

OLYMPIC & PARALYMPIC GAMES BRISBANE 2032

INDOOR SPORTS CENTRE
UPDATE

Presented by :
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23 April 2024

The key dates and activities

2021

- 24 Feb 2021 IOC announcement of 'Targeted Dialogue' for 2032 Games
- 7 Apr 2021 IOC Targeted Dialogue – Future Host Questionnaire
- 15 Apr 2021 Council approves a series of actions to support the FHQ – Guarantee Deed and Venue Use Agreements
- 10 Jun 2021 IOC Targeted Dialogue – Executive Board Recommendation to IOC

2023

- 1 Feb 2023 Kawana location for SCISC endorsed by IOC, Federal & State Governments and publicly announced
- 17 Feb 2023 \$7.1B Intergovernmental Agreement signed – 3 SCC Venues approved to progress to Project Validation Report phase
- Mar 2023 PWC engaged by Qld Government to undertake PVR's for 3 SCC venues
- Nov 2023 Independent Gateway reviews of PVR's – SCC projects endorsed
- Dec 2023 Premier Steven Miles commits to independent 60 Day review of venues

2024

- 18 Mar 2024 Findings of 60 Day Review complete – 3 SCC Venues endorsed

Sunshine Coast Brisbane 2032 Competition Venues

\$7.1bn Intergovernmental Agreement between Australian and Queensland Governments signed on 17 February 2023:

- \$3.435bn (capped) from Federal Government – \$2.5bn specifically for Brisbane Arena
- \$2.7bn for Main Stadium – all State Government funds. Investment now to be made in QSAC, Suncorp Stadium and the Gabba
- Balance (circa \$1.87bn) for the Minor Venue Program (16 projects at time – now 15)
- Projects are subject to validation work, to ensure value for money is achieved and to understand community needs.
- <https://federation.gov.au/about/agreements/intergovernmental-agreement-brisbane-2032-olympic-and-paralympic-games>

No further funding for Games or non-Games infrastructure or programs has been announced.

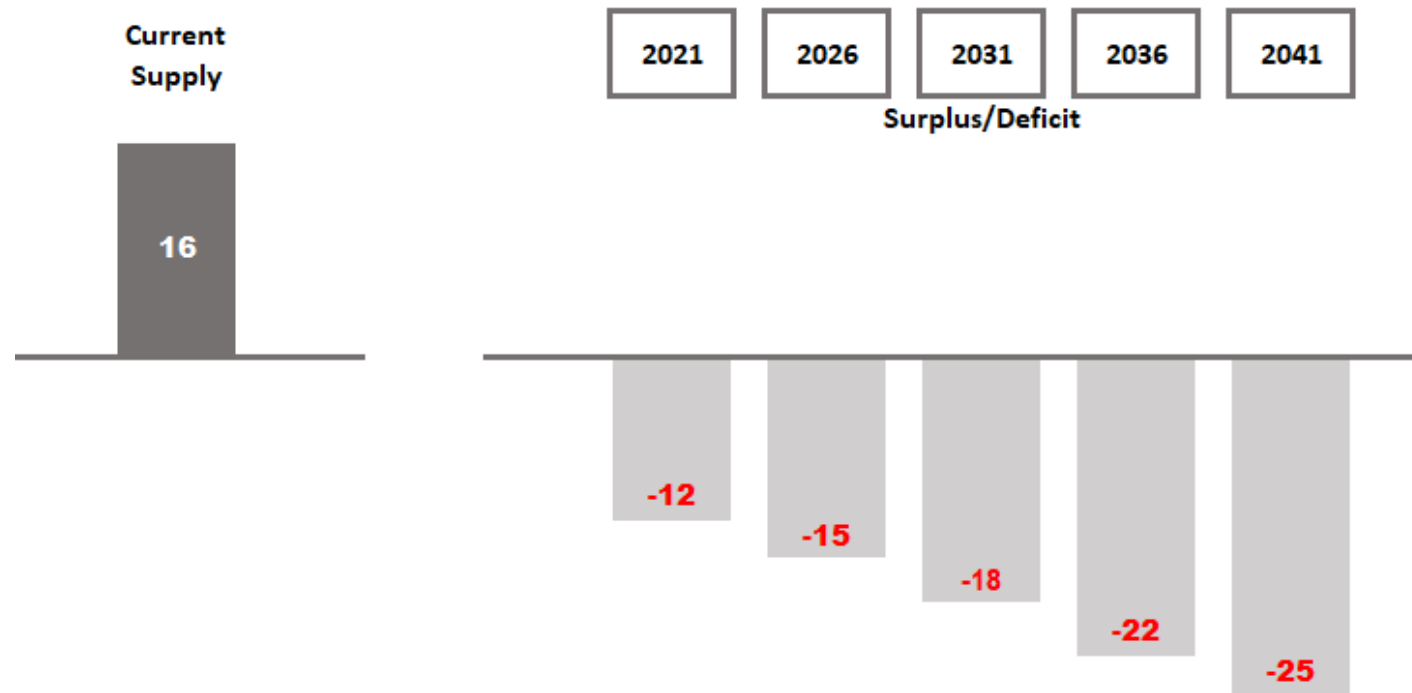
Sunshine Coast Brisbane 2032 Competition Venues



