



CITY OF HOBART

AGENDA

Parks and Recreation Committee Meeting

Open Portion

Thursday, 7 June 2018

at 5:00 pm

Lady Osborne Room, Town Hall

SUPPLEMENTARY ITEM

ORDER OF BUSINESS

10. Cascade Road, South Hobart - Southern Tasmanian Badminton
Centre - Master Plan 3

The General Manager reports:

“That in accordance with the provisions of Part 2 Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*, these supplementary matters are submitted for the consideration of the Committee.

Pursuant to Regulation 8(6), I report that:

- (a) information in relation to the matter was provided subsequent to the distribution of the agenda;
- (b) the matter is regarded as urgent; and
- (c) advice is provided pursuant to Section 65 of the Act.”

**10. Cascade Road, South Hobart - Southern Tasmanian Badminton
Centre - Master Plan
File Ref: F18/63673**

Report of the Acting Manager Parks and Recreation and the Director
Parks and City Amenity of 6 June 2018 and attachment.

Delegation: Council

REPORT TITLE: CASCADE ROAD, SOUTH HOBART - SOUTHERN TASMANIAN BADMINTON CENTRE - MASTER PLAN**REPORT PROVIDED BY:** Acting Manager Parks and Recreation
Director Parks and City Amenity**1. Report Purpose and Community Benefit**

- 1.1. The purpose of the report is to seek endorsement of the master plan for improvements and expansion of the Southern Tasmanian Badminton Centre, located at 101 Cascade Road, South Hobart and to obtain approval for the Association to progress potential funding options to enable the redevelopment to proceed.

2. Report Summary

- 2.1. The report presents a master plan for improvements and expansion of the Southern Tasmanian Badminton Centre, located at 101 Cascade Road, South Hobart.
- 2.2. The Centre rests on Crown land, leased to the City (until 2068) and subleased to the Southern Tasmanian Badminton Association, (expiring 2024).
 - 2.2.1. The Association is an excellent tenant who has maintained the property to a high standard and invested heavily into the premises.
- 2.3. The master plan is recommended for approval which would allow the Association to undertake wider community engagement, lodge a development application and to allow it to seek funding from external funding bodies, including State and Federal Governments.
- 2.4. A quantity survey of the master plan estimates a likely investment in the vicinity of \$6M is required.
- 2.5. The Association also seeks an extension to its sublease from the City, through to potentially 2064.

3. Recommendation***That:***

1. ***The draft master plan for the redevelopment of the Southern Tasmanian Badminton Centre dated 4 June 2018, as shown in Attachment A to the report, be endorsed with the exception of the proposed increase in building height.***

2. ***The Tasmanian Badminton Association use the master plan, as amended with no increase to the building height, to:***
 - (i) ***undertake wider community engagement on the proposal,***
 - (ii) ***lodge a development application; and***
 - (iii) ***to allow it to seek funding from external funding bodies, including State and Federal Governments.***
3. ***The General Manager, as landlord, permit minor changes to the master plan that do not alter the footprint or increase the height of the building.***
4. ***The Council approve an extension to the sublease with the Southern Tasmanian Badminton Association for a period of ten (10) years, with three (3) further ten (10) year options, from the expiry of the current lease in 2024.***
 - (i) ***The General Manager be authorised to negotiate final terms of the extended lease.***

4. Background

- 4.1. The Southern Tasmanian Badminton Centre is located in Cascade Road, South Hobart.

The Centre is built on top of the foundations of one of the City's very early water reservoirs, and parts of the original reservoir wall are still intact.

- 4.2. The Centre rests on Crown land, leased to the City (until 2068) and subleased to the Southern Tasmanian Badminton Association, (expiring 2024).

- 4.2.1. The Association is an excellent tenant who has maintained the property to a high standard and invested heavily into the premises.

- 4.3. In 2017 the Association approached the City with the view of improving DDA access to the building and replacing a playing surface with new flooring.

It was agreed that the development of an overall master plan would be the best approach and it was agreed that the City would facilitate development of the spatial master plan accordingly.

- 4.4. HBV Architects were subsequently engaged to develop the plan, including elevations, which are attached to this report (**Attachment A**).
- 4.5. A quantity survey of the draft plan indicates a total investment in the vicinity of \$6M.

