Item 16.3 CDG1175 Currie Community Gym

Reporting: **Growth & Strategy Manager – Helen Thomas**

SUMMARY:
This report provides an update on activity on the Community Gym through June and July 2023. This includes:

- Pre-lodgement advice on Development Application
- Procurement planning for construction
- Potential operating models

DISCUSSION:

Pre-lodgement advice
In June, conversation between the project team and Council's Development Services Coordinator commenced on the detail and content required for the project's development application (DA). Council purchased 16 Netherby Road in late 2021 to facilitate improved amenity to the Currie Oval and it is on this site that the Community Gym is planned to be located. To facilitate best use of the land available, the project team are considering the implications of requesting a boundary adjustment or a title consolidation as part of the DA. Either of these approaches will allow the new gym building to be located closer to the existing driveway into the oval, making expansion of the gym in future more feasible without impacting on immediate neighbours to the north.

One element that may determine whether adjustment or consolidation is sought is access to water. As a general rule, TasWater connections are limited to one per title. As the existing connection to the oval is already at capacity, the Gym will need a separate connection to make the showers and other plumbing usable without negatively impacting on other facilities at the oval. The question has been posed to TasWater if they will allow two connections on one title in this instance, considering the size and scope of the title in question. Either way, the decision on how to proceed regarding changes to the title/s will be presented to Council for resolution.

In reviewing the power supply needed for the new facility, TasHydro confirmed that the existing network on Netherby Road would be more than capable of supplying the gym without any new infrastructure or upgrades being required.

Procurement
The project team have prepared a specification document to identify a builder for the new community gym. The specification has been written in such a way that both traditional and pre-fab builders can tender for the work. This document is being reviewed by the project's Quantity Surveyor n August and will be signed off by the Project Control Group before being issued in late-August / early September.
The refurbishment of tennis / netball courts at the Oval is also being progressed, with a specification being put together to be issued for EOI through an LGAT Panel of suppliers. This document will be reviewed and issued to potential suppliers in late

August, with the results of that shared with the Project Control Group to inform next steps.

Potential Operating Models

During recent Project Control Group (PCG) meetings discussion has turned to the preferred operating model for the Gym. Options range from full lease of the facility to a third party business to operate, to the facility being run directly by Council through a new funded position. The PCG are exploring the implications of each option, including identification of suitable funding sources for a Council-led model, for consideration by Council in the coming months.

FINANCIAL IMPLICATIONS:

The activities detailed above are included within approved budgets, except where indicated otherwise.

ATTACHMENTS:

Nil

Recommendation:

That the Community Gym Project Report for June and July 2023 be received and noted.

Moved Cr V Philbey
Cr D Bowden

That the Community Gym Project Report for June and July 2023 be received and noted.

CARRIED unanimously

168/23