Key components of the Intergovernmental Agreement – Minor Venues Program

- Provides infrastructure, spaces, services and information which are accessible and inclusive, enabling full, effective and equal participation in Brisbane 2032 and legacy initiatives by all persons, including persons with disability;
- Aligns with national, state and regional plans, including advancing the current National Sport Plan (Sport 2030) and any successors, which incorporates four strategic priorities: Building a More Active Australia; Achieving Sporting Excellence; Safeguarding the Integrity of Sport; and Strengthening Australia’s Sport Industry;
- Delivers an optimal experience for athletes in a safe and secure environment, with a particular consideration for athletes under the age of 18, through a spirit of partnership aligned with IOC and International Paralympic Committee (IPC) objectives;
- Reinforces Australia’s position as a global sport and events hub, and an exceptional training and competition base for athletes across the world.

Assessment of future indoor sporting facility needs



Sunshine Coast has 7 Council owned indoor courts – 4 courts at Caloundra and 3 courts in Maroochydore. Balance is made up of USC (3), SC Grammar (2), Matthew Flinders (2) and Meridan State College (2).

Gold Coast City Council has 27 Council owned indoor courts – Gold Coast Sports and Leisure Centre Carrara (15 courts), Coomera Indoor Sports Centre (8 courts), Runaway Bay Indoor Sports Centre (4 courts) plus numerous multi court schools and private facilities. >94% usage at Commonwealth Games legacy venues.

Active Community Hub – Indoor Venues

- Delivering Legacy – an ‘Active Community Hubs’ in the SEQ 2032 Games Master Plan is a venue to provide facilities that could support multiple needs of Queensland’s rapidly growing communities and inspire the next generation of athletes.
- Capacity of temporary seating for 6,000-7,500 and 8 to 12 multi-purpose courts
- 5 ha minimum
- Building footprint – 1.5 ha (135m x 110m)
- Change Rooms and amenities – 6
- Meeting rooms and function spaces
- Roof clearance – 14m
- Advantageous to coincide with sports fields
- Allocation of funding provided in Federal and State 50/ 50 shared funding model based on this concept.