It is noted the works can be divided into three phases:

- 4.5.1. Phases 1 and 2 – work on the existing building facilities.
 - 4.5.2. Phase 3 – The potential for the establishment of a new adjoining building with the potential for additional courts or a café.
- 4.6. Key components of the plan include:

- 4.6.1. DDA access to the site

The site is challenging from a DDA perspective as it is directly adjacent to the road with very little room for ramp access. An elevator is proposed that will enable access to all areas of the building.

- 4.6.2. Pro – Shop

The plan recommends some changes to the front of the building to allow for the relocation of the existing the pro-shop and development of an office for the Association's administration.

- 4.6.3. Toilets and changerooms

The areas of the changerooms and toilets are proposed to increase in size to meet the current building code requirements and meet contemporary needs of players.

- 4.6.4. Exterior changes

It is note the proposal recommends widening the footpath and installation of a DDA accessible parking space on Cascade Road.

Traffic islands and a pedestrian crossing to allow safer access from the car park on the opposite side of the road are also suggested.

There is also an opportunity to look at changes to the frontage of the building, which could include some windows, with the existing mural to be retained.

4.6.5. Roof alignment

The plan proposes the height of the centre of the roof be raised to provide an increase to the internal height of the playing area spaces to enable the Centre to host international fixtures.

4.6.5.1. This component of the master plan is not supported.

The Centre rests within the Resident Zone of the City of Hobart Interim Planning Scheme, with a permitted building height of 8.5M.

The Centre currently exists at 9.0M, as such increased height of the roof is not possible.

The Association remains interested in progressing redevelopment of the Centre, should a height increase not be permitted by the planning authority.

4.6.6. Future extension

The plan proposes a future extension of the Centre that could include additional courts or a coffee shop, subject to planning approval.

Heritage Considerations

- 4.7. The City's Senior Cultural Heritage Officer has viewed the master plan and has broadly endorsed the concept.

Redevelopment may also provide an opportunity to expose sections of the early reservoir wall and to subsequently provide cultural interpretation on the history of the structure.

Traffic Engineering Considerations

- 4.8. The City's traffic engineers have reviewed the master plan and have expressed no major concerns, although it is noted that pedestrian crossings are generally not supported unless there is strong evidence to suggest one is warranted.

DDA Compliance

- 4.9. The plans are scheduled to be tabled with the City's Access Advisory Committee on Wednesday 6 June 2018 for input into the design.

Sub-Lease Extension

- 4.10. The Association has requested consideration of the sub-lease for the site extended for a further period ten (10) years with the three (3) further ten (10) year options.

4.10.1. As the request period will still be within the head lease period there is no need for Crown consent.

4.10.2. As the lease is on Crown Land, there is no need to consult under section 178 of the *Local Government Act*.

5. Proposal and Implementation

- 5.1. It is proposed that the master plan for the redevelopment of the Southern Tasmanian Badminton Centre dated 4 June 2018, as shown in **Attachment A** to the report, be endorsed, with the exception of the proposed increase in building height.

- 5.2. The Tasmanian Badminton Association use the master plan, as amended with no increase to the building height, to:

5.2.1. undertake wider community engagement on the proposal,

5.2.2. lodge a development application; and

5.2.3. to allow it to seek funding from external funding bodies, including State and Federal Governments.

- 5.3. It is proposed that the General Manager, as landlord, allow any minor changes to the master plan that do not alter the footprint or increase the height of the building.

- 5.4. The Council approve an extension to the sublease with the Southern Tasmanian Badminton Association for a period of ten (10) years, with three (3) further ten (10) year options, from the expiry of the current lease in 2024, to extend the sublease to 2064, within the term of the City's head-lease agreement with the Crown (2068).

5.4.1. The General Manager be authorised to negotiate final terms of the extended lease.

6. Strategic Planning and Policy Considerations

- 6.1. The Capital City Strategic Plan 2015-2025 supports the proposal with Strategic Objective 4.2.

