

# Glenorchy Sports Centre

Submission to the Parliamentary Standing Committee  
on Public Works



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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 Glenorchy Sports Centre (GSC) (the project) scheduled for 30 October 2025 (11.00am site visit and 2.00pm Public Hearing).

This submission has been developed by the Major Infrastructure Projects Branch of Infrastructure Tasmania (ITas) within the Department of State Growth (the department) and endorsed by the project's Steering Committee on 17 June 2025.

The proposed works are located at 61 Claremont Link Road, Claremont, on the current Claremont College site.



*Figure 1 - Aerial view of existing title boundary and approximate location of the GSC (annotated from the LIST).*



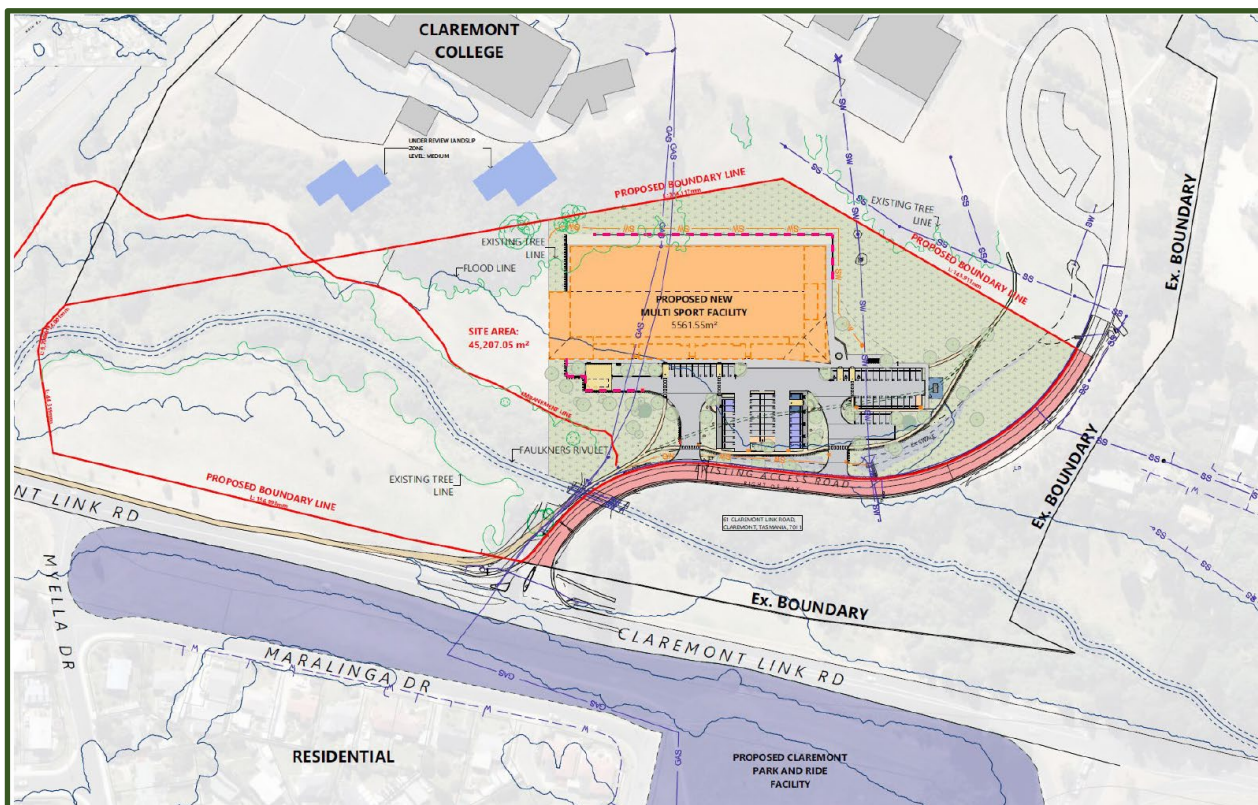


Figure 2 - Proposed site plan and boundary line, as submitted to Glenorchy City Council in the development application package.

The new GSC is planned to offer a dynamic multi-sport environment with four versatile indoor courts, accommodating a wide range of sports including netball, basketball, futsal, volleyball, pickleball, badminton and wheelchair sports.

Designed for accessibility and convenience, it features dedicated public and administrative areas, including a welcoming foyer, reception and office spaces, alongside a kiosk area.

Comprehensive amenities ensure comfort for players, visitors, and staff, with modern change rooms, first aid/wellbeing spaces, parent and sensory rooms, and a registered Changing Places Facility.

Three multi-purpose meeting and event spaces provide adaptable areas for gatherings and club activities, including convenient kitchenettes, as well as secure storage options such as standalone rooms, cages, and lockers for equipment.

Spectator seating supports up to 600 patrons across fixed and portable arrangements, including dedicated areas for courts and a show court hosting approximately 300 spectators.

Parking and transport facilities include 68 car spaces, three of which are *Disability Discrimination Act 1992 (DDA)* accessible, two Electric Vehicle (EV) charging stations, a dedicated drop-off and loading bay, as well as motorbike parking and bike racks, ensuring ease of access for all visitors.

A 3D fly through can be viewed on our web page via the following QR code:



Figure 3 – QR code linking to 3D fly through and images of the proposed Glenorchy Sports Centre

## Need for Works

### Background

On 10 May 2024, the acting Minister for Sport and Events announced the government's decision to not progress the previously announced plans to develop the multi-sport facility at Wilkinsons Point, but instead split the proposal into three facilities on separate sites, spreading the benefit over three municipalities:

- A new community indoor multi-sport facility in Glenorchy (the subject of this submission).
- A new gymnastics facility in Brighton.
- A new high-performance training and administration centre for the Tasmania JackJumpers in Kingston.

These projects, in the 2024-2025 Tasmania State Budget, are collectively referred to as New Southern Tasmanian Sporting Facilities with a committed \$49.7 million allocation.

The department, through ITas is responsible for delivering the GSC in Claremont, and the high-performance training and administration centre for the Tasmania JackJumpers in Kingston (currently under construction).

The gymnastics facility project remains in the feasibility stage, currently being managed by the department, through Active Tasmania.

A site identification and selection process was completed to identify a suitable site for the new multi-sport facility within the Glenorchy municipality. The site was carefully selected via a comprehensive site selection process, undertaken in conjunction with Active Tasmania, Glenorchy City Council (GCC), Department for Education, Children and Young People (DECYP), Department of Natural Resources and Environment Tasmania (NRE Tas) and specialist consultants. The site at Claremont College was assessed and ranked as highly suitable, as the project can be delivered there efficiently and with less expense than on other sites, and stakeholder support had been positive.

The chosen site at the main entry to Claremont College, was announced by the Minister for Sport and Events on 3 November 2024.

The government has allocated \$28 million, from the \$49.7 million 'New Southern Tasmania Sporting Facilities' budget, towards the project. This allocation forms part of the government's commitment to investing in infrastructure that fosters active lifestyles and strengthens local communities.