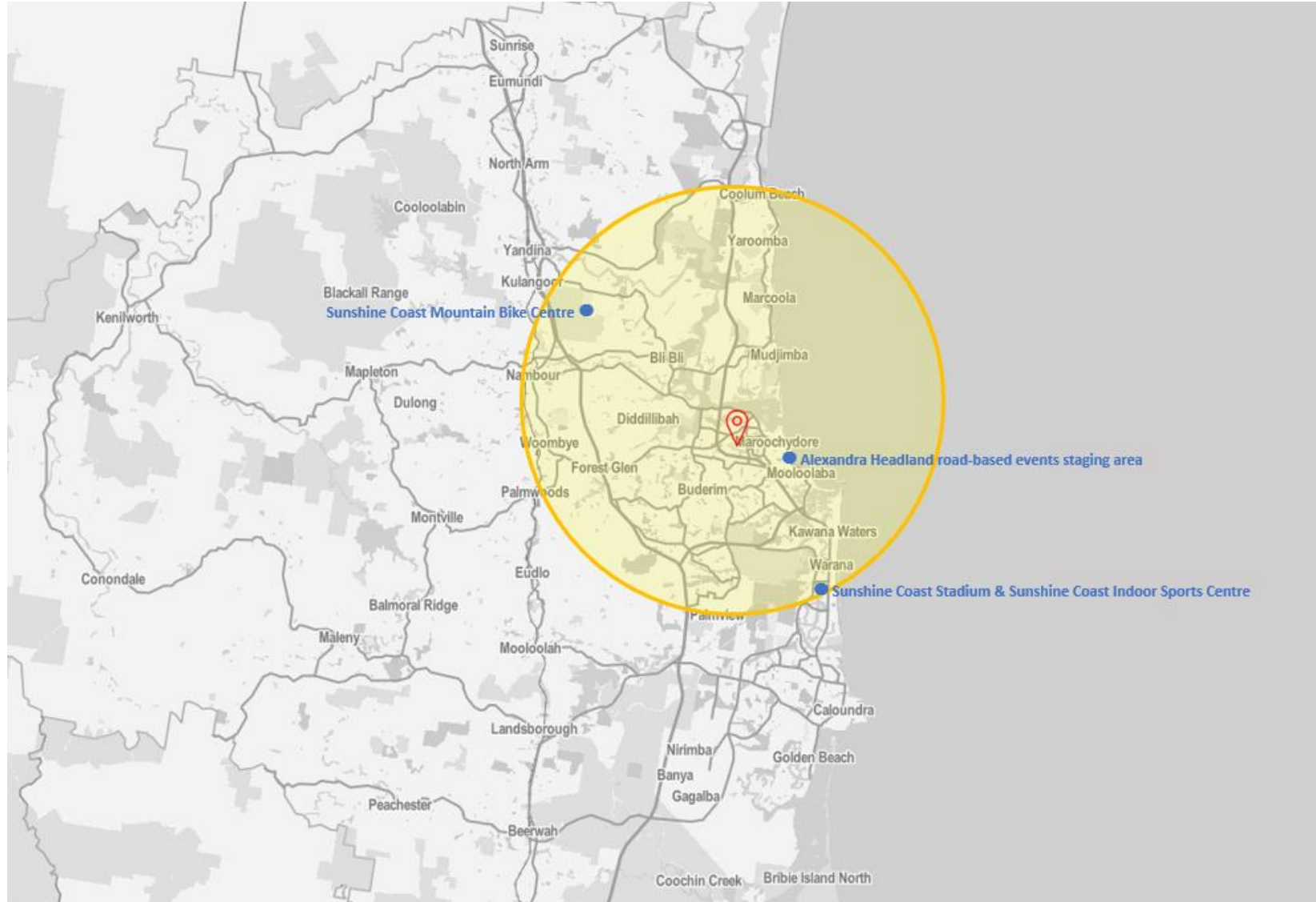
Active Community Hub – Coomera Indoor Sport Centre from GC2018



Olympic and Paralympic Venue – site requirements

- Competition venue to preferably be within 20-minute drive of Athlete Village (Maroochydore CBD)
- Spatial allocations – the site should be minimum of 5 hectares (parking, plazas, overlay, etc.)
- Advantageous to be co-located with sports fields for overlay infrastructure – 18,000m² additional land required to host Olympic Games basketball. 6,000m² for broadcast compound, 6,000m² for operational compounds and 6,000m² for spectator holding, screening and plaza.
- Good public transport links – either existing or planned. Proximity/ walking distance to public transport (preferably mass transit).
- Good connectivity to major arterial road network – multiple access points to site for front of house and back of house.
- Fit within the budget figure provided in the Future Host Questionnaire. SC Indoor Sports Centre allocated budget based on square metre rate of Coomera Indoor Centre.
- Program timing – site available for early works and enabling infrastructure in place or planned. Well serviced with reliable utilities including fibre network (broadcast), communications and power.
- Land ownership – preferably owned by Council.

Site Investigations



- Kawana Sports Precinct
- Maroochydore City Centre
- SCC Maroochydore Depot site, Wises Road
- Elizabeth Daniels Reserve
- Maroochydore Football Club, Kunda Park
- Diddillibah Road – land owned by Council
- Western Fields, Kawana
- Nambour Showgrounds
- Maroochydore Multi Sports Complex

Olympic Indoor Sports Centre



In the Future Host Questionnaire presented to the IOC, Kawana was identified and listed as the site for the Indoor Sports Centre, however reference is made to the following:

- ***“... the proposed location for one of the Community Centres, an option exists to utilise the planned Sunshine Coast Exhibition and Convention Centre, another important legacy project to be situated in the Maroochydore city centre in the heart of that region. This could also accommodate Basketball preliminaries.”***

