### Glenorchy City Council Where ideas happen



# Redevelopment of the King George V Sports & Community Precinct



Dated: 23rd May 2014





#### **Historical Information**

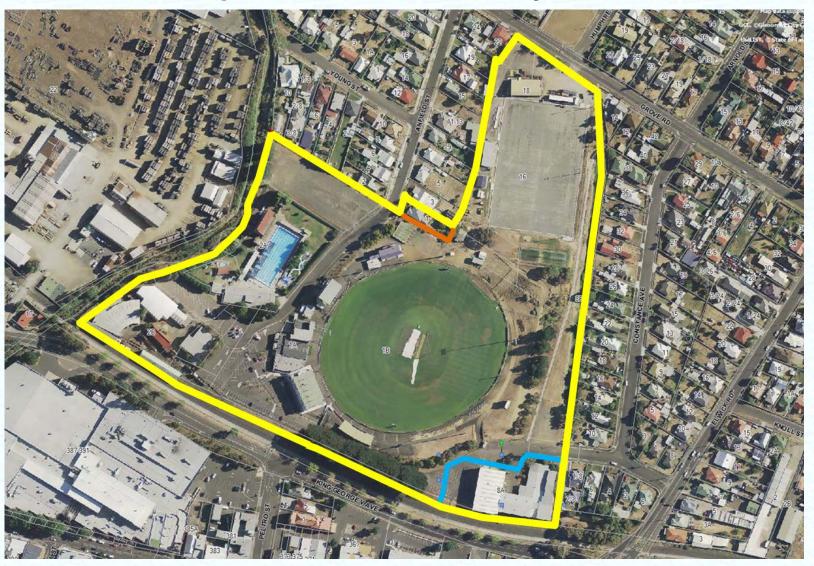
October 2007	Fire in the Original Cresswell Beakley Grandstand
Mid 2008	'@ Leisure' completed a Recreational Plan for G.C.C.
	G.D.F.C. also considers future planning for their clubroom facilities
October 2009	Completion of the replacement Cresswell Beakley Grandstand
November 2010	Migrant Resource Centre (M.R.C.) expressed interest in relocating
April 2011	\$120,000.00 Grant secured for Business Case
January 2012	Business Case submitted to Federal Government
February 2012	\$8.70 million funding announcement for the KGV precinct redevelopment
June 2012	Funding Agreement signed between the Dept. of Regional Australia and
	Glenorchy City Council
September 2012	Memorandum of Understanding between G.D.F.C. and G.C.C.
January 2013	G.C.C. employees a specific Project Manager
Mid 2013	Completion of Transport Mueseum, Soccer Field, Cricket Practice Nets,
	Memorial Entry Gate
June 2013	Appointment of Project Architects
January 2014	Development Approval for the Sports & Community Facility

#### **Forward Projection**

June 2014	Building Tender for Sports & Community Facility
May 2015	Forecasted completion date for building

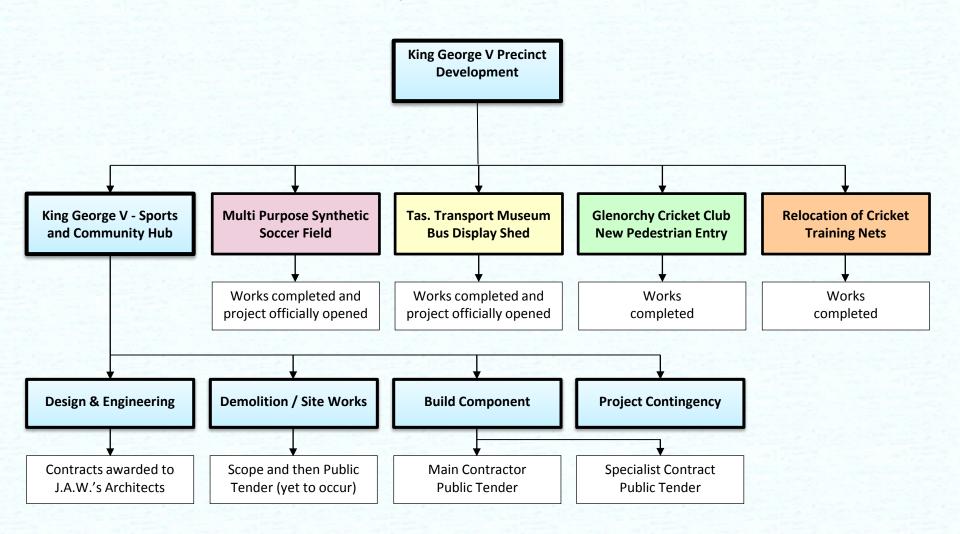


#### **KGV Sports and Community Precinct**





#### **Project Over-view**





#### Multipurpose Synthetic Soccer Field

Redevelopment of the existing grass soccer field into a FIFA 2 Star synthetic facility.