4.2.2 *Support effective utilisation of city facilities, infrastructure and open spaces*

7. Financial Implications

- 7.1. Funding Source and Impact on Current Year Operating Result
 - 7.1.1. \$15,000 was invested in the development of the master plan.
- 7.2. Impact on Future Years' Financial Result
 - 7.2.1. It is proposed that the master plan be endorsed, with the exception of the proposed increase in building height, to allow the Association to seek funding from external funding bodies including State and Federal Governments.
 - 7.2.2. A quantity survey of the master plan estimates a likely investment in the vicinity of \$6M is required.
- 7.3. Asset Related Implications
 - 7.3.1. Many of the assets at the Centre are considered as non-valuation assets as they are not on City-owned land.

8. Legal, Risk and Legislative Considerations

- 8.1. It will be for the Association to lodge a development application for the proposal.
- 8.2. As head lessee, the City together with the Association, will need to seek landlord approval from the Crown.
- 8.3. In respect to the request to extend the City's sublease, the City's legal team can progress the necessary arrangements.

9. Social and Customer Considerations

- 9.1. The Badminton Centre is a heavily utilised valuable recreation facility.
- 9.2. The Centre is limited by the lack of DDA access and therefore providing access to many members who wish to play Badminton who may be elderly or have access limitations.
- 9.3. The improvements to the Centre would be a welcome improvement to those that play Badminton but also provide greater opportunities for use of the Centre beyond current uses.

10. Marketing and Media

- 10.1. A media release in conjunction with the STBA be considered, at the appropriate time.

11. Community and Stakeholder Engagement

- 11.1. Local community engagement will be undertaken prior to the lodgement of any development application with the Association intending to initially engage with the South Hobart Progress Association, nearby residents and the greater South Hobart community.
- 11.2. It is considered reasonable that the City provide assistance in this regard with engagement through the City's usual mechanisms, such as the 'Your Say' page.

12. Delegation

- 12.1. The matter rests with the Council.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Shannon Avery
**ACTING MANAGER PARKS AND
RECREATION**