## Current Situation

The government is working closely with the GCC and a range of stakeholders to deliver the GSC. The Active Glenorchy 2040 Framework for Sport and Recreation Infrastructure, prepared by GCC highlights the specific need to increase community engagement in recreation and sport to promote health, social and other benefits, as well as to address the under-supply of indoor court space that is currently being experienced across multiple sports.

The Glenorchy municipality is home to four indoor sports facilities: Moonah Sports Centre, Futsal Institute Tasmania, YMCA Glenorchy, and MyState Bank Arena. However, there are no single public courts, except on school land.

Among the existing indoor sports facilities, the Moonah Sports Centre – a district-level venue – provides three courts in separate halls, accommodating basketball, netball, volleyball, futsal, badminton, squash, disability sports and two martial arts studios supporting combat sports. While the courts and studios are in good condition, the building itself suffers from poor functionality, limited accessibility and the absence of a show court. The centre experiences high occupancy rates, and with indoor sports participation on the rise, additional court space is essential to support the growth of teams and players in domestic community competition, training and programming.

Similarly, the City of Hobart (CoH) stated in their Advocacy Priorities statement (2024 – 2025) that Greater Hobart suffers from a severe shortage of basketball courts. Despite having the third highest population of any local government area in Tasmania, the CoH provides just one outdoor basketball court, at South Hobart Oval, and this court does not meet regulations for matches. In 2023, Basketball Tasmania estimated the State needs at least 26 new indoor courts to keep up with demand, following the runaway success of the Tasmania JackJumpers and the surge in interest in basketball.

As the demand for indoor sporting facilities continues to grow in Southern Tasmania, basketball is experiencing a national surge, becoming the second preferred team sport, according to AusPlay data, with over 1.3 million participants nationally.



Tasmania is no exception, with Basketball Tasmania citing an 88 per cent increase in participation at Ford Aussie Hoops programs, primarily hosted in shared indoor sporting facilities.

This is demonstrated by the Rugby Park Development at Selfs Point that recently received \$80,000 in Tasmanian Government funding to support the development application for a new four court facility.

Basketball Tasmania's State Facilities Strategy (2025 – 2035) snapshot indicates that 16 new courts are required within Greater Hobart to meet current demand for basketball, noting that this has not been externally validated.



*Figure 4 – Impression of a group of people playing basketball on Court 1.*

Netball is also in need of more courts, as demonstrated by the planned upgrades to the New Town Oval Sporting Precinct (home to the Hobart Netball and Sports Centre). According to the CoH, the New Town Oval Sporting Precinct receives approximately 300,000 visitations per year.

The Southern Tasmanian Netball Association (STNA) 2024 Annual Report, published in May 2025 states they had over 3000 members and 3713 games played at the Hobart Netball and Sports Centre and a 17% increase in winter roster participation from 2023.

The STNA are working in collaboration with the CoH to secure government funding for the New Town Sports Precinct Master Plan (Master Plan), which includes investment in the maintenance and expansion of netball facilities. Stage 1 of the Master Plan, delivering two extra outdoor courts on the Buckingham Bowls Club site commenced in February and were recently completed. Permanent line markings will provision for two netball courts and six pickleball courts, which will be managed STNA.

The Minister for Sport and Events announced stage 1 of the Master Plan on 4 February 2025, demonstrating a need for more netball courts in Southern Tasmania. The GSC will

contribute to additional playing facilities for netball and provide some additional support to schedule activities.

Not unlike basketball and netball, futsal is also a fast-growing sport in Tasmania and in need of more facilities, as demonstrated in the Football Tasmania May 2023 Facilities Strategy.

The Facilities Strategy outlines that due to a shortage of suitable and available facilities, several participants, particularly in the critical cohort of women and girls, are being turned away from their sport of choice. Football Tasmania is continuing to increase resourcing in this space to improve the understanding of the current challenges and provide innovative solutions to address the critical shortage. Football Tasmania is seeking support from all key stakeholders, clubs, associations, schools, state and local government to address the challenges and leverage the community benefits of engagement in sport.

One key pillar within the Football Tasmania 2024 – 2028 Strategic Plan is to improve the quality and provision of football facilities across the State, and to increase investment in collaboration with government and clubs. As such, the department has been working closely with Football Tasmania to ensure the GSC will contribute to addressing this need.

Volleyball Tasmania has also experienced significant and sustained growth in Southern Tasmania with membership rising from 438 in 2022 to 580 in 2023 and reaching 617 in 2024. Currently, Volleyball Tasmania's programs, including club based Southern League, Southern Social Competitions, Indoor Schools Cup, Junior Development Program training, and club and elite Echidnas Program, face severe limitations due to limited court availability and quality in Southern Tasmania. The competitive and social competitions rosters are at capacity, resulting in capped entries, restricted game times and games often running late into the evening.

Active Tasmania collects annual membership data from State level organisations. This data captures only registered members and does not include those who participate in things such as one-off events, come and try days, and school delivered programs. The table below provides a snapshot of registered members for the expected key user groups.

The introduction of the GSC will provide more space and scheduling opportunities for all of these sports.

|                   | <b>Total</b>                                | <b>South</b>                             | <b>North</b>                              | <b>North West</b>                         |
|-------------------|---|--|---|---|
| Basketball        | 11,693<br>(16,126 including school players) | 4,336<br>(6173 including school players) | 4,275<br>(6,079 including school players) | 3,082<br>(3,874 including school players) |
| Netball           | 9608  | 4,476                                    | 3,407                                     | 1,725                                     |
| Volleyball        | 871   | 580                                      | 130                                       | 161                                       |
| Pickleball        | 834   | -  | -   | -   |
| Futsal            | 2,672                                       | -  | -   | -   |
| Wheelchair sports | 1,522                                       | 860                                      | 268                                       | 394                                       |

*Source - Active Tasmania Registered Sports Membership Statistics 2023-24*



# The Site – 61 Claremont Link Road

## Site Selection

The department, along with the GCC, DECYP and NRE Tas collectively identified 17 Crown and privately owned sites to potentially host this facility.

Private real estate agent assistance was also sought to identify potential sites but did not identify any additional sites that were suitable to be considered or assessed.

The site identification process focused on the northern suburbs of Glenorchy, consistent with The Hon Nick Duigan MP's announcement as acting Minister for Sport and Events on 10 May 2024. It assessed sites without committed development plans, large enough to host the facility and several other characteristics that would enable and support the proposed facility.

ITas formed a working group with GCC and Active Tasmania. It assessed the 17 sites identified against 26 criteria addressing strategic planning, acquisition, planning approvals, social/community benefits, access, site characteristics and future operations. Five sites were shortlisted for further analysis and initial geo-technical investigations were undertaken on the top two shortlisted sites.

This assessment process was independently reviewed by local and experienced project management firm, Taplin Consulting.

The site selection process concluded that the vacant land at the entry to Claremont College was the most suitable and highest ranked site, and the site-specific design and geotechnical advice confirmed there were no known additional constraints.

The site at Claremont College is available to develop and was assessed and ranked by the working group as highly suitable, as the project can be delivered there efficiently and with less expense than on other sites.