Sunshine Coast Indoor Sports Centre – Multi Criteria Analysis

- High level evaluation of two sites, Kawana Sports Precinct and Maroochydore City Centre, against a set of criteria groups undertaken
- Input provided from Queensland Police, Department of Energy and Public Works, Department of Tourism, Innovation and Sport and the Olympic Infrastructure and Precincts Office. Cutler Synthesized Projects (Olympics overlay) and RLB (Quantity Surveyors) were also engaged to provide advice.
- Aside from building footprint 18,000m² required to host Olympic Games basketball. 6,000m² for broadcast compound, 6,000m² for operational compounds and 6,000m² for spectator holding, screening and plaza.
- Anti-terrorism/ Security/ Exclusion Zone – ability to effectively implement a secure perimeter around the Venue whilst facilitating normal city operations for local residents and businesses.

Indoor Sports Centre – Multi Criteria Analysis

Criteria group	Site 1 Kawana Sports Precinct	Site 2 Maroochydore City Centre
Program timing		
Planning approvals	✓✓✓	✓✓
Design	✓✓✓	✓
Site works/enabling infrastructure	✓✓✓	✓
Construction	✓✓✓	✓✓
Olympic overlay		
Spatial allocations	✓✓✓	✗
Security/Anti-terrorism/Exclusion zones	✓✓	✗
Transport - existing	✓✓	✓
Transport – planned*	✓✓✓	✓✓✓
Community impacts	✓✓	✓
Destination appeal		
Visibility and exposure	✓✓✓	✓✓✓
Destination experience	✓✓	✓✓✓
Budget		
Capital costs (including design)	✓✓✓	✗
Operational costs - OCOG Games mode	✓✓✓	✓
Operational costs - SCC Legacy mode	✓✓	✓
Legacy		
Use	✓✓✓	✓✓
Constraints	✓✓	✓

Indoor Sports Centre – Multi Criteria Analysis Key Findings

Maroochydore City Centre

- Olympic Games overlay – size of land does not meet overall requirements
- Significantly higher capital – shortfall of circa \$200M not funded
- Significantly higher ongoing operational costs
- No business case, designs or demand analysis for Arena/ Entertainment Centre concept – exhibition/ convention functionality may be compromised

Kawana Sports Precinct

- Can meet requirements for an Olympic Games overlay
- Alignment with budget allocation identified in Future Host Questionnaire submitted to the International Olympic Committee
- Displacement of existing tenant from Kawana Sports Precinct to be considered.

Olympic Games Sports Centre Unveiled for Sunshine Coast



NEWS > Queensland > Sunshine Coast > Sport

VIDEO

Kawana to home new 'world class' indoor sports precinct

A Sunshine Coast community sports club will find a new home to make way for a "world class" indoor hub with 11 courts and 6000 seats for the 2032 Games and beyond.



Eddie Franklin

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@eddiefranklin47 2 min read February 1, 2023 - 12:00PM Sunshine Coast Daily



Sunshine Coast Council Mayor Mark Jamieson and Deputy Premier Steven Miles at the announcement of the new indoor sports precinct. Picture: Annette Dew

National Queensland Road to Brisbane 2032

This was published 1 year ago

And the winner is ... Olympic basketball stadium site revealed



Cameron Atfield

February 1, 2023 - 7:30pm

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Details revealed for 6000-seat indoor sports centre and expanded 20,000-capacity stadium



There are plans for new indoor sports centre and upgraded stadium at Kawana.

BY SUNSHINE COAST NEWS / 1 FEBRUARY 2023

Engagement with impacted tenants



- 10 June 2021 – first meeting held with Kawana RL Club (seniors and juniors), SC Falcons, Brothers Rugby and Sunshine Coast Rugby, prior to award of the 2032 Games to Brisbane.
- 14 November 2022 – met with tenants confirming Kawana as site for Indoor Sports Centre.
- Both Brothers and Dolphins site visit to Meridan Fields in following week. As a result:
 - Brothers Rugby expressed desire to stay at Kawana Sports Precinct
 - Kawana Juniors expressed willingness to move to Meridan Fields given challenges with expanding number teams (juniors and females), limited field space and ongoing disruption at Kawana Sports Precinct. Both Juniors and Seniors committed to investigate this option further.
 - Dolphins established a re-location/ moving committee – discussions and planning ongoing over this period. Preliminary Concept Designs for embellishments at Meridan Fields completed and presented to Dolphins.

