CM13.5. Draft Lauren Jackson Sports Centre Master Plan

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Purpose of Report

This report provides Council with feedback received via the Have a Say process, further consultation for major development plans of the Lauren Jackson Sports Centre (LJSC) and next steps for the project.

Background

Council received a report on the major development plans for the LJSC on 27 August 2018. Council resolved to undertake a Have a Say process to seek community feedback on Stage 1 and 2, to receive a further report on the outcomes of the Have a Say process and next steps.

The report and resolution from the 27 August 2018 Council meeting forms Attachment 1 to this report. A summary of the key elements and benefits of the proposed Stage 1 construction is as follows:

- Create a show court with a seating capacity of up to 1,400 (currently 1,100) with retractable seating to protect the playing surfaces and allow for the staging of conferences and other events;
- Bring the centre in line with modern standards and guidelines, in particular, run-offs for basketball and netball, floor plates and equipment for badminton and netball;
- Improve the capacity and attractiveness of the facility for events with:
    - An additional set of change rooms, referee rooms and upgrades to the change rooms;
    - A more flexible facility with greater run-off areas between courts and the extension of the walkways at the northern end of all courts;
    - A designated first-aid room;
    - New shade shelters outside;
    - Develop new disabled and family change facilities and amenities;
    - Create larger storage spaces away from the main public thoroughfares;
    - Replace the roof and guttering to eliminate water leakage;
    - Improve parts of the façade; and
    - A provision of office space and/or storage for key user groups of the facility.

Stage 2 will be subject to further investigation and a detailed business case analysis. The concept designs show additional courts, new entry, café and foyer area and associated amenities with further flexibility for other use such as conferences, exhibitions and concerts.

In the months preceding the Have a Say process, there has been detailed discussions and feedback received about the development plans for the LJSC through the Advisory Committee for the facility, other

sporting bodies and internally. The Stage 1 and 2 options for major development at the LJSC were put out for community comment via a "Have a Say" process from mid-September to 25 October 2018 which included a display at the LJSC.

Have a Say Feedback

The Have a Say was advertised through the normal processes. In addition, social media was used during the six-week period to encourage further input. The display at the LJSC created a lot of discussion about the plans between users of the facility and staff. However, there was only the one formal submission received through the Have a Say process being:

- Ged Bourke – Advocating that the LJSC be developed as part of a regional sporting precinct for other sports, indoor pool and training options and he referenced developments of other regional facilities. Ged also raised concerns about egress, size of the current lobby area and outside lighting and leaking roofs at the LJSC.

- Response – Ged provided some good feedback which can be explored as part of a business case for Stage 2 development. However, some of the specific points, like improving the access around the facility and addressing the leaking roof are included in Stage 1 plans. The new LED lighting for the outside of the facility was actually completed at the time of Ged's submission and subsequently, he provided positive feedback about these lights.

Other Feedback

Positive feedback from the Directors of the Australian Junior Country Cup was received in relation to the concept plans. Specifically, they see the benefits of more space and seating around the whole facility for their event, and the addition of any courts as part of Stage 2 would benefit the Country Cup.

Basketball NSW has provided initial in-principle support for the project and would welcome the opportunity to have some of their key staff provide further feedback through the detailed design phase of the project.

PCYC Discussion and Proposed Development

The Albury PCYC commenced consultation in late 2018 to begin to develop a master plan for their facility. As a key stakeholder, Council staff have been involved in these discussions and in addition, several staff have also met with PCYC NSW management staff to discuss the separate planning processes for both facilities.

Whilst PCYC NSW does have a strategic direction, the actual direction and range of programs and services delivered at each individual PCYC facility varies. An integral part of the master plan process for the Albury PCYC is to establish a clear direction for their business and service delivery locally and to align proposed facility upgrades with these services.

There is an opportunity for Council to work with the PCYC to ensure facility upgrades and programming of the LJSC and Albury PCYCF are complementary.

Next Steps

In total, $250,000 has been allocated to the pre-planning and site investigations for this project in the 2018/19 budget. To date $30,000 has been spent to complete geotechnical testing around the facility and to obtain a Quantity Surveyor (QS) report and estimated costings for Stage 1 of the project.

The remainder of these funds ($220,000) is proposed to be carried forward to the draft Year 1 budget and combined with the $250,000 which has been allocated in Year 1 of the draft four-year delivery program. This provides approximately $470,000 for the development of detailed designs for Stage 1 and all approval related costs pending Council's endorsement of the plans. $1M is allocated in Year 4 for matching funding and future matching funding is also allocated in Council's long-term financial plan.