## Site Benefits

Activation of the current underutilised parcel of land will benefit the northern suburbs and broader community through the provision of an accessible, affordable and inclusive multi-sport facility. The GSC will assist to encourage participation, support new community-based activities and sporting competitions and offer a versatile space for sport, recreation, events and all day or evening community gatherings.

DECYP's initial engagement with the Claremont College (the College) Principal and the community association has indicated both parties support the site being used for this purpose.

This site offers the following benefits.

- A northern site within the Glenorchy municipality that complements the Moonah Sports Centre and the New Town Oval Sporting Precinct located to the South.
- The site is located close to the Brooker Highway, with good access North and South, the Main Road Metro bus route and a new public transport park-and-ride

facility currently being developed opposite the site, making the site readily accessible.

- The existing one court gymnasium located on the College's upper site would complement the development of additional courts at the College's entry.
- Crown ownership and DECYP's support means the site can be acquired promptly, the development is considered discretionary and approval conditions manageable.
- There are no close residential neighbours, the closest being approximately 50 metres away, which limits the risk of objections and adverse impacts on them.
- Site characteristics (e.g., area, vacant, mostly flat, services) are favourable to development and design viability.
- Site risks related to bushfire, landslip, contamination and unacceptable natural, heritage and noise impacts are low.
- There is a flood zone to the West of the site, for which a flood zone hazard report has since been prepared. The majority of the building has been positioned to avoid the flood zone area, with a retaining wall to the West to prevent damage to the building.,
- The potential for a 'street-front presence' and sense of entry will improve community ownership, acceptance, use and way finding.
- An opportunity to explore how the new facility might integrate with the College's current operational model and with other DECYP services.

## Park-and-Ride Connection

As shown in Figure 5, a new park-and-ride facility is currently being constructed adjacent to the Claremont Link Road, Maralinga Drive and the Hobart InterCity Cycleway. Vehicular access/egress is via a new intersection on Maralinga Drive. The facility is comprised of:

- 239 sealed car parking spaces (and 6 DDA compliant spaces) and sealed internal access ways.
- 12 sealed motorcycle parking spaces.
- Bus shelters and bicycle storage.
- Landscaping, bioretention basin and shared paths (shared walk/wheel/ride).
- A range of statutory and regulatory signs (exempt from a planning permit).
- Associated infrastructure and services to support the construction of the car park and accessways.



*Figure 5 – Park and ride facility image as submitted in the DA to the GCC by the department.*

The park-and-ride facility will primarily be used for car/motorcycle and bicycle parking. Pedestrians will also be able to use the facility. The facility will be open 24/7 (i.e. a method to prohibit access is not proposed) with operations by and large coinciding with the bus services offered. The existing bus routes on Claremont Link Road and Myella Drive will be diverted to service the new park-and-ride bus stops. These are Metro bus routes 511, 512, X11 and X21. In addition to the existing bus services, further services may be added to meet the demand generated by the park-and-ride facility. At present the operating hours are (earliest to latest bus): 6:20am to 10:20pm.

The traffic impact assessments for both the GSC and the park-and-ride were undertaken by the same traffic engineer and assessed cumulatively to ensure the infrastructure delivery supports cohesive traffic management.

## Land Transfer and Subdivision

A two-stage approach is being proposed to limit the risk of delaying the land transfer. This anticipates the transfer of the wider site from DECYP to the department. This will give the project team the time it needs to plan and negotiate the longer-term ownership of this land.

Figure 2 on page 4 of this report, shows the current site plan and proposed boundary transfer for the GSC, it shows the development zone and allows for potential future expansion to the West.

The development zone (site area) is approximately 25,807m<sup>2</sup>, which includes the additional land that DECYP currently expects should also transfer to the department for it to assume responsibility for this site.

DECYP does not use, nor foresee a need for, the land South and South-West of the main Claremont College campus. Furthermore, the new centre's development will largely limit access to the surplus land to the West. Noting this, it would be reasonable for the department to be transferred the DECYP land adjacent to Claremont Link Road. This would enable potential future expansion, such as further park-and-ride facilities and ensure a more efficient land use aligned with long-term strategic planning.



Discussions with DECYP anticipate the transfer boundary and terms will be agreed between the parties. The land would transfer at no-cost, with the department covering the transfer expenses and the future operator/manager responsible for ongoing costs to maintain the land. The indicative transfer terms are under negotiation, with support from the Office of the Crown Solicitor.

It is also anticipated the transfer boundary will make provision for the main entry to Claremont College, off Claremont Link Road, and the initial part of the driveway to the main campus to become a right of way, to ensure the GSC is not land locked.

The need to provide the facility separate frontage to Claremont Link Road has been explored by project planning consultant, All Urban Planning and the GCC and confirmed there is discretion in the planning scheme to approve the lot with access via a right of way only.

The proposed Stage 1 sub-division is an area of approximately 45,207m<sup>2</sup>.



*Figure 6 – Impression from the northeast of the proposed site including the building, car park, and outdoor recreational space.*

## Operational Planning & Design

The successful operation of the GSC has been a key consideration through the design process. It is important that the GSC's core functions can be delivered in a safe, functional and welcoming environment.

Meeting the needs of a variety of user groups is also important in a multi-sport facility. This requires the need for flexibility from an operational perspective as well as incorporating design principles that allow this to occur. The provision of multi-sport courts, multi-purpose function spaces and storage capability for key user groups are good examples of how high-quality design can support the facilities activities.

The reception, kiosk, office and entry areas have been designed to provide a warm and welcoming environment, while also providing the future operator flexibility. The working spaces have been designed to meet a variety of uses and users, one of these being the ability to visually monitor activities that are occurring in the facility. The way these and other spaces have been designed will support a safe environment for all visitors.

In terms of the GSC's operational management, it is expected that this will be resolved in 2026 as the department works with the GCC on potential operational synergies ahead of a future public tender. The focus at this stage has been on developing a contemporary facility that will provide an enjoyable experience for participants and visitors.

The GSC has been designed to facilitate efficient operations. The floor plan clearly delineates spatial zones, including separation of public and private zones as follows:

### Community Areas

The community areas (multipurpose rooms, kiosk etc.) are clustered at the 'front' of the building, along the North-Eastern façade. These areas can be separated from or connected to the sporting areas via operable walls and doors, as required.

### Wet Areas

The wet areas (change rooms, amenities, etc.) are co-located along the South-East façade, allowing for efficiency of cleaning and easy access from both community and sporting spaces.

### Sporting Areas

The sporting areas (i.e. the multi-sport courts) are located centrally within the floorplan, separated from other areas by a combination of glazed and solid walls, with multiple openings.

### Service Areas

The service areas (storage, plant etc.) are located at the 'rear' of the building, along the South-Western façade. These areas are separated from public areas internally by a security accessed door.

This 'zoned' arrangement provides maximum flexibility of use, allowing for individual (or a combination of) spaces to be opened or closed based on needs. The arrangement also supports maintenance efficiency, co-locating facilities that require similar maintenance procedures (wet areas, plant etc.)