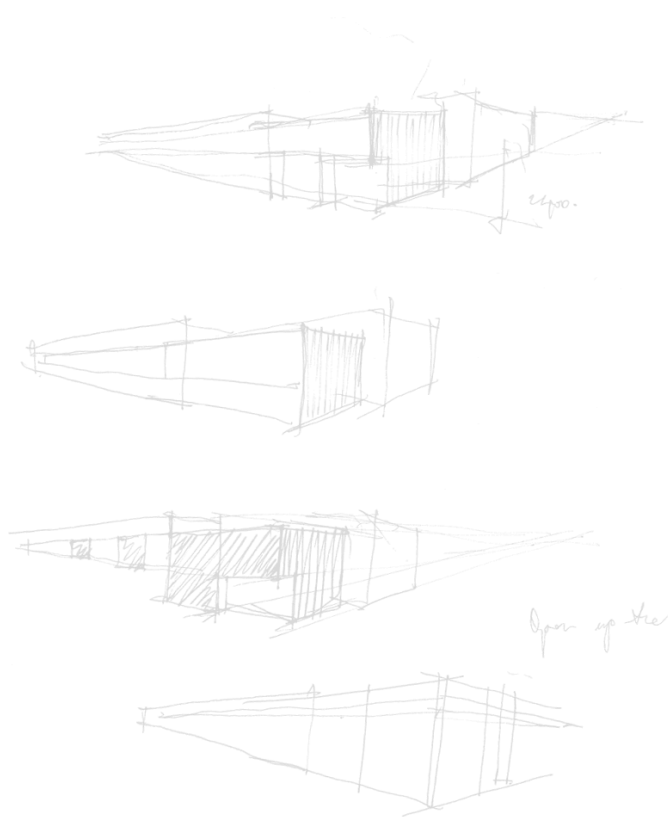


Glenn Doyle
**DIRECTOR PARKS AND CITY
AMENITY**

Date: 6 June 2018
File Reference: F18/63673

Attachment A: Badminton Centre Masterplan - Draft ↴

