CM13.3. Lauren Jackson Sports Centre Major Development Plans

DATE	August 9, 2018	**FIL REFERENCE**	FIL17/00928
CONFIDENTIAL	No		
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Purpose of Report

This report presents the draft concept plans for redevelopment of the Lauren Jackson Sports Centre (LJSC) for Council's consideration.

Background

A report was presented to Council at its July 2017 meeting on major development options for the Lauren Jackson Sports Centre (LJSC) (Attachment 1). Since that time draft concept plans for a two-stage development of the facility have been developed (Attachment 2).

In line with the community stakeholder plan for this project (Attachment 3) consultation has occurred through the LJSC Advisory Committee, feedback sought from sporting bodies and discussion and input from a range of internal staff members.

The LJSC is still a well used facility. Participation for senior basketball, junior netball and some of the mixed sports has declined in recent years, however junior basketball remains strong with around 60 timeslots per week, good participation for other sports and programs and the facility hosts four to five major events each year including the annual Australian Country Junior Basketball Cup with economic uplift of $5.6M.

Stage 1 of the proposed development has largely been designed to keep construction within the existing footprint of the facility and to address the key significant issues as highlighted in the July 2017 report. These are:

1. Removal of the portable seating – This has been addressed by including seating on the western wall of the facility which is retractable across Court 1, providing up to 1,000 seats for the main court (Court 2). A further 300-400 portable seats can then be located on the eastern side of the main court replacing the existing grandstand and increasing the capacity up to 1,400. These additional seats will allow the entire facility to be cleared out for other events and uses (conferences, dinners, trade shows etc).
2. Insufficient number of change rooms – Modifications to the existing change rooms are included which allow separate entry into expanded change room space, whilst an additional set of change rooms have been included to the east of the current men's toilets.
3. Replacement of the sports court flooring – Replacing the entire sports court flooring is included. This enables the added benefit of realignment of all courts, backboards and structures and

enables greater space, seating capacity between all courts and improved spectator flow through the facility.

In addition, the other key issue addressed in the plans is the replacement of the entire roof, due to its age and the continued water leaks. Funding for the roof replacement was included as a separate asset upgrade item in Council's Four-year delivery program but has now been transferred to this project in the ten–year financial plan.

Other upgrade items include:

- Extension of the current walkways;
- New referee/umpires rooms;
- New meeting room;
- New disabled/family amenities;
- New first aid room;
- Relocation of Manager's office;
- Relocation of offices for the Albury Basketball and Albury Indoor Netball Associations;
- Additional storage facilities, replacing existing facility cleaners rooms and storage under the grandstand;
- Minor improvements to the exterior of the facility.

The existing entry, foyer, office and cafe facilities remain the same although modification to the entrance driveway, landscaping improvements and shade shelters are also included as part of a Stage 1 development concept plans.

In addition to addressing the key issues identified above, some of the other benefits of the Stage 1 development include:

- Reducing the risk and WHS issues for staff and users and increasing efficiencies, particularly in relation to the main court set-up and new retractable seating;
- Removing the practice of driving stands across the playing surfaces which is ruining the integrity of the floors and the floor seal;
- Bringing the facility more in line with relevant standards and guidelines, in particular, run-offs for basketball and netball, floor plates and equipment for badminton and netball and to meet Building Code requirements;
- Increasing the capacity and attractiveness of the facility for events;
- Consolidating the operational areas (equipment, chemical and cleaning storage) to one side of the facility away from the main public thoroughfares; and
- Providing a more flexible facility for various uses and overall flow and space around the facility.

Indicative cost estimates for Stage 1 are approximately $4M and are subject to a Quantity Surveyor's report which is imminent.

Stage 2 of the proposed development has not been drawn to the detail of Stage 1 and would be subject to further investigation through the development of a business case. The business case would explore a number of items including:

- Seating capacity for sport and other events based on the feasibility of concerts, shows and other events and how this aligns with the development plans for the Albury Entertainment Centre;
- Projected use and trends for existing sports;
- The benefits and projected use of the facility for existing events with the addition of three courts;
- Additional sporting events which could be held;
- Feasibility of other markets for sport, fitness or other activities; and
- Conference, exhibition and trade show potential and feasibility.

Stage 2 does however, include elements which have always been a part of previous upgrade plans for the facility. Specifically, some of the key elements of Stage 2 include:

- An additional three court facility with associated change rooms and amenities, providing a total of eight courts;
- A show court with seating capacity of up to 2,500 for sport and up to 3,500 for concerts and other events; and
- A new entrance to the facility, café, foyer and administration areas/offices.

Indicative cost estimates for Stage 2 are $10M and are subject to a Quantity Surveyor's report which is imminent.

The LJSC currently has approximately 280 on and off-road car parks. The development of Stage 2 may require a further 600 car parks be required to meet the maximum requirements of the Albury DCP for a function facility. The exact detail of car parks required would need to be assessed against the main operational use and the extent of which existing car parking could contribute to the overall number required.

Financial Implications and Options

Aside from the issues associated with replacing the roof, the building has been assessed to be structurally sound and due to ongoing regular maintenance by Council remains in very good condition. The redevelopment of the existing facility is a value proposition for Council to consider as opposed to the development of a new facility.