### Additional design elements that support effective operations include

- A combination of fixed and moveable seating, which provides flexibility for seating arrangements to be tailored to suit sports and/or events. Removable seating also facilitates the inclusion of wheelchair sports, which have larger spatial requirements.
- Storage areas are co-located at the rear of the building, facilitating efficient setting/packing up and allowing for multiple sporting clubs to store gear. Storage is located where it can easily be accessed by delivery vehicles to facilitate the loading and unloading of large sporting equipment as required.
- Dividing nets are included between courts, allowing for easy and fast opening and closing of spaces and providing protection for court spectators.

# Proposed Works

## Overview

ITas in conjunction with ARTAS Architects (ARTAS), has been actively progressing the requirements for a construct only procurement to facilitate the necessary construction works to deliver the GSC.

Early Market Engagement (EME) was undertaken in July 2025 with Tasmanian and National pre-qualified construction companies, and it is intended that a Future Opportunities Notice will be published on the Tenders website to notify potential suppliers of the upcoming opportunity.

A Request for Tender will be publicly advertised via the e-tenders website, and suitably pre-qualified construction firms will be invited to participate in a pre-tender briefing.

It is anticipated that following the tender evaluation process, a contract will be awarded inclusive of the full site deliverables (i.e., construction and fit out of the GSC) and works commencing in Quarter 1, 2026.

The Development Application (DA) was lodged in March 2025, and a planning permit was granted by the Glenorchy City Council on 14 July 2025. Building and Plumbing permits are currently before the GCC.

The construction of the GSC is for consideration by the PSCPW.

## Key Features

The GSC is designed for maximum flexibility, with versatile multi-purpose rooms and adaptable spaces, to serve both sporting club events and community bookings.

Accessibility, usability and positive engagement are a priority, with facilities for all users, including accessible parking, sensory spaces and a Changing Places Facility.

This project aims to provide a modern, versatile and functional venue for casual, competitive and regional, statewide and nationally significant sports, ensuring versatility for a wide range of activities while also offering community spaces and support services.

### Multi-court and multi-sport spaces

- Four versatile indoor courts able to host a variety of indoor sports.
- They include netball, basketball, futsal, volleyball, pickleball and badminton.
- Capacity to host a variety of wheelchair sports.

### Public and administrative areas

- Entry, foyer, reception, and office areas.
- Kiosk area (not a commercial kitchen).



## Change rooms and amenities

- Change rooms and amenities for players, visitors, and staff.
- First aid/wellbeing, parent and sensory rooms.
- A registered Changing Places Facility.

## Multi-purpose meeting/event spaces

- Three versatile spaces adaptable for meetings and events.
- Spaces that can accommodate club activities.
- Kitchenettes available for convenience.

## Storage and seating

- A total centre capacity of 600 patrons and spectators.
- A mixture of fixed and portable seating areas.
- Courts 1, 2 and 3 capable of seating 106 spectators.
- A show court (court 4) capable of hosting ~300 spectators.
- Standalone rooms, cages and lockers for equipment.

## Parking and transport

- 68 onsite car parking spaces, including 3 DDA accessible spaces.
- Separate drop-off/pick-up and bus zone.
- Motorbike parking and bike racks.
- Adjacent Park and ride facility catering for 239 spaces.

## Landscaping and plant facilities

- Casual recreation zone at the main entry.
- Control area and support facilities for centre maintenance.
- Water Sensitive Urban Design (WSUD) principles including revegetated swales and low maintenance landscaping.

## Environmental sustainability

- Active transport/shared pathway, linked to the Hobart InterCity Cycleway.
- Two electric vehicle (EV) charging spaces and provision for eight in future.
- Roof-top 34Kw solar array, with provision for future expansion.
- Location and capacity for the future provision of battery storage.

## Interior Design

- Generous corridors with clear sightlines along length and to/from courts to promote maximum accessibility and passive surveillance across the facility.
- Robust materials in inviting warm, earthy tones referencing surrounding landscape.

- Variety of seating options (bench, table, couch) throughout the common areas, encouraging social interactions.

## Wayfinding

- Separated vehicular and pedestrian access paths, connected to existing active transport link.
- Signage concept consistent with precedent modern sporting facilities. Multi-scaled approach incorporating tactile and projected signage.
- Building entry clearly identifiable through architectural roof form, augmented by signage.

## Traffic Impact Assessment

The findings of the traffic impact assessment and recommendations presented are summarised as follows.

- The additional traffic volumes expected to be generated by the sports centre facility development are not expected to have any noticeable impacts on the safety and function of the surrounding road network.
- The Claremont Link Road/Claremont College Access Road intersection is expected to operate well post development and 10-years post development.
- The cumulative assessment also considers the Claremont park-and-ride facility and shows that the reconfigured 4-way intersection of Claremont Link Road/Claremont College Access Road/Claremont park-and-ride access is expected to operate well 10-years post development.
- The development will provide a total of 68 car parking spaces (including three accessible spaces), two motorcycle spaces and parking for 8-10 bicycles. These numbers meet or exceed the Planning Scheme requirements and are expected to be adequate for the development.
- The site accesses and circulation road widths meet the Planning Scheme requirements.
- The car and motorcycle parking spaces meet the requirements of the Australian Standards.
- The DDA accessible car parking spaces meet the requirements of AS/NZS 2890.6:2009.
- The sight distance in both directions from the proposed access meets the Australian Standard AS/NZS2890.1:2004 requirements for the travel speed.
- The car park layout and loading zone is suitable for the development traffic and meets the requirements of the Planning Scheme and Australian Standard dimensions.

## Key Design Principles

The GSC will deliver a multi-purpose community sporting and recreation facility with a building area of over 5,500 square meters. The design has been guided by the following key principles:

### Welcoming for All

Design that considers and promotes accessibility and equity, integrating universal design principles that are inclusive for all user groups. Accessibility is fundamental and woven through the whole design, not an 'add on' or an afterthought.

### A Positive Presence

Develop a visually engaging and appealing site presence. A building that is aesthetically appealing, that is recognisable while being restrained. Mitigate the necessary 'bulk' of a sporting facility with carefully considered human scale design.

### Safe and Secure

Incorporation of Crime Prevention Through Environmental Design (CPTED) principles within the building design and across the whole site precinct. Consideration given to night uses, carpark safety and sightlines to/from the building.

### Warm and Uplifting

Use of materials and colours that are warm and inviting, inclusion and arrangement of spaces and furnishings that facilitate formal community use and encourage casual interaction between users.

### Easy to Use

Clear wayfinding, legible floor plan, spaces that flow logically, are well proportioned and support a range of activities. Generous circulation areas, appropriate ceiling heights, clear delineation between front and back of house areas.

### Durable and Practical

Use of internal and external finishes, fixtures and furnishings that are long lasting. Material selection that is simple and robust, minimising maintenance needs while also being visually appealing and fit for purpose.

### Of its Place

A building that relates to its natural and built context, taking cues from the forms, colours and textures around it. Design that is responsive to site conditions including topography, climate, vegetation, views and light spill.