Officially opened on 7<sup>th</sup> April 2013.





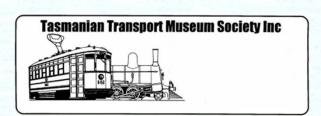




#### **Tasmanian Transport Museum Bus Display Shed**

Construction of a new multi-purpose display shed for buses and trains.

Officially opened on 7th April 2013.







#### **Relocation of the Cricket Training Nets**

Construction of a combination synthetic (3) and grass (5) enclosed practice wickets.

Works complete in readiness for the 2013 – 2014 season training.







### **New entry Gates to Glenorchy Cricket Club**



Replacement of the existing Anfield Street vehicle entry gates to incorporate a new pedestrian entry as a memorial to Emerson Rodwell.

Construction works were completed in readiness for the 2013-14 cricket season







#### **Objectives of the Sports and Community Facility**

- To <u>house</u> the Glenorchy District Football Club and its Trading Activities.
- To <u>establish a multi-purpose</u>, high quality sports training, allied health facility and an administration centre.
- To <u>encourage broad community use</u> of the KGV Precinct particular outside usual sporting events and activity days.
- To **initiate greater activity** within the KGV Precinct.
- To provide ease of <u>access and use by the wider community</u>.
- To <u>offer services not currently available</u> in the local area.
- To <u>increase visitations</u> to the Glenorchy area.
- To consider <u>environmentally sustainable design</u> solutions.







#### **Federal Funding Conditions**

The funding agreement from the Department of Regional Australia, Local Government, Arts and Sport requires that the multi-purpose Sports and Community Hub facility to consist of:-

- Health and Wellness Centre;
- Sports House;
- Theatrette, Meeting room and training room;
- Migrant Resource Centre administration area;
- Function rooms including bar and bistro;
- Cafe and commercial kitchen;
- Football / Cricket change rooms;
- Female and Umpire change rooms; and
- Kiosk and public amenities.

The current funding agreement does not include the provision of the Hydrotherapy Pool, however an application has been made for additional funds to include the pool within the facility.



#### Has the 'hub' concept been used elsewhere?

North Melbourne Football Club - 'The Huddle'

**Location:-** Arden Street, North Melbourne, Victoria

**Council:-** Melbourne City Council (M.C.C.)

Land and Buildings = Melbourne City Council

**Facilities:-** Office Facilities, Theatre

Practice Oval, Basketball Court, Gym Home of the State Fencing Association.

#### **Community Objective:-**

Ownership:-

The focus of 'The Huddle' is to enhance social cohesion by addressing youth disengagement in the local area and to re-define the way in which sporting organisations interact with their communities.











#### Has the 'hub' concept been used elsewhere?

#### **Western Bulldogs Football Club**

**Location:-** Barclay Street, Footscray, Victoria

Ownership:- Crown Reserve with a lease to the W.B.F.C.

Facilities:- Oval & Grandstands, Administration Area, Basket Ball

Court, Kiosk, Child Care Centre, University of Victoria

Campus

#### **Community Objective:-**

Going by the name of *SpiritWest Services*, the Western Bulldogs community department works in partnership with government, corporate and community agencies to deliver services and programs that endeavour to improve social capital and improve the quality of life, of people living in the local government area.











#### Project Issues

Whilst the King George V Sports & Community Hub project is progressing towards an on-site demolition and construction date of July 2014, there were a number of matters that required resolution, these being:-

 <u>User Group Relations</u> – Continuation of dialogue between the various building occupants to continue the development of a cohesive and integrated relationship between all parties:-



Glenorchy District Football Club



Revive Health



Migrant Resource Centre



**Glenorchy City Council** 

- <u>Site Zoning</u> A process that took nearly 12 months and is now complete;
- Ownership An in-principal agreement has been reached between G.D.F.C. and G.C.C.
- Governance and management An in-principal agreement has been reached with G.D.F.C.
- <u>Space allocation for user groups</u> Discussions require resolution to resolve space and budget allocations.
- <u>Lease arrangements with Tenants</u> Lease negotiations are currently be worked through with each of the tenants.
- <u>G.D.F.C.</u> Decanting Significant work on relocation of existing G.D.F.C. functions was required to accommodate:- administration facilities; bar; kiosk; storage; bingo; etc.



### **Sports and Community Facility Site**





### Proposed Activities of Building Occupants

#### **Glenorchy District Football Club**



Construction of new facilitates that improve upon existing club amenities. Inclusive of: Cafe; public bar and players bar (game day); function rooms and associated kitchens, visitor change-rooms, ticket booths, kiosk and administration facilities.

#### **Revive Physiotherapy and Podiatry**



Provision of consulting services for physiotherapy, podiatry, health psychology and Gymnasium (non-weight based rehabilitation). Possible to include Hydrotherapy (subject to the receipt of additional funds) in conjunction with St Giles and Arthritis Tasmania.