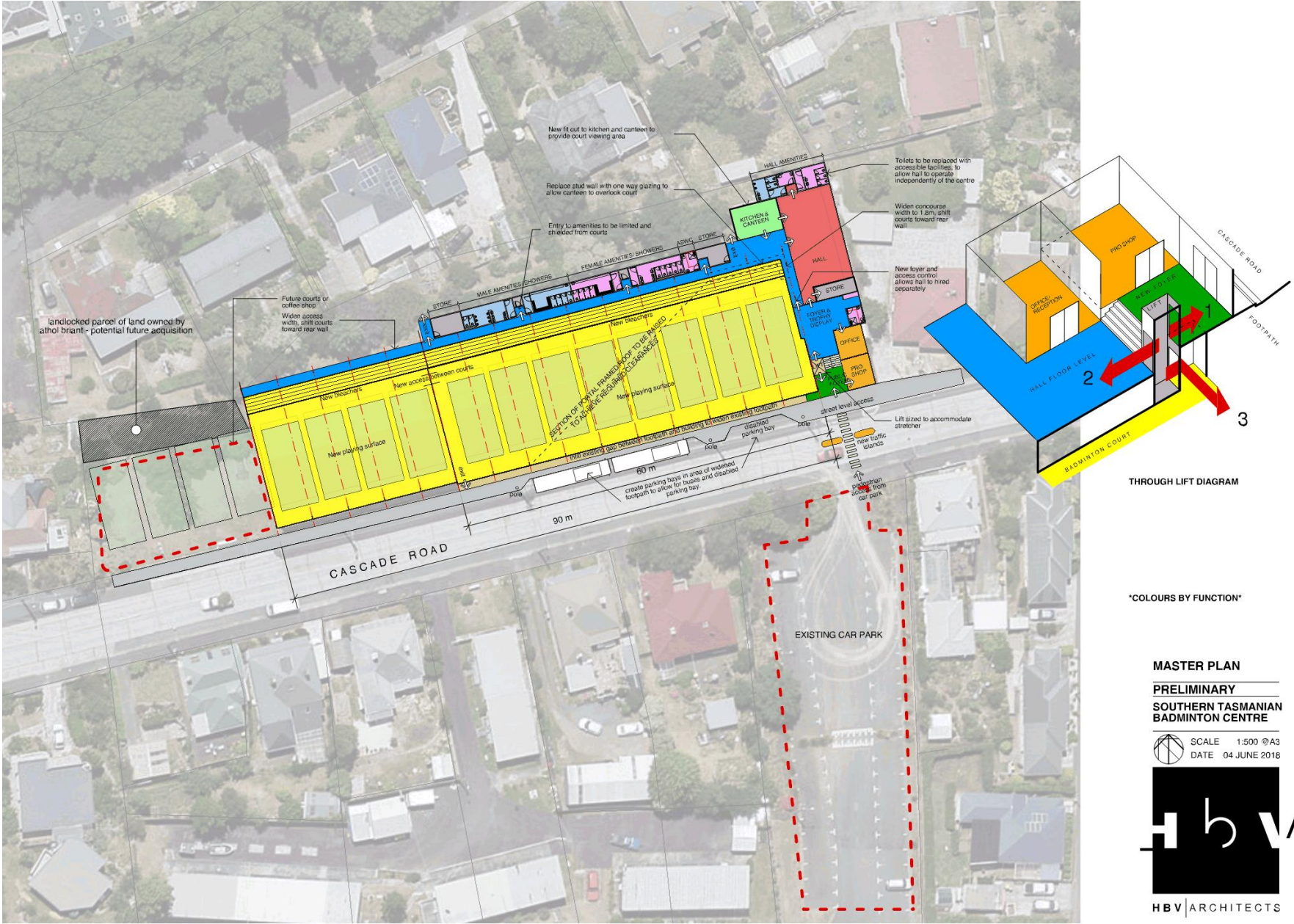
S T B C THE BADMINTON CENTRE



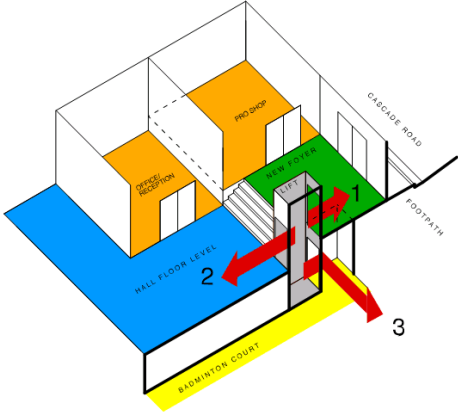
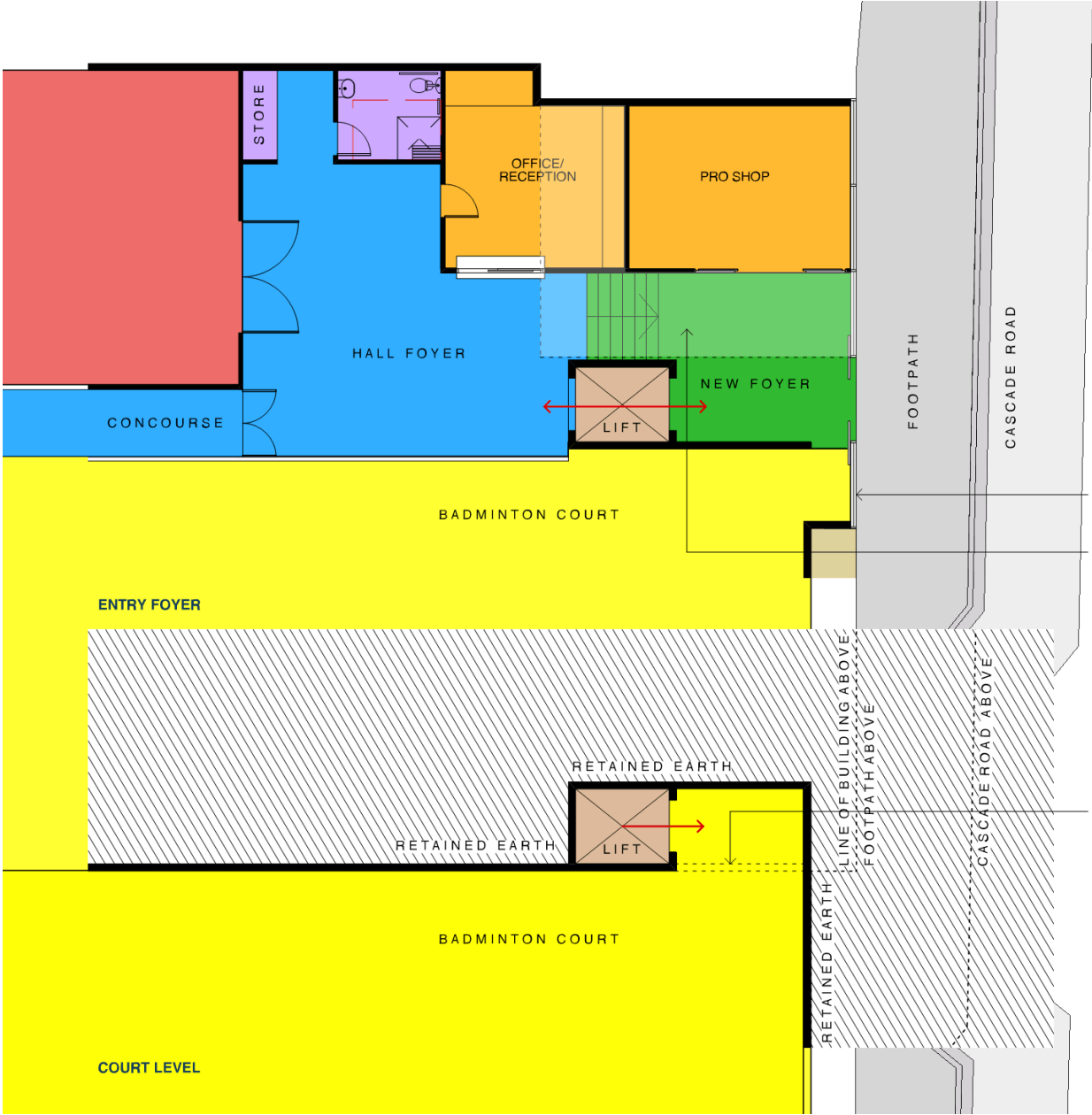
COVER
PRELIMINARY
SOUTHERN TASMANIAN
BADMINTON CENTRE