### Flexible for the Future

A design that meets existing specific needs while allowing for future flexibility. Inclusion of multi-purpose areas, variable sized rooms/spaces with operable walls and co-location of wet areas.



## Highly Connected

Connect to existing and future proposed transport infrastructure, including active transport options. Incorporate facilities to support alternative transport including cycling, EV charging and park-and-ride. Minimises visual impact of carparking and potential impacts on existing road infrastructure.

## Sustainability

Considers 'triple bottom line' sustainability – environmental, social and economic (ESD). Incorporates ESD principles as far as practicable, including energy generation, thermal performance and embodied energy of materials. Leverage the community nature of the project to maximise social benefit, particularly for marginalised user groups. Where possible, design to enable local construction and local economic uplift.

## Value and Values

Recognise that 'value' for the project means 'value' for the community – minimising costs maximises deliverability. Consider value at all stages of design and across the whole building lifecycle including (but not limited to): size of spaces, efficiency of layout, durability of materials and ease of installation and maintenance.

## Value for Money

- The comprehensive site selection assessment process, and early site due diligence undertaken has ensured the project minimised risks that could cause delays and elevated costs.
- In collaboration with the GCC, the project received a credit for the withdrawal of the development application for the former Wilkinsons Point community multi-sport facility project, resulting in a saving of \$31,827.30 on the Development Application.
- In addition, Australian Government funding of \$100,000 has been committed to the project to contribute to building an accredited Changing Places facility.
- Construction cost risks have and will be managed by the following procurement mitigation actions:
  - Early Market Engagement has been undertaken to gain an understanding of the market's availability to participate in the procurement with the aim to achieve competitive tenders.
  - A Future Opportunities Notice is intended to be advertised via the Tasmanian Government Tenders website to alert the market of the pending procurement.
  - Following the release of the Request for Tender (RFT), an industry briefing will be undertaken to ensure the market is well-informed of the procurement to de-risk tender submissions.
  - The Main Works tender evaluation criteria will require tenderers to demonstrate their ability to reduce project costs through innovation and value management opportunities.

- Materials (internal and external) have been chosen to represent value for money across the whole project lifecycle. The external material palette of brick veneer and metal cladding can be sourced locally and are both relatively economical to purchase and install while also being durable to reduce ongoing maintenance costs. Similarly, the internal finishes (excluding the required specialised court flooring) have been chosen to minimise purchase and ongoing costs and include vinyl, carpet tiles and laminate.

## Accessibility

The design of the GSC aims to ensure this proposed new facility is as accessible, inclusive, welcoming and engaging as possible.

It is being shaped by the Department of State Growth's *Disability Access and Inclusion Plan (2024-25)* and the project team's consultation with representatives of the former Premier's Disability Advisory Council (PDAC) and ParaQuad/Physical DisABILITY sports (Tasmania).

The centre's build 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, ongoing consultation with the PDAC (until their cessation in June 2025) and Physical DisABILITY Sports Tasmania within ParaQuad Tasmania has continued.

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

- The chosen site is well located, close to major transport routes and public transport options that service the northern suburbs and those that transit through the area.
- The site chosen is flat and the centre is located on a single level, from the car park, entry, courts, multi-purpose spaces and amenities, making it accessible to all.
- The centre will be able to accommodate basketball, futsal, netball and volleyball, pickleball and badminton, and be equipped to host a variety of wheelchair sports, including wheelchair AFL, archery, basketball, rugby and potentially boccia.
- The car park will have three dedicated accessible parking spaces, a drop-off zone, two EV parking spaces, and space for larger wheelchair-capable vehicles.
- The internal layout is designed to have clear sightlines and be intuitive, supported by clear external and internal pathways and the selective use of wayfinding.
- The primary hallways throughout the centre are designed to be 1,850mm wide.
- It will have eight accessible toilets and changerooms, and amenities in a variety of configurations, including dedicated, anti-bullying and gender-specific facilities.
- The centre will include a registered Changing Places Facility (Design 2), accessible to the centre's users and the public during its usual operating hours.
- The Changing Places Facility will include an accessible shower and toilet and an automatic door. Change rooms 1 and 2 will have an accessible toilet and shower each in an anti-bullying configuration. The main hallway will have an accessible

toilet with an automatic door. Change rooms 3 and 4 have an accessible toilet and shower and the official's rooms are will also have two accessible toilets and showers.

- The plans also include sensory, parent and first aid/wellbeing rooms, with a sensory room designed to meet the AFL's Sensory Rooms in Venues Guidelines.
- The internal layout has been designed to ensure that spectators can view the four courts from the foyer and main hallway, seated, standing or from a wheelchair.
- The reception and kiosk will have a countertop at a variety of heights, selective use of furniture, limited use fixed furniture and height of features (like power points) designed to maximise accessibility for all, including those who use a wheelchair.
- Three large and accessible versatile multi-purpose meeting and event spaces will be available to be booked and used by sporting and community organisations.
- The centre will be equipped with an audio loop and selected digital signage, and handrails will be installed in key locations where patrons may need them.
- Each of the courts will be accessible via automatic doors from the main hallway and height-adjustable hoops installed so they can be easily raised or lowered.
- Portable seating for players and spectators will be able to be placed to the East and West of each court and their layout includes run-off for wheelchairs sports.
- The show court will seat up to 300 and have dedicated places for wheelchair users.
- A dedicated storage area under and behind the show court will give it capacity to store up to 24 sports wheelchairs, spare parts and include a charging area.

## 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 GSC including:

- A 34Kw PV Array is incorporated on the roof with the ability to expand into the future.
- Location and capacity for the future provision of battery storage.
- Two dedicated EV charging stations are provided, with the provision for an additional eight spaces in the future.
- The site connects to the Hobart InterCity Cycleway, enabling active transport to and from the site and the Hobart CBD (15.6km path). Covered storage for eight bicycles is provided on site.
- External and internal materials have been chosen for durability, minimising the need for replacement and associated discard to landfill.

- The building will comply with Section J of the National Construction Code (NCC), providing appropriate thermal comfort to occupants while minimising (as far as possible) reliance on mechanical ventilation and heating/cooling.
- The building is located on a relatively flat section of the site, minimising required cut and fill as far as practicable.
- The building has been sited to retain the existing vegetation on site, as far as practicable.
- The building has been located away from Faulkner's Rivulet, minimising disturbance to the waterway and embankment and limiting the risk of flooding to the building.
- Water and energy efficient fittings to be installed, including efficient lighting that reduces light spill.
- The proposed landscape design incorporates Water Sensitive Urban Design principles (WSUD) including vegetated swales and endemic/low water plant species.
- The building incorporates limited glazing, targeted to community areas, reducing solar gain in warmer months and heat loss in cooler months. Low-E double glazing to be provided to external windows. No glazing is proposed on the North-Western façade, which is subject to the highest heat load.