The expansion of the LJSC is a project identified as a priority infrastructure and partnership opportunity, and it is therefore important to progress this project to development application stage, ensuring the project is "shovel ready" for external funding opportunities as they arise.

The $7M Quantity Surveyor cost estimate for Stage 1 construction has a contingency amount included. Council is seeking $4M in external funding for this project.

Proposed Stage 2 development of the LJSC is still subject to further investigation and feasibility. It is proposed that a full business case for Stage 2 be developed at a later date. The priority is the pursuit of funding opportunities for Stage 1.

Issues

Albury 2030

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.

Two Cities – One Community

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

Financial Implications

Out of the $250,000 that was allocated in the 2018/19 budget $30,000 has been spent to complete geotechnical testing and to obtain a Quantity Surveying (QS) report. This report provides an estimated costing for Stage 1 of $7M.

The remainder of these funds ($220,000) are proposed to be carried forward to Year 1 and combined with the $250,000 which has been allocated in Year 1 of the draft four-year delivery program. This provides approximately $470,000 for the development of detailed designs for Stage 1 and all approval related costs pending Council's endorsement of the plans.

$1M has been allocated in Year 4 of the draft delivery program for matching funding, and additional future matching funding has also been allocated in Council's long-term financial plan.

Risk

- Business Risk – The Stage 1 upgrades of the LJSC are required as part of the ongoing maintenance and overall asset management of the facility. This includes replacement flooring and either replacing or fixing the leaking roof. The Stage 1 additions will ensure it will be competitive in retaining current events and attracting new annual events and activities.

- WHS and Public Risk - The Stage 1 upgrade will reduce a number of risks and WHS issues including the current practices involved with moving the portable seats, as well as bringing the facility in line with Building Code regulations and improving the safety for participants by addressing water leaks and an improved playing surface.

- Delivery Program Risk – The proposed detailed design for Stage 1 and proposed feasibility study for Stage 2 will need to be carefully communicated to the general community to ensure expectations regarding program delivery are managed. Progression beyond detailed design will be dependent on grant funding.

- Financial Risk – This project is dependent on securing external funding. It will be important to manage community expectations in regard to the timing of Stage 1 based on seeking funding, as well as the process and feasibility still required to investigate Stage 2 development.

Community Engagement

The Stage 1 and 2 options for major development at the LJSC were put out for community comment via a "Have a Say" process from mid-September to 25 October, 2018.

The Have a Say consultation included information, copies of the concept plans and a 3D fly-through posted on the AlburyCity website and a display in the foyer of the LJSC with the above information.

Consultation has taken place with key stakeholders including NSW Basketball, the Directors of the Australian Country Junior Basketball Cup and the PCYC, both at a local level and with their State representatives. Ongoing discussion is planned with stakeholders leading into and during the detailed design phase, in particular, the PCYC, where there are opportunities for both organisations to explore.

Options

1. Endorse Stage 1 of the draft Masterplan for the LJSC and continue discussion with the PCYC to ensure complementary planning of both facilities.
   Recommended - This is the preferred option in order to progress plans, address the key facility issues and seek external funding.
2. Not endorse Stage 1 of the draft Masterplan for the LJSC and provide further feedback to be considered in the Master Plan.
   Not Recommended - This option will delay the progression of detailed plans and potential funding opportunities.

Conclusion

Council received a report on the draft Stage 1 and Stage 2 development plans for the LJSC in August 2018. Council resolved to undertake a Have a Say process to seek community feedback.

The Have a Say process was open from mid-September to 25 October 2018 and sought community and user feedback. In addition, feedback was obtained from key stakeholders such as PCYC, NSW Basketball and the Directors of the Australian Country Junior Basketball Cup.

There have been ongoing discussions with key stakeholders and users throughout this project and as a result, the Have a Say process received only one formal submission. The submission has been noted, some of the feedback has already been incorporated in the plans for Stage 1, and the feedback for Stage 2 will be explored as part of the business case. Key stakeholders have also provided positive support.

Overall, the feedback has been supportive of the plans and staged approach for proposed delivery. Preliminary site investigations have commenced, and Quantity Surveyor estimated costs have also been sourced, to prepare for external funding opportunities.

It is recommended that Council endorses the draft Masterplan and continues further discussions with PCYC.

Recommendation

That Council:

a. Note the contents of this report;
b. Endorses Stage 1 of the draft Masterplan for the Lauren Jackson Sports Centre; and
c. Continue discussion with the PCYC to ensure complementary planning of both facilities.

Attachments:

1. Council Report and Resolution – 27 August 2018.
2. Lauren Jackson Sports Centre – Stage 1 Draft Master Plan
3. Lauren Jackson Sports Centre – Overall Draft Master Plan