

10.7 BAYSIDE NETBALL CENTRE - UPDATE ON NEGOTIATIONS WITH VICTORIAN SCHOOL BUILDING AUTHORITY REGARDING SANDRINGHAM SECONDARY COLLEGE PROPOSAL

Environment, Recreation & Infrastructure - Open Space, Recreation & Wellbeing
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Executive summary

Purpose and background

The purpose of this report is to inform Council of the outcomes of initial discussions with the Victorian School Building Authority (VSBA) regarding co-investment in community sporting facilities at Sandringham Secondary College (Holloway Road) and seek Council endorsement of a proposal to co-invest in the construction of indoor and outdoor sports courts at Sandringham Secondary College (the College). Through previously completed sports need assessments Councils focus through this project will be the establishment of netball courts. The VSBA will focus on achieving outcomes that support broad community use.

In recent years Council and the School have explored opportunities to develop the Holloway Road site to deliver facilities that address the School's need for additional classrooms and modern sports facilities while providing opportunities for Council to access fit-for-purpose sports infrastructure.

In May 2020 the State Government announced \$10 million funding to complete Stage 1 of the College's masterplan, focusing on sports and music facilities. Soon after Council officers engaged with the School Principal to discuss opportunities for Council co-investment as part of this Stage 1 development.

The Government structure to deliver school projects resulted in officers engaging with representatives of the VSBA to formally discuss the various opportunities at the College. Subsequently a proposal was submitted to the VSBA detailing Council's desire to construct two indoor and nine outdoor sports (netball) courts as part of the implementation of Stage 1 of the School's masterplan.

The proposal was considered by the VSBA and in principle State Government support has been provided and as such discussions have continued to understand the detail of moving forward Council's proposal for the College site.

Key issues

Issues at Wangara Road site

As previously communicated to Council, the Wangara Road site is a previous landfill that presents some obstacles and challenges for the construction of the proposed netball facility. The need for extensive concrete piers and other requirements to build a large scale indoor and outdoor court complex has resulted in significant cost escalations. Despite constant cost management exercises by the project team the current budget for the netball centre at the previous landfill site has escalated to \$24.6 million.

As a previous landfill the site is also subject to various elements of the Environmental Protection Authority (EPA), its associated Act and regulations. As such Council has engaged an EPA approved auditor who has commenced work on a 12 month site audit (as approved by the EPA) that will examine possible issues including gas migration and storm water impacts. The audit is currently tailored to address the possible construction of the netball centre and

subsequent high-intensity use of 3,000 netballers each week. The outcomes of this audit will likely be known in July 2021.

Council continues to work through the Town Planning Permit process and is focussing on the legal response to a number of objections received during the initial consultation process. It is likely that further built measures will need to be implemented at the site to respond to resident issues such as noise.

The Town Planning Permit and EPA audit processes are proving lengthy and causing significant delays to the delivery of this project.

The outcome of the EPA audit and Town Planning Permit process may further increase the already significant cost of this project. In turn these costs will be further increased by construction industry cost escalations brought about by State and Federal Government economic stimulus projects that will see supply and price pressure on specialist trades and materials such as concrete and steel. This cost increase could total several million dollars by the time Council finalises design in response to the various issues identified above and commences construction.

Proposed Netball Centre at the College

The proposal to construct the netball centre at the College provides an opportunity for Council to co-invest in community sporting facilities at a site some 200 metres from the originally proposed Wangara Road site. The College site is flat open space that does not have the complications of being a previous landfill and is a site that is conducive to the cost effective construction of a large scale indoor and outdoor sports courts centre.

Stage 1 of the College masterplan includes the provision of one indoor sports court. Council's proposal is to construct an additional two indoor courts and nine outdoor courts for community use after school hours. The estimated capital cost to Council for such a development is approximately \$15 million, significantly less than the current budget of \$24.6 million to construct the same facilities at the Wangara Road site.

The timeline for the VSBA to commence the Stage 1 development is tight and will require Council to act quickly if it is to secure agreement to the proposal. The proposed Stage 1 works and indoor/outdoor sports (netball) court centre at the College do not require a Town Planning Permit and it is VSBA's intent to finalise design for this project in late October 2020 and commence construction in mid-2021.

While there will not be the opportunity to undertake extensive consultation with residents, it is proposed that residents will be informed and feedback will be sought on issues such as traffic, parking, light spill and noise.

Federal Government Commitment

In March 2019, the Federal Government committed \$4.7m to the development of indoor courts at the proposed netball centre. Council officers are working with both the Federal Government and the VSBA regarding the possible transfer of this funding to the proposed School project.