## Development Design

### Structural Services

- Training court structure: steel portal frame construction, lightweight metal sheet cladding. Maximum height 11.3m above finished floor level (to roof ridge).
- Ancillary and administration structure: steel framed brick veneer construction, metal sheet cladding to roof. Maximum height 5.4m above finished floor level (to roof parapet).
- Concrete stiffened raft slab on ground.
- Concrete sleeper retaining wall installed to the North and North-West (back and Western side of the facility) where the building is required to be cut into the existing topography to facilitate egress from the facility in an emergency and mitigate flood risk.

### Electrical Services

- Energy efficient LED lighting throughout.
- Energy efficient wall and pole mounted security and carpark lighting to the building's perimeter in accordance with Dark Sky Principles and local authority requirements.
- Provision of an EV charging station for two parking spaces with provision for future additional EV charging if required.
- Provision of hearing augmentation systems to the courts and multi-purpose rooms.
- Audio Visual and data racks located in the control room.



- Provision of infrastructure for required Audio Visual (AV) equipment (scoreboards, speakers, projectors, touch-plates etc).
- Provision of fire detection and alarm system connected back to fire indicator panel and VESDA system.
- New TasNetworks Substation Kiosk provided for new infrastructure power supply. Substation is to be in new easement to the South-Eastern side of the new carpark.

## Mechanical Services

- Courts to be naturally/mechanically ventilated (i.e. not conditioned), hybrid rooftop ventilators and manually operated louvre wall sections to be incorporated.
- Mechanical ventilation and exhaust systems to NCC requirements for change rooms and amenities facilities.
- Full ducted airconditioned servicing to ancillary and administration facilities.
- Commercial kitchen exhaust to kiosk.

## Hydraulic Services

- Electric hot water reticulated system. Hot water cylinder plant located within designated plant area.
- Hot and cold water reticulation via copper pipe for main reticulation loop and pipework to fixtures and fittings.
- PVC pipework for waste and stormwater connections.
- Roof drainage via eaves and valley gutters with PVC downpipes and overflows as required.
- New combined domestic and fire hydrant and water meter connection to replace existing to be removed as part of proposed works.
- New copper fire hose reel supply line from main water supply to service internal fire hose reels.
- New fire hydrant provision (3-4), located in carpark to service entire building with ease of access for fire services. Fire Hydrant Booster located at car park entry.

## Civil Services

- New 68 space asphalt carpark designed to local authority requirements, complete with concrete wheel stops and kerb and channel.
- New separate entry and exit asphalt driveways to connect to the Access Road, including new crossovers to kerb to suit local authority requirements. Driveways provided with grated drains to prevent excessive stormwater runoff reaching the Access Road and Claremont Link Road.
- Provision of stormwater pollutant treatment system, including Ocean Protect gross pollutant trap.
- Site stormwater discharge via underground PVC pipes to existing discharge connection points near the Access Road.
- Provision of private internal sewer pump station with rising main connection to a manhole within the property and new PVC gravity mains connection to existing TasWater manhole off Pascoe Avenue. (TasWater confirmation required.)

- Provision of new underground PVC mains water connection (approx. 250m) from South-Western corner of proposed building to existing TasWater water line on opposite side of Claremont Link Road. (TasWater confirmation required.)

## Tasmanian Government Arts Site Scheme

The project is participating in the government's public art program, and the project team has commenced engagement with Arts Tasmania to progress this requirement.

The artwork budget for this project is \$80,000 excluding GST and the intention is to commission an artwork that could appeal to a wide audience but may like to consider the following:

- The intimate natural surrounding landscape.
- Natural features of the surrounding area including the mountain, river, rivulet and green belt and natural grassy amphitheatre outside directly on the site.
- Abstract or representational artwork design.
- Stories relating to community or local area.
- Sports or community related activities.

The commission will be divided into two parts, allowing potentially for two artists to be engaged on different pieces.

Part A is a significant two-dimensional mural and/or low relief artwork for a feature interior wall in the sports hall above the show court tiered seating. The artwork will become an important part of the visitor experience. A wide range of community members will come to the space to play or watch sports.

Part B is a large-scale digital design that can be spray painted, routed or a combination of both across the acoustic panels that will be installed in the sports hall along the length of the far wall. The artwork will have distinct focal points distributed across a broader design on the wall to create visual interest and flow throughout the space.

## Development Approvals

The Development Application (DA) was unanimously endorsed by the GCC at a Planning Authority meeting on 14 July 2025 and the Planning Permit issued on 15 July 2025. The appeals period closed at 5pm on 29 July 2025 and no appeals were lodged.

The building and plumbing permit applications and associated documentation have been submitted to the GCC and the relevant authorities for their review and assessment. The permits are on track as per the program to be finalised in October 2025.

A minor amendment to the DA is currently being prepared by ARTAS. The amendment is proposed to include the elevation design change to the front entry canopy and updated infrastructure services plans reflecting the removal of a stormwater pit and associated drainage to the right of the entry. Identified as a cost saving measure (approximately \$10,000), the civil team have redesigned the area previously requiring the stormwater pit to have positive drainage levels which will avoid any potential flood risks in the immediate area and requirement for the pit. An updated flood model report will be provided with the amended DA to support this decision.

## Community 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.

### Encouraging Physical Activity and Well-Being

The GSC supports the GCC Active Glenorchy 2040 strategy by providing for sport and recreation, which is a key contributor in maintaining and improving the health and wellbeing of the Glenorchy community. This commitment ensures that facilities, infrastructure and services are provided with careful consideration of current needs, as well as future community expectations. Providing diverse sporting opportunities, from basketball and netball to volleyball and futsal ensures that residents of all ages and abilities can engage in regular physical exercise. This accessibility promotes overall health, helps combat lifestyle-related diseases, and fosters mental wellbeing by reducing stress and anxiety.

### Strengthening Social Connections

Sport has a unique ability to bring people together. A multi-use facility serves as a central meeting place where individuals, families, and groups can build friendships and strengthen community ties. Whether through team sports, recreational activities, or organised events, this setting encourages inclusion and reduces social isolation. The dedicated multi-purpose spaces included within the centre provide a place for sporting clubs to come together for games and events as well as social gatherings.

### Boosting Local Economy and Employment

The presence of a high-quality sporting complex can stimulate local business growth, attracting visitors from Tasmania and interstate for tournaments, training camps, and community events. This influx supports nearby cafes, restaurants, accommodation and shops, while also creating job opportunities for coaches, facility managers, and event organisers.

### Activating and Creating an Inclusive Space

The GSC will activate an unutilised space, and ensure a safe environment for everyone, including children, teens, and older adults. With accessible courts, seating areas, parking and security measures it will accommodate people of all backgrounds, fostering inclusivity and equal access to sports. The site is the main active transport route to the Claremont College campus from the South and has remained undeveloped for 35 years. The GSC will activate and enhance the area and complement the existing campus court facilities.

### Active Transport and Links to Public Transport

The GSC will contribute to the Tasmanian Walk Wheel Ride Policy 2024 by enabling connected and safe walking, wheeling and riding shared pathways to support enjoyable journeys as a welcoming and vibrant place to improve wellbeing outcomes over time.