Proposed upgrades to Meridan Fields

- Reconfiguration and upgrade of grounds – Fields 1 and 2 to be upgraded with built in irrigation system and sub soil drainage. Fields will be renovated (including top dressing and profiling) to ensure high standard.
- Installation and uplift in field lighting
- Upgrades and modifications to clubhouse with feature being a clubroom (social club) extension
- Other modifications to clubhouse being made to include spaces such as first aid room and storeroom. Clubs will move from having 4 changerooms to having 6 changerooms.
- Installation of 3 bay shed, ticket box, timekeeper box, 2 storey players box with coaches box and score boards. These items will be a culmination of new or repurposed from Kawana.
- Dolphins request improved access to parking bays adjacent to rugby league fields if entering the site from the North (Red Cedar Drive). New plan was presented to the club in early April with these modifications. Note this will still prevent Meridan Fields being used as thoroughfare.
- Council to assist with field maintenance in first two seasons before converting to Council's sports field maintenance funding program.

****To be presented in upcoming adoption of 2024/25 Sunshine Coast Council Capital Works budget***

Current Project Status



- Upon completion of the PVR's, projects were subject to Queensland Treasury's Gateway Review Assurance process. These reviews help ensure that the project (and associated investment) meets strategic objectives and achieves value for money. Requirement for projects more than \$100M.
- Gateway reviews employ a small team of independent experts to examine major programs or projects at key decision points. Gateway panels approved both SCC projects.

The PVR's and reference designs for all three projects have been subject to the following approval and investment decision phases:

1. Approval by the Queensland Government 2032 Minor Venues Program Games Executive Steering Committee
2. Approval by the Queensland Government Olympic and Paralympic Infrastructure Board
3. Approval by the Commonwealth Expenditure Review Committee
4. Approval by the Queensland Government Cabinet Budget Review Committee
5. Approval by Minister Grace (State Development and Infrastructure, Industrial Relations and Racing)
6. **Next step: Announcement by Federal Government of approval of the Federation Funding Agreement – this is the document which confirms the Federal funding being provided to the State government.**

Alternative Proposal



SCR 2032 Olympic and Paralympic Legacy Taskforce Proposal: The 2032 Games competition venue be developed in Maroochydore City Centre and improved indoor sport facilities at Elizabeth Daniels (6 courts), Noosa (3 courts) and Caloundra (1 court).

- This option does not fit into the funding envelope provided by the State and Federal Governments. Proposes investment for new or expanded facilities at 4 venues which is significantly more expensive and not part of the February 2023 Intergovernmental Agreement.
- The Multi Criteria Analysis undertaken in 2022 demonstrated significant spatial and security issues with having the Indoor Sports Centre in the City Centre.
- Proposal includes the re-location of Maroochydore Cricket Club to land recently acquired by Council north of the Maroochy River – not planned for use until 2034 at earliest. No consultation with Maroochydore Cricket Club and no option in reasonable proximity for re-location.
- Elizabeth Daniels site unsuitable to build a venue to host Olympic Games:
 - Site is former landfill with significant sub surface issues and constraints
 - Only one access/ egress point @ Syd Lingard Drive – QPS not accepting of this option
 - TMR indicated concerns with traffic management in this area.

Project Opportunities/ Risks



- Removal or Re-scope of Indoor Stadium will require re-scope of SC Stadium project as both projects designed to complement each other and provide services in the precinct (i.e. plaza, pedestrian links, gym, café) – delay for all users and cost implications
- Potential loss of funding from Federal and State Governments – i.e. Toowoomba Showgrounds
- Cost escalations if project delayed – procurement for SCS planned to commence in May 2024 and SCISC in June 2024
- Council required to fund indoor community sports facility without external funding
- Impacts on user groups – significant growth opportunities for indoor community sports such as basketball, volleyball and parasports, limited opportunity to attract large mass participation community sports events and elite sporting content
- Limited growth opportunity for Kawana Dolphins – no future opportunity for expansion
- Opportunity to reduce lighting impacts – 6 field light towers removed
- Economic impact – construction of the SCISC is expected to create 488 short term jobs as well as numerous long term operational jobs
- Council remains committed to projects such as passenger rail to Maroochydore and Sunshine Coast Exhibition and Convention Centre – cannot be funded through the IGA.

Thanks for your time



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