Wangara Road site

If Council was to successfully negotiate the development of the proposed netball centre at the College site it would provide an opportunity for Council to consider the future use of the Wangara Road site. An extensive master planning process could be undertaken to work with the community and identify the preferred uses of this six hectare site.

Summary and officers' assessment

Council is proposing to co-invest in community sports facilities as part of the development of Stage 1 of the College masterplan. Council's proposal includes two indoor and nine outdoor sports (netball) courts and associated amenities including changerooms, umpire facilities, office space, storage and indoor social gathering space. The likely cost of this capital investment will be approximately \$15 million, representing anticipated savings to Council of almost \$10 million.

Council co-investment in the development of community sporting facilities at the College presents a once in a generation opportunity to work with the Victorian Government and deliver benefits for the local school and sporting community. This benefit is considered even greater as the facilities are particularly aimed at increasing and enhancing female participation in sport.

It is recommended that Council enters into the required Development agreement to develop two indoor and nine outdoor courts at Sandringham College and upon confirmation of the project proceeding commence the master planning of the Wangara Road site.

Recommendation

That Council:

1. enters into a Development Agreement with the Victorian School Building Authority with in principle support for the project provided by the State Government for the establishment of two indoor sporting courts, nine outdoor sporting courts and an outdoor sporting surface at the Sandringham College, Holloway Road campus, with a funding contribution of up to \$15 million and approves the Chief Executive Officer to sign this agreement;
2. negotiates a Community Joint Use Agreement for the project and submits this draft agreement to a future Council meeting;
3. works with the Victorian School Building Authority to implement a communication and engagement plan with a focus on ensuring localised impacts from traffic, light spill, parking and noise are minimised; and
4. notes that if this project proceeds that the Wangara Road Netball Centre project would not take place.

Support Attachments

Nil

Considerations and implications of recommendation

Liveable community

Social

Sporting facilities provide positive benefits for young people and adults, particularly females through their participation and engagement in sport and recreation activities. Providing additional, repurposed open space at the Wangara Road could provide additional opportunities for the community to recreate and improve their health and wellbeing.

Natural Environment

Progressing the development of the proposed netball centre at the College site presents a unique opportunity for Council to consider the repurposing of the six hectare Wangara Road site as open space. It is officers' opinion that if this opportunity arises that an extensive master planning process would be undertaken with residents to identify the open space priorities for this space.

Built Environment

Construction of the proposed Bayside Netball Centre at the Wangara Road site has proven complex further exacerbated by the site being a previous landfill. The scale of two indoor and nine outdoor courts cannot be underestimated and detailed design and site investigation has seen significant cost increases with a most recent cost estimate for the proposed netball centre suggesting a total project cost of almost \$24 million.

Customer Service and Community Engagement

Council officers have held several meetings and have ongoing communications with the VSBA. Future meetings will focus on the drafting and agreement for a Development Agreement and subsequent Community Joint Use Agreement.

Officers have continued to meet and communicate with the Sandringham District Netball Association.

While the project is not subject to a Town Planning Permit application process both the Council and VSBA will communicate with residents on the likely traffic, light spill and noise impacts from such a development.

Human Rights

The implications of this report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in *the Victorian Charter of Human Rights and Responsibilities Act 2006*.

Legal

To formalise any co-investment in community sporting facilities at the School site, Council would be required to sign a Development Agreement and subsequent Community Joint Use Agreement. Council would be seeking a 20 plus 10 year term for after school hours access to the proposed netball facilities at the site.

Finance

Council's four-year Capital Works Program includes a budget of \$24.6 million for the construction of the proposed netball centre at the Wangara Road site. The estimated cost of \$15 million to construct similar facilities at the College site presents a possible \$9.6 million saving for Council.

Links to Council policy and strategy

Improvement to sport and recreation facilities is supported by a number of key strategy and policy documents including the Council Plan 2017-2021, Bayside 2020 Community Plan and Wellbeing for All Ages and Abilities Strategy 2017-2021.

The Bayside Open Space Strategy 2012 recognises that projected population growth will have a significant impact on the demand for open space over the next 20 years.

The development of additional fit for purpose sportsgrounds is in line with a number of Key Principles included in the Bayside 'Active by the Bay' Recreation Strategy (2013-2022) including:

1. The provision of recreational opportunities for all;
2. Providing great places for people to recreate in, and to be socially connected; and
3. Responding to identified recreational needs of the community.