The development of this new centre and the park-and-ride facility will provide a direct active transport link between the Hobart InterCity Cycleway, the centre and Claremont College.

The development of the park-and-ride facility to the South of Claremont Link Road will also include an upgrade to the T-junction entering the site, and pedestrian crossings into the site.

## Developing Local Talent and Supporting Youth Engagement

A well-equipped sporting facility will support grassroots development, giving young Tasmanians access to professional coaching, structured training programs, and pathways into elite competition. The centre is designed to meet the high demand for community indoor multi-sport courts in the greater Hobart area and across the whole state, and this project reflects the Tasmanian Government's work to facilitate and deliver them.

## Project Schedule and Key Milestones

These works are being presented to the PSCPW at this time when the design is 100% complete. Awarding of the contract is scheduled for Quarter 1, 2026 subject to the approval of the PSCPW pursuant to the provisions of the *Public Works Committee Act 1914*.

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

| Id | Task Description   | Milestone Date  | Status       |
|----|--|-----------------|--------------|
| 1  | Approval / Announcement of site                                  | 3 November 2024 | Complete     |
| 2  | Appointment of Lead Designer                                     | 2 December 2024 | Complete     |
| 3  | Project Plan approval  | February 2025   | Complete     |
| 4  | Schematic design complete / Lodgement of Development Application | 31 March 2025   | Complete     |
| 5  | Public Works Committee referral submitted                        | 24 March 2025   | Complete     |
| 6  | Public Works Committee hearing                                   | 30 October 2025 | In progress* |
| 7  | Development Application approved                                 | 14 July 2025    | Complete     |
| 8  | Release tender for main works contract                           | Q4 2025         | In progress* |
| 9  | Main contract award  | Q1 2026         |              |
| 10 | Construction commencement  | Q1 2026         |              |
| 11 | Construction completion (Practical Completion)                   | Q2 2027         |              |
| 12 | Defects liability expiry / project closure                       | Q2 2028         |              |

*\*Subject to the relevant approvals, appointment of successful tenderer/construction program.*

*\*Original PSCPW hearing date was scheduled for 23 July 2025, however due to the State Election and the dissolution of the committee it was rescheduled.*



# Stakeholder Engagement and Consultation

A Stakeholder Community Engagement Plan has been developed for this project in line with the department's project management guidelines.

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

The GSC is the result of many years of consultation with a range of key stakeholders.

Through targeted consultation with key stakeholders, the facility has been designed to meet the needs of the sporting community and ensure it is fit for purpose.

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

Early consultation with stakeholders revealed that clubrooms from some stakeholder perspectives would be considered an advantage within the facility, which the project and design team investigated extensively. This feedback from sporting groups resulted in three bookable multi-purpose spaces included in the centres design, that are intended to be used to host all sporting club and community user group activities.

It has been essential to ensure the design of the facility focuses strongly on functionality, versatility, and future proofing to deliver a progressive, multi-purpose centre to the community to encourage usage and ownership. To achieve this outcome and to ensure the community and key stakeholders are consulted and kept informed on the project's progress, the project team has undertaken the following activities:

- Workshops and briefing sessions with representatives from key sporting user groups
  - Football Tasmania
  - Futsal Tasmania
  - Glenorchy Basketball Association
  - Southern Tasmanian Netball Association
  - Netball Tasmania
  - Basketball Tasmania
  - Volleyball Tasmania.
- Engagement with disability advocacy groups
  - Premier's Disability Advisory Council
  - ParaQuad Tasmania including Physical DisABILITY Sports Tasmania.
- Ongoing engagement and collaboration with the GCC.
- Ongoing engagement and collaboration with the DEYCP and Claremont College representatives.

- Postcards to adjoining residents and to the local area.
- A dedicated project website page  
[https://www.infrastructure.tas.gov.au/major\\_projects/glenorchy\\_sports\\_centre](https://www.infrastructure.tas.gov.au/major_projects/glenorchy_sports_centre).

## Environmental and Heritage

Comprehensive due diligence has been undertaken in relation to both environmental and heritage matters during the site selection and development application processes for the GSC.

### Environmental Considerations

The selected site at 61 Claremont Link Road forms part of surplus land within the Claremont College property. Environmental constraints were assessed early in the site selection phase and revisited through detailed planning investigations supporting the DA. Key findings include:

- **Natural assets:** The proposal site lies upslope of Faulkners Rivulet, which forms part of a mapped Waterway and Coastal Protection Area. The development has been sited to avoid this area, with stormwater infrastructure designed to manage discharge appropriately. A new waterline will attach the existing bridge structure for the rivulet crossing meaning that no ground disturbance will occur within the waterway protection area.
- **Flood risk:** The southern portion of the broader title is subject to the Flood-Prone Areas Hazard Code. However, the development has been specifically located to mitigate flood hazard and is supported by a flood hazard report that addresses the relevant provisions of the Flood Prone Areas Hazard Code of the planning scheme. An updated flood hazard report will be commissioned as part of the DA amendment.
- **Landslip risk:** Two small areas of Medium Landslide Hazard were identified within the wider Claremont College site, but these are not within the development footprint. As such, the Landslip Hazard Code does not apply to the proposed works.
- **Potential contamination:** The land is not identified as potentially contaminated under the planning scheme, and no known contamination risks have been raised through preliminary assessment and engagement with the GCC.

### Heritage Considerations

- **Aboriginal heritage:** A search of the Aboriginal Heritage Register, conducted via the Before You Dig process, did not identify any registered relics or known risks. Nevertheless, the project will follow a standard Unanticipated Discovery Protocol during ground disturbance to ensure compliance with the *Aboriginal Heritage Act 1975*.
- **Historic (European) heritage:** The site is not listed on the Tasmanian Heritage Register and is not covered by a Local Historic Heritage Code overlay. The nearest heritage-listed place, Claremont House, the former Lady Clark Hospital, is located outside the development footprint and separated by topography and existing development. No adverse impact is anticipated on its heritage values.

## Summary

Environmental and heritage due diligence undertaken to date has not identified any significant constraints that would preclude development. Potential environmental risks, such as flooding and stormwater management, are being addressed through responsive siting, civil design, and specialist reporting. Appropriate protocols will be implemented to manage any unforeseen heritage issues during construction. The DA addressed all relevant provisions of the Tasmanian Planning Scheme, ensuring statutory compliance.

# Project Management

## Planning and Delivery Model

The department (through ITas) is managing the design and delivery of the project.