#### **Migrant Resource Centre**



Transfer of existing Migrant Resource Centre functions from Hobart central business district to Glenorchy where a large percentage of migrants live and socialise. Facilities will include: general administration; settlement services(provides accommodation services); Phoenix Centre (providing services in counselling survivors of torture and trauma; and employment services (training, job seeking and job coaching).

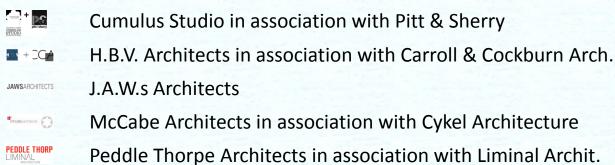


#### **Architects Appointment Process**

- Advertised an E.O.I. process for Architectural Services which included associated consultancy services (i.e. Engineering; Building Surveying; Etc.);
- Expressions of interest were received from ten (10) architectural practices.
- Assessment Panel included :-

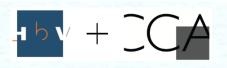
John Borojevic	(Australian Government – Department of Regional
	Australia, Local Government, Arts and Sports)
John McCann	(Glenorchy District Football Club – Club President)
Julian Amos	(Glenorchy District Football Club – Board Member)
Peter Brooks	(Glenorchy City Council – General Manager)
Rod Marshall	(Glenorchy City Council – Property Manager)
Glen Sheppard	(Project Manager for the Project Control Group)

 Five expression of interest submissions were then shortlisted from Stage 1 and these were invited to participate in Stage 2. Short-listed applicants included:-

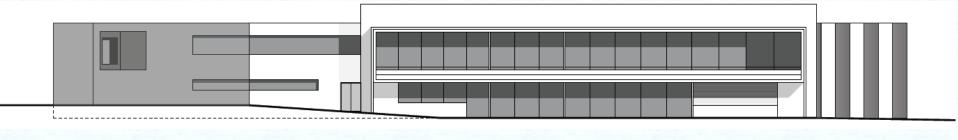






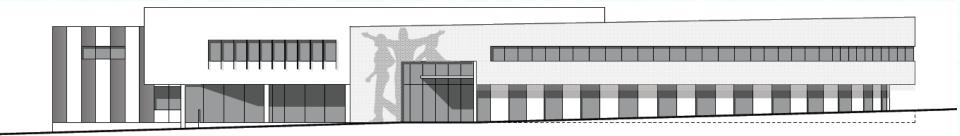


**Design Submissions** 









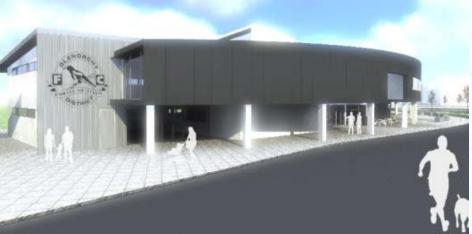


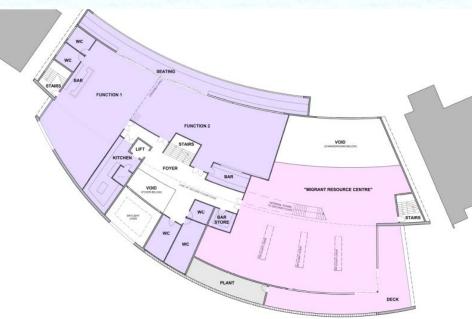
### **Design Submissions**

#### **JAWS**ARCHITECTS



























### **Design Submissions**





#### **Architects Selection**

- Criteria for evaluation were :-
  - Demonstrated understanding in the design strategy of the intent of the project as a community sports and community hub;
  - Suitability of the design strategy for the delivery of a low energy, low operational and low whole-of-life cost environment;
  - Demonstrated capacity to deliver the project on time and within budget;
  - Capability of proposed team.
- Successful design consultant :-

### **JAWS**ARCHITECTS

• Sub-consultants :-









# GLENORCHY CITY COUNCIL

### **Current status of Working Drawings**

#### **Ground Floor**



## GLENORCHY CITY COUNCIL

### Current status of Working Drawings

#### First Floor





### **Current status of Working Drawings**

#### **Second Floor**













#### **Future Development Opportunities**

Land corridor between Cresswell Beakley Grandstand and the Y.M.C.A. Facility

Status:- Currently as vacant land that will be used

during the major build for either

contractor sheds or parking.

Requirements:- Planning conditions pertaining to the

removal of the original Macrocarpa Pines requires new mature trees to be planted

in a similar location.





#### **Master-planning**

Status:- Continuation of the redevelopment of the

precinct through considered master

planning.

Funded by:- No allocations to date





#### Questions