DATE 04 JUNE 2018









THROUGH LIFT ACCESS DIAGRAM

SECTION WALL CUT OUT TO PROVIDE GLIMPSE OF COURT

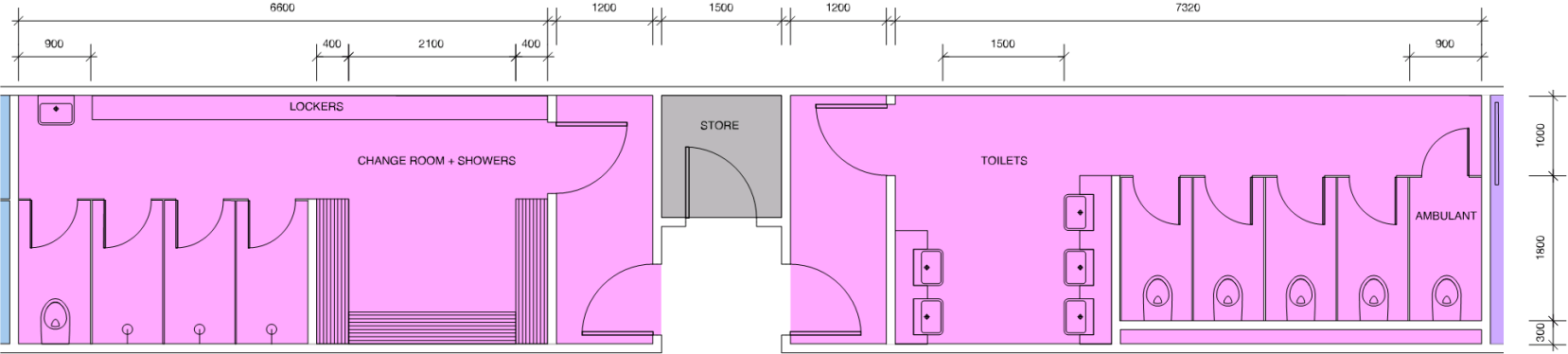
LIGHT WELL + DOUBLE HEIGHT SPACE ABOVE TO DRAW
LIGHT INTO FOYER AND OFFICE AREA

SECTION WALL REMOVED TO PROVIDE
ACCESS TO COURTS

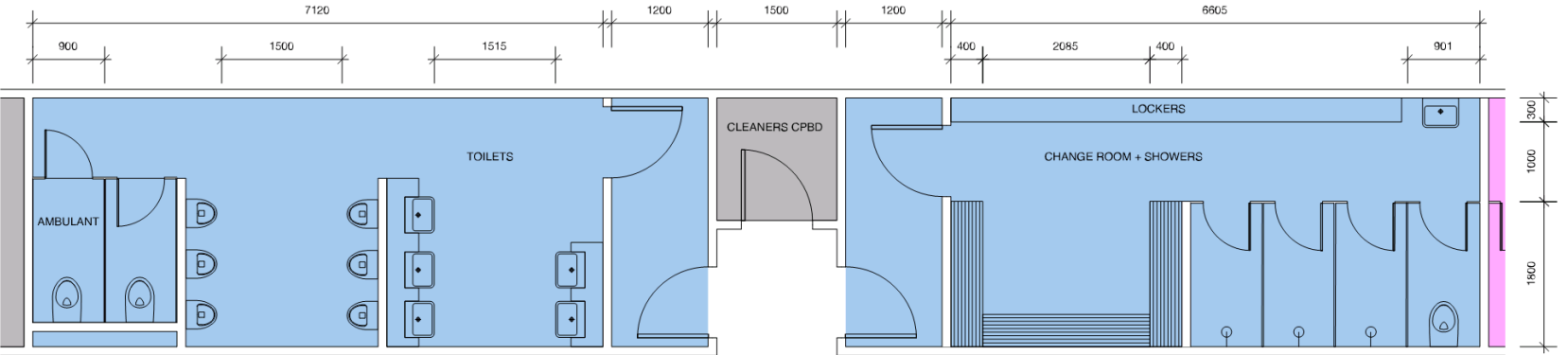
ENTRY FOYER
PRELIMINARY
SOUTHERN TASMANIAN
BADMINTON CENTRE

SCALE 1:50 @ A3
DATE 04 JUNE 2018





FEMALE AMBULANT FACILITIES
ACCESSED OF CONCOURSE



MALE AMBULANT FACILITIES
ACCESSED OF CONCOURSE

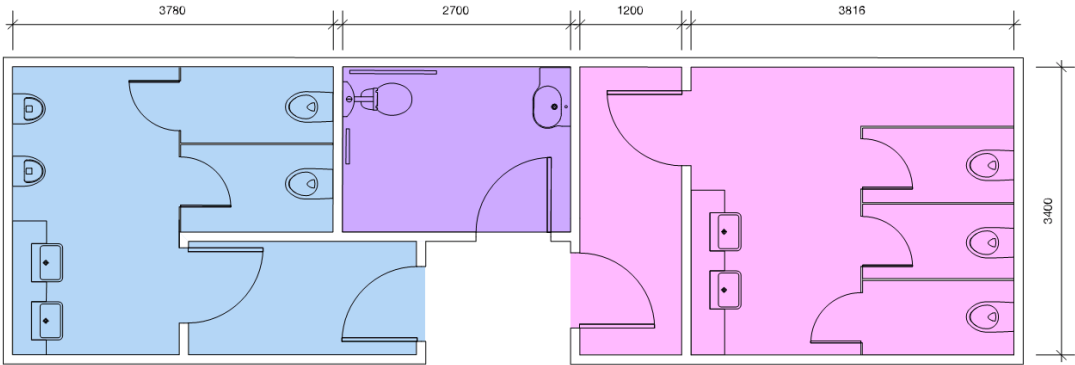
PROVISION AS PER MINIMUM NCC REQUIREMENTS

SPORTS AMENITIES
PRELIMINARY
SOUTHERN TASMANIAN
BADMINTON CENTRE

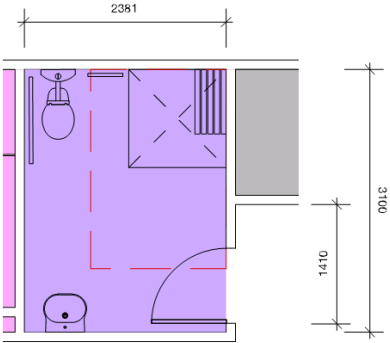
SCALE 1:50 @ A3
DATE 04 JUNE 2018