The department has engaged the following consultants to advise on, plan, and design the facility. Of the 19 consultants/subconsultants, 13 are Tasmanian:

- ARTAS (Architectural) including sub-consultants
  - Access Studio (Access Consultant)
  - CES (Structural, Civil and Hydraulic)
  - COVA (Mechanical, Electrical, ESD, NBN and AV)
  - Flussig Engineers (Flood Engineering)
  - JP Fire (Fire Engineering)
  - Northrop (Structural Engineering)
  - Pitt & Sherry (Traffic Engineering)
  - Playstreet (Landscape Architecture)
  - Tasman Geotechnics (Geotechnical)
  - Tarkarri Engineering (Acoustics)
  - Umow+Wooster (AV Consultant)
- Wise Lord & Ferguson (Probity Advisor)
- Pitt & Sherry (Building Surveyor)
- WT Partnership (Quantity Surveyor)
- All Urban Planning (Town Planning)
- Taplin Consulting (Project Management Advisor)
- Studio Semaphore (Signage and Wayfinding)
- Equal Access Group (Changing Places Assessor)

The project team will run a RFT process to procure a main works contractor, and a Request for Quote process to procure a Superintendent. The evaluation of both

procurement processes will include the mandatory 30% of overall evaluation criteria for the social and economic benefits test.

Key project documentation including a project plan has been developed and endorsed by appropriate delegates and is reviewed regularly and provided to the project steering committee for noting or endorsing per departmental guidelines.

Regular reporting on the project provides updates to the department Deputy Secretary, Secretary and Minister.

## Risks

A live risk register is regularly managed, and key risks monitored and reported on.

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

- Engaging specialists.
- Early engagement of stakeholders including key sporting groups, Glenorchy City Council, DECYP and Claremont College.
- Consulting with end users/operators to inform design and operational decisions.
- Consulting in advance with those assessing development applications.
- Parliamentary Standing Committee on Public Works.
- Regularly reviewing costs, including value management workshops.
- Including contingencies in budgets.
- Allowing for cost escalation in budgets and costs.
- Value for money risks managed through quotation and tender procurement processes to assess.
- Technical capability and relevant experience of the proposed team, availability, and benefits for local business.

## Funding and Cost

The works are funded under the GSC project cost centre, which has an allocation of \$28 million from the Tasmanian Government. These funds were appropriated in the Tasmanian Budget (2024-25), under the output *New Southern Tasmanian sporting facilities*, based on funding previously allocated to develop the former proposed multi-sport facility at Wilkinsons Point.

The estimated likely project cost is \$25.36 million based on the pre-tender estimate prepared by the project's cost planner WT Partnership (25 September 2025). This estimate is inclusive of design and construction contingencies and cost escalation.

The estimated construction period is Quarter 1, 2026 - Quarter 2, 2027, noting that the construction schedule may be varied from time to time and subject final negotiations with the successful tenderer.

A 12-month defects liability period will occur post construction completion.

During July 2025, ITas completed EME with industry before advertising an RFT for main works construction. This was well received with keen interest in the project shown by attendees.



Fifteen potential tenderers prequalified under the Department of Treasury and Finance's Prequalification Scheme were invited to attend briefings to inform the department of the market's availability to participate in the construction procurement, including any potential barriers to participation, contracting methodology or timing concerns in terms of market capacity.

Due to the extensive EME completed and proposed timing for tendering this project it has not been necessary to apply any further market loading.

The construction tender, once advertised, will require tenderers to demonstrate their ability to reduce project costs through innovation, alternate material selection and value management opportunities.

The estimated construction cost for this project is \$21.90 million, inclusive of project contingency. The total estimated project budget is outlined in the following table:

| <b>Estimated project costs</b>  | <b>Total (\$)</b>   |
|---|---------------------|
| Construction Costs (including fit out furniture, equipment and AV/IT)       | \$17,212,500        |
| Design, Client, Construction and Escalation Contingencies and Preliminaries | \$4,689,593         |
| <b>Total estimated construction cost</b>                                    | <b>\$21,902,093</b> |
| DSG AV & IT Supply  | \$100,000           |
| Consultant fees, legal and internal Project Management costs                | \$2,802,903         |
| Statutory fees and Insurances   | \$417,764           |
| Tasmanian Government Art Site Scheme  | \$80,000            |
| Gas pipeline decommissioning  | \$57,240            |
| <b>Overall estimated development cost</b>                                   | <b>\$25,360,000</b> |

These figures are based on the cost estimate prepared by WT Partnership (Quantity Surveyor) on 25 September 2025 and are based on a 14-month construction period. The overall project budget is currently within the approved \$28 million allocation.

## Conclusion and Recommendation

The *Public Works Committee Act 1914* requires all projects where costs are estimated to exceed \$8 million to be referred to the PSCPW for investigation and report thereon prior to the commencement of work. The department is therefore seeking your recommendation of the project to move forward to construction through the hearing on 30 October 2025.

The proposed plans have been developed in response to the government's commitment to investing in infrastructure that fosters active lifestyles and strengthens local communities.

The proposed works comprise of the development of over 5,500 square metres of usable indoor space to include facilities for multiple indoor sports comprising of four indoor multi-use courts for basketball, netball, volleyball, futsal, volleyball, pickleball, badminton and wheelchair sports. There is also a kiosk, bookable multi-use spaces, 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.

The main works contract documentation tender package is underway with construction tender planned to be advertised in November 2025.

The total estimated cost of the project is \$25.36 million with the estimated cost of construction at \$21.90 million. The current cost estimate is considered reasonable for the scale and scope of works proposed. EME demonstrated that there is sufficient market capacity and availability, and this project is anticipated to attract multiple tenders resulting in competitive pricing.

The GSC serves as a practical and cost-effective solution for the northern suburbs of Southern Tasmania, meeting the community's growing demand for additional court space across various sporting codes. Beyond enhancing local sports opportunities, the centre fosters stronger community connections through shared assets, contributing to improved social and economic outcomes in disadvantaged areas while addressing the pressing shortage of indoor sporting facilities.

## References

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2. The Southern Tasmanian Netball Association Annual Report 2024  
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3. Football Tasmania Strategic Plan 2024 – 2028  
<https://www.footballtasmania.com.au/sites/tas/files/wp-content/uploads/2024/07/Football-Tasmania-2024-2028-Strategic-Plan.pdf>
4. Football Tasmania 2023 Facilities Strategy

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5. Active Glenorchy 2040 – A framework for sport and recreation infrastructure, Glenorchy City Council, 2021  
<https://www.gcc.tas.gov.au/wp-content/uploads/2021/12/Glenorchy-Sport-and-Recreation-Framework-2040.pdf>
6. City of Hobart Advocacy Priorities 2024 – 2025  
<https://www.hobartcity.com.au/files/assets/public/v/1/council/news-and-publications/dedicated-basketball-facility-at-rugby-park.pdf?utm>
7. Hobart City Council web page, accessed October 2025  
<https://www.hobartcity.com.au/Projects/Current-projects/New-Town-netball-courts-and-bowls-upgrade>

## Attachments

### A) Plans and drawings

- Site location plan
- Site plan
- Floor plans
- Elevations
- Sections
- Renders

### B) Letters of support

- Basketball Tasmania
- Netball Tasmania
- Volleyball Tasmania
- Football Tasmania
- Glenorchy City Council



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Battery Point TAS 7000 Australia

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

Web: [https://www.infrastructure.tas.gov.au/major\\_projects/glenorchy\\_sports\\_centre](https://www.infrastructure.tas.gov.au/major_projects/glenorchy_sports_centre)