$250,000 in 2018/19 and $250,000 in 2019/20 is currently allocated as part of AlburyCity's four-year delivery program for the detailed planning, investigations, preliminary works and approvals for the project, whilst a further $5M is listed in years 5 and 6 of the ten-year financial plan for construction.

It is considered that Stage 1 is a priority, however the funding strategy will give overall consideration to the options available to Council for both stages, which could include Council funds, grant funding and potentially user group funding. This would allow the immediate issues of the facility to be addressed, whilst further feasibility and detailed work takes place for Stage 2.

Issues

This project relates to many outcomes of Albury 2030, specifically the following:

Theme One – A Growing Sustainable Economy

1.1.7 Enhance the capacity of businesses to support the delivery of quality tourism, sport and business events, experiences and outcomes.
1.2.8 Ensure venues and facilities attract visitation and improve the lifestyle offer of the city.

Theme Three – A Caring Community

3.4.3 Promote and encourage healthy lifestyles through the development and efficient use of sporting, recreational, educational, cultural facilities and infrastructure.
3.4.5 Increase and promote activities and infrastructure available for children and young people.

This project aligns with several of the goals and actions listed in the Two Cities One Community Action Plan (2017-2021), including:

Section 1: Our Economy

1.1.2 Determine regional infrastructure priorities and facilities to be developed in each city.
1.2.4 Work in collaboration to attract and facilitate a range of community and major events

Section 4: Partnering in Leadership

4.4.2 Joint advocacy to attract funding for regional priority projects

Risk

- Business Risk – Upgrades of the LJSC are required to keep the facility attractive and competitive for effective business operation, in particular the attraction and coordination of events and maintaining current events that are already held annually at the facility.
- WHS and Public Risk – The Stage 1 upgrade does greatly reduce a number of risk and WHS issues including the current practices involved with the moving of the portable seats, as well as bringing the facility in line with Building Code regulations.
- Delivery Program Risk – To progress this report consideration has been given to ensuring resources to adequately undertake detailed planning and business development.

Community Engagement

As highlighted in this report, consultation has occurred through the LJSC Advisory Committee, sporting bodies and internally, in line with the adopted Stakeholder Engagement Plan for this project.

It is proposed that the concept plans are exhibited for community consultation through a Have a Say process and then further consultation with key stakeholders take place through the development of the business case for Stage 2 and also the detailed planning for the overall development.

The Have a Say process is proposed to include:

- Concept plans and 3D Fly-through. Further information around the benefits of the upgrades and intention of the business case development will be provided as part of the Have a Say process, via the website;
- A display in the foyer of the LJSC which will include the above information; and
- Further consultation and feedback sought from peak sporting bodies, NSW Office of Sport, PCYC and other organisations.

Given the significant nature of this proposed project, the Have a Say process is to be open for six weeks as opposed to the normal 28 days.

Feedback through the Have a Say process could also provide further opportunities to explore in the business plan investigation for Stage 2.

Options

1.
    a. Receive and note the report; **Recommended**
    b. Undertake a Have a Say process to seek community feedback on Stage 1 and 2, acknowledging that Stage 1 is the priority and Stage 2 is subject to a future detailed business case analysis; **Recommended**
    c. Receive a further report on the outcomes of the Have a Say process and next steps; **Recommended**
    d. Authorise preparation and lodgement of grant funding applications for Stage 1 concepts, should opportunities arise in the near future. **Recommended**

2. That Council request further alterations to the concept plans prior to proceeding with public exhibition.

Conclusion

A report was presented to Council at its July 2017 meeting on major development options for the LJSC. In line with the Council resolution from this meeting, concept plans and cost estimates for a proposed two-stage development of the facility have been produced following investigation and feasibility into the potential use.

Stage 1 of the proposed development has largely been designed to keep construction within the existing footprint of the facility and address the key significant issues of the facility. Stage 1 greatly minimises risk and WHS issues as well as providing a number of benefits including increasing the attractiveness for events.

Stage 2 includes elements which have always been a part of previous upgrade plans for the facility and provides the opportunity for greater use through potential concerts, shows, conferences and exhibition markets which would all be explored through the development of a business case.

Given the Council funding allocation for this project and costs estimates for the two stages, there are options for Council to consider in terms of the further development and construction timing.

Through further community consultation of the draft concept plans, Council can be assured that the future indoor sporting infrastructure for the city is meeting community needs.

Recommendation

That Council:

1. Receive and note the report;
2. Undertake a Have a Say process to seek community feedback on Stage 1 and 2, acknowledging that Stage 1 is the priority and Stage 2 is subject to a future detailed business case analysis;
3. Receive a further report on the outcomes of the Have a Say process and next steps; and
4. Authorise preparation and lodgement of grant funding applications for Stage 1 concepts, should opportunities arise in the near future.

Attachments

1. July 2017 Council report and resolution – Lauren Jackson Sports Centre – Major Development Options
2. Concepts plans for major development of the Lauren Jackson Sports Centre, Stages 1 and 2.
3. Lauren Jackson Sports Centre Development – Stakeholder Engagement Plan.