HBV ARCHITECTS

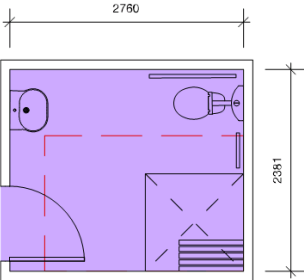


HALL FACILITIES
PROVISION AS PER MINIMUM NCC REQUIREMENTS
FOR INDEPENDENT OPERATION OF HALL



ACCESSIBLE TOILET + SHOWER
ADJACENT TO SPORT CHANGE ROOMS

ONE ADDITIONAL SHOWER ACCESSIBLE TOILET +
SHOWER OVER MINIMUM REQUIREMENTS



ACCESSIBLE TOILET + SHOWER
WITHIN HALL FOYER

**ACCESSIBLE
FACILITIES**
PRELIMINARY
**SOUTHERN TASMANIAN
BADMINTON CENTRE**

SCALE 1:50 @ A3
DATE 04 JUNE 2018





RENDER 01
PRELIMINARY
SOUTHERN TASMANIAN
BADMINTON CENTRE

SCALE NTS @A3
DATE 04 JUNE 2018





RENDER 02
PRELIMINARY
SOUTHERN TASMANIAN
BADMINTON CENTRE

SCALE NTS @A3
DATE 04 JUNE 2018





RENDER 03
PRELIMINARY
SOUTHERN TASMANIAN
BADMINTON CENTRE

SCALE NTS @A3
DATE 04 JUNE 2018

