mr CUTHBERTSON - With our cladding selections, particularly with the timber-look battens and the aluminium cladding, we're working with Tasmanian suppliers because we're conscious with the embodied energy component of those. In terms of our insulation of the buildings, we're going above and beyond NCC requirements, while not going too overboard in terms of project budget.

...

Ms BURNET - And energy efficiency in relation to lighting and energy?

Mr CUTHBERTSON - All the lighting selections are to above and beyond standards.

Ms BURNET - Is that LED or you know -

Mr CUTHBERTSON - LED lighting mostly throughout.

...

Ms BURNET - In relation to the wet areas, we heard this morning about plant to reduce humidity and, you know, make sure that there's good aeration through the area. Can you give us an indication of the energy efficiency there? You know what sort of implications might there be for overheads?

Mr CUTHBERTSON - The plant to that area is very specific to what's actually required for that space. We are limited in terms of what we can supply there. In terms of the actual fixtures going in, we're looking at systems at dual-temperature pools rather than just the traditional method of a large hot pool and a large cold pool. That allows for full flexibility from a training perspective so that the staff can actually come in and more accurately program exactly what they need and, say they only need two players that need hot treatment, then they can actually just do two individual baths to hot and two individuals for cold so they can really affect - and it'll reduce their lifecycle costs throughout, in that regard.

Mr BARBER - Correct me if I'm wrong, team. I think we're meeting the FIBA requirements in terms of temperate air control from 18 to 22 degrees it can be controlled between. That's the requirement of the FIBA for the court facilities, as well. There won't be a need for those seven industrial heaters.

- 4.25 The Committee noticed the building design did not include the provision of solar panels. The Committee asked why solar panels were not part of the building design:

Ms BURNET - I asked a question this morning about solar panels because I noticed there wasn't anything in the design... Can you tell me why solar panels aren't considered in this kind of build?

Mr BARBER - I'm happy to jump in there, if I may. As part of that, we have done some modelling around what would be a preferred solar panel arrangement for the facility. That is something we're still working through. We want a provision for that at the very least, as mentioned on site. As part of that, we still need to go through a body of work as to what that balance is on how many panels, what the kilowatt is, the return on investment, et cetera,.... But we're still allowing for that under our existing cost parameters.

Maybe, at this stage, it is throughout contingency planning. Should that come to fruition, we have the ability to do that. We will certainly make sure that that is made available to the building.

Mr CUTHBERTSON - In terms of future proofing it, we're definitely making sure that there are provisions in the structure and the electrical infrastructure where they could easily be retrofitted if they're not covered under this particular initial spend.

Measures to Encourage Active Transport

- 4.26 Given the nature of the overall site as a sports precinct, and recognising the importance of active transport to community health and well-being, the Committee was interested in what facilities would be provided to encourage active transport, and how connectivity to existing active transport infrastructure would be enhanced:

Ms BURNET - ... I'm going to ask a question about bicycle parking and bicycle infrastructure. Clearly this is a sports precinct. Clearly this land has been given to the JackJumpers as a high-performance centre to the government to develop. What sort of infrastructure spend, like that contribution, is likely to occur to link the school and have better pathways to and from the facility for bike riding and pedestrians.

Mr BARBER - ... I'll answer this in the two-part question. Physically onsite as we talked through on site today, we are accommodating bike storage out the front. We are still working through the detailed design on what that might envisage. I note the comments raised onsite today around potential bike storage, physical storage; more than happy to look through that as we go through the detailed design aspect and picking up on your comments. So more than happy to do that. Nevertheless, there is that provision on the physical site.

In addition to that, we are connecting through the pedestrian footpath from the site through to the top side of Kingston View Drive. As we discussed onsite through Daniel this morning, the council itself is doing much broader dedicated cycling at the bottom side of the twin ovals site as well, if you want to explore a bit more on that.

Ms BURNET - And that linkage between the existing sports centre and high school, for pedestrians and bike riders or wheelchair users -

Mr KAIMATSOGLU - ... Part of the proposal here is to connect that footpath up to the existing one near the Scout Hall that will connect through to the high school.

...

Mr CUTHBERTSON - ... there's a flat plain, a natural grade on the site at the top. The plan is to run the pathway across there. Obviously, we can't run the driveway as we'd planned through there because there is an electrical easement, but we've got a little bit more flexibility to run a pathway over that rather than a driveway. So, we can keep that on grade.

Ms BURNET - ... Obviously the state government's putting in funds for the upgrade of this facility and, whilst we're looking at a cogent project, surely there's those benefits to other community members and the broader community when we're thinking about community asset upgrades.

Mr BARBER - Very much so. We don't like to build projects in isolation of our surrounding infrastructure. We certainly take that on board. Obviously, the department more broadly has much broader active transport initiatives going on at the moment. We're certainly not trying to do anything that would block any of those kinds of initiatives. What we're trying to do is make sure that we continue on and are making it as accessible to that surrounding precinct back towards our project location as well.

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

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

CHAIR - There are five very important questions that sit alongside this process and it's my obligation on behalf of the committee to ask these questions.

The first one is: do the proposed 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 is.

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

Mr BARBER - Yes.

CHAIR - Do the proposed works provide value for money?

Mr BARBER - Yes.

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

Mr BARBER - Yes.

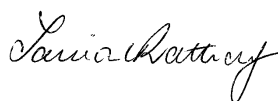
5 DOCUMENTS TAKEN INTO EVIDENCE

5.1 The following documents were taken into evidence and considered by the Committee:

- *JackJumpers High Performance Training Centre*, Parliamentary Standing Committee on Public Works Submission, 7 November 2024, Infrastructure Tasmania, Department of State Growth; and
- Submission by Mr Robert Richardson.

6 CONCLUSION AND RECOMMENDATION

- 6.1 The Committee is satisfied the need for the proposed works has been established. Once completed, the Tasmania JackJumpers High Performance Centre will deliver a dedicated and much needed training facility for the Tasmania JackJumpers, and at the same, will provide an important community sporting asset.
- 6.2 The proposed works will deliver a facility that will help foster the JackJumpers high performance culture and will play an important role in attracting, developing and retaining players. However, the JJ HPTC will not only benefit to the JackJumpers; there will also be significant benefits to the community.
- 6.3 Importantly, the two Kingborough Sports Centre courts currently used by the JackJumpers will be returned to community use. It is also intended that the JJHPC will be available for community use when not being used by the JackJumpers. This is anticipated to help alleviate, in part, the well-known shortage of courts in the Greater Hobart area. Furthermore, difficult to quantify benefits include those that relate to having a high performing and well-respected team in a national sporting competition engaging with and being accessible to the Tasmanian community.
- 6.4 The Committee acknowledges the benefits of the JJ HPTC in this location. Further upgrades to connecting infrastructure, including footpaths to the facility and linkages to cycling infrastructure are important and go some of the way to providing broader community benefits. The Committee encourages Infrastructure Tasmania and the Council to maximise active transport connectivity to the sports precinct to benefit the health and wellbeing of the community.
- 6.5 The Committee would also like to recognise the positive relationship apparent between Infrastructure Tasmania and the Kinborough Council. The Committee was impressed with their collaboration and commends both parties for their positive and thoughtful approach to the development.
- 6.6 Accordingly, the Committee recommends Tasmania JackJumpers High Performance Centre, at an estimated cost of \$17.677 million, in accordance with the documentation submitted.



**Parliament House
Hobart
2 December 2024**

**Hon Tania Rattray MLC